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

July 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.

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

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

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

PROCLAMATIONS/PRESENTATIONS/DIRECTION:

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

WRITTEN COMMUNICATIONS:

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

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

CONSENT CALENDAR:

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

3. Regular Meeting Minutes of July 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

4. Voucher Listing- EFT's/Utility Billing Refunds/FY 2024-25 and 2025-26 Expenditures as of July 23, 2025, $4,118,797.53

5. Investment Report – May 31, 2025

6. Quarterly Reports - Fourth Quarter (April - June) FY2024-2025

7. Authorize the City Manager to Execute an Agreement with Coachella Valley Water District (CVWD) to Protect and Construct CVWD Facilities as a Result of the Construction of a New Bridge Over Whitewater Channel at Avenue 50, City Project ST-69

8. Determine the Avenue 53 Tot Lot Park Project, City Project P-29 to be Categorically Exempt from CEQA per Section 15301 of the CCR and Authorize City Staff to File a Notice of Exemption

9. Adopt Resolution No. 2025-40 Recognizing the Adopted Local Hazard Mitigation Plan (LHMP) into the Safety Element of the General Plan as Required By Assembly Bill No. 2140

10. Authorization to file a Notice of Completion for the Westerfield Retention Basin Landscape Improvements, City Project No. 111924

11. Authorize the City Manager to Execute Amendment #1 to the Lease Agreement with Troll Family Limited Partnership for property at APNs: 603-241-010 and 603-241-011

12. Authorization to file a Notice of Completion for City Project No. S-18, Tyler Street Sewer Improvements

13. Adopt Resolution No. 2025-42 Authorizing the City Manager to Execute a Grant Agreement with the California Department of Transportation (Caltrans) for its Sustainable Transportation Planning Grant in the Amount of $393,740 for the Cesar Chavez Street Corridor Transformation Plan

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

14. Approve a Voluntary Collection Agreement with HomeAway.com, Inc. and its Subsidiaries for the Collection and Remittance of the City of Coachella's Transient Occupancy Tax and the Greater Palm Springs Tourism Business Improvement District Assessment Due From Homeowners and Guests Booking Short-Term Rentals in Coachella Through the HomeAway/VRBO Platform and Authorize the City Manager to Execute the Agreement

15. Disclosure of Cost of Granting Two Years Additional Service Credit Pursuant to Government Code Section 20903 as Required by Government Code Section 7507; Certification of Compliance with Government Code Section 7507; Certification of Compliance with Government Code Section 20903

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

16. Introduce Ordinance No. 1225 Amending Sections 17.16.020, 17.18.020, 17.18.030, 17.24.020 and 17.24.030 of Title 17 ("Zoning") of the Coachella Municipal Code to Permit Certain Affordable Housing Developments by Right and to Ament Certain Height and Density Standards for Affordable Housing Developments in Order to Bring the City's 6th Cycle Housing Element Into Compliance With State Law

17. Adopt Resolution No. SD-2025-02 Authorizing the Collection of Residential Sanitary Sewer Rates for Fiscal Year 2025/2026 Through the County of Riverside Tax Roll at the Same Time and Manner as General Taxes

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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

City Council Presentation

July 23, 2025

Study Purposes

- Evaluate potential Coachella locations for rail station site and layover facility
- Identify the city's preferred station location
- For the city's preferred location, develop:
  - Preliminary engineering plans, architectural drawings, and connectivity plans for the rail station
  - Transit-oriented community plans and economic development strategies for the surrounding areas

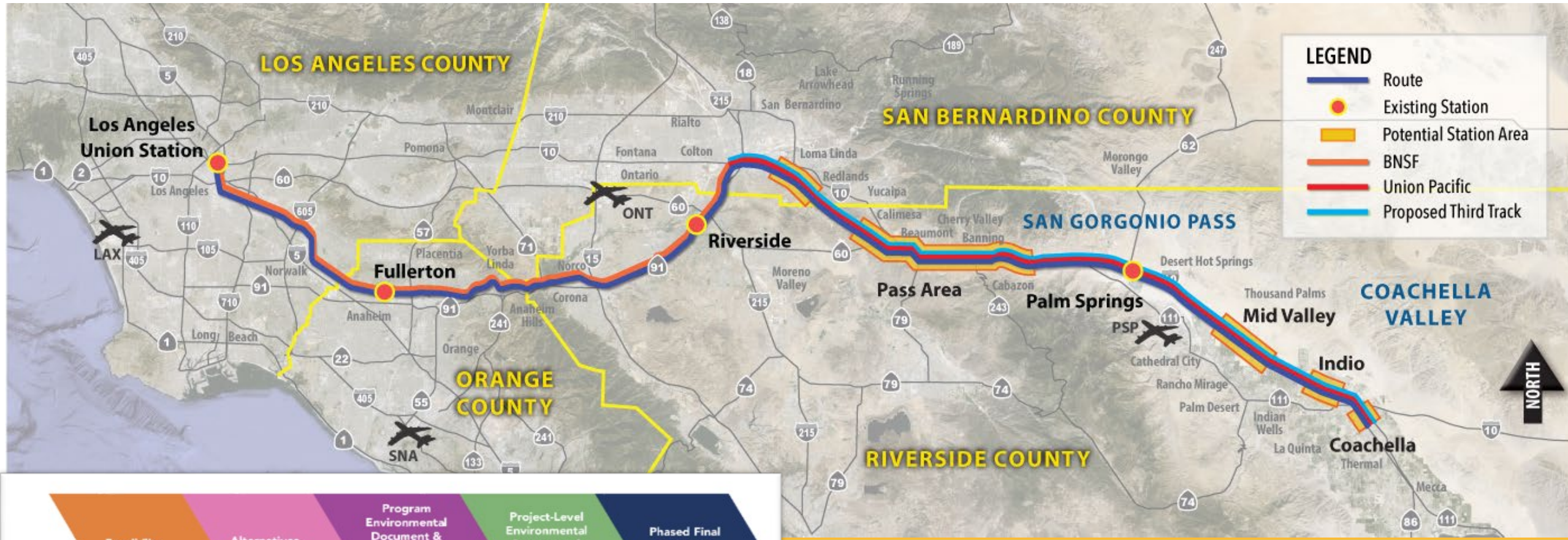


Study Process and Timeline



Coachella Valley Rail (CV Rail) Project

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



Feasibility Studies	Alternatives Analysis	Program Environmental Document & Service Development Plan	Project-Level Environmental Document & Preliminary Engineering	Phased Final Design & Construction
1991-2013	2013-2016	2016-2022	TBD	TBD

CV Rail and the Coachella Station Study

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



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

City's Preferred Station Site

Site 2 in Pueblo Viejo is recommended because it has good accessibility, the most supportive land use, and the fewest engineering constraints.



What We've Heard

Top 5 Station Area Land Use Priorities

1. Coffee Shops & Boutiques
2. Mixed-use Residential and Retail
3. Restaurants
4. Open Space
5. Cultural & Entertainment

Top 5 Preferred Station Features

1. Lighting
2. Shaded Waiting Areas
3. Security Cameras
4. Ramps
5. Seating Areas

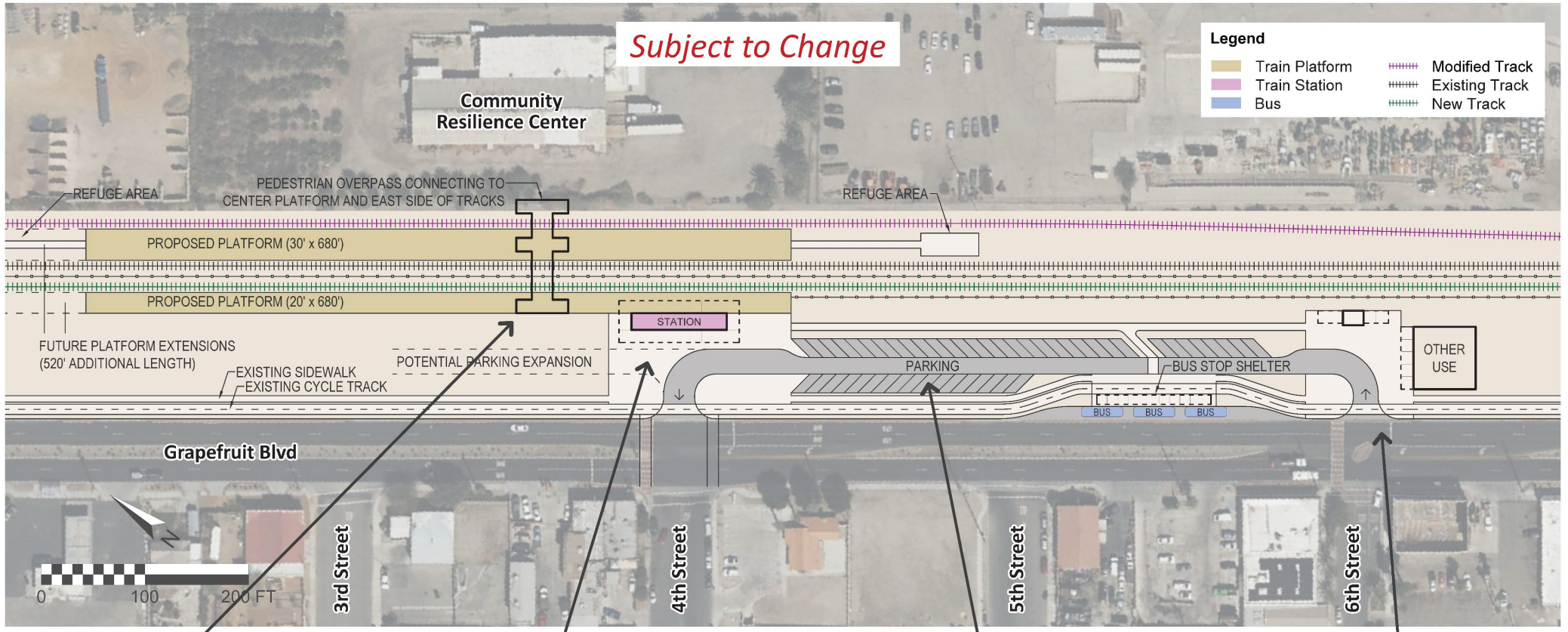




Historical & Cultural Design Ideas

- Reflect the region's farmworker heritage and Latino cultural roots
- Honor local Indigenous communities through land acknowledgments
- Feature murals and public art by local artist
- Incorporate natural desert elements such as palm trees and date palms

Potential Station Layout



Bridge over Tracks



Station Terminates 4th St



Parking Grove



Terminating 6th St



Potential Station Area Design Concepts



6th Street & Grapefruit Blvd



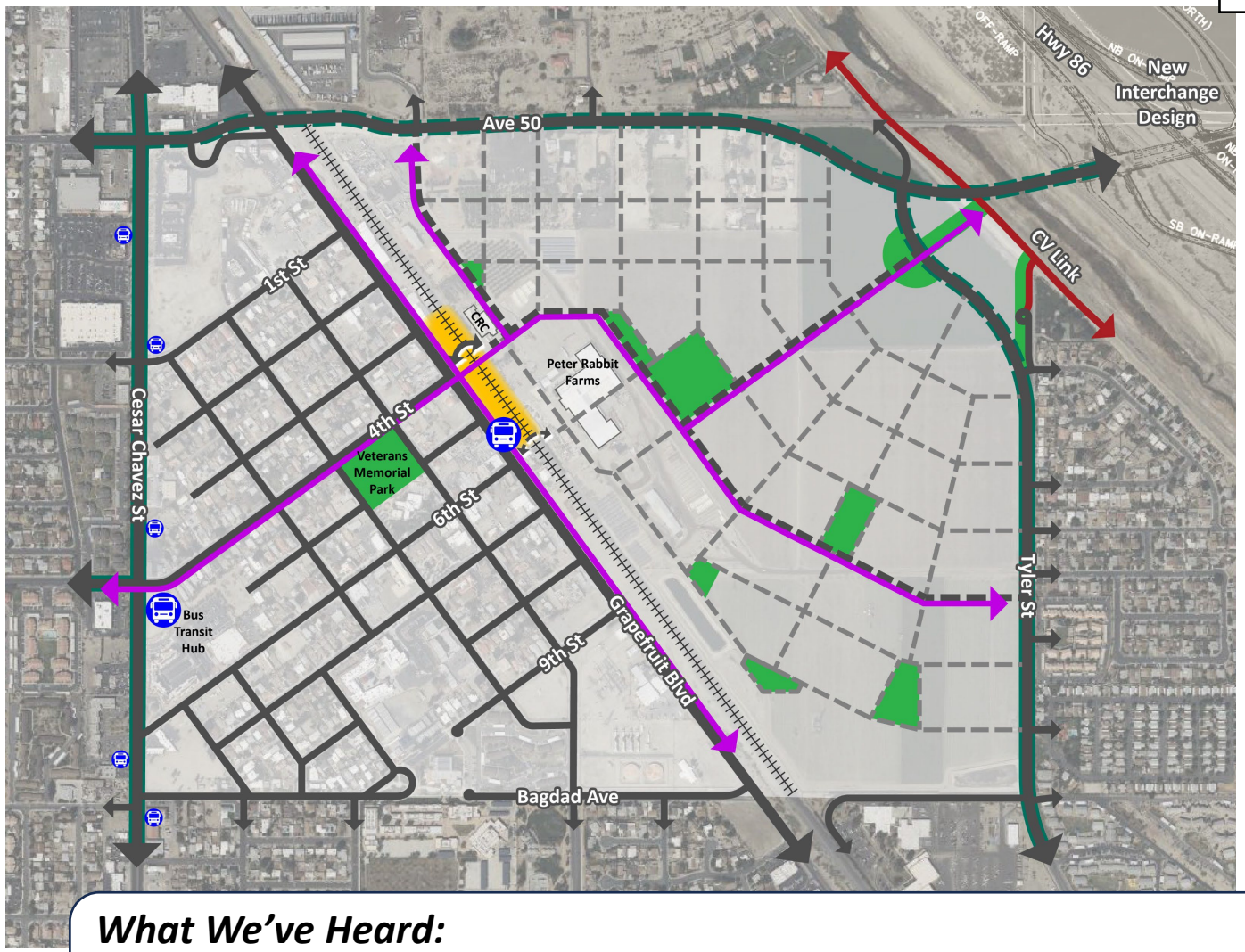
4th Street & Station Exit

What We've Heard:

"Something that shows what Coachella Valley is about. Very desert themed."

"Murals and architectural design that represents the community and spaces that can be used for community interaction"

Pueblo Viejo and Future Downtown Expansion Area Potential Mobility Framework



LEGEND

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

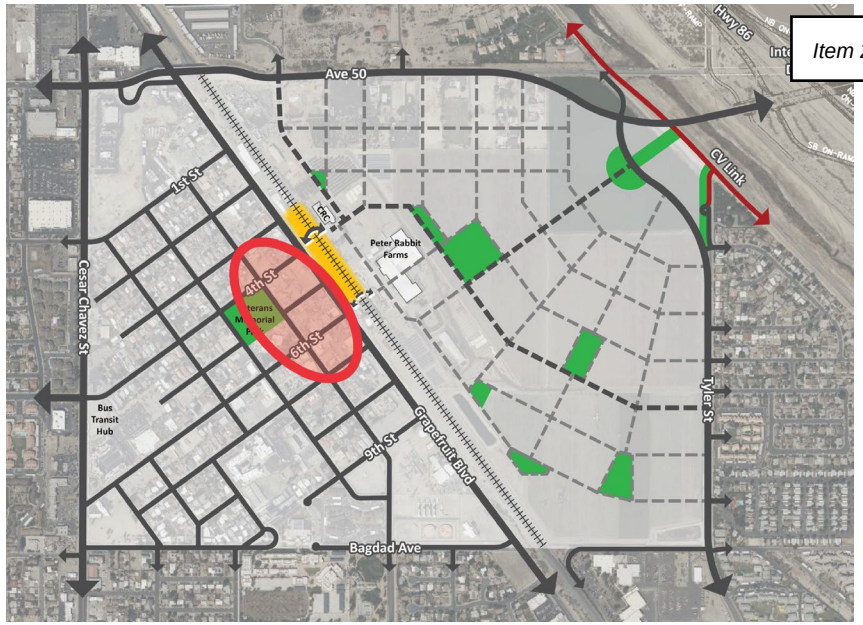
What We've Heard:

"We need pedestrian crossings over or under tracks…need to connect to transit options like bus, rideshare or bicycle"

Concepts for Active Blocks Near the Station







Community's Most Preferred Building Types:

1. Coffee Shops & Boutiques
2. Mixed-Use Residential & Retail
3. Restaurants







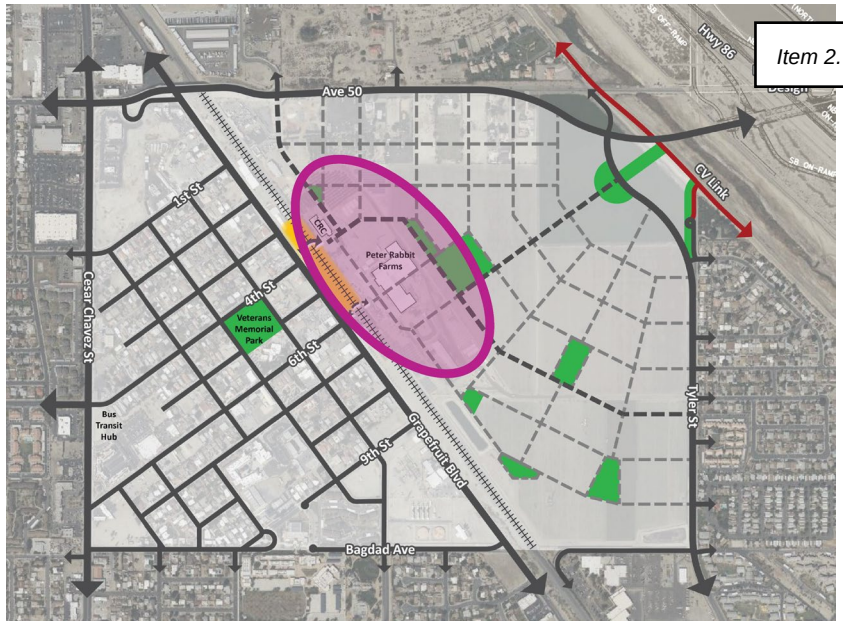
Concepts for the East Side of the Tracks











What We've Heard:

"If you want to put housing in the other side of the tracks, you'll have to put restaurants and shops as a buffer zone to the railroad."

Longer-Term: Downtown East Development Concepts

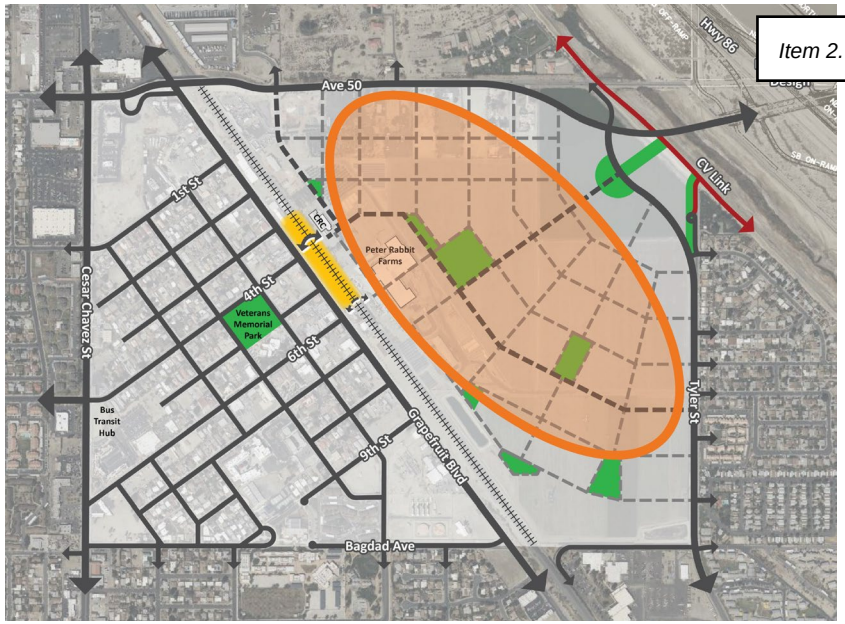












What We've Heard:
"I like that this site is very central to downtown and can increase economic development and future growth."

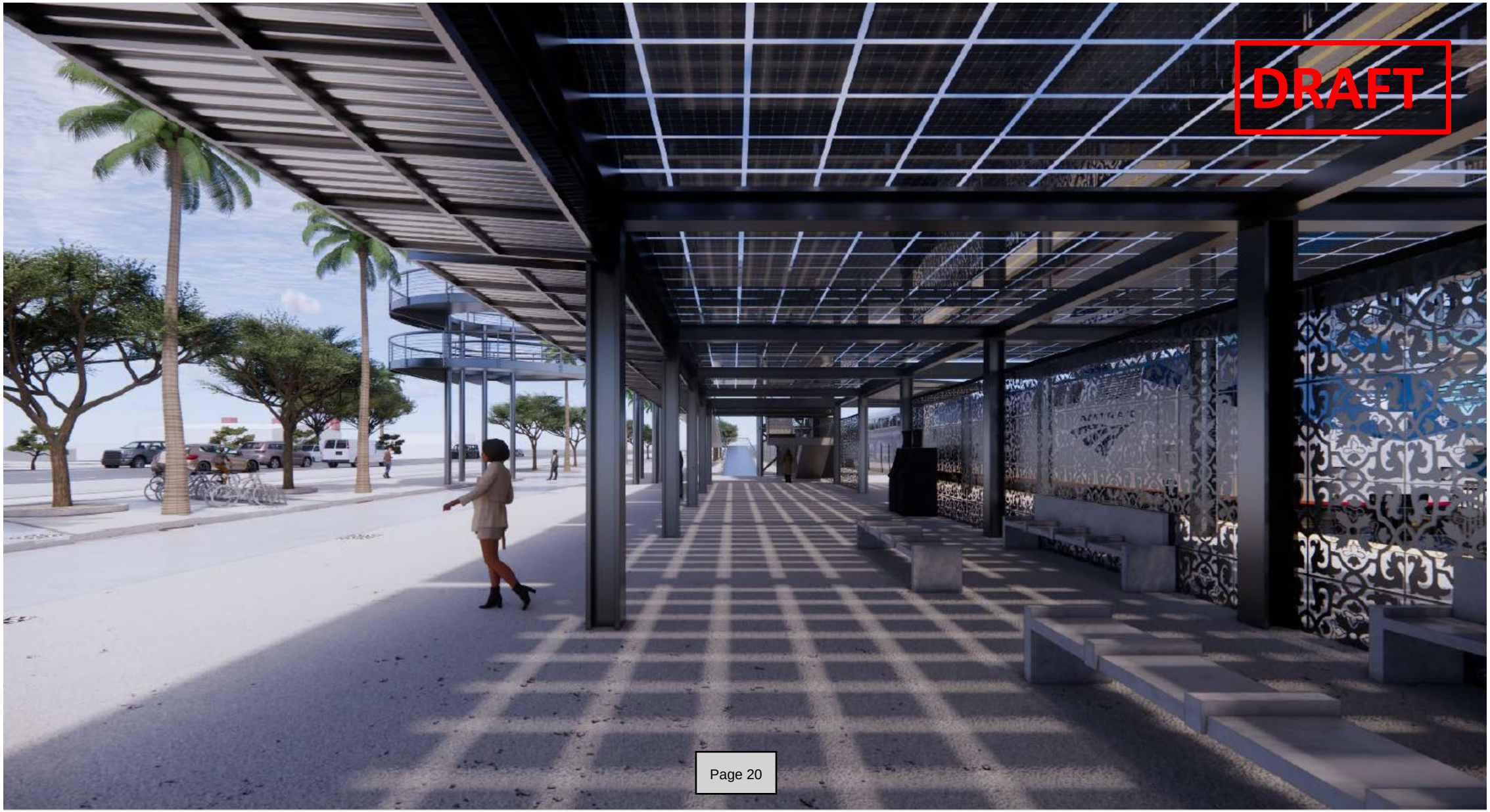
Preliminary Station Design in Process – Draft Renderings



Preliminary Station Design in Process – Draft Renderings



Preliminary Station Design in Process – Draft Renderings



Preliminary Station Design in Process – Draft Renderings



Next Steps

- Host Community Workshop at Coachella Public Library - 7/24 from 4 to 6 p.m.
- Refine Station Design concepts
- Prepare preliminary engineering plans, cost estimates, land use plans, and economic development strategies



Stay Informed & Share Your Input!



Website:
https://qrco.de/CoachellaRailStationStudy

Contact Us:
Kendra Reif
Community Development Director
E: Kreif@coachella.org

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

July 09, 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

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  - **In Person:**

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  - **In Real Time via Zoom:**

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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.

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

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

ROLL CALL:

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

City Clerk and City Treasurer

Absent: Mayor Hernandez

APPROVAL OF AGENDA:

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

Motion: To approve the agenda

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

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

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None

ADJOURN TO CLOSED SESSION:

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

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

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

PLEDGE OF ALLEGIANCE:

Councilmember Dr. Figueroa led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

No reportable action taken.

PROCLAMATIONS/PRESENTATIONS/DIRECTION:

NONE.

WRITTEN COMMUNICATIONS:

None

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

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

1. Cesar Talamantes
2. Erick Arreola
3. Carlos Gonzales
4. Jesus Gonzalez

CONSENT CALENDAR:

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

2. Regular Meeting Minutes of June 25, 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

3. Voucher Listing- EFT's/Utility Billing Refunds/FY 2024-25 and 2025-26 Expenditures as of July 9, 2025, $1,746,275.91

4. Authorize the City Manager to Execute a Professional Services Agreement with Kiley & Associates to Retain their Federal Legislative Advocacy Services in the Amount of $4,000 per Month for Six Months for a Total Amount Not-to-Exceed $24,000

5. Authorize a Community Based Grant to the Coachella Valley High School Booster Club in the Amount of $1,000 to Help Purchase New Jerseys for the Football Team

6. Approve Amendment #1 to the Reimbursement Agreement with Coachella Valley Association of Governments (CVAG) for the Airport Blvd Bridge Replacement Project, City Project ST-141

7. Approve the Cooperative Agreement with Coachella Valley Association of Governments (CVAG) in an Amount of $60,000 to Complete the CV Link Connector Striping Improvements with the Avenue 52 Street Improvements Project, City Project ST-139

8. Authorize staff to Receive Invoices From Habitat for Humanity of the Coachella Valley, Inc. for the Removal and Reconstruction of 380 Linear Feet of Exterior Garden Wall Along Sunset Blvd in an Amount not to Exceed $80,082.20; and Authorize Appropriations From Street DIF (Fund 127) in an Amount of $6,023.77 for the Reimbursements to Habitat of Humanity, City Project ST-128

Motion: To approve the Consent Calendar

Made by: Councilmember Dr. Figueroa
Seconded by: Mayor Pro Tem Delgado
Approved: 4-0:

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

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

9. Adopt Resolution 2025-39 Accepting, upon annexation of LAFCO 2024-16-4 (P7/Mesquite) Williamson Act Contracts on Four Parcels Within Coachella Valley Agricultural Preserve No. 29 and adopting local Uniform Williamson Act Rules and Regulations Within the City

Motion: To adopt Resolution 2025-39 Accepting, Upon Annexation of LAFCO 2024-16-4 (P7/Mesquite) Williamson Act Contracts on Four Parcels Within Coachella Valley Agricultural Preserve No. 29 and Adopting local Uniform Williamson Act Rules and Regulations Within the City

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

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

ABSENT: Mayor Hernandez

10. Approve a Sponsorship Request from the Codex Creation Committee for the 2025 Run With Los Muertos Event in the Amount of $45,000 and Authorize the Operation of a Beer Garden on November 1, 2025 in Downtown Sixth Street from 4:00 PM to 12:00 PM

11. Approve a Sponsorship Request for Raices Cultura for their 2025 Dia de los Muertos Celebration in the Amount of $20,000

Motion: Motion to continue items #10 and #11 above to August 6, 2025.

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

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

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

12. Approve Resolution No. 2025-41 Authorizing the Establishment of an Annual Special Tax for City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) and Annexation Areas Thereto for Fiscal Year 2025/2026

Councilmember Perez stepped away at 6:41 p.m. and returned at 6:45 p.m.

Public Hearing opened at 6:43 p.m. and closed at 6:43 p.m.

Motion: To approve Resolution No. 2025-41 Authorizing the Establishment of an Annual Special Tax for City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) and Annexation Areas Thereto for Fiscal Year 2025/2026

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

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

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

Mayor Pro Tem Delgado adjourned the meeting at 7:00 p.m.

_____
Angela Zepeda
City Clerk

Bank : ewfb EFT FOR WELLS FARGO BANK -SEPAR

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2926	7/23/2025	48014	ALBERT A. WEBB ASSOCIAT	ARIV0008909	6/28/2025	PE6/28 CENTRAL PARK (RANCH(	7,318.05	7,318.05
2927	7/23/2025	53429	ALIANZA COACHELLA VALLE	0050	4/29/2025	2/1-3/31 TCC COACHELLA PROSI	19,954.22	19,954.22
2928	7/23/2025	54859	AMAZON CAPITAL SERVICES	1CPL-14P9-VX6D	6/17/2025	APPLIED CREDIT MEMO #1G1K-(	248.52	
				1GTG-H6XW-7G3	6/23/2025	APPLIED CREDIT MEMO #17KC-I	22.88	
				1MDV-4KJG-94HC	6/2/2025	JKWEARSA SAFETY VEST FOR V	21.74	
				1N7J-F3TH-9RD4	6/30/2025	HP 206A BLACK TONER CARTRII	115.14	
				1X7P-L1RK-MWH	6/16/2025	APPLIED CREDIT MEMO #1Y73-(	3,319.59	3,727.87
2929	7/23/2025	53291	ANGENIOUS ENGINEERING	19-07A-056	6/30/2025	PE6/30 AVE 50 BRIDGE	46,644.83	46,644.83
2930	7/23/2025	45929	BECK OIL, INC.	170740	6/15/2025	PE6/15 PARKS DEPT FUEL	415.91	
				170754	6/15/2025	PE6/15 VEHICLE MAINT DEPT FL	297.97	
				170755	6/15/2025	PE6/15 SENIOR CNTR FUEL	268.23	
				170763	6/15/2025	PE6/15 CODE ENF DEPT FUEL	791.01	
				170774	6/15/2025	PE6/15 SANITARY DEPT FUEL	815.86	
				170778	6/15/2025	PE6/15 BLDG MAINT DEPT FUEL	246.19	
				170779	6/15/2025	PE6/15 ADMIN DEPT FUEL	78.51	
				171188	6/18/2025	DIESEL FUEL	1,346.66	
				170729	6/15/2025	PE6/15 ENG DEPT FUEL	77.36	
				170730	6/15/2025	PE6/15 BLDG/PLANNING DEPT F	146.13	
				170732	6/15/2025	PE6/15 LLMD DEPT FUEL	237.60	
				170736	6/15/2025	PE6/15 STREETS DEPT FUEL	967.04	
				170738	6/15/2025	PE6/15 WATER DEPT FUEL	1,354.08	7,042.55

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

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2931	7/23/2025	43462	BEST BEST & KRIEGER, LLP	1032440	6/30/2025	PE5/31, #80237, GENERAL RETAI	36,812.12	
				1032441	6/30/2025	PE5/31, #80237.00445, DESERT \	7,064.75	
				1032442	6/30/2025	PE5/31, #80237.00453, LEE AND S	1,533.70	
				1032443	6/30/2025	PE5/31, #80237.00500, PRA REQU	15,054.00	
				1032444	6/30/2025	PE5/31, #80237.00810, LABOR/EM	562.70	
				1032445	6/30/2025	PE5/31, #80237.00820, ENVIRONI	4,061.90	
				1032446	6/30/2025	PE5/31, #80237.00833, TELECOM	403.40	
				1032447	6/30/2025	PE5/31, #80237.00840, CANNABIS	761.30	
				1032448	6/30/2025	PE5/31, #80237.00857, RENEWAE	12,056.10	
				1032449	6/30/2025	PE5/31, #80237.00869, AFFORDA	595.80	
				1032450	6/30/2025	PE5/31, #80237.00875, MESQUITI	1,158.50	
				1032451	6/30/2025	PE5/31, #80237.00885, LAFCO	1,092.30	
				1032452	6/30/2025	PE5/31, #80237.00886, COPYRIG	73.60	
				1032453	6/30/2025	PE5/31, #80237.00887, CHROMIU	297.90	81,528.07
2932	7/23/2025	56338	BLAIR AIR, INC.	360401	6/18/2025	CENTAL CONTROL REPROGRAM	565.00	
				360471	6/19/2025	COMPR DIAGNOSTIC ASSMT @	918.34	1,483.34
2933	7/23/2025	49486	BRC CONSTRUCTION	1222	6/19/2025	REPAIR WALL HOLES @ DIST 14	518.00	
				1229	6/24/2025	3 URINALS FOR MEN'S ROOM @	4,140.00	
				1230	6/24/2025	RPLC'D URINALS FOR MEN'S RC	2,800.00	
				1231	6/24/2025	2 BATHROOM SINKS FOR MEN'S	4,450.00	
				1219	6/17/2025	FENCE REPAIR @ DIST 29	1,487.00	
				1220	6/17/2025	FENCE REPAIR @ DIST 38	662.00	
				1232	6/24/2025	RPLC'D BATHROOM SINKS IN ME	2,600.00	
				1233	6/24/2025	2 BATHROOM SINKS IN WOMEN'	4,450.00	
				1234	6/24/2025	RPLC'D BATHROOM SINKS IN W	2,600.00	23,707.00
2934	7/23/2025	43862	BRENNTAG PACIFIC, INC	BPI520286	5/27/2025	APPLIED CREDIT MEMO #BPI52(	3,402.09	3,402.09
2935	7/23/2025	00749	COUNTY OF RIVERSIDE	SH0000048434	6/25/2025	5/1-28 LAW ENFORCEMENT SVC	855,751.68	
				SH0000048435	6/25/2025	5/1-28 LAW ENFORCEMENT SVC	13,290.09	869,041.77
2936	7/23/2025	49858	CV PIPELINE CORP.	S3701	6/18/2025	STORM DRAIN MAINT @ DIST 25	4,020.00	
				S3709	6/23/2025	STORM DRAIN MAINT @ DIST 30	4,420.00	
				S3710	6/23/2025	STORM DRAIN MAINT @ DIST 28	5,500.00	
				S3713	6/30/2025	STORM DRAIN MAINT @ DIST 31	7,520.00	21,460.00
2937	7/23/2025	44036	DE LAGE LANDEN PUBLIC	590636549	6/21/2025	ACC #4209609, COLOR COPIER,	392.10	392.10

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

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2938	7/23/2025	43672	DESERT VALLEY SERVICES	673319	6/23/2025	NITRILE GLOVES, LINER, URINA	547.82	
				673331	6/23/2025	S/O PAD DRIVER 14"	155.52	
				673389	6/24/2025	TISSUE TOILET 2PL	1,306.88	
				6262025	6/26/2025	E14 BATTERY SCRUBBER	3,698.56	
				670580	5/20/2025	NITRILE GLOVES, GLASS CLEAN	289.24	5,998.02
2939	7/23/2025	02271	ESRI, INC.	900040350	6/16/2025	8/15/25-26 ARCGIS DESKTOP MA	6,300.00	6,300.00
2940	7/23/2025	44713	FARMER BROTHERS CO.	95677781	6/30/2025	COFFEE, CREAMER, JACKETS, I	728.00	728.00
2941	7/23/2025	00207	GRAINGER INC	9555945063	6/27/2025	ICE MAKER	5,205.11	
				9517127289	5/22/2025	INJCTN CHCK VLV, BLEED VLV A	3,092.54	
				9523480623	5/29/2025	MEGOHMMETER & BATTERY	186.59	
				9551547020	6/24/2025	HAND DRUM PUMP & CHEMICAL	52.08	
				9551547038	6/24/2025	LEATHER GLOVES	96.56	
				9554659822	6/26/2025	INLINE WATER FILTER	19.86	8,652.74
2942	7/23/2025	51892	HERC RENTALS, INC.	35415158-001	4/10/2025	4/3-10 TRAILER TILT RNTL	357.17	
				35638363-001	7/2/2025	6/30-7/1 ROLLER RIDE-ON SMOC	973.10	
				35513284-001	5/21/2025	5/13-20 WHEEL LOADER & BUCK	3,142.66	4,472.93
2943	7/23/2025	00996	HOME DEPOT	6170882	6/24/2025	#1 CONDUIT HANGER, COVER, E	35.49	
				9015843	6/11/2025	DEWALT 4400 PSI, HUSKY 4.5GA	1,323.34	
				4010134	6/26/2025	VISSANI 3.1CU FT 2-DOOR MINI I	407.71	
				0012991	5/21/2025	24K BTU DUAL INVERTER WINDO	1,073.61	
				2014009	5/29/2025	TAPCON 1/4X4 STAR FLAT HEAD	110.57	
				2014017	5/29/2025	CDX PLYWOOD, LUMBER FEE, E	171.57	3,122.29
2944	7/23/2025	52988	KOUNKUEY DESIGN INITIATI	2514-001	4/17/2025	3/4-31 TCC COACHELLA PROSPE	5,151.75	5,151.75
2945	7/23/2025	49479	POLYDYNE INC.	1932964	5/30/2025	CLARIFLOC WE-1238	4,400.95	4,400.95
2946	7/23/2025	43432	PONTON INDUSTRIES, INC.	31913	6/11/2025	DO SENSOR	2,842.29	2,842.29
2947	7/23/2025	52649	RESOURCES RECYCLING &	0000001639491	5/30/2025	FY22/23 CCP-22-061 UNSPENT F	24.75	24.75
2948	7/23/2025	55651	SEEK PERSONNEL STAFFIN	002289	6/16/2025	WE 6/15: GALINDO+GUTIERREZ	2,024.00	
				002302	6/23/2025	WE 6/22: GALINDO+GUTIERREZ	2,392.00	
				002316	6/30/2025	WE 6/29: GALINDO+GUTIERREZ	2,162.00	6,578.00
2949	7/23/2025	01372	SOUTH WEST PUMP & DRILI	2506-006	6/12/2025	B3 100 HP PRESSURE PUMP @ \	27,786.63	27,786.63
2950	7/23/2025	54601	THE LEAP INSTITUTE	1	4/20/2025	2/1-3/31 TCC COACHELLA PROSI	22,974.34	22,974.34
2951	7/23/2025	52784	THE PUN GROUP LLP	115432	7/1/2025	FY24/25 AUDIT SVCS	20,000.00	20,000.00
2952	7/23/2025	48436	UNIVAR SOLUTIONS USA IN	53036037	5/23/2025	SODIUM HYPOCHLORITE	832.05	
				53036038	5/23/2025	SODIUM HYPOCHLORITE	832.05	
				53044549	5/27/2025	SODIUM HYPOCHLORITE	11,719.45	13,383.55

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

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2953	7/23/2025	50229	URBAN HABITAT	INV-00282	5/31/2025	PE5/31 AVE 50 ST & MEDIAN IMP	413,629.07	413,629.07
2954	7/23/2025	55817	VESTIS SERVICES, LLC	JUNE2025 SAN	6/30/2025	PE6/30, CUST #792282347, UNIF(	1,122.59	
				JUNE2025 CC	6/30/2025	PE6/30, CUST #792567364, MATS	828.02	
				JUNE2025	6/30/2025	PE6/30, CUST #792282344/45, UN	3,393.28	
				27300440	6/12/2025	POLO W/ EMBROIDERY	60.86	
				JUNE2025 GFRT	6/30/2025	PE6/30, CUST #6136434, UNIFOR	105.84	5,510.59
2955	7/23/2025	50629	VINTAGE ASSOCIATES, INC	236777	4/30/2025	RPLC'D PLANTS @ 6TH ST	3,276.00	
				237229	6/15/2025	JUNE2025 LNDSCPE MAINT @ B	12,700.00	
				237230	6/15/2025	JUNE2025 LNDSCPE MAINT @ R	5,247.00	
				237232	6/15/2025	JUNE2025 LNDSCPE MAINT @ M	5,300.00	
				237234	6/15/2025	JUNE2025 LNDSCPE MAINT @ P.	10,135.00	
				237235	6/15/2025	JUNE2025 LNDSCPE MAINT @ G	5,201.50	
				237363	6/18/2025	INSTLL'D SOD GRASS @ BGDM/	660.00	
				237364	6/18/2025	INSTLL'D 24" CITRUS TREES @ S	990.00	
				237373	6/18/2025	INSTLL'D 24" FRUIT TREES @ SH	4,950.00	48,459.50
2956	7/23/2025	51697	WESTERN WATER WORKS S	1412271-00	6/25/2025	SOFT COPPER TUBING 100FT C(	7,757.57	7,757.57
2957	7/23/2025	54719	YUNEX LLC	5610005605	6/23/2025	JUN2025 TRAFFIC SIGNAL CALL	11,090.98	11,090.98
						for EFT FOR WELLS FARGO BANK -SEPARATE CHECK:		1,704,565.84

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122972	7/23/2025	42175	4IMPRINT	29675814	6/23/2025	12OZ MOOD STADIUM CUP	940.14	940.14
122973	7/23/2025	46835	AIR AND HOSE SOURCE, IN(	616420	6/16/2025	8R2-10FJ 10OF90TX64"	124.36	
				617437	6/23/2025	3/8"X100FT HOSE REEL W/ HOSI	1,055.53	1,179.89
122974	7/23/2025	55142	AKEL ENGINEERING GROUI	241219-07	5/21/2025	PE4/30 WATER & SEWER GIS UP	1,132.50	
				251345-01	5/21/2025	PE4/30 CR-6 WELL TREATMENT	4,186.25	
				251356-01	5/21/2025	PE4/30 WELL #20 DISCHARGE	772.00	6,090.75
122975	7/23/2025	44502	ALDCO AIR CONDITIONING (	20533	6/13/2025	SVC'D VFD BLOWER UNIT @ SAI	225.00	
				20494	6/2/2025	SVC'D RECEPTION UNIT @ SANI	750.00	
				20448	5/19/2025	TRBLSHT SYSTEM @ LIFT STATI	145.00	
				20447	5/19/2025	SVC'D ROOFTOP UNIT @ SANIT/	95.00	1,215.00
122976	7/23/2025	01070	ALL STAR GLASS LLC	3364240	6/24/2025	INSTLL'D REAR WINDOW ON 20(	807.54	807.54
122977	7/23/2025	00836	BIO-TOX LABORATORIES	47608	6/18/2025	5/19, 6/2 LAB SERVICES	806.70	
				47650	6/18/2025	5/12+19 LAB SERVICES	731.30	
				47607	6/18/2025	5/5+19, 6/2 LAB SERVICES	961.85	2,499.85
122978	7/23/2025	54517	BLACK KNIGHT TECHNOLO(	997557054247BKI	6/27/2025	MAY2025 SITXPRO SBSCRPTN: #	250.00	250.00
122979	7/23/2025	55945	BOUND, INC.	002	4/23/2025	2/1-3/31 TCC COACHELLA PROS(	1,080.00	1,080.00
122980	7/23/2025	54157	BRAX COMPANY, INC.	59918	5/23/2025	DEMING SLEEVE HOOK	2,117.35	2,117.35
122981	7/23/2025	50977	BRISAS AIR CONDITIONING	2025-8717	6/27/2025	DIAGNOSTIC SVC CALL @ 1515 (	120.00	
				2025-6345	6/24/2025	RPR'D A/C @ 51251 DOUMA ST	365.00	
				2025-6346	6/24/2025	A/C SVC CALL @ 51251 DOUMA S	265.00	750.00
122982	7/23/2025	53423	CBE OFFICE SOLUTIONS	IN2847723-CBE	6/19/2025	ACC CC3502, COLOR COPIERS,	1,539.97	1,539.97
122983	7/23/2025	53426	CELL BUSINESS EQUIPMEN	590665130	6/21/2025	ACC 1338330, 6/15-7/14, SHARP (	581.50	581.50
122984	7/23/2025	56178	CITIGUARD, INC.	69710	5/1/2025	APR2025 SECURITY SVCS @ LLI	3,928.00	
				69711	5/1/2025	APR2025 SECURITY SVCS @ LIE	10,185.00	
				69707	5/1/2025	APR2025 SECURITY SVCS @ WE	5,760.00	
				69708	5/1/2025	APR2025 SECURITY SVCS @ SE	9,450.00	29,323.00
122985	7/23/2025	07950	CITY OF COACHELLA	May 2025	5/31/2025	MAY2025 WATER- ST, PARKS, BL	63,521.08	
				May 2025-LLD's	5/31/2025	MAY2025 WATER- LLD'S	27,962.12	91,483.20

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122986	7/23/2025	53220	COACHELLA ACE HARDWAR	8256/1	12/13/2024	ACE LTX ZONE MRK YLW, ETC	47.28	
				8436/1	1/23/2025	BUSHING 1" SP1/2FPT SCH40, E	4.12	
				8693/1	3/12/2025	BOOTS MEN'S GRAY, PIPE ADPT	128.25	
				9095/1	6/1/2025	100CT BLACK 14.5" 120LB THD, E	33.58	
				9205/1	6/23/2025	BEN INT SG 1X 5G, PAINTERS TA	300.11	
				9223/1	6/26/2025	PT THNR QT METAL SC, ETC	21.52	
				9139/1	6/9/2025	BOLT CUTTER 24", PADLOCK LAI	202.19	
				9156/1	6/12/2025	DRP IRRAG MANIFLD 4PORT, ET	71.97	
				9208/1	6/23/2025	HP MIX 2.6OZ & MARK PAINT IC S	43.88	
				9220/1	6/25/2025	ACE SNAP RING PLIERS SET, ET	26.08	
				9222/1	6/26/2025	GFCI ST RECEPT 15A WHT, ETC	89.53	
				9185/1	6/18/2025	LAWN WD KLR WAND 1G	29.70	
				9186/1	6/18/2025	INSULAT SEALNT G&C 12OZ, ET	30.85	1,029.06
122987	7/23/2025	54137	CONSERVE LANDCARE LLC	457147	3/31/2025	RPR'D VALVE @ DIST 18	401.36	401.36
122988	7/23/2025	52375	CORE & MAIN LP	W935504	5/22/2025	CL D1640260 B/O CHECK RISER,	1,861.11	
				W943479	5/22/2025	J-4040 WET HYD HEAD 6H TOP S	6,609.22	8,470.33
122989	7/23/2025	56233	CORONA ENVIRONMENTAL	U-8986	5/31/2025	PE5/31 TESTING/EVALUATION F(	36,234.15	36,234.15
122990	7/23/2025	52279	COUNTY OF RIVERSIDE	24-25Q4	6/23/2025	APR-JUNE2025 EMERGENCY SV	40,000.00	
				24-25Q3	4/3/2025	JAN-MAR2025 EMERGENCY SVC	40,000.00	80,000.00
122991	7/23/2025	02019	COUNTY OF RIVERSIDE SHE	SH0000048590	6/30/2025	FY24/25 RMS/CLETS SVCS	44,673.00	44,673.00
122992	7/23/2025	09650	CVAG	CV25520-25	6/30/2025	2ND & 3RD QTR- FY24/25 (OT-MA	20,879.34	20,879.34
122993	7/23/2025	09950	CVWD	May 2025	6/1/2025	CN 332543, MAY2025 WELL REPL	52,851.05	52,851.05
122994	7/23/2025	09950	CVWD	Deposit	7/1/2025	PLAN CK DEPOSIT- AVE 50 BRID	10,000.00	10,000.00
122995	7/23/2025	56358	DANZA AZTECA CITLALTONA	171	7/14/2025	SPONSORSHIP TO FACILITATE A	5,000.00	5,000.00
122996	7/23/2025	49859	DEAZTLAN CONSULTING LL	2025-41	6/25/2025	MAY-JUNE2025 COACHELLA PR(	9,500.00	9,500.00
122997	7/23/2025	54135	DEL VALLE INFORMADOR IN	2025-65	5/25/2025	6/26 AD: 4TH OF JULY CELEBRAT	500.00	
				2025-72	6/30/2025	6/19 AD: NOTICE OF APPLICATIO	550.00	1,050.00
122998	7/23/2025	12870	DEPARTMENT OF JUSTICE	826710	6/22/2025	MAY2025 BLOOD ALCOHOL ANAI	140.00	
				826768	6/22/2025	JULY-SEP2024 BLOOD ALCOHOL	245.00	385.00
122999	7/23/2025	01089	DESERT ELECTRIC SUPPLY	S127614776.002	6/18/2025	CFS3-55-15-30-120-DB-BR-LS	4,548.18	
				S128062456.001	6/5/2025	LEV 8750 POS ORIENTED LMPHI	1,824.56	6,372.74

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
123000	7/23/2025	53007	DESERT PROMOTIONAL &	102632	2/5/2025	JACKET W/ EMBROIDERY	51.11	
				103712	3/25/2025	POLOS W/ EMBROIDERY	217.50	
				104168	4/17/2025	MAGNET SIGN	92.44	
				104172	4/18/2025	POLOS+SHIRTS W/ EMBROIDER	178.35	
				104330	4/28/2025	POLOS+JACKET W/ EMBROIDEF	127.24	
				104337	4/28/2025	POLOS+SHIRTS+CARDIGANS+J/	307.76	
				104354	4/29/2025	POLOS+SHIRT+CARDIGAN W/ EI	182.70	
				104417	5/1/2025	POLOS W/ EMBROIDERY	191.40	1,348.50
123001	7/23/2025	48672	DESERT RECREATION DISTI	3	4/30/2025	2/1-3/31 TCC COACHELLA PROS	11,266.43	11,266.43
123002	7/23/2025	55841	DESERT VALLEY POWER SY	2863	8/7/2024	7/2 RMV'D FUEL/ADD DIESEL @ '	7,405.50	7,405.50
123003	7/23/2025	50551	DIV. OF THE STATE ARCHITE	AP-JN2025	7/8/2025	APR-JUNE2025 DISABILITY ACCE	74.40	74.40
123004	7/23/2025	55527	DOKKEN ENGINEERING	49300	6/4/2025	PE5/31 GRPFRT/AIRPORT BLVD	25,625.00	25,625.00
123005	7/23/2025	55683	DUDEK	202504479	6/20/2025	PE5/23 WELL #16 REHAB SVCS	42,598.96	
				202504183	6/6/2025	PE5/23 CSD HEADWORKS SCRE	13,450.00	56,048.96
123006	7/23/2025	56352	DUFFEY, GLENN	4/19 Expns	6/30/2025	4/19 TRVL EXPNS- CITY MANAGE	766.94	766.94
123007	7/23/2025	14300	DUNN-EDWARDS CORPORA	2079A54772	6/30/2025	PAINT (HALLWAY LIBRARY)	86.22	86.22
123008	7/23/2025	14700	E. S. BABCOCK & SONS, INC	CE51644-0076W	5/29/2025	MAR-APR2025 LAB SAMPLES FC	3,582.64	
				CF51367-0076D	6/25/2025	APR2025 LAB SAMPLES FOR WA	4,018.53	
				CF51368-0076D	6/25/2025	APR2025 LAB SAMPLES FOR WA	11,605.61	
				CF51369-0076D	6/25/2025	MAR-APR2025 LAB SAMPLES FC	17,390.76	36,597.54
123009	7/23/2025	54252	EPIC INTERNATIONAL, INC.	3238	6/12/2025	LOWER ECO-FRIENDLY BEARIN(	24,945.00	
				3238-A	6/12/2025	FREIGHT CHARGES FOR INV 32:	3,510.00	28,455.00
123010	7/23/2025	15750	FEDEX	8-841-41319	4/25/2025	APR2025 FEDEX SVCS	108.95	
				8-906-61163	6/27/2025	JUNE2025 FEDEX SVCS	9.77	118.72
123011	7/23/2025	51141	FENCEWORKS RENTAL SYS	143824	6/12/2025	6/3-7/12 INSTLLTN+FENCE RNTL	5,054.20	
				143803	6/7/2025	INSTLL'D+1MO FENCE RNTL @ E	4,986.58	10,040.78
123012	7/23/2025	15900	FIESTA FORD, INC.	686803/1	5/29/2025	PROGRAM & RECONFIGURE TAI	200.00	200.00
123013	7/23/2025	52615	G/M BUSINESS INTERIORS	0302605-IN	4/30/2025	FURNITURE/INSTALLATION FOR	6,967.31	6,967.31
123014	7/23/2025	55660	GANNETT CALIFORNIA LOC/	0007205589	6/30/2025	JUNE2025 PUBLISHED ADS	1,054.44	1,054.44
123015	7/23/2025	56351	GARON WYATT INVESTIGAT	25-32/#001	6/11/2025	APR-MAY2025 INVESTIGATION S	4,986.94	4,986.94
123016	7/23/2025	56270	GMAT INC	C58786-R	6/3/2025	RETENTION- GARAGE DOOR RP	14,075.15	14,075.15
123017	7/23/2025	55221	GOLD COAST ENVIRONMEN	14643	5/14/2025	CALIBRATION OF FLOW METERS	8,058.75	8,058.75
123018	7/23/2025	56141	HABITAT FOR HUMANITY OF	10	6/26/2025	DEPOSIT- 380 LINEAR FT OF EX'	24,024.66	
				13	7/7/2025	PE6/30 380 LINEAR FT OF EXT G	50,400.00	
				11	6/26/2025	FENCE PANELS, SCREENS & SA	3,440.64	77,865.30

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
123019	7/23/2025	20150	HYDRO AG SYSTEMS	33615	6/24/2025	PVC SCH80 CPL 11/2 SS, ETC	180.56	
				33619	6/24/2025	PVC BALL VALVE 2" SLIP VIT, ETC	187.51	
				33646	6/24/2025	PVC BALL VALVE 11/2" THD	119.64	
				33637	6/24/2025	PVC SCH80 UNION 3/4 SS V, ETC	27.26	514.97
123020	7/23/2025	55303	IDS GROUP, INC.	23X47.00-16	7/11/2025	PE6/10 LIBRARY ANNEX SVCS	47,488.75	47,488.75
123021	7/23/2025	20450	IMPERIAL IRRIGATION DISTF	50035560-JN25	7/2/2025	AC50035560, 5/31-6/30, ST LIGHT	26,650.30	
				50035755-JN25	7/2/2025	AC50035755, 5/30-6/30, PUMP/WI	15,638.93	
				MdMY-MdJN	6/17/2025	MID MAY-MID JUNE 2025 ELECTF	66,483.86	108,773.09
123022	7/23/2025	45108	IMPERIAL SPRINKLER SUPP	0021563265-001	6/18/2025	SCH80 PVC MALE ADAPTER, ETC	124.05	
				0021695250-001	6/24/2025	RB PE-PLASTIC VALVE, ETC	204.21	
				0021690403-002	6/24/2025	RB PE-PLASTIC VALVE, SLIP FIX	100.39	
				0021685663-001	6/24/2025	RB PE-PLASTIC VALVE, SLIP FIX	175.72	
				0021718849-001	6/25/2025	HUNTER I-25 ULTRA 6" ROTOR S	742.29	
				0021254455-002	6/27/2025	SIMPLOT 21-0-0 AMMONIUM SUL	2,238.50	3,585.16
123023	7/23/2025	00932	INDIO CAR WASH, INC.	006-00018-25	6/15/2025	MAY2025 CAR WASH SERVICES	60.00	60.00
123024	7/23/2025	53801	INFOSEND, INC.	289467	6/30/2025	JUNE2025 UTILITY BILLING SVCS	5,512.69	5,512.69
123025	7/23/2025	53625	INTERSTATE ALL BATTERY C	1920701019406	6/17/2025	DCM0100 IB 12 110 SLA INS	607.89	607.89
123026	7/23/2025	56354	JWC ENVIRONMENTAL INC.	122634	5/28/2025	PENDELUMARM CPL, SLIDE BUS	4,557.85	4,557.85
123027	7/23/2025	56156	KL VENTURES, INC.	51245	6/27/2025	INSTLL'D PLANTS @ RANCHO M	8,419.00	8,419.00
123028	7/23/2025	53151	KLOB-FM	805054-1	6/29/2025	6/3-7 AD SPOT: OPERATION SPL	500.00	500.00
123029	7/23/2025	47328	KONICA MINOLTA	47348832	6/30/2025	C550I, 1515 6TH ST, JUNE 2025	641.01	641.01
123030	7/23/2025	45257	LIEBERT CASSIDY WHITMOF	297561	5/31/2025	PE5/31: #CO015-00013	2,034.75	
				297562	5/31/2025	PE5/31: #CO015-00012	3,703.95	5,738.70
123031	7/23/2025	54362	LINDE GAS & EQUIPMENT IN	50461481	6/23/2025	5/20-6/20 IND HIGH PRESSURE<	50.81	50.81
123032	7/23/2025	24600	LOPES HARDWARE	0001651	6/26/2025	OUTLET COVERS, ETC	12.32	
				0001435	6/26/2025	KWIK SEAL, WAX RING, ETC	167.32	
				0001599	6/16/2025	HOSE CLAMPS, SCREWS, HAND	210.27	389.91
123033	7/23/2025	54971	LUA, ANGEL GRANILLO	00011	7/2/2025	APR-JUNE2025 ENGLISH INSTRU	2,295.00	2,295.00
123034	7/23/2025	49857	MANPOWER US INC.	39509417	6/22/2025	WE 6/22: CASTRO+GONZALES+F	3,654.20	
				39521294	6/29/2025	WE 6/29: CASTRO+GONZALES+F	4,705.90	8,360.10
123035	7/23/2025	25900	MEREDITH & SIMPSON CON	250603	6/3/2025	TRBLSHT/RPR'D FIRE PUMP STA	633.32	633.32
123036	7/23/2025	48292	MOST DEPENDABLE FOUNT	INV84887	6/25/2025	VB3 ADJUSTABLE KIT, ETC	407.82	407.82

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
123037	7/23/2025	45197	MSA CONSULTING, INC.	2406.001-23	4/30/2025	PE5/3 SHADY LN WTR SYSTEM (	1,000.00	
				2406.002-24	4/30/2025	PE5/3 SHADY LN SEPTIC TO SWI	1,977.50	
				2871.001-02	4/30/2025	PE5/3 SURVEY & UTILITY SVCS (	4,250.00	
				2406.001-24	5/31/2025	PE5/31 SHADY LN WTR SYSTEM	352.50	
				2871.001-03	5/31/2025	PE5/31 SURVEY & UTILITY SVCS	21,850.00	29,430.00
123038	7/23/2025	56340	NEWGEN STRATEGIES AND	21382	5/31/2025	PE5/31 WATER & WASTEWATER	20,485.00	
				20930	3/31/2025	PE3/31 WATER & WASTEWATER	39,670.00	
				21196	4/30/2025	PE4/30 WATER & WASTEWATER	35,882.50	
				20732	2/28/2025	PE2/28 WATER & WASTEWATER	25,010.00	121,047.50
123039	7/23/2025	47192	O'REILLY AUTO PARTS	2855-402440	6/16/2025	BATTERY	144.03	
				2855-397910	6/2/2025	STARTER	219.90	363.93
123040	7/23/2025	54812	PAX FITNESS REPAIR, LLC	3426	6/29/2025	JUNE2025 PREVENTATIVE MAIN'	225.00	225.00
123041	7/23/2025	56322	PRIMO BRANDS	05E8700083738	5/27/2025	4/25-5/24 SVCS @ 87075 AVE 54	189.18	
				05F8700083738	6/26/2025	5/25-6/24 SVCS @ 87075 AVE 54	157.51	346.69
123042	7/23/2025	52306	QUINN COMPANY	32212001	6/26/2025	5/30-6/27 REACHLIFT & BUCKET	3,345.15	3,345.15
123043	7/23/2025	54500	RELIABLE TRANSLATIONS C	31269	6/25/2025	6/25 CC MTG SVCS	686.00	686.00
123044	7/23/2025	48608	REYES COCA-COLA BOTTLI	47630446023	6/25/2025	SOFT DRINKS	576.96	576.96
123045	7/23/2025	51785	RMC WATER AND ENVIRONI	28098	6/16/2025	PE5/30 MESQUITE/AMEZCUA/CA	8,615.50	8,615.50
123046	7/23/2025	44161	ROBERT HALF	65119330	6/25/2025	WE 6/20: M. ESPINOSA	1,151.70	
				65144804	7/2/2025	WE 6/27: M. ESPINOSA	1,535.60	2,687.30
123047	7/23/2025	56353	ROTARY CLUB OF THE COA	Refund	7/8/2025	DEPOSIT REFUND- 6/29 LIBRAR'	300.00	300.00
123048	7/23/2025	52991	S & D CAR WASH MANAGEM	ARB224620	5/31/2025	MAY2025 CAR WASH SERVICES	594.15	594.15
123049	7/23/2025	01830	SAM'S FENCE INC.	22207	6/11/2025	2-3/8"X8' POST 40WT, 2-3/8" POS	67.60	67.60
123050	7/23/2025	54666	SIGNATURE TRUCK TOPS	8751	6/20/2025	INSTLL'D TOMMY GATE & BACK-	6,425.00	
				8748	6/18/2025	INSTLL'D TOMMY GATE & BACK-	6,425.00	12,850.00
123051	7/23/2025	35430	SOUTH COAST A.Q.M.D.	4538507	5/2/2025	ID 178961, FY24/25 AQMD FEE- #	167.47	
				4538508	5/2/2025	ID 178962, FY24/25 AQMD FEE- #	167.47	334.94
123052	7/23/2025	55659	STAPLES	6032777889	5/25/2025	HEAVY DUTY VIEW 1IN WE 4PK,	221.58	
				6032777873	5/25/2025	STAPLES 8TAB WRITE ON DIVIDI	9.79	
				6032777887	5/25/2025	MK850 WIRELESS COMBO, ELEC	580.19	
				6032777899	5/25/2025	SPLS 8.5X11 100 REC COPY CS,	343.23	
				6032777869	5/25/2025	PLASTIC SHOPPING BAGS, NITR	295.97	
				6032777885	5/25/2025	TR 5 SLOT WALL FILE MESH BLK	69.25	1,520.01
123053	7/23/2025	56136	STRATEGIC ENERGY EXPEF	3031	6/30/2025	JUNE2025 CITY MUNICIPAL UTIL	3,380.00	3,380.00
123054	7/23/2025	00102	SUNLINE TRANSIT AGENCY	INV08920	5/31/2025	MAY2025 CNG FUEL	330.53	330.53

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
123055	7/23/2025	42434	SWAINS ELECTRIC MOTOR	B08340	6/5/2025	RPR'D 7.5HP 1770 RPM 213T FR/	1,021.88	1,021.88
123056	7/23/2025	43837	TERRA NOVA PLANNING & R	TN022214	6/30/2025	PE6/30 AIRPORT BUSINESS PAR	3,889.35	3,889.35
123057	7/23/2025	55354	THE VAN DYKE CORPORATI	4	6/30/2025	PE6/30 TYLER ST SEWER IMPRV	387,116.45	387,116.45
123058	7/23/2025	38250	TOPS N BARRICADES	1113592	5/7/2025	CARSONITE 66" POST BLUE, ET(	638.36	638.36
123059	7/23/2025	44978	TRI-STATE MATERIALS, INC.	117778	5/29/2025	2 MIL TOPPER SAND	3,271.96	3,271.96
123060	7/23/2025	45053	TYLER TECHNOLOGIES, INC	045-526031	6/18/2025	6/9 ERP MIGRATION	4,000.00	4,000.00
123061	7/23/2025	38800	UNDERGROUND SERVICE A	24-253827	6/1/2025	CA STATE FEE FOR REGULATOF	44.90	
				520250131	6/1/2025	MAY2025- 54 NEW TICKETS+DAT	209.80	254.70
123062	7/23/2025	43751	USA BLUEBOOK	INV00717447	5/21/2025	BENCHTOP MUFFLE FURNACE 1	3,477.81	
				INV00741139	6/17/2025	RETRACTABLE INJECTION QUIL	1,101.70	4,579.51
123063	7/23/2025	39640	VALLEY LOCK & SAFE	193791	6/16/2025	LASER KEY	43.50	43.50
123064	7/23/2025	39645	VALLEY OFFICE EQUIPMEN	IN2506-1496	6/26/2025	ACC #CO03, 5/23-6/22, CIVIC CN	409.57	409.57
123065	7/23/2025	44966	VERIZON WIRELESS	6114878014	6/1/2025	AC371867190-00001, 5/2-6/1	7,690.64	
				6114878015	6/1/2025	AC371867190-00002, 5/2-6/1	248.16	7,938.80
123066	7/23/2025	01732	WAXIE SANITARY SUPPLY	83310764	6/18/2025	WAXIE CARPET AND ROOM	48.72	48.72
123067	7/23/2025	49778	WEST COAST ARBORISTS, I	230260	6/15/2025	6/1-15 TREE MAINT @ PARKS	19,091.70	
				229761	5/31/2025	5/16-31 TREE MAINT @ LLMD'S	3,252.85	
				228586	4/30/2025	4/16-30 TREE MAINT @ LLMD'S	8,423.15	
				230262	6/15/2025	6/1-15 TREE MAINT @ LLMD'S	2,493.40	33,261.10
123068	7/23/2025	54464	WHITE CAP, L.P.	50031731070	6/5/2025	1" DUDE BUSTER HOLD DOWN S	262.13	262.13
123069	7/23/2025	48971	XPRESS GRAPHICS & PRINT	25-71553	6/6/2025	48X32 GALLERY WRAP FRAMES	216.09	
				25-71874	6/24/2025	COACHELLA 2024 CCR POSTCAI	4,514.71	4,730.80
123070	7/23/2025	42100	ZUMAR INDUSTRIES INC	52789	6/20/2025	60W SOLAR KIT W/ UPGRADE	3,838.16	
				52790	6/20/2025	IQ900 FULL MATRIX DRIVER FB (	5,621.64	
				10789	6/30/2025	SPECIAL- COACHELLA PARKING	214.19	
				10698	6/9/2025	SPECIAL - GET READY TO SPLA:	659.48	10,333.47
						Sub total for WELLS FARGO BANK:		1,554,783.73

131 checks in this report.

Grand Total All Checks: 3,259,349.57

Date: **July 23, 2025**

Controller: Ruben Ramirez

City Manager: William B. Pattison

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2920	7/23/2025	54859	AMAZON CAPITAL SERVI(	1YL4-V911-4XW	7/6/2025	LOGITECH COMBO TOUCH IF	594.76	
				1P9Q-TJP7-HC6	7/7/2025	ANKER USB C TO LIGHTNINC	138.30	
				1VPD-3HWH-JD	7/7/2025	LOGITECH MK825 WIRELESS	128.98	
				1XR1-V9FJ-34V	7/2/2025	PENTEL BL77-CO ENERGEL)	78.32	940.36
2921	7/23/2025	49989	ANDREAS LLC	88021	7/9/2025	FIELD CORRECTION NOTICE	906.89	906.89
2922	7/23/2025	55170	AQUATIC INFORMATICS I	113537	6/5/2025	7/1-6/30 FOG SOFTWARE+AD	3,722.22	3,722.22
2923	7/23/2025	56338	BLAIR AIR, INC.	360894	7/1/2025	7/1 TRBLSHT/SVC UNIT @ FI	258.00	258.00
2924	7/23/2025	43672	DESERT VALLEY SERVICI	674011	7/2/2025	TISSUE TOILET PORTA-ROLL	1,080.10	
				674378	7/7/2025	S/O TOWEL KITCHEN 2PL	107.23	1,187.33
2925	7/23/2025	42709	LANDMARK CONSULTAN	LP0725-51	7/10/2025	6/24 AC CORING @ ZUMA DR	1,700.00	1,700.00
						T FOR WELLS FARGO BANK -SEPARATE CHECK:		8,714.80

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122948	7/23/2025	46835	AIR AND HOSE SOURCE,	618697	7/1/2025	1" GENERAL SVC RED A/W H	134.99	134.99
122949	7/23/2025	02200	AMERICAN WATER WORI	5352	7/3/2025	8/18-22 BACKFLOW TEST CO	1,510.00	1,510.00
122950	7/23/2025	56355	ARCHA LAW P.C.	Refund	7/8/2025	DEPOSIT REFUND- 7/9 RNTL	359.00	359.00
122951	7/23/2025	42459	BRUDVIK, INC.	60956	7/7/2025	7/3 GENERATOR+ETC RNTLS	1,885.00	1,885.00
122952	7/23/2025	43634	CACEO	200034858	7/10/2025	REG 10/28-30, CACEO CONF:	745.00	
				200034859	7/10/2025	REG 10/28-30, CACEO CONF:	745.00	
				200034105	5/1/2025	REG 10/28-30, CACEO CONF:	695.00	
				200034194	5/8/2025	REG 10/28-30, CACEO CONF:	695.00	2,880.00
122953	7/23/2025	55591	CICCS TRUST	2025-7	7/1/2025	JULY2025 CICCS TRUST EAP	177.30	177.30
122954	7/23/2025	53220	COACHELLA ACE HARDW	9266/1	7/3/2025	SAFARI HAT W/ FLAP, ACE GI	196.71	
				9251/1	7/1/2025	NIPPLE GALV 1/4"X1.5", ETC	37.96	234.67
122955	7/23/2025	02191	COUNTY OF RIVERSIDE	AC0000002156	7/1/2025	FY25/26 LAFCO/ADMIN FEES	6,319.65	6,319.65
122956	7/23/2025	02115	CWEA	CZ-7/31/25	5/19/2025	7/31 CERT RNWL CSM1+MBR	345.00	345.00
122957	7/23/2025	42442	DIRECTV	018084532X250	6/26/2025	6/25-7/24 SVC+LATE FEE @ 5	129.23	129.23
122958	7/23/2025	51494	GARDA CL WEST, INC.	10821919	7/1/2025	JULY2025 ARMORED TRANSI	1,378.15	1,378.15
122959	7/23/2025	52856	GREENWOOD, BRIANNA	7/9 Reimb	7/9/2025	REIMBURSEMENT FOR WOR	400.00	400.00
122960	7/23/2025	45108	IMPERIAL SPRINKLER SU	0021872107-001	7/2/2025	UNDERHILL PROLINE HOSE (	129.69	129.69
122961	7/23/2025	24600	LOPES HARDWARE	0001671	7/9/2025	KEYS & TAGS	9.53	9.53
122962	7/23/2025	56356	MAXWELL, MARCIE	Refund	7/8/2025	DEPOSIT REFUND- 7/5 LIBRA	300.00	300.00
122963	7/23/2025	47192	O'REILLY AUTO PARTS	2855-407129	7/1/2025	RADIATOR & 1GAL ANTIFREE	400.81	
				2855-407121	7/1/2025	BOOSTER CBL	86.98	487.79
122964	7/23/2025	53427	PASTION INDUSTRIES, IN	047575	6/26/2025	JL-SP2025 FIRE ALARM/RADI	210.00	210.00
122965	7/23/2025	02028	PETE'S ROAD SERVICE, I	25-0849882-00	7/2/2025	DISMOUNT/MOUNT NEW TIR	170.20	170.20
122966	7/23/2025	54500	RELIABLE TRANSLATION:	31321	7/2/2025	7/2 PLANNING COMM MTG S\	196.00	
				31350	7/9/2025	7/9 DOCUMENT TRANSLATIO	75.00	271.00
122967	7/23/2025	56357	SANCHEZ, ESMERALDA	Refund	7/8/2025	DEPOSIT REFUND- 7/5 LIBRA	300.00	300.00
122968	7/23/2025	55790	SILVERADO TOWING	4028	7/2/2025	7/2 TOWING- 1357 5TH ST TC	150.00	150.00
122969	7/23/2025	55590	STANDARD INSURANCE (	July2025	6/16/2025	JULY2025 DENTAL PPO PREM	5,694.56	
				July2025	6/16/2025	JULY2025 VISION PREMIUM #	1,766.75	7,461.31
122970	7/23/2025	55882	VISIT GREATER PALM SP	CI-000576	7/1/2025	FY25/26 Q1 CITY FUNDING	8,750.00	8,750.00
122971	7/23/2025	44775	VISTA PAINT CORPORATI	2025-993574-00	7/1/2025	ACRIGLO SEMIGLOSS A BASI	179.92	
				2025-994505-00	7/2/2025	SEMIGLOSS H BASE	20.12	200.04
						Sub total for WELLS FARGO BANK:		34,192.55

30 checks in this report.

Grand Total All Checks: 42,907.35

Date: **July 23, 2025**

Controller: Ruben Ramirez

City Manager: William B. Pattison

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2918	7/15/2025	54776	WILMINGTON TRUST N. A	July2025	7/15/2025	CWA WATER REV REFUNDIN	211,909.12	211,909.12
2919	7/15/2025	54777	WILMINGTON TRUST N. A	July2025	7/15/2025	CWA WATER REV REFUNDIN	602,617.09	602,617.09
						Γ FOR WELLS FARGO BANK -SEPARATE CHECK:		814,526.21

2 checks in this report.

Grand Total All Checks: 814,526.21

Date: **July 15, 2025**

Controller: Ruben Ramirez

City Manager: William B. Pattison

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122947	7/2/2025	45757	IMPERIAL IRRIGATION DI:	4036533	7/1/2025	CAT 0-G1 @ 83455 AVE 50	400.00	
				4036534	7/1/2025	CAT 0-G1 @ 84400 AVE 50	400.00	800.00
						Sub total for WELLS FARGO BANK:		800.00

1 checks in this report.

Grand Total All Checks: 800.00

Date: **July 2, 2025**

Interim Finance Director: Kaye Reynolds

City Manager: William B. Pattison

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122946	7/1/2025	36050	EMPLOYMENT DEVELOPI	L2136085968	6/13/2025	SEEK PERSONNEL STAFFINC	1,214.40	1,214.40
						Sub total for WELLS FARGO BANK:		1,214.40

1 checks in this report.

Grand Total All Checks: 1,214.40

Date: **July 1, 2025**

Interim Finance Director: Kaye Reynolds

City Manager: William B. Pattison

STAFF REPORT
7/23/2025

TO: Honorable Mayor and City Council Members

FROM: Ruben Ramirez, Controller

SUBJECT: Investment Report – May 31, 2025

STAFF RECOMMENDATION:

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

EXECUTIVE SUMMARY:

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

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

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

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

Attached is the Treasurer's Report of Investments which includes an overview on investments which provides information on investment activity, withdrawals and deposits, interest earned, payment of interest and payment of principal as of the months ended May 31, 2025. In addition, this report includes detailed information and current activity on individual investments.

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

There was no unusual investment activity to report.

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

FISCAL IMPACT:

None, this report is to receive and file only.

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of May 31, 2025
Fiscal Year 2024-2025

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 4/30/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 5/31/2025	
CASH ON HAND								
Wells Fargo-General Checking	N/A	6,550,592.70	(850,786.45)	-	-	-	5,699,806.25	
Sweep Account	4.966%	3,820,930.57	2,368,607.59				6,189,538.16	
Wells Fargo-Road Maintenance	N/A	2,175,647.13	91,612.01		-	-	2,267,259.14	
Wells Fargo-Gas Tax	N/A	885,846.24	57,337.26	-	-	-	943,183.50	
Wells Fargo- Payroll Acct	N/A	(17,797.70)	9,356.69				(8,441.01)	
Petty Cash	N/A	7,000.00	-	-	-	-	7,000.00	
Total Cash on Hand		**13,422,218.94**	**1,676,127.10**	**-**	**-**	**-**	**15,098,346.04**	
INVESTMENTS								
State of California - LAIF	2.17%	17,773,117.02	-	-	-	-	17,773,117.02	
Investment Management Acct	1.47%	36,727,543.40		(132,988.87)	-	-	36,594,554.53	
Total Investments		**54,500,660.42**	**-**	**(132,988.87)**	**-**	**-**	**54,367,671.55**	
CASH WITH FISCAL AGENT								
US Bank	varies	4,648,962.94	(6.99)	(14,864.63)	-	-	4,634,091.32	①
Wells Fargo Bank, N.A.	5.83%	719.61	280,080.39	2.31	-	-	280,802.31	②
Wilmington Trust, N. A.	0.03%	2,328,785.58	-	3,961.50	-	-	2,332,747.08	③
Total Cash with Fiscal Agent		**6,978,468.13**	**280,073.40**	**(10,900.82)**	**-**	**-**	**7,247,640.71**	
Grand Total		**74,901,347.49**	**1,956,200.50**	**(143,889.69)**	**-**	**-**	**76,713,658.30**	

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

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

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of May 31, 2025
Fiscal Year 2024-2025

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 4/30/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 5/31/2025
CASH WITH FISCAL AGENT							
US BANK							
COACHELLA FINANCING AUTHORITY							
Successor Agency to the Coachella Redevelopments Agency 2014 Series							
A/C #: 6712104701 Debt Service Fund	0.00%	543.74	-	1.88	-	-	545.62
A/C #: 6712104702 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712104703 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712104704 Reserve Account	0.00%	827,612.50	-	-	-	-	827,612.50
COACHELLA SANITARY DISTRICT							
WASTEWATER SERIES 2015A							
A/C #: 6712148601 Bond Fund	0.00%	591.16	0.02	2.02	-	-	593.20
A/C #: 6712148602 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712148603 Principal Account	0.00%	-	(0.02)	0.02	-	-	-
A/C #: 6712148604 Reserve Account	0.00%	310,175.00	-	-	-	-	310,175.00
COACHELLA SANITARY DISTRICT: PROJECT FUND 2011							
A/C #: 6711963500 Project Fund 2011	0.0100%	28,625.40		99.10	-	-	28,724.50

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of May 31, 2025
Fiscal Year 2024-2025

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 4/30/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 5/31/2025	
COACHELLA SUCCESSOR AGENCY								
MERGED PROJECT AREAS BONDS 98 & 99: BONDS 2013								
A/C #: 6712071401 Debt Service	0.00%	139.43	-	0.48	-	-	139.91	
A/C #: 6712071402 Interest Account	0.00%	-	(6.99)	6.99	-	-	-	
A/C #: 6712071403 Principal Account	0.00%	-	-	-	-	-	-	
A/C #: 6712071404 Reserve Account	0.00%	406,487.50	-	-	-	-	406,487.50	
SA TO COACHELLA RDA REFUNDING BONDS SERIES 2016A & 2016B								
A/C #: 6712160601 Debt Service	0.00%	1,427.86	0.01	4.93	-	-	1,432.80	
A/C #: 6712160602 Interest Account	0.00%	-	(0.01)	0.01	-	-	-	
A/C #: 6712160603 Principal Account	0.00%	-	-	-	-	-	-	
A/C #: 6712160604 Reserve Account	0.00%	1,993,663.46	-	(15,294.97)	-	-	1,978,368.49	
COACHELLA LEASE BONDS 2016								
A/C #: 6712179801 Payment Account	0.0000%	467,365.63	-	314.91	-	-	467,680.54	
A/C #: 6712179802 Interest Account	0.0000%	(0.00)	-	-	-	-	(0.00)	
A/C #: 6712179803 Principal Account	0.0000%	-	-	-	-	-	-	
A/C #: 6712179804 Reserve Account	0.0000%	612,331.26	-	-	-	-	612,331.26	
TOTAL US BANK OF CALIFORNIA		**4,648,962.94**	**(6.99)**	**(14,864.63)**	**-**	**-**	**4,634,091.32**	①
WELLS FARGO BANK, N.A.								
GAS TAX BONDS SERIES 2019								
A/C #: 83925300 Debt Service Fund	0.0000%	9.20	(8.48)	0.03	-	-	0.75	
A/C #: 83925301 Interest Account	0.0000%	223.97	75,575.31	0.72	-	-	75,800.00	
A/C #: 83925302 Principal Account	0.0000%	486.44	204,513.56	1.56	-		205,001.56	
TOTAL WELLS FARGO BANK, N.A.		**719.61**	**280,080.39**	**2.31**	**-**	**-**	**280,802.31**	②

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of May 31, 2025
Fiscal Year 2024-2025

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 4/30/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 5/31/2025	
WILMINGTON TRUST, N. A.								
CITY OF COACHELLA TAXABLE PENSION OBLIGATION BONDS								
A/C #: 144613-000 Revenue Account	0.03%	614.65	-	2.17	-	-	616.82	
A/C #: 144613-001 Interest Account	0.03%	0.00	-	-	-	-	0.00	
A/C #: 144613-002 Principal Account	0.00%	604.73	-	2.15		-	606.88	
CITY OF COACHELLA 2022A BOND FUND								
A/C #: 154278-000 Bond Fund	1.76%	18,026.91	1,781.42	67.81	-	-	19,876.14	
A/C #: 154278-001 Interest Account	0.00%	(0.00)	-	-	-	-	(0.00)	
A/C #: 154278-002 Principal Account	0.00%	-	-	-	-	-	-	
A/C #: 154278-004 Project FD Account	1.76%	1,161,899.79	(3,781.42)	3,887.56	-	-	1,162,005.93	
CITY OF COACHELLA 2022B BOND FUND								
A/C #: 155657-000 Bond Fund	1.76%	273.76	2,000.00	1.81	-	-	2,275.57	
A/C #: 155657-001 Interest Account	0.00%	(0.00)	-	-	-	-	(0.00)	
A/C #: 155657-002 Principal Account	0.00%	-	-	-	-	-	-	
A/C #: 155657-004 COI Account	0.00%	-	-	-	-	-	-	
CITY OF COACHELLA BOFA 2023 ESCROW								
A/C #: 166682-000 Bond Fund		1,147,365.74	-				1,147,365.74	
TOTAL WILMINGTGON TRUST BANK, N.A.		**2,328,785.58**	**-**	**3,961.50**	**-**	**-**	**2,332,747.08**	③
TOTAL CASH WITH FISCAL AGENT		**6,978,468.13**	**280,073.40**	**(10,900.82)**	**-**	**-**	**7,247,640.71**	

pfm asset management

Managed Account Issuer Summary

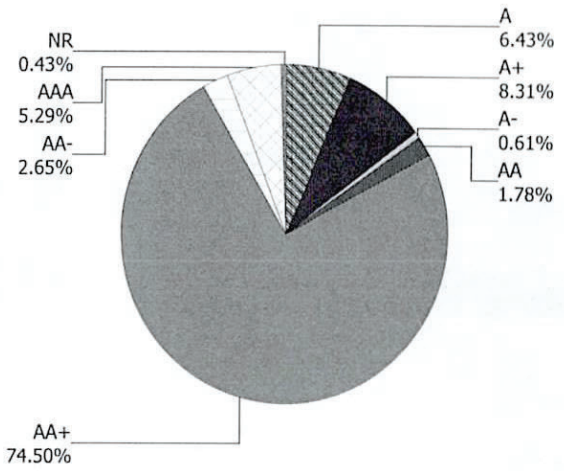
For the Month Ending **May 31, 2025**

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

Issuer Summary

Issuer	Market Value of Holdings	Percent
Adobe Inc	348,505.92	0.95
American Express Co	277,878.15	0.76
BA Credit Card Trust	121,100.16	0.33
Bank of America Corp	399,295.02	1.09
Bank of New York Mellon Corp	482,075.50	1.32
BlackRock Inc	385,769.92	1.06
Bristol-Myers Squibb Co	70,838.64	0.19
Cisco Systems Inc	543,483.50	1.49
Citigroup Inc	535,669.52	1.47
Cooperatieve Rabobank UA	328,958.83	0.90
Deere & Co	255,067.50	0.70
Eli Lilly & Co	259,374.44	0.71
Federal Home Loan Mortgage Corp	7,865,322.22	21.53
Federal National Mortgage Association	509,745.84	1.40
Fifth Third Auto Trust	232,203.88	0.64
GM Financial Consumer Automobile Receiv	95,210.68	0.26
Goldman Sachs Group Inc	266,804.38	0.73
Home Depot Inc	339,603.60	0.93
Honda Auto Receivables Owner Trust	201,726.69	0.55
Hyundai Auto Receivables Trust	315,991.84	0.87
JPMorgan Chase & Co	1,116,828.03	3.06
Mastercard Inc	285,881.40	0.78
Morgan Stanley	330,742.75	0.91
New Jersey Turnpike Authority	39,249.44	0.11
PepsiCo Inc	247,284.44	0.68
State Board of Administration Finance C	149,579.85	0.41
State Street Corp	517,385.91	1.42
Target Corp	144,890.56	0.40
Toyota Auto Receivables Owner Trust	266,127.14	0.73
Toyota Motor Corp	253,146.45	0.69
United States Treasury	18,835,985.96	51.56
Walmart Inc	501,408.50	1.37

Credit Quality (S&P Ratings)



pfm asset management

Managed Account Issuer Summary

For the Month Ending **May 31, 2025**

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

Total	**$36,523,136.66**	**100.00%**

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **May 31, 2025**

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 08/31/2020 0.250% 08/31/2025	91282CAJ0	105,000.00	AA+	Aa1	07/06/22	07/07/22	96,727.15	2.88	66.34	104,345.93	103,967.43
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	135,000.00	AA+	Aa1	01/11/21	01/12/21	134,177.34	0.50	212.57	134,903.40	132,012.59
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	190,000.00	AA+	Aa1	04/05/21	04/07/21	185,494.92	0.89	299.17	189,445.01	185,795.49
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	160,000.00	AA+	Aa1	05/03/22	05/04/22	145,500.00	2.95	200.55	157,413.74	155,936.32
US TREASURY N/B DTD 01/31/2019 2.625% 01/31/2026	9128286A3	255,000.00	AA+	Aa1	02/04/21	02/08/21	282,063.87	0.47	2,237.41	258,632.33	252,260.79
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	270,000.00	AA+	Aa1	02/26/21	02/26/21	264,410.16	0.00	338.43	269,242.27	263,142.54
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	475,000.00	AA+	Aa1	07/02/21	07/07/21	465,871.09	0.00	595.39	473,665.40	462,935.95
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	1,320,000.00	AA+	Aa1	02/17/22	02/18/22	1,246,626.56	1.84	1,654.56	1,307,593.13	1,286,474.64
US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBO3	310,000.00	AA+	Aa1	03/05/21	03/09/21	305,676.95	0.79	391.71	309,352.85	301,535.45
US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBO3	630,000.00	AA+	Aa1	12/03/21	12/07/21	613,019.53	1.15	796.06	627,008.62	612,797.85
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	290,000.00	AA+	Aa1	06/02/21	06/04/21	289,365.62	0.79	5.94	289,873.26	280,405.06
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	325,000.00	AA+	Aa1	06/06/22	06/08/22	297,857.42	2.99	6.66	318,200.34	314,247.05
US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	300,000.00	AA+	Aa1	04/05/22	04/07/22	276,222.66	2.77	444.67	292,940.88	287,754.00
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	295,000.00	AA+	Aa1	07/05/22	07/07/22	287,371.48	2.85	1,943.58	292,173.28	286,657.10

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **May 31, 2025**

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	925,000.00	AA+	Aa1	09/14/22	09/15/22	871,451.17	3.68	6,094.27	904,297.11	898,840.07
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	1,110,000.00	AA+	Aa1	08/03/22	08/05/22	992,062.50	2.92	482.61	1,062,388.45	1,040,451.84
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	AA+	Aa1	09/01/22	09/06/22	995,490.23	3.40	6,917.82	1,025,676.07	1,013,454.75
US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8	500,000.00	AA+	Aa1	11/01/22	11/03/22	496,738.28	4.27	3,493.85	498,451.05	502,578.00
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	340,000.00	AA+	Aa1	12/06/22	12/08/22	344,728.13	3.81	1,219.57	342,332.33	341,713.26
US TREASURY N/B DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	1,210,000.00	AA+	Aa1	01/04/23	01/06/23	1,030,437.89	3.91	526.09	1,119,963.74	1,115,894.67
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	950,000.00	AA+	Aa1	02/07/23	02/08/23	818,818.36	3.82	2,381.56	879,718.97	875,039.30
US TREASURY N/B DTD 03/31/2023 3.625% 03/31/2028	91282CGT2	490,000.00	AA+	Aa1	05/01/23	05/02/23	489,502.34	3.65	3,008.95	489,713.33	486,669.47
US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	575,000.00	AA+	Aa1	05/08/23	05/09/23	517,095.70	3.51	1,217.55	541,513.96	534,660.30
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	420,000.00	AA+	Aa1	05/01/23	05/01/23	418,047.66	3.60	1,278.26	418,862.38	415,504.74
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	460,000.00	AA+	Aa1	05/15/23	05/16/23	460,844.53	3.46	1,400.00	460,496.18	455,076.62
US TREASURY N/B DTD 05/31/2023 3.625% 05/31/2028	91282CHE4	530,000.00	AA+	Aa1	06/01/23	06/02/23	527,888.28	3.71	52.49	528,732.97	526,045.67
US TREASURY N/B DTD 06/30/2023 4.000% 06/30/2028	91282CHK0	55,000.00	AA+	Aa1	07/06/23	07/10/23	54,093.36	4.37	923.76	54,438.65	55,184.75
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	510,000.00	AA+	Aa1	06/05/24	06/06/24	514,442.58	4.30	62.70	513,636.97	520,359.63

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **May 31, 2025**

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	505,000.00	AA+	Aa1	07/02/24	07/03/24	502,139.65	4.38	9,011.88	502,618.27	510,641.86
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	170,000.00	AA+	Aa1	08/01/24	08/02/24	171,182.03	3.85	2,272.93	171,001.25	170,318.75
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	850,000.00	AA+	Aa1	09/04/24	09/05/24	851,759.77	3.58	7,786.85	851,520.99	838,976.35
US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	1,575,000.00	AA+	Aa1	10/01/24	10/02/24	1,573,031.25	3.53	9,338.11	1,573,274.96	1,546,453.13
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	175,000.00	AA+	Aa1	11/14/24	11/15/24	173,701.17	4.29	627.72	173,831.70	176,093.75
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	275,000.00	AA+	Aa1	11/01/24	11/04/24	274,323.24	4.18	986.41	274,395.20	276,718.75
US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	290,000.00	AA+	Aa1	12/05/24	12/06/24	290,521.09	4.08	32.68	290,475.73	291,937.20
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	400,000.00	AA+	Aa1	01/06/25	01/07/25	399,109.38	4.43	7,348.07	399,174.20	406,593.60
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	470,000.00	AA+	Aa1	02/04/25	02/05/25	468,255.86	4.33	6,676.73	468,358.54	475,379.15
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGO8	295,000.00	AA+	Aa1	03/04/25	03/05/25	296,140.82	3.91	2,982.07	296,091.73	295,368.75
US TREASURY N/B DTD 03/31/2025 4.000% 03/31/2030	91282CMU2	140,000.00	AA+	Aa1	04/01/25	04/02/25	140,700.00	3.89	948.63	140,679.49	140,109.34
Security Type Sub-Total		**19,330,000.00**					**18,562,890.02**	**3.15**	**86,264.60**	**19,006,434.66**	**18,835,985.96**
Municipal Bond / Note											
FLORIDA ST BRD OF ADM DTD 09/16/2020 1.258% 07/01/2025	341271AD6	40,000.00	AA	Aa2	09/03/20	09/16/20	40,282.80	1.11	209.67	40,004.92	39,887.96
FLORIDA ST BRD OF ADM DTD 09/16/2020 1.258% 07/01/2025	341271AD6	110,000.00	AA	Aa2	09/03/20	09/16/20	110,000.00	1.26	576.58	110,000.00	109,691.89

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **May 31, 2025**

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Municipal Bond / Note											
NJ TPK AUTH -B-TXBL DTD 02/04/2021 1.047% 01/01/2026	646140DP5	40,000.00	AA-	A1	01/22/21	02/04/21	40,000.00	1.05	174.50	40,000.00	39,249.44
Security Type Sub-Total		**190,000.00**					**190,282.80**	**1.18**	**960.75**	**190,004.92**	**188,829.29**
Federal Agency Commercial Mortgage-Backed Security											
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	231,561.04	AA+	Aa1	05/19/23	05/24/23	224,433.29	4.29	645.86	228,542.63	228,161.96
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXOY1	360,000.00	AA+	Aa1	08/16/23	08/18/23	339,581.25	4.94	967.20	349,704.04	353,302.92
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	205,000.00	AA+	Aa1	08/16/23	08/18/23	193,284.57	4.93	554.01	198,961.30	201,049.45
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	320,000.00	AA+	Aa1	08/17/23	08/22/23	299,250.00	4.97	831.20	308,837.31	313,079.36
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	303,637.18	AA+	Aa1	09/20/23	09/28/23	298,872.21	5.19	1,214.55	300,429.44	307,054.92
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	167,109.97	AA+	Aa1	09/07/23	09/14/23	164,610.85	5.01	647.55	165,452.29	168,408.92
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	270,940.15	AA+	Aa1	07/19/23	07/27/23	270,933.36	4.78	1,078.57	270,935.91	272,277.78
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	325,000.00	AA+	Aa1	07/13/23	07/20/23	328,246.10	4.59	1,305.15	327,018.98	329,144.07
FNA 2023-M6 A2 DTD 07/01/2023 4.182% 07/01/2028	3136BODE6	329,542.10	AA+	Aa1	07/18/23	07/31/23	323,955.33	4.58	1,148.33	326,010.66	327,781.69
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	176,321.39	AA+	Aa1	09/19/23	09/28/23	176,320.50	5.27	774.64	176,320.86	179,329.61
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	340,000.00	AA+	Aa1	09/07/23	09/14/23	334,970.38	4.99	1,317.50	336,568.83	342,933.52

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **May 31, 2025**

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAO74	345,000.00	AA+	Aa1	10/11/23	10/19/23	337,432.08	5.25	1,362.75	339,736.05	348,893.67
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	260,000.00	AA+	Aa1	10/25/23	10/31/23	251,710.42	5.60	1,050.83	254,048.10	264,005.82
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	335,000.00	AA+	Aa1	09/20/23	09/28/23	330,995.75	5.07	1,340.00	332,182.37	339,998.87
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	135,000.00	AA+	Aa1	11/14/23	11/21/23	134,609.72	5.14	570.26	134,720.06	138,028.05
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	190,000.00	AA+	Aa1	11/28/23	12/07/23	189,454.13	4.93	769.50	189,605.81	192,865.58
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	175,000.00	AA+	Aa1	12/11/23	12/21/23	176,634.15	4.79	729.17	176,196.17	178,620.05
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	195,000.00	AA+	Aa1	01/10/24	01/18/24	196,947.86	4.50	767.65	196,452.09	197,456.42
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	195,000.00	AA+	Aa1	02/01/24	02/08/24	196,949.81	4.34	742.95	196,467.05	196,261.26
FHMS K518 A2 DTD 03/01/2024 5.400% 01/01/2029	3137HC2L5	245,000.00	AA+	Aa1	03/19/24	03/28/24	250,915.53	4.83	1,102.50	249,675.79	253,343.48
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	305,000.00	AA+	Aa1	03/05/24	03/14/24	314,145.73	4.67	1,361.06	312,062.35	315,281.25
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	340,000.00	AA+	Aa1	02/14/24	02/22/24	349,159.60	4.79	1,530.00	346,999.67	351,523.62
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	340,000.00	AA+	Aa1	02/29/24	03/07/24	350,198.98	4.79	1,551.82	347,853.06	351,945.22
FHMS K520 A2 DTD 04/01/2024 5.180% 03/01/2029	3137HCKV3	195,000.00	AA+	Aa1	04/23/24	04/30/24	195,791.51	5.09	841.75	195,643.29	200,199.68
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	290,000.00	AA+	Aa1	07/16/24	07/25/24	291,780.89	4.58	1,140.67	291,520.61	293,514.22

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **May 31, 2025**

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	340,000.00	AA+	Aa1	06/05/24	06/13/24	339,998.98	4.80	1,360.85	340,000.00	345,017.04
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	315,000.00	AA+	Aa1	08/07/24	08/15/24	317,946.51	4.33	1,192.54	317,516.41	316,970.33
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	350,000.00	AA+	Aa1	11/19/24	11/27/24	351,822.45	4.67	1,397.67	351,674.94	355,397.00
Security Type Sub-Total		**7,579,111.82**					**7,530,951.94**	**4.84**	**29,296.53**	**7,561,136.07**	**7,661,845.76**
Federal Agency Bond / Note											
FREDDIE MAC (CALLABLE) DTD 08/30/2022 4.050% 08/28/2025	3134GXS54	250,000.00	AA+	Aa1	08/19/22	08/30/22	249,900.00	4.06	2,615.63	249,991.93	249,695.25
FREDDIE MAC DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	285,000.00	AA+	Aa1	09/23/20	09/25/20	284,142.15	0.44	201.88	284,946.56	281,562.90
FANNIE MAE DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	185,000.00	AA+	Aa1	11/09/20	11/12/20	184,337.70	0.57	61.67	184,942.44	181,964.15
Security Type Sub-Total		**720,000.00**					**718,379.85**	**1.74**	**2,879.18**	**719,880.93**	**713,222.30**
Corporate Note											
BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5	72,000.00	A	A2	06/17/21	06/21/21	71,282.88	0.98	27.00	71,926.57	70,838.64
BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	175,000.00	A+	Aa2	10/23/23	10/24/23	173,526.50	5.85	2,766.84	174,364.97	177,202.38
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	25,000.00	A	A2	01/19/22	01/24/22	24,957.50	1.99	184.17	24,986.14	24,148.43
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	125,000.00	A	A2	01/27/22	01/31/22	124,923.75	1.96	920.83	124,975.04	120,742.13
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	200,000.00	A	Aa3	01/26/22	01/28/22	200,644.00	1.98	1,423.61	200,205.31	192,830.20

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **May 31, 2025**

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	300,000.00	A	Aa3	08/02/22	08/04/22	280,158.00	3.66	2,135.42	292,676.18	289,245.30
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	360,000.00	A+	A1	12/13/22	12/15/22	332,316.00	4.20	2,580.00	348,822.07	348,505.92
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2021 1.578% 04/22/2027	46647PCB0	260,000.00	A	A1	08/02/22	08/04/22	235,172.60	3.81	444.47	250,042.72	253,180.98
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	110,000.00	A+	A1	05/21/25	05/22/25	110,691.90	5.08	165.43	110,674.82	110,748.99
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	155,000.00	A+	A1	05/21/25	05/22/25	155,974.95	5.08	233.10	155,950.88	156,055.39
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	350,000.00	A	A2	01/25/23	01/27/23	330,256.50	4.15	2,096.11	340,252.61	339,603.60
JPMORGAN CHASE & CO (CALLABLE) DTD 02/24/2022 2.947% 02/24/2028	46647PCW4	125,000.00	A	A1	09/14/23	09/18/23	114,296.25	5.13	992.57	118,407.40	121,651.50
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	50,000.00	A	A1	08/08/24	08/09/24	51,033.50	4.95	301.76	50,737.06	50,910.35
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	110,000.00	A	A1	06/03/24	06/04/24	110,733.70	5.38	663.88	110,493.75	112,002.77
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	115,000.00	A	A1	07/11/23	07/14/23	114,828.65	4.98	2,166.31	114,893.10	117,331.05
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	135,000.00	A	A1	07/13/23	07/17/23	136,833.30	4.64	2,543.06	136,145.68	137,736.45
TOYOTA MOTOR CREDIT CORP DTD 09/11/2023 5.250% 09/11/2028	89236TLB9	110,000.00	A+	A1	09/06/23	09/11/23	109,808.60	5.29	1,283.33	109,869.23	112,941.62
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	115,000.00	A+	Aa3	05/01/24	05/03/24	117,224.10	5.30	1,149.32	116,715.68	119,615.52
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	400,000.00	A+	Aa3	09/26/23	09/29/23	400,000.00	5.80	3,997.62	400,000.00	416,054.00

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **May 31, 2025**

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
BANK OF AMERICA CORP (CALLABLE) DTD 01/24/2025 4.979% 01/24/2029	06051GMK2	220,000.00	A-	A1	04/01/25	04/02/25	222,437.60	4.66	3,864.26	222,304.01	222,092.64
STATE STREET CORP (CALLABLE) DTD 08/20/2024 4.530% 02/20/2029	857477CN1	165,000.00	A	Aa3	08/14/24	08/20/24	165,000.00	4.53	2,097.01	165,000.00	165,520.41
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	30,000.00	AA-	Aa3	03/05/24	03/14/24	29,945.70	4.74	301.58	29,957.84	30,455.52
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	350,000.00	AA-	Aa3	04/09/24	04/11/24	348,376.00	4.81	3,518.47	348,719.29	355,314.40
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636QAM6	300,000.00	A+	Aa3	06/26/24	06/27/24	275,595.00	4.82	4,425.00	279,760.61	285,881.40
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	165,000.00	A+	A1	07/15/24	07/17/24	164,744.25	4.53	2,763.75	164,785.48	166,529.88
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	25,000.00	A+	A1	08/06/24	08/09/24	24,949.25	4.60	353.89	24,956.74	25,036.58
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	55,000.00	A+	A1	08/07/24	08/09/24	54,936.75	4.58	778.56	54,946.27	55,080.47
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	60,000.00	A+	A1	08/08/24	08/09/24	59,753.40	4.64	849.33	59,789.85	60,087.78
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	60,000.00	A+	Aa3	08/12/24	08/14/24	59,868.60	4.25	749.00	59,887.96	59,855.64
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	200,000.00	A+	Aa3	08/13/24	08/14/24	200,292.00	4.17	2,496.67	200,249.70	199,518.80
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	80,000.00	A+	A1	02/05/25	02/07/25	79,865.60	4.64	1,165.33	79,873.37	80,754.56
CISCO SYSTEMS INC (CALLABLE) DTD 02/24/2025 4.750% 02/24/2030	17275RBX9	535,000.00	AA-	A1	04/21/25	04/22/25	541,912.20	4.45	6,847.26	541,771.53	543,483.50
STATE STREET CORP (CALLABLE) DTD 02/28/2025 4.729% 02/28/2030	857477CW1	350,000.00	A	Aa3	04/25/25	04/28/25	352,611.00	4.55	4,230.86	352,566.47	351,865.50

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

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

QUARTERLY REPORT

April 01, 2025 to June. 30, 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 04/01/2025 To 06/30/2025	From To	From To

CE Totals

	Total	Closed Cases	Open Cases
Totals	**325**	**184**	**141**

CE Cases by Violation

Violation	Total Violations	Closed Violations	Open Violations
	5	4	1
10.08.060 - Working on parked vehicles	0	0	0
10.20.010(18) Abandoned/Inoperable/Dismantled vehicle(s).	52	30	22
12.12.050 - Duty to maintain sidewalks.	1	1	0
12.16.030 - Permit required/CURB CUTS AND DRIVEWAYS	1	0	1
12.42.030 - Unlawful camping.	16	7	9
12.42.040 - Storage of personal property on public property.	4	3	1
12.50.100 Penalties. (B) Vending without a sidewalk vending permit	6	4	2
13.03.044 Wasting water prohibited.	0	0	0
13.03.208 - Access to water meter.	0	0	0
13.03.306 Expiration or Extension of Permit	1	0	1
15.04.020 (A) Concrete Flat Work, Shades & Storage Containers	21	4	17
15.44.010 Building Numbering/Required	1	1	0
15.60.010 Building Permit Required	42	7	35
15.60.050 - Substandard buildings and housing.	5	0	5
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	2	0
17.48.020 Display of merchandised out of doors.	0	0	0
17.54.010 (N)(2) Parking and Storage in Residential Zones.	15	12	3
17.54.010.(N)(3)	2	2	0
17.54.020 - Permitting of certain garage conversions to residential living space ("garage conversions").	4	0	4
17.56.010(J)(2)(B) - Signs	0	0	0
17.58.010 - Home occupations	9	6	3
17.60.010 (F)(4) Accessory structures	2	1	1
17.60.010 (G) - Trailers Outside Camps	0	0	0
17.60.010 - Property development standards. (Fence)	4	2	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	1	0	1
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	7	5	2
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	0	1
3.10.010 (D)(15) Hazardous Substances and Waste	4	1	3
3.10.010 (D)(18)	0	0	0
3.10.010 (D)(19)	0	0	0
3.10.010 (D)(20) Swmng 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	1	5
3.10.010 (D)(25) Land Use Entitlements.	0	0	0
3.10.010 (D)(3) Weeds	1	1	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.	3	2	1
3.10.010 (D)(4) - Trees and Shrubs	9	7	2
3.10.010 (D)(44) Public Nuisances/Rubbish, Refuse and Dirt	49	27	22
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	0	1
3.10.010(D)(15)-Hazardous Substances and Waste.	4	3	1
3.10.010(D)(16)-Visibility Hazard.	15	14	1
3.10.010(D)(19)-Visual Blight	40	24	16
3.10.010(D)(20)-Swmng 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.	2	1	1
3.10.010(D)(30) Discharge of Sewage	0	0	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	0	0	0
3.10.010(D)(35)-Water Disposal.	1	1	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.	1	0	1
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.	1	1	0
3.10.010(D)(6) Parking on Yard Off Driveway	0	0	0
3.10.010(D)(7) Occupied Vehicles	8	5	3
3.16.090 - Failure to comply with notice of violation.	37	8	29
5.48.030 - Nonconforming signs	2	0	2
5.48.090 - Permits for outdoor advertising signs.	1	0	1
5.80.030 - Permit requirement (STR)	24	4	20
5.80.100 - Operational requirements and performance standards established. (Short Term Rentals)	0	0	0
5.80.120 - Violations (STR)	24	4	20
7.04.040 - Prohibited noise generally.	0	0	0
8.20.040(C)Dust Control requirements	3	1	2
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	4	2	2
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	1	0
8.60.060 - Security requirements	0	0	0
8.64.050 - Vacant Property Maintenance Requirements	8	5	3
Abandoned/Inoperable/Dismantled vehicle(s)	17	10	7

Business License Required	11	7	4
Business Subject to Miscellaneous Tax Rates/Transportation, Trucking and Towing	0	0	0
CFC 10.206(a)-(b) Obstruction	1	1	0
CFC 10.206(b)-Hydrant, (c) Red curb-15' each side	1	1	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	0	1
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	1	0	1
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	4	0	4
CFC 85.104 (f)-Electrical, (f) Cover open space in circuit breaker panel	0	0	0
CFC 85.106-Electrical, (d) Exten. cords not allowed as permanent wiring	4	0	4
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	73	56	17
Illegal Dumping	4	2	2
Illegal, Nonconform. Building or Structure(s)	15	2	13
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	2	0	2
NFPA 13-4-2.5.1 Automatic Fire Sprinklers Systems, (c) 18" clearance below heads	0	0	0
Parking on yard/off driveway	40	24	16
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	0	0	0
Prohibited Stopping, Standing or Parking/Within an Intersection	0	0	0
Property Development Standards/Maintenance	0	0	0
Public Nuisances / Animals	13	9	4
Public Nuisances / Attractive Nuisances	18	10	8
Public Nuisances / Fire Hazard	7	1	6
Public Nuisances / Landscaping	18	11	7
Public Nuisances / Trees and Shrubs	8	5	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	5	3	2
Signs-All signs and sign programs shall be subject to review and approval	0	0	0
Special Event/Sales Permit Required	23	16	7
Special Event/Sales Signs	21	16	5
Stopping, Standing and Parking/Public or Private Driveway	1	1	0
Stopping, Standing or Parking/Sidewalk	13	10	3
Termites, Insects, Vermin or Rodents	2	1	1
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	5	1	4
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	11	7	4
Totals	**785**	**407**	**378**

Abandoned Vehicles Summary Report:

Status	*Assigned To*	*Census Tract*	*Violation*	*Initiation*	*Open Date Range*	*Follow up Date Range*	*Close Date Range*
All	All		All	All	From 04/01/2025 To 06/30/2025	From To	From To

AVA Totals

	Total	*Closed Cases*	*Open Cases*
Totals	**52**	**42**	**10**

Vehicles Abated

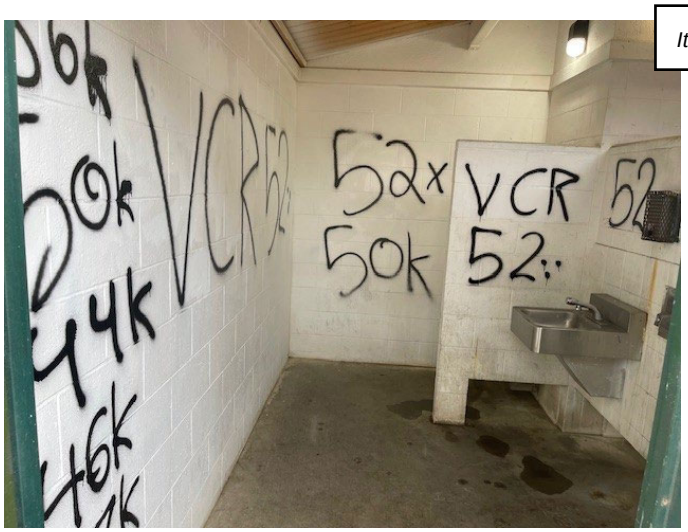
Disposition	*Vehicles*
Agency Abated	7
Other	0
Unfounded	0
Voluntary Compliance	38
Totals	**45**

Graffiti Abatement Summary Report:

April 2025 to June 2025

Gallons used	55 gallons
Gallons purchased	30 gallons
Cover ups	115
Pressure Washing	60 sq. ft.


BREEZY
394
DWO


50k
VCR
52x
VCR
50k
52
44k
46k




VCR


COLONIA
COACHELLITA
1946


ALWAYS FOREVER
CARLO
02X20

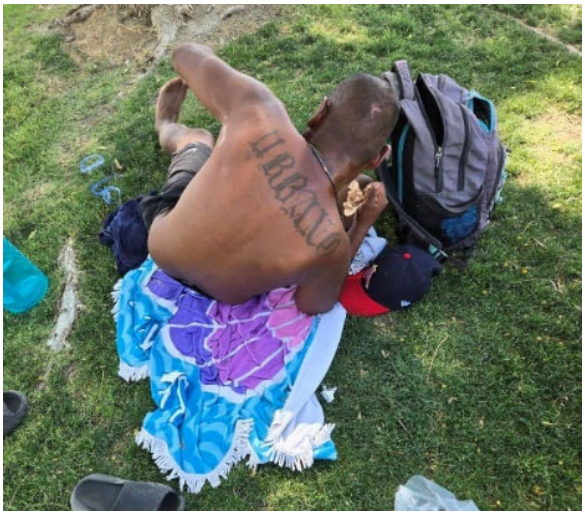
Park Ranger Summary Report

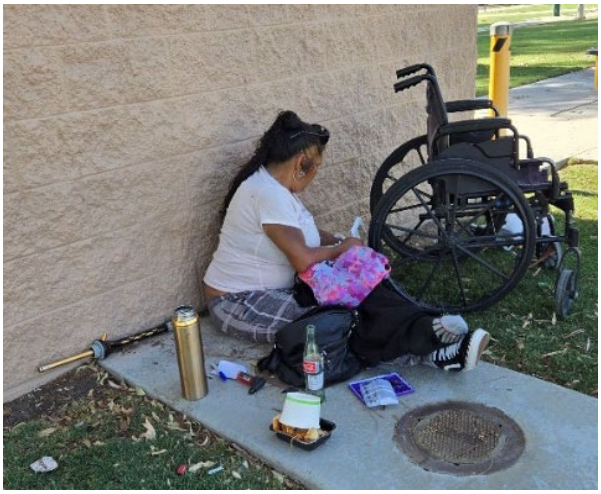
April 2025 to June 2025

Month:	Unsheltered Contacts:	Park Vandalism:	Street Sweeper Cites:	Park League Issues:
April	74	22	837	0
May	52	38	752	0
June	24	20	491	0









Riverside County Animal Control

- No report provided

Utilities Department
Memorandum

TO: Honorable Mayor and Council

FROM: Cástulo R. Estrada, Utilities Director

DATE: July 16, 2025

SUBJECT: Quarterly Activity Report (April 2025 to June 2025)

Coachella Water Authority:
The Utilities Department Water Authority Division provides water pumping, treatment, and distribution services to more than 9,100 service connections citywide that include residential, commercial, and industrial users. The City has three (3) Storage Reservoirs of more than 10 million gallons of capacity with six (6) operating wells that provides more than 8,000 acre-feet of annual water production. This division is responsible for a variety of tasks including meter reading, repairs, pumping, production, treatment, main and distribution repairs, water quality complaints, service connections/disconnections, and capital improvements along with other assigned duties.

Coachella Water Authority Production and Distribution Highlights	
Description	***Value***
Total -Water Production (April to June) (MG)	696.87
Chlorine Consumption (Gallons)	3549
Monthly Samples Collected (Distribution System)	156
Quarterly Wells Sampled	5
Valves Repaired/Replaced	0
Underground Service Alerts	38
Standby Service Calls	55
Water Service Leaks	31
Main Leaks	0
Current Non responsive meters cycle one	456
Current Non responsive meters cycle two	640
Meter Replacements	16
Hydrant Replacements	2
Delinquency Turn Offs	35
Well Depths Monitored – 06/2025	
Well No. 10 Depth (feet,) SWL	30’
Well No. 11 Depth (feet,) PWL	118’
Well No. 12 Depth (feet,) SWL	87’
Well No. 16 Depth (feet,) SWL	33’
Well No. 17 Depth (feet,) PWL	129’
Well No. 18 Depth (feet,) PWL	132’
Well No. 19 Depth (feet,) PWL	141’
Annual Production	
2025 Total current production JAN 2025 to JUN 2025	1186.37
2024 Annual (MG)	2340.7

Coachella Sanitary District:
The Utilities Department, Sanitary Division, provides for all the collection, treatment, and disposal of residential, commercial, and industrial wastewater for the more than 8,600 service connections within the City and more than 400,000 lineal feet of sewer collection system (100miles) 4-inches to 54-inches, Two (2) sewage pump stations, and over 1,700 manholes.

The Avenue 54 Wastewater Treatment Plant has a flow capacity of 4.5 million gallons per day. Consists of a raw wastewater lift station and headworks facility, which includes screenings and grit removal equipment, two separate secondary treatment process trains including contact stabilization tanks and oxidation ditches and disinfection facilities. Secondary effluent from the plant, following disinfection with sodium hypochlorite and dechlorination with sodium bisulfite is discharged through an outfall into the Coachella Valley Stormwater Channel.

For the **4th Quarter of April, May & June 2025**, a total of 283.933 MG of wastewater was received at the Wastewater Plant. With an average daily flow of 3.120 MGD. The Plant treated a total of 255.981 MG. A total of 235 samples were collected at the plant for monitoring.

Water Reclamation Facility – 87075 Avenue 54th	
Description	*Value*
Total Influent per month (MG)	94.644
Influent Ave. Daily Flow (MGD)	3.120
Total Effluent per month (MG)	85.327
Effluent Ave. Daily Flow (MGD)	2.819
Plant Permitted Capacity (MGD)	4.5
Operational Upsets	0
Permit Violations	0
Hypochlorite consumption (Gallon)	13,601
Sodium Bisulfite consumption (Gallon)	5,000
Odor complaints	0
Samples collected this quarter (Plant)-	235
Stand-By Calls	23
State & EPA Reports completed/submitted	Yes

Collection System & Pump Stations Highlights	
Description	*Value*
Underground Service Alert	498
Collection System Cleaning (feet)	152,616
Manhole Inspection/Cleaning	222
Collection System Spills	0
Collection System Blockages	0
Collection System CCTV Inspection (feet)	316
Samples Collected (Field)	0
Pump Station Alarms	4
Wet Well Cleaning	2
Wet Well/Lift Station Inspections	55
Odor complaints	0
State CIWQS Reports Submitted	Yes

Environmental Division:
The Environmental Division of the Utilities Department is responsible for areas relating directly to water, wastewater, and storm water protection. Focus is aimed at the National Pollutant Discharge Elimination System (NPDES), Industrial Wastewater Pretreatment Program (Source Control), and Fats, Oils, & Grease (FOG) Program. These programs provide auditing, permitting, monitoring, and enforcement of our local City Ordinance. The following report details activities for the previous quarter:

- Attended weekly/monthly meetings with Desert Task Force (DTF), Coachella Valley Salt & Nutrient Management Plan (CV-SNMP), Sustainable Groundwater Management Act (SGMA), Coachella Valley Regional Water Management Group (CVRWMG), and Riverside County Flood Control (RCFC)
- Reviewed and approved Industrial Wastewater Discharge Permits
- Reviewed and updated Industrial Facilities Wastewater Sewer Service Fee
- Performed 56 Industrial And Food Service Establishment Inspections
- Issued 10 enforcement violations
- Assist Development Services in reviewing plans pertaining to the Environmental Division
- Ensured hazardous waste is stored properly and scheduled for disposal
- Monitored Coachella Valley Storm Channel stormwater outfalls

Engineering:
Well 16:

- An EMDS survey was conducted on May 7 to assess the casing integrity. Once the results are received, they will be reviewed to proceed with the rehabilitation phase.
- The well was prepared for the injection of NW220.
- The focused intake pump was removed, and L.O. Lynch injected a mixture of 25 gallons of NW220 and 200 gallons of water into the well via 480 feet of tremie pipe. The mixture was swabbed into the well screen for approximately two hours using a weighted multi-swab tool.
- Rehabilitation continued using a 10-foot dual-swab focused-intake tool, working from the bottom of the well upward. Discharge water was pumped at an estimated rate of 320 gpm.
    - When swabbing near the bottom (approximately 726 feet), the discharge water appeared black and contained a substance resembling rusted metal.
    - Water clarity improved after continued pumping or when the swab was raised higher in the screen. Above the bottom, the discharge appeared mostly clear, with only minor traces of black material.
    - The focused-intake tool was used from 726 feet up to 561 feet and will be used on the remaining well screen.
- Six 5-gallon containers of Flo-Klor (12.5% sodium hypochlorite) were added for a total of 30 gallons of chlorine. This solution was distributed throughout the well casing, screen, annular space, and adjacent aquifer using a swab tool connected to a pump rig cable.
    - The swab tool was used to treat 10-foot intervals from the bottom of the well upward to ensure full chlorine dispersion.
    - The chlorine solution will remain in the well overnight.
- Dudek provided an overview of focused pumping and chemical rehabilitation conducted by Lynch between May 19 and June 10, 2025.
- A step test was performed by Dudek and Lynch on June 18, 2025.
- A constant rate test followed on June 2[illegible] during which water quality samples were collected.

- Dudek is currently analyzing the results to determine the potential available production and w will be next steps.

Well 20:

- The bid opening was held on May 6, and five bids were received.
- We are currently evaluating the discharge capacity into the manhole closest to the well location.

Chromium 6 Project:

- The hydraulic model was ran to develop exhibits showing discharge routes from each well to the City's sewer collection system as part of the chromium 6 treatment design.
- Reached out to our chemical providers to obtain cost information needed by the consultant to develop an Operations & Maintenance (O&M) estimate for the proposed hexavalent chromium treatment system.
- Site selection is underway to identify the most suitable location for piloting the system.
- Public notifications regarding hexavalent chromium were sent out on June 12th.
- CWA is currently reviewing the Hexavalent Chromium Compliance Plan.

Shady Lane Septic-to-Sewer and Water Project:

- The project's Notice of Award staff report was presented to City Council on May 14.
- The FBA package for both the water and sewer components have been submitted to the Division of Drinking Water for review.
- Coordinated with Caritas regarding scheduling.
- Conducted a contractor meeting to discuss the project timeline.
- Scheduled a follow-up meeting to receive updates and track progress.
- A pre-construction meeting was held on June 17th.
- The Notice to Proceed was issued for June 23rd.
- Project signage is being prepared for placement at the site.
- Final Budget Approval (FBA) is in progress and will be submitted to the State Water Board upon completion.

Headworks Project:

- The contractor's first submittal is currently under review by Dudek.

Amendments:

- Two amendments have been prepared for the following:
    - To continue rehabilitation work at Well 16
    - Engineering and electrical inspection services for the Headworks project to support City staff during construction

General Updates:

- We submitted the Annual Shortage Report.
- Work is ongoing on the Cross-Connection Control Management Plan to bring CWA into compliance with the State Water Resources Control Board's Cross-Connection Control Policy Handbook.
- We finalized the Consumer Confidenc (CCR), which is due annually before July 1st.
- On June 25th, the State Water Board conducted the final inspection of the Mesquite Project.

COMMUNITY OUTREACH

Events during the months of April, May and June tapered off a bit, but still offered opportunities to gather with friends and family for outdoor fun. We also celebrated new housing milestones and expanded the presence of critical information on the City's website . Below is a breakdown of outreach efforts and strategies implemented to share updates with our residents.

MOVIES IN THE PARK (MAY 2, 9, 16 & 23)

Coachella brought Movies in the Park back to Bagdouma Park every Friday through May 23rd with showings of Mufasa: The Lion King, Moana 2, Transformers One, and Sonic the Hedgehog 3.



Strategies implemented:

- Added the event to the calendar on Coachella.org
- Created an event listing on Coachella.org
- Organic social media posts were published in advance of each showing to build anticipation
- Radio ads ran on La Poderosa, La Suavecita and U92.7 from 4/28 - 5/23
- A bilingual digital campaign ran on Youtube through May 23rd achieving the following:
  - 7,571 views
    - 4,266 English
    - 3,305 Spanish
  - The majority of ads were viewed through streaming
  - The click thru rate fell within the average range - 0.04%

COVALDA APARTMENTS RIBBON CUTTING (MAY 28TH, 9AM)

Chelsea Investment Corporation reached out to the City for assistance with promoting the ribbon cutting event due to budget constraints. Our department assumed all efforts related to promotions, publicity and on site marketing.

Strategies implemented:

- Outreach to key community stakeholders and the media for promotion of the event, and attendance the day of
- Development of a press release to all local and out of market media contacts
- Development of a branded program promoting the run of show for that morning
- Coordinated media interviews with Councilmembers present
- Provided giveaways for attendees
- Shared a post event update with the community on social media





Press & Partner Coverage attained through -

- NBC Palm Springs
- KESQ
- Uken Report - Strategies implemented:
- El Informador Del Valle
- Riverside County Dept of Housing & Workforce Solutions – Facebook post on 5/28
- Chelsea Investment Corporation – Facebook post on 5/30
- Lift to Rise – Facebook post on 5/28

RESTAURANT WEEK PROMOTION (MAY 30TH - JUNE 8TH)

This was the first year Coachella eateries participated in Greater Palm Springs Restaurant Week. Our team helped promote both participating restaurants - Coachella Firehouse and Taqueria Allende 2 - with promotional videos intended to drive traffic to both establishments.

All posts were published organically on Facebook, Instagram and NextDoor.

Social Media Post



Local Press



OUTDOOR RECREATION FLYERS

Our department developed a series of flyers to promote recreational facilities in the City during the summer months. These flyers were posted on the City's website, and included on digital display boards at both City office buildings, as well as City hall.



OPERATION SPLASH (JUNE 7TH)

Organic social media posts and radio advertising were used to promote Operation Splash at Bagdouma Pool. Spanish radio ads ran the week of (June 2nd - 7th) on La Poderosa and La Suavecita.

Flyers were designed and supplied by Desert Recreation District.

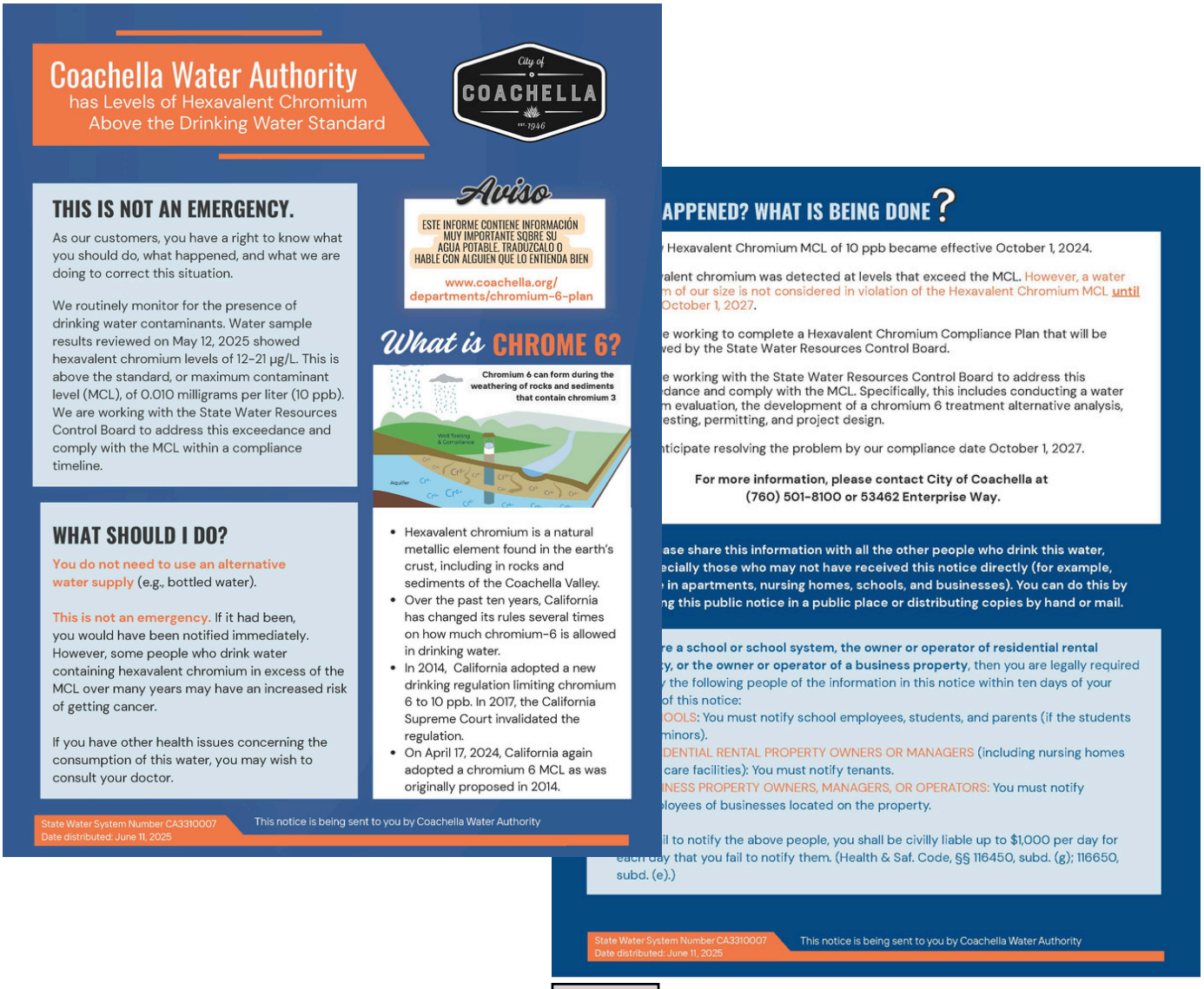


CHROMIUM 6 NOTICES

The public information team worked closely with the Utilities Department to develop a flyer and website notice to inform all utility users in Coachella about a change in acceptable Chromium 6 levels in drinking water.

Our department developed the messaging, the flyer design, translation to Spanish, and published an update on the “About Chromium-6” page on Coachella.org

We also worked directly with the mail house to ensure printing and distribution to all residents by the State’s mandated deadline of June 12th.



CGI BANNER PROGRAM

The public information team worked with Community Showcase Banners on developing a branded template for a promotional street-scape banner campaign. This program is aimed at providing in City advertising and exposure to participating small businesses (at a premium value) throughout our City.

Coachella will be provided 25 free banners at no cost, for participating in the program.



COACHELLA.ORG

The second quarter brought a need for many new additions to the City's website. Below is a breakdown of new pages and information published.

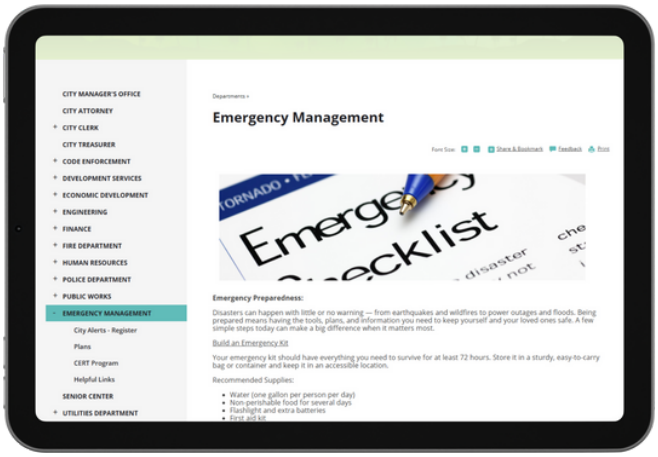


Development Services

- Updated the home page of this section
- Completely revamped the Development Projects, Building Services and Code Enforcement Pages
- Completely updated the Building Services and Environmental Reviews Page

Emergency Management Page

- Developed this as a new section to the website with all corresponding subpages, including:
  - City Alerts
  - Plans
  - CERT Program



GLOSSARY OF TERMS

- **IMPRESSIONS -** An impression is counted as the number of times an instance of an ad is on screen for the first time. (Example: If an ad is on screen and someone scrolls down, and then scrolls back up to the same ad, that counts as 1 impression).

- **CLICKS -** The number times that something is selected within the ad, by pressing a button or touching a screen.

- **REACH -** The number of unique accounts that saw your ads at least once. Reach is different from impressions, which may include multiple views of your ads by the same accounts.

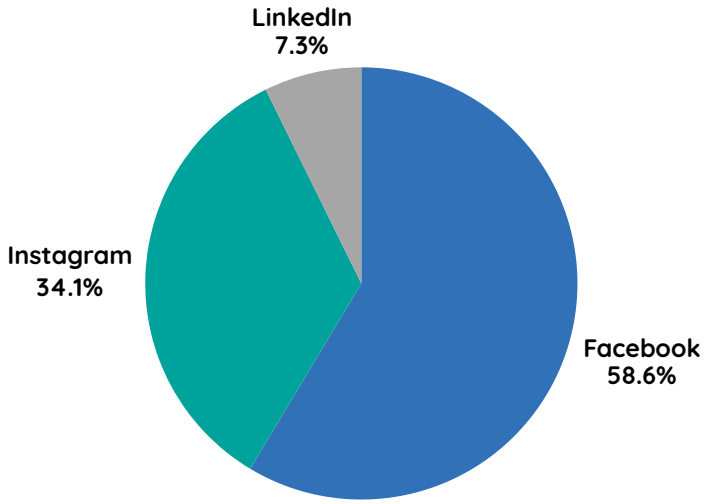
- **CLICKTHROUGH RATE (CTR) -** is calculated as the number of clicks divided by the number of impressions.

- **VIEWS (OPENS) -** measure how many people opened up your email and looked at it.

SOCIAL MEDIA UPDATE

Breakdown of Followers: Q2 (April - June 2025)

The City continues to experience a steady increase in organic social media growth across the board, all prompted through the consistent posting of relevant content for residents and other followers of our pages.



% of Growth :

Facebook: 14,508 followers - 1.12% growth

Instagram: 8,444 followers - 5.65% growth

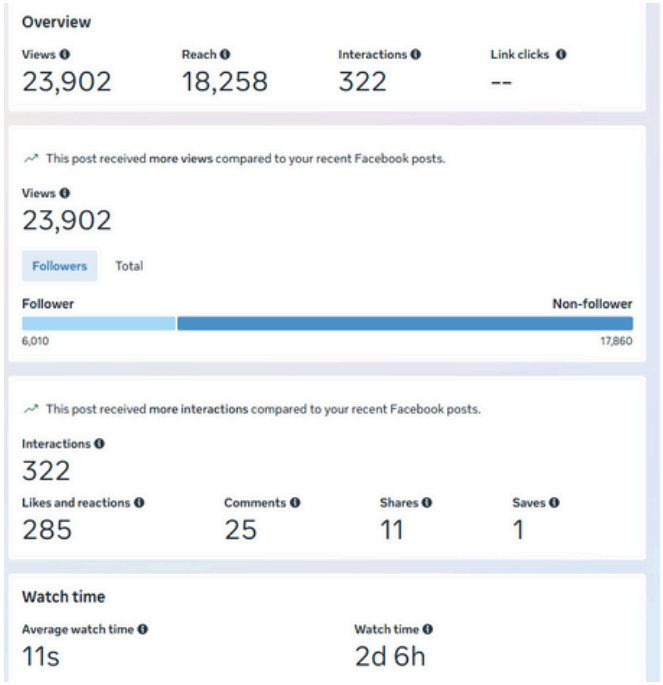
LinkedIn: 1,806 followers - 6.05% growth

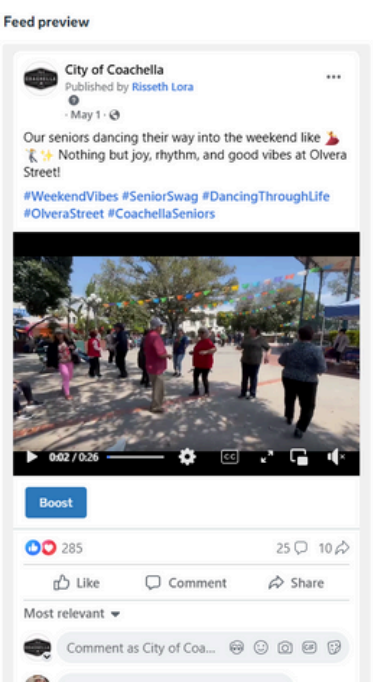
FOLLOWER COMPARISON CHART - CITY BY CITY

	COACHELLA	INDIO	LA QUINTA	PALM DESERT	PALM SPRINGS	INDIAN WELLS	RANCHO MIRAGE	CATHEDRAL CITY
Instagram	8,444	27.5k	14.6k	1,907	7,839	15.3k	N/A	2,858
Linkedin	1,806	2,379	1,187	1,989	2,474	481	N/A	1,393
Facebook	14,500+	31,300+	59,500+	7,100+	22,600+	2,400+	4,300+	15,700+

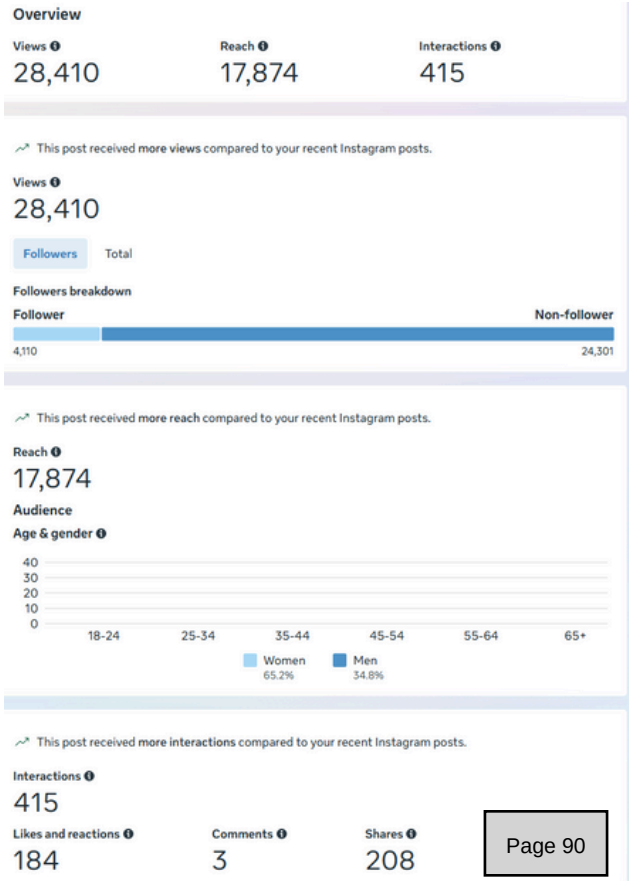
TOP 5 SOCIAL MEDIA POSTS

1. Seniors in Olvera Street



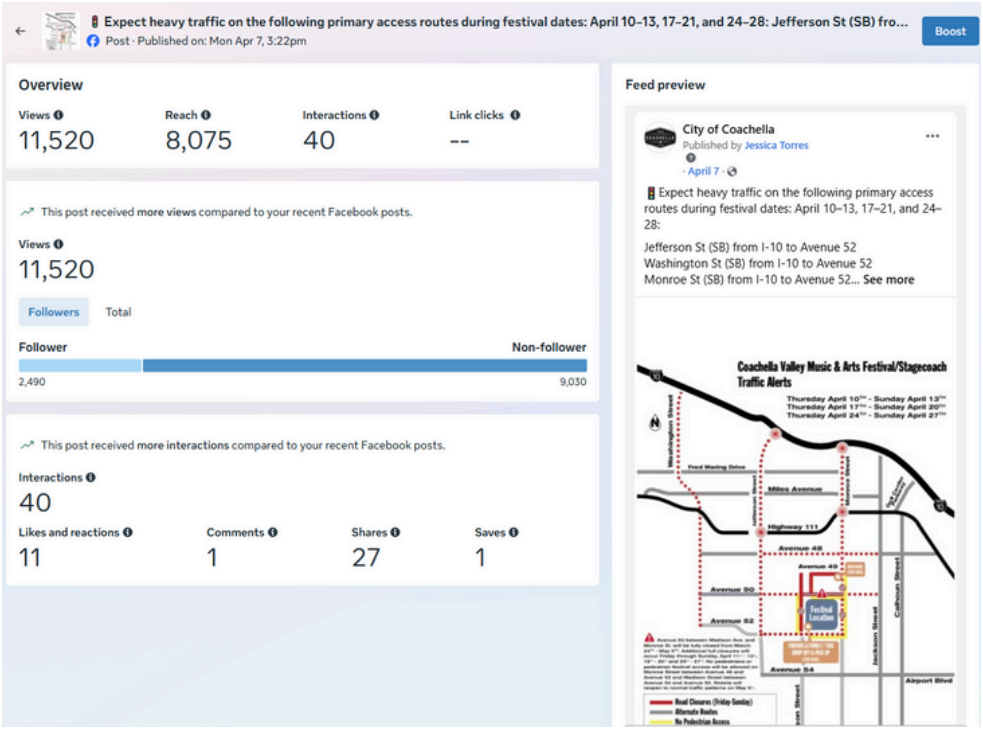


2. Conozca sus derechos - TODEC

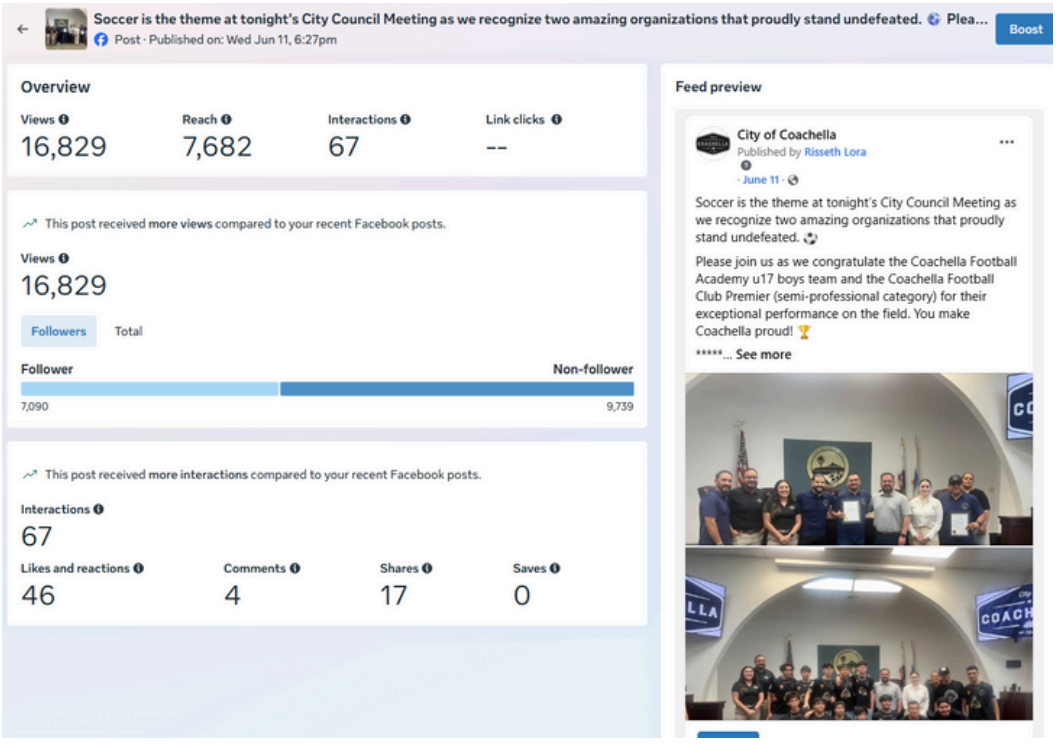




3. Music Festival Traffic Alert

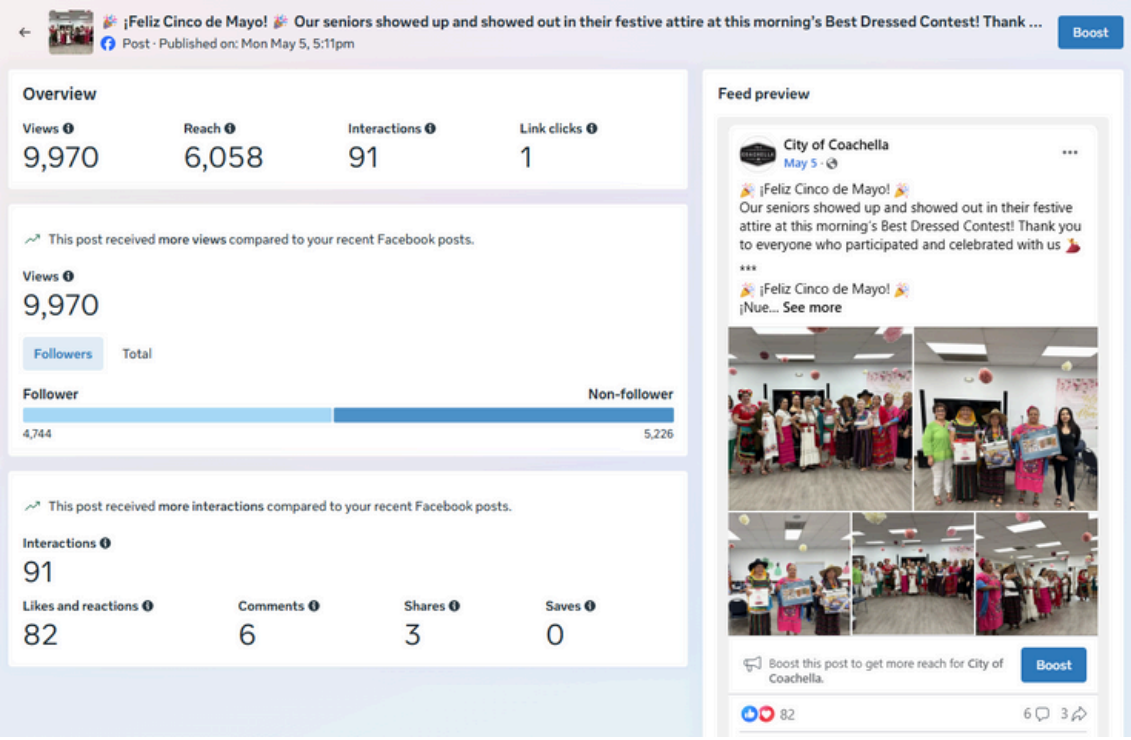


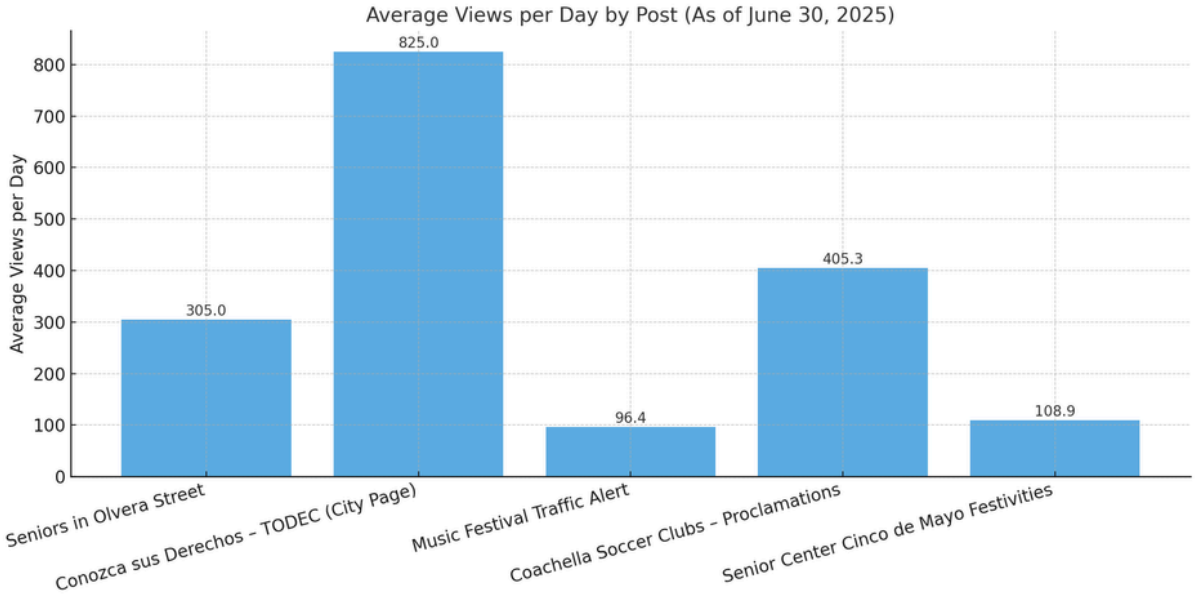
4. Coachella Soccer Clubs - Proclamations



digital reporting
top 5 social media posts, cont'd

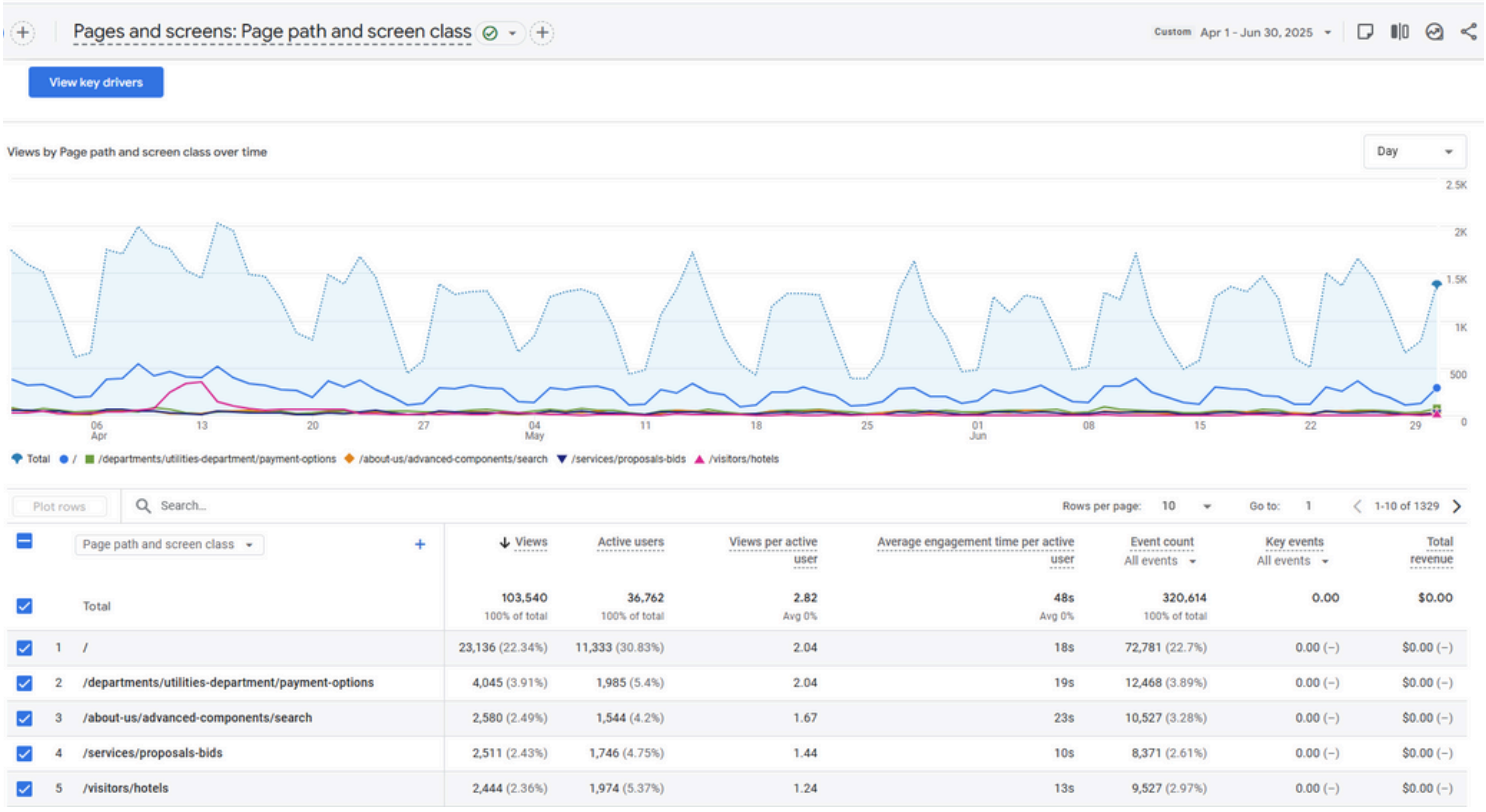
5. Senior Center Cinco De Mayo Festivities





WEBSITE ANALYTICS

Top Pages Visited:

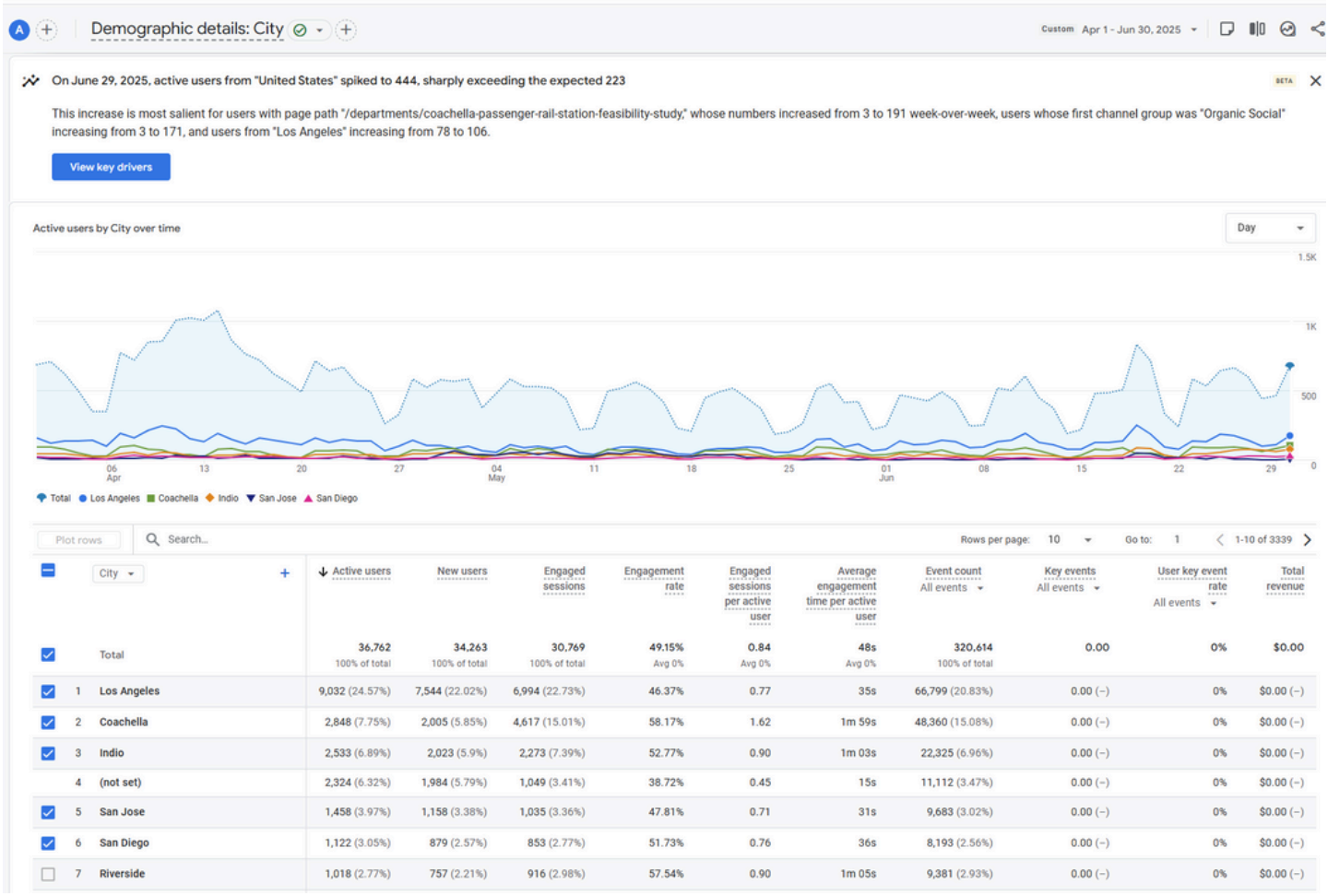


	Page path and screen class	Views	Active users	Views per active user	Average engagement time per active user	Event count All events	Key events All events	Total revenue
	Total	103,540 100% of total	36,762 100% of total	2.82 Avg 0%	48s Avg 0%	320,614 100% of total	0.00	$0.00
1	/	23,136 (22.34%)	11,333 (30.83%)	2.04	18s	72,781 (22.7%)	0.00 (–)	$0.00 (–)
2	/departments/utilities-department/payment-options	4,045 (3.91%)	1,985 (5.4%)	2.04	19s	12,468 (3.89%)	0.00 (–)	$0.00 (–)
3	/about-us/advanced-components/search	2,580 (2.49%)	1,544 (4.2%)	1.67	23s	10,527 (3.28%)	0.00 (–)	$0.00 (–)
4	/services/proposals-bids	2,511 (2.43%)	1,746 (4.75%)	1.44	10s	8,371 (2.61%)	0.00 (–)	$0.00 (–)
5	/visitors/hotels	2,444 (2.36%)	1,974 (5.37%)	1.24	13s	9,527 (2.97%)	0.00 (–)	$0.00 (–)

1. /departments/coachella-passenger-rail-station-feasibility-study
2. /departments/utilities-department/payment-options
3. /about-us/advanced-components/search
4. Bids & Proposals | Coachella, CA
5. /visitors/hotels

WEBSITE ANALYTICS

Demographic Details (website visitors):

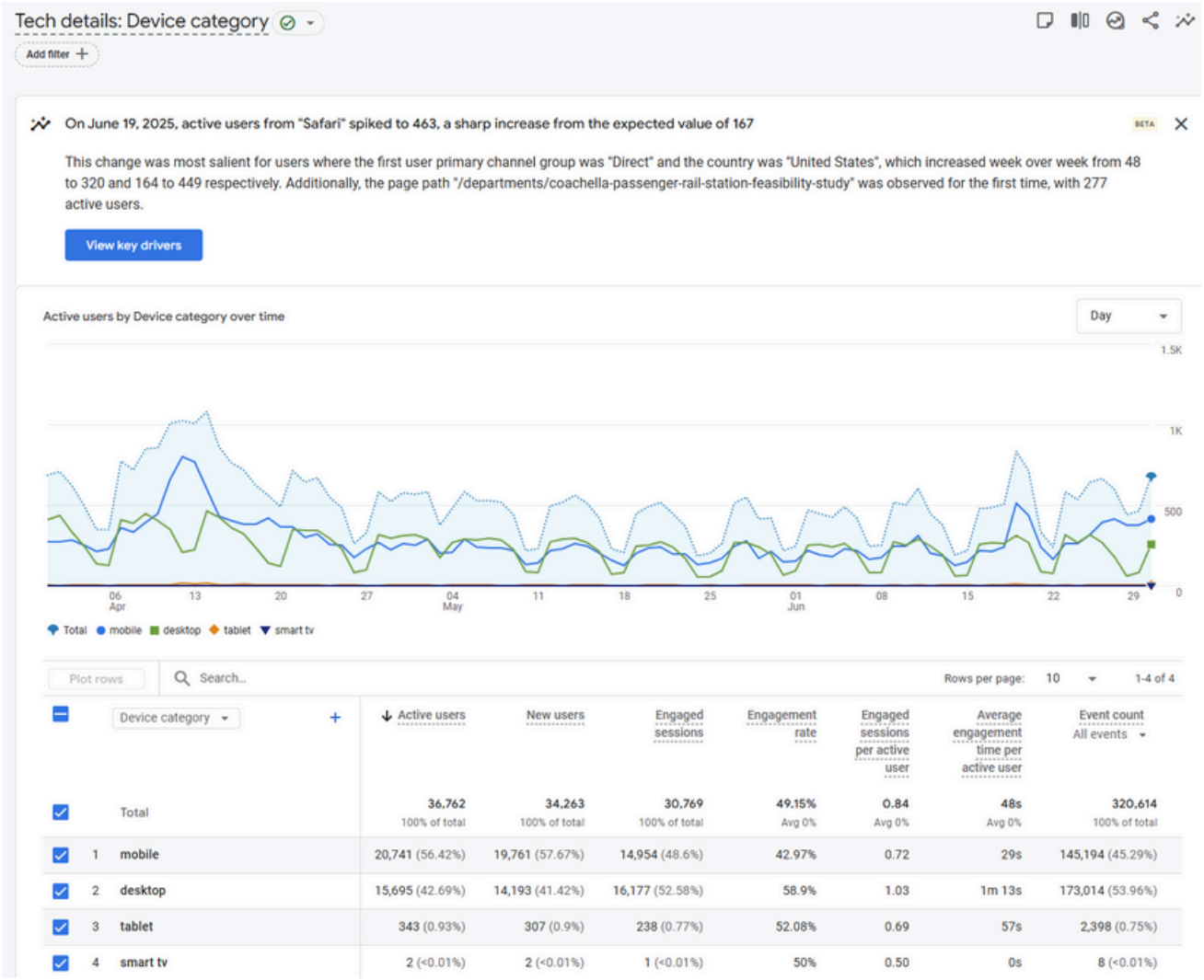


	City	Active users	New users	Engaged sessions	Engagement rate	Engaged sessions per active user	Average engagement time per active user	Event count All events	Key events All events	User key event rate All events	Total revenue
	Total	36,762 100% of total	34,263 100% of total	30,769 100% of total	49.15% Avg 0%	0.84 Avg 0%	48s Avg 0%	320,614 100% of total	0.00	0%	$0.00
1	Los Angeles	9,032 (24.57%)	7,544 (22.02%)	6,994 (22.73%)	46.37%	0.77	35s	66,799 (20.83%)	0.00 (–)	0%	$0.00 (–)
2	Coachella	2,848 (7.75%)	2,005 (5.85%)	4,617 (15.01%)	58.17%	1.62	1m 59s	48,360 (15.08%)	0.00 (–)	0%	$0.00 (–)
3	Indio	2,533 (6.89%)	2,023 (5.9%)	2,273 (7.39%)	52.77%	0.90	1m 03s	22,325 (6.96%)	0.00 (–)	0%	$0.00 (–)
4	(not set)	2,324 (6.32%)	1,984 (5.79%)	1,049 (3.41%)	38.72%	0.45	15s	11,112 (3.47%)	0.00 (–)	0%	$0.00 (–)
5	San Jose	1,458 (3.97%)	1,158 (3.38%)	1,035 (3.36%)	47.81%	0.71	31s	9,683 (3.02%)	0.00 (–)	0%	$0.00 (–)
6	San Diego	1,122 (3.05%)	879 (2.57%)	853 (2.77%)	51.73%	0.76	36s	8,193 (2.56%)	0.00 (–)	0%	$0.00 (–)
7	Riverside	1,018 (2.77%)	757 (2.21%)	916 (2.98%)	57.54%	0.90	1m 05s	9,381 (2.93%)	0.00 (–)	0%	$0.00 (–)

1. **Los Angeles** - 9,032 visitors
2. **Coachella** - 2,848 visitors
3. **Indio** - 2,533 visitors
4. **San Jose** - 1,122 visitors
5. **San Diego** - 1,018 visitors

WEBSITE ANALYTICS

Devices used to view the website:



1. **Mobile/Phone - 20,741 sessions**
2. **Desktop - 15,695 sessions**
3. **Tablet - 343 sessions**
4. **Smart TV - 2 sessions**

RESIDENT NEWSLETTER

Our Spring/Summer Resident Newsletter was published in early June highlighting the City's summer resources, new business, and a recap of our community engagement events.

The newsletter serves as a platform to share important updates, celebrate community achievements, and provide resources in both English and Spanish to ensure inclusivity and engagement.

In addition to **the newsletter being shared via email**, **a QR code of the newsletter was also produced in print and delivered to resident homes** as an insert in their utility bills.

On average a successful open rate is typically in the range of:

- 20-30% for most industries.
- Higher (30-40%) for niche industries or highly engaged audiences.

Our resident newsletter averaged **an open rate of 42.3%** as it was emailed twice in both English and Spanish.

A successful click rate (the percentage of recipients who click on a link in your email) for a newsletter depends on the industry and audience engagement but generally falls within these ranges:

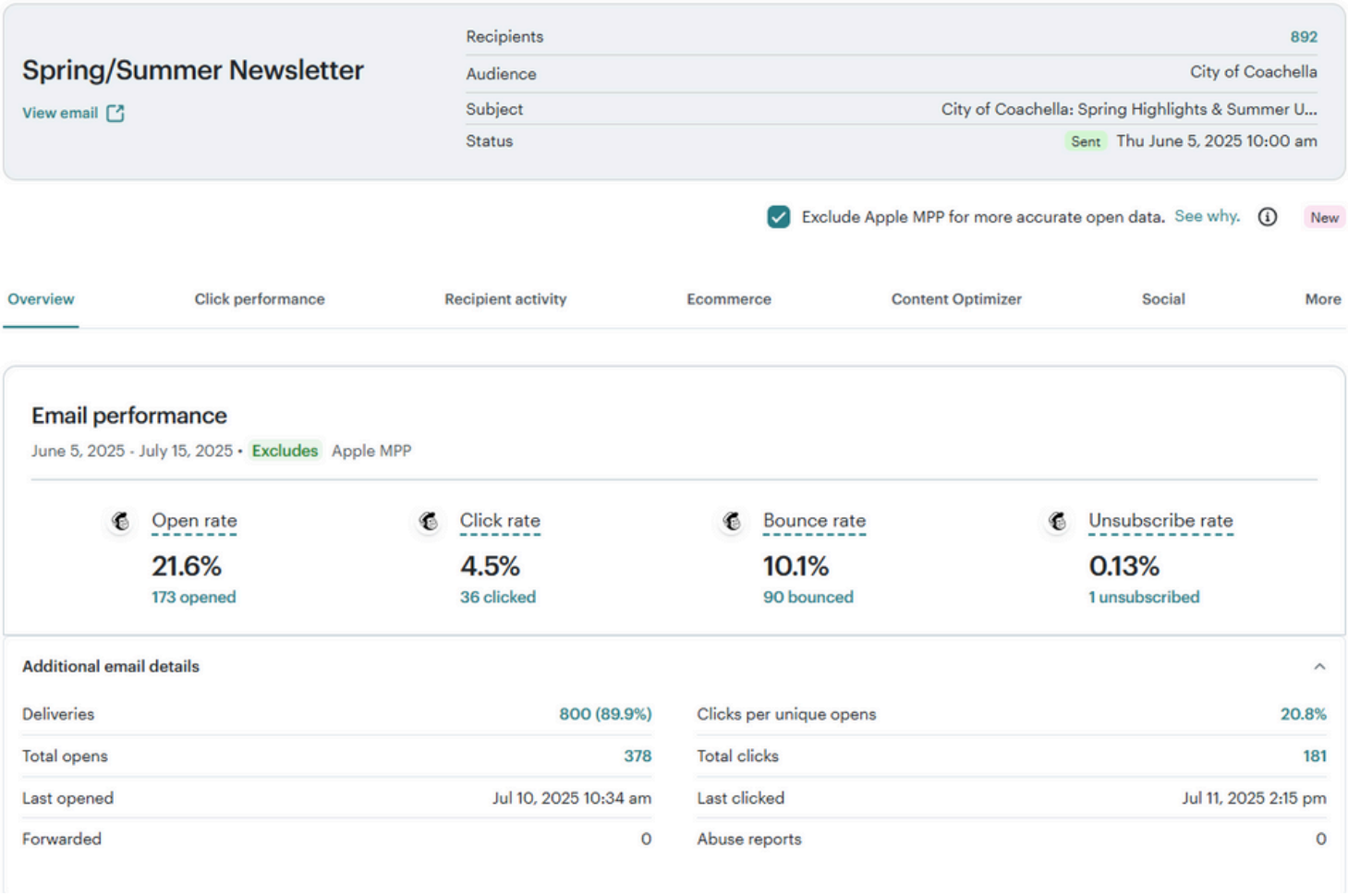
- 2-5%: Average across most industries.
- Higher (5-10%): Indicates strong engagement, particularly for niche or highly targeted audiences.

Our resident newsletter **averaged a click rate of 4.2%** as it was emailed twice in both English and Spanish.

Below are more details pertaining to our newsletter analytics via MailChimp.

NEWSLETTER ANALYTICS

English Newsletter (Most Engagement):

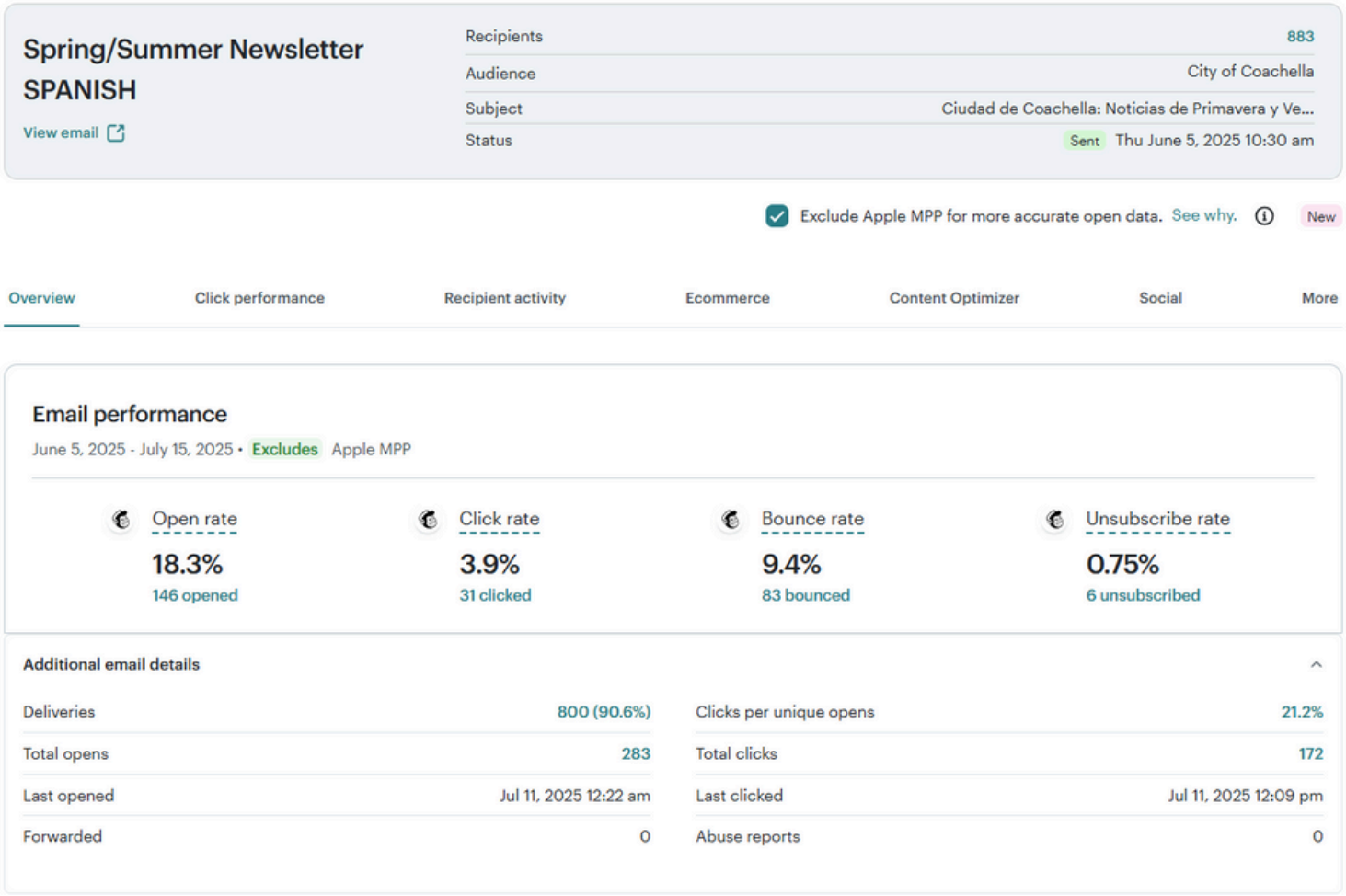


Below are the links that received the most clicks in the English newsletter:

1. **https://www.facebook.com/yourcoachella**
2. **https://www.instagram.com/officialcityofcoachella/**
3. **https://www.coachella.org/departments/development-services/healthy-food-truck-program**
4. **https://www.coachella.org/**
5. **https://www.linkedin.com/company/city-of-coachella/**

NEWSLETTER ANALYTICS

Spanish Newsletter:



Below are the links that received the most clicks in the Spanish newsletter:

1. **https://www.instagram.com/officialcityofcoachella/**
2. **https://www.facebook.com/yourcoachella**
3. **https://www.coachella.org/departments/development-services/healthy-food-truck-program**
4. **https://www.linkedin.com/company/city-of-coachella/**
5. **https://www.coachella.org/**

ENGINEERING:

APRIL 2025 – JUNE 2025

Capital Improvement Projects

Design Phase:

ST-69 Ave 50 Bridge over Whitewater Channel / ST-81 New Interchange @ Avenue 50 and 86 South Expressway

The Avenue 50 Bridge will replace the low water crossing with a bridge over the whitewater channel. The plans are complete and are being reviewed by Caltrans. City staff has been coordinating with Caltrans to execute a high-cost agreement to begin construction on the bridge. Right-of-way agreements were taken to Council on March 12 to execute and finalize right-of-way. Staff coordinates to get documents executed and recorded. Caltrans notified staff that the HBP funding has been programmed as requested for $48,293,000 for construction. Staff prepares to complete Caltrans requirements to post bid for construction. An Environmental Site Assessment (Phase I) was performed to evaluate the abandonment of an irrigation line. Avenue 50 Interchange is phase 2 of the Avenue 50 corridor improvements. Staff is currently working with CVAG for a reimbursement amendment to complete the PS&E phase. CVAG has notified staff that the amendment for $5,000,000 was approved at their April 7 meeting. Staff will coordinate with CVAG to execute agreement and prepare for Council approval in the near future. Staff continues to seek additional funding for construction.



P-29 Avenue 53 Tot Lot

Project will add a safety fence around park perimeter, new playground equipment, updated landscaping, ADA upgrades, and a roundabout at the Avenue 53 and Calle Empalme intersection. Plans are complete and will be put out to bid shortly. Staff is finalizing bid documents and roundabout design, while working with consultant to finish comments and ensure all TCC requirements are met.



P-31 Rancho Las Flores Expansion

Project will complete Rancho Las Flores Park and include an amphitheater, splash pad, sports courts, dog park and flexible open space for fields, walking, exercising and gatherings. Expansion will also include complete landscaping and lighting. Staff has been reviewing plans and providing comments to the design team. Staff continues to coordinate with grants team to provide project updates to meet grant requirements and complete reimbursement requests.



F-33 Library Annex:

The project will renovate and upgrade the existing 7,700 SF Coachella Library Annex. A design contract was awarded to IDS Group on May 24, 2023 to provide plans, specifications and engineer's estimates. The structural analysis has been completed and the design team continues to work on final design. The Library Annex will include seismic retrofit, upgraded HVAC and electrical systems, and a restructured layout to provide better services to residents. Staff continues to work with consultant to provide direction and keep project moving forward. Geotechnical borings were conducted to perform Cone Penetration Testing (CPT) for geotechnical analysis



ST-147 HSIP Cycle 12

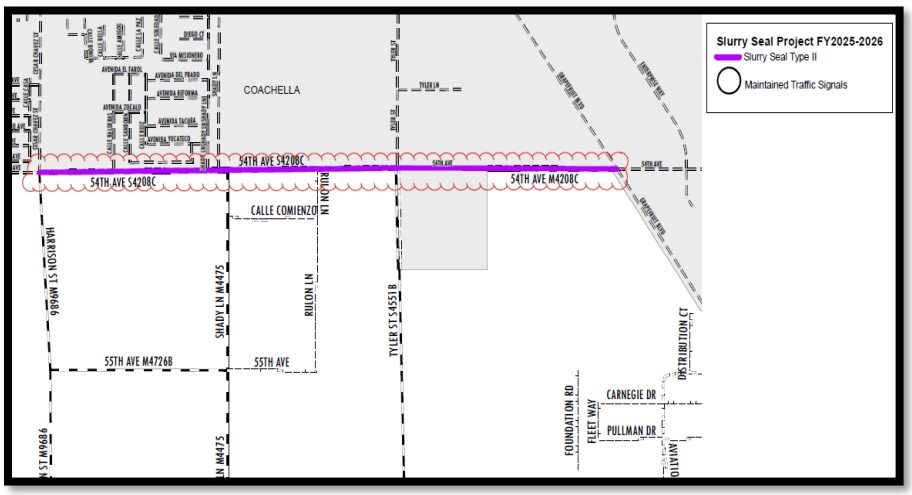
The City was awarded $3,041,058 from the Highway Safety Improvements Program (HSIP) Cycle 12 for three projects aimed to increase the safety of pedestrians and bicyclists. City staff is working with Caltrans to authorize funds and begin design phase. The HSIP projects will include raised crosswalks, buffered bike lanes, pedestrian signal improvements and high-intensity activated crosswalks (HAWK).

F-39 Community Resilience Center (CRC)



The Coachella Resilience Center will rehabilitate the City owned facility on Peter Rabbit Lane to provide emergency services and resources to the community. Presentation regarding project update was given at the April 9 Council Meeting. Staff is finalizing grant agreement and preparing Design/Build RFP to be posted once the agreement has been finalized. Staff met with primary architect to walk the site and discuss design issues.

ST-128 FY24/25 Pavement Project



There are currently two paving projects in the design phase. Avenue 52 pavement rehab is a City lead project that will rehab Avenue 52 from Tyler Street to the bridge (see ST-139 for more details). The second project is a County lead project that will slurry seal Avenue 54 as a joint project with the County. A service agreement for this project was approved by Council on February 26. Staff continues to coordinate with the County to execute agreement.

ST-138 Connecting Coachella (ATP)



The Connect Coachella project will add bicycle facilities along Grapefruit Blvd from Avenue 48 to Avenue 54 and along Avenue 54 from the CV Link to Van Buren Street within City limits. ATP funds were awarded for the design of the project and are anticipated to be in effect in June 2025 to begin work.

ST-140 Arts and Music Line

The Arts and Music Line project is lead by CVAG and is a joint project that will span La Quinta, Indio and Coachella to add a multi-modal path along Avenue 48. A temporary construction easement was approved for the connector at Rancho Las Flores Park. Staff continues to coordinate with CVAG.



9th Street Park

Staff has been coordinating with Chelsea Investment Corp to develop a park on 9th Street and Shady Lane. The final concept will be presented to Council on February 26. City will review plans and continue to work closely with Chelsea to construct the park. It will include open grass areas, landscaping, spaces for artwork and lighting. Grading plans were submitted, reviewed by City Staff, and have been approved. Construction shall begin soon.



Construction Phase:

CV Link Connector

Staff has been coordinating with CVAG for a CV Link connector located on the northwest corner of the Avenue 52 and Sunset Drive intersection. A contract was awarded to Granite Construction. The project is currently under construction. The contractor has completed the installation of the water service line to provide water for the drinking fountain and the irrigation system. The contractor has installed the shade structure's support columns and canopy. The contractor is currently working on installing perforated panels and solar panels on the canopy. City staff continues to inspect.



ST-93 Avenue 50 Widening Project (Calhoun to Harrison)

Professional agreement with KOA Corporation has been approved by City Council on 10/9/2019 for Final Construction PS&E of the Avenue 50 Widening Project. City Staff coordinating with KOA to separate the project into two phases. Construction of Phase 1 began in December 2024. The project has been substantially complete as of June 27, 2025. Phase 1 included landscaping and raised medians on Avenue 50 from Calhoun to Frederick Street. This phase also included the slurry sealing of Avenue 50, extending from the City's western limits to Frederick Street. Right-of-way acquisition is currently 90% complete for Phase 2, which includes improvements from Avenida De Oro to Cesar Chavez Street.





S-18 Tyler Street Sewer Improvements

This project will increase capacity on Tyler Street from the old Avenue 53 to Avenue 54. Construction began on February 24. The project has been substantially complete as of June 26, 2025. The project consisted of a new sewer mainline and manhole installations. The lanes on Tyler Street impacted by the sewer mainline trench have been repaved with a 2-inch grind and overlay.







ST-139 Avenue 52 Street Rehabilitation Project

This project will provide street rehabilitation on Avenue 52 from Tyler Street to the Whitewater Bridge. Staff posted an RFP on March 6 and opened bids on April 8. Council has awarded a construction contract to Rove Engineering. Contractor has completed the removal of sidewalk and curb & gutter on the southside of Avenue 52. Cores were taken in the Aventine Community to identify the street section for asphalt and aggregate base thicknesses. The contractor has continued the construction of curb and gutter, sidewalk, and ADA-compliant driveways along the southside of Avenue 52.





Private Development Projects

Bellissima Pulte Homes:

All phases of construction within the Bellisima community have been completed. The contractor is currently working on the removal of existing speed humps in order to reconstruct them in accordance with the newly updated speed hump standards. Additionally, slurry and striping work are yet to be completed. City Staff continues to inspect.





Covalda Apartments:



Covalda apartments will build 108 affordable housing units in Pueblo Viejo and will include commercial units as well. The construction of Building A has been completed. Offsite improvements along Tripoli Avenue have also been finalized. However, the contractor is still required to complete the street improvements on Sixth Street, specifically regarding landscaping and lighting. Work is currently underway on the sidewalk ramps to ensure compliance with ADA standards. Furthermore, trench repairs, the removal of communication poles on Tripoli Avenue and Bagdad Street, as well as completion of remaining punch list items are required prior to the final acceptance of Building A. Building B is currently under construction. Additionally, the contractor is expected to commence construction on the 9th Street Park in the near future. City Staff continues to inspect.

Pyramid Ranch:

The Pyramid Ranch housing development will build 192 houses on Van Buren Street between Avenue 50 and Avenue 51. Phases 6 and 7 are currently under construction. Offsite improvements are nearing completion, as the contractor has completed grinding and overlay operations on Van Buren Street; however, striping work remains to be performed. City Staff continues to inspect.





Sun Community Credit Union

The project involves the construction of a new branch for Sun Community Credit Union located on the North East corner of Cesar Chavez Street and Valley Road. The contractor has begun performing grading operations and installing underground retention chambers onsite. City Staff continues to inspect.



Coachella Gateway Starbucks

The project involves the construction of a Starbucks located on the corner of Grapefruit Blvd. and Avenue 48. The contractor has completed the installation of the underground retention chambers. In addition, sewer work and the building framework are currently underway. The contractor has also completed the connection to the water main. City Staff continues to inspect.





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

Departmental Mission:

In a balanced effort to maintain cost effective operations and provide maintenance and emergency response services in a reasonable and efficient manner, it is the mission of the Public Works department to provide quality maintenance and repair of facilities and infrastructure for the City of Coachella Community and its city departments.

Executive Summary:

The Public Works Department is responsible for the operations of our: facilities, fleet, landscape lighting and maintenance districts, parks, and streets. The Department is also the home to our Emergency Services Division and Recreation Division. As reflected below, the Public Works department staff responded to a myriad of requests as reflected below between April – June 2025.

Streets Division	
Task Assignments	Quantity
Illegal Dumping	• **10** Removals • **23** Shopping Carts • **30** Tires • **19** Homeless Camp
Striping	• Red Curb (50 Yards) • Fire Department Garage Striping (5 Gallons) • Bella Canto Community Red Curb
Trash, Tire & Concrete Bins	• **6** Trash • **2** Tire • **1** Concrete • **3** Recycle
Potholes & Street Repair	• **817** Potholes Filled • **0** Sink Hole Filled • **20** Service Cut Permanent Hot Patch Repairs • **2** Sidewalk/Concrete Repairs
Street Sign Main.	• **26** Repairs (signage) • **8** Sign Battery Replacements • **5** New Installation (replacements)
Street Light Repair	• **19** Repairs • **10** New Installations

City of Coachella
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Traffic Control / Lane Closure	• **6** Assignments (includes 1 emergency assistance to Fire & Police Department for fire response)
Callouts	• **12** Callouts
Weed Abatement / Grading ROW	• **10** Job Sites • **2** Events – Round Up Herbicide Spraying (200 Gallons)
Storm Drain Main.	• **7** Drain Clean-Outs Completed
Special Events	• Staff attended Heat Awareness Class
Interdepartmental Assistance	• **1** Code Enforcement Support • **1** RSO (Riverside Sheriff's Office) Support
Special Assignments	• Trash Bag Cleanup (Van Buren Street & Avenue 48) • Traffic Signal Reset (Van Buren Street & Avenue 50)

Parks / Building Maintenance	
Task Assignments	Quantity
Daily operations	• Opened and washed all parks restrooms. • Spot watered dry areas on sports fields at Bagdouma and Rancho Las Flores (RLF) Parks. • Ongoing restroom and kitchen cleaning at all City buildings, Library, Civic Center, Corporate Yard, and Bagdouma Pool. • Trash collection in all common areas at City facilities. • Vacuumed and cleaned common areas at Civic Center and Corporate Yard.
Pool & Splash Pad Maintenance	**Bagdouma Pool** • Logged and adjusted chemical levels. • Scrubbed walls, vacuumed, swept, clean filters, and backwashed both pools.

City of Coachella
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	• Replaced two nonfunctional shower heads and deep-cleaned pool restrooms. • Staff worked overtime to prepare pool for opening (power washing, stocking supplies, cleaning skimmers). **Splash Pads** • Power washed surfaces. • Installed push buttons. • Activated splash pads for seasonal operation.
Irrigation & Turf Maintenance	**Bagdouma Park** • Troubleshoot irrigation issue on Soccer Field #1 due to grass stress; repaired chewed wiring • Replaced 2 sprinkler heads and adjusted 5 at Baseball Field #3; replaced 3 and adjusted 7 at Baseball Field #4. • Repaired broken sprinkler head at Soccer Field #2. • Repaired leaking 1" lateral line at Baseball Field #4 and filled eroded soil. • Repaired irrigation valve at Station 12 on Soccer Field #5; replaced solenoid. • Checked irrigation on Fields #1, #2, and #4 **Sod Installation** • Installed 8,000 sq. ft. of sod at Soccer Field #4. • Installed 10,000 sq. ft. at Soccer Field #3. • Fertilized newly installed sod with ammonium sulfate (21-0-0). • Prepped for new sod at Fields #3 and #4: removed damaged sod, leveled soil, checked irrigation.
Park Grounds & Facility Maintenance	• Watered and dragged all baseball fields at Bagdouma Park. • Power-washed picnic tables and benches near splash pad. • Graded and leveled sand: ➢ 2 yards at Soccer Goal Areas (Fields #1 & #2) ➢ 1 yard at RLF Goal Area (Field #2)

	• Adjusted pole light schedule at Bagdouma Basketball Courts. • Tree trimming by WCA at Bagdouma Park (ongoing). • Graffiti abatement performed at Bagdouma Park and nearby cellular towers.
Electrical & Lighting	• Installed 4 new arms and fixtures on pole lights at Dateland Park. • Upgraded 2 pole lights at Dateland Park to LED. • Retrofitted 9 lights to LED and installed missing headlight fixture. • Repaired electrical short at Bagdouma Park (shade structure, walking path lights, playground). • Replaced broken pole light arm at Dateland Park. • Replaced 2 burnt circulation pumps at Senior Center fountain. • Replaced vandalized mini-split system at Rancho Las Flores snack bar.
Building & Facility Maintenance	• Cleaned and stocked all restrooms/kitchens across city facilities. • Tightened toilet seats at Civic Center. • Graffiti abatement at Library pillars (6th Street). • Deep-cleaned and shampooed carpet in Library Room #1. • Washed windows at: ➢ Library (coffee shop area & lobby doors) ➢ Civic Center (ongoing) ➢ City Hall • Repaired faucet at Fire Station with poor water flow. • Replaced broken door handle near Council Chambers at City Hall. • Removed old file cabinets from Corporate Yard and replaced malfunctioning refrigerator at Civic Center. • Serviced E-14 floor machine at Senior Center and installed new battery. • Adjusted AC vents and thermostat at Fire Station and Civic Center.

	• Repaired 10 peeling tables and serviced door hardware in Library conference rooms. • Replaced 4 light bulbs at the Boxing Club. • Skylight replacement at Parks Bay #3. • Desert Fire serviced all fire extinguishers at the Corporate Yard. • Installed 2 whiteboards for Engineering and Planning staff. • Unclogged urinal near Field #4 at Bagdouma. • Adjusted men's restroom door closer by Bagdouma Basketball Courts.
Event Support	**Movies in the Park** • Sprayed Bagdouma Field #4 with bug repellant. • Distributed popcorn and cleaned the popcorn machine. **Operation Splash Event** • Provided drinks, snacks, and set up EZ-Ups, tables, and coolers. **Other Support** • Provided power for soccer league at RLF Shade Structure (Soccer Field #2). • Setup for reservation at Dateland Park. • Setup and teardown for: ➢ Council Chambers (Planning Commission & Council Meetings) ➢ Economic development Meeting ➢ 3 Staff Meetings ➢ Library Conference Room (including post-rental reset of 20 tables/chairs
Capital Improvements & Installations	**Veteran's Park** • Installed 140 (5 Gallons) plants and one (24") box tree. • Installed 78 cubic yards of IPEMA-certified play fiber at playground.

	Bagdouma Park • FenceWorks installed approximately 1,200 linear feet of fencing at Soccer Field #3 and #4.
Personnel	• Welcomed a new Parks Department staff member (transferred from the Graffiti Abatement Team).

LLMD	
Community	Task Assignments
Vista Escondida	• Arbor Access scheduled Washingtonian Robusta Palm Tree trimming. • Inspecting pocket park on Avenida Del Prado, adjusting irrigation controller and checking MP rotors. Requested conserve to empty out trashcans and add new bags.
Mariposa Pointe	• Ongoing replacing up-lights on Calhoun Street due to vandalism. ➢ **2** Post Caps ➢ **1** Fixture knuckle ➢ **1** 120V Bullet Fixture • Received call from conserve regarding no power to electrical meter that controls irrigation controller & landscape lighting. Reach out to City Engineer to notified issue, Efrain working with DR Horton to address concern. Mainline leak reported on one of the retention basins 1'' quick coupler leaking. • Electrical meter power restored on Ave 50th. Reprogram irrigation controller and landscape lighting transformer.

City of Coachella
Public Works Department
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	• Inspected all landscape lighting on Calhoun St & Ave 50th.
Somerset	• Arbor Access scheduled Washingtonian Robusta Palm Tree trimming. • Inspected landscape lighting on both entrances and monument sign. Pending is installation of lighting bollards.
La Colonia	• Arbor Access scheduled Washingtonian Robusta Palm Tree trimming. • Conserve Landcare (ongoing services). • Ongoing electrical repair to lighting bollards on Avenue 50. ➢ **40ft** Conduit Pipe ➢ **1** Ground Box ➢ **120ft** #12 Gauge Wire • Inspected all lighting bollards, will place order to replace older light bulbs with LED. Need to replace order light fixtures that light up the columns.
La Paloma Estates	• Conserve Landcare (ongoing services). • WCA removed Palo Verde tree & stump grind root ball blocking sidewalk on Eagle Avenue • Reported mainline break on Chiriaco Summit Street. Conserve Landcare to repair mainline. • Weed abatement spraying herbicide (100 gallons). • WCA removed Washingtonian Filifera on Mecca Hills Avenue (property owner called with concerns of palm tree growing too close to block wall – inspection confirmed palm tree was damaging block wall as root ball was lifting up the wall).

	• Meeting with conserve account manager to go over pending extra work and service of the community. Both crews working along Calhoun St & Ave 48.
Pyramid Ranch	• Meeting with Platinum landscape to go over concerns for the retention basin. Walkway path calls for ¾' rock; normally dg path way is the correct way. Questions regarding plant material. Will review landscape plans on Monday and get with contractor and Ulrich from offsite. • Reviewing landscape plans with Platinum landscape for retention basin.
Aventine	• BRC Construction repaired block wall on Capitola Avenue (60 linear feet) • Troubleshooting irrigation booster pump at Capitola Avenue retention basin
Tierra Bonita	• Graffiti reported to Code Enforcement.
Tierra Del Sol	• Crews started rotation on the perimeter focusing on trimming all plant material. Conserve irrigator checking irrigation and adjusting controllers. • Crews working on detailing all 35-side yards inside the community. • Inspected community, crews working on detailing retention basins. Trimming all plant material to encourage new growth.
Rancho Cielo	• Two-man crew working on weed abatement in the retention basin on Ave 52. Crew is schedule for the next two days to completed task. • Inspecting retention basin on Ave 52, noticed vandalism to the wrought iron fence on the walking path. Requested BRC Construction to repair panel

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

	ASAP to stop dirt bikes from entering the basin. • Vandalism reported on Calle Alicia, polyflex riser removed causing dg to wash down as irrigation was on. Conserve schedule clean up and replacing polyflex riser. • BRC Construction repaired block wall on Tyler Street (90 linear feet). • Arbor Access scheduled Washingtonian Robusta Palm Tree trimming. • Weed abatement spraying herbicide (100 gallons).
Los Jardines	• Reported graffiti code enforcement behind the homes on Genoa St at the retention basin. • Two-man crew working on weed abatement on Ave 53. Spraying herbicide is scheduled. • Weed abatement spraying herbicide (100 gallons). • Arbor Access scheduled Washingtonian Robusta Palm Tree trimming.
Rancho Las Flores	• Vandalism reported entrance to the community few sprinklers removed causing flooding smaller basin. Conserve irrigator replace rotors and adjusted irrigation controller. • Arbor Access scheduled Washingtonian Robusta Palm Tree trimming.
La Paz	• Weed abatement spraying herbicide (100 gallons). • Graffiti reported to Code Enforcement.
Posada Del Valle	• Weed abatement spraying herbicide (100 gallons). • Arbor Access scheduled Washingtonian Robusta Palm Tree trimming.

Peacock Palms	• Two new community signs installed
Other	• Reviewing RFP's LLMD • Illegal Dumping ➢ **5** Shopping Cart Removals ➢ **1** Tire Removal ➢ **1** Sofa • Simplot Partners – order 5000lbs of Ammonium Sulfate for all LLMD turf areas (ongoing fertilizing). Scheduled service call with Palm Springs Pump for one of the irrigation booster pumps not working

Fleet Maintenance	
Task Assignments	Quantity
Vehicle Preparation	• Washed and fueled all City Hall vehicles. • Returned license plates for both Tesla's to the DMV and submitted applications for exempt plates. • Received and transported ten (10) new vehicles from Fiesta Ford. • Attended meeting with Enterprise.
Repairs	• Removed side steps and toolboxes from 5th-year leased trucks and installed them on new 2025 trucks. A total of 6 trucks were mocked up. • Returned 6 old leased trucks to the Enterprise fleet. • Repaired mud flap on Dump Truck #13. • Replaced cabin air filter on Truck #48. • Replaced fuel cap and tether on Truck #42. • Replaced two left rear tires on the Sanitation Vector Truck. • Troubleshot Truck #76 for blind spot malfunction warning. Transported to Fiesta Ford dealership as it is under warranty. • Picked up new replacement keys for Truck #54. Attempted reprogramming, but unsuccessful due

	to Ford proprietary restrictions. Dealership service required. • Finalized sale of Truck #70 on Public Surplus and assisted transport company with vehicle loading. • Repaired hydraulic oil leak on Sanitation Backhoe by fabricating a new hydraulic hose. Also diagnosed and repaired inoperative A/C system and verified repairs. • Truck #76: Repaired Lane Departure malfunction; dealership reprogrammed left rear tail lamp assembly. • Truck #48 (Patch Truck): Replaced rear axle hub flange seal. • Truck #44: Replaced vehicle batteries. • Boom Truck: Replaced starter. • Truck #23: Repaired broken side step. • Installed temporary light bars on new trucks. • Installed GPS vehicle trackers on new trucks. • Replaced GPS vehicle trackers on new replacement trucks. • Performed over-the-air (OTR) computer updates on (2) Tesla vehicles. • Performed routine services and completed safety checks on the following units: Trucks #82, #79, #70, #23, #50, #26, and #99 • Responded to road call to repair a flat tire on Street Department backhoe.

City of Coachella Building Activity Report
APRIL 2025

Permits	Current Month	Past Month	This Month Last Year	This Year to Date	Last Year to Date
Res. Solar Panels	37	36	10	134	47
Misc. Building Permits	54	34	38	171	186
Residential Additions/Ga	8	13	4	41	20
Single Family Dwellings	0	0	0	1	4
Commercial Bldgs.	0	0	0	0	0
Commercial Ten. Improv	0	1	1	2	4
Multi- Family Units	0	0	0	0	0
Plan Check	0	0	0	0	0
TOTALS	99	84	53	346	261
Revenue Fees					
Building Fees	$22,964.00	$19,260.50	$26,387.15	$90,339.00	$87,243.65
Dev. Impact Fees	$0.00	$0.00	$0.00	$16,410.37	$65,823.74
Sewer &Water Fees	$10,610.04	$0.00	$0.00	$23,982.46	$34,688.72
Misc. (TUMF, MSF, FIRE)	$0.00	$0.00	$0.00	$36,847.93	$10,960.00
Plan Check	$15,271.00	$15,007.50	$8,668.00	$64,126.43	$40,038.50
Cert of Occupancy	$0.00	$0.00	$0.00	$256.00	$1,024.00
SB1473	$124.00	$98.00	$169.00	$533.40	$499.00
TOTALS		$34,366.00	$35,224.15	$232,135.91	$240,277.61
1% Construction Tax	$0.00	$0.00	$0.00	$3,500.00	$14,729.00
Strong Motion Instr.	$232.69	$198.16	$592.99	$1,471,357.00	$1,329.04
TOTALS		$198.16	$592.99	$4,971.57	$16,058.04
Valuations	$2,041,173.00	$2,132,899.00	$3,532,870.00	$9,785,961.00	$8,790,676.00
Inspections					
General	335	331	272	1226	1284
Final Single Family	5	4	2	9	53
Final Multi Family	0	0	0	0	1
Final Commercial	0	3	2	3	9
Final Miscellaneous	53	51	28	147	155
Final Solar	12	15	3	97	76
Code Enforcement Insp.	3	4	37	7	39
TOTALS	408	408	344	1489	1617

TOTAL DWELLING UNITS IN THE CITY OF COACHELLA 9638

Submitted by:

Rosa Vasquez
Development Services Technician

City of Coachella Building Activity Report
MAY 2025

Permits	Current Month	Past Month	This Month Last Year	This Year to Date	Last Year to Date
Res. Solar Panels	26	37	27	160	47
Misc. Building Permits	43	54	27	214	186
Residential Additions/Ga	22	8	14	63	20
Single Family Dwellings	0	0	0	1	4
Commercial Bldgs.	1	0	0	1	0
Commercial Ten. Improv	2	0	1	4	4
Multi- Family Units	0	0	0	0	0
Plan Check	0	0	0	0	0
TOTALS	94	99	69	440	261
Revenue Fees					
Building Fees	$23,527.50	$22,964.00	$19,428.50	$113,866.50	$106,672.15
Dev. Impact Fees	$2,070.22	$0.00	$0.00	$18,480.59	$65,823.74
Sewer &Water Fees	$10,610.04	$10,610.04	$0.00	$34,592.50	$34,688.72
Misc. (TUMF, MSF, FIRE)	$3,544.80	$0.00	$0.00	$40,392.73	$10,960.00
Plan Check	$18,477.50	$15,271.00	$13,693.00	$82,603.93	$53,731.50
Cert of Occupancy	$768.00	$0.00	$0.00	$1,024.00	$1,024.00
SB1473	$193.00	$124.00	$90.80	$726.40	$589.80
TOTALS	$59,191.06	$48,969.04	$33,212.30	$291,326.97	$273,489.91
1% Construction Tax	$12,376.02	$0.00	$0.00	$15,876.02	$14,729.00
Strong Motion Instr.	$804.65	$232.69	$199.75	$2,276.22	$1,528.79
TOTALS	$13,180.67	$232.69	$199.75	$18,152.24	$16,257.79
Valuations	$4,095,209.00	$2,041,173.00	$1,598,875.00	$13,881,170.00	$10,389,551.00
Inspections					
General	304	335	309	1530	1593
Final Single Family	5	5	10	14	63
Final Multi Family	1	0	0	1	1
Final Commercial	2	0	2	5	11
Final Miscellaneous	70	53	45	217	200
Final Solar	8	12	1	105	77
Code Enforcement Insp.	8	3	15	9	54
TOTALS	398	408	282	1887	1999

TOTAL DWELLING UNITS IN THE CITY OF COACHELLA 9638

Submitted by:

Rosa Vasquez
Development Services Technician

City of Coachella Building Activity Report
JUNE2025

Permits	Current Month	Past Month	This Month Last Year	This Year to Date	Last Year to Date
Res. Solar Panels	53	26	17	213	47
Misc. Building Permits	39	43	46	253	186
Residential Additions/Ga	10	22	9	79	20
Single Family Dwellings	8	0	0	9	4
Commercial Bldgs.	1	1	0	2	0
Commercial Ten. Improv	1	2	1	5	4
Multi- Family Units	0	0	0	0	0
Plan Check	0	0	0	0	0
TOTALS	112	94	73	552	261
Revenue Fees					
Building Fees	$48,854.41	$23,527.50	$21,490.50	$162,720.91	$128,162.65
Dev. Impact Fees	$129,239.04	$2,070.22	$0.00	$147,719.63	$65,823.74
Sewer &Water Fees	$149,549.45	$10,610.04	$6,505.12	$184,141.95	$41,193.84
Misc. (TUMF, MSF, FIRE)	$34,034.43	$3,544.80	$0.00	$74,427.16	$10,960.00
Plan Check	$25,332.00	$18,477.50	$12,570.00	$107,935.93	$66,301.50
Cert of Occupancy	$2,304.00	$768.00	$0.00	$3,328.00	$1,024.00
SB1473	$353.00	$193.00	$132.00	$1,079.40	$721.80
TOTALS	$389,666.33	$59,191.06	$40,697.62	$680,993.30	$314,187.53
1% Construction Tax	$56,824.10	$12,376.02	$0.00	$72,700.12	$14,729.00
Strong Motion Instr.	$1,486.86	$804.65	$373.21	$3,763.08	$1,902.00
TOTALS	$58,310.96	$13,180.67	$373.21	$76,463.20	$16,631.00
Valuations	$7,794,923.00	$4,095,209.00	$2,265,618.00	$21,676,093.00	$12,655,169.00
Inspections					
General	332	304	249	1862	1842
Final Single Family	17	5	11	31	74
Final Multi Family	0	1	0	1	1
Final Commercial	1	2	1	6	12
Final Miscellaneous	74	70	31	291	231
Final Solar	21	8	1	126	78
Code Enforcement Insp.	2	8	15	11	69
TOTALS	447	398	308	2334	2307

TOTAL DWELLING UNITS IN THE CITY OF COACHELLA 9646

Submitted by:

Rosa Vasquez
Development Services Technician

City of Coachella
Development Status Report
July 2025



Prepared By:
Community Development Department
Kendra Reif, Community Development Director
Adrian Moreno, Associate Planner
Vanessa Sanchez, Planning Technician
Anahi Fernandez, Management Analyst

Coachella Permit Center
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3102 Fax (760) 398-5421
www.coachella.org

*Cannabis-related businesses/developments are identified in green text.

City of Coachella
Development Status Report
JULY 2025

	Case	*No.*	*Name / Description*	*Location*	*Contact Person*	*Approval Date & Status*
	AR EA	14-02 14-03	Double Date Packing Facility Construct new 35,500 sq. ft. date packing facility	86301 Industrial Way APN 763-131-061	Steven Gilfenbain 9777 Wilshire Blvd., #900 Beverly Hills, CA. 90212 (310) 651-2591	PC approved 12/17/14 1st Phase Complete
	AR	16-04	Truck Storage To develop a vehicle storage yard in the M-S Zone on 3.10 acres.	49-640 Oates Lane	Julia Molinar P.O. Box 3091 Indio, CA. 92201 (760) 578-2108	PC Approved 4/20/16 1st Phase Complete (Off-site improvements pending)
	AR TPM CZ EA CUP DA	16-19 37209 16-03 16-06 290	Date Palm Business Park To subdivide 80 acres into a multi-tenant industrial park.	East of Harrison Street, North and South of Avenue 49	Wesley Ahlgren Sundate/Anthony Vineyards P O Box 9578 Bakersfield CA 93389-9578 (760)406-4060	PC Approved 10/18/17 CC Approved 12/13/17 PC Approved (DA) 12/20/18 CC Approved (DA) 1/17/18 CC - 1st Final Map 9/14/20
	AR DA	17-07	Glenroy Resort - Project A To construct a 76-unit Bungalow-Style Hotel with 160,656 sq. ft. on 24.43 acres in the CG zone.	SE Corner of Avenue 48 and Van Buren Street	Glenroy Coachella, LLC 1801 S. La Cienega Blvd. Los Angeles CA 90035 (310) 207-6990	PC Approved 6/7/17 CC Approved (DA) 10/11/17 (Ord 1110) Construction Stalled
	AR CZ VAR	17-12 17-02 17-06	Coachella Village To construct a new 242-unit multifamily residential project on 9.69 acres	South side of Ave 48, west of Van Buren St	David Schuman Coachella Village Partners, LLC 1014 S. Westlake Bl Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 11/15/17 CC Approved 1/17/18 Plans Approved and ready for permit issuance
	AR	18-05	Coachella Village - Phase #2 To construct a new 110-unit multifamily residential gated community on 4.51 acres of vacant land.	South side of Ave 48, west of Van Buren St	David Schuman Coachella Village Partners, LLC 1014 S. Westlake Bl Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 10/17/18 Expired Plans Approved
	AR	18-10 (Admin)	Golden State Energy Services Construct new electrical substation	NE Corner Polk St. and Industrial Way	Golden State Energy Services 3421 Gato Ct. Riverside CA 92507 (951) 906-9865	Plans Approved

City of Coachella
Development Status Report
JULY 2025

	AR	18-11	Pueblo Viejo Plaza Construct new 6,900 sq. ft. commercial center with two restaurants and retail suite.	Northwest corner of 9th St. and Grapefruit Blvd.	Pedro Padilla 49305 Grapefruit Blvd Coachella, CA. 92236 (760) 972-2441	PC Approved 4/17/19 Expired
	AR	19-01	Oraway Engineering To construct a new 825 sq. ft. office and contractor yard on 2.89 acres.	54-101 Enterprise Way	Armando Bravo 83-850 Corte Solis Coachella, CA. 92236 (760) 791-4383	PC Approved 4/17/19 Completed 2024
	AR	19-02	Guardado Commercial Center To construct a new 22,300 sq. ft. multi-tenant retail/office complex on 1 acre	Southeast Corner of Valley Rd. and Cesar Chavez Street	Jual Carlos Guardado 82204 Hwy 111 Ste A Indio, CA. 92201 (760) 578-3669	PC Approved 8/7/19 **1 yr time ext** PC approved on 11/3/21 to 8/7/22 **2nd 1 yr time ext** PC approved on 10/26/22 to 8/7/22 In Plan Check *Expired 8/7/22*
	AR	19-03 (Admin)	Vista Escondida – Phase 3 Review of 3 production home models ranging in size from 1,378 sq. ft. to 1,874 sq. ft.	North side of Avenue 54 east of Cesar Chavez Street (Tract 32264)	Mario Alberto Ornelas 2280 Wardlow Circle Ste 100 Corona CA 92880	Approved 8/27/19 Complete
	AR CZ	19-06 19-01	Villa Verde Apartments To construct 152 multifamily apartments on 9.25 acres of vacant land.	84-824 Calle Verde (SW Corner of Calle Techa & Calle Verde)	Villa Verde I., LP 1149 S. Hill St Suite 700 Los Angeles CA 90015 (213) 255-2815	Director Approved 2/20/20
	AR	19-08	Pueblo Viejo Villas To construct of new 3-story mixed use building with 105 dwelling units and 3,000 sq. ft. of commercial and Transit Hub (Related to CZ 17-03)	NE Corner of Cesar Chavez Street, and 6th St	Dave Davis Chelsea Investment Corp 6339 Paseo Del Lago Carlsbad CA 92011 (619)987-7780	PC Approved 1/15/20 Complete

City of Coachella
Development Status Report
JULY 2025

	AR TPM	19-10 37833	CV Apartments (renamed Placita Dolores Huerta) To demolish 50 dwellings and construct 110 new multifamily apartments with community building, in two phases with a lot split sudivision.	84-900 Bagdad Avenue	Vincent Nicholas Community Housing Opportunities 5030 Business Center Drive Suite Fairfield CA 94534 (707)759-6043 ext. 112	PC Approved 2/5/20 CC Approved 3/11/20 Final Map Recorded Phase 1 Complete
	AR	19-11 (Admin)	Valencia by Pulte Homes Review of 3 production home models ranging in size from 1,959 sq. ft. to 2,824 sq. ft.	East side of Van Buren Street south of Avenue 50 (Tract 31698)	Cole Theel Pulte Homes 27-401 Los Altos Mission Viejo CA 92691	Director Approved 2/14/20 Completed
	AR	20-05 (Admin)	New SFR Home Construct new 1,775 sq. ft. 4 bedroom, 2 bath homes with attached garage	52878 Calle Camacho	Juan Carlos Lopez 52443 Calle Avila Coachella CA 92236 (760)619-8680	Director Approved 8/13/20
	AR	20-10 (Admin)	Meza Storage Shed Construct new 6,000 sq. ft. storage shed on the site of a wholesale palm tree nursery.	Southeast Corner of Vista Del Sur and Tyler Street	Nicolas Meza 50580 Calle Mendoza Coachella CA 92236 (760)541-9034	Director Approved 2/10/21 Expired 2/10/22
	AR	21-01 (Admin)	Nova Homes DBA Inland Builders Review of three (3) production homes for final phase of Rancho Mariposa	NW Corner of Ave. 50 and Frederick Street	Nicolas Meza 50580 Calle Mendoza Coachella CA 92236 (760)541-9034	Pending
	AR	21-02 (Admin)	Cathron Residence Construct new 1,659 sq. ft. single family residence with attached garage.	84-499 Calle Cathron	Gabriel Gonzalez 43-738 Commanche St Indio CA 92201 (760)574-0601	Complete
	AR	21-04	Ocean Mist Proposed 3.99 acre outdoor box storage	86709 and 86790 Ave 52	Christopher Drew 52300 Enterprise Way	Admin. Approval 8/18/21 Complete

City of Coachella
Development Status Report
JULY 2025

					Coachella, CA 92236	
	AR	21-06	29 Palms Band of Mission Indians Temporary Event Parking Proposed event parking on 26 acres.	Portion of Planning Area 1 of the Shadow View Specific Plan (APN 603-102-021, 603-110-016, 603-102-029, 603-102-037, 603-102-003, 603-102-002)	Twenty Nine Palms Band of Mission Indians 46-200 Harrison Place Coachella, CA 92236	Pending Application deemed incomplete
	CZ EA	20-07 20-04	B-4 Ranch Change of Zone City-Initiated Change of Zone for 5th Cycle Housing Element	North side of Ave. 52, east and west of Education Way	City of Coachella 53-990 Enterprise Way Coachella, CA 92236 (760) 398-3502	PC Recommended Approval 05-05-21 CC approved 6/9/21
	CUP AR	254 (Mod) 12-07	Gateway AM/PM Project Construct carwash, drive-thru restaurant modification	Southwest corner of Ave. 48 and Grapefruit Blvd.	The Chandi Group USA P.O. Box 2817 Indio, CA. 92202 (760) 396-9260	PC approved 10/21/15 Complete
	CUP EA DA	265 15-07	Cultivation Technologies To develop a 111,000 sq. ft. multi-tenant medical cannabis cultivation facility.	84-811 Avenue 48	Michael Meade Desert Rock Development 72100 Magnesia Falls Rancho Mirage CA 92270 (760)837-1880	PC Approved 7/6/16 CC Approved (DA) 7-27-16 PC Approved Mod.-12/19/19 Project Re-Entitled as: Desert Research Park #4
	CUP AR TTM TPM EA	266 16-03 37040 37083 16-01	Coachella Vineyards Luxury RV Park To develop a 185-Lot RV Park and subdivision on 29.41 acres of vacant land	NE Corner of Tyler Street and Vista Del Norte	Patty Nugent Coachella Vineyards Luxury RV Park, LLC 45-920 Meritage Lane Coachella, CA. 92236 (760) 289-5279	PC Approved 7/18/18 CC Approved 9/26/18 PM Approved 4/10/19 Reso-2019-23 ***1 Yr. Ext 9/26/21 (TTM 37040)*** ***AB 1561 Extends TTM to 3/26/23*** ***1 Yr. Ext 3/26/24 (TTM***

City of Coachella
Development Status Report
JULY 2025

						37040) ***1 Yr. Ext 3/26/25 and Modification PC Approved 2/29/24*** ***Under Construction*** ***Phase 1 Operational***
	CUP CUP AR TTM EA	267 268 16-05 37088 16-02	Ravella - To develop 20 acres Planned Development with a service station on 5 acres of Neighborhood Commercial center, and 115 residences on 15 acres.	NW Corner of Avenue 50 & Calhoun Street	Tower Energy Group 1983 W. 190th St., Ste. 100 Torrance, CA. 90504 (310) 535-8000	**P.C. Approved 6/15/16** **CC Approved 7/13/16** **Automatic 36 month extension to July 13, 2021 per Map Act.** **AB 1561 18 month extension to 7/13/2023** ***1st 1 Yr. Ext 1/13/24*** ***2nd 1 Yr. Ext 1/13/25*** ***3rd 1 Yr. Ext 1/13/26 Approved 9/18/2024***
	CUP	268 (Mod.)	Borrego Health To modify the Ravella/Tower Energy Planned Development to alow a new 40,919 sq. ft., 2-story, medical clinic with 294 parking spaces on approx. 4 acres in Tract 37088-1	NW Corner of Avenue 50 & Calhoun Street	Tower Energy Group 1983 W. 190th St., Ste. 100 Torrance, CA. 90504 (310) 535-8000	P.C. Approved 4/17/19 Building Construction Complete
	CUP AR	275 16-14	Mosque & Assembly Hall To construct a new 20,260 square foot mosque to be built in two phases.	84-650 Avenue 49	Shakil Patel 25982 Hinkle St Loma Linda CA 92354 (909)796-0300	PC Approved 12-21-16 Grading Permit Issued
	CUP	276	Coachella Warehouses	84-851 Avenue 48	Kevin Stumm	PC Approved 12/21/16

City of Coachella
Development Status Report
JULY 2025

	AR EA	16-18 16-05	To construct a 255,800 sq. ft. multi-tenant medical cannabis cultivation facility		PCC Industrial/Commercial 760 Garden View Court, Suite 200 Encinitas, CA 92024 (760)452-8075	CC Approved 02/08/17 Phase 1 Complete
	CUP AR VAR	278 17-02 17-03	Kismet Organic To construct a phased 77,400 sq. ft. medical cannabis cultivation facility.	48-050 Harrison Street	Ed Sapigao 5151 California Ave Ste 100 Irvine CA 92617 (949)280-4782	PC Approved 7/19/17 CC (Appeal) Approved 9/27/17
	CUP CUP CUP	284 285 286	Mobilitie Mono-Pole To install 3 new wireless communications poles in the street right-of-way	SEC of Ave 52 & Tyler SWC Ave 50 & Harrison NWC Westerfield & Harrison	Robert Lewis Mobilitie, LLC 2955 Red Hill Ave Ste 200 Costa Mesa CA 92626 (951) 212-5825	PC Approved 12/21/17 CUP 284 Withdrawn
	CZ CUP AR EA	17-01 279 17-03 17-01	Coachella Green LLC To construct a phased 833,829 sq. ft. medical cannabis industrial park.	86-601 Industrial Way	Barry Walker 1933 S. Broadway No. 806 Los Angeles CA 90007 (323) 997-9914	PC Approved 11/15/17 CC Approved 11/29/17 1st - 12-month time extension 11/29/2019 PC Approved 24 month retroactivetime extension 11/18/20 – Expired 11/29/21 Project under new Ownership
	CUP AR	289 17-11	Coachella Brands To construct a new 91,948 sf cannabis cultivation facility in the MW zone.	84-805 Ave. 48	Richard O'Connor 2 Curie Ct Rancho Mirage CA 92270 (760)409-6464	AR Approved 8/30/17 CUP Approved 11/1/17 Interim Use In Operation Amendment to the CUP submitted in April 2022.
	CUP AR TPM EA	280 17-04 37266 17-02	Coachella Research Park #2 To develop an 833,829 sq. ft. multi-tenant medical cannabis cultivation facility, with industrial condo lots, on	48-451 Harrison Street	Michael Meade Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 10/4/17 CC Approved 10/25/17 In Plan Check

City of Coachella
Development Status Report
JULY 2025

			20 acres in the MW zone.			
	CUP AR DA VAR	280 (Mod) 17-04 (Mod) 18-05	Coachella RP #2 (Modified) To allow two 3-story industrial buildings (98,520 sf) and four greenhouses (404,308 sf) for cannabis cultivation uses.	48-451 Harrison Street	Michael Meade Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 11/28/18 CC Approved 2/13/19 *Phase 1 Complete*
	CUP AR TPM EA	281 17-05 37265 17-03	Coachella Research Park #1 To develop an 311,250 sq. ft. multi-tenant medical cannabis cultivation facility, with industrial condo lots on 11.28 acres in the MW zone.	NE Corner of Ave. 48 and Harrison Street	Michael Meade Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 10/4/17 CC Approved 10/25/17 Grading commenced
	CUP TPM EA	282 37333 17-04	REI / Ponte Hotel Project To develop a 5.45 acre site with 2 hotels, drive-thru pad, and restaurant.	NE Corner of Vista Del Norte and Dillon Road	Claudio Ponte 726 W. Ventura Blvd Ste F Camarillo CA 93010 (805)383-0367	PC Approved 7/19/17 CC Approved 8/9/17 Final Map Recorded ***CUP Expired 8/9/2019***
	CUP CUP CZ	299 300 18-03	HOTN/Sinsemilla Dispensary & Pub Project Proposed 1,839 sq. ft. retail cannabis dispensary and 1,432 sq. ft. bar/pub	1694 6th Street	Pedro Ordoñez 6th Street Tap Room 45631 Capistrano St Indio CA 92201 (760)409-6169	PC Approved 3/20/19 CC Approved 5/8/19 Under Construction
	CUP	292	Verizon Wireless To install a new wireless communications pole at Bagdouma Park	Northeast corner of Frederick St and Ave 52	Bryce Novak 7711 Normal Ave La Mesa CA 91941	PC Approved 1/31/18 Complete
	CUP AR	293 17-14	Coachella Herb Plantation To construct a new 67,240 sf	84-801 Ave 48	Marcelo Morales 84-801 Ave. 48	PC Approved 11/28/17 ***Time Extension to 11/28/19***

City of Coachella
Development Status Report
JULY 2025

			medical cannabis cultivation facility on 3.2 acres in the MW zone.		Coachella CA 92236 (760)699-1332	***Time Extension to 11/28/20*** Interim Use Under Construction
	CUP	294	Chelsea Mixed Use Project To establish "PD" land use regulations and development standards for TOD project (105 Apartments w/ 3,000 sf commercial and Transit Hub)	East side of Cesar Chavez Street, north of 6th Street	Walter Heiberg Chelsea Investment Corp 6339 Paseo Del Lago Carlsbad CA 92011 (760)456-6000	PC Approved 12/21/17 CC Approved 11/29/18 Modification Approved 1/30/19 Complete.
	CUP AR VAR	297 18-01 18-01	CoachellaGro Corp. To construct a new 257,051 sf cannabis cultivation facility on 10.99 acres of vacant land in the M-W zone.	East side of Harrison Street, South of Ave. 48	CoachellaGro Corp. 3060 Saturn St #250 Brea CA 92821 (760)940-0100	PC Approved 6/6/18 ***Time Extension to 6/6/20***
	CZ CUP AR VAR	18-09 307 18-07 18-04	Polk Cannabis Redevelopment Project To construct a new 174,500 sf cannabis cultivation facility on 10 acres of land.	53-800 Polk St.	Peter Solomon 53-800 Polk St Coachella CA 92236 (760)895-2621	PC Approved 11/7/18 CC Approved 12/12/18 ***Time Extension to March 18, 2021 related to litigation***
	CUP	301	AT & T Wireless Antenna To install a new wireless communications mono-palm at 50 ft high	Jackson Square SE Corner of Jackson St. and Ave. 48	AT & T c/o Melissa Francisco 19519 Jacob Ave. Cerritos CA 90703 (562)972-5161	PC Approved 9/19/18 *Complete*
	CUP	302	AT & T Wireless Antenna To install a new wireless communications mono-palm at 50 ft high	Bagdouma Park 51-711 Douma St.	AT & T c/o Melissa Francisco 19519 Jacob Ave. Cerritos CA 90703 (562)972-5161	PC Approved 9/19/18 *Complete*
	CUP AR EA	313 18-13 18-06	Luxor Luxury RV Storage To develop an indoor 123,940 sq. ft. indoor RV	49-751 Oates Lane	Luxtor Limited, LLC 450 Kansas Street #104 Redlands CA 92373	PC Approved 3/6/19 CC Approved 7/10/19

City of Coachella
Development Status Report
JULY 2025

	TPM	37670	storage facility with repair and washing service, and caretaker unit		(909)556-5848	Under Construction
	CUP AR EA	308 18-08 18-03	Red Moon RV Park To develop a 78.3-acre RV Resort with 46 long-term rental spaces and 390 short-term rental spaces	44-790 Dillon Rd.	Jim Komick Red Moon Dev. & Construction 4320 Priceless View Dr. Gold Canyon AZ 85118 (480)947-9253	PC Approved 3/06/19 Under Construction
	CUP AR EA VAR	318 (Mod) 19-09 19-01 19-03	NB Coachella Cannabis Cultivation Facility To construct a new industrial greenhouse park for commercial cannabis cultivation uses on 49.97 acres of vacant land in the MS-IP Zone.	86-601 Industrial Way	NB Coachella Properties, Inc. 1650 Black Road Santa Maria CA 93458 c/o CV Engineers (760)360-4200	Pending Application On Hold
	CUP	319	Botanero Mexicali- Alcohol Sales. To allow beer and wine sales with 1121 sq. ft. snack bar.	51-704 Cesar Chavez St. Unit #3	Maria Carrera 51-704 Cesar Chavez St Unit #3 Coachella CA 92236 (760)574-5543	Application Withdrawn (Not Needed due to grandfathered ABC license)
	CUP VAR	320 20-01	K.C. Vargas Tattoo Parlor To allow an 800 sq. ft. tattoo parlor in the CG zone.	48-975 Grapefruit Boulevard, Suite #4	Kenny Coronel Vargas 31-180 Desert Palm Dr. Thousand Palms CA 92276 (442)400-1562	PC Approved 5/20/20 Business Open
	CUP CUP AR TPM	321 322 20-03 37940	7-Eleven Service Station/ Retail Center. To allow a 10,588 sq. ft. retail center with service station, drive-thru coffee /office buildings on 3 acres in the CG zone.	NE Corner of 1st St. and Cesar Chavez St.	Mr. Francis Chu Coachella Retail Realty, LP 1401 Quail St. Suite #100 Newport Beach CA 92660 (949)752-2515	PC Approved 7/15/20 CC Approved 9/23/20 PC Approved AR 20-03 and TPM 37940 CUP 321 AR 20-03 Mod PC Approved 1/5/22 CC AR 20-03 TPM 37940 CC Mod Approval 1/26/22

City of Coachella
Development Status Report
JULY 2025

	CUP	323	The Foundation Delivery To allow a 650 sq. ft. non-storefront retail cannabis (delivery only) microbusiness in the CG zone.	51-544 Cesar Chavez St., Suite #J1	CHAD Enterprises, LLC 43-100 Palm Royale Dr. #1627 La Quinta, CA 92253 (760)799-3636	PC Approved 9/2/20 Now operating
	EA CUP CUP CUP CZ AR TTM GPA	20-01 324 325 326 20-01 20-04 37921 20-01	Coachella Airport Business Park. To construct a 628,825 sq. ft. industrial center w/ Cannabis Cultivation, mini-storage, and service station on 42.69 acres in the MS-IP zone.	NW Corner of Airport Blvd and CA-86 Expressway	Empire Airport, LLC (Haagen Co.) 12302 Exposition Blvd. Los Angeles CA 90064 (310)820-1200	Notice of Preperation EIR 8/25/23 Under Review
	CUP EA AR	327 20-02 20-06	Bejarano Project To construct a new 172,61 sq. ft. cannabis cultivation facility on 9.98 acres in the MW zone.	48-100 Harrison Street	David E. Argudo 15835 E. Main St. La Puente CA 91744 (415)640-4420	PC Approved 11/18/20 Expired
	CUP CZ AR	328 20-02 20-08	Cairo Casitas Project To construct new 8-unit apartments project and remodel existing commercial building on 0.498 acres in the CG zone.	51-704 Cesar Chavez St.	Tomer Tzadok 23679 Calabasas Rd. #280 Calabasas CA 91302 (310) 751-4125	PC Approved 9/2/20 ***Expired***
	CUP CUP	334 293 (Mod.)	Coachella Greenery To allow a 1,100 sq. ft. retail cannabis business in an existing industrial building on 3.2 acres in the M-W zone.	84-801 Avenue 48	Diana Palacios 83614 Eagle Avenue Coachella CA 92236 (760)50-14878	PC Approved 3/17/21 Business Open
	CUP	335	Kismet Organic Non-Storefront Retail Cannabis To allow a 225 sq. ft. non-storefront retail cannabis	48-050 Harrison St. #2	Mr. Kyle Friend 9 Cushing Irvine CA 92617	PC Approved 11/18/20

City of Coachella
Development Status Report
JULY 2025

			business in the MW zone.			
	CUP CZ	336 20-08	Pueblo Cannabis To allow a 1,500 sq. ft. retail cannabis dispensary in an existing building on 0.30 acres of land in the CG-RC zone.	85-591 Grapefruit Blvd	Armando Lerma 83-983 Fiesta Road Coachella, CA 92236	PC Approved 8/4/21 CC Approved 5/26/21- CUP CC Approved 6/9/21 – CZ Time Extension for CUP Approved by PC 6-15-22 Under Construction
	CUP CZ VAR	337 21-01 21-01	Coachella Releaf Dispensary Proposed 3,800 sq. ft. retail cannabis microbusiness in the MS-IP zone.	86-705 Avenue 54 Ste H	Adriana Gonzalez 84-095 Tera Vista Coachella CA 92236	PC Approved 4/7/21 CC Approved CUP 337 and Variance 21-01 on 8/25/21 9/8/21 Change of Zone adopted Business is open.
	CUP VAR	338 21-02	Coachella Paradise Convenience Store New 2,500 sq. ft. convenience store with off-sale general liquor sales.	50-233 Cesar Chavez St.	Mr. Nesrin Steih 6988 Cantera Way Fontana, CA 92336 (909)728-0379	PC Denied 6/16/21 CC Denied Appeal 7/14/21
	CUP VAR	340 21-03	Best Friends Farms Proposed 1,200 sq. fdt. Non-Storefront Retail Cannabis	84-705 Ave 50, Suite #4	Craig Guggolz 69-822 Via del Sur Cathedral City, CA 92234	PC Approved 6/16/21 (Res. 21-13) Operational
	CUP	344	Meza Interim Outdoor Cannabis Cultivation 24 hoop houses coveraing 1.1 acres for the interim outdoor cultivation of cannabis located on a 5 acre parcel	86099 Tyler Street	Nicolas Meza/CSC Growers 50580 Calle Mendoza Coachella, CA 92236 cscoachella@yahoo.com	PC Approved 10/16/21
	CUP	345	CVG Interim Outdoor Cannabis Cultivation 11 acres of proposed outdoor cannabis cultivation in hoop houses.	50501 Fillmore Street	Wyatt Nelson 2323 Bonfield Ct, Camarillo, CA (805)910-8587	PC approved 1/20/22
	CUP CZ	342 21-03	American Desert LLC Multi-tenant Microbusiness Project	86695 Avenue 54	American Desert LLC 15303 Arrow Blvd	PC approved 10/20/21 CC approved 11/10/21

City of Coachella
Development Status Report
JULY 2025

	VAR	21-04	conversion of an existing 18,960 square foot multi-tenant (12 units) industrial building for cannabis business uses on a 1.29 acre parcel		Fontana, CA 92335 (213) 81603214	
	TTM EA CUP CZ GPA	32263 05-11 207 05-04 07-04	322 SF Units Subdivision 64.64 acres See AR 05-21 Nickel creek	Ave 44, West of Dillon	Coachella-Nickel Creek LLC 5744 Canyon Road Amarillo, TX. 79109	PC approved 9/5/07 CC approved 9/12/07 ***SB1185 Ext to 9/12/10*** ***AB333 Ext to 9/12/12*** ***AB208 Ext to 9/12/14*** ***AB116 Ext. to 9/12/16*** ***1 Yr. Ext. to 9/12/17*** ***1 Yr. Ext. to 9/12/18*** ***Statutory Ext. to 9/12/21***
	TTM AR EA CUP CZ GPA Annex	35523 07-13 07-16 231 07-08 07-05 60	Villa Palmeras 111 Single Family attached & detached residential 11.58 acres	South side of Ave 50 between Jackson St & Calhoun St	DSE Turco, L.P. Attn: Scott Carino 8910 University Center Ln Suite 690 San Diego CA 92122 (858) 458-3432 (858) 458-3412 FAX	PC approved 1/16/08 CC approved 5/28/08 ***TTM Expired 5/28/19***
	SP GPA CZ EA TPM	14-01 14-01 14-01 14-04 36872	Vista del Agua Specific Plan 280-acre subdivision with single-family residential, multi-family residential and commercial development.	S of Vista del Sur N of Ave. 48, E of Tyler St., W of Polk Street	James Kozak Strategic Land Partners, LP 12671 High Bluff Dr., Suite 150 San Diego, Ca. 92130 (858) 699-7440	PC Workshop 3/20/19 PC Approved 6/19/19 CC Approved 5/13/20
	TPM VAR	37758 21-05	Cervantes Lot Split Subdivision of 10 acres into 2 lots	50800 Van Buren St	Greg Cervantes 82265 Padova Dr. Indio, CA 92203	PC Approved 7-21-21 CC Approved 8-25-21 Final Map approved
	TTM AR VAR	38084 21-03 21-04	Pulte Coachella Subdivision "Sevilla" Subdivide 26.8 acres of	Northside of Ave 51, 500 East of Van Buren St. (APN 768-050-002)	Daniel Wozniak Pulte Homes Company LLC 27401 Los Altos St 400	PC Approved 5/19/21 CC Approved 6/23/21 Under Construction

City of Coachella
Development Status Report
JULY 2025

	EA	21-01	vacant land into 107 SFR lots.		Mission Viejo, CA 92691	
	TTM	31978	Bellssima Subdivision Subdivide 38 acres into 160 single family lots	Southeast corner of Avenue 53 and Fredrick Street	Brighton Properties, LLC (original TTM applicant)	PC Approved CC Approved 5/20/06 ***1 Yr. Ext. to 8/24/18 (Reso 2017-53)*** ***1 Yr Ext. to 8/24/19*** ***1 Yr Ext. to 8/24/20*** ***AB 1561 Ext. to 2/24/2022*** ***Grading Commenced in April 2022*** ***Under Construction***
	TPM AR CUP	38218 21-07 354	JJWR Holdings, LLC construction of two 25,750 sq. ft. industrial building to create up to 32 warehouse condos and 8 office condos	53-457 and 53-459 Enterprise Way	JJWR, LLC 440 Santa Lucia Drive Hemet, CA 92543	PC Approved 5/18/22 CC Approved 6/8/22 ***Expired 6/8/24***
	VAR	18-02	Desert Research Park #1 To exceed height limit for 3 new industrial buildings.	NE Corner of Ave. 48 and Harrison St.	Michael Meade Desert Rock Development 72-100 Magnesia Falls Rancho Mirage CA 92270 (760)837-1880	PC Approved 4/18/18 Plans Approved
	AR	21-09	Coachella 155 Proposed construction 155, 1 and 2-story residences within Tract 32074	SEC of Calhoun Street and 50th Avenue	D.R. Horton Mario Ornelas 2280 Wardlow Circle #100 Corona, CA 92880 (951)739-5481	Admin. Approval 1/5/22 Under Construction
	AR	21-15	Bellissima proposed construction of 111 single family residences in an unfinished Tract 31978	East of Fredrick Street between Avenue 53 and 54.	Pulte Home Company, LLC 27401 Los Altos, Suite 400 Mission Viejo, CA 92691 (760)775-1806	Admin Approval 4/5/22 Under Construction
	CUP CUP AR	346 347 21-12	Fountainhead Plaza. To allow a 20,422 sq. ft. Aldi supermarket and 2,600 sq. ft. Panda Express in the CG	NE Corner of 1st St. and Cesar Chavez St.	Mr. Francis Chu Coachella Retail Realty, LP 1401 Quail St. Suite #100	PC Approved 1/5/21 Mod to CUP 321, AR 20-03, TPM 37940 Approved by CC 1/26/22

City of Coachella
Development Status Report
JULY 2025

			zone. (related to CUP 321, 322, AR 20-03, TPM 37940)		Newport Beach CA 92660 (949)752-2515	Aldi Complete and Panda Express Under Construction
	CUP	348	Gunther Investments To allow interim outdoor cannabis cultivation on a 38.48 acre site	Southwest corner of Avenue 50 and Filmore Street	Brandon Calandri P.O. Box 8010 Lancaster, CA 93539	Withdrawn
	CUP	349	DAFCO To allow interim outdoor cannabis cultivation on a 199.39 acre site	Northeast corner of Filmore & 52nd Stsreet	Brandon Calandri P.O. Box 8010 Lancaster, CA 93539	Withdrawn
	CZ CUP AR	22-01 351 22-04	Tripoli Mixed-Use Project 108 Affordable Apartment units and 2 retail units with Building A 3-Stories and Building Building 4 Stories.	Northeast corner of Cesar Chavez Street and Bagdad Avenue	Chelsea Investment Corporation Attn: Dave Davies 6339 Paseo Del Lago Carlsbad, CA 92011 (619)987-7780	PC Approved 4/20/22 CC Approved 5/11/22 PC Approved 10/26/22 (Revisions by applicant) CC Approved 11/9/22 (Revisions) PC Approved 5/17/22 (3rd Amendment) CC Approved 5/24/23 (3rd Amendment) *Under Construction*
	TTM	38145 38146	Vista del Agua •TTM 38145 is to subdivide 42.92 acres into 204 single-family lots, located east of Tyler Street, North of Avenue 48 and west of Polk Street. (APN: 603-150-005 & 007). •TTM 38146 is to divide 46.92 acres into 254 single-family lots APN: 603-150-009, 010, & 011.	North of Avenue 48 and West of Polk Street	CVP Palm Springs, LLC c/o Strategic Land Partners, LP 12671 High Bluff Drive, Suite 150 San Diego, CA 92130	Under Review
	SP GPA	22-01 22-03	KPC Coachella Specific Plan entails construction of	Northeast portion of the City of Coachella, North	KPC Development Company, LLC 9 KPC Parkway, Suite 301	Under Review

City of Coachella
Development Status Report
JULY 2025

	CZ EA DA	22-04 22-05 22-02	approximately 9,536 dwelling units (DUs) of a variety of residential types; approx. 305 acres of mixed-use areas; approx. 71 acres of proposed school facilities for a total of 2,807 acres for the project	of the I-10 Freeway and East of the All American Canal	Corona, CA 92879 (951)987-8100	
	GPA EA	23-01 23-01	Santa Rosa Business Park General Plan Amendment Proposed General Plan Amendment of 39 acres from Urban Employment District to Industrial	Southeast corner of Tyler Street and Avenue 54	Santa Rosa Business Park, LLC 32823 Temecula Parkway, CA	Under Review
	GPA CZ TTM AR EA	22-04 22-05 38429 22-11 22-04	Encanto Proposed subdivision for 112 single family residences on 19.2 acres	Westside of Van Buren Street between Avenue 51 and Avenue 52	Josepth Rivani 3470 Wilshire Blvd Los Angeles, CA 90010	PC Approved 4/17/24 CC Approved 5/8/24
	GPA CZ TTM EA	22-05 22-06 38577 22-06	Sevilla II (Pyramid Ranch) Proposed residential development of 204 single family residences on 39 acres,	West of Van Buren Street and South of Avenue 50 (APN 779-280-002, 779-320-001)	Pulte Group 27401 Los Altos, Suite 400 Mission Viejo, CA 92691 (760)578-9334	PC Approved 10/18/23 CC Approved 10/30/23 ***Under Construction***
	AR	22-05	La Terraza Mixed-Use with 2,302 sq. ft. retail space on the first floor and 1,583 sq. ft. on the 2nd floor.	1562 6th Street	William A Aguirre, PE 68207 Pasada Rd Cathedral City, CA 92234 (951)204-1013	Under Review
	AR	22-03	State Towing & Recovery Metal shade cover	85220 Ave 50, Ste. 4	Statewide Emergency Services 623 S Waterman Ave San Bernardino, CA 92408 (951) 682-9336	Under Review
	AR	22-06	Eberhard Equipment Installation of a freestanding identification sign at 21' high	86100 Avenue 54	Eberhard Equipment No. 2 86100 Avenue 54 Coachella, CA 92236	PC approved 10/5/22

City of Coachella
Development Status Report
JULY 2025

			sign. APN: 763-141-007			
	AR	22-07	Jordan Central Proposed new 5,400 sq. ft. commercial building with parking lot and site improvements.	86878 Ave 54	Chris Ellison 1280 Main Street Brawley, CA 92227 (760) 344-3322	PC approved 4/5/23
	AR	21-13	Sunline Transit Hub transit center for Line 111, Line 91, Line 92, Line 95 and will include a 540 sq. ft. breakroom/office building, three bus shelters, landscape improvements	Southeast corner of Cesar Chavez Street and 4th Street.	Sunline Transit Agency	PC Approved 7/7/22 Completed
	AR	22-08	Coachella Lakes RV Resort Installation for main monument, entrance monument and building sign.	44800 Dillon Road	Image Services, Inc. 2281 Lacrosse Ave, Ste. 501 Colton, CA 92324 909-370-4500	PC Approved 7/6/22 Complete
	CUP	358	McDonalds Restaurant drive through reconfiguration	50090 Cesar Chavez Street	153 E City Place Santa Ana, CA 92705	PC Approved 11/2/22 Improvements complete
	CUP	360	Taco Shop 760 Type 47 On-Sale Alcohol	48975 Grapefruit Blvd #3	83850 Corte Eclipse Coachella, CA 92236 (760)969-9934	PC Approved 1/4/22
	CUP	361	Mr. Clamato Type 41 ABC License	51557 Cesar Chavez St.	Eric Aguilar (661) 204-3499	PC Approved 2/15/23 Business Open
	CUP	364	AMPM Type 21 ABC License	48055 Grapefruit Blvd.	GSC & Son Corporation	PC Approved 4/19/23 PC Approved Modification 9/18/24
	CUP	367	El Dorado Liquor Type 20 ABC License	49647 Cesar Chavez St.	Jose Luis Cedano Zamudio (769) 574-3480	PC Approved 7/19/23
	CUP AR VAR	369 23-06 23-02	AAA Storage – Sunridge Self Storage	APN: 763-141-018	Sunridge Self-Storage 38375 Turnberry Court Murrieta, CA (951) 594-2100	PC Approved 11/15/23

City of Coachella
Development Status Report
JULY 2025

	AR (Admin)	23-07	Rancho Mariposa - 20 single family home lots, 5 floor plans ranging from 1,241-2,408 SF, final phase of Rancho Mariposa	NW Corner of Ave. 50 and Frederick Street	Martin Coyne/Coyne Companies	Tabled
	CUP	365	Monarca Salon Studio 25 salon studios within one complex	84090 Ave 50	Humberto Cortez 760-609-3077	PC Approved 6/7/23
	AR AR	23-08 23-08 (MOD)	Love's Travel Stop Architectural modifications to existing fuel center convenience store building	45-761 Dillon Rd	Myrna Smith (913)236-3440	PC Approved 2/21/2024 PC Approved 4/2/2025 (MOD)
	CUP	366	Sushi Marisco Guamuchil to allow an expansion of alcohol sales as part of a 2,463 sq. ft. square foot restaurant and (ABC Type 47, On-Sale Beer, Wine, and Distilled Spirits)	49-405 Grapefruit Blvd	Mayra Bojorquez	PC Approved 7/19/23
	AR	23-10	Armtec Defense Technologies Architectural Review for (7) solar canopies in the parking lot totaling 486 kWp at 85901 53rd Avenue (APN 778-390-008).	85901 53rd Avenue	Bayware Power Solutions permit.powersolutionsus@baywa-re.com	PC Approved 2/29/24
	CUP	370	Yamama Liquor Type 21(Off-Sale General) ABC License for new convinience store.	1030 6th Street	Eileya Makhoul (818) 568-61111	PC Denied 9/6/23
	AR	23-11	Rancho Mariposa – 20 Lots 20 single family home lots, 5 floor plans ranging from 1,815-2,121 SF, final phase	NW Corner of Ave. 50 and Frederick Street	MV A24 LLC / Steve Landis (951) 231-7206 steve@landexcorp.com	Admin Approved 12/12/23

City of Coachella
Development Status Report
JULY 2025

			of Rancho Mariposa			
	AR CUP	23-14 375	Coachella Islamic Center Parking Lot Parking Lot to serve the existing Coachella Islamic Society of Palm Springs building at 84650 49th Avenue.	84650 Avenue 49	Islamic Society of Palm Springs radmouses@gmail.com	PC Approved 6/5/24
	AR	23-15	Foxpoint Digital Billboard	45800 Dillon Rd	Sierra Langbehn 8590 E Shea Blvd., Ste. 130 Scottsdale, AZ 85260	Admin Approved 10/30/23
	CUP	373	Family Dollar Type 20 ABC License	52226 Cesar Chavez Street	Family Dollar LLC c/o Rob Hosack 770-235-5662 rhosack@decisions-consulting.com ab-licensing@dollartree.com	PC Approved 2/7/24
	AR CUP	24-02 377	Coachella Gateway 4,627 SF shell building with drive thru at an existing commercial center.	48151 Grapefruit Blvd	Chandi & Karan LLC nsc@chandigroupusa.com 760-396-9260	PC Approved 7/17/24 Under Construction
	TTM 38943 AR CUP	24-05	Coachella Vault luxury storage facility on 11 acres for classic cars, boats, RVs and other luxury vehicles	East of Harrison Street and South of Avenue 48 (APN: 603-290-005)	Steve Myers – Coachella Vault LLC 78206 Varner Road, Suite D 152 Palm Desert, CA 92211 760-342-4400 steve@coachellavault.com	Under Review
	AR CUP	24-07 381	Sun Community Credit Union 4,130 sq. ft. commercial bank building on 1.97 acres.	NEC of Cesar Chavez St and Valley Rd.	Patrick Carey 1068 Broadway, El Centro, CA 92243	PC Approved 7/3/24
	AR	24-08	Library Annex Construction of the Coachella Library Annex building.	1538 7th Street	City of Coachella 760-398-3502	Under Review
	AR	24-09	Kaul Patio Reconstruction of a 1,759 SF commercial patio at 51800 Cesar Chavez Street	51800 Cesar Chavez Street	Lisa Fisher (760) 668-1653	Admin Approved 11/19/24

City of Coachella
Development Status Report
JULY 2025

	AR CUP	23-16 374	Roots Cafe 1,854 SF retail cannabis business within an existing commercial building located at 45-800 Dillon Road.	45800 Dillon Road	Greg Klibanov 310-486-8000 greg@rykal.net	PC Approved 7/3/24
	CUP	378	La Mango Type 40 ABC License	51704 Cesar Chavez Street Suite B	Arlent I. Torres Cardenas 760-899-2807 Torresarlent1883@gmail.com	PC Approved 4/17/24
	EP	22-04	Coachella Valley Event Center 20 acre event center	46600 Tyler Street	Edwart Rostamian 1146 N Central Ave #340 Glendale, CA 91202 associate4renotes@gmail.com	CC Approved 7/24/2024
	CUP EP	380 24-01	VMP Nightclub & Event Center Night Club and Event Center at existing shopping center that will host live music events. Type 48 ABC license.	49974 Cesar Chavez Street	Reyes Hernandez Belindahernandez2@aol.com 760-888-7140	PC Approved 9/4/24 CC Approved 9/25/24
	EP	23-02	Mi Lindo Sinaloa Family resteraunt with live entertainment.	49291 Grapefruit Boulevard	Josue Milton Paiz Guevara 760-398-8538	Tabled
	VAR	23-04	Rochin, Setback 5'5" setback variance and 5% lot coverage variance for a rear yard patio	48440 Charlton Peak St	Ramon Rochin Mmgonzalez0386@gmail.com	PC Approved 3/20/24
	CUP (MOD)	289	Coachella Brands Modification for permanent status of renovated 5,000 sq. ft. structure, permanent status grant for conjoined and existing container structures, and an extension to develop twenty-five (25) greenhouse structures.	84805 Avenue 48	Ferrel Raskin 602-469-3333 fraskin@d9mfg.com Russell Stamm 602-499-3810 russ@azvector.com	Under Review
	CUP (MOD)	345	Coachella Valley Growers Modify condition of approval	50501 Fillmore Street	Wyatt Nelson 805-910-8587	PC Approved 9/4/24

City of Coachella
Development Status Report
JULY 2025

			No. 23 to amend responsibilities of street improvements for Fillmore Street for the Coachella Valley Growers project.		Wnelson24@protonmail.com	
	AR	24-10	Clinica Coachella 6,900 SF medical clinic that includes medical offices.	NE corner of Van Buren and Avenue 50	Alpha Rue, LLC 760-861-1436 ruelasnp@gmail.com drjalfaro@gmail.com	PC Approved 2/5/25
	CUP	382	A & G Mart Type 20 License ABC Type 20 License (Beer and Wine Only) with a new proposed market to include sale of fresh produce within a 2,625 SF suite.	50223 Cesar Chavez St, Suite B102	A & G Mart, Inc. Agmart760@gmail.com	PC Approved 7/17/24
	CUP	383	Galilee Center Thrift Store 2,610 SF thrift store within an existing shopping center.	49291 Gaprefruit Blvd, Unit 1	Gloria Gomez 760-396-9100 ggomez@galileecenter.org	PC Approved 11/6/24
	CUP	387	Joe's Sushi – Type 47 ABC License For a Type 47 – On-Sale General – Eating Place Alcohol License for the Joe's Sushi the Cabo Way restaurant.	83103 Avenue 48, Suite 1F	Jesus Inzunza 760-408-6148 Inzunza14@aol.com	PC Approved 2/19/25
	CUP	388	El Tranvia – Type 47 ABC License Type 47 – On Sale General – Eating Place Alcohol License for El Tranvia restaurant to allow the on-sale, services, and consumption of beer, wine, and distilled spirits.	1221 6th Street	Oscar Ventura Saavedra 760-619-6550 Oscarv9772@gmail.com	PC Approved 4/2/2025
	AR CUP VAR	24-12 384 25-01	Garcia Parking Lot Installation of a new concrete parking lot for residential	52849 Cesar Chavez	Alex Garcia 626-575-3070 Michael.garcia@mzbrokerage.com	Under Review

City of Coachella
Development Status Report
JULY 2025

			apartments.			
	AR TPM EA	24-13 37892 24-02	Acosta Commercial Center Commerical project with modern architecture consisting of 6 buildings proposed in two phases on 19.56 acres.	48441 Van Buren Street (APN: 612-250-002 612-230-005)	Dr. Juan Acosta Juan.acostamd@gmail.com	Under Review
	CUP (MOD)	253	Los Compadres Thrift Store Modification Modifications to a thrift store discount boutique within units 2,3, and 4.	1030 6th Street	Guadalupe Nuno Ip.sure@yahoo.com	PC Approved 5/21/25
	AR CUP	24-17 386	Coachella Bar Remodel of a two-story commercial building with a restaurant, bar, and offices that includes a Type 41 – On Sale Beer & Wine – Eating Place alcohol license.	1694 6th Street (APN: 778-100-001)	Nicolas Meza 760-541-9034 cscoachella@yahoo.com	Under Review
	AR VAR	25-01 25-02, 25-03	Ocean Mist Signage Approval of (4) directional signs, (1) monument sign, and (1) building sign at the Ocean Mist Farm property.	52300 Enterprise Way	Daniel Martinez 760-398-1631 danny@oceanmist.com	PC Approved 5/7/25 (VAR) PC Approved 6/18/25 (AR)
	AR CUP EA	25-02 389 25-01	Armtec Masterplan Phase 2 & 3 Expansion Design review for Phase 2 (consutction of a 15,000 SF warehouse and a 3,000 SF R&D Facility) of the Armtec project and environmental reviews for both Phase 2 and 3.	85901 Avenue 53 (APN: 778-420-013, 778-390-008)	Miguel A. Badena 760-398-5586 Miguel.badena@armtecdefense.com	PC Approved 6/4/25
	AR	25-04	Jones Court Office For the construction of a office at 85526 Jones Court	85926 Jones Ct, Coachella, CA 92236	Edgar Chavez (760) 289-2505 Edgar@grandlionpools.com	Under Review

City of Coachella
Development Status Report
JULY 2025

	CUP TTM EA	390 39051 25-02	Calhoun Street Subdivision Subdivision of an existing 39.98-acre parcel into 255 lots to include 1.96 acres of open space dedicated as a public park and (5) retention basins.	SW corner of Calhoun Street and Avenue 49 (APN: 612-260-010)	Pacific Modern Builders LLC 760-799-8227 Rod4real@aol.com	Under Review
	CUP	391	Taqueria Allende 2 – ABC License, Type 41 Type 41 – On-Sale Beer & Wine – Eating Place Alcohol License for the Taqueria Allende 2 restaurant.	83103 Avenue 48, Suite 1A	Teresa Leon Huerta Teresahuerta669@gmail.com	PC Approved 6/4/25
	CUP	392	Kiddie Kingdom Childcare Center Convert an existing day care center into a community center (learning center).	83191 Mariana Avenue	Elizabeth Cota elicquinunez@hotmail.com	Withdrawn
	CUP	393	TJ Evergreen 10-acres of outdoor cannabis cultivation.	NE of Avenue 52 and Fillmore Street (APN: 763-100-019 and 018)	Steve Hodges 760-636-8592 Steve.hodges7@gmail.com	Under Review
	CUP VAR	394 25-04	6th Street Tattoo Co Tattoo/piercing shop within an a leased unit in a commercial building.	1030 6th Street, Unit 7	Ernest Gonzales Erniegee760@gmail.com	Under Review
	CUP	395	Tropicana Supermarket Type 20 – Off-Sale Beer & Wine Alcohol License for the Tropicana Supermarket to allow the sale of beer and wine for consumption off the presmises where sold.	84076 Avenue 50	Abdul Ali 559-639-7006 abdul@tropicanasupermarket.com	Under Review
	AR	25-08	Mariposa Pointe – CVHC Construction of 24 single-story self-help homes that	SE corner of Avenue 50 and Calhoun Street	Coachella Valley Housing Coalition 760-347-3157 Slawomir.rutkowski@cvhc.org	Under Review

City of Coachella
Development Status Report
JULY 2025

			will complete the Mariposa Pointe community.			
	AR	25-09	American Made Coachella Tenant improvements that include the construction of (12) 47' stainless steel silos, (4) 12' tall water towers, and mechanical equipment.	52200 Industrial Way	Moe Vazin 310-779-9223 moevazin@vmi-am.com	Under Review
	AR TTM CUP EA	25-07 39330 396 25-03	COVA Coachella 87-acre masterplaned destination resort and residential community that includes 162 single-family homes and 120-unit townhome style resort hotel.	SW corner of Avenue 52 & Van Buren (APN: 780-040-001, 003, 780-060-001 and 002)	Relevant Coachella Owner, LLC 310-270-6222 grant@relevantgroup.com	Under Review

City of Coachella
Development Status Report
July, 2025

PC = Planning Commission
CC = City Council
Types = RS Single Family Residential, RM Multifamily Residential, CG Commercial General, NC Neighborhood Commercial
MH Manufacturing Heavy, MS Manufacturing Service, MW Wrecking Yard, RE Residential Estate
Status of Projects = Under Construction, Approved, Pending Approval
Status of Maps = Constructed, Under Construction, Recorded, Approved Tentative, Pending Approval
AR Architectural Review
CUP Conditional Use Permit
CZ Change of Zone
DA Development Agreement
EIS (EA) Environmental Initial Study (Environmental Assessment)
GPA General Plan Amendment
PD Planned Development
TTM Tentative Tract Map or Tentative Subdivision Map
TPM Tentative Parcel Map
VAR Variance

Tentative Maps (Tract and Parcel) are approved for 2 years and may be extended an additional year three times upon approval of their request and payment of application fees.

Assembly Bill 1561 (AB1561) automatically grants an18-month extension to any Tentative Tract or Tentative Parcel Map that was valid between March 4, 2020 and 18 months after passage of the Bill.

Senate Bill (SB 1185) automatically grants a 12 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2008 and will normally expire before January 1, 2011.

Assembly Bill 333 (AB333) automatically grants a 24 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2009 and will normally expire before January 2, 2012.

Assembly Bill 208 (AB208) automatically grants a 24 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2011 and will normally expire before January 1, 2014.

STAFF REPORT
7/23/2025

TO: Honorable Mayor and City Council Members

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

SUBJECT: Agreement with Coachella Valley Water District (CVWD) to protect and construct CVWD facilities as a result of the Construction of a new Bridge over Whitewater Channel at Avenue 50, City Project ST-69.

STAFF RECOMMENDATION:

Authorize the City Manager to execute an Agreement with Coachella Valley Water District (CVWD) to protect and construct CVWD facilities as a result of the Construction of a new Bridge over Whitewater Channel at Avenue 50, City Project ST-69 , subject to reasonable and acceptable minor modifications by CVWD and as approval to form by City Attorney.

DISCUSSION/ANALYSIS:

The Avenue 50 Bridge Project improvements include realignment and widening of Avenue 50 from the existing two-lane roadway to a six-lane major arterial, and realignment of Tyler Street. The project will also improve public safety and mobility by constructing a new bridge spanning over the Whitewater Channel, replacing the existing low water crossing and eliminating flood-related hazards during inclement weather events.

A cooperative agreement between the City and CVWD is required prior to the issuance of right-of-way certification from the Department of Transportation. As part of these improvements, existing CVWD stormwater and irrigation facilities within the right-of-way are required to be modified or constructed. CVWD has agreed to accommodate the City's project and provide the necessary permitting and City has agreed to the project improvements as listed in the agreement. The City will construct these improvements with the construction of the bridge and these costs have been accounted for in the overall construction budget.

Once the construction has been completed, the agreement outlines which facilities are to be maintained by the City and which facilities are to be maintained by CVWD. City staff is recommending Council authorize City Manager to execute this agreement.

FISCAL IMPACT:

No fiscal impact or additional appropriations needed. The cost associated with the Utility agreement is included in the FY 25/26 CIP budget for the construction of the Avenue 50 Bridge Project, ST-69.

ATTACHMENTS:

1. Cooperative Agreement

AGREEMENT REGARDING THE
AVENUE 50 BRIDGE OVER COACHELLA VALLEY STORMWATER CHANNEL PROJECT

This Agreement Regarding the Avenue 50 Bridge Over Coachella Valley Stormwater Channel Project ("Agreement") is entered into this day of , 2025 ("Effective Date"), by and between the City of Coachella, a California Public Corporation, also known as City of Coachella, a California Municipal Corporation ("City") and the Coachella Valley Water District, a public agency of the State of California ("CVWD"). The City and CVWD are sometimes referred to herein individually as a "Party" or collectively as "Parties".

RECITALS

A. City is administering a project to construct a public road realignment of Avenue 50 and Tyler Street, consisting of a bridge over the Coachella Valley Stormwater Channel ("CVSC"), ("Project").

B. In January 9, 1901, the County of Riverside declared a road right-of-way for the southern 30-feet from the north section line of the northeast quarter of Section 5, Township 6 South, Range 8 East, recorded April 17, 1959 as Instrument No. 32692 in Riverside County.

C. The City obtained CVWD Encroachment Permit No. 060805-1-004 on June 9, 1981 as the owner of the existing Avenue 50 low-flow road crossing (CVWD Drawing Nos. 9784 to 9786) within the CVSC, and desires to replace such crossing with a bridge and install related improvements.

D. GTE California, Inc installed underground telecommunication conduits within the road right-of-way of Avenue 50 under CVWD Encroachment Permit No. 050832-4-002 on February 15, 1991.

E. The City intends to continue to operate, maintain and repair the existing Avenue 50 low-flow road crossing in a reasonable and responsible manner.

F. The City shall be responsible, at its sole cost and expense, for any damage to the CVSC and shall indemnify and hold harmless CVWD from and against any liability which may result from a failure of the City to maintain the Avenue 50 low-flow road crossing.

G. The City intends to include a project in its Capital Improvement Plan to pursue funding for the design and construction of a future grade control structure in the CVSC to replace the existing Avenue 50 low-flow road crossing.

H. CVWD operates and maintains the CVSC within Assessor's Parcel Number ("APN") 763-020-019, 778-170-012, and 603-300-018 as a regional flood conveyance and control channel to protect human life and property and for related purposes ("CVWD Stormwater Facilities").

I. CVWD owns APN 763-020-019 and a portion of APN 778-170-012 in fee title. CVWD holds certain stormwater easement rights within APN 603-300-018 and a portion of APN 778-170-012 (collectively "CVWD Property").

J. CVWD operates and maintains an irrigation distribution system (“Irrigation Facilities”) owned by the United States Bureau of Reclamation (“USBR”) within USBR owned easements (collectively “USBR Property”).

K. CVWD operates and maintains an agricultural drainage system which transports drainage water from on-farm drainage systems (“Ag Drainage Facilities"). These may be impacted as part of a future phase.

L. The Project will impact CVWD Stormwater Facilities and Irrigation Facilities, and will encroach onto CVWD Property.

M. Operation and maintenance of the CV Link Pathway in the CVSC shall be the responsibility of the Coachella Valley Association of Governments (“CVAG”) and is governed by a separate agreement between CVWD and CVAG.

N. The Parties desire to enter into this Agreement to establish the responsibilities of each Party.

NOW THEREFORE, THE PARTIES AGREE TO THE FOLLOWING:

AGREEMENT

1. CITY RESPONSIBILITIES

A. City is solely responsible for all cost and expense of project management, planning, environmental, design, and construction work on the Project. Any consultants or contractors hired by the City will be subject to the terms and conditions of this Agreement.

B. City shall comply with CVWD’s rules, regulations, ordinances, and procedures regarding the design, installation, and construction of the facilities contemplated herein, including but not limited to CVWD’s Development Design Manual, and design standards, as may be amended by CVWD and the CVWD Board of Directors (“Board”) from time to time (collectively, “Rules”).

C. City to keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state, and federal laws, rules, and regulations that may impact, or be implicated by the construction of the Project including, without limitation, the Federal Emergency Management Agency’s floodplain management requirements; CVWD Ordinance No. 1234; City’s equivalent ordinance or Riverside County Ordinance 458; all applicable provisions of the local ordinances regulating discharges of stormwater; the Federal Water Pollution Control Act (33 U.S.C 1251 et seq.); the California Porter-Cologne Water Quality Control Act (Water Code 13000 et seq).; and any and all regulations, policies, or permits issued pursuant to any such authority. These include, but are not limited to California Regional Water Quality Control Board, Colorado Region, Order No. R7-2013-0011 (NPDES Permit No. CAS617002) and State Water Resources Control Board Order NO. 2010-0014-DWQ, Order No. 2009-0009-DWQ, and Order NO. 2012-0006-DWQ.

D. City to be responsible for compliance with the laws of the State of California and the United States, including but not limited to, applicable state and federal environmental laws, such as the California Environmental Quality Act ("CEQA"), the National Environmental Policy Act ("NEPA"), California Public Resources Code section 21000 et seq., and the Federal Species Act and the California Endangered Species Act, (collectively "Environmental Laws") application to the design and construction of the Project.

E. City to indemnify and hold harmless CVWD, its officials, offers, agents, employees and authorized volunteers from and against any and all claims, demands, losses or liability of any kind or nature which CVWD, its officials, officers, agents, employees and authorized volunteers may sustain or incur for noncompliance with the laws, regulations, and ordinances listed above, arising out of or in connection with the Project, including the failure of the Avenue 50 low-flow road crossing, except for liability resulting from the sole established negligence, willful misconduct or active negligence of CVWD, its officials, officers, agents, employees or authorized volunteers.

F. Prior to construction, City shall submit the construction plans for the Project, Irrigation Facilities abandonments, concrete slope protection, storm drain outlet and access road (collectively "Plans") to CVWD for CVWD's review and approval. City to depict the CV Link Pathway on the Project Plans. CVWD shall approve or disapprove the Plans in writing within a reasonable amount of time after submittal to CVWD. In the event CVWD disapproves the Plans, City shall modify the Plans in accordance with the reasons given for disapproval and shall resubmit the revised Plans to CVWD for approval. This procedure shall continue until the Plans have been approved by CVWD.

G. City shall not allow any utilities to be constructed within the Project or CVWD Property without prior approval from CVWD, which will be subject to issuance of an encroachment permit or other applicable permission as determined by CVWD.

H. City acknowledges and shall include information to bidders that work within the CVSC is subject to flooding risks and that no stockpiling, staging, or leaving equipment overnight is allowed.

I. Insurance Requirements

   i. The City, along with any contractors or subcontractor of the City, shall throughout the term of the Agreement, comply and maintain the insurance coverages described in the Exhibit "A".

   ii. CVWD's insurance requirements are periodically updated to reflect adjustments in insurance amounts and types of coverage. As such, Insurance Requirements are adjusted from time to time, CVWD will provide written notice to the city of changes in the Insurance Requirements, after which the City will have thirty (30) calendar days within which to implement any changes and provide proof of coverage.

J. Operation and Maintenance Responsibilities

i. City shall operate and maintain the Project.

ii. City shall operate and maintain the City's existing 16-inch (16") water line located north of the existing Avenue 50 low-flow road crossing.

iii. City shall construct concrete slope protection as follows:

   a. Northeast side of the CVSC from approximately Sta: 794+42.21 to Sta: 801+31.75 per CVWD drawing nos. 50362, 50363, and 50365 through 50367.

   b. Southwest side of the CVSC from approximately Sta: 794+90.66 to Sta: 804+86.20 per CVWD drawing nos. 50362 and 50364 through 50367.

iv. City shall construct, operate and maintain storm drain outlets as follows:

   a. Two 48-inch diameter reinforced concrete pipe (RCP) storm drain outlets with flap gates, a combined headwall, and contained ¼ ton rock rip-rap at approximate Sta: 798+80.24 and 799+02.28 per CVWD drawing nos. 50359 and 50368.
   b. One 24-inch diameter reinforced concrete pipe (RCP) storm drain outlet with flap gates, energy dissipator, and headwall at approximate Sta: 795+02.49 per CVWD drawing nos. 50359 and 50368.
   c. One 72-inch corrugated metal pipe (CMP) storm drain outlet and headwall at approximate Sta: 801+01.35 per CVWD drawing nos. 50362 and 50363.
      - Existing outlet to be reconstructed pursuant to the Project needs
      - Outlet was initially constructed by Caltrans and turned over to the City for operation and maintenance pursuant to Freeway Agreement dated September 6, 1988 and Cooperative Agreement No. 08-1237 dated May 25, 2005.
   d. City shall provide a letter from the land use authority having jurisdiction over the Project certifying that all Project storm drain outlets have been reviewed and determined to meet the requirements of the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit, including any amendment to or replacement of such MS4 Permit that may be issued in the future. This certification applies to requirements included in the Drainage Area Management Plan, Stormwater Management Plan, Stormwater Pollution Prevention Plan and Water Quality Management Plan described in the MS4 Permit.

e. CVWD requires City to implement control measures to the maximum extent practicable to prevent the discharge of non-stormwater generated runoff into the CVSC. City shall repair and maintain these stormdrain outlets and structures and CVSC to mitigate any condition of nuisance and/or damage to these stormdrain outlets and structures and the CVSC caused by City's non-stormwater discharge as determined by CVWD. This maintenance and repair shall include, but not be limited to, outlet concrete repairs, CVSC bottom scour repair, slope protection repair, vegetation clearing, ponded/nuisance water removal, etc. Failure to comply with these conditions of approval may result in revocation by CVWD of this Agreement associated with the outlet and removal or sealing of the outlet. In the event City fails to perform the abovementioned responsibilities, CVWD may elect to complete any or all of such tasks at City's cost and expense. Such cost shall be paid by City within ten (10) calendar days following receipt of an invoice from CVWD.

v. City shall grade and establish new access road per stationing shown on CVWD drawing no. 50338.

vi. City shall prohibit and lawfully enforce the prohibition on camping or over-night occupancy. Post appropriate signage at the Project location to give notices to these prohibited activities. City acknowledges and agrees that all reports and/or complaints associated with trespassing through unauthorized encampments within the Project shall be the sole responsibility of the City and that City shall perform the removal of said encampments, associated debris, and/or personal belongings.

vii. City shall maintain reasonable security precautions and programs to protect the Project and CVWD Stormwater Facilities against vandalism, graffiti, theft, arson, or other similar actions. City shall be responsible to perform and pay for all associated costs for graffiti abatement on the Project.

viii. City shall allow CVWD access for purposes related to the operation, maintenance, and repair of CVWD Stormwater Facilities and the Irrigation Facilities.

ix. City shall notify CVWD Right-of-Way Division a minimum of 72-hours for any planned maintenance activities by City staff.

x. For emergency repairs, City shall endeavor to notify CVWD as soon as possible about the emergency repairs.

xi. If City contracts for any of the operations, maintenance, repairs, and construction work, City's contractor(s) shall apply for a construction encroachment permit with CVWD Right-of-Way Division and comply with all the requirements including insurance and indemnification. City's contractor shall allow for a minimum of 30 calendar days for CVWD to

process the construction permit and shall be responsible for any inspection costs incurred by CVWD.

K. Irrigation Facilities

i. City shall design and remove, at City's sole expense, to CVWD specifications, the abandonment of those Irrigation Facilities located within the USBR Property per CVWD drawing nos. 42676 through 42678. The design and abandonment of the Irrigation Facilities shall comply with CVWD and USBR requirements and procedures as provided in CVWD's Development Design Manual. USBR requirements include the federal abandonment submittal process, including a recorded quitclaim for each parcel where the USBR Property will be abandoned ("USBR Requirements"). Upon approval of the abandonment by the USBR, City shall have the applicable portions of the Irrigation Facilities removed in accordance with the terms hereof and a CVWD construction encroachment permit.

ii. CVWD strongly recommends that the City obtain written approval of the fee title owner(s) of the real property on which CVWD and USBR's easements are located prior to constructing the Project.

iii. The City shall be fully responsible to ascertain the location of all facilities constructed by others, and to construct the Project in a manner which will not damage, conflict or interfere with any existing facilities or CVWD's and USBR's use of the easement area for the purpose set forth in the easements. City shall be responsible for all costs for the protection and/or repair of the existing irrigation pipeline during construction and future maintenance activities within or near the CVWD and USBR easements.

iv. In the event any action is brought by any person(s) regarding CVWD's or USBR's easements for injury, death and/or damages to property in connection with construction of the Project and City's use of the easements, CVWD and USBR shall be defended, held harmless and indemnified by the City. CVWD and USBR assume no responsibility for damages, claims or suits in connection with said Project. These requirements should not be construed as subordination of CVWD's and USBR's rights, title and interest in and to said easements or as a waiver of any of the provisions contained in said easements.

L. Existing Avenue 50 Low-flow Road Crossing

i. The City shall operate, maintain and repair the existing Avenue 50 low-flow road crossing in a reasonable and responsible manner so as to not cause the road to deteriorate.

ii. In the event that the Avenue 50 low-water crossing becomes damaged and requires significant repair or replacement, then the City shall develop a Capital Improvement Plan for the immediate and timely repairs with full review and approval from CVWD. Improvements required for future

repairs may include, but are not limited to, full replacement with an engineered grade control structure to replace the Avenue 50 low flow road crossing. The City shall include a project in its Capital Improvement Plan to pursue funding options for design and construction of an engineered grade control structure to replace the Avenue 50 low-flow road crossing to prevent damage to CVWD's CVSC.

M. Pre-Construction Requirements

i. Following receipt of CVWD's approval of the design Plans and prior to construction, the City shall do the following:

a. Furnish to CVWD, prior to the pre-construction meeting set forth in subsection (d), a Performance Guarantee Deposit in the amount of Five Thousand Dollars ($5,000.00) or five percent (5%) of the amount of the construction costs of the concrete slope protection, whichever sum is greater, in immediately available funds, as security for the purpose of guaranteeing the completion of the construction of the improvements. The term "immediately available funds" shall mean cash, wire transfer or a cashier's check drawn on good and sufficient funds on a federally insured bank and made payable to the order of CVWD. CVWD shall not be required to keep the funds separate from its general funds. In the event CVWD invests the deposit, CVWD shall pay the minimum interest rate set forth in California Government Code Section 53079(b), less one (1) full percentage point. CVWD shall have the absolute right five (5) days after the mailing of a written notification to City by certified mail, at City's address herein, to draw all or a portion of the funds represented by the deposit as may be necessary to complete construction, including administrative and all other project costs or to secure compliance with this Agreement, including the construction of the improvements; immediately available funds shall be delivered on a case-by-case basis, for each contract based on the construction required as outlined herein. The deposit, less draws, if any, will be returned to City on a case-by-case basis, upon CVWD declaring that the improvements are final and complete (including, but not limited to, the paving of road/street/right-of-way above such facilities) in CVWD's sole and absolute discretion. City hereby understands, acknowledges and agrees that the determination that the improvements are complete and final may come after CVWD has accepted such facilities.

b. Employ, a qualified contractor or contractors (collectively, "City's Contractor") properly licensed by the State of California, to construct and complete the Project, Irrigation Facilities abandonments, concrete slope protection, storm drain outlet and access road.

c. Arrange or cause City's Contractor to arrange for a preconstruction meeting with CVWD a minimum of 7 calendar

days before mobilization. At such meeting there shall be at least one (1) representative of CVWD, City and City's Contractor. At such meeting, City shall be required to pay to CVWD an Inspection Services Deposit for inspection as shall be required by CVWD. CVWD shall deduct from said Inspection Services Deposit all reasonable expense of CVWD, including, but not limited to, CVWD's agents, employees, consultants, or independent contractors. CVWD shall handle such deposit consistent with CVWD's rules, regulations and procedures with respect to such deposits. The Inspection Services Deposit is the minimum required amount and may be modified in CVWD's sole discretion, based on the project size, complexity, or impacts to CVWD. CVWD may elect to use consultants to perform the inspection services for a specific project based on either technical needs and/or staff availability.

N. Construction Requirements

i. City's Contractor shall obtain two (2) CVWD construction encroachment permits ("EP") prior to commencing the Project construction in the CVWD Property and USBR Property. One EP will be issued solely for the Irrigation Facilities abandonment, the second will be issued for construction of the Project, concrete slope protection, bridge foundations and columns, storm drain outlet and access road.

ii. City's Contractor shall name CVWD additionally insured in the insurance policies provided by City's Contractor pursuant to the City's construction contract.

iii. City shall include CVWD and the CVWD Indemnitees as defined herein, as indemnitees in the indemnification clause in the City's construction contract with the City's Contractor.

iv. City shall cause the City's Contractor to comply with the applicable Occupational Safety and Health Administration ("OSHA") standards and requirements, including, but no limited to, submitting construction and shoring plans.

v. City shall pay when due all valid charges from all contractors, subcontractors and suppliers supplying goods or services to City for the Project and shall keep the Project free and clear of any liens related to such charges. City shall indemnify CVWD for all claims, losses, damages, liabilities and expenses resulting from any liens filed against Project in connection with such charges; provided, however, that City shall have the right to contest any such lien, so long as it provides a statutory bond or other reasonable assurances of payment that either remove such lien from title to the Project or that assure that any adverse judgment with respect to such lien will be paid without affecting title to the Project.

vi. The Project, Irrigation Facilities abandonments, concrete slope protection, storm drain outlet and access road shall all be installed in strict compliance with the approved Plans. Any deviations from the approved Plans must have CVWD's prior written approval.

vii. City shall provide CVWD representatives with reasonable access for inspection purposes. It is understood and agreed that CVWD's inspection personnel shall have the authority to enforce the Plans, which authority shall include requiring that all unacceptable materials, workmanship and/or installation be replaced, repaired or corrected by City's Contractor. Nothing herein shall be construed to grant CVWD direct control over City's Contractor or anyone but City or its designee. CVWD's inspection does not include inspection for compliance with safety requirements by City's Contractor. Any inspection completed by CVWD shall be for the sole use and benefit of CVWD, and neither City nor any third party shall be entitled to rely thereon for any purpose.

viii. Upon completion and acceptance of the Project, City shall provide CVWD a recorded copy of the Notice of Completion.

ix. City warrants and represents to CVWD that the concrete slope protection and the Irrigation Facilities abandonments shall be free from construction defects for twelve (12) months from the date of the Notice of Completion. The City shall maintain in force the Performance Guarantee Cash Deposit for the duration of the twelve (12) month Guarantee.

x. City shall repair, or cause to be repaired, at City's expense all failures of the concrete slope protection and Irrigation Facilities abandonments, which were furnished, installed, and/or constructed by the City due to faulty materials or installation during the twelve (12) month period commencing from the Notice of Completion. If repairs cannot be completed in a timely manner sufficient to maintain protection to life and property, CVWD shall perform the work and shall invoice City for such costs. City shall, within thirty (30) days after written demand therefor, pay or cause City's Contractor or surety to pay such costs shown on the invoice. Nothing in this subsection shall limit or abrogate any other claims, demands or actions CVWD may have against City or City's Contractor on account of damages sustained by reason of such defects, nor shall the provisions of this Section limit, abrogate or affect any warranties in favor of CVWD which are expressed or implied by law or set forth in any construction agreement.

2. CVWD Responsibilities

A. CVWD to grant the City the ability to construct, operate and maintain the Project within the CVWD Property and USBR Property.

B. CVWD to grant the City the ability to abandon those portions of the Irrigation Facilities and to construct the concrete slope protection, storm drain outlet, and access road pursuant to CVWD EPs.

C. CVWD to coordinate and cooperate with the City to process the USBR Irrigation Facilities abandonment package.

D. CVWD to review the Plans and provide City approval or disapproval with comments.

E. CVWD to attend any pre-bid meetings during the City bidding process.

F. CVWD to attend any pre-construction meetings prior to commencement of construction.

G. CVWD to perform the operation and maintenance of the concrete slope protection

    i. CVWD will operate, maintain and repair the concrete slope protection once it is constructed by the City in accordance with Article 1.J.iii. above.

H. CVWD to perform the operation and maintenance of future engineered grade control structure.

    i. CVWD will operate, maintain and repair the engineered grade control structure once it is constructed by the City in place of the existing Avenue 50 low-flow road crossing.

3. Indemnity

A. The City, on its own behalf and on behalf of successor entities, shall defend, indemnify and hold CVWD, its officers, directors, administrators, representatives, consultants, engineers, employees and agents, their successors and assigns (collectively "CVWD lndemnitees") free and harmless from and against any and all claims, actions, causes of action, damages, demands, liabilities, costs (including, without limitation, reasonable attorneys' fees), losses and expenses of every type and description ("Claims" and "Costs") to which CVWD and the Indemnitees may be subjected resulting from or arising out of this Agreement; the design, construction, installation, repair, maintenance and operation of the Project on the CVWD Property and USBR Property; the performance of or failure to perform, the work covered by this Agreement which is caused or occasioned by any act or neglect on the part of the City or its Representatives (as defined below); any death, injury, property damage, accident or casualty caused or claimed to be caused by City or its Representatives or including City or its Representatives or its or their property; any breach by City of its obligations under this Agreement; and any enforcement by CVWD of any provision of this Agreement. The forgoing indemnity shall not apply to the extent that such Claims and Costs are ultimately established by a court of competent jurisdiction to have been caused by the gross negligence or willful misconduct of CVWD or its Indemnitees. Except as set forth in the immediately preceding sentence, the City, as a material part of the consideration of this Agreement, waives all claims or demands against CVWD and the Indemnities for any such Claims related to this Agreement. All who enter upon the CVWD Property and USBR Property pursuant to this Agreement shall do so at their own risk and shall at all times

comply with all instructions and directions of CVWD. CVWD shall make all decisions regarding its representation in any legal proceeding described in this Agreement. The City shall not settle any claim without prior written consent of CVWD. If the City fails to indemnify CVWD, CVWD shall have the right, but not the obligation, to defend against the matters described herein and charge all direct or incidental Costs of such defense to the City and recover the same from the City. The term "Representatives" shall mean employees, representatives, agents, contractors, subcontractors or any other persons directly or indirectly employed by any of the foregoing or reasonably under the control of any of the foregoing or for whose acts any of the foregoing may be liable. No provision of this Agreement shall in any way limit the extent of the responsibility of the City for payment of damages resulting from its operations or the operations of any of its Representatives. City further covenants and agrees to pay, or reimburse CVWD Indemnitees, or any of them for any and all Costs in connection with the investigating, defending against or otherwise in connection with City's obligations pursuant to this Agreement, except liability arising through the gross negligence or willful misconduct of CVWD Indemnitees, or any of them. CVWD shall have the right, at City's expense, to commence, to appear in, or to defend any action or proceeding arising out of or in connection with this Agreement, and in connection therewith, may pay all necessary expenses if City fails upon reasonable notice to so commence, appear in or defend any action or proceeding with counsel reasonably acceptable to CVWD. City shall be furnished with copies of bills relating to the forgoing upon request

B. Storm, surface, ground, nuisance, or other waters may be encountered at various times during construction and/or maintenance activities thereafter. The City hereby acknowledges and agrees that there are certain inherent risks and dangers associated with such waters; and that, except as expressly set forth herein, it knowingly and voluntarily accepts and assumes responsibility for, each of these risks and dangers, and all other risks and dangers that could arise out of, or occur during, construction and/or maintenance activities. Such inherent risks and dangers include, but are not limited to: flooding, health hazards, slippery ground, uneven surfaces, and debris.

C. CVWD shall not be responsible for any part of the Project either within or outside the CVWD Property and USBR Property areas. If the City's construction and/or maintenance activities cause damage to CVWD Stormwater Facilities, and the City does not repair or restore the same, CVWD may repair or restore the same and the City and the City's successor entities shall reimburse any cost incurred by CVWD in repairing such damage. Such costs shall be paid by the City and its successor entities within thirty (30) calendar days following receipt of an invoice from CVWD.

D. If operation, repair, maintenance, or emergency work on the CVSC, by or on behalf of CVWD, requires removal of all or part of Project, CVWD will not be liable for any damage to or repair of the Project. Unless resulting from the gross negligence or willful misconduct of CVWD or the Indemnitees (as held by final determination of a court of competent jurisdiction), CVWD or its Indemnitees will not be liable for any death, injury or property damage caused or claimed to be caused by CVWD's exercise of its rights with respect to the maintenance, repair, replacement and operation of the CVWD Stormwater Facilities.

E. The City shall be responsible, at the City's sole cost and expense, for the repair replacement, and removal of any portion of the Project, the City's improvements or the City's property disturbed, broken, or destroyed by CVWD in the course of operating, repairing, or performing emergency work on CVWD Stormwater Facilities within the Project. Under no circumstances other than the gross negligence or willful misconduct by CVWD or its agents or employees shall the City be entitled to compensation for damage or destruction of any personal property or improvements on the CVWD Property and USBR Property or any interruption of or interference with the City's conduct of business and the City hereby releases and waives the right of claim, loss, damage or action against CVWD arising out of or in connection with the same.

F. The City hereby releases CVWD and waives any claims against CVWD in connection with the Agreement. This waiver shall not apply to Claims that are ultimately established by a final determination of a court of competent jurisdiction, to have been caused by the gross negligence or willful misconduct of CVWD or the Indemnitees. The City and CVWD intend that this Agreement be effective as a full and final release of the above matters released hereby.

4. Conflict of Interest

   A. The City shall not engage directly or indirectly in any activity which materially conflicts with the City's faithful performance of services, commitments, and obligations undertaken to be performed pursuant to this Agreement.

5. Attorney's Fees

   A. In the event of any legal action or proceeding arising from or related in any way to a breach of or enforcement or interpretation of this Agreement, the prevailing party shall be entitled to recover from the other party reasonable attorneys' fees and court costs in such amounts as shall be allowed by the court.

6. Termination

   A. In the event the City fails to perform any obligation required by this Agreement, CVWD shall demand in writing that the City cure such non-performance. The City shall have thirty (30) calendar days after receipt of such demand to cure. In the event the City fails to cure a default within the thirty (30) day period, CVWD may terminate this Agreement. Following a termination, CVWD shall have the right to take whatever steps it deems necessary to correct the City's deficiencies, including but not limited to, hiring a third-party to perform the City's obligations and charge the cost thereof to the City, who shall be liable for the full cost of CVWD's corrective action, including reasonable overhead, attorneys' fees, and a ten percent (10%) supervision fee shall be due and payable within thirty (30) days of invoice by CVWD.

   B. In the event CVWD fails to perform any obligation required by this Agreement, the City shall demand in writing that CVWD cure such non-performance. CVWD

shall have thirty (30) calendar days after receipt of such demand to cure. In the event the CVWD fails to cure a default within the thirty (30) day period, the City may terminate this Agreement.

C. Notwithstanding any other provision, this Agreement may be terminated by CVWD as to all or any portion of the CVWD Property or USBR Property if CVWD determines that such termination is necessary in order to protect human lives or property against those hazards for which CVWD has responsibility as a public agency. Any such termination will be effected with maximum possible notice to the City consistent with the nature of circumstances threatening public safety.

7. General Provisions

A. Notices

i. All notices under this Agreement shall be in writing and mailed (registered or certified, postage prepaid, return receipt requested), or by express carrier (return receipt requested) or hand delivered to Parties the addresses set forth below. All such notices shall, if hand delivered, or delivered by express carrier, be deemed received upon delivery and, if mailed, be deemed received three (3) business days after such mailing.

CVWD:
Coachella Valley Water District
Attention: J. M. Barrett, General Manager
Post Office Box 1058
Coachella, CA 92236

CITY:
City of Coachella
Attention: Andrew Simmons
53990 Enterprise Way
Coachella, CA 92236

B. Waiver

i. Except as otherwise expressly provided in this Agreement, no waiver by a party of any breach of this Agreement or of any warranty or representation hereunder by the other party shall be deemed to be a waiver of any other breach by such other party (whether preceding or succeeding and whether or not of the same or similar nature) and no acceptance of payment or performance by a party after any breach by the other party shall be deemed to be a waiver of any breach of this Agreement or of any representation or warranty hereunder by such other party whether or not the first party knows such breach at the time it accepts such payment or performance. Except as otherwise expressly provided in this Agreement, no failure or delay by a party to exercise any right it may have by reason of the default of the other party shall operate as a waiver of default or modification of this Agreement or shall prevent the exercise of any right by the first party while the other party continues to be so in default.

C. Governing Law

i. The rights and obligations of the parties and the interpretation and performance of this Agreement shall be governed by the laws of the State of California, excluding its conflicts of rules of law.

D. Jurisdiction and Venue

i. The parties agree that venue for any action brought to enforce the terms of this Agreement or arising out of this Agreement shall be in a court of competent jurisdiction in the County of Riverside, California, and consent to the jurisdiction thereof.

E. Counterparts; Entirety

i. This Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original and all of which together shall be deemed to be one and the same instrument. The parties agree that this Agreement constitutes the entire and only Agreement between the parties with reference to the subject matter hereof and supersedes any prior Agreement, oral or written, with respect thereto.

F. Modification

i. The provisions of this Agreement may not be amended, changed or modified orally, except by an Agreement in writing signed by the party against whom any amendment, change or modification is sought.

G. Severability

i. Any provision of this Agreement adjudicated by a court of competent jurisdiction to be invalid or unenforceable for any reason shall be ineffective to the extent of such prohibition or invalidity and shall not invalidate or otherwise render invalid or unenforceable any remaining provisions of this Agreement.

H. No Interpretation Against the Drafter

i. This Agreement is the product of negotiations between the Parties hereto represented by counsel and any rules of construction relating to interpretation against the drafter of an Agreement shall not apply to this Agreement and are expressly waived by the Parties hereto.

I. Assignability

i. This Agreement shall not be assigned by either party without prior written consent of the other party.

J. Time

i. Time is of the essence for this Agreement.

K. No Third Party Beneficiaries

i. Except as set expressly set forth herein, no third party shall have the right to enforce any term of this Agreement.

[REMAINDER OF PAGE LEFT BLANK – SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF**,** the Parties have caused this Agreement to be executed as of the day and year first set forth above.

Dated: _____

CITY:

THE CITY OF COACHELLA, A California public corporation, also known as City of Coachella, a California municipal corporation

By: _____
Name: William Pattison
Title: City Manager

Dated: _____

CVWD:

COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California

By: _____
J. M. Barrett
General Manager

EXHIBIT LIST

EXHIBIT “A” INSURANCE REQUIREMENTS

EXHIBIT "A"
INSURANCE REQUIREMENTS

1. **MINIMUM SCOPE AND LIMIT OF COVERAGE.** Prior to and at all times after executing the Agreement, City shall procure and maintain, at its sole cost, for the duration of City's obligations hereunder, not less than the following coverage and limits of insurance with insurers and under policy forms satisfactory to CVWD.

(a) **Commercial General Liability Insurance** written on an occurrence basis of at least $2,000,000 per occurrence/$4,000,000 aggregate providing coverage for ongoing and products and completed operations, property damage, bodily injury, personal and advertising injury, property damage, and premises/operations liability.

(i) Coverage for Commercial General Liability insurance shall be at least as broad as Insurance Services Office Commercial General Liability coverage form (Occurrence Form CG 00 01) or exact equivalent.

(ii) The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; (3) products/completed operations liability; or (4) contain any other exclusion contrary to the Agreement.

(iii) The policy shall be endorsed to name Coachella Valley Water District, its employees, directors, officers, and agents as additional insureds using ISO endorsement forms CG 20 10 07 04 and 20 37 07 04, or endorsements providing the exact same coverage.

(b) **Commercial Automobile Liability Insurance** written on a per occurrence basis of at least $1,000,000 per occurrence for bodily injury and property damage.

(i) Coverage for automobile liability insurance shall be at least as broad as Insurance Services Office Form Number CA 00 01 covering automobile liability (Coverage Symbol 1, any auto)

(ii) The policy shall be endorsed to name Coachella Valley Water District, its employees, directors, officers, and agents as additional insureds.

(c) **Workers' Compensation Insurance/Employers Liability** as required by the State of California with statutory limits or be legally self-insured pursuant to Labor Code section 3700 *et~~.~~ seq.* along with Employer's Liability limits of no less than $1,000,000 per occurrence for bodily injury or disease. The workers compensation insurer shall agree, using form WC 00 03 13 or the exact equivalent to waive all rights of subrogation against Coachella Valley Water District, its employees, directors, officers, and agents.

2. **OTHER INSURANCE PROVISIONS**. All of City's policies shall meet the following requirements and contain all specified provisions/endorsements noted hereunder.

(a) Insurers shall provide CVWD at least thirty (30) days prior written notice of cancellation of any policy required by this Agreement, except that insurers shall provide at least ten (10) days prior written notice of cancellation of any such policy due to non-

payment of premium. In the event any insurer issuing coverage hereunder does not agree to provide notice of cancellation to CVWD, City shall assume such obligation and provide written notice of cancellation in accordance with the above. If any of the required coverage is cancelled or expires during the term of this Agreement, City shall deliver renewal certificate(s) including endorsements to CVWD at least ten (10) days prior to the effective date of cancellation or expiration.

(b) The Commercial General Liability Policy and Automobile Policy shall each contain a provision stating that City's policy is primary insurance and that any insurance, self-insurance or other coverage maintained by CVWD or any additional insureds shall not be called upon to contribute to any loss.

(c) All required insurance coverages shall contain a provision, or be endorsed, to waive subrogation in favor of the Coachella Valley Water District, its employees, directors, officers, and agents or shall specifically allow City to waive its right of recovery prior to a loss. City hereby waives its own right of recovery against Coachella Valley Water District, its employees, directors, officers, and agents.

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

(e) CVWD may require City to provide complete copies of all insurance policies and endorsements in effect for the duration of the Agreement.

(f) City shall not allow any of its contractors, consultants, subcontractors or subconsultants to commence work under this Agreement until City has verified that contractors, subcontractors, consultants, or subconsultants have secured all insurance required herein, including waivers of subrogation and other endorsements. Policies of commercial general liability insurance provided by such contractors, consultants, subcontractors or subconsultants shall be endorsed to name Coachella Valley Water District, its employees, directors, officers, and agents as additional insureds using ISO form CG 20 38 04 13 or an endorsement providing the exact same coverage. If requested by City, CVWD may approve different scopes or minimum limits of insurance for particular contractors, consultants, subcontractors or subconsultants.

(g) The general liability program and automobile liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by CVWD, and provided that such deductibles shall not apply to CVWD as an additional insured.

(h) Claims made policies are not acceptable.

3. **VERIFICATION OF COVERAGE**. Prior to execution of the Agreement, City shall file with CVWD evidence of insurance from an insurer or insurers certifying to the coverage of all insurance required herein. Such evidence shall include original copies of the Certificate of Insurance (Acord Form 25-S or equivalent), together with required endorsements. All evidence of insurance shall be signed by a properly authorized officer, agent, or qualified representative of the insurer and shall certify the names of the insured, any additional insureds, where appropriate, the type and

amount of the insurance, the location and operations to which the insurance applies, and the expiration date of such insurance. All policies required shall be issued by acceptable insurance companies, as determined by CVWD. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and admitted to transact in the business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

4. **LIABILITY NOT LIMITED**. Defense costs shall be payable in addition to the limits set forth herein. Requirements of specific coverage or limits contained herein are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance. The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve City from liability in excess of such coverage, nor shall it limit City’s indemnification obligations to CVWD and shall not preclude CVWD from taking such other actions available to CVWD under other provisions of the Agreement or law.

5. **AVAILABLE LIMITS**. Notwithstanding the minimum limits set forth above, any available insurance proceeds in excess of the specified minimum limits of coverage shall be available to the parties required to be named as additional insureds.

6. **RESERVATION OF RIGHTS**. CVWD reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

STAFF REPORT
7/23/2025

TO: Honorable Mayor and City Council Members

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

SUBJECT: Determine the Avenue 53 Tot Lot Park Project, City Project P-29 to be Categorically Exempt from CEQA per section 15301 of the CCR and authorize City Staff to File a Notice of Exemption

---

STAFF RECOMMENDATION:

Staff recommends that City Council determine the Avenue 53 Tot Lot Park Project, City Project P-29 to be Categorically Exempt from CEQA per section 15301 of the CCR and authorize City Staff to File a Notice of Exemption.

BACKGROUND:

The Avenue 53 Tot Lot project will rehabilitate the existing pocket park located at the Northeast corner of Avenue 53 and Calle Empalme. This project includes the removal and replacement of park equipment, a new perimeter fence, new park lighting and updated landscaping. The project will also include a traffic circle (round about) at the intersection of Avenue 53 and Calle Empalme. These improvements will ensure ADA compliance and pedestrian and bicyclists safety at the park. City staff has reviewed the CEQA guidelines and have determined the proposed project improvements are eligible to be categorically exempt. City staff recommends Council determine the project to be exempt and authorize City Staff to file a Notice of Exemption with the County of Riverside Clerk Recorder.

ENVIRONMENTAL:

The Project is exempt from CEQA per section 15301 of the California Code of Regulations, which includes: repair and maintenance of existing public facilities involving negligible expansion of existing or former use. Subsection (c) includes: *"existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety, and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes.)* Subsection (d) includes: " *Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood".*

FISCAL IMPACT:

No fiscal impact.

ATTACHMENTS:

1. Notice of Exemption

Print Form

Item 8.

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Riverside
2724 Gateway Drive, PO Box 751
Riverside, CA 92502-0751

From: (Public Agency): City of Coachella
53990 Enterprise Way
Coachella, CA 92236
(Address)

Project Title: Avenue 53 Tot Lot Park Improvements, City Project No. P-29

Project Applicant: City of Coachella

Project Location - Specific:
The proposed project is located in the City of Coachella as shown on Exhibit "A" (attached) at the intersection of Avenue 53 and Calle Empalme.

Project Location - City: Coachella Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:
The proposed project will make improvements to the existing Tot lot Park on Avenue 53. Roadway and ADA improvements will also be completed.

Name of Public Agency Approving Project: City of Coachella

Name of Person or Agency Carrying Out Project: City of Coachella

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15301, CEQA Guidelines
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
City staff has determined that Avenue 53 Tot Lot and 9th Street Park Improvements, City Project No. P-29 is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to State CEQA guidelines Section 15301(c and d).

Lead Agency
Contact Person: Andrew Simmons Area Code/Telephone/Extension: 760-398-5744

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: 7/23/25 Title: Director of Public Works/City Engineer

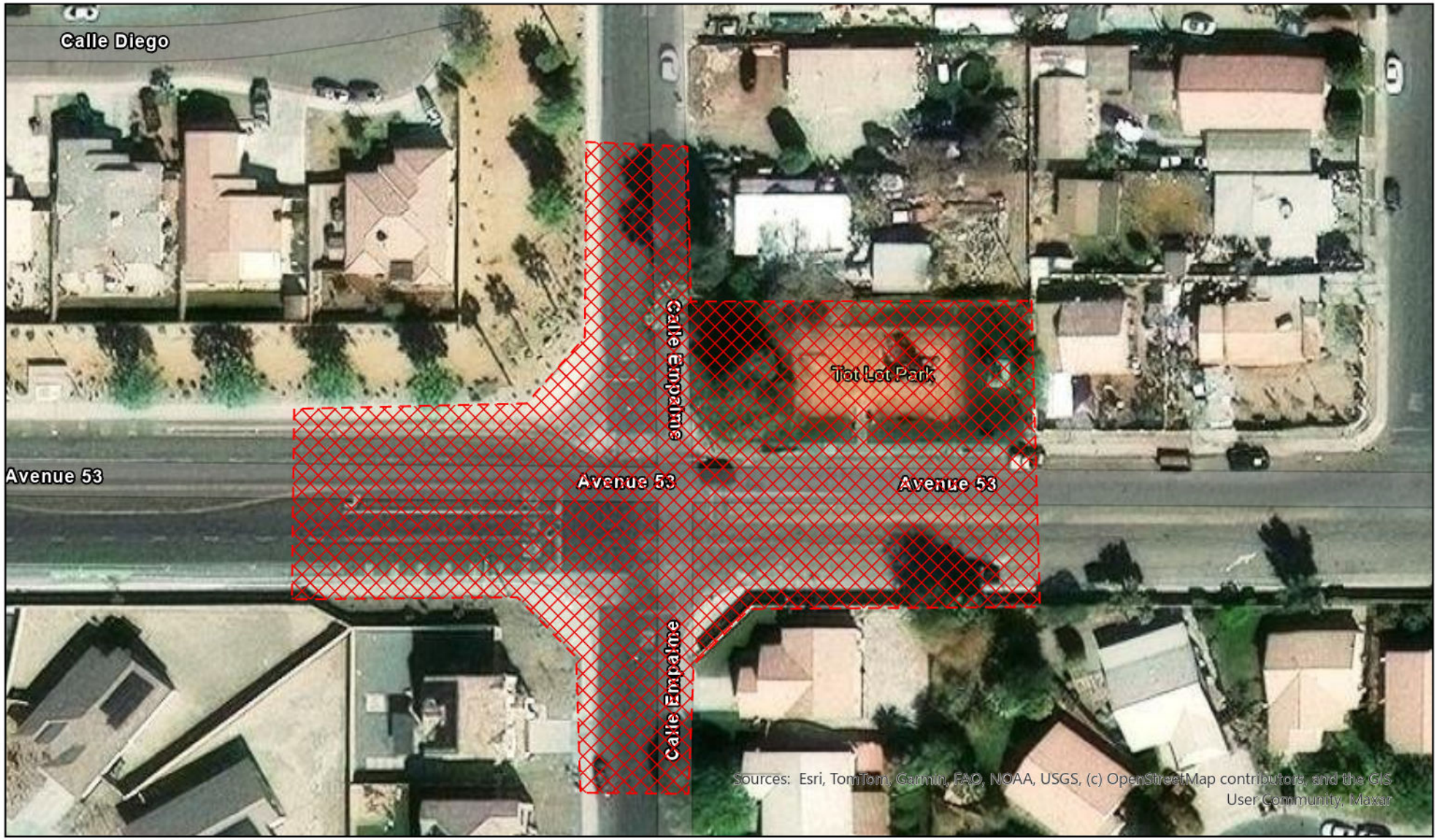
- Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Exhibit A
Avenue 53 Tot Lot Park Improvements Project P-29
Vicinity Map



0 0.01 0.02 0.04 Miles

N

STAFF REPORT
7/23/2025

TO: Honorable Mayor and City Council Members

FROM: Kendra Reif, Community Development Director

SUBJECT: Adopt Resolution No. 2025-40 Recognizing the Adopted Local Hazard Mitigation Plan (LHMP) into the Safety Element of the General Plan as Required By Assembly Bill No. 2140.

Staff Recommendation:

Adopt Resolution No. 2025-40 recognizing the city adopted Local Hazard Mitigation Plan (LHMP) into the Safety Element of the General Plan as required by Assembly Bill No. 2140.

Background:

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

On May 14, 2025, the City Council adopted the LHMP into the Safety Element of the General Plan in accordance with the requirements of Assembly Bill 2140. Staff has worked to amend the Coachella General Plan 2035 Safety Element language to include the adopted LHMP.

Discussion/Analysis:

The Safety Element of the General Plan will include the newly adopted Local Hazard Mitigation Plan (LHMP). AB 2140 also requires language specific to the County of Riverside's Multi-Judicial Local Hazard Mitigation Plan (MJLHMP). Updated language in the Safety Element of the City's General Plan will be made to the Goals and Policies Section (Goal 8 – Disaster Preparedness) in relation to LHMP that is specific to the MJLHMP. The updated language can be found in Attachment 2.

The City will also include a weblink to the City's adopted LHMP, directing readers to the document as required by AB 2140. The amendments made to the Safety Element of the General Plan will comply with AB 2140 requirements.

Fiscal Impact:

None.

Attachments:

1. Resolution No. 2025-40
   Exhibit A - City Adopted LHMP
2. General Plan Safety Element Amendments

RESOLUTION NO. 2025-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, RECOGNIZING THE ADOPTED LOCAL HAZARD MITIGATION PLAN INTO THE SAFETY ELEMENT OF THE GENERAL PLAN AS REQUIRED BY 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, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF COACHELLA AS FOLLOWS:

1. The City Council recognizes the adopted 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.

PASSED APPROVED and ADOPTED this 23rd day of July 2025

_____
Steven A. Hernandez
Mayor

ATTEST:

_____
Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

_____
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2025-40 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 23rd day of July 2025 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy 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.

TABLE OF CONTENT

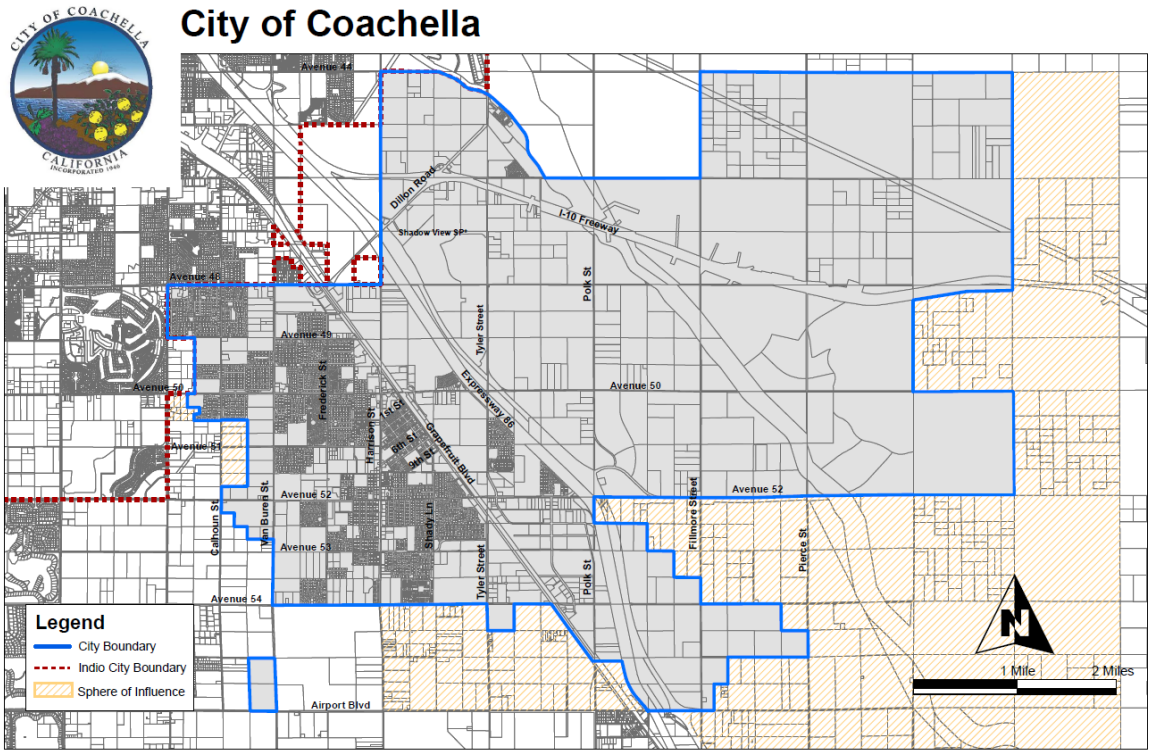
CONTACT INFORMATION 1
PLAN ADOPTION/RESOLUTION 2
EXECUTIVE SUMMARY 3
TABLE OF CONTENT 4
SECTION 1.0 - COMMUNITY PROFILE 6
1.1 CITY MAP 6
1.2 GEOGRAPHY AND CLIMATE DESCRIPTION 6
1.3 BRIEF HISTORY 7
1.4 ECONOMY DESCRIPTION 7
1.5 POPULATION AND HOUSING 10
1.6 DEVELOPMENT TRENDS AND LAND USE 11
SECTION 2.0 - PLANNING PROCESS 12
2.1 LOCAL PLANNING PROCESS 12
2.2 PARTICIPATION IN REGIONAL (OA) PLANNING PROCESS 13
2.3 DATES AVAILABLE FOR PUBLIC COMMENT 13
2.4 PLANS ADOPTED BY RESOLUTION 13
SECTION 3.0 – UPDATES AND MITIGATION ACTIONS 14
3.1 UPDATES TO 2022 LHMP PLAN 14
3.2 HAZARD UPDATES 14
3.3 MITIGATION ACTIONS AND UPDATES 14
3.4 2017 PLAN MITIGATION ACTIONS (HISTORICAL REFERENCE) 14
3.5 2022 LHMP MITIGATION ACTIONS 17
3.6 Critical Facilities and Infrastructures 19
3.7 Estimated Property Loss 2022 19
3.8 Table Replacement Values 19
SECTION 4.0 – HAZARD IDENTIFICATION AND RISK ASSESSMENT 20
4.1 Hazard Identification 20
4.2 LIST OF COUNTY AND CITY HAZARDS 21
4.3 Disaster Declaration History 22
4.4 Hazard Profiles 27
4.5 Vulnerability Asssessment 35
SECTION 5.0 – COMMUNITY RATING SYSTEM 40
5.1 REPETITIVE LOSS PROPERTIES 40
5.2 NATIONAL FLOOD INSURANCE PROPERTIES 40
SECTION 6.0 - CAPABILITIES ASSESSMENT 42
6.1 REGULATORY MITIGATION CAPABILITIES 42
6.2 ADMINISTRATIVE/TECHNICAL MITIGATION CAPABILITIES 43
6.3 FISCAL MITIGATION CAPABILITIES 44
6.4 MITIGATION OUTREACH AND PARTNERSHIPS 45
6.5 FUNDING OPPORTUNITIES 45
SECTION 7.0 - PLAN IMPLEMENTATION AND MAINTENANCE PROCESS 46
SECTION 8.0 INCORPORATION INTO EXISTING PLANNING MECHANISMS 47
SECTION 9.0 - CONTINUED PUBLIC INVOLVEMENT 48
APPENDIX A – PUBLIC NOTICES AND MAPS 49
APPENDIX B – INVENTORY WORKSHEETS 57
APPENDIX C – PLAN REVIEW TOOL/CROSSWALK 58

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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.

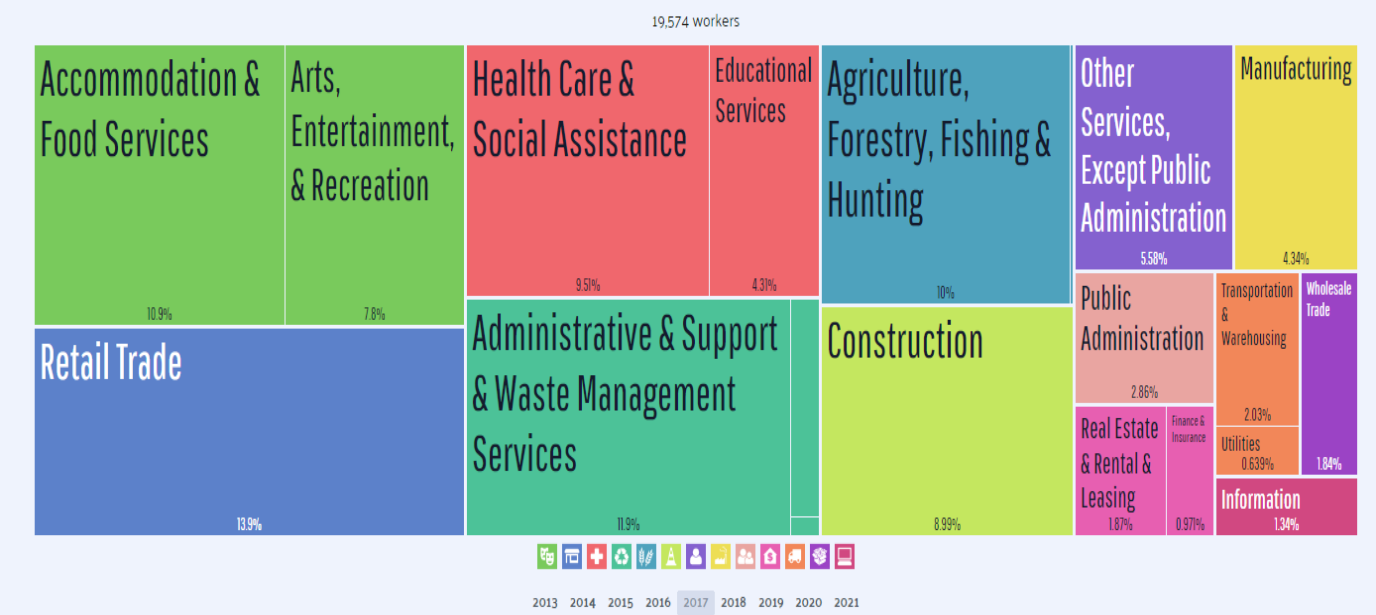
Coachella became a city in 1946. During the incorporation voting process, the first city council was tentatively elected: Lester C. Cox, T. E. Reyes, John W. Westerfield, Lester True, and Paul S. Atkinson. Also elected on November 26, 1946, were City Clerk Marie L. Johnson and City Treasurer John C.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

1.4 ECONOMY DESCRIPTION

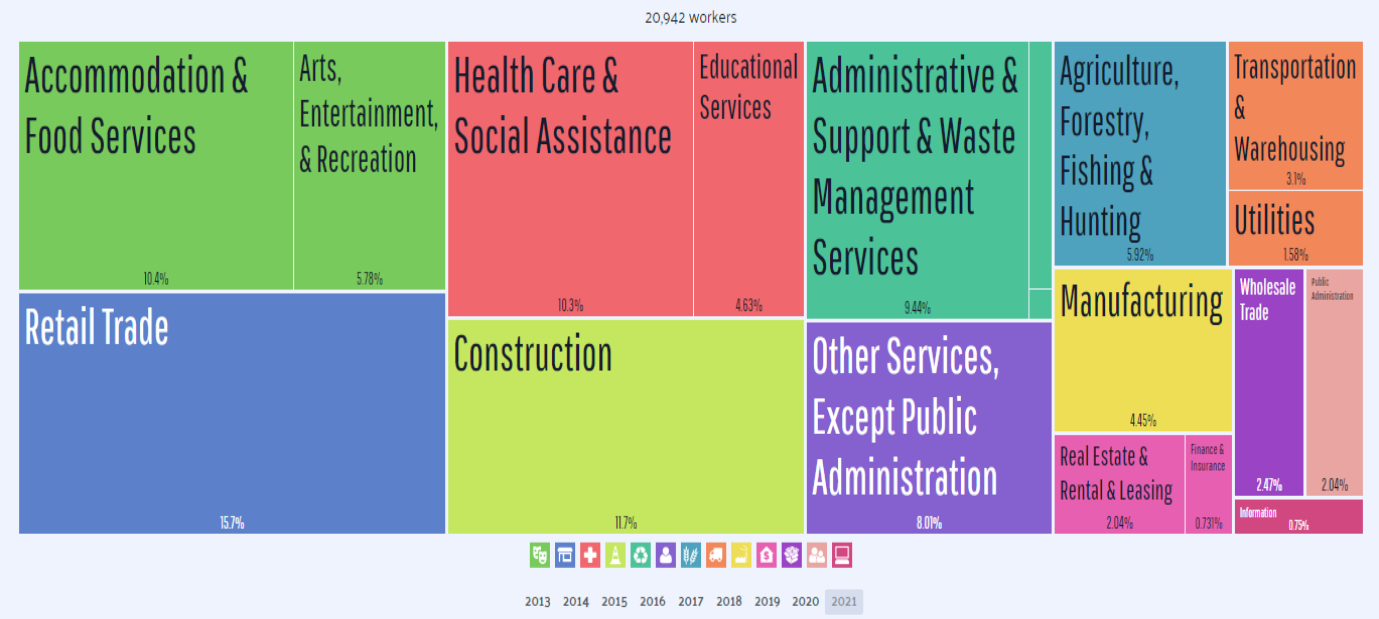
The Coachella Valley economy is based primarily on service-related industries and agriculture. Most of the jobs are in retail, tourism & hospitality, construction, and healthcare. Next to retail and tourist services, which are primarily in Palm Springs and Palm Desert, agriculture is the largest industry 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.

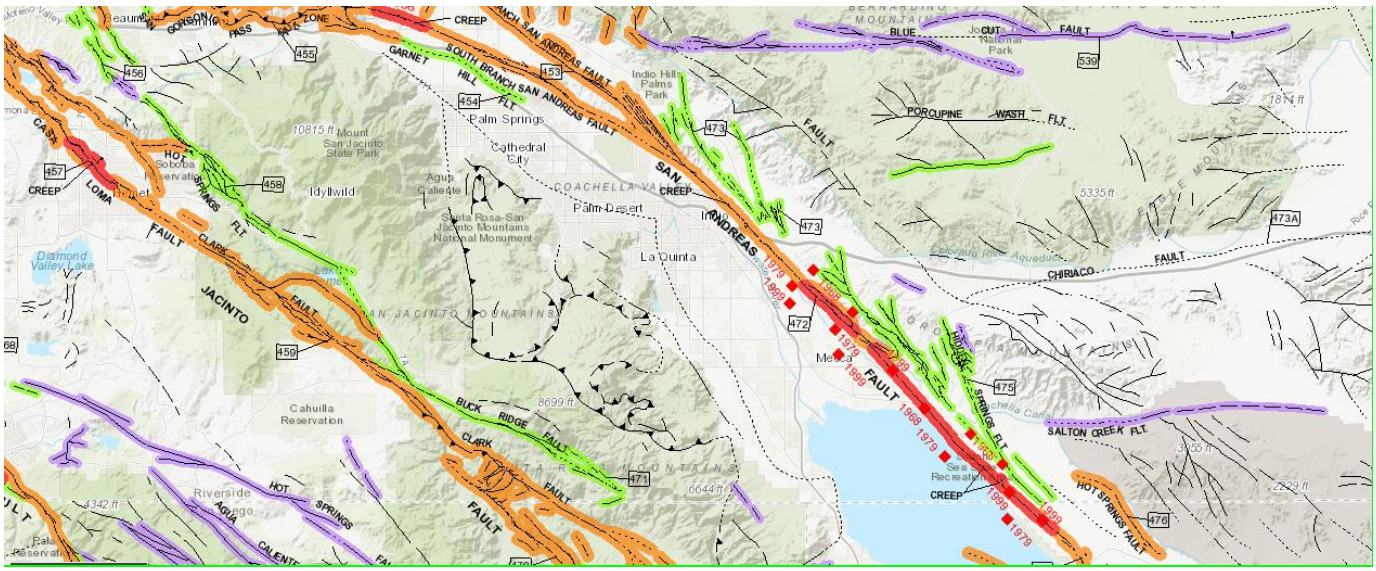
San Jacinto Fault

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:

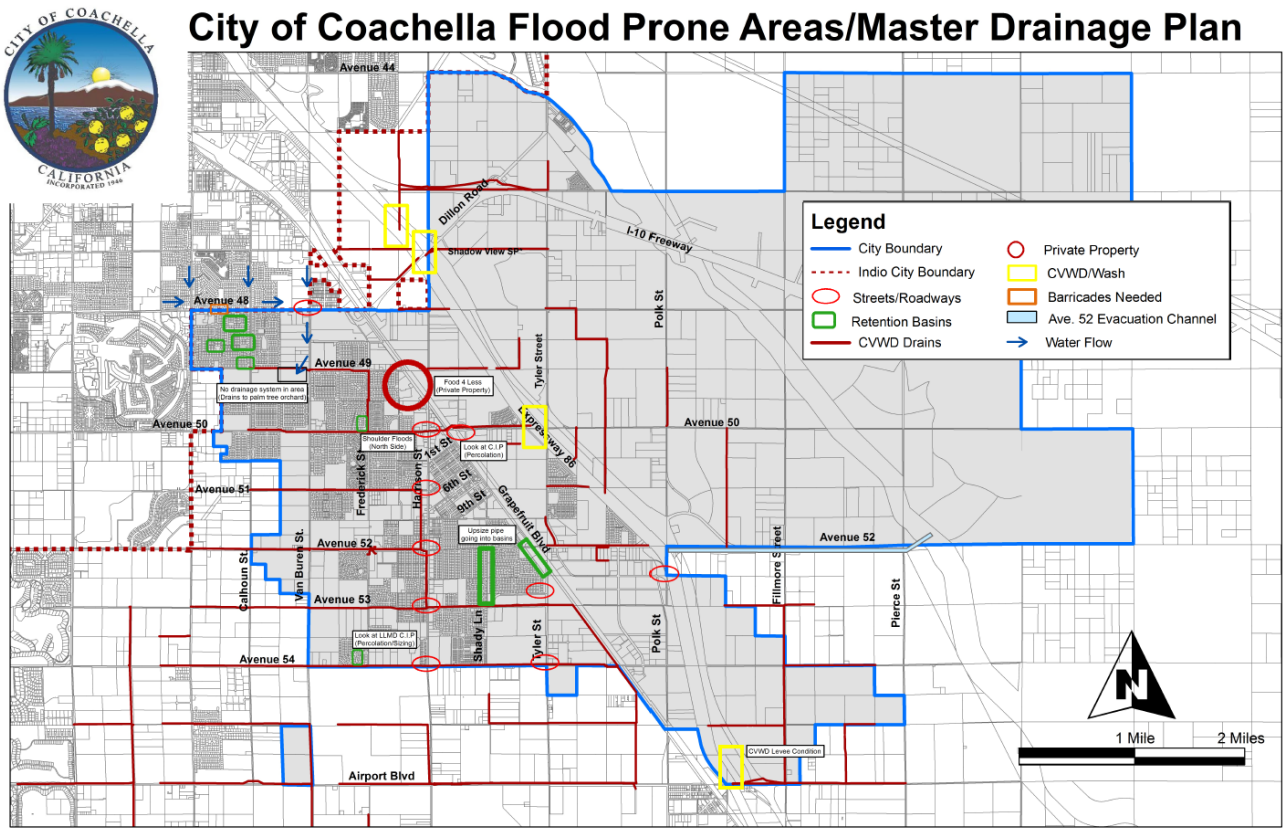
- Property damage: can cause structural damage to buildings, homes, and other infrastructure.
- Disruption of utilities: can damage electrical, water, and sewage systems leading to service interruptions.
- Environmental impacts: can result in soil erosion, water contamination, and damage to ecosystems.

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

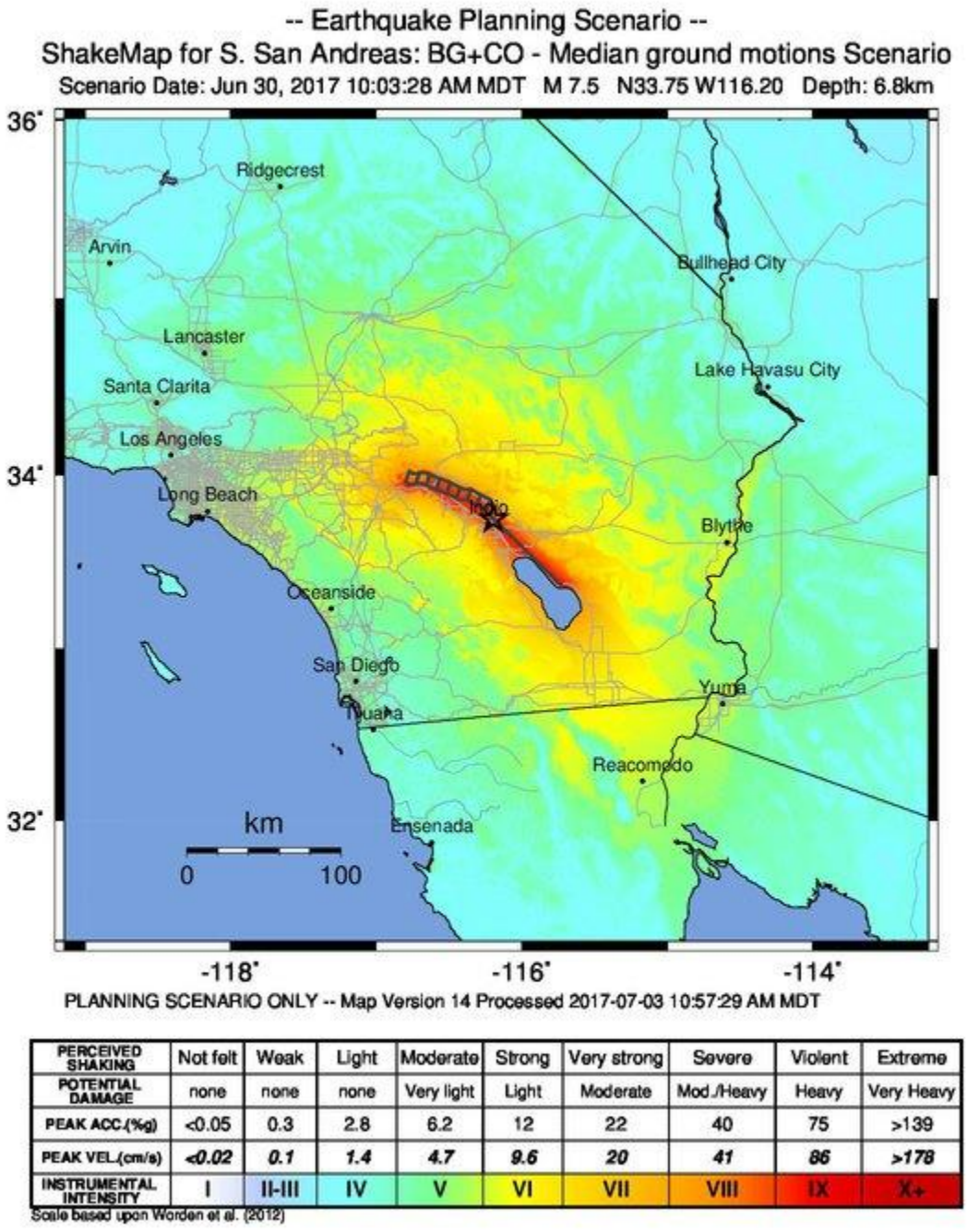


Table 4-13: Earthquake Total Value Loss for Structures in the City of Coachella

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

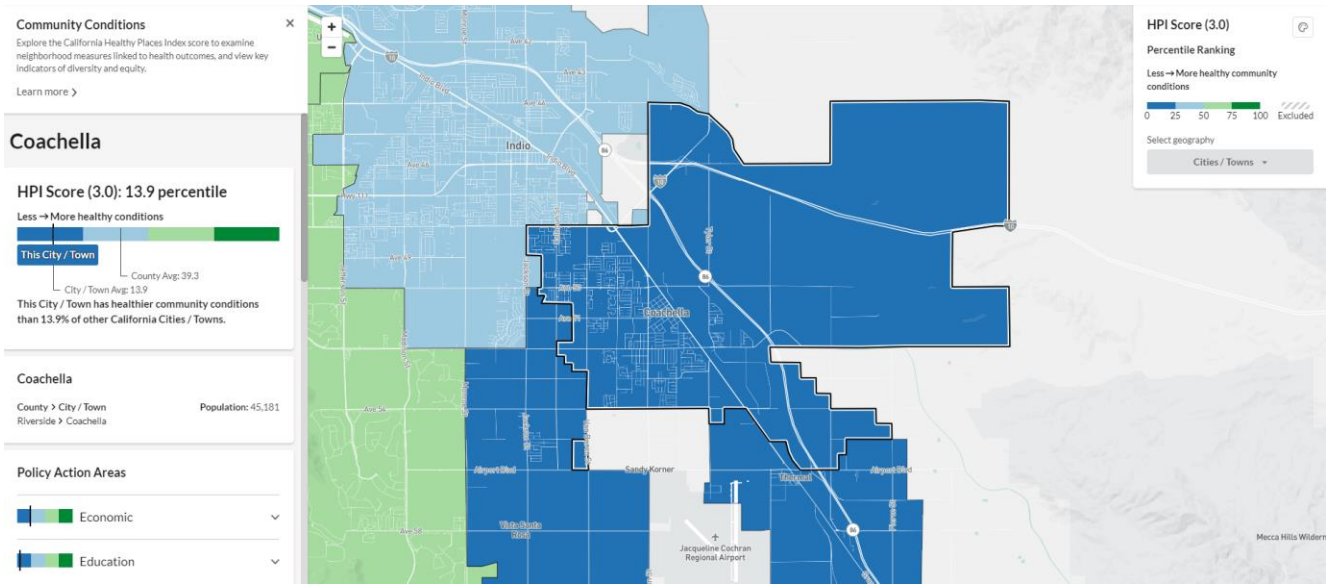
Likelihood of future occurrence: 4 — Highly Likely — Near 100 percent chance of occurrence in the next year

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.

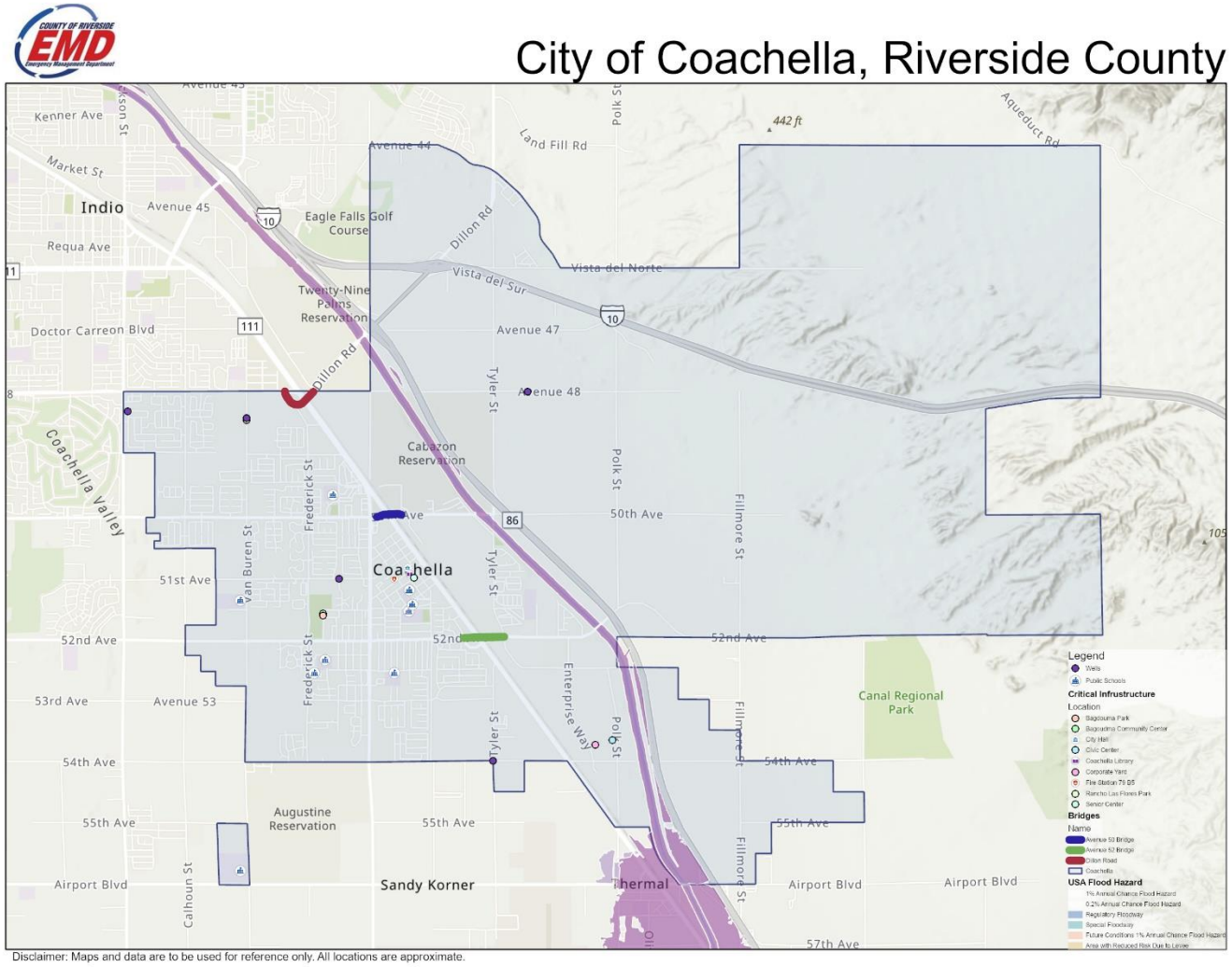
3. Emergency Services: Floods can overwhelm emergency services, hindering response efforts and potentially putting first responders at risk.

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

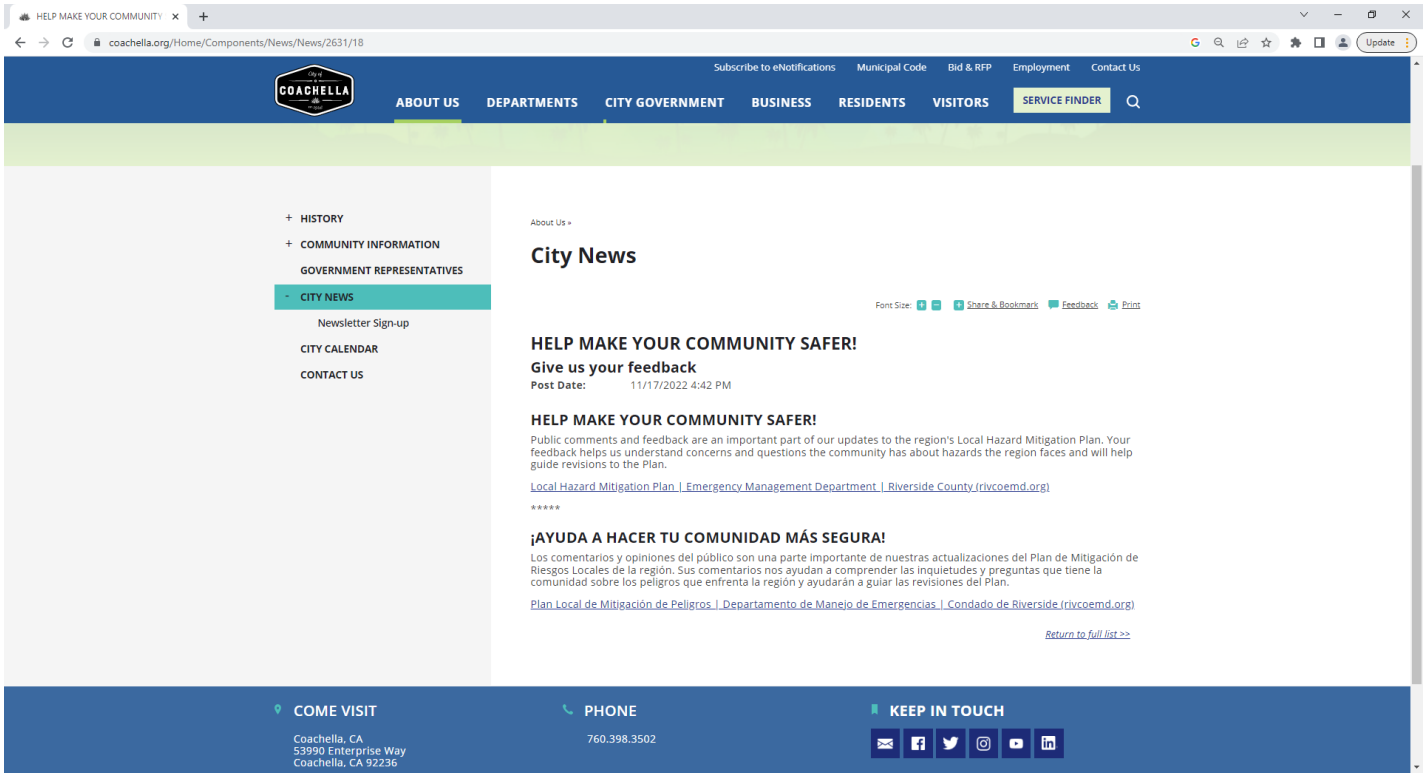


Figure A – 10: Public Opportunity Survey Questions

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



COUNTY OF RIVERSIDE EMD Emergency Management Department

Riverside County Operational Area
COMMUNITY EMERGENCY RESPONSE TEAM

RIVERSIDE COUNTY CERT 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

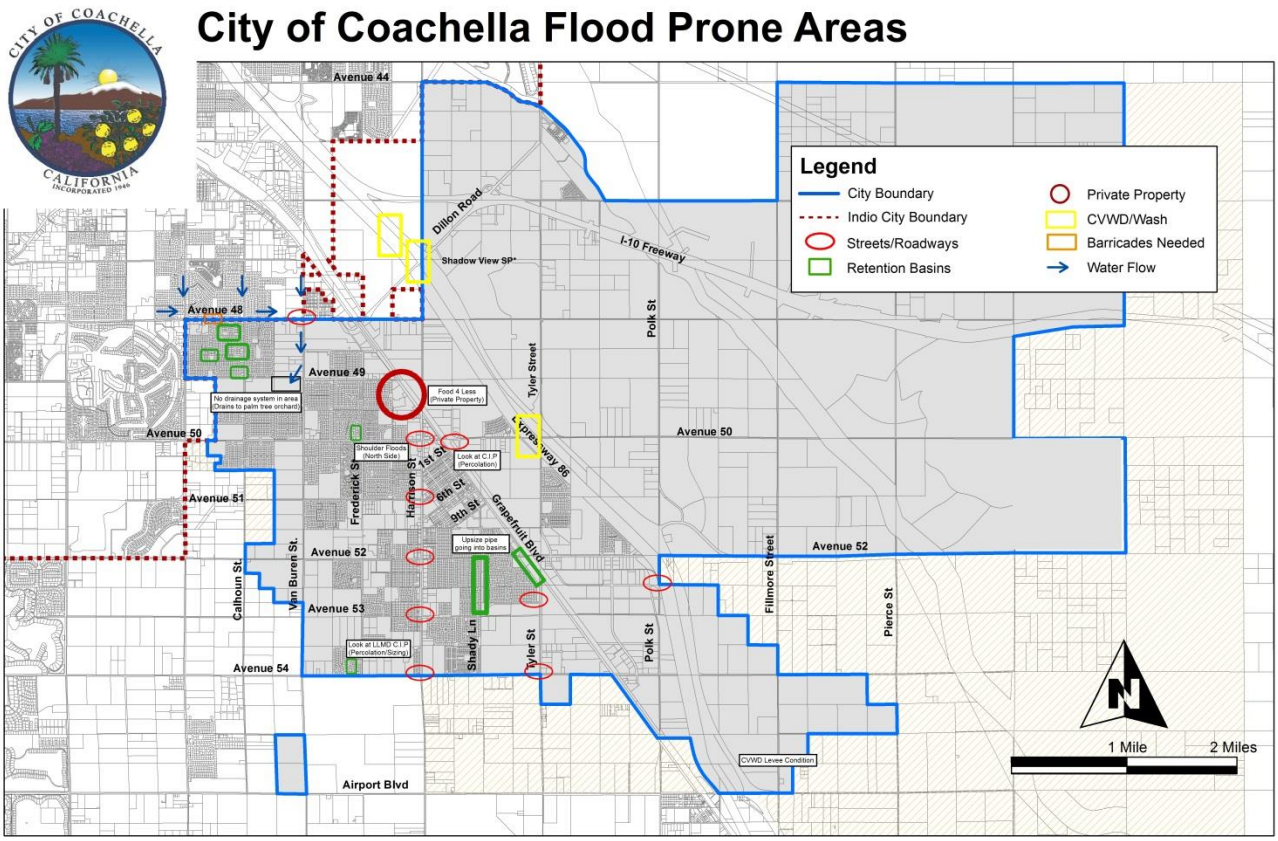
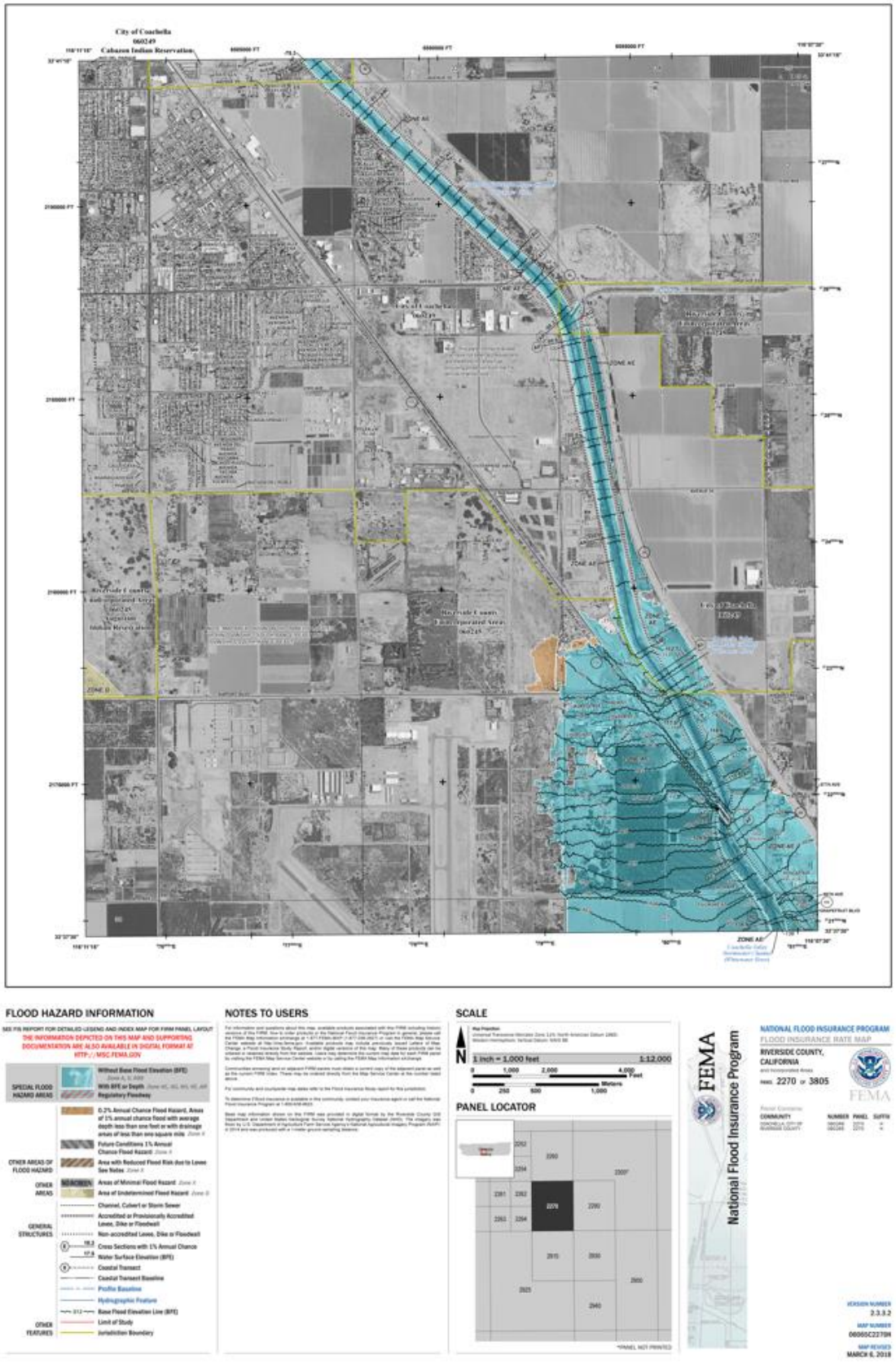


Figure A – 13: City of Coachella's (FIRM) Flood Insurance Rate Map



APPENDIX B – INVENTORY WORKSHEETS

SEE ATTACHMENTS

APPENDIX C – PLAN REVIEW TOOL/CROSSWALK

SEE ATTACHMENTS

08 | SAFETY

INTRODUCTION

This Element provides strategies that City staff, residents, developers and business owners can implement to effectively address the natural hazards where the City of Coachella is vulnerable. The goals and policies are long-term measures that reflect the City's desire to deal effectively with natural hazards and provide a safe living environment for the community. The primary objective of the Safety Element, as the policies and actions are implemented over the next 20 years, is to make Coachella increasingly resistant to disasters and become more self-reliant, sustainable and prosperous.

For Coachella to become the most important city in the Valley, it needs to grow responsibly, completely aware and respectful of the natural forces that have shaped this area over the last millennia and are still active today. Several of these forces, including earthquakes, floods, wildfires and severe weather, have the potential to cause substantial damage to the fabric of the community, with resultant significant economic and social dislocation. When (not if) the San Andreas Fault ruptures next, the growth and development of the region has the potential to be delayed for years, if not decades. If the City is well prepared, however, the impact that this earthquake would have on the community could be minor. Preparation for this worst-case scenario will be expensive but money spent in disaster preparedness will be a fraction of what the actual earthquake would cost the City in disaster response and post-disaster recovery. Thus, earthquake-preparedness should be viewed as a worthy and necessary investment.

The characteristics that define Coachella's unique identity – the gently sloping valley underlain by thick, rich soils that make it one of the most productive agricultural regions in the world, and the rounded hills and steep, jagged mountains were formed by movement along the San Andreas fault, the wandering of the Whitewater River during flood stage, and the gentle but constant tug of gravity. Most of the time, these forces have little effect on the environment. The big, landscape-changing events occur intermittently, sometimes only once every generation, or less. As a result, it can be difficult to engender the support necessary from the public and government to take action and prepare for these low-probability but high-consequence events. Coachella, however, recognizes the importance of being proactive and addressing disaster preparedness. It is the responsible thing to do, both for the current community and the generations to come.

When weighing in the effectiveness and cost of disaster preparedness programs, it is helpful to realize many of the action items designed to reduce the community's risk to natural hazards can work seamlessly with other implementation actions of the General Plan. Thus, green buildings that work well in the arid environment can also be earthquake- and fire-resistant. Respect for the preservation of natural landscapes such as steep slopes and springs along the San Andreas Fault will prevent construction on or across features that are natural hazards. Similarly, preservation of the Whitewater River wash as a habitat and corridor for wildlife can prevent the storm-induced flooding of otherwise ill-located structures. Incorporating xeriscaping into landscape design can decrease the fuel loads available for wildland fires, reducing the potential for vegetation fires at the urban-wildland interface. Recycling water can reduce or eliminate the potential for groundwater-withdrawal-induced subsidence. "Green

streets" that allow for the infiltration of stormwater lessen runoff, erosion and sedimentation, and the potential for flooding downstream.

Lastly, it is also helpful to realize that Safety Elements are provisional by scope and definition. The policies and implementation actions are established within a framework that identifies timelines and priorities. As the more critical policies are implemented, emphasis will shift to new priorities. This permits the City to prioritize its use of limited resources over the short- and long-term, while continuously moving forward in its ultimate goal of being disaster resistant. Both the process and the ultimate result will help Coachella realize its goals of being a social and economic leader in the region.

OUR COMMUNITY'S GOALS

The geologically and physically diverse environment that forms the backdrop for the community of Coachella formed after thousands of years of tectonic and climatic forces acting on the area. These forces are ongoing today, with the potential to severely impact the built environment, especially if structures and infrastructure are not designed adequately. When this happens, there is the potential for loss of life, limb and/or property. The goals below reflect the City's fundamental responsibility and desire to protect and preserve the health, safety and welfare of the community.

- **Minimally impacted by seismic shaking and other earthquake-induced hazards**. The San Andreas Fault bisects the City. The section of the fault that extends through Coachella has a high probability of rupturing in the next 30 years. The resulting earthquake will be accompanied by extreme seismic shaking and lateral rupture of the ground that locally may exceed 20 feet. Other earthquake-induced hazards expected in the area include ground deformation due to liquefaction and slope failure. Any of these conditions can result in damage to the built environment, including the collapse of structures. Recognizing and avoiding or mitigating those areas where earthquake-induced ground failure is likely to occur will minimize the impact this earthquake would have on the City.
- **All new habitable buildings and structures are seismically resistant.** Earthquake-induced damage to the built environment, such as the catastrophic failure of structures, can result in large numbers of casualties. We cannot prevent earthquakes from occurring but we can design and build our structures to prevent them from collapsing. Given that an earthquake on the San Andreas Fault has the potential to be the worst-case disaster for Coachella, the City has a strong incentive and desire to become as earthquake-resistant as possible.
- **Older structures are resistant to seismic shaking.** The latest building codes have incorporated many lessons learned from the damaging earthquakes that occurred globally in the 1990s and early 2000s. Building codes are unfortunately not retroactive but we can voluntarily retrofit older structures to be stronger and thus more earthquake-resistant.
- **Infrastructure is resistant to seismic shaking, surface fault rupture and seismically induced ground deformation.** Earthquake scenarios indicate the infrastructure in the region will be damaged extensively by an earthquake on the San Andreas Fault. The water-distribution system especially will be hard-hit but other services, including the transportation network, will also be affected. The Coachella Canal is expected to be damaged by surface fault rupture and ground deformation, with the potential for significant flooding in the Coachella area. Retrofitting these systems is a priority.
- **The community is minimally impacted by geologic hazards.** The geologically young soils that underlie Coachella can be poor foundation materials, susceptible to liquefaction and differential settlement. Some of the soils are highly expansive or corrosive to metallic objects. All of these

conditions, if recognized before construction, can be mitigated effectively with engineering solutions.

- **Potential geologic hazards have been mitigated before construction of new developments.** The City is expanding into the hills to the east of the San Andreas Fault. Slope instability is a potential hazard in this area but can be mitigated through appropriate engineering design.
- **The community is minimally disrupted by flooding and inundation hazards**. Given the arid conditions that characterize Coachella, it can be difficult to recognize the Whitewater River channel and the desert washes, in and at the base of the hills, can carry significant amounts of water during storms, even when those storms do not drop measurable rain. An interconnected, permanent flood control system can prevent flooding in the low-lying areas of the City. Inexpensive but effective seismic strengthening measures can prevent the inundation of low-lying areas downstream of above-ground reservoirs in the event these structures fail during an earthquake.
- **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, fire-resistant 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.
- **Hazardous materials are used minimally**. Recognizing that the production, use, storage, transport or disposal of hazardous materials poses a significant hazard to the community and the environment, the City encourages the use of alternative, non-toxic products as much as possible. If hazardous materials are required, the smallest amounts necessary to get the job done will be used. Facilities that generate, use, or store hazardous materials are not located within the 100-year floodplain, in an area susceptible to seismic or geologic hazards, or near schools, nursing homes, or other facilities with sensitive or special-needs populations.
- **The community is minimally impacted by severe weather**. Strong winds, dust storms, temperature extremes and drought can have short- and long-term impacts on the region's economy and on the health and wellbeing of residents and visitors. Even more severe weather, with higher temperatures, stronger winds, and more intense flooding, could be the norm as a result of global climate change. As part of the process of becoming more sustainable, the City will implement measures to reduce where possible, the effects of severe weather, and respond proactively and effectively when a storm, strong wind, extreme heat or drought affects the region.
- **The community has an effective disaster response and recovery system in place, thus is self-reliant and sustainable.** History shows the Coachella Valley region is susceptible to several different types of natural hazards. Some of these, like an earthquake on the San Andreas Fault, will have a regional impact, whereas others, like slope failures, tend to be contained to a small geographic area. Coachella has developed a disaster preparedness, response, and recovery plan that allows the community to be responsive to any type and size of natural hazard with minimal assistance from outside agencies and neighboring cities.

GOALS AND POLICIES

Goal 1. Earthquake Hazards. A community that is minimally affected by seismic shaking and other earthquake-induced hazards.

Policies

1.1 **Development plan review**. Review all plans for new development to be certain new structures are designed in accordance with the most recent California Building Code adopted by City Council, including the provisions regarding seismic loads, lateral forces and grading.

1.2 **Earthquake-resistant new buildings**. Require all new habitable buildings and structures to be designed and built to be seismically resistant and not built across the trace of an active fault.

1.3 **Strengthened and seismically retrofitted older structures**. Promote the strengthening of older structures to make them more resistant to seismic shaking. This includes encouraging owners of potentially hazardous buildings, such as pre-1952 wood-frame structures, concrete tilt-ups, pre-1971 reinforced masonry, soft-story, multi-family residential buildings and manufactured homes, to assess the seismic vulnerability of their structures and conduct seismic retrofitting as necessary to improve the buildings' resistance to seismic shaking.

1.4 **Strengthened infrastructure**. Promote the strengthening of infrastructure and utilities to make them more earthquake resistant by encouraging the City's utility service providers to identify, evaluate and replace or strengthen, as needed, those sections of their distribution network that are located in areas susceptible to fault rupture, liquefaction or slope instability. This also includes encouraging the City's utility service providers to identify and replace or strengthen those sections of their distribution network in the General Plan area that are the oldest, and therefore more likely to be weathered or corroded.

1.5 **Seismically damaged buildings**. Prohibit any additions or reconstruction of structures damaged by seismic hazards, unless the structure is re-located to a safer area, or it can be demonstrated the proposed project and its occupants can be protected from future, recurrent damage by implementing mitigation measures not present in the original, damaged structure.

1.6 **Liquefaction assessment studies**. Require liquefaction assessment studies be conducted for all projects proposed in areas identified as potentially susceptible to liquefaction (Plate 1-3, Technical Background Report). These studies need to be conducted in accordance with the provisions in the Seismic Hazards Mapping Act and the most recent version of the California Geological Survey's Special Publication 117: Guidelines for Evaluating and Mitigating Seismic Hazards in California.

1.7 **Liquefaction mitigation**. In areas where geotechnical testing shows the sediments are susceptible to liquefaction, require the implementation of mitigation measures as a condition of approval. Liquefaction mitigation measures shall be applied to all habitable structures, bridges, roadways, major utility lines and park improvements to be built in these areas.

1.8 **Seismic hazards map update**. If the California Geological Survey (CGS) develops a Seismic Hazards Zonation Map that includes the City, review the preliminary map for agreement with geotechnical reports filed at the City, work with the CGS to make any necessary changes and adopt the final map as a replacement to the Seismic Hazards Map currently part of the Technical Background Report (Plate 1-3).

1.9 **Inundation review**. Regularly evaluate the above-ground water storage tanks in the General Plan area to assess their potential inundation hazard in the event of catastrophic failure and ensure all tanks are fitted with appropriate seismic safeguards, including shut-off valves, in accordance with the most recent water tank design guidelines.

Goal 2. Geologic Hazards. A community that has used engineering solutions to reduce or eliminate the potential for injury, loss of life, property damage and economic and social disruption caused by geologic hazards such as slope instability; compressible, collapsible, expansive or corrosive soils; and subsidence due to groundwater withdrawal.

Policies

2.1 **Geotechnical investigations**. Require all development proposals in the City to conduct, as a condition of approval, geotechnical and engineering geological investigations, prepared by state-certified professionals (geotechnical engineers and engineering geologists, as appropriate) following the most recent guidelines of the California Geological Survey and similar organizations, that address, as a minimum, the site-specific geologic hazards identified in the Technical Background Report. This includes the hazard of slope failure in, and adjacent to, hillside areas.

2.2 **Mitigated geologic hazards**. Require all new developments to mitigate the geologic hazards that have the potential to have an impact on habitable structures and other improvements.

2.3 **Slope failure mitigation.** Minimize grading and modifications to the natural topography to prevent potential for man-induced slope failures. Where deemed necessary, erect protective devices such as barriers, rock fences, retaining structures or catchment areas.

2.4 **Field inspections.** Conduct routine field inspections during grading and construction to ensure safety practices are being followed and the site is being graded; and new structures are being built in accordance with the most recent California Building Code adopted by the City, in agreement with the approved plans and specifications.

2.5 **Slope failure map updates.** Maintain an updated map of slope failures in the General Plan area to identify slopes where debris flows, surficial mass wasting events, and rockfalls have occurred, especially during wet winters.

2.6 **Learn from past mistakes.** Monitor the losses caused by geologic hazards to existing development and require studies to specifically address these issues, including implementation of measures designed to mitigate these hazards in all future developments in the General Plan area.

2.7 **Damaged buildings.** Prohibit any additions or reconstruction of habitable structures destroyed or damaged by geologic hazards unless the structure is relocated to a safer area or the applicant proves that the remedial measures proposed will mitigate the unsafe geological conditions so the proposed project and its occupants can be protected from future, recurrent damage.

2.8 **Critical facility siting.** Regulate the location of new essential or critical facilities in areas that could be affected by geologic hazards by comparing, during the project feasibility stage, the location of the proposed facilities with the mapped areas in the Technical Background Report identified as susceptible to natural hazards.

2.9 **Groundwater resources protection.** Develop partnerships with the Coachella Valley Water District and adjacent communities to manage the groundwater resources of the region, prevent over-drafting of the aquifers and prevent regional subsidence due to excessive water extraction.

Goal 3. Flood hazards. A community that is minimally disrupted by flooding and inundation hazards.

Policies

3.1 **Hydrological studies.** Require new development proposals to include as a condition of approval, hydrological studies prepared by a state-certified engineer with expertise in these kinds of studies, that assess the impact the new development will have on the flooding potential of existing development down-gradient. The studies shall provide mitigation measures to reduce this impact to an acceptable level.

3.2 **Flood mitigation in repetitive-flooding areas**. Identify repetitive flood problem areas in existing development, prioritize hydrological studies of areas that flood repeatedly during storms and develop feasible engineering solutions to mitigate these sites.

3.3 **Flood mitigation for both existing and new construction**. Require all new developments and redevelopments in areas susceptible to flooding (such as the 100-year floodplain and areas known to flood during intense or prolonged rainfall events) to incorporate mitigation measures designed to minimize or eliminate flood hazards.

3.4 **Flood hazard enforcement**. Continue to enforce City ordinances for flood hazard reduction, tract drainage and stormwater management for all new developments and existing projects undergoing substantial improvements within the FEMA-designated Special Flood Hazard Areas, other areas identified by the state as susceptible to flooding, hillside areas, and other areas known to flood. Mitigation measures may include (but are not limited to) the design of onsite drainage systems connected to the Coachella Valley Stormwater Channel, keeping surface waters within the project area, grading of the sites so that runoff does not affect adjacent properties, and building structures so they are elevated above the anticipated flood levels.

3.5 **Storm drainage facilities**. Maintain, develop and improve where needed, the storm drain facilities (including bridges and other stormwater channel crossings) with an emphasis on those areas in the City that flood repeatedly.

3.6 **Floodplain development**. Promote the use of floodplains as parks, nature trails, equestrian parks, golf courses or other types of recreational facilities that can withstand periodic inundation. In the planned build-out of the City, create an atmosphere of working with nature and the natural processes characteristic of the arid environment.

3.7 **Disaster response plan**. Require all essential and critical facilities (including but not limited to essential City offices and buildings, medical facilities, schools, childcare centers and nursing homes) in or within 200 feet of Flood Zones A and X, to develop disaster response and evacuation plans that address the actions to be taken in the event of storm flooding or inundation due to catastrophic failure of a water reservoir or other water retention facilities such as the Coachella Canal, the Eastside Dike and levees of the Coachella Valley Stormwater Channel.

3.8 **Hazardous material siting.** New facilities that use or store hazardous materials in quantities that would place them in the State's TRI or SQG databases shall not be permitted in the flood zone (Zones A and X) unless all standards of elevation, anchoring and flood proofing have been implemented to the satisfaction of the City and the Riverside County Department Hazardous Materials Division. The hazardous materials must be stored in watertight containers not capable of floating or in flood-proof receptacles or tanks.

3.9 **Storm Ready Program.** Participate in the Storm Ready Program with the National Weather Service, including the monitoring of precipitation and snow levels on the mountains, providing storm watches and warnings in real-time and issuing evacuation notices for the potentially affected neighborhoods in a timely manner.

3.10 **Smart systems.** Encourage the use of technology to identify flood-prone areas and to warn residents and motorists of impending flood hazards.

3.11 **Flood damage.** Prohibit any additions or reconstruction of structures damaged by flooding, unless the structure is relocated to a safer area or can be demonstrated the proposed project and its occupants can be protected from future, recurrent flood damage by implementing mitigation measures not present in the original, damaged structure.

3.12 **Flood Insurance.** Encourage property owners and residents to purchase flood insurance for areas outside of the FEMA-mapped 100-year flood zones, especially in those areas that have experienced flooding in the past.

Goal 4. Fire hazards. A community that is minimally affected by wildland and structure fires.

Policies

4.1 **Vegetation control.** Require the use of vegetation control methods to reduce the hazard of wildland fire.

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.

4.3 **Sprinkler retrofits.** Encourage owners of non-sprinklered high-occupancy structures to retrofit their buildings to include internal sprinklers.

4.4 **Fire response adequacy.** Ensure, to the maximum extent possible, that fire services, such as firefighting equipment and personnel, infrastructure and response times, are adequate for all sections of the City. To that end, continue to regularly evaluate specific fire hazard areas, and adopt reasonable safety standards, such as adequacy of nearby water supplies, fire-retardant roofing materials, fire-equipment accessible routes, clarity of addresses, street signage and street maintenance.

4.5 **Fire flow tests.** Ensure that annual fire flow tests are conducted, and that any deficiencies found be mitigated as soon as possible.

4.6 **Fire inspections.** Conduct regular inspection of parcels throughout the City, and direct property owners to bring their property into compliance with fire safety standards. This includes enforcing the weed abatement and notification program to reduce the potential for vegetation fires that could occur in vacant or poorly maintained lots, and encourage homeowners to follow fire-safe practices, including maintaining a fire-safe landscape and keeping combustibles (such as fire wood) a safe distance away from all structures.

4.7 **Fire Hydrant Management.** Establish a fire hydrant monitoring and testing program. Explore different funding streams including development impact fees.

Goal 5. Hazardous Materials Management. A community that has reduced the potential for hazardous materials contamination.

Policies

5.1 **Enforcement actions.** Continue to enforce disclosure laws that require all users, generators and transporters of hazardous materials and wastes to identify the materials they store, use or transport.

5.2 **Effective response.** Ensure the City and the county's fire and sheriff departments can respond safely and effectively to a hazardous materials incident in the City, whether as a spill at a permitted facility, a pipeline release or an accident along a section of the I-10 or railroad line that extends across Coachella; ensure all residents, workers and visitors to Coachella are protected from exposure to hazardous materials and waste.

5.3 **Hazardous materials siting.** Prohibit the placement of proposed new facilities that will be involved in the production, use, storage, transport or disposal of hazardous materials near existing land uses that may be adversely affected by such activities. Conversely, prohibit the development of new sensitive facilities (like schools, child-care centers, nursing homes, senior housing, etc.) near existing sites that use, store or generate hazardous materials.

5.4 **Gasoline dispensing facilities.** Avoid siting new sensitive land uses (schools, child-care centers and senior housing) within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) and vice versa. A minimum 50-foot separation is recommended for other uses.

5.5 **Hazardous materials transport routes.** Identify roadways along which hazardous materials are routinely transported and if schools, medical facilities, child-care centers or other facilities with special evacuation needs are located along these routes, the City, together with these facilities, will identify emergency response actions that can be implemented if a roadway accident results in the unauthorized release of hazardous materials.

5.6 **Hazardous materials on public property.** Reduce or eliminate the use of pesticides and herbicides that can have a negative impact on human health on city properties – especially in parks and publicly accessible open spaces.

5.7 **Green cleaning in public buildings.** Require the City use green and non-toxic cleaning supplies in all public buildings to protect the health of workers and users of the facilities. Encourage school districts, health facilities, youth programs and local business within Coachella to use green and non-toxic cleaning supplies.

5.8 **Non-toxic alternatives.** Encourage residents and businesses to reduce or eliminate the use of hazardous materials, including pesticides and herbicides, by using non-toxic, safer products and methods that do not pose a threat to the environment or by buying and using only the smallest amount of a hazardous substance needed for the job.

5.9 **Green dry cleaning.** Promote and incentivize dry cleaning facilities that use environmentally friendly cleaning processes.

5.10 **Household hazardous waste collection.** Increase awareness in the community about proper disposal/collection of leftover household products, especially those that contain corrosive, toxic, ignitable, or reactive ingredients that are considered to be "household hazardous waste." Require special care for disposal or collection of products, such as paints, cleaners, oils, batteries and pesticides that contain potentially hazardous ingredients.

5.11 **Hazardous materials disposal.** Continue to support the operation of programs and recycling centers that accept hazardous substances, such as paint, paint thinner, used waste oil, etc., such as the City's Drop-Off facility.

Goal 6. Clean Environment. A community protected from the harmful effects of pollution and hazardous materials, hazardous waste and environmental contamination.

Policies

6.1 **Clean drinking water.** Work with the Riverside County Department of Environmental Health and community organizations to educate families about the health risks of drinking from potentially contaminated wells and provide options for the families to obtain safe and clean water.

6.2 **Water funding.** Seek funding to ensure adequate infrastructure and service delivery to provide safe drinking water and access to an adequate wastewater system within Coachella and within the City's sphere of influence.

6.3 **Mold and lead hazards prevention.** Partner with the Riverside County Environmental Health and Public Health Departments to provide education and technical assistance in reducing mold and lead hazards in homes.

6.4 **Agriculture-related hazards.** Protect residents and workers from the sometimes-harsh conditions and potentially harmful consequences of agricultural operations while preserving the vitality of the industry.

6.5 **Worker safety.** Work with the county and community groups to educate agricultural workers, their families and employers about minimizing exposure to pesticides while at work and preventing the spread of harmful pesticides from the field to their homes and families.

6.6 **Buffer zones**. Create buffer zones between agricultural and residential areas, schools and other sensitive receptors to protect community members from pesticides and herbicides.

6.7 **Noticing.** Work with the farms to provide education about and inform nearby residences, schools, businesses, etc. about upcoming pesticide sprays and how to avoid negative impacts.

6.8 **Pesticides on agricultural land.** Create and periodically update a master database of local agricultural land, nurseries and greenhouses that includes, to the extent feasible, information on soil quality, past and present use of herbicides and pesticides, past occurrences of contaminant releases and other historical events that could pose a health risk, so the City has accurate information when considering new development proposals or soil-mitigation projects.

6.9 **Agricultural land project coordination**. Work with the Riverside County Department of Environmental Health and the Agricultural Commissioner's Office on regulating pesticide/hazardous materials upon conversion of an existing agricultural operation. Encourage property owners to coordinate with regulatory agencies concurrently with project design and development. A materials analysis (degree of contamination, scope of treatment, remediation and/or disposal measures) should be considered, initiated and documented in conjunction with the preliminary design, project review and construction. Develop a process to keep adjacent residents informed and protected throughout the stages of development, including the identification and remediation phases.

6.10 **Agriculture soil quality**. Require testing of land previously used for agricultural purposes before new development. If contaminants are present, the soil must be treated and re-tested until levels are adequate, or if necessary, removed and replaced with clean soil, before any development on site.

6.11 **Soil Quality.** Require soil testing for contaminants on sites that have historically, or currently, been exposed to chemical releases. If contamination does exist, require a remediation strategy to reduce or eliminate contamination on site.

6.12 **Conversion to organic farming.** Incentivize the conversion of Coachella's farms to organic methods of agriculture that do not use chemical pesticides and herbicides.

6.13 **Pesticide education to businesses.** Provide education to gardeners and landscape companies that do **business** in Coachella about alternatives to, and safer usage of, toxic pesticides and herbicides.

6.14 **Proximity to pollution sources.** Avoid locating new sensitive uses such as schools, child-care centers, multifamily housing and senior housing in proximity to sources of pollution (e.g., I-10, truck routes, busy roadways and agricultural land where pesticides and chemical fertilizers are used regularly) and vice versa. Where such uses are located in proximity to sources of air pollution, use building design, construction and technology techniques to mitigate the negative affects of air pollution on indoor air quality. For guidance consult with the South Coast Air Quality Management District, CARB's *Air Quality and Land Use Handbook* or other more recent scientific studies or tools.

6.15 **Regional air and water quality.** Track and publicly support regional, state and federal efforts that improve air and water quality to protect human and environmental health and minimize disproportionate impacts on sensitive population groups.

Goal 7. Severe Weather Hazards. A community that is minimally affected by high winds, dust storms, extreme temperatures and drought.

Policies

7.1 **Climate and health indicators.** Monitor local changes in temperature, extreme heat days, heat waves, drought and precipitation patterns to inform policy and planning decisions.

7.2 **Public awareness.** Develop a public awareness program, including educational materials, that provides information on what to do before, during and after a windstorm to protect life and property.

7.3 **Backup energy sources.** Obtain and install backup power equipment for critical facilities to ensure they are functional during a power failure, resulting from a windstorm or earthquake, and ensure the equipment is in working condition at all times.

7.4 **Below ground utilities.** Phase out and replace overhead electric lines with subsurface lines that will not be affected by fallen trees and branches during windstorms.

7.5 **Tree trimming.** Enforce the national guidelines on tree trimming and vegetation management around electric transmission and communication lines to prevent or reduce the potential for felled branches or trees to cause power outages and disrupted communications.

7.6 **Monitor severe weather losses and climate change-related hazards.** Monitor and regularly assess climate vulnerabilities. Create a database to track incidents of windstorms, dust storms and other severe weather events to develop a better understanding of the frequency, magnitude and costs associated with severe weather. Use this knowledge to determine the value of establishing a "bad weather" fund to pay for repairs, cleaning and other direct costs of severe weather. Periodically review the effectiveness of existing plans, programs, codes and ordinances in protecting health and safety

7.7 **Populations at risk**. Identify populations that, due to economic or other circumstances, do not have the resources to cool or heat their living environment during hot summers, or cold winters, and thus may be at risk for temperature-related illnesses or death. During high heat or extreme cold events, check on these individuals, and if necessary, transport them to cooling centers or heated shelters.

7.8 **Cooling centers and air conditioning.** Work with the City's emergency response team and community action partnership of Riverside County to expand access to the drop-in cooling centers for people vulnerable to high heat days. This should also include organizing a transportation-assistance program for individuals without access to vehicles, develop a robust heat warning system and provide up-to-date information to residents about cooling center locations and the health risks of extreme heat.

7.9 **Workers' safety.** Enforce Cal-OSHA's Heat Illness Prevention Program, especially in the agricultural and construction sectors where employees are exposed to extreme heat conditions at outdoor worksites.

7.10 **Wind barriers**. Encourage the preservation and establishment of additional wind barriers in the form of hedges and tree lines to reduce the effects of dust and sand.

7.11 **Best management practices during construction and planting**. Enforce the use of water spray and other mitigation measures to control dust in grading and construction sites and in agricultural fields being prepared for planting. This may include prohibiting earthwork activities at construction sites and farms on windy days.

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.

Policies

8.1 **Local Hazard Mitigation Plan:** ~~Maintain and update on a regular basis, as mandated by FEMA, a Local Hazard Mitigation Plan. Incorporate an assessment of climate change-related hazards in all future Local Hazard Mitigation Plan updates.~~ The Local Hazard Mitigation Plan (LHMP) for the City of Coachella planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 200) 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, involve planning, policy changes, programs, projects, and other activities. The Local Hazard Mitigation Plan can be found at this location: https://www.coachella.org/home/showpublisheddocument/10470/638816255571400000.

8.2 **Emergency response organization:** Maintain and update the emergency response organization consisting of representatives from all City departments, the Riverside County Fire and Sheriff Departments, local quasi-governmental agencies, private

businesses, citizens, and other community partners involved in emergency relief and/or community-wide emergency-response services.

8.3 **Ask the climate question.** Consider and plan for climate change-related hazards when conducting disaster preparedness exercises.

8.4 **Regional hospital:** Provide incentives to establish a new hospital in the region that includes extensive redundant systems, including generators and its own water storage, to provide medical emergency services to the area.

8.5 **Mutual aid:** Continue to maintain mutual aid agreements with neighboring cities and the Riverside County Operational Area.

8.6 **Emergency exercises:** Participate in regional and local emergency exercises, such as the Great California ShakeOut, an annual statewide earthquake drill.

8.7 **Maintain critical facilities:** Ensure to the fullest possible extent that, in the event of a major disaster, critical, dependent care and high-occupancy facilities remain functional. The Riverside County Fire Department, in their annual review of these facilities, will encourage owners and operators to maintain alternate emergency exits, emergency evacuation plans, emergency generators and anchor computers, shelving, and other non-structural elements.

8.8 **Sensitive facilities:** Compile and maintain a list of facilities that because of population demands (such as mobility issues, construction type, location relative to a high hazard area or other factors) may have a high risk and specific needs requiring special response during a disaster.

8.9 **Public preparedness:** Enhance public awareness and preparedness by encouraging residents and businesses to store supplies for self-reliance following a disaster. Emergency preparedness kits should include, at a minimum, a seven-day supply of drinking water and food for all members of the household or business, including pets.

8.10 **Earthquake-preparedness educational programs:** Offer educational programs for residents and businesses regarding measures to take before, during, and after an emergency, and involve the public in the awareness of City emergency response plans, resources, risk reduction and mitigation measures.

8.11 **Changing fire hazards**. When reviewing fire hazards, consider the increasing risk of wildfires and consider requiring enhanced fire protection measures.

8.12 **Flood-preparedness educational programs.** Prepare and distribute informational materials to owners of properties within the flood zones (Zones A and X), as well as potential seismically induced inundation areas, regarding the potential for flooding in their area. It would include the potential for flooding of access routes to and from their neighborhoods. Continue to educate and remind the public of the risks of flooding and the uncertainties inherent in the flood hazard mapping.

8.13 **Periodic reminders:** Periodically issue reminders to encourage residents to review and renew their earthquake-preparedness kits and other emergency preparedness materials and procedures.

8.14 **Emergency response training:** Direct select City staff to coordinate with the Riverside County Fire Department and train in NIMS-compliant emergency response procedures to provide assistance as needed during emergency situations. This includes conducting emergency response exercises, including mock earthquake-induced fire-scenario exercises, to evaluate and improve, as needed, the City's ability to respond to the multiple ignitions that an earthquake is likely to generate.

8.15 **Community training programs:** Develop and hold regular training exercises that involve residents as much as possible, through the Community's Emergency Response Team (CERT) program, to empower individuals and neighborhoods to be self-reliant in the aftermath of a natural or man-made disaster.

8.16 **Emergency shelters:** Review potential shelter locations and draw agreements, as needed, with the owners and operators of those facilities. Specific sheltering amenities that each of these facilities can provide, including restrooms and showers, whether cooking can be done on site, and whether family pets are allowed, should be identified so this information is available in advance of a disaster. Identify and procure shelter locations for horses and other large animals.

8.17 **Local preparedness plans:** Continue to support the development of local preparedness plans and multi-jurisdictional cooperation and communication for emergency situations consistent with regional, state (SIMS), and federal standards, guidelines and/or recommendations (NIMS).

STAFF REPORT
7/23/2025

TO: Honorable Mayor and City Council Members

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

SUBJECT: Authorization to file a Notice of Completion for the Westerfield Retention Basin Landscape Improvements, City Project No. 111924.

STAFF RECOMMENDATION:

Accept the Westerfield Retention Basin Landscape Improvements (Project No. 111924) as complete and direct the City Clerk to file a Notice of Completion attached hereto with the County of Riverside.

DISCUSSION/ANALYSIS:

On January 22, 2025 City Council authorized a construction contract with Superb Engineering for the Westerfield Retention Basin Landscape Improvements Project. City Staff has inspected the Project and found the improvements to be in accordance with plans, specifications, and applicable standards. Staff recommends the acceptance of this project and that the City Council authorizes the filing of a Notice of Completion. Upon acceptance by City Council, the Project will enter a one-year warranty period as prescribed by the project contract agreement.

FISCAL IMPACT:

No fiscal impact to General Fund. The project was constructed within budget including all quantities totaling $249,061.77.

ATTACHMENTS:

1. Notice of Completion

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Name Delia Granados

Street Address 53990 Enterprise Way

City & State Coachella, CA 92236

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

NOTICE OF COMPLETION

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is City of Coachella
3. The full address of the owner is 53990 Enterprise Way, Coachella, CA 92236
4. The nature of the interest or estate of the owner is in fee.

(If other than fee, strike "in Fee" and insert, for example, "purchaser under contract of purchase," or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES	ADDRESSES
Steven A. Hernandez Mayor	53990 Enterprise Way Coachella, CA 92236

6. A work of improvement on the property hereinafter described was completed on 07/14/2025 . The work done was: Westerfield Retention Basin Landscape Improvements, City Project No.111924
7. The name of the contractor, if any, for such work of improvement was Superb Engineering

(If no contractor for work of improvement as a whole, insert "none") (Date of Contract)

8. The property on which said work of improvement was completed is in the city of Coachella , County of Riverside , State of California, and is described as follows: Westerfield Retention Basin APN 768-133-001
9. The street address of said property is none (APN 768-133-001)

(If no street address has been officially assigned, insert "none")

Dated: 07/23/2025

City of Coachella
Mayor, Steven A. Hernandez

Signature of owner of corporate officer of owner named in paragraph 2 or his agent

VERIFICATION

I, the undersigned, say: I am the City Clerk, Angela Zepeda the declarant of the foregoing

("President of," "Manager of," "A partner of," "Owner of," etc.)

notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 23 (Date of signature) , 20 25 , at Coachella (City where signed) , California.

(Personal signature of the individual who is swearing that the contents of the notice of completion are true)

 peda

STAFF REPORT
7/23/2025

TO: Honorable Mayor and City Council Members

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

SUBJECT: Amendment #1 to the Lease Agreement with Troll Family Limited Partnership for property at APNs: 603-241-010 and 603-241-011.

STAFF RECOMMENDATION:

Authorize City Manager to execute Amendment #1 to the Lease Agreement with Troll Family Limited Partnership for property at APNs: 603-241-010 and 603-241-011.

EXECUTIVE SUMMARY:

The City entered into a lease agreement with the Troll Family Limited Partnership to lease their property located on Ed Mitchel Drive between Frederick Street and Grapefruit Blvd for a three year term in August 2022. The agreement expires on July 31, 2025. The City now requests to amend the agreement for an additional three year term. The owner has agreed to renew the lease with the same terms as the original lease.

The City has used this property for overflow parking adjacent to Rancho Las Flores Park during special City Events. This property will also be beneficial during construction of the Rancho Las Flores Park Expansion Project. The City recommends authorizing Amendment #1 for an additional three year term. The annual fee for the lease is $6,000.

FISCAL IMPACT:

No fiscal impact.

ATTACHMENTS:

1. Amendment #1 with Troll Family Limited Partnership
2. Lease Agreement

First Amendment to Lease for Certain Real Property
Between the City of Coachella
And
Troll Family Limited Partnership

1. Parties And Date.

This First Amendment to the Lease for Certain Real Property ("First Amendment") is made and entered into this 23rd day of July, 2025 by and between the City of Coachella ("Lessee") and Troll Family Limited Partnership., ("Lessor"). Lessee and Lessor are sometimes individually referred to as "Party" and collectively as "Parties" in this First Amendment.

2. Recitals.

2.1 Lease. Lessee and Lessor entered into that certain Lease For certain real property identified as Assessor Parcel Numbers: 603-241-010, 603-241-011, in the City of Coachella, County of Riverside dated July 1, 2022 ("Lease"), whereby Lessor is the owner of certain real property (the "Premises") described by Exhibit "A" attached to the Lease.

2.2Amendment. Lessee desires to lease the Premises from Lessor for purposes to provide parking to augment that available at the adjacent Rancho Las Flores Park, and Lessor desires to lease the Premises to Lessee on the terms and conditions set forth in the Lease and in this First Amendment.

2.3 Amendment. Lessee and Lessor desire to amend the Lease for the first time to amend the following terms of the Lease: extend the term of the Lease, extend the Notice of Termination period and amend the use.

3. Amendments.

3.1 Recitals. Recitals A, B, C and D, are hereby deleted in their entirety and replaced with the following:

"A. Lessor is the owner of certain real property (the "Premises") described by Exhibit "A" attached hereto.

B. The Premises is presently vacant land. Its past usage is not known with certainty, but is believed to have been used in the past for agriculture (grape growing), and it is not in active use.

C. Lessee desire to lease the Premises from Lessor for purposes to provide parking to augment that available at adjacent Rancho Las Flores Park will be in the public interest and will be used for overflow parking for city events and construction staging."

D. Lessor will not be liable or responsible for any damage or injury occurring on the Premises.

3.1 Term of Lease. Sections 4.1 and 4.2 of the Lease are hereby deleted in their entirety and replaced with the following:

"4.1 Original Term. The original term of the Lease shall be for a three (3) year period commencing on August 1, 2022 and terminating on July 31, 2025 (the "Original Term").

"4.2 Extension of Term. Following the expiration of the Original Term, unless and until Lessee or Lessor delivers a Notice of Termination in accordance with the definition and provisions below, the term of this Lease shall be extended for an additional three (3) year period, beginning on August 1, 2025 and expiring on July 31, 2028 (the "Extended Term")."

3.2 Rent. Section 5.2 of the Lease is hereby deleted in its entirety and replaced with the following:

"5.2 Extended Term Minimum Annual Rent. During the Term of this Lease, Lessee shall pay to Lessor as rent the sum of Six Thousand Dollars and No Cents ($6,000) for each year. The annual rent will be paid by the Lessee to the Lessor annually by December 15th starting December 15th, 2025 and continuing throughout the term of the amendment."

3.3 Continuing Effect of Agreement. Except as amended by this First Amendment, all provisions of the Lease shall remain unchanged and in full force and effect. From and after the date of this First Amendment, whenever the term "Lease" appears in the Lease, it shall mean the Lease as amended by this First Amendment.

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 First Amendment.

3.5 Counterparts. This First 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 WHEREOF, the parties have executed this First Amendment as of the date first written above.

LESSOR:
Troll Family Limited Partnership

_____
Christina Ann-Troll Carlstrom
General Partner

LESSEE:
The City of Coachella

Approved by:

_____
William B. Pattison Jr.
City Manager

Approved as to Form:
BEST, BEST & KRIEGER

_____
City Attorney

Attest:

_____
Angela M. Zepeda
City Clerk

CITY OF COACHELLA

LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Leasse") is made as of July 1, 2022 by and between THE CITY OF COACHELLA, a California municipal corporation (the "Lessee"), and TROLL FAMILY LIMITED PARTNERSHIP, a partnership (the "Lessor"), with reference to the following facts:

RECITALS

A. Lessor is the owner of certain real property identified as Assessor Parcel Numbers: 603-241-010, 603-241-011, in the City of Coachella, County of Riverside, described in more detail in attached Exhibit "A" incorporated herein by this reference (the "Property"); and

B. Lessee desires to lease from Lessor the Property referenced in more detail in the attached Exhibit "A" for purposes of operating overflow event parking on an as needed basis; and

C. Lessee's lease of the Premises will be in the public interest and provide parking to augment that available at the adjacent Rancho Las Flores Park; and

D. Lessor will not be liable or responsible for any damage or injury occurring on the Premises.

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

AGREEMENT

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

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

3. Premises. The Premises described in Exhibit "A" amounts to an area of approximately 18.08 acres. Upon execution of this Lease, Lessor grants to Lessee the right to survey the Premises (the "Survey") and such Survey, if performed, shall replace Exhibit "A" as the description of the Premises and shall be attached and incorporated herein as Exhibit "B." If performed, the Survey attached as Exhibit "B" shall control the description of the Premises thereafter.

4. Term of Lease.

4.1 Term. The original term of the Lease shall be for a three(3) year period commencing on August 1, 2022 through July 31, 2025 (the "Term").

5. Rent.

5.1 Rent. During the Term of this Lease, Lessee shall pay to Lessor as rent the sum of Five Thousand Four Hundred Dollars and No Cents ($5,400.00) for each year. The annual rent will be paid by the Lessee to the Lessor annually by December 15th starting December 15, 2022 and continuing throughout the term of this Lease.

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

6. Utilities, Maintenance and Insurance.

6.1 Utilities. Lessee shall make all arrangements for and shall pay for all utilities and services furnished to the Premises or used by Lessee on the Premises, including, without limitation: electricity, water, sewer and trash removal services as described in Exhibit "C", and Lessee shall pay for any and all charges for establishment or connection of utility services to the Premises.

6.2 Maintenance. Lessee shall provide all maintenance and repairs, at Lessee's sole cost and expense, to keep the Premises in good order and condition, including, without limitation, weed abatement, fencing, all improvements existing at the commencement of this Lease, and any improvements approved by the Lessor to be constructed and/or installed by the Lessee during the term of this Lease.

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

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

b. Property Insurance. Lessee shall obtain and maintain in force a policy or policies of insurance in the name of Lessee, with any loss payable to Lessee, and any lender of Lessor insuring against loss or damage to the improvements on the Premises, including, without limitation, any improvements installed or constructed by Lessee. The amount of such insurance shall be equal to the full insurable replacement cost of such improvements, as the same shall exist from time to time, or the amount required by any lender of Lessor, but in no event more than the commercially reasonable and available insurance value thereof. If the coverage is available and commercially appropriate, such policy or policies shall insure against all risks of direct loss or physical damage (except the perils of flood and earthquake unless required by a lender of Lessor). If such insurance coverage has a deductible clause, the deductible amount shall not exceed 'the amount permitted by a lender of Lessor.

In the event any casualty results in damage to the improvements on the Premises which are the

property of Lessor (and not constructed or installed by Lessee in accordance with the provisions hereof), Lessee shall either (i) use the proceeds of insurance to cause the restoration of such property of Lessor or (ii) pay or cause payment to Lessor or any lender of Lessor in an amount of the proportionate share of insurance proceeds attributable to damage to such property of Lessor.

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

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

7. Use. Lessee shall use and occupy the Premises for purposes of overflow event parking for the Rancho Las Flores event venue. Lessee shall not use the Premises for the purposes of storing, manufacturing or selling any inherently dangerous substance, chemical, thing, or device.

8. Hazardous Substances and Hazardous Materials.

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

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

9. Improvements.

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

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

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

10. Termination. Within ninety (90) days prior to expiration of the Term, either Lessor or Lessee may terminate this Lease, without cause, by serving the other party with thirty (30) days' prior written notice of such termination (a "Notice of Termination"). Upon termination of this Lease, Lessee shall return the Premises in good condition and repair to the reasonable satisfaction or Lessor. Notwithstanding anything in this Lease to the contrary, Lessor shall have the right to terminate this Lease for the purpose of selling, transferring, or otherwise conveying its interest in the Property during the Lease term, provided that Lessor delivers Lessee a written Notice of Intent to Sell at least thirty (30) business days prior to the sale, transfer, or conveyance.

11. Signs. Lessee shall not install any signs on the Premises without the prior written consent of Lessor. Lessor has the option to authorize a billboard to be installed on the Premises during the term of the Lease.

12. Lessor's Consent Required. Lessee shall not assign, mortgage, or hypothecate this Lease in whole or in part, nor sublet all or any part of the Premises, without the prior written consent of Lessor in each instance, which consent may be granted or denied in Lessor's sole discretion.

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

14. Use of Premises by City. The Premises may be used for both event parking provided with and without a parking fee component.

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

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

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

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

14. Use of Premises by City. The Premises may be used for both event parking provided with and without a parking fee component.

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

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

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

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

19. Notices. Any notice, request, demand, or other communication which either party may or is required to give, shall be in writing and shall be delivered in person or sent to the address set forth herein below by registered or certified mail, return receipt requested with postage prepaid, by commercial overnight courier, with written verification of receipt, or by telecopy. A notice shall be deemed given: (a) when delivered by personal delivery (as evidenced by the receipt); (b) three (3) days after deposit in the mail if sent by registered or certified mail; (c) one (1) business day after having been sent by commercial overnight courier as evidenced by the written verification of receipt or (d) on the date of confirmation if telecopied. Either party may change its address for receiving notice by written notice given to the other in accordance with the provisions of this Notices section.

To Lessee: City of Coachella
53-990 Enterprise
Way
Coachella, CA 92236
Attn: Public Works

To Lessor: Troll Family Limited Partnership
c/o Christina Ann-Troll Carlstrom
P.O. Box 2136
Palm Desert, CA 92261

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

21. Heirs, Assigns, Successors. This Lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest to the parties.

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

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

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

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

LESSOR:
Troll Family Limited Partnership

By: _____
Christina Ann-Troll Carlstrom, General Partner

LESSEE:
THE CITY OF COACHELLA
a California municipal corporation

By: _____
Dr. Gabriel D. Martin, City Manager
City of Coachella

Attest:

By: _____
for Angela M. Zepeda
City Clerk
City of Coachella

Approved as to Form:

By: _____
Best Best & Krieger LLP
City Attorney

EXHIBIT "A"

DESCRIPTION OF PREMISES

Troll Family Limited Partnership (Lessor) owns real property located at Mitchell Drive/Grapefruit Avenue, in the City of Coachella, County of Riverside, State of California. The Property includes two parcels identified by the following assessor parcel numbers: 603-241-10, 603-241-11. The total area of the two parcels is approximately 18.08 acres.

Depiction/Sketch

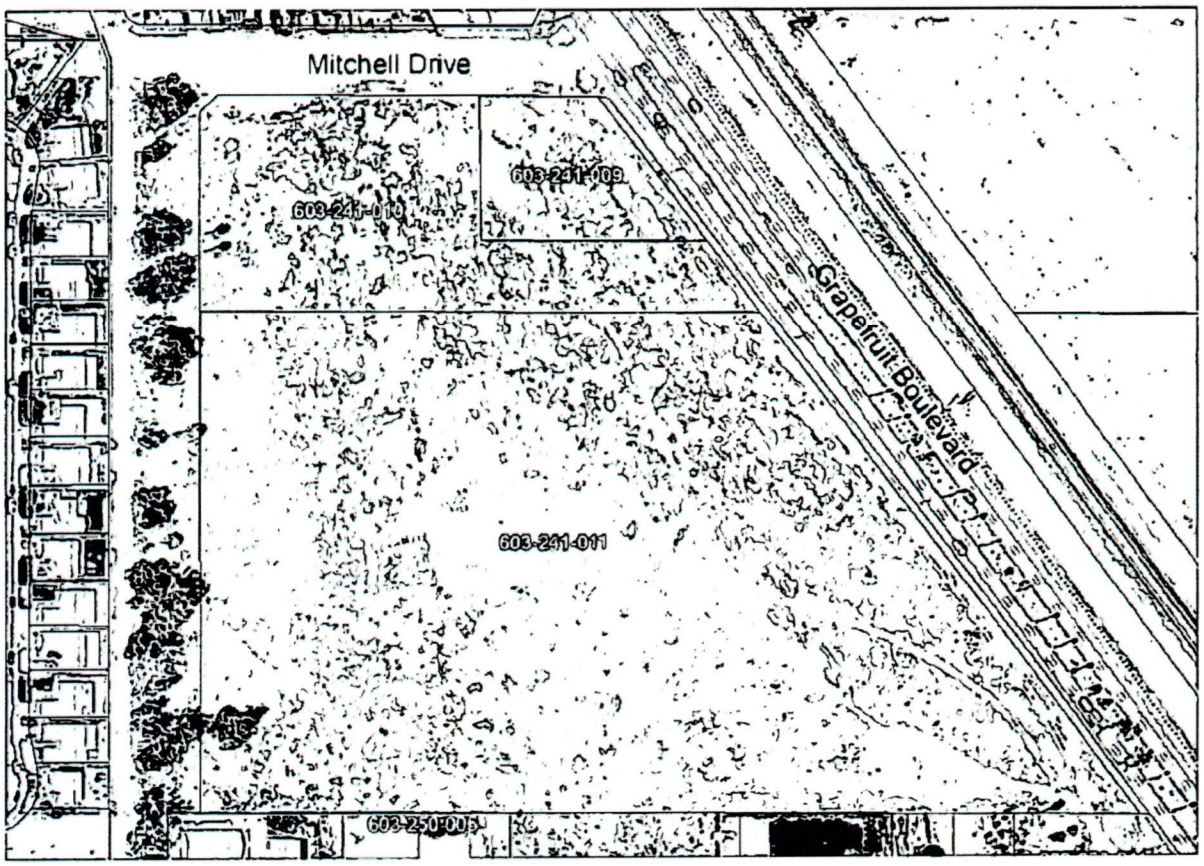


EXHIBIT "B"

SURVEY OF LEASED PREMISES

No survey was completed by the Lessee.

EXHIBIT "C"

Lessor's real property is located at Mitchell Drive/Grapefruit Street. The property is approximately 18.08 acres.

Lessee shall establish accounts for the property under Lessee's name for all utilities. Lessee will maintain current all utility billing for the Property.

STAFF REPORT
7/23/2025

TO: Honorable Mayor and City Council Members

FROM: Castulo Estrada, Utilities Director

SUBJECT: Authorization to file a Notice of Completion for City Project No. S-18, Tyler Street Sewer Improvements

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STAFF RECOMMENDATION:

Accept the City Project No. S-18, Tyler Street Sewer Improvements as complete and direct the City Clerk to file a Notice of Completion attached hereto with the County of Riverside.

BACKGROUND:

On December 11, 2024, the City of Coachella acted to authorize the City Manager to execute a construction contract with The Van Dyke Corporation in the amount of $1,119,244.00 for the construction of the Tyler Street Sewer Improvements, City Project No. S-18 and the approval of additional expenditures for a total request of $1,281,168.40.

City Staff has, in order to maximize funds and be as efficient as possible, requested public bids in accordance with City Standard and in compliance with the California Contract Code, with six companies submitting bids for this project. The Tyler Street Sewer Project upgraded the existing undersized 8-inch pipe to a 15-inch pipe.

DISCUSSION/ANALYSIS:

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

FISCAL IMPACT:

City Council authorized $1,119,244.00 of the ARPA funding and $161,924.40 from the Sewer Connection Fund for construction contingency and other project management items for a total request of $1,281,168.40

The project had a Contract Change Order #1 in the amount $20,562.00. The project was constructed within budget including all quantities totaling $1,139,806.00.

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

Notice of Completion

(California Civil Code Section 3093 - Public Works)

Notice is hereby given by the undersigned owner, a political subdivision of the State of California that a public work improvement described as Tyler Street Sewer Improvements, City Project No.S-18 has been completed and was accepted by the undersigned awarding authority on the date hereof. The project is located on Tyler Street between Avenue 53 and Avenue 54 within the City of Coachella.

The contractor on such work was The Van Dyke Corporation and the surety on his bond is Western Surety Company located at 27 Park Plaza, Suite 400 Irvine, CA 92614.

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

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

Date: July 23, 2025 City of Coachella
(Date of Acceptance) (Name of Political Subdivision)

Owner Address:
53990 Enterprise Way
Coachella, CA 92236

By: _____
Steven A. Hernandez

Title: Mayor
City of Coachella

State of California)
) ss
County of Riverside)

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

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

_____
Delia Granados, Deputy City Clerk, City of Coachella

County Counsel Form 1 (Rev. 5-64)



Figure 1: Sewer Replacement Location

STAFF REPORT
7/23/2025

TO: Honorable Mayor and City Council Members

FROM: Jaime Arroyo, Grants Manager

SUBJECT: Adopt Resolution No. 2025-42 Authorizing the City Manager to Execute a Grant Agreement with the California Department of Transportation (Caltrans) for its Sustainable Transportation Planning Grant in the Amount of $393,740 for the Cesar Chavez Street Corridor Transformation Plan

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STAFF RECOMMENDATION:

Staff recommends that the City Council consider adopting Resolution No. 2025-42 authorizing the City Manager to execute a grant agreement with the California Department of Transportation (Caltrans) for its Sustainable Transportation Planning Grant in the amount of $393,740 for the Cesar Chavez Street Corridor Transformation Plan.

BACKGROUND:

The Sustainable Transportation Planning Grant Program was created to support the California Department of Transportation's (Caltrans) Mission: Provide a safe and reliable transportation network that serves all people and respects the environment.

The California Legislature passed, and Governor Edmund G. Brown Jr. signed into law, Senate Bill 1 (SB 1, Beall, Chapter 5, Statutes of 2017) – The Road Repair and Accountability Act of 2017, a transportation funding bill that provides a reliable fund source to maintain and integrate the State's multimodal transportation system. In addition to the $9.5 million in traditional State and federal grants, approximately $25 million in SB 1 funds for Sustainable Communities Grants is available for each grant cycle.

On January 22, 2025, the City applied to the Sustainable Transportation Planning Grant to fund its Cesar Chavez Street Corridor Transformation Plan. On July 1, 2025, City staff was informed that the grant was awarded to the City in the amount of $393,740, with a required city match of $51,014.

DISCUSSION/ANALYSIS:

The City of Coachella proposed the Cesar Chavez Street Corridor Transformation Plan to

address critical transportation and land use challenges along the city's most significant north-south corridor. Cesar Chavez Street is designed in a suburban, automobile-centric manner that discourages walking and bicycling, isolates neighborhoods, and contributes to high numbers of pedestrian- and bicycle-involved crashes. This project will create a comprehensive transformation plan that prioritizes safety, expands multimodal access, and fosters sustainable land use along the corridor.

The Plan will be developed in partnership with CivicWell and local nonprofit, Raices Cultura, emphasizing public engagement to ensure alignment with community needs. It will build upon the City's Active Transportation Plan, recent ATP-funded projects and new affordable housing and transit-oriented infill development, and regional goals outlined in SCAG's Connect SoCal 2020-45 SCS/RTP to advance sustainable and equitable urban development.

The total project cost is $444,754. Below is a budget breakdown:

Grant Award	Total Local Match	% Local Match	Total Project Cost
$393,740	$51,014	11.47%	$444,754

Conditions of Award are due to Caltrans by August 8, 2025.

ALTERNATIVES:

1. Adopt Resolution No. 2025-42 Authorizing the City Manager to Execute a Grant Agreement with the California Department of Transportation (Caltrans) for its Sustainable Transportation Planning Grant in the Amount of $393,740 for the Cesar Chavez Street Corridor Transformation Plan

2. Not Adopt Resolution No. 2025-42 Authorizing the City Manager to Execute a Grant Agreement with the California Department of Transportation (Caltrans) for its Sustainable Transportation Planning Grant in the Amount of $393,740 for the Cesar Chavez Street Corridor Transformation Plan

FISCAL IMPACT:

Adoption of Resolution No. 2025-42 will require the City to provide a local match of $51,014, 11.47% of the total project amount. This local match is recommended to be funded from the General Fund.

ATTACHMENTS:

1. Resolution No. 2025-42

RESOLUTION NO. 2025-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR ITS SUSTAINABLE TRANSPORTATION PLANNING GRANT IN THE AMOUNT OF $393,740 FOR THE CESAR CHAVEZ STREET CORRIDOR TRANSFORMATION PLAN

WHEREAS, The Sustainable Transportation Planning Grant Program was created to support the California Department of Transportation's (Caltrans) Mission: Provide a safe and reliable transportation network that serves all people and respects the environment; and

WHEREAS, The State-funded Sustainable Communities grants are intended to support and implement Regional Transportation Plan (RTP) Sustainable Communities Strategies/Alternative Planning Strategies (SCS/APS) (where applicable) and to ultimately achieve the State's greenhouse gas (GHG) reduction target of 40 and 80 percent below 1990 levels by 2030 and 2050; and

WHEREAS, the City of Coachella submitted an application and was awarded $393,740 for its Cesar Chavez Street Corridor Transformation Plan project to address critical transportation and land use challenges along the city's most significant north-south corridor; and

WHEREAS, a Restricted Grant Agreement is needed to be executed with Caltrans before such funds can be allocated through the Sustainable Transportation Planning Grant Program; and

WHEREAS, the acceptance of this grant will enable the City to advance its efforts in creating a comprehensive transformation plan that prioritizes safety, expands multimodal access, and fosters sustainable land use along the corridor.

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

SECTION 1: The City Manager is hereby authorized to execute a Grant agreement for grant funds for the purpose of obtaining financial assistance provided by Caltrans.

SECTION 2: The City of Coachella hereby agrees to comply with each and all of the terms, conditions, and limitations imposed by the Grantor upon said Grant, and the City Manager is hereby authorized and directed to execute any agreements, assurance, extensions, amendments or other documents as may be necessary in connection with acceptance and implementation of said Grant as may be required by the Grantor.

PASSED, APPROVED and **ADOPTED** this 23rd day of July, 2025.

_____
Steven A. Hernandez
Mayor

ATTEST:

_____
Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

_____
Ryan Guiboa
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2025-42 was duly adopted by the City Council of the City of Coachella at its regularly scheduled meeting, held on the 23rd day of July, 2025, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

STAFF REPORT
7/23/2025

TO: Honorable Mayor and City Council Members

FROM: Celina Jimenez, Director of Economic Development

SUBJECT: Approve a Voluntary Collection Agreement with HomeAway.com, Inc. and its Subsidiaries for the Collection and Remittance of the City of Coachella's Transient Occupancy Tax and the Greater Palm Springs Tourism Business Improvement District Assessment Due From Homeowners and Guests Booking Short-Term Rentals in Coachella Through the HomeAway/VRBO Platform and Authorize the City Manager to Execute the Agreement

---

STAFF RECOMMENDATION:

Staff recommends that the City Council approve a Voluntary Collection Agreement with HomeAway.com, Inc. and its subsidiaries [a.k.a. VRBO] for the collection and remittance of the City of Coachella's Transient Occupancy Tax and the Greater Palm Springs Tourism Business Improvement District Assessment due from homeowners and guests booking short-term rentals in Coachella through the HomeAway/VRBO platform and authorize the City Manager to execute the agreement.

BACKGROUND:

HomeAway and its subsidiaries operate an internet-based platform that allows homeowners to advertise the availability of and book their properties to travelers seeking short-term rental accommodations through VRBO.com and localized VRBO websites operating worldwide, or the HomeAway Platform.

Pursuant to Ballot Measure Y, which Coachella voters approved at the November 5, 2024 General Municipal Election, the City currently has a 13% transient occupancy tax on hotel, motel, short-term/vacation rental and similar stays. The tax is primarily the guest's responsibility, but is traditionally collected by the hotel, motel or short-term/vacation rental operator at time of billing the guest.

On April 4, 2025, the Joint Powers Authority Executive Committee of Visit Greater Palm Springs approved a resolution to include the City of Coachella within the Greater Palm Springs Tourism Business Improvement District (GPSTBID). The GPSTBID imposes an annual assessment on lodging businesses within its boundaries to fund improvements, programs and activities that promote tourism in Palm Springs and the Coachella Valley. The annual assessment rate is three percent (3%) of gross short-term room rental revenue of all lodging businesses with fifty (50)

rooms or more, and one percent (1%) of gross short-term room rental revenue of all short-term/vacation rentals. The 1% assessment on short-term/vacation rentals began to apply in Coachella on July 1, 2025.

Therefore, guests staying at short-term/vacation rentals in Coachella are subject to a combined 13% levy on the stay (12% in TOT tax and 1% in TBID assessment).

DISCUSSION/ANALYSIS:

For short-term/vacation rentals booked through an online platform, the platform typically collects charges for occupancy from the customer/guest and is, therefore, in the best position to collect any City taxes and assessments due from the transaction. To that end, the City and HomeAway have negotiated the attached Voluntary Collection Agreement to facilitate HomeAway's collection and remitting of TOT taxes and the TBID assessments, consistent with Chapter 4.28 of the City's Municipal Code (as updated by Measure Y). Under the Agreement, HomeAway will commence tax and assessment collection on September 1, 2025.

HomeAway will remit TOT taxes and TBID assessments to the City and report aggregate information in the form of a monthly return on the City's TOT return form. As of June 1, 2025, the City has 390 active TOT Certificates for short-term/vacation rental operators. The Taxes will be collected based upon the entire amount charged to the guest in connection with the Booking Transaction, including but not limited to the following fees charged by a Homeowner or HomeAway: rental fee, Traveler Service Fee charged by HomeAway, booking fee, cleaning fee, property damage fee, and any other use-related fee under Chapter 4.28 of the Municipal Code; but excluding refundable damage deposits.

FISCAL IMPACT

A detailed funding analysis obtained from Deckard, the City's short-term vacation rental platform showed Host Revenue to be $7,675,455 as of May, 2025 for the 390 properties. Twelve percent of that amount in TOT tax would be $921,054.60. One percent (1%) of that amount in TBID assessments would be $76,754.55. Given that the TOT now applies to all charges to the guest (including online booking and service fees) due to Measure Y, additional TOT revenue is anticipated. These projections will change and increase once the City goes through one full cycle of TOT at the rate of 12%, plus the 1% TBID tax.

ATTACHMENTS:

1. HomeAway Voluntary Collection Agreement

VOLUNTARY COLLECTION AGREEMENT

THIS VOLUNTARY COLLECTION AGREEMENT ("Agreement") is dated _____, 2025 and is between HOMEAWAY.COM, INC., a Delaware corporation ("HomeAway"), and the City of Coachella, California (“City”). Each party may be referred to individually as a "Party" and collectively as the "Parties.”

HomeAway and its subsidiaries operate an internet-based platform that allows homeowners of short-term/vacation rentals ("Homeowners") to advertise the availability of their properties to travelers ("Guests") seeking accommodations through Vrbo.com and localized Vrbo websites operating worldwide (“HomeAway Platform”).

HomeAway and the City enter into this Agreement voluntarily in order to facilitate the collection and remittance of the City’s Transient Occupancy Tax imposed under Chapter 4.28 of the City’s Municipal Code (the “Code”) and the Greater Palm Springs Tourism Business Improvement District Assessment (collectively, the “Taxes”) upon Homeowners and Guests on the HomeAway Platform for occupancy of short-term/vacation rental accommodations located in the City of Coachella in accordance with this Agreement as follows:

1. With respect to any transaction between a Homeowner and a Guest booked on and for which payment is completed on the HomeAway Platform for accommodations for which the Taxes are due (“Booking Transaction”), and during the period in which this Agreement is in effect (as defined below), and pursuant to the terms and conditions of this Agreement, HomeAway agrees to collect and remit the Taxes.

2. The Taxes shall be collected and remitted at the applicable City rates by HomeAway based upon the entire amount charged to the Guest in connection with the Booking Transaction, including but not limited to the following fees charged by a Homeowner or HomeAway to a Guest: rental fee, Traveler Service Fee (“TSF”), booking fee, cleaning fee, property damage fee, and any other rent/fee charged to the Guest for the booking, reservation or actual transient occupancy of the short-term/vacation rental as identified in Chapter 4.28 of the Code; but excluding refundable deposits. HomeAway shall file returns on the form and by the due dates described in the Code or as agreed between the parties in writing. For the avoidance of doubt, it is understood and agreed by the Parties, that HomeAway will file returns and remit any Taxes collected, based on the date the stay commences and not the date of the booking transaction.

3. HomeAway agrees to commence collecting the Taxes starting on September 1, 2025 (the "Effective Date") and remitting any Taxes collected in accordance with Paragraph 2. For the avoidance of doubt, this Agreement to collect shall not extend to any period or transaction booked prior to the Effective Date or after the termination of this Agreement, or to any user's transaction completed through any means, method or platform other than the HomeAway Platform.

4. The City agrees to confirm its jurisdictional boundaries with HomeAway’s third-party tax content provider within 90-days of the Effective Date. The content provider is Vertex and

boundaries can be verified by emailing gis@vertexinc.com. If the City fails to confirm the boundaries, the City agrees to accept the boundaries as determined by HomeAway.

5. On a prospective basis upon the Effective Date of this Agreement, and during any period in which this Agreement is in effect, in accordance with Chapter 4.28 of the Code and the terms of this Agreement, HomeAway agrees to assume liability for any failure to report, collect, and/or remit the correct amount of the Taxes for any Booking Transaction, including, but not limited to, penalties and interest, lawfully and properly imposed in compliance with law. Nothing contained herein nor any action taken pursuant to this Agreement, including but not limited to the collection or remittance of the Taxes, shall impair, restrict, or prevent HomeAway from asserting that any Taxes and/or penalties, interest, fines, or other amounts assessed against it were not due or are the subject of a claim for refund under applicable law, or from enforcing any and all rights accorded to it pursuant to law. Other than its obligation to facilitate the collection and remittance of the Tax under Chapter 4.28 of the Code and its agreement to assume liability for any failure to report, collect, and/or remit the correct amount of the Tax for any Booking Transaction pursuant to the terms of this Agreement, HomeAway shall not be required to enforce any other terms or requirements of the City's short-term rental ordinance codified in Chapter 5.80 of the Code imposed on the Homeowner and shall not assume any liability for any violations of such ordinance by any Homeowner.

6. During any period in which this Agreement is in effect, and without waiving any audit rights provided to the City, with respect to any transaction for which the Taxes are due and paid pursuant to this Agreement, the City agrees to audit HomeAway in the manner provided in the Code, except that: (a) HomeAway will not be required on the basis of this Agreement to disclose the Homeowner or Guest name at issue except pursuant to a lawfully issued subpoena or other legal compulsion to produce said information; (b) the City shall not, directly or indirectly, audit any individual Guest or Homeowner relating to such transactions; and (c) if there are errors in the jurisdictional boundaries, HomeAway will provide the URL of the property listing after the City updates the boundaries with HomeAway's third-party content provider in accordance with Paragraph 4. HomeAway will provide the property address associated with each Booking Transaction in response to a valid information document request formally issued by the City as part of an audit of HomeAway's books and records pursuant to Chapter 4.28 of the Code. The City shall complete any audit of HomeAway's books and records within the time period permitted under the applicable statute of limitations, including any waivers mutually agreed to by HomeAway and the City. Nothing in this paragraph prevents the City from auditing an individual who (or entity that) happens to be a Homeowner based upon transactions that the City learns of independently.

7. Upon the City's request in connection with an audit, HomeAway shall submit all applicable transaction data based on reservation ID, or other type of transaction ID, as maintained by HomeAway in its ordinary course of business. The Parties agree that HomeAway is not required, on the basis of this Agreement, to produce any Homeowner or Guest name relating to any transaction in connection with an audit or otherwise, except pursuant to a lawfully issued subpoena or other legal compulsion to produce said information.

8. During any period in which this Agreement is in effect, and on the condition that HomeAway is in compliance with its obligations under this Agreement, and solely with respect to

Booking Transactions, said Homeowner shall not be required to individually collect, remit and report the Taxes. However, nothing in this Agreement shall relieve Guests or Homeowners from any responsibilities with respect to the Taxes, including, without limitation, any obligation to collect, remit, and report the Taxes for transactions completed through any other means, method, device, or platform, or restrict the City from investigating or enforcing any provision of applicable law against any such person or entity for any occupancy arranged directly or indirectly through any other means.

9. The City agrees, for the purpose of facilitating this Agreement, that it shall not make any assessment, supplemental assessment, or claim for the Taxes as to HomeAway for any period prior to the Effective Date of this Agreement; and it releases and discharges any claims against HomeAway (and its present or former: successors, direct or indirect members, parents, subsidiaries, affiliates, agents, legal representatives, insurers, employees, officers, directors and shareholders) from any and all past, present, or future assessments, causes of action, claims, demands, expenses, damages, or losses, of whatever kind or nature, known or unknown, asserted or unasserted, in law or equity, whether statutory or common law, which existed, accrued, or arose related to the Taxes for the period preceding the Effective Date of this Agreement. This waiver and release as to HomeAway shall not prevent the City from pursuing any assessment, supplemental assessment, or claim for the Taxes directly against a Homeowner or Guest for any period prior to the Effective Date of this Agreement.

10. Any and all tax returns, data, records, documents or information, including property address information, provided to the City in connection with this Agreement, including but not limited to any audit, shall be deemed confidential and shall not be shared with any third party, except as required by applicable law and shall not be used for any purpose other than for enforcement of the Taxes.

11. This Agreement is solely for the purpose of facilitating the administration and collection of the Taxes due for Booking Transactions. It is expressly understood and agreed by the Parties that neither Party has made any concessions regarding the merits of its respective positions nor the merits of the other Party's positions with respect to the collection of the Taxes addressed in this Agreement.

12. The City agrees to work with HomeAway to answer any questions received from Homeowners and the public about HomeAway's tax collection and remittance process under this Agreement. If requested by the City, HomeAway will provide information to the City to be used by the City to answer questions from Homeowners, travelers and others.

13. No modification of this Agreement shall be effective unless in writing and signed by both parties.

14. This Agreement may be terminated by HomeAway or the City upon 30 days' written notification to the other Party. Any termination under this Paragraph shall not affect the duty of HomeAway to remit to the City any Taxes collected from Guests up through and including the effective date of termination of this Agreement, even if not remitted by HomeAway to the City as of the date of termination.

15. This Agreement, its construction and any and all disputes arising out of or relating to it, shall be interpreted in accordance with the substantive laws of the State of California without regard to its conflict of law principles.

16. This Agreement contains the entire agreement of the Parties with respect to the subject matter of this Agreement, and supersedes all prior negotiations, agreements, and understandings with respect thereto.

17. This Agreement is not binding until executed by HomeAway and the City. The Parties represent and warrant that they each have the legal authority to enter this Agreement, that the person executing the Agreement on behalf of either Party is authorized to do so, and that the Agreement shall be binding and enforceable when duly executed and delivered by each Party.

18. This Agreement is executed in two (2) counterparts, each of which shall be deemed an original, and all counterparts individually or together shall constitute one and the same Agreement. Further, the reproduction of an original signature by electronic means shall be deemed to be an original signature.

19. This Agreement has been jointly prepared by the Parties hereto, and shall not be construed more strictly against either Party.

20. The Parties agree that each shall, to the maximum extent permitted by law, treat as confidential all information furnished to it by the other Party under this Agreement; *provided, however*, that a Party may disclose the confidential information of the other Party to those of its employees, consultants (including professional advisers) and affiliates that require access to such confidential information in order to permit such Party to exercise its rights and perform its obligations hereunder. Further, nothing in this Agreement shall prevent the disclosure by a Party or its employees, contractors, or affiliates of an item of confidential information that is made public by the disclosing party or as may be required by applicable law or released from confidential treatment by written consent of the disclosing Party.

21. Neither Party may assign any of its rights or obligations hereunder, whether by operation of law or otherwise, without the prior written consent of the other Party which consent shall not be unreasonably withheld. Notwithstanding the foregoing, HomeAway may assign this Agreement in its entirety without the City's consent in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of its assets provided the assignee has agreed to be bound by all of the terms of this Agreement and all Taxes and all other sums due at the time of the attempted assignment have been paid in full. Any attempt by a Party to assign its rights or obligations under this Agreement in breach of this section shall be void and of no effect. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the Parties, their respective successors, and permitted assigns.

22. All notices under this Agreement shall be in writing and shall be deemed to have been given upon: (i) personal delivery; (ii) the third business day after first class mailing, postage prepaid; or (iii) the second business day after sending by overnight mail, by facsimile with telephonic confirmation of receipt, or by email. Notices shall be addressed to the attention of the

following persons, provided each Party may modify the authorized recipients by providing written notice to the other Party:

To HomeAway: HomeAway.com, Inc.
Attn: Legal Department
1111 Expedia Group Way West
Seattle, WA 98119
Email: Vrbo_VCA_Contact@expediagroup.com

To the City: City of Coachella
Attn: Bill Pattison, City Manager
53990 Enterprise Way
Coachella, CA 92236
Email: bpattison@coachella.org

CITY OF COACHELLA, CALIFORNIA

Approved as to Form:

By:_____
William B. Pattison, City Manager

_____
Ryan Guiboa, City Attorney
Best Best & Krieger LLP

_____ day of _____, 2025

HOMEAWAY.COM, INC., a Delaware corporation

By:_____
Stephanie Gilfeather

_____ day of _____, 2025

STAFF REPORT
July 23, 2025

TO: Honorable Mayor and City Council

FROM: Yolanda Lopez, Human Resources Department

SUBJECT: Disclosure of Cost of Granting Two Years Additional Service Credit Pursuant to Government Code Section 20903 as Required by Government Code Section 7507; Certification of Compliance with Government Code Section 7507; Certification of Compliance with Government Code Section 20903.

STAFF RECOMMENDATION

Staff recommends that the City Council consider taking the following actions in the order listed:

1. Announce cost associated with granting two years of additional service credit for local miscellaneous employees meeting the age and service credit requirements of Government Code section 20903 and the Public Employees' Retirement Law, who retire during the designated period beginning on August 8, 2025 and ending on December 30, 2025.

2. Approve Certification of Compliance with Government Code section 7507, certifying that the City Council has made public the costs of granting two years additional service credit pursuant to Government Code section 20903.

3. Approve Certification of Compliance with Government Code section 20903, certifying that the City Council has satisfied the requirements of Government Code section 20903.

DISCUSSION/ANALYSIS

As part of the budget reduction strategy several years ago, the City Council amended the City's contract with CalPERS to provide the optional benefit of additional service credit for two years for eligible employees who retire pursuant to Government Code Section 20903. The City adopted this Golden Handshake as a strategy to reduce the number of involuntary staff reductions. Since the contract between the City and CalPERS has been amended to provide this optional benefit, additional retirement window periods can be established by a resolution of the City Council without further need to amend the City's CalPERS contract.

Specifically, Government Code section 20903 allows agencies, contracting with CalPERS to provide pension benefits to its employees, to provide two years additional service credit ("Golden Handshake") to CalPERS members, employed in a City department or job classification identified by the City as eligible for the Golden Handshake, who retire during a designated period specified by the City due to impending mandatory transfers, layoffs or

demotions, and who are at least 50 years old if classic or 52 years old if PEPRA, have at least 5 years of service credit and are in employed status with the City for at least 1 day during the designated period. Applying this criteria, the City has determined that there are 16 miscellaneous City employees that are eligible for the Golden Handshake. Vacancies created by retirements under Section 20903 or at least one vacancy in any position in any department or organizational unit must remain permanently unfilled resulting in an overall reduction in the work force.

By once again offering the Golden Handshake to eligible City employees, the City will have the opportunity to reduce staffing through voluntary retirements. City staff have identified a total of 16 employees that meet the minimum eligibility for retirement as set forth in Section 20903. Therefore, it is recommended that an additional window period for the Golden Handshake be offered to all eligible City employees who retire between August 8, 2025 and December 30, 2025 ("Designated Period"). Note that to be eligible for the Golden Handshake, an employee must be employed at the time that the Designated Period opens. Therefore, to be eligible, employees must retire *after* August 8, 2025 but no later than December 30, 2025.

Since the City has already amended its CalPERS contract to provide for the implementation of Section 20903, fewer steps are required to open an additional window period. The first step is the disclosure of costs. Government Code sections 7507 and 20903 require that the added cost to the retirement fund for all eligible employees who retire during the Designated Period be disclosed at a public meeting at least two weeks prior to the adoption of the Resolution to Grant Another Designated Period for Two Years Additional Service Credit ("Resolution"). This disclosure is included in this agenda item. Certification of the City's compliance with Government Code Section 7507 must be made by the City Clerk. By City Council action approving staff's recommendation, the City Clerk will be authorized to sign the required Certification of Compliance with Government Code Section 7507, provided as Attachment 4 and incorporated herein by reference.

Further, as part of the City Council's action to provide this additional Designated Period, the City Council is required to certify that: (i) the best interests of the City will be served by granting the additional service credit; (ii) the added cost of the benefit will be included in the City's employer contribution rate for the 2027/2028 fiscal year (iii) the additional service credit is being made available in an effort to avoid mandatory transfers, demotions and layoffs that constitute at least 1 percent of the City's work force; and (iv) it is the City's intention that at least one vacancy in any position in any department remain permanently unfilled thereby resulting in an overall reduction in the work force. By City Council action approving staff's recommendation, the Mayor will be authorized to sign the required Certification of Compliance with Government Code Section 20903, provided as Attachment 5 and incorporated herein by reference.

The second step involves the adoption of the Resolution. The adoption must take place at least two weeks after the date that the disclosure of costs occurs. The adoption is expected to occur on August 6, 2025. The final step will entail the submission of the original or a certified copy of the Resolution, Certification of Governing Body's Action with respect to the adoption of the Resolution, Certification of Compliance with Government Code Section 7507 and

Certification of Compliance with Government Code Section 20903 to CalPERS immediately after the adoption of the Resolution.

FISCAL IMPACT

Government Code section 7507 requires that the cost to provide the Golden Handshake be disclosed at a public meeting at least two weeks prior to the adoption of the Resolution. The City Council satisfies this requirement by making the cost analysis for granting the Golden Handshake prepared by CalPERS public. Accordingly, included with this report are the following actuarial valuation reports prepared by CalPERS:

- Miscellaneous Plan of the City of Coachella City (12 eligible employees)
- Miscellaneous Second Tier Plan of the City of Coachella City (2 eligible employees)
- New PEPRA Miscellaneous Plan of the City of Coachella City (2 eligible employees)

The actual cost of this benefit will depend on the number of employees who take the Golden Handshake. The cost of the two years additional service credit will be included in the City's CalPERS employer contribution rate commencing with the fiscal year starting two years after the end of the Designated Period, the 2027/2028 fiscal year, and will be amortized over a 5 year period. In accordance with Government Code section 7507, the cost analysis for each plan is provided at Attachments 1-3, and incorporated herein by reference.

The estimated savings in salaries and benefits is approximately $250,000 per year over a five year period, for a total savings of approximately $1,250,000. The foregoing estimate assumes that 3 eligible employees will elect to retire and that at least one of the positions left vacant will be eliminated.

CONSEQUENCES OF NOT FOLLOWING RECOMMENDED ACTION

Should the City Council not take the action recommended, the City will not be able to move forward with the adoption of the Resolution on August 6, 2025, to grant an additional designated period during which two years additional service credit would be offered to eligible employees meeting the age and service credit requirements if they elect to retire during such period.

ATTACHMENTS:

1. Miscellaneous Plan of the City of Coachella City
2. Miscellaneous Second Tier Plan of the City of Coachella City
3. New PEPRA Miscellaneous Plan of the City of Coachella City
4. Certification of Compliance with Government Code Section 7507
5. Certification of Compliance with Government Code Section 20903

California Public Employees' Retirement System
Actuarial Office
P.O. Box 942709
Sacramento, CA 94229-2709
TTY: (916) 795-3240
(888) 225-7377 phone • (916) 795-2744 fax
www.calpers.ca.gov

June 18, 2025

CalPERS ID: 6373819375
Employer Name: City of Coachella City
Plan Name: Miscellaneous Plan of the City of Coachella City
Rate Plan ID: 857
Benefit Description: Section 20903 - Additional Service Credit (Golden Handshake) – Local Member

Dear Requestor:

A cost analysis for granting two years of additional service to designated members (Golden Handshake) and related information is enclosed. This actuarial valuation report reflects the following proposed benefit provision changes:

Additional two years of service for designated members - Golden Handshake

The employer has provided CalPERS with a list of members to include in this cost analysis.

Number of eligible members*	12
Average Pay	$81,703
Average Service	20.38
Average Age	53.45

*Members hired on or after July 1, 2023 are not included in the valuation

California Government Code section 20903 allows an agency to provide its employees, who retire during a designated period, two years of additional service credit. Before an agency may adopt the Golden Handshake resolution, the governing body must certify that it intends to keep some of the resulting vacancies permanently unfilled and reduce the workforce. The provision permits agencies to reduce staff and provide immediate payroll savings by offering a retirement incentive for eligible employees.

The estimated total increase in retirement benefit costs and analysis regarding estimated changes in required employer contribution rates are provided in the attached cost analysis, which is intended to satisfy Government Code section 7507(b). In order to satisfy section 7507(c), the employer must make this report public at a public meeting at least two weeks prior to adopting the Golden Handshake. This subsection may also require an actuary to be present at the meeting at which the Golden Handshake is adopted to provide information as needed.

Important Risk Disclosure

- **The Nature of Actuarial Work**: All actuarial calculations, including the ones in this cost estimate, are based on numerous assumptions about the future. This includes demographic assumptions about the percentage of your employees that will terminate, die, become disabled, and retire in each future year, and economic assumptions, about what salary increases each employee receives and the most important assumption, what the assets at CalPERS will earn for each year into the future until the last dollar is paid to current members of your plan. While CalPERS has set these assumptions as our best estimate of the future, it must be understood that these assumptions are very long-term predictors and will not be realized each year as we go forward. **This means that your required employer contributions can vary with or without any benefit changes because short term experience does not conform to the long-term actuarial assumptions.**

- **Change in Actuarial Assumptions:** On November 17, 2021, the CalPERS Board of Administration (board) adopted new actuarial assumptions based on the recommendations in the November 2021 CalPERS Experience Study and Review of Actuarial Assumptions. This study reviewed the retirement rates, termination rates, mortality rates, rates of salary increases and inflation assumptions for public agencies. These new assumptions are incorporated in this actuarial valuation. In addition, the board adopted a new strategic asset allocation as part of its Asset Liability Management process. The new asset allocation along with the new capital market assumptions and economic assumptions support a discount rate of 6.80%. This includes a reduction in the price inflation assumption from 2.50% to 2.30%.

- Investment return is much more volatile than liability fluctuations and can cause employer rates to vary significantly. For example, for the past twenty-year period ending June 30, 2023, returns for each fiscal year ranged from -23.6% to +21.3%. The impact of investment return on employer contribution rates varies significantly based on the plan's volatility ratio (the ratio of the market value of assets to the payroll).

- The risks associated with whether actual future measurements differ significantly from expected future measurements are disclosed in this report. **These risk disclosures are important and should be reviewed.**

If you have questions about the cost analysis, please call (888) CalPERS (225-7377). Please ask to speak to a contract analyst for questions about the contract. Please ask to speak to the signing actuary below for questions about this cost analysis.



Kurt Schneider, MPA, ASA, EA, MAAA
Supervising Actuary, CalPERS

Enclosures

Estimated Cost/Savings of Golden Handshake

A Golden Handshake program generally results in increased retirement benefit costs but lower payroll and ancillary benefit costs (at least for some period of time). An appropriate method for determining the ultimate cost / savings of such a program is to compare the estimated increase in retirement benefit costs to the estimated payroll and ancillary benefit savings. There is generally no way to know which of the eligible members will retire under the program. ***All "post-change" results provided in this report assume all eligible members will retire.*** If some eligible employees choose to continue working, the cost will be different. However, it is not necessarily true that if 80% of eligible members choose to retire, the cost will be 80% of the results shown in this report. The cost of the additional service varies by individuals, and those for whom it has a higher value may be more likely to elect to take advantage, meaning that the cost for the 80% that elect to retire could be more than 80% of the cost if all members elect to retire.

The ultimate cost/savings will also depend heavily on the extent to which members who retire under the program are replaced or not replaced. Both the increase in retirement benefit costs and the decrease in payroll/ancillary benefits depend on this.

Adoption of the proposed Golden Handshake would affect the cost of retirement benefits provided in this plan in two ways:

1. Increase in Past Service Cost – this is the current value of the improved benefit for all past service of eligible members, expressed as a lump-sum dollar amount. According to CalPERS policy, a new Unfunded Accrued Liability base is established in the amount of the past service cost increase for the Golden Handshake program and amortized over 5 years.
2. Decrease in Normal Cost – employer normal costs for remaining active members will be unaffected by the Golden Handshake program. However, to the extent members who retire under the program are not replaced, total required employer normal cost payments will be reduced.

This report provides estimates of the increase in retirement benefit costs but does not provide estimated payroll/ancillary benefit savings. For a full picture of the financial impact of this program, payroll and ancillary benefit costs should be estimated and compared to the retirement benefit costs provided in this report.

Present Value of Projected Benefits

The table below shows the change in the plan's total present value of benefits for the proposed plan change. The present value of benefits represents the total dollars needed today to fund all future benefits for *current* members of the plan (i.e., without regard to future employees).

Also provided in the table is the present value of future member contributions for members assumed to retire under the Golden Handshake program. Without the program, these member contributions would be expected to be paid to the plan. If the retiring members are not replaced, these member contributions will not be contributed to the plan.

The change in the present value of benefits due to the Golden Handshake program plus "lost" member contributions is an estimate of the total retirement benefit cost of the program if retiring members are not replaced.

Estimated Cost of Golden Handshake Benefits if No Replacement of Employees		
Total Present Value of Projected Benefits (PVB) from June 30, 2023 Valuation		**$60,562,043**
	As of Assumed Program Effective Date (1/1/2025)	
	Pre-Change	**Post-Change**
PVB for Eligible Members	$9,426,662	$9,444,994
Change to PVB		$18,332
Present Value of Future Member Contributions for eligible members	$374,366	$0
Reduction in Future Member Contributions		$374,366
Estimated Total Increase in Retirement Benefit Costs (Assuming no replacement) *		**$392,698**

* The Estimated Total Increase in Retirement Benefit Costs shown in the table above assumes that all employees eligible for retirement elect to retire under the Golden Handshake program. For certain eligible members, the present value of future benefits decreases as a result of immediate retirement under this program due either:

1. Forfeiture of the value of higher future service retirement benefits at later retirement dates.

2. An actuarial liability gain due to the early retirement benefit factor applied if the member has not yet reached the normal retirement age.

If eligible members meeting the above criteria are excluded from the valuation, the estimated increase to the PVB is $313,379, with reduction in future member contributions of $192,007. This would yield a total estimated increase in retirement benefit costs of $505,386.

As discussed in the Important Risk Disclosure in the cover letter, actual cost in the future will differ from our estimates due to experience deviating from the long-term actuarial assumptions on which the estimates are based.

Accrued Liability

The plan's Accrued Liability is the portion of the Present Value of Projected Benefits attributable to past service. A plan with assets exactly equal to the plan's accrued liability is "on schedule" in funding that plan. A plan with assets below the accrued liability is "behind schedule", or is said to have an *unfunded liability*, and must temporarily increase contributions to get back on schedule. Of course, events such as plan changes and investment or demographic gains or losses can change a plan's condition from year to year.

The increase in the plan's accrued liability due to the Golden Handshake program determines the increase in unfunded liability that is amortized over a 5-year period which increases required annual employer contributions.

The table that follows shows the accrued liability (AL), unfunded accrued liability, funded status for the plan as of the most recent valuation date, and the changes in the accrued liability due to the Golden Handshake program as of the assumed effective date of the program.

Estimated Cost of Golden Handshake Benefits if all Employees Replaced		
Total Entry Age Accrued Liability (AL) from June 30, 2023 Valuation		**$56,108,924**
Market Value of Assets (MVA) as of June 30, 2023		**$51,270,796**
Unfunded Liability/(Excess Assets) (UAL = AL – MVA) as of June 30, 2023		**$4,838,128**
Funded Status (MVA / AL) as of June 30, 2023		**94.4%**
	As of Assumed Program Effective Date (1/1/2025)	
	Pre-Change	**Post-Change**
Entry Age Accrued Liability for Eligible Members	**$8,328,530**	**$9,444,994**
Change to Entry Age Accrued Liability		**$1,116,464**
Estimated Total Increase in Retirement Benefit Costs (if all employees replaced)		**$1,116,464**

For a Golden Handshake program, the increase in accrued liability is typically greater than the increase in the present value of projected benefits. The difference is the value of normal costs that would have been charged for the retiring members between the valuation date and their projected retirement date (without the Golden Handshake program). ***If these retiring members are replaced (resulting in these normal costs being accrued by replacement members), a more appropriate estimate of the total increase in retirement benefit costs attributable to the Golden Handshake program is the increase in accrued liability shown above.*** For certain eligible members, the accrued liability decreases as a result of retirement under this program due to the value of future retirement benefit factor increases that they forfeit if they accept the Golden Handshake. If the Golden Handshake is declined by these members, the change to the Entry Age Accrued liability could be approximately $1,116,464 rather than the $1,116,464 shown above.

Estimated Impact on Future Employer Contributions

The previous sections of this report provide information regarding the estimated total cost of additional retirement benefits under the proposed Golden Handshake program. Estimating this cost is important so that it can be compared against estimated savings due to payroll and other ancillary benefits. However, the estimate of the total cost of additional retirement benefits does not by itself indicate how year-by-year future contribution requirements will be impacted. The purpose of this section is to discuss how the expected cost of the program is spread over future contribution requirements.

CalPERS policy provides that the change in unfunded liability due to a Golden Handshake program will be separately amortized over a period of 5 years and all other components of the plan's unfunded liability/excess assets will continue to be amortized separately. Future employer normal costs are expected to be lower provided at least some of the retiring members are not replaced.

Normal Cost for Fiscal Year 2025-26

The employer normal cost rate determined in the June 30, 2023 actuarial valuation, and applicable to fiscal year 2025-26, is unaffected by the Golden Handshake program. However, if member payroll for that year is reduced due to this program, this normal cost rate will be applied to lower payroll which will result in lower normal cost dollars paid during that year. **The reduction in fiscal year 2025-26 employer normal cost can be estimated by multiplying the plan's current employer normal cost rate by the estimated decrease in payroll due to this program.**

Normal Cost for Fiscal Year 2026-27 and Beyond

The employer normal cost rate that will be determined in the June 30, 2024 actuarial valuation (applicable to the 2026-27 fiscal year) will also be unaffected by this Golden Handshake program as all eligible members will be retiring after that date. **An estimate for the employer normal cost reduction in fiscal year 2026-27 can be determined by multiplying the plan's current employer normal cost rate by the estimated decrease in payroll due to this program in fiscal year 2026-27.** The employer normal cost rate is provided in the table below. This estimate of the decrease in the employer normal cost reduction also applies to future fiscal years.

Employer Normal Cost Based on June 30, 2023 Actuarial Valuation		
Employer Normal Cost Rates (FY 2025 – 26)		
Miscellaneous Plan		17.39%
Employer Normal Costs are made as a percentage of payroll. Future employer normal cost contribution reductions can be estimated using the procedures described in the text above.		
Note – individual member normal cost rates are not impacted by the Golden Handshake program.		
Increase to Future Required Employer UAL Contributions	**Pre-Change**	**Post-Change**
Increase to Required Employer Unfunded Accrued Liability Payments beginning July 1, 2027 (level dollar payment persists for 5 years)	$0	**$308,925**
Increase to Required Employer Unfunded Accrued Liability Payments if only members with an increased accrued liability elect to retire under the Golden Handshake program beginning July 1, 2027 (level dollar payment persists for 5 years)		**$308,925**

Additional Risk Disclosures

With the adoption of the Actuarial Standards of Practice Number 51 (ASOP 51), there is an increase in the amounts of disclosures about the risk associated with pension plans. These risks are shown in both the annual valuation report, as well as this cost analysis report. The following are some risk disclosures that your actuary feels you should be aware of before adopting the Golden Handshake**.**

The actuarial calculations supplied in this communication are based on a number of assumptions about very long-term demographic and economic behavior. Unless these assumptions (terminations, deaths, disabilities, retirements, salary growth, and investment return) are exactly realized each year, there will be differences on a year-to-year basis. The year to year differences between actual experience and the assumptions are called actuarial gains and losses and serve to raise or lower the employer's required contributions from year to year. As a result, the required contributions will fluctuate, especially due to the unpredictability of investment returns.

Provided on the following pages are several measures to help your agency understand the risks associated with the proposed contract.

Specifically, these exhibits illustrate the risk associated with:

- The Plan's Sensitivity to the Discount Rate, Mortality, and Inflation
- The Plan's Maturity, and
- The Potential Costs for Terminating the Proposed Contract

The risks analyzed here are not a comprehensive list but are instead the risks we believe to have the greatest impact on the additional retirement benefit costs due to the Golden Handshake program. There are other risks associated with the proposed contract not analyzed here that could impact the cost of the plan.

Discount Rate Sensitivity

The discount rate assumption is calculated as the sum of the assumed real rate of return and the assumed annual price inflation, currently 4.5% and 2.3%, respectively. Changing either the price inflation assumption or the real rate of return assumption will change the discount rate. The sensitivity of the valuation results to the discount rate assumption depends on which component of the discount rate is changed. Shown below are various valuation results as of June 30, 2023, assuming alternate discount rates by changing the two components independently. Results are shown using the current discount rate of 6.8% as well as alternate discount rates of 5.8% and 7.8%. The rates of 5.8% and 7.8% were selected since they illustrate the impact of a 1.0% increase or decrease to the 6.8% assumption. This type of analysis assesses the impact of a change in real rate of return assumption and the price inflation assumption independently.

Sensitivity to the Real Rate of Return Assumption

The following tables indicate the sensitivity of key valuation results, before and after the Golden Handshake, to changes in the assumed real rate of return. For this analysis, the inflation assumption was unchanged at 2.3%.

Sensitivity Analysis (Pre-Change)			
As of June 30, 2023	**1% Lower Discount Rate**	**Current Discount Rate**	**1% Higher Discount Rate**
Discount Rate	**5.8%**	**6.8%**	**7.8%**
a) Accrued Liability	$63,450,121	$56,108,924	$50,018,540
b) Market Value of Assets	$51,270,796	$51,270,796	$51,270,796
c) Unfunded Liability (Surplus) [(a) - (b)]	$12,179,325	$4,838,128	($1,252,256)
d) Funded Ratio [(b) ÷ (a)]	80.8%	91.4%	102.5%

Sensitivity Analysis (Post-Change)			
As of June 30, 2023	**1% Lower Discount Rate**	**Current Discount Rate**	**1% Higher Discount Rate**
Discount Rate	**5.8%**	**6.8%**	**7.8%**
a) Accrued Liability	$64,431,387	$57,120,475	$51,062,893
b) Market Value of Assets	$51,270,796	$51,270,796	$51,270,796
c) Unfunded Liability (Surplus) [(a) - (b)]	$13,160,591	$5,849,679	($207,903)
d) Funded Ratio [(b) ÷ (a)]	79.6%	89.8%	100.4%

Sensitivity to the Price Inflation Assumption

The following tables indicate the sensitivity of key valuation results, before and after the Golden Handshake, to changes in the price inflation assumption. For this analysis, the real rate of return assumption was unchanged at 4.5%.

Sensitivity Analysis (Pre-Change)			
As of June 30, 2023	**1% Lower Inflation Rate**	**Current Inflation Rate**	**1% Higher Inflation Rate**
a) Accrued Liability	$57,952,919	$56,108,924	$52,149,701
b) Market Value of Assets	$51,270,796	$51,270,796	$51,270,796
c) Unfunded Liability (Surplus) [(a) - (b)]	$6,682,123	$4,838,128	$878,905
d) Funded Ratio [(b) ÷ (a)]	88.5%	91.4%	98.3%

Sensitivity Analysis (Post-Change)			
As of June 30, 2023	**1% Lower Inflation Rate**	**Current Inflation Rate**	**1% Higher Inflation Rate**
a) Accrued Liability	$59,047,283	$57,120,475	$53,034,945
b) Market Value of Assets	$51,270,796	$51,270,796	$51,270,796
c) Unfunded Liability (Surplus) [(a) - (b)]	$7,776,487	$5,849,679	$1,764,149
d) Funded Ratio [(b) ÷ (a)]	86.8%	89.8%	96.7%

Mortality Rate Sensitivity

The following table looks at the change in the June 30, 2023 plan costs for eligible members under two different longevity scenarios, namely assuming a 10% increase or 10% decrease in the mortality rates adopted in 2021. This type of analysis assesses the impact of a change in the mortality assumption.

Sensitivity Analysis (Pre-Change)			
As of June 30, 2023	**10% Lower Mortality Rates**	**Current Mortality**	**10% Higher Mortality Rates**
a) Accrued Liability	$57,202,071	$56,108,924	$55,101,527
b) Market Value of Assets	$51,270,796	$51,270,796	$51,270,796
c) Unfunded Liability (Surplus) [(a) - (b)]	$5,931,275	$4,838,128	$3,830,731
d) Funded Ratio [(b) ÷ (a)]	89.6%	91.4%	93.0%

Sensitivity Analysis (Post-Change)			
As of June 30, 2023	**10% Lower Mortality Rates**	**Current Mortality**	**10% Higher Mortality Rates**
a) Accrued Liability	$58,201,961	$57,120,475	$56,123,155
b) Market Value of Assets	$51,270,796	$51,270,796	$51,270,796
c) Unfunded Liability (Surplus) [(a) - (b)]	$6,931,165	$5,849,679	$4,852,359
d) Funded Ratio [(b) ÷ (a)]	88.1%	89.8%	91.4%

Maturity Measures

As pension plans mature, they become more sensitive to risks. Understanding plan maturity and how it affects the ability of a pension plan sponsor to tolerate risk is important in understanding how the plan is impacted by investment return volatility, other economic variables and changes in longevity or other demographic assumptions. Since it is the employer that bears the risk, it is appropriate to perform this analysis on a pension plan level considering all rate plans. The following measures are for one rate plan only.

Ratio of Retiree Accrued Liability to Total Accrued Liability	**Pre-Change**	**Post-Change**
1. Retired Accrued Liability	$38,222,884	$46,465,514
2. Total Accrued Liability	$56,108,924	$57,120,475
3. Ratio of Retiree AL to Total AL [(1) ÷ (2)]	0.68	0.81

Another way to look at the maturity level of CalPERS and its plans is to look at the ratio of actives to retirees. A pension plan in its infancy will have a very high ratio of active to retired members. As the plan matures, and members retire, the ratio starts declining. A mature plan will often have a ratio near or below one.

Support Ratio	**Pre-Change**	**Post-Change**
1. Number of Actives	28	16
2. Number of Retirees	125	137
3. Support Ratio [(1) ÷ (2)]	0.22	0.12

In the tables above, the "post-change" results assume all eligible members retire under this program and are not replaced.

Volatility Ratios

Actuarial calculations are based on a number of assumptions about long-term demographic and economic behavior. Unless these assumptions (terminations, deaths, disabilities, retirements, salary growth, and investment return) are exactly realized each year, there will be differences on a year-to-year basis. The year-to-year differences between actual experience and the assumptions are called actuarial gains and losses and serve to lower or raise required employer contributions from one year to the next. Therefore, employer contributions will inevitably fluctuate, especially due to the ups and downs of investment returns.

The volatility in annual employer rates may be affected by this Golden Handshake due to changes in plan liabilities and payroll. Rate volatility can be measured by the ratio of plan assets to active member payroll. Higher asset to payroll ratios produce more volatile employer rates. To see this, consider two plans, one with assets that are 4 times active member payroll, and the other with assets that are 8 times active member payroll. In a given year, when assets rise or fall 10% above or below the actuarial assumption, the plan with a volatility index of 4 experiences a dollar gain or loss of 40% of payroll while the plan with a volatility index of 8 experiences a dollar gain or loss of 80% of payroll. If this gain or loss is spread over 20 years (and we oversimplify by ignoring interest on the gain or loss), then the first plan's rate changes by 2% of pay while the second plan's rate changes by 4% of pay.

It should also be noted that these ratios tend to stabilize as the plan matures. That is, all plans with no past service start their lives with zero assets and zero accrued liability – thus, asset to payroll ratio and liability to payroll ratios are equal to zero. However, as time goes by these ratios begin to rise and then tend to stabilize at some constant amount as the plan matures. Higher benefit levels and earlier expected retirements produce higher constant future ratios.

Asset Volatility Ratio (AVR)

Plans that have higher asset-to-payroll ratios experience more volatile employer contributions (as a percentage of payroll) due to investment return. For example, a plan with an asset-to-payroll ratio of 8 may experience twice the contribution volatility due to investment return volatility than a plan with an asset-to-payroll ratio of 4. It should be noted that this ratio is a measure of the current situation. It increases over time but generally tends to stabilize as the plan matures. When an agency increases benefits, the future liability changes, but assets do not. So, the AVR does not change immediately. However, as assets grow to equal the new accrued liability, the AVR will also grow. So, we also disclose the ratio of accrued liability to payroll below to show what the future AVR will become when the plan is 100% funded. The higher this ratio, the more volatile the future contribution rate will be.

Liability Volatility Ratio (LVR)

Plans that have higher liability-to-payroll ratios experience more volatile employer contributions (as a percentage of payroll) due to investment return and changes in liability. For example, a plan with a liability-to-payroll ratio of 8 is expected to have twice the contribution volatility of a plan with a liability-to-payroll ratio of 4. The liability volatility ratio is also shown in the table below. It should be noted that this ratio indicates a longer-term potential for contribution volatility. The asset volatility ratio, described above, will tend to move closer to the liability volatility ratio as the plan matures. With an increase in benefits, a plan is likely to see an increase in the Liability Volatility Ratio as more assets are needed to support the higher benefits that are to be paid out.

The table below contains these measures of potential future rate volatility. **For this purpose, the "post-change" results assume all eligible members retire under this program and are not replaced.**

Contribution Volatility	**As of June 30, 2023 (Pre-Change)**	**As of June 30, 2023 (Post-Change)**
1. Market Value of Assets	$51,270,796	$51,270,796
2. Payroll	2,431,800	$1,451,368
3. Asset Volatility Ratio (AVR) [(1) ÷ (2)]	21.1	35.3
4. Accrued Liability	$56,108,924	$57,120,475
5. Liability Volatility Ratio (LVR) [(4) ÷ (2)]	23.1	39.4

Funded Status - Termination Basis

The funded status on a termination basis is an estimate of the financial position of the plan had the contract with CalPERS been terminated as of June 30, 2023. The plan liability on a termination basis is calculated differently compared to the plan's ongoing funding liability. For the termination liability calculation, both compensation and service are frozen as of the valuation date and no future pay increases or service accruals are assumed. This measure of funded status is not appropriate for assessing the need for future employer contributions in the case of an ongoing plan, that is, for an employer that continues to provide CalPERS retirement benefits to active employees.

A more conservative investment policy and asset allocation strategy was adopted by the CalPERS Board of Administration (board) for the Terminated Agency Pool. The Terminated Agency Pool has limited funding sources since no future employer contributions will be made. Therefore, expected benefit payments are secured by risk-free assets and benefit security for members is increased while funding risk is limited. However, this asset allocation has a lower expected rate of return than the PERF and consequently, a lower discount rate is assumed. The lower discount rate for the Terminated Agency Pool results in higher liabilities for terminated plans.

The effective termination discount rate will depend on actual market rates of return for risk-free securities on the date of termination. As market discount rates are variable, the table below shows a range for the termination liability based on the lowest and highest interest rates observed during an approximate 19-month period from 12 months before the valuation date to 7 months after.

The following tables show the termination liabilities before and after the proposed Golden Handshake.

Pre-Change

	Discount Rate: 3.06% Price Inflation: 2.50%	**Discount Rate: 5.06% Price Inflation: 2.50%**
1. Termination Liability[1]	$89,918,599	$66,941,136
2. Market Value of Assets (MVA)	$51,270,796	$51,270,796
3. Unfunded Termination Liability [(1) – (2)]	$38,647,803	$15,670,340
4. Funded Ratio [(2) ÷ (1)]	57.0%	76.6%

Post-Change

	Discount Rate: 3.06% Price Inflation: 2.50%	**Discount Rate: 5.06% Price Inflation: 2.50%**
1. Termination Liability[1]	$92,541,900	$69,155,059
2. Market Value of Assets (MVA)	$51,270,796	$51,270,796
3. Unfunded Termination Liability [(1) – (2)]	$41,271,104	$17,884,263
4. Funded Ratio [(2) ÷ (1)]	55.4%	74.1%

[1] The liabilities calculated above include a 5% mortality contingency load in accordance with board policy.

[2] The current discount rate assumption used for termination valuations is a weighted average of the 10-year and 30-year U.S. Treasury yields where the weights are based on matching asset and liability durations as of the termination date. The discount rates used in the table are based on 20-year Treasury bonds, rounded to the nearest quarter percentage point, which is a good proxy for most plans. The 20-year Treasury yield was 4.06% on June 30, 2023.

In order to terminate the plan, you must first contact our Retirement Services Contract Unit to initiate a Resolution of Intent to terminate. The completed Resolution will allow the plan actuary to give you a preliminary termination valuation with a more up-to-date estimate of the plan liabilities. CalPERS advises you to consult with the plan actuary before beginning this process.

Additional Disclosure

Please note that the cost analysis provided in this document **may not** be relied upon after you receive your next annual valuation. If you have not taken action to adopt the Golden Handshake by this date, you must contact our office for an updated cost analysis, based on the new annual valuation.

The actuarial methodologies and plan benefit provisions are the same as those that may be found in the appendices of the June 30, 2023 annual report. The actuarial assumptions are those recommended to and adopted by the board in the 2021 CalPERS Experience Study and Review of Actuarial Assumptions, except that all decrements for Golden Handshake eligible members were removed for fiscal year 2023-24 and these members are assumed to retire in fiscal year 2024-25.

Actuarial Certification

This actuarial valuation for the proposed Golden Handshake is based on the participant, benefits, and asset data used in the June 30, 2023 annual valuation, with the benefits modified if necessary to reflect what is currently provided under your contract with CalPERS, and further modified to reflect the proposed Golden Handshake. The valuation has been restricted to those individuals designated by the employer and excludes those designees currently ineligible to retire based on CalPERS data. Note that a Golden Handshake could be granted to members not included in this valuation report, possibly even members not yet hired by the employer, which would result in additional employer costs not disclosed here. The valuation has been performed in accordance with standards of practice prescribed by the Actuarial Standards Board, and the assumptions and methods are internally consistent and reasonable for this plan, as prescribed by the CalPERS Board of Administration according to provisions set forth in the California Public Employees' Retirement Law.

The undersigned are actuaries who satisfy the Qualification Standards for Actuaries Issuing Statements of Actuarial Opinion in the United States with regard to pensions.



Kurt Schneider, MPA, ASA, EA, MAAA
Supervising Actuary, CalPERS

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June 18, 2025

CalPERS ID: 6373819375
Employer Name: City of Coachella City
Plan Name: Miscellaneous Second Tier Plan of the City of Coachella City
Rate Plan ID: 23258
Benefit Description: Section 20903 - Additional Service Credit (Golden Handshake) – Local Member

Dear Requestor:

A cost analysis for granting two years of additional service to designated members (Golden Handshake) and related information is enclosed. This actuarial valuation report reflects the following proposed benefit provision changes:

Additional two years of service for designated members - Golden Handshake

The employer has provided CalPERS with a list of members to include in this cost analysis.

Number of eligible members*	2
Average Pay	$75,077
Average Service	5.74
Average Age	49.53

*Members hired on or after July 1, 2023 are not included in the valuation

California Government Code section 20903 allows an agency to provide its employees, who retire during a designated period, two years of additional service credit. Before an agency may adopt the Golden Handshake resolution, the governing body must certify that it intends to keep some of the resulting vacancies permanently unfilled and reduce the workforce. The provision permits agencies to reduce staff and provide immediate payroll savings by offering a retirement incentive for eligible employees.

The estimated total increase in retirement benefit costs and analysis regarding estimated changes in required employer contribution rates are provided in the attached cost analysis, which is intended to satisfy Government Code section 7507(b). In order to satisfy section 7507(c), the employer must make this report public at a public meeting at least two weeks prior to adopting the Golden Handshake. This subsection may also require an actuary to be present at the meeting at which the Golden Handshake is adopted to provide information as needed.

Important Risk Disclosure

- **The Nature of Actuarial Work**: All actuarial calculations, including the ones in this cost estimate, are based on numerous assumptions about the future. This includes demographic assumptions about the percentage of your employees that will terminate, die, become disabled, and retire in each future year, and economic assumptions, about what salary increases each employee receives and the most important assumption, what the assets at CalPERS will earn for each year into the future until the last dollar is paid to current members of your plan. While CalPERS has set these assumptions as our best estimate of the future, it must be understood that these assumptions are very long-term predictors and will not be realized each year as we go forward. **This means that your required employer contributions can vary with or without any benefit changes because short term experience does not conform to the long-term actuarial assumptions.**

- **Change in Actuarial Assumptions:** On November 17, 2021, the CalPERS Board of Administration (board) adopted new actuarial assumptions based on the recommendations in the November 2021 CalPERS Experience Study and Review of Actuarial Assumptions. This study reviewed the retirement rates, termination rates, mortality rates, rates of salary increases and inflation assumptions for public agencies. These new assumptions are incorporated in this actuarial valuation. In addition, the board adopted a new strategic asset allocation as part of its Asset Liability Management process. The new asset allocation along with the new capital market assumptions and economic assumptions support a discount rate of 6.80%. This includes a reduction in the price inflation assumption from 2.50% to 2.30%.

- Investment return is much more volatile than liability fluctuations and can cause employer rates to vary significantly. For example, for the past twenty-year period ending June 30, 2023, returns for each fiscal year ranged from -23.6% to +21.3%. The impact of investment return on employer contribution rates varies significantly based on the plan's volatility ratio (the ratio of the market value of assets to the payroll).

- The risks associated with whether actual future measurements differ significantly from expected future measurements are disclosed in this report. **These risk disclosures are important and should be reviewed.**

If you have questions about the cost analysis, please call (888) CalPERS (225-7377). Please ask to speak to a contract analyst for questions about the contract. Please ask to speak to the signing actuary below for questions about this cost analysis.



Kurt Schneider, MPA, ASA, EA, MAAA
Supervising Actuary, CalPERS

Enclosures

Estimated Cost/Savings of Golden Handshake

A Golden Handshake program generally results in increased retirement benefit costs but lower payroll and ancillary benefit costs (at least for some period of time). An appropriate method for determining the ultimate cost / savings of such a program is to compare the estimated increase in retirement benefit costs to the estimated payroll and ancillary benefit savings. There is generally no way to know which of the eligible members will retire under the program. ***All "post-change" results provided in this report assume all eligible members will retire.*** If some eligible employees choose to continue working, the cost will be different. However, it is not necessarily true that if 80% of eligible members choose to retire, the cost will be 80% of the results shown in this report. The cost of the additional service varies by individuals, and those for whom it has a higher value may be more likely to elect to take advantage, meaning that the cost for the 80% that elect to retire could be more than 80% of the cost if all members elect to retire.

The ultimate cost/savings will also depend heavily on the extent to which members who retire under the program are replaced or not replaced. Both the increase in retirement benefit costs and the decrease in payroll/ancillary benefits depend on this.

Adoption of the proposed Golden Handshake would affect the cost of retirement benefits provided in this plan in two ways:

1. Increase in Past Service Cost – this is the current value of the improved benefit for all past service of eligible members, expressed as a lump-sum dollar amount. According to CalPERS policy, a new Unfunded Accrued Liability base is established in the amount of the past service cost increase for the Golden Handshake program and amortized over 5 years.
2. Decrease in Normal Cost – employer normal costs for remaining active members will be unaffected by the Golden Handshake program. However, to the extent members who retire under the program are not replaced, total required employer normal cost payments will be reduced.

This report provides estimates of the increase in retirement benefit costs but does not provide estimated payroll/ancillary benefit savings. For a full picture of the financial impact of this program, payroll and ancillary benefit costs should be estimated and compared to the retirement benefit costs provided in this report.

Present Value of Projected Benefits

The table below shows the change in the plan's total present value of benefits for the proposed plan change. The present value of benefits represents the total dollars needed today to fund all future benefits for *current* members of the plan (i.e., without regard to future employees).

Also provided in the table is the present value of future member contributions for members assumed to retire under the Golden Handshake program. Without the program, these member contributions would be expected to be paid to the plan. If the retiring members are not replaced, these member contributions will not be contributed to the plan.

The change in the present value of benefits due to the Golden Handshake program plus "lost" member contributions is an estimate of the total retirement benefit cost of the program if retiring members are not replaced.

Estimated Cost of Golden Handshake Benefits if No Replacement of Employees		
Total Present Value of Projected Benefits (PVB) from June 30, 2023 Valuation		**$2,812,788**
	As of Assumed Program Effective Date (1/1/2025)	
	Pre-Change	**Post-Change**
PVB for Eligible Members	$558,455	$288,206
Change to PVB		($270,249)
Present Value of Future Member Contributions for eligible members	$98,171	$0
Reduction in Future Member Contributions		$98,171
Estimated Total Increase in Retirement Benefit Costs (Assuming no replacement) *		**($172,078)**

* The Estimated Total Increase in Retirement Benefit Costs shown in the table above assumes that all employees eligible for retirement elect to retire under the Golden Handshake program. For certain eligible members, the present value of future benefits decreases as a result of immediate retirement under this program due either:

1. Forfeiture of the value of higher future service retirement benefits at later retirement dates.

2. An actuarial liability gain due to the early retirement benefit factor applied if the member has not yet reached the normal retirement age.

If eligible members meeting the above criteria are excluded from the valuation, the estimated increase to the PVB is $0, with reduction in future member contributions of $0. This would yield a total estimated increase in retirement benefit costs of $0.

As discussed in the Important Risk Disclosure in the cover letter, actual cost in the future will differ from our estimates due to experience deviating from the long-term actuarial assumptions on which the estimates are based.

Accrued Liability

The plan's Accrued Liability is the portion of the Present Value of Projected Benefits attributable to past service. A plan with assets exactly equal to the plan's accrued liability is "on schedule" in funding that plan. A plan with assets below the accrued liability is "behind schedule", or is said to have an *unfunded liability*, and must temporarily increase contributions to get back on schedule. Of course, events such as plan changes and investment or demographic gains or losses can change a plan's condition from year to year.

The increase in the plan's accrued liability due to the Golden Handshake program determines the increase in unfunded liability that is amortized over a 5-year period which increases required annual employer contributions.

The table that follows shows the accrued liability (AL), unfunded accrued liability, funded status for the plan as of the most recent valuation date, and the changes in the accrued liability due to the Golden Handshake program as of the assumed effective date of the program.

Estimated Cost of Golden Handshake Benefits if all Employees Replaced		
Total Entry Age Accrued Liability (AL) from June 30, 2023 Valuation		**$1,277,473**
Market Value of Assets (MVA) as of June 30, 2023		**$1,158,236**
Unfunded Liability/(Excess Assets) (UAL = AL – MVA) as of June 30, 2023		**$119,237**
Funded Status (MVA / AL) as of June 30, 2023		**90.7%**
	As of Assumed Program Effective Date (1/1/2025)	
	Pre-Change	**Post-Change**
Entry Age Accrued Liability for Eligible Members	**$273,835**	**$288,206**
Change to Entry Age Accrued Liability		**$14,371**
Estimated Total Increase in Retirement Benefit Costs (if all employees replaced)		**$14,371**

For a Golden Handshake program, the increase in accrued liability is typically greater than the increase in the present value of projected benefits. The difference is the value of normal costs that would have been charged for the retiring members between the valuation date and their projected retirement date (without the Golden Handshake program). ***If these retiring members are replaced (resulting in these normal costs being accrued by replacement members), a more appropriate estimate of the total increase in retirement benefit costs attributable to the Golden Handshake program is the increase in accrued liability shown above.*** For certain eligible members, the accrued liability decreases as a result of retirement under this program due to the value of future retirement benefit factor increases that they forfeit if they accept the Golden Handshake. If the Golden Handshake is declined by these members, the change to the Entry Age Accrued liability could be approximately $16,573 rather than the $14,371 shown above.

Estimated Impact on Future Employer Contributions

The previous sections of this report provide information regarding the estimated total cost of additional retirement benefits under the proposed Golden Handshake program. Estimating this cost is important so that it can be compared against estimated savings due to payroll and other ancillary benefits. However, the estimate of the total cost of additional retirement benefits does not by itself indicate how year-by-year future contribution requirements will be impacted. The purpose of this section is to discuss how the expected cost of the program is spread over future contribution requirements.

CalPERS policy provides that the change in unfunded liability due to a Golden Handshake program will be separately amortized over a period of 5 years and all other components of the plan's unfunded liability/excess assets will continue to be amortized separately. Future employer normal costs are expected to be lower provided at least some of the retiring members are not replaced.

Normal Cost for Fiscal Year 2025-26

The employer normal cost rate determined in the June 30, 2023 actuarial valuation, and applicable to fiscal year 2025-26, is unaffected by the Golden Handshake program. However, if member payroll for that year is reduced due to this program, this normal cost rate will be applied to lower payroll which will result in lower normal cost dollars paid during that year. **The reduction in fiscal year 2025-26 employer normal cost can be estimated by multiplying the plan's current employer normal cost rate by the estimated decrease in payroll due to this program.**

Normal Cost for Fiscal Year 2026-27 and Beyond

The employer normal cost rate that will be determined in the June 30, 2024 actuarial valuation (applicable to the 2026-27 fiscal year) will also be unaffected by this Golden Handshake program as all eligible members will be retiring after that date. **An estimate for the employer normal cost reduction in fiscal year 2026-27 can be determined by multiplying the plan's current employer normal cost rate by the estimated decrease in payroll due to this program in fiscal year 2026-27.** The employer normal cost rate is provided in the table below. This estimate of the decrease in the employer normal cost reduction also applies to future fiscal years.

Employer Normal Cost Based on June 30, 2023 Actuarial Valuation		
Employer Normal Cost Rates (FY 2025 – 26)		
Miscellaneous Second Tier Plan		10.19%
Employer Normal Costs are made as a percentage of payroll. Future employer normal cost contribution reductions can be estimated using the procedures described in the text above.		
Note – individual member normal cost rates are not impacted by the Golden Handshake program.		
Increase to Future Required Employer UAL Contributions	**Pre-Change**	**Post-Change**
Increase to Required Employer Unfunded Accrued Liability Payments beginning July 1, 2027 (level dollar payment persists for 5 years)	$0	**$3,977**
Increase to Required Employer Unfunded Accrued Liability Payments if only members with an increased accrued liability elect to retire under the Golden Handshake program beginning July 1, 2027 (level dollar payment persists for 5 years)		**$4,586**

Additional Risk Disclosures

With the adoption of the Actuarial Standards of Practice Number 51 (ASOP 51), there is an increase in the amounts of disclosures about the risk associated with pension plans. These risks are shown in both the annual valuation report, as well as this cost analysis report. The following are some risk disclosures that your actuary feels you should be aware of before adopting the Golden Handshake**.**

The actuarial calculations supplied in this communication are based on a number of assumptions about very long-term demographic and economic behavior. Unless these assumptions (terminations, deaths, disabilities, retirements, salary growth, and investment return) are exactly realized each year, there will be differences on a year-to-year basis. The year to year differences between actual experience and the assumptions are called actuarial gains and losses and serve to raise or lower the employer's required contributions from year to year. As a result, the required contributions will fluctuate, especially due to the unpredictability of investment returns.

Provided on the following pages are several measures to help your agency understand the risks associated with the proposed contract.

Specifically, these exhibits illustrate the risk associated with:

- The Plan's Sensitivity to the Discount Rate, Mortality, and Inflation
- The Plan's Maturity, and
- The Potential Costs for Terminating the Proposed Contract

The risks analyzed here are not a comprehensive list but are instead the risks we believe to have the greatest impact on the additional retirement benefit costs due to the Golden Handshake program. There are other risks associated with the proposed contract not analyzed here that could impact the cost of the plan.

Discount Rate Sensitivity

The discount rate assumption is calculated as the sum of the assumed real rate of return and the assumed annual price inflation, currently 4.5% and 2.3%, respectively. Changing either the price inflation assumption or the real rate of return assumption will change the discount rate. The sensitivity of the valuation results to the discount rate assumption depends on which component of the discount rate is changed. Shown below are various valuation results as of June 30, 2023, assuming alternate discount rates by changing the two components independently. Results are shown using the current discount rate of 6.8% as well as alternate discount rates of 5.8% and 7.8%. The rates of 5.8% and 7.8% were selected since they illustrate the impact of a 1.0% increase or decrease to the 6.8% assumption. This type of analysis assesses the impact of a change in real rate of return assumption and the price inflation assumption independently.

Sensitivity to the Real Rate of Return Assumption

The following tables indicate the sensitivity of key valuation results, before and after the Golden Handshake, to changes in the assumed real rate of return. For this analysis, the inflation assumption was unchanged at 2.3%.

Sensitivity Analysis (Pre-Change)			
As of June 30, 2023	**1% Lower Discount Rate**	**Current Discount Rate**	**1% Higher Discount Rate**
Discount Rate	**5.8%**	**6.8%**	**7.8%**
a) Accrued Liability	$1,522,623	$1,277,473	$1,080,198
b) Market Value of Assets	$1,158,236	$1,158,236	$1,158,236
c) Unfunded Liability (Surplus) [(a) - (b)]	$364,387	$119,237	($78,038)
d) Funded Ratio [(b) ÷ (a)]	76.1%	90.7%	107.2%

Sensitivity Analysis (Post-Change)			
As of June 30, 2023	**1% Lower Discount Rate**	**Current Discount Rate**	**1% Higher Discount Rate**
Discount Rate	**5.8%**	**6.8%**	**7.8%**
a) Accrued Liability	$1,526,910	$1,290,494	$1,100,589
b) Market Value of Assets	$1,158,236	$1,158,236	$1,158,236
c) Unfunded Liability (Surplus) [(a) - (b)]	$368,674	$132,258	($57,647)
d) Funded Ratio [(b) ÷ (a)]	75.9%	89.8%	105.2%

Sensitivity to the Price Inflation Assumption

The following tables indicate the sensitivity of key valuation results, before and after the Golden Handshake, to changes in the price inflation assumption. For this analysis, the real rate of return assumption was unchanged at 4.5%.

Sensitivity Analysis (Pre-Change)			
As of June 30, 2023	**1% Lower Inflation Rate**	**Current Inflation Rate**	**1% Higher Inflation Rate**
a) Accrued Liability	$1,347,484	$1,277,473	$1,154,540
b) Market Value of Assets	$1,158,236	$1,158,236	$1,158,236
c) Unfunded Liability (Surplus) [(a) - (b)]	$189,248	$119,237	($3,696)
d) Funded Ratio [(b) ÷ (a)]	86.0%	90.7%	100.3%

Sensitivity Analysis (Post-Change)			
As of June 30, 2023	**1% Lower Inflation Rate**	**Current Inflation Rate**	**1% Higher Inflation Rate**
a) Accrued Liability	$1,363,572	$1,290,494	$1,163,981
b) Market Value of Assets	$1,158,236	$1,158,236	$1,158,236
c) Unfunded Liability (Surplus) [(a) - (b)]	$205,336	$132,258	$5,745
d) Funded Ratio [(b) ÷ (a)]	84.9%	89.8%	99.5%

Mortality Rate Sensitivity

The following table looks at the change in the June 30, 2023 plan costs for eligible members under two different longevity scenarios, namely assuming a 10% increase or 10% decrease in the mortality rates adopted in 2021. This type of analysis assesses the impact of a change in the mortality assumption.

Sensitivity Analysis (Pre-Change)			
As of June 30, 2023	**10% Lower Mortality Rates**	**Current Mortality**	**10% Higher Mortality Rates**
a) Accrued Liability	$1,301,631	$1,277,473	$1,163,981
b) Market Value of Assets	$1,158,236	$1,158,236	$1,158,236
c) Unfunded Liability (Surplus) [(a) - (b)]	$143,395	$119,237	$5,745
d) Funded Ratio [(b) ÷ (a)]	89.0%	90.7%	99.5%

Sensitivity Analysis (Post-Change)			
As of June 30, 2023	**10% Lower Mortality Rates**	**Current Mortality**	**10% Higher Mortality Rates**
a) Accrued Liability	$1,312,792	$1,290,494	$1,269,797
b) Market Value of Assets	$1,158,236	$1,158,236	$1,158,236
c) Unfunded Liability (Surplus) [(a) - (b)]	$154,556	$132,258	$111,561
d) Funded Ratio [(b) ÷ (a)]	88.2%	89.8%	91.2%

Maturity Measures

As pension plans mature, they become more sensitive to risks. Understanding plan maturity and how it affects the ability of a pension plan sponsor to tolerate risk is important in understanding how the plan is impacted by investment return volatility, other economic variables and changes in longevity or other demographic assumptions. Since it is the employer that bears the risk, it is appropriate to perform this analysis on a pension plan level considering all rate plans. The following measures are for one rate plan only.

Ratio of Retiree Accrued Liability to Total Accrued Liability	**Pre-Change**	**Post-Change**
1. Retired Accrued Liability	$0	$213,332
2. Total Accrued Liability	$1,277,473	$1,290,494
3. Ratio of Retiree AL to Total AL [(1) ÷ (2)]	0.00	0.17

Another way to look at the maturity level of CalPERS and its plans is to look at the ratio of actives to retirees. A pension plan in its infancy will have a very high ratio of active to retired members. As the plan matures, and members retire, the ratio starts declining. A mature plan will often have a ratio near or below one.

Support Ratio	**Pre-Change**	**Post-Change**
1. Number of Actives	7	5
2. Number of Retirees	0	2
3. Support Ratio [(1) ÷ (2)]	N/A	2.50

In the tables above, the "post-change" results assume all eligible members retire under this program and are not replaced.

Volatility Ratios

Actuarial calculations are based on a number of assumptions about long-term demographic and economic behavior. Unless these assumptions (terminations, deaths, disabilities, retirements, salary growth, and investment return) are exactly realized each year, there will be differences on a year-to-year basis. The year-to-year differences between actual experience and the assumptions are called actuarial gains and losses and serve to lower or raise required employer contributions from one year to the next. Therefore, employer contributions will inevitably fluctuate, especially due to the ups and downs of investment returns.

The volatility in annual employer rates may be affected by this Golden Handshake due to changes in plan liabilities and payroll. Rate volatility can be measured by the ratio of plan assets to active member payroll. Higher asset to payroll ratios produce more volatile employer rates. To see this, consider two plans, one with assets that are 4 times active member payroll, and the other with assets that are 8 times active member payroll. In a given year, when assets rise or fall 10% above or below the actuarial assumption, the plan with a volatility index of 4 experiences a dollar gain or loss of 40% of payroll while the plan with a volatility index of 8 experiences a dollar gain or loss of 80% of payroll. If this gain or loss is spread over 20 years (and we oversimplify by ignoring interest on the gain or loss), then the first plan's rate changes by 2% of pay while the second plan's rate changes by 4% of pay.

It should also be noted that these ratios tend to stabilize as the plan matures. That is, all plans with no past service start their lives with zero assets and zero accrued liability – thus, asset to payroll ratio and liability to payroll ratios are equal to zero. However, as time goes by these ratios begin to rise and then tend to stabilize at some constant amount as the plan matures. Higher benefit levels and earlier expected retirements produce higher constant future ratios.

Asset Volatility Ratio (AVR)

Plans that have higher asset-to-payroll ratios experience more volatile employer contributions (as a percentage of payroll) due to investment return. For example, a plan with an asset-to-payroll ratio of 8 may experience twice the contribution volatility due to investment return volatility than a plan with an asset-to-payroll ratio of 4. It should be noted that this ratio is a measure of the current situation. It increases over time but generally tends to stabilize as the plan matures. When an agency increases benefits, the future liability changes, but assets do not. So, the AVR does not change immediately. However, as assets grow to equal the new accrued liability, the AVR will also grow. So, we also disclose the ratio of accrued liability to payroll below to show what the future AVR will become when the plan is 100% funded. The higher this ratio, the more volatile the future contribution rate will be.

Liability Volatility Ratio (LVR)

Plans that have higher liability-to-payroll ratios experience more volatile employer contributions (as a percentage of payroll) due to investment return and changes in liability. For example, a plan with a liability-to-payroll ratio of 8 is expected to have twice the contribution volatility of a plan with a liability-to-payroll ratio of 4. The liability volatility ratio is also shown in the table below. It should be noted that this ratio indicates a longer-term potential for contribution volatility. The asset volatility ratio, described above, will tend to move closer to the liability volatility ratio as the plan matures. With an increase in benefits, a plan is likely to see an increase in the Liability Volatility Ratio as more assets are needed to support the higher benefits that are to be paid out.

The table below contains these measures of potential future rate volatility. **For this purpose, the "post-change" results assume all eligible members retire under this program and are not replaced.**

Contribution Volatility	**As of June 30, 2023 (Pre-Change)**	**As of June 30, 2023 (Post-Change)**
1. Market Value of Assets	$1,158,236	$1,158,236
2. Payroll	742,808	$592,655
3. Asset Volatility Ratio (AVR) [(1) ÷ (2)]	1.6	2.0
4. Accrued Liability	$1,277,473	$1,290,494
5. Liability Volatility Ratio (LVR) [(4) ÷ (2)]	1.7	2.2

Funded Status - Termination Basis

The funded status on a termination basis is an estimate of the financial position of the plan had the contract with CalPERS been terminated as of June 30, 2023. The plan liability on a termination basis is calculated differently compared to the plan's ongoing funding liability. For the termination liability calculation, both compensation and service are frozen as of the valuation date and no future pay increases or service accruals are assumed. This measure of funded status is not appropriate for assessing the need for future employer contributions in the case of an ongoing plan, that is, for an employer that continues to provide CalPERS retirement benefits to active employees.

A more conservative investment policy and asset allocation strategy was adopted by the CalPERS Board of Administration (board) for the Terminated Agency Pool. The Terminated Agency Pool has limited funding sources since no future employer contributions will be made. Therefore, expected benefit payments are secured by risk-free assets and benefit security for members is increased while funding risk is limited. However, this asset allocation has a lower expected rate of return than the PERF and consequently, a lower discount rate is assumed. The lower discount rate for the Terminated Agency Pool results in higher liabilities for terminated plans.

The effective termination discount rate will depend on actual market rates of return for risk-free securities on the date of termination. As market discount rates are variable, the table below shows a range for the termination liability based on the lowest and highest interest rates observed during an approximate 19-month period from 12 months before the valuation date to 7 months after.

The following tables show the termination liabilities before and after the proposed Golden Handshake.

Pre-Change

	Discount Rate: 3.06% Price Inflation: 2.50%	**Discount Rate: 5.06% Price Inflation: 2.50%**
1. Termination Liability[1]	$2,038,990	$1,338,505
2. Market Value of Assets (MVA)	$1,158,236	$1,158,236
3. Unfunded Termination Liability [(1) – (2)]	$880,754	$180,269
4. Funded Ratio [(2) ÷ (1)]	56.8%	86.5%

Post-Change

	Discount Rate: 3.06% Price Inflation: 2.50%	**Discount Rate: 5.06% Price Inflation: 2.50%**
1. Termination Liability[1]	$2,121,016	$1,412,021
2. Market Value of Assets (MVA)	$1,158,236	$1,158,236
3. Unfunded Termination Liability [(1) – (2)]	$962,780	$253,785
4. Funded Ratio [(2) ÷ (1)]	54.6%	82.0%

[1] The liabilities calculated above include a 5% mortality contingency load in accordance with board policy.

[2] The current discount rate assumption used for termination valuations is a weighted average of the 10-year and 30-year U.S. Treasury yields where the weights are based on matching asset and liability durations as of the termination date. The discount rates used in the table are based on 20-year Treasury bonds, rounded to the nearest quarter percentage point, which is a good proxy for most plans. The 20-year Treasury yield was 4.06% on June 30, 2023.

In order to terminate the plan, you must first contact our Retirement Services Contract Unit to initiate a Resolution of Intent to terminate. The completed Resolution will allow the plan actuary to give you a preliminary termination valuation with a more up-to-date estimate of the plan liabilities. CalPERS advises you to consult with the plan actuary before beginning this process.

Additional Disclosure

Please note that the cost analysis provided in this document **may not** be relied upon after you receive your next annual valuation. If you have not taken action to adopt the Golden Handshake by this date, you must contact our office for an updated cost analysis, based on the new annual valuation.

The actuarial methodologies and plan benefit provisions are the same as those that may be found in the appendices of the June 30, 2023 annual report. The actuarial assumptions are those recommended to and adopted by the board in the 2021 CalPERS Experience Study and Review of Actuarial Assumptions, except that all decrements for Golden Handshake eligible members were removed for fiscal year 2023-24 and these members are assumed to retire in fiscal year 2024-25.

Actuarial Certification

This actuarial valuation for the proposed Golden Handshake is based on the participant, benefits, and asset data used in the June 30, 2023 annual valuation, with the benefits modified if necessary to reflect what is currently provided under your contract with CalPERS, and further modified to reflect the proposed Golden Handshake. The valuation has been restricted to those individuals designated by the employer and excludes those designees currently ineligible to retire based on CalPERS data. Note that a Golden Handshake could be granted to members not included in this valuation report, possibly even members not yet hired by the employer, which would result in additional employer costs not disclosed here. The valuation has been performed in accordance with standards of practice prescribed by the Actuarial Standards Board, and the assumptions and methods are internally consistent and reasonable for this plan, as prescribed by the CalPERS Board of Administration according to provisions set forth in the California Public Employees' Retirement Law.

The undersigned are actuaries who satisfy the Qualification Standards for Actuaries Issuing Statements of Actuarial Opinion in the United States with regard to pensions.



Kurt Schneider, MPA, ASA, EA, MAAA
Supervising Actuary, CalPERS

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June 18, 2025

CalPERS ID: 6373819375
Employer Name: City of Coachella City
Plan Name: PEPRA Miscellaneous Plan of the City of Coachella City
Rate Plan ID: 27390
Benefit Description: Section 20903 - Additional Service Credit (Golden Handshake) – Local Member

Dear Requestor:

A cost analysis for granting two years of additional service to designated members (Golden Handshake) and related information is enclosed. This actuarial valuation report reflects the following proposed benefit provision changes:

Additional two years of service for designated members - Golden Handshake

The employer has provided CalPERS with a list of members to include in this cost analysis.

Number of eligible members*	2
Average Pay	$84,063
Average Service	4.90
Average Age	57.68

*Members hired on or after July 1, 2023 are not included in the valuation

California Government Code section 20903 allows an agency to provide its employees, who retire during a designated period, two years of additional service credit. Before an agency may adopt the Golden Handshake resolution, the governing body must certify that it intends to keep some of the resulting vacancies permanently unfilled and reduce the workforce. The provision permits agencies to reduce staff and provide immediate payroll savings by offering a retirement incentive for eligible employees.

The estimated total increase in retirement benefit costs and analysis regarding estimated changes in required employer contribution rates are provided in the attached cost analysis, which is intended to satisfy Government Code section 7507(b). In order to satisfy section 7507(c), the employer must make this report public at a public meeting at least two weeks prior to adopting the Golden Handshake. This subsection may also require an actuary to be present at the meeting at which the Golden Handshake is adopted to provide information as needed.

Important Risk Disclosure

- **The Nature of Actuarial Work**: All actuarial calculations, including the ones in this cost estimate, are based on numerous assumptions about the future. This includes demographic assumptions about the percentage of your employees that will terminate, die, become disabled, and retire in each future year, and economic assumptions, about what salary increases each employee receives and the most important assumption, what the assets at CalPERS will earn for each year into the future until the last dollar is paid to current members of your plan. While CalPERS has set these assumptions as our best estimate of the future, it must be understood that these assumptions are very long-term predictors and will not be realized each year as we go forward. **This means that your required employer contributions can vary with or without any benefit changes because short term experience does not conform to the long-term actuarial assumptions.**

- **Change in Actuarial Assumptions:** On November 17, 2021, the CalPERS Board of Administration (board) adopted new actuarial assumptions based on the recommendations in the November 2021 CalPERS Experience Study and Review of Actuarial Assumptions. This study reviewed the retirement rates, termination rates, mortality rates, rates of salary increases and inflation assumptions for public agencies. These new assumptions are incorporated in this actuarial valuation. In addition, the board adopted a new strategic asset allocation as part of its Asset Liability Management process. The new asset allocation along with the new capital market assumptions and economic assumptions support a discount rate of 6.80%. This includes a reduction in the price inflation assumption from 2.50% to 2.30%.

- Investment return is much more volatile than liability fluctuations and can cause employer rates to vary significantly. For example, for the past twenty-year period ending June 30, 2023, returns for each fiscal year ranged from -23.6% to +21.3%. The impact of investment return on employer contribution rates varies significantly based on the plan's volatility ratio (the ratio of the market value of assets to the payroll).

- The risks associated with whether actual future measurements differ significantly from expected future measurements are disclosed in this report. **These risk disclosures are important and should be reviewed.**

If you have questions about the cost analysis, please call (888) CalPERS (225-7377). Please ask to speak to a contract analyst for questions about the contract. Please ask to speak to the signing actuary below for questions about this cost analysis.



Kurt Schneider, MPA, ASA, EA, MAAA
Supervising Actuary, CalPERS

Enclosures

Estimated Cost/Savings of Golden Handshake

A Golden Handshake program generally results in increased retirement benefit costs but lower payroll and ancillary benefit costs (at least for some period of time). An appropriate method for determining the ultimate cost / savings of such a program is to compare the estimated increase in retirement benefit costs to the estimated payroll and ancillary benefit savings. There is generally no way to know which of the eligible members will retire under the program. ***All "post-change" results provided in this report assume all eligible members will retire.*** If some eligible employees choose to continue working, the cost will be different. However, it is not necessarily true that if 80% of eligible members choose to retire, the cost will be 80% of the results shown in this report. The cost of the additional service varies by individuals, and those for whom it has a higher value may be more likely to elect to take advantage, meaning that the cost for the 80% that elect to retire could be more than 80% of the cost if all members elect to retire.

The ultimate cost/savings will also depend heavily on the extent to which members who retire under the program are replaced or not replaced. Both the increase in retirement benefit costs and the decrease in payroll/ancillary benefits depend on this.

Adoption of the proposed Golden Handshake would affect the cost of retirement benefits provided in this plan in two ways:

1. Increase in Past Service Cost – this is the current value of the improved benefit for all past service of eligible members, expressed as a lump-sum dollar amount. According to CalPERS policy, a new Unfunded Accrued Liability base is established in the amount of the past service cost increase for the Golden Handshake program and amortized over 5 years.
2. Decrease in Normal Cost – employer normal costs for remaining active members will be unaffected by the Golden Handshake program. However, to the extent members who retire under the program are not replaced, total required employer normal cost payments will be reduced.

This report provides estimates of the increase in retirement benefit costs but does not provide estimated payroll/ancillary benefit savings. For a full picture of the financial impact of this program, payroll and ancillary benefit costs should be estimated and compared to the retirement benefit costs provided in this report.

Present Value of Projected Benefits

The table below shows the change in the plan's total present value of benefits for the proposed plan change. The present value of benefits represents the total dollars needed today to fund all future benefits for *current* members of the plan (i.e., without regard to future employees).

Also provided in the table is the present value of future member contributions for members assumed to retire under the Golden Handshake program. Without the program, these member contributions would be expected to be paid to the plan. If the retiring members are not replaced, these member contributions will not be contributed to the plan.

The change in the present value of benefits due to the Golden Handshake program plus "lost" member contributions is an estimate of the total retirement benefit cost of the program if retiring members are not replaced.

Estimated Cost of Golden Handshake Benefits if No Replacement of Employees		
Total Present Value of Projected Benefits (PVB) from June 30, 2023 Valuation		**$9,277,862**
	As of Assumed Program Effective Date (1/1/2025)	
	Pre-Change	**Post-Change**
PVB for Eligible Members	$439,075	$340,618
Change to PVB		($98,457)
Present Value of Future Member Contributions for eligible members	$65,063	$0
Reduction in Future Member Contributions		$65,063
Estimated Total Increase in Retirement Benefit Costs (Assuming no replacement) *		**($33,394)**

* The Estimated Total Increase in Retirement Benefit Costs shown in the table above assumes that all employees eligible for retirement elect to retire under the Golden Handshake program. For certain eligible members, the present value of future benefits decreases as a result of immediate retirement under this program due either:

1. Forfeiture of the value of higher future service retirement benefits at later retirement dates.

2. An actuarial liability gain due to the early retirement benefit factor applied if the member has not yet reached the normal retirement age.

If eligible members meeting the above criteria are excluded from the valuation, the estimated increase to the PVB is $0, with reduction in future member contributions of $0. This would yield a total estimated increase in retirement benefit costs of $0.

As discussed in the Important Risk Disclosure in the cover letter, actual cost in the future will differ from our estimates due to experience deviating from the long-term actuarial assumptions on which the estimates are based.

Accrued Liability

The plan's Accrued Liability is the portion of the Present Value of Projected Benefits attributable to past service. A plan with assets exactly equal to the plan's accrued liability is "on schedule" in funding that plan. A plan with assets below the accrued liability is "behind schedule", or is said to have an *unfunded liability*, and must temporarily increase contributions to get back on schedule. Of course, events such as plan changes and investment or demographic gains or losses can change a plan's condition from year to year.

The increase in the plan's accrued liability due to the Golden Handshake program determines the increase in unfunded liability that is amortized over a 5-year period which increases required annual employer contributions.

The table that follows shows the accrued liability (AL), unfunded accrued liability, funded status for the plan as of the most recent valuation date, and the changes in the accrued liability due to the Golden Handshake program as of the assumed effective date of the program.

Estimated Cost of Golden Handshake Benefits if all Employees Replaced		
Total Entry Age Accrued Liability (AL) from June 30, 2023 Valuation		**$2,707,478**
Market Value of Assets (MVA) as of June 30, 2023		**$2,478,578**
Unfunded Liability/(Excess Assets) (UAL = AL – MVA) as of June 30, 2023		**$278,900**
Funded Status (MVA / AL) as of June 30, 2023		**89.7%**
	As of Assumed Program Effective Date (1/1/2025)	
	Pre-Change	**Post-Change**
Entry Age Accrued Liability for Eligible Members	**$257,524**	**$340,618**
Change to Entry Age Accrued Liability		**$83,094**
Estimated Total Increase in Retirement Benefit Costs (if all employees replaced)		**$83,094**

For a Golden Handshake program, the increase in accrued liability is typically greater than the increase in the present value of projected benefits. The difference is the value of normal costs that would have been charged for the retiring members between the valuation date and their projected retirement date (without the Golden Handshake program). ***If these retiring members are replaced (resulting in these normal costs being accrued by replacement members), a more appropriate estimate of the total increase in retirement benefit costs attributable to the Golden Handshake program is the increase in accrued liability shown above.*** For certain eligible members, the accrued liability decreases as a result of retirement under this program due to the value of future retirement benefit factor increases that they forfeit if they accept the Golden Handshake. If the Golden Handshake is declined by these members, the change to the Entry Age Accrued liability could be approximately $83,094 rather than the $83,094 shown above.

Estimated Impact on Future Employer Contributions

The previous sections of this report provide information regarding the estimated total cost of additional retirement benefits under the proposed Golden Handshake program. Estimating this cost is important so that it can be compared against estimated savings due to payroll and other ancillary benefits. However, the estimate of the total cost of additional retirement benefits does not by itself indicate how year-by-year future contribution requirements will be impacted. The purpose of this section is to discuss how the expected cost of the program is spread over future contribution requirements.

CalPERS policy provides that the change in unfunded liability due to a Golden Handshake program will be separately amortized over a period of 5 years and all other components of the plan's unfunded liability/excess assets will continue to be amortized separately. Future employer normal costs are expected to be lower provided at least some of the retiring members are not replaced.

Normal Cost for Fiscal Year 2025-26

The employer normal cost rate determined in the June 30, 2023 actuarial valuation, and applicable to fiscal year 2025-26, is unaffected by the Golden Handshake program. However, if member payroll for that year is reduced due to this program, this normal cost rate will be applied to lower payroll which will result in lower normal cost dollars paid during that year. **The reduction in fiscal year 2025-26 employer normal cost can be estimated by multiplying the plan's current employer normal cost rate by the estimated decrease in payroll due to this program.**

Normal Cost for Fiscal Year 2026-27 and Beyond

The employer normal cost rate that will be determined in the June 30, 2024 actuarial valuation (applicable to the 2026-27 fiscal year) will also be unaffected by this Golden Handshake program as all eligible members will be retiring after that date. **An estimate for the employer normal cost reduction in fiscal year 2026-27 can be determined by multiplying the plan's current employer normal cost rate by the estimated decrease in payroll due to this program in fiscal year 2026-27.** The employer normal cost rate is provided in the table below. This estimate of the decrease in the employer normal cost reduction also applies to future fiscal years.

Employer Normal Cost Based on June 30, 2023 Actuarial Valuation		
Employer Normal Cost Rates (FY 2025 – 26)		
Pepra Miscellaneous Plan		7.96%
Employer Normal Costs are made as a percentage of payroll. Future employer normal cost contribution reductions can be estimated using the procedures described in the text above.		
Note – individual member normal cost rates are not impacted by the Golden Handshake program.		
Increase to Future Required Employer UAL Contributions	**Pre-Change**	**Post-Change**
Increase to Required Employer Unfunded Accrued Liability Payments beginning July 1, 2027 (level dollar payment persists for 5 years)	$0	**$22,992**
Increase to Required Employer Unfunded Accrued Liability Payments if only members with an increased accrued liability elect to retire under the Golden Handshake program beginning July 1, 2027 (level dollar payment persists for 5 years)		**$22,992**

Additional Risk Disclosures

With the adoption of the Actuarial Standards of Practice Number 51 (ASOP 51), there is an increase in the amounts of disclosures about the risk associated with pension plans. These risks are shown in both the annual valuation report, as well as this cost analysis report. The following are some risk disclosures that your actuary feels you should be aware of before adopting the Golden Handshake**.**

The actuarial calculations supplied in this communication are based on a number of assumptions about very long-term demographic and economic behavior. Unless these assumptions (terminations, deaths, disabilities, retirements, salary growth, and investment return) are exactly realized each year, there will be differences on a year-to-year basis. The year to year differences between actual experience and the assumptions are called actuarial gains and losses and serve to raise or lower the employer's required contributions from year to year. As a result, the required contributions will fluctuate, especially due to the unpredictability of investment returns.

Provided on the following pages are several measures to help your agency understand the risks associated with the proposed contract.

Specifically, these exhibits illustrate the risk associated with:

- The Plan's Sensitivity to the Discount Rate, Mortality, and Inflation
- The Plan's Maturity, and
- The Potential Costs for Terminating the Proposed Contract

The risks analyzed here are not a comprehensive list but are instead the risks we believe to have the greatest impact on the additional retirement benefit costs due to the Golden Handshake program. There are other risks associated with the proposed contract not analyzed here that could impact the cost of the plan.

Discount Rate Sensitivity

The discount rate assumption is calculated as the sum of the assumed real rate of return and the assumed annual price inflation, currently 4.5% and 2.3%, respectively. Changing either the price inflation assumption or the real rate of return assumption will change the discount rate. The sensitivity of the valuation results to the discount rate assumption depends on which component of the discount rate is changed. Shown below are various valuation results as of June 30, 2023, assuming alternate discount rates by changing the two components independently. Results are shown using the current discount rate of 6.8% as well as alternate discount rates of 5.8% and 7.8%. The rates of 5.8% and 7.8% were selected since they illustrate the impact of a 1.0% increase or decrease to the 6.8% assumption. This type of analysis assesses the impact of a change in real rate of return assumption and the price inflation assumption independently.

Sensitivity to the Real Rate of Return Assumption

The following tables indicate the sensitivity of key valuation results, before and after the Golden Handshake, to changes in the assumed real rate of return. For this analysis, the inflation assumption was unchanged at 2.3%.

Sensitivity Analysis (Pre-Change)			
As of June 30, 2023	**1% Lower Discount Rate**	**Current Discount Rate**	**1% Higher Discount Rate**
Discount Rate	**5.8%**	**6.8%**	**7.8%**
a) Accrued Liability	$3,383,401	$2,707,478	$2,189,076
b) Market Value of Assets	$2,428,578	$2,428,578	$2,428,578
c) Unfunded Liability (Surplus) [(a) - (b)]	$954,823	$278,900	($239,502)
d) Funded Ratio [(b) ÷ (a)]	71.8%	89.7%	110.9%

Sensitivity Analysis (Post-Change)			
As of June 30, 2023	**1% Lower Discount Rate**	**Current Discount Rate**	**1% Higher Discount Rate**
Discount Rate	**5.8%**	**6.8%**	**7.8%**
a) Accrued Liability	$3,463,645	$2,782,764	$2,260,397
b) Market Value of Assets	$2,428,578	$2,428,578	$2,428,578
c) Unfunded Liability (Surplus) [(a) - (b)]	$1,035,067	$354,186	($168,181)
d) Funded Ratio [(b) ÷ (a)]	70.1%	87.3%	107.4%

Sensitivity to the Price Inflation Assumption

The following tables indicate the sensitivity of key valuation results, before and after the Golden Handshake, to changes in the price inflation assumption. For this analysis, the real rate of return assumption was unchanged at 4.5%.

Sensitivity Analysis (Pre-Change)			
As of June 30, 2023	**1% Lower Inflation Rate**	**Current Inflation Rate**	**1% Higher Inflation Rate**
a) Accrued Liability	$2,847,116	$2,707,478	$2,453,413
b) Market Value of Assets	$2,428,578	$2,428,578	$2,428,578
c) Unfunded Liability (Surplus) [(a) - (b)]	$418,538	$278,900	$24,835
d) Funded Ratio [(b) ÷ (a)]	85.3%	89.7%	99.0%

Sensitivity Analysis (Post-Change)			
As of June 30, 2023	**1% Lower Inflation Rate**	**Current Inflation Rate**	**1% Higher Inflation Rate**
a) Accrued Liability	$2,927,317	$2,782,764	$2,519,944
b) Market Value of Assets	$2,428,578	$2,428,578	$2,428,578
c) Unfunded Liability (Surplus) [(a) - (b)]	$498,739	$354,186	$91,366
d) Funded Ratio [(b) ÷ (a)]	83.0%	87.3%	96.4%

Mortality Rate Sensitivity

The following table looks at the change in the June 30, 2023 plan costs for eligible members under two different longevity scenarios, namely assuming a 10% increase or 10% decrease in the mortality rates adopted in 2021. This type of analysis assesses the impact of a change in the mortality assumption.

Sensitivity Analysis (Pre-Change)			
As of June 30, 2023	**10% Lower Mortality Rates**	**Current Mortality**	**10% Higher Mortality Rates**
a) Accrued Liability	$2,759,161	$2,707,478	$2,659,732
b) Market Value of Assets	$2,428,578	$2,428,578	$2,428,578
c) Unfunded Liability (Surplus) [(a) - (b)]	$330,583	$278,900	$231,154
d) Funded Ratio [(b) ÷ (a)]	88.0%	89.7%	91.3%

Sensitivity Analysis (Post-Change)			
As of June 30, 2023	**10% Lower Mortality Rates**	**Current Mortality**	**10% Higher Mortality Rates**
a) Accrued Liability	$2,834,406	$2,782,764	$2,735,010
b) Market Value of Assets	$2,428,578	$2,428,578	$2,428,578
c) Unfunded Liability (Surplus) [(a) - (b)]	$405,828	$354,186	$306,432
d) Funded Ratio [(b) ÷ (a)]	85.7%	87.3%	88.8%

Maturity Measures

As pension plans mature, they become more sensitive to risks. Understanding plan maturity and how it affects the ability of a pension plan sponsor to tolerate risk is important in understanding how the plan is impacted by investment return volatility, other economic variables and changes in longevity or other demographic assumptions. Since it is the employer that bears the risk, it is appropriate to perform this analysis on a pension plan level considering all rate plans. The following measures are for one rate plan only.

Ratio of Retiree Accrued Liability to Total Accrued Liability	Pre-Change	Post-Change
1. Retired Accrued Liability	$0	$252,431
2. Total Accrued Liability	$2,707,478	$2,782,764
3. Ratio of Retiree AL to Total AL [(1) ÷ (2)]	0.00	0.09

Another way to look at the maturity level of CalPERS and its plans is to look at the ratio of actives to retirees. A pension plan in its infancy will have a very high ratio of active to retired members. As the plan matures, and members retire, the ratio starts declining. A mature plan will often have a ratio near or below one.

Support Ratio	Pre-Change	Post-Change
1. Number of Actives	47	45
2. Number of Retirees	0	2
3. Support Ratio [(1) ÷ (2)]	N/A	22.50

In the tables above, the "post-change" results assume all eligible members retire under this program and are not replaced.

Volatility Ratios

Actuarial calculations are based on a number of assumptions about long-term demographic and economic behavior. Unless these assumptions (terminations, deaths, disabilities, retirements, salary growth, and investment return) are exactly realized each year, there will be differences on a year-to-year basis. The year-to-year differences between actual experience and the assumptions are called actuarial gains and losses and serve to lower or raise required employer contributions from one year to the next. Therefore, employer contributions will inevitably fluctuate, especially due to the ups and downs of investment returns.

The volatility in annual employer rates may be affected by this Golden Handshake due to changes in plan liabilities and payroll. Rate volatility can be measured by the ratio of plan assets to active member payroll. Higher asset to payroll ratios produce more volatile employer rates. To see this, consider two plans, one with assets that are 4 times active member payroll, and the other with assets that are 8 times active member payroll. In a given year, when assets rise or fall 10% above or below the actuarial assumption, the plan with a volatility index of 4 experiences a dollar gain or loss of 40% of payroll while the plan with a volatility index of 8 experiences a dollar gain or loss of 80% of payroll. If this gain or loss is spread over 20 years (and we oversimplify by ignoring interest on the gain or loss), then the first plan's rate changes by 2% of pay while the second plan's rate changes by 4% of pay.

It should also be noted that these ratios tend to stabilize as the plan matures. That is, all plans with no past service start their lives with zero assets and zero accrued liability – thus, asset to payroll ratio and liability to payroll ratios are equal to zero. However, as time goes by these ratios begin to rise and then tend to stabilize at some constant amount as the plan matures. Higher benefit levels and earlier expected retirements produce higher constant future ratios.

Asset Volatility Ratio (AVR)

Plans that have higher asset-to-payroll ratios experience more volatile employer contributions (as a percentage of payroll) due to investment return. For example, a plan with an asset-to-payroll ratio of 8 may experience twice the contribution volatility due to investment return volatility than a plan with an asset-to-payroll ratio of 4. It should be noted that this ratio is a measure of the current situation. It increases over time but generally tends to stabilize as the plan matures. When an agency increases benefits, the future liability changes, but assets do not. So, the AVR does not change immediately. However, as assets grow to equal the new accrued liability, the AVR will also grow. So, we also disclose the ratio of accrued liability to payroll below to show what the future AVR will become when the plan is 100% funded. The higher this ratio, the more volatile the future contribution rate will be.

Liability Volatility Ratio (LVR)

Plans that have higher liability-to-payroll ratios experience more volatile employer contributions (as a percentage of payroll) due to investment return and changes in liability. For example, a plan with a liability-to-payroll ratio of 8 is expected to have twice the contribution volatility of a plan with a liability-to-payroll ratio of 4. The liability volatility ratio is also shown in the table below. It should be noted that this ratio indicates a longer-term potential for contribution volatility. The asset volatility ratio, described above, will tend to move closer to the liability volatility ratio as the plan matures. With an increase in benefits, a plan is likely to see an increase in the Liability Volatility Ratio as more assets are needed to support the higher benefits that are to be paid out.

The table below contains these measures of potential future rate volatility. **For this purpose, the "post-change" results assume all eligible members retire under this program and are not replaced.**

Contribution Volatility	**As of June 30, 2023 (Pre-Change)**	**As of June 30, 2023 (Post-Change)**
1. Market Value of Assets	$2,428,578	$2,428,578
2. Payroll	3,870,594	$3,702,469
3. Asset Volatility Ratio (AVR) [(1) ÷ (2)]	0.6	0.7
4. Accrued Liability	$2,707,478	$2,782,764
5. Liability Volatility Ratio (LVR) [(4) ÷ (2)]	0.7	0.8

Funded Status - Termination Basis

The funded status on a termination basis is an estimate of the financial position of the plan had the contract with CalPERS been terminated as of June 30, 2023. The plan liability on a termination basis is calculated differently compared to the plan's ongoing funding liability. For the termination liability calculation, both compensation and service are frozen as of the valuation date and no future pay increases or service accruals are assumed. This measure of funded status is not appropriate for assessing the need for future employer contributions in the case of an ongoing plan, that is, for an employer that continues to provide CalPERS retirement benefits to active employees.

A more conservative investment policy and asset allocation strategy was adopted by the CalPERS Board of Administration (board) for the Terminated Agency Pool. The Terminated Agency Pool has limited funding sources since no future employer contributions will be made. Therefore, expected benefit payments are secured by risk-free assets and benefit security for members is increased while funding risk is limited. However, this asset allocation has a lower expected rate of return than the PERF and consequently, a lower discount rate is assumed. The lower discount rate for the Terminated Agency Pool results in higher liabilities for terminated plans.

The effective termination discount rate will depend on actual market rates of return for risk-free securities on the date of termination. As market discount rates are variable, the table below shows a range for the termination liability based on the lowest and highest interest rates observed during an approximate 19-month period from 12 months before the valuation date to 7 months after.

The following tables show the termination liabilities before and after the proposed Golden Handshake.

Pre-Change

	Discount Rate: 3.06% Price Inflation: 2.50%	**Discount Rate: 5.06% Price Inflation: 2.50%**
1. Termination Liability[1]	$4,035,066	$2,447,104
2. Market Value of Assets (MVA)	$2,428,578	$2,428,578
3. Unfunded Termination Liability [(1) – (2)]	$1,606,488	$18,526
4. Funded Ratio [(2) ÷ (1)]	60.2%	99.2%

Post-Change

	Discount Rate: 3.06% Price Inflation: 2.50%	**Discount Rate: 5.06% Price Inflation: 2.50%**
1. Termination Liability[1]	$4,242,208	$2,600,797
2. Market Value of Assets (MVA)	$2,428,578	$2,428,578
3. Unfunded Termination Liability [(1) – (2)]	$1,813,630	$172,219
4. Funded Ratio [(2) ÷ (1)]	57.2%	93.4%

[1] The liabilities calculated above include a 5% mortality contingency load in accordance with board policy.

[2] The current discount rate assumption used for termination valuations is a weighted average of the 10-year and 30-year U.S. Treasury yields where the weights are based on matching asset and liability durations as of the termination date. The discount rates used in the table are based on 20-year Treasury bonds, rounded to the nearest quarter percentage point, which is a good proxy for most plans. The 20-year Treasury yield was 4.06% on June 30, 2023.

In order to terminate the plan, you must first contact our Retirement Services Contract Unit to initiate a Resolution of Intent to terminate. The completed Resolution will allow the plan actuary to give you a preliminary termination valuation with a more up-to-date estimate of the plan liabilities. CalPERS advises you to consult with the plan actuary before beginning this process.

Additional Disclosure

Please note that the cost analysis provided in this document **may not** be relied upon after you receive your next annual valuation. If you have not taken action to adopt the Golden Handshake by this date, you must contact our office for an updated cost analysis, based on the new annual valuation.

The actuarial methodologies and plan benefit provisions are the same as those that may be found in the appendices of the June 30, 2023 annual report. The actuarial assumptions are those recommended to and adopted by the board in the 2021 CalPERS Experience Study and Review of Actuarial Assumptions, except that all decrements for Golden Handshake eligible members were removed for fiscal year 2023-24 and these members are assumed to retire in fiscal year 2024-25.

Actuarial Certification

This actuarial valuation for the proposed Golden Handshake is based on the participant, benefits, and asset data used in the June 30, 2023 annual valuation, with the benefits modified if necessary to reflect what is currently provided under your contract with CalPERS, and further modified to reflect the proposed Golden Handshake. The valuation has been restricted to those individuals designated by the employer and excludes those designees currently ineligible to retire based on CalPERS data. Note that a Golden Handshake could be granted to members not included in this valuation report, possibly even members not yet hired by the employer, which would result in additional employer costs not disclosed here. The valuation has been performed in accordance with standards of practice prescribed by the Actuarial Standards Board, and the assumptions and methods are internally consistent and reasonable for this plan, as prescribed by the CalPERS Board of Administration according to provisions set forth in the California Public Employees' Retirement Law.

The undersigned are actuaries who satisfy the Qualification Standards for Actuaries Issuing Statements of Actuarial Opinion in the United States with regard to pensions.



Kurt Schneider, MPA, ASA, EA, MAAA
Supervising Actuary, CalPERS

California Public Employees' Retirement System
Financial Office | Pension Contracts & Prefunding Programs Division
P.O. Box 942715, Sacramento, CA 94229-2715

www.calpers.ca.gov
888 CalPERS (or **888**-225-7377)
TTY: (877) 249-7442



Certification of Compliance with Government Code Section 7507

I hereby certify that in accordance with Government Code section 7507, the future annual costs as determined by the California Public Employees' Retirement System for the increase or change in retirement benefit(s) have been made public at a public meeting of the _____ of the _____

(governing body) (public agency)

on _____ which is at least two weeks prior to the adoption of the Resolution /

(date)

Ordinance. Adoption of the retirement benefit increase or change will not be placed on the consent calendar.

_____
Clerk/Secretary

_____
Title

Date _____

California Public Employees' Retirement System
Financial Office | Pension Contracts and Prefunding Programs Division
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www.calpers.ca.gov
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Certification of Compliance With Government Code Section 20903

In accordance with Government Code section 20903 and the contract between the Public Employees' Retirement System, the City Council of the City of Coachella hereby certifies that:

1. Because of an impending curtailment of, or change in the manner of performing service, the best interests of the agency will be served by granting such additional service credit.
2. The added cost to the retirement fund for all eligible employees who retire during the designated window period will be included in the contracting agency's employer contribution rate for the fiscal year that begins two years after the end of the designated period.
3. It has elected to become subject to section 20903 because of impending mandatory transfers, demotions, and layoffs that constitute at least 1 percent of the job classification, department, or organizational unit, as designated by the governing body, resulting from the curtailment of, or change in the manner of performing, its services.
4. Its intention at the time section 20903 becomes operative is to keep all vacancies created by retirements under this section or at least one vacancy in any position in any department or other organizational unit permanently unfilled thereby resulting in an overall reduction in the work force of such department or organizational unit.

THEREFORE, the City Council of the City of Coachella hereby elects to provide the benefits of Government Code section 20903 to all eligible members who retire within the designated period, _____ through _____.

CITY COUNCIL
OF THE
CITY OF COACHELLA

BY _____

Presiding Officer

Attest:

_____

Clerk/Secretary

STAFF REPORT
7/23/2025

TO: Honorable Mayor and City Council Members

FROM: Kendra Reif, Community Development Director

SUBJECT: City of Coachella 6th Cycle Housing Element proposed amendments to Sections 17.16.020, 17.18.020, 17.18.030, 17.24.020 and 17.24.030 of the Coachella Municipal Code regarding affordable housing developments to bring the city's 6th Cycle Housing Element into compliance with state law. City-Initiated

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STAFF RECOMMENDATION:

Staff recommends that the City Council:

1. Introduce Ordinance No. 1225 approving amendments to the Coachella Municipal Code (C.M.C.) Sections 17.16.020, 17.18.020, 17.18.030, 17.24.020 and 17.24.030 of Title 17 ("Zoning") to permit certain affordable housing developments by right and amend certain height and density standards for affordable housing developments in order to bring the city's 6th Cycle Housing Element into compliance with state law.

BACKGROUND:

The City Council adopted the Coachella General Plan 2035 on April 22, 2015, that established the goals, policies, and implementation strategies that will implement the vision for the City of Coachella. The Housing Element is one of seven mandatory elements of a city's General Plan. One of the purposes of the Housing Element is to identify and analyze existing and projected housing needs in an effort to preserve, improve and develop housing for all economic segments of the community in accordance with State law. It is the only General Plan element for which State certification is required. State law requires that Housing Elements be updated periodically. As a jurisdiction in the Southern California Association of Governments (SCAG) region, the City of Coachella is required to adopt its updated Housing Element that covers the planning period from October 2021 through October 2029.

A new draft Housing Element was originally prepared in 2021. Since that time, the City has engaged in a series of consultations, workshops, and meetings with housing advocates, developers, local service providers, neighborhood associations, and the community-at-large to solicit input regarding the Element and issues related to its implementation. Further, the City has submitted a number of draft Elements to the State Department of Housing and Community Development

(HCD) for their review and approval, and HCD has suggested a number of proposed amendments to the City for State law compliance.

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 State Housing Element Law. On September 13, 2023, the 6th Cycle Housing Element and Negative Declaration/Environmental Assessment were approved by the City Council. On October 2, 2023, the City submitted the Council approved Housing Element to HCD for final certification.

On December 1, 2023, HCD issued a fourth findings letter to the City indicating that while the wording of the Housing Element itself met legal requirements, the Housing Element cannot be found in substantial compliance with State law (and finally certified) until the City has completed necessary amendments to the City's Zoning Code to implement the updated Element. The city submitted an Electronic Site Inventory List to HCD on May 1, 2025 and it was accepted by HCD on May 1, 2025.

Staff prepared draft amendments to the Zoning Code for HCD's review and on May 15, 2025 HCD issued a letter accepting all of staff's draft amendments as being in compliance with State Housing Law to accommodate the lower-income regional housing need allocation (RHNA) pursuant to Government Code section 65585. (Attachment 2).

On July 2, 2025 the Planning Commission unanimously approved Resolution No. 2025-13 recommending the approval of the proposed Zoning Code amendments to the City Council.

DISCUSSION/ANALYSIS:

To bring the City's 6th Cycle Housing Element into compliance with State law and promote affordable housing in the City, Planning Staff prepared Code amendments to Title 17, Zoning, to permit certain affordable housing developments by right and to amend certain development standards to allow for affordable housing.

The proposed C.M.C. zoning amendments are as follows:

U-E Urban Employment Zone (Chapter 17.16.020), DT-PV Downtown Pueblo Viejo and TR-PV Downtown Transition Zones (Chapter 17.18.020), CN Neighborhood Commercial Zone (Chapter 17.24.020)

Permitted uses. Allows for multifamily developments in which at least 20 percent of the units are affordable to lower income households and meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i).

DT-PV Downtown Pueblo Viejo and TR-PV Downtown Transition Zones (Chapter 17.18.30)

Property Development Standards. Modifies building height limitation to 5 stories, or seventy-five (75) feet, whichever is less.

CN Neighborhood Commercial (Chapter 17.24.030)

Property Development Standards. Modifies minimum density to 20 dwelling units/acre for multifamily residential uses meeting state requirements and modifies the maximum height limit to four (4) stories or fifty (50) feet, whichever is less.

Once these Zoning Code amendments are approved by the City Council, the City's 6th Cycle Housing Element will fully comply with State law, allowing the city to implement the new 2021-2029 Housing Element.

ENVIRONMENTAL REVIEW:

This Ordinance is a "project" subject to the California Environmental Quality Act (CEQA). On April 22, 2015, the City Council adopted the Coachella General Plan 2035 and an Environmental Impact Report (EIR) that analyzed the significant direct and indirect environmental effects of the General Plan 2035. On September 13, 2023, the Coachella City Council adopted a Negative Declaration of Environmental Impact (ND) when it adopted the 6th Cycle Housing Element, which concluded that the Housing Element updates would not result in significant direct or indirect effects to the environment beyond what had already been analyzed. Because this zoning Ordinance merely implements the provisions of the new Housing Element, the conclusions contained in the ND remain sufficient to outline the significant environmental impacts of this Ordinance. No facts or circumstances have significantly changed since adoption of the Housing Element and the ND. Therefore, no further environmental analysis of this Ordinance is required under CEQA.

ALTERNATIVES:

1) Introduce Ordinance No. 1225 approving amendments to the Coachella Municipal Code (C.M.C.) Sections 17.16.020, 17.18.020, 17.18.030, 17.24.020 and 17.24.030 of Title 17 ("Zoning") for adoption of the 2021-2029 Housing Element.
2) Introduce Ordinance No. 1225 approving amendments to the Coachella Municipal Code (C.M.C.) Sections 17.16.020, 17.18.020, 17.18.030, 17.24.020 and 17.24.030 of Title 17 ("Zoning") for adoption of the 2021-2029 Housing Element *with amendments*.
3) Recommend denial of Ordinance No. 1225.
4) Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.

Attachment:

1. Ordinance No. 1225, Amending Zoning Code to Conform with HCD Approved 6th Cycle Housing Element
   Exhibit B – Draft 6th Cycle Housing Element of the City of Coachella

2. Letter from the California Department of Housing and Community Development (HCD)

ORDINANCE NO. 1225

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING SECTIONS 17.16.020, 17.18.020, 17.18.030, 17.24.020 AND 17.24.030 OF TITLE 17 ("ZONING") OF THE COACHELLA MUNICIPAL CODE TO PERMIT CERTAIN AFFORDABLE HOUSING DEVELOPMENTS BY RIGHT AND TO AMEND CERTAIN HEIGHT AND DENSITY STANDARDS FOR AFFORDABLE HOUSING DEVELOPMENTS IN ORDER TO BRING THE CITY'S 6TH CYCLE HOUSING ELEMENT INTO COMPLIANCE WITH STATE LAW.

WHEREAS, on September 28, 2021, City planning staff prepared and submitted to the California Department of Housing and Community Development ("HCD") a first draft of the 6th Cycle Housing Element to the City's General Plan pursuant to State housing law; and

WHEREAS, on November, 24, 2021, HCD responded by indicating that revisions were necessary to the draft 6th Cycle Housing Element to bring it into compliance with State housing law; and

WHEREAS, throughout 2022 and 2023, the City and HCD exchanged revised drafts and correspondence regarding the draft 6th Cycle Housing Element in an effort to bring it into compliance with State housing law; and

WHEREAS, on September 13, 2023, the Coachella City Council adopted the 6th Cycle Housing Element as part of a General Plan Amendment; and

WHEREAS, on December 1, 2023, HCD informed the City that the revised wording of the 6t Cycle Housing Element now met the requirements of State housing law, but that HCD could not find it to be in full compliance with State housing law until the City had completed the required rezoning of land within the City to allow certain affordable housing in order to implement the new Housing Element; and

WHEREAS, this Ordinance is intended to implement the new 6th Cycle Housing Element by making certain affordable housing developments permitted uses as of right in the Urban-Employment (U-E), Downtown-Pueblo Viejo/Downtown-Transitional (DT-PV/TR-PV), and Neighborhood Commercial (C-N) zones within the City, as well as amending certain height and density standards to permit such affordable housing to be developed; and

WHEREAS, at a duly noticed public hearing held on July 2, 2025, the City of Coachella Planning Commission recommended that the City Council approve this Ordinance; and

WHEREAS, at a duly noticed public hearing held on July 23, 2025, the Coachella City Council reviewed this Ordinance and, after considering all oral and written evidence in the record, introduced this Ordinance on July 23, 2025 and adopted it on July 23, 2025.

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

(Note: ~~strikeout~~ is deleted text and **bold underlined** is new text)

SECTION 1. AMENDMENT TO MUNICIPAL CODE. Subsection (A) of Section 17.16.020 of Chapter 17.16 of Title 17 of the Coachella Municipal Code is hereby amended to read as follows:

"Title 17. ZONING

Chapter 17.16 – U-E URBAN EMPLOYMENT ZONE

. . . .

17.16.020 - Permitted uses.

The following uses are permitted in the U-E (Urban Employment) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Office uses of all types, including but not limited to the following:

   a. Medical and dental offices.

   b. Administrative, business, executive and editorial.

   c. Professional offices.

   d. Financial, insurance, real estate offices, including banks and related institutions.

   e. General offices.

2. Research and Development.

3. Neighborhood retail uses per Chapter 17.24 (C-N Neighborhood Commercial Zone).

4. Restaurants per Chapter 17.24 (C-N Neighborhood Commercial Zone).

5. Artisan manufacturing/flex space.

6. Multi-family dwellings (5+ units), except that no new residential uses are permitted in the area bounded by Avenue 53, Tyler Street, Avenue 54, and Shady Lane.

7. Public Utility Facilities (city-initiated).

8. Child nurseries, day care centers.

9. For sites identified to accommodate the lower-income regional housing need allocation, multifamily uses shall be a use by right and permitted without discretionary action for developments in which at least 20 percent of the units are affordable to lower income households and shall meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i), including but not limited to requiring minimum densities of 20 units per acre, allowing 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project. For more information on eligible sites, please see the sites inventory listing at https://www.coachella.org/departments/community-development."

SECTION 2. AMENDMENT TO MUNICIPAL CODE. Subsection (A) of Section 17.18.020 of Chapter 17.18 of Title 17 of the Coachella Municipal Code is hereby amended to read as follows:

"Title 17. ZONING

Chapter 17.18 – DT-PV DOWNTOWN PUEBLO VIEJO AND TR-PV DOWNTOWN TRANSITION ZONES

. . . .

17.18.020 - Permitted uses.

The following uses are permitted in the DT-PV (Downtown) and TR-PV (Downtown Transition) zones, subject to all provisions of this chapter:

A. Primary Uses.

1. Retail

a) Antique dealers and shop.

b) Art dealers.

c) Art related retail - art and architecture supply shops and studios.

d) Beer and/or winemaking supply retail stores.

e) Bookstore.

f) Candle shops.

g) Clothing and clothing accessories stores.

h) Collectors' shops.

i) Cosmetics, beauty supplies and perfume stores.

j) Drugstores or retail pharmacies.

k) Electronics and appliance stores.

l) Flag and banner shops.

m) Florist shops.

n) Fruit and vegetable markets.

o) Hardware stores.

p) Health and personal care stores.

q) Home furnishing stores.

r) Jewelry, luggage, and leather goods stores.

s) Meat, fish, and seafood markets (No on-site slaughtering).

t) Office machinery and equipment rental and leasing.

u) Office supplies, stationery, and gift stores.

v) Home security equipment stores.

w) Optical goods stores.

x) Other building materials dealers or retail stores (Except lumber stores, fencing dealers, garage door dealers and prefabricated building dealers – no construction or trade services permitted).

y) Paint and wallpaper stores.

z) Pet and pet supply stores.

aa) Photographic services and photofinishing.

bb) Religious goods store.

cc) Restaurants, delicatessens, and other eating establishments (No drive-thru permitted).

dd) Retail bakeries.

ee) Specialty food stores (No on-site slaughtering).

ff) Sporting goods, hobby, musical instrument, toy stores.

gg) Supermarkets and other grocery stores.

hh) Trophy (including awards and plaques) shops.

2. Lodging

a) Hotels.

b) Resort hotels.

c) Motels.

3. Entertainment (Amusement Arcades - Indoor and Bowling Centers).

4. Office, Professional (Medical, construction, finance, real estate, music and video production, health care, newspaper/media, scientific and technical services other than testing laboratories, event promotions, construction industry, telemarketing/contact centers, banks, finance and insurance retail, social advocacy organizations, informational, Independent Artists, Writers, and Performers, Business Professional, Labor, Political and Similar organizations, Tourist Information Centers, Sound Recording Industries, recreational and youth sport teams).

5. Personal Care Services (Including Day Spas, Depilatory or Electrolysis Salons, Beauty Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, or Permanent Makeup Salons, Hair, Nail and Skin Care Services, Barber Shops).

6. Public/Quasi Public and Institutional Uses (Libraries and Archives, Employment Centers, Educational Services, Business Service Centers, Civic and Social organizations, Fitness and Recreational Sports Centers).

7. Residential (Multi-family of 5+ units).

8. Service - business support services except collection agencies, administrative services, Computer Systems Design and Related Services, Travel Arrangement and Reservation Services, Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels, Reupholstery and Furniture Repair, Tailor and Alterations Stores, Jewelry Repair Shops, Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply

and Industrial Launderers), Footwear and Leather Goods Repair, Other Personal and Household Goods Repair and Maintenance.

9. Existing single family residential uses built before July 1st, 2019.

10. Public Utility Facilities (City-initiated).

11. For sites identified to accommodate the lower-income regional housing need allocation, multifamily uses shall be a use by right and permitted without discretionary action for developments in which at least 20 percent of the units are affordable to lower income households and shall meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i), including but not limited to requiring minimum densities of 20 units per acre, allowing 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project. For more information on eligible sites, please see the sites inventory listing at https://www.coachella.org/departments/community-development."

SECTION 3. AMENDMENT TO MUNICIPAL CODE. Subsection (A) of Section 17.18.030 of Chapter 17.18 of Title 17 of the Coachella Municipal Code is hereby amended to read as follows:

"Title 17. ZONING

Chapter 17.18 – DT-PV DOWNTOWN PUEBLO VIEJO AND TR-PV DOWNTOWN TRANSITION ZONES

. . . .

17.18.030 – Property development standards.

The following property development standards shall apply to all land and permitted or conditionally permitted buildings located within their respective Downtown zones.

A. General Development Standards. Table 17.18.030A, Downtown Zone Development Standards, lists the site development standards required for Downtown (DT-PV) and Downtown Transition (TR-PV) Zone projects.

Table 17.18.030A

Development Standards Downtown Zones

Standard	DT-PV Downtown Zone	DT-PV Downtown Transition Zone
Residential Density & Non-residential Intensity Minimum Density	20 dwelling units/acre	No minimum

Maximum Density	65 dwelling units/acre	25 dwelling units/acre
Maximum Floor Area Ratio (FAR) for non-residential uses	3.0	1.5
Lot Area, Minimum - Standalone commercial uses or mixed uses	10,000 square feet	5,000 square feet
Lot Area, Minimum - Multifamily Minimum	5,000 square feet ***(1)***	5,000 square feet[1]
Lot Frontage, Maximum	N/A	70%
Front Yard requirement	Where one or both adjoining zones are zoned residential, the front yard shall be the average of the adjoining zones.	The average of front setbacks for existing structures on the block face. For all other lots, the maximum front setback shall be ten (10) feet. For corner lots, the side setback shall be the average setbacks for existing structures.
Side Yard Requirement	Where a DT-PV zone adjoins a street or residential zone, the minimum side yard is 10 feet. Otherwise, no side yard is required.	Minimum of five 5 feet. 10 feet if adjacent to single-family residential use.
Rear Yard Requirement	Where the DT-PV zone adjoins a residential zone, the minimum rear yard shall be 10 feet.[2] No other rear yard is required except as required by Building Code.	Minimum 10 feet when adjoining a residential zone. Minimum 20 feet when adjoining a building or structure in residential use.
Encroachments for Colonnades or Arcades	Colonnades and/or arcades may occur forward of the property line and may encroach upon the rights of way if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic	Colonnades and/or arcades may occur forward of the property line and may encroach upon the rights of way if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic

	and be setback a minimum of six (6) feet from the curb line. Encroachments are not permitted on Grapefruit Boulevard and Cesar Chavez Street.	and be setback a minimum of six (6) feet from the curb line. Encroachments are not permitted on Grapefruit Boulevard and Cesar Chavez Street.
Height Limits – Building(s)	5 stories or 75 feet, whichever is less.	~~4 stories or 50 feet, whichever is less.~~ **5 stories, or seventy-five (75) feet, whichever is less, except that for properties adjacent to a single-family zone, starting from the third floor up, each subsequent floor shall be stepped back by 15 ft for every two floors.**
Height Limits – Accessory Structure(s)	1 story or 15 feet, whichever is less.	1 story or 15 feet, whichever is less.
Stepbacks	All buildings exceeding four stories in height shall require a minimum of ten (10) foot additional front setback (including corner lots) for stories above the fourth story.[3]	Adjacent to a single-family zone, starting from the third floor up, each floor shall be stepped back by 15 feet for every floor. See diagram in Section 17.16.030 D (1). All buildings over two stories shall have a 10foot additional front setback.
Usable Open Space Standards	Multifamily developments: 150 square feet total of private open space per unit minimum. 10 square feet per unit or 1,000 square feet total, whichever is greater shall be required for common open space for a common recreation and/or leisure area.	Multifamily developments: 150 square feet total per unit minimum. 120 square feet of private open space required for ground-level units 60 square feet of private open space for upper-level units. 10 square feet per unit or 1,000 square feet total, whichever is greater required for common open space for common recreation/leisure area.

	Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas[4]. Usable common open space may extend into the required front yard to within five feet of the front lot line[5].	Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas[4]. Usable common open space may extend into the required front yard to within five feet of the front lot line[5].
Public Open Space	Development over one-half (1/2) acre or more in gross land area, must provide a minimum of ten (10) percent of the development for public open space.[6]	NA

(1) All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than 500 feet.

(2) This standard does not apply where zones are separated by an alley.

(3) An additional five (5) foot setback for every additional story shall be required on building facades facing 5th or 7th Street.

(4) Except in the case of balconies, such areas shall be landscaped.

(5) Subject to the following provisions:

i. No more than forty (40) percent of the required front yard may be so used.

ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.

iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.

iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained. "

(6) Public open space must be accessible from the public realm. Applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee."

SECTION 4. AMENDMENT TO MUNICIPAL CODE. Subsection (A) of Section 17.24.020 of Chapter 17.24 of Title 17 of the Coachella Municipal Code is hereby amended to read as follows:

"Title 17. ZONING

Chapter 17.24 – CN – NEIGHBORHOOD COMMERCIAL ZONE

. . . .

17.24.020 - Permitted uses.

The following uses are permitted in the C-N (Neighborhood Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Local retail businesses primarily intended to serve the immediate neighborhood, provided that no one use shall exceed ten thousand (10,000) square feet of floor area, including the following:
    a. Grocery, fruit, or vegetable store; meat market.
    b. Meat, fish, or dressed poultry (no live poultry) sales.
    c. Bakery.
    d. Drugstore.
    e. Hardware store.
    f. Restaurant, café, or soda fountain, not including entertainment, dancing, sale of liquor, beer, or other alcoholic beverages.
2. Local service businesses primarily intended to serve the immediate neighborhood, including the following:
    a. Barber or beauty shop.
    b. Child care centers.
    c. Clothes cleaning and laundry pickup stations, laundromat, coin-operated dry-cleaning establishment.
    d. Offices of physicians, dentists, optometrists, chiropractors, accountants, and realtors.
    e. Tailor, dressmaker.
3. Multi-tenant retail, up to 35,000 square feet of floor area.
4. Public Utility Facilities (City-initiated).
5. Existing single family residential uses built before the date of this adoption.
6. **For sites identified to accommodate the lower-income regional housing need allocation, multifamily uses shall be a use by right and permitted without discretionary action for developments in which at least 20 percent of the units are affordable to lower income households and shall meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i), including but not limited to requiring minimum densities of 20 units per acre, allowing 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project. For more information on eligible sites, please see the sites inventory listing at https://www.coachella.org/departments/community-development."**

SECTION 5. AMENDMENT TO MUNICIPAL CODE. Subsections (A) and (D) of Section 17.24.030 of Chapter 17.24 of Title 17 of the Coachella Municipal Code are hereby amended to read as follows:

"Title 17. ZONING

Chapter 17.24 – CN – NEIGHBORHOOD COMMERCIAL ZONE

. . . .

17.24.030 – Property development standards.

The following standards of development shall apply in the C-N (Neighborhood Commercial) zone:

A. Residential Density and Non-Residential Intensity.

1. Minimum Density. 15 dwelling units/acre, when residential uses are provided. **20 dwelling units/acre for multifamily residential uses meeting state requirements.**

2. Maximum Density. 40 dwelling units/acre.

3. Maximum FAR. 1.5.

. . . .

D. Height Limit. The maximum height of any building or structure shall be ~~three~~ **four** stories or fifty (50) feet, whichever is less."

SECTION 6. SEVERABILITY. If any section, subsection, subdivision, sentence, or clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days from its adoption.

SECTION 8. CEQA. This Ordinance is a "project" subject to the California Environmental Quality Act (CEQA). On September 13, 2023, the Coachella City Council adopted a Negative Declaration (ND) when it adopted the 6th Cycle Housing Element (State Clearing House #2022100424), which analyzed the significant environmental impacts resulting from adoption of the new Housing Element. Because this zoning Ordinance merely implements the provisions of the new Housing Element, the analysis contained in the ND remains sufficient to outline the significant environmental impacts of this Ordinance. No facts or circumstances have significantly

changed since adoption of the Housing Element and the ND. Therefore, no further environmental analysis of this Ordinance is required under CEQA.

SECTION 9. PUBLICATION. The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published in a newspaper of general circulation printed and published within the City of Coachella, pursuant to all legal requirements.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Coachella on the 23rd day of July, 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. 1225 was duly and regularly introduced at a meeting of the City Council on the 23rd day of July 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

6th Cycle Housing Element

City Coachella

Prepared by:
Lisa Wise Consulting, Inc.
Revised Public Review Draft | July 2023

Contents

Contents 1
Section I Introduction 3
I.A Community Context 3
I.B Housing Element Purpose 3
I.C Organization of the Housing Element 4
I.D Data Sources and Methods 6
I.E Summary of Public Participation 6
I.F Affirmatively Furthering Fair Housing 12
I.G Relationship to Other General Plan Elements 14
I.H Other Statutory Requirements 14
Section II Projected Housing Need 15
II.A Introduction/Overview of SCAG Methodology 15
II.B Riverside County Income Limits 15
II.C Regional Housing Needs Allocation 16
Section III Housing Resources 16
III.A Introduction 16
III.B Land Resources ..... 16~~17~~
III.C Financial and Administrative Resources 18
III.D Opportunities for Energy Conservation ..... 21~~22~~
Section IV Housing Plan 23
Introduction 23
Goal A: Facilitate the Development of a Variety of Housing Types to Provide Adequate Housing in the City to all Households ..... 23~~24~~
Goal B: Conserve and Improve the Condition of the Existing Housing Stock ..... 27~~29~~
Goal C: Encourage Energy Conservation to Reduce Housing Costs ..... 31~~31~~
Goal D: Promote Fair Housing Opportunity for All Persons [regardless of race, religion, marital status, age, sex, gender, nationality, physical or developmental disability, family size, and level and source of income] ..... 32~~32~~
Goal E: Remove Constraints to the Maintenance, Improvement, and Development of Housing ..... 33~~33~~
Goal F: Promote Affordable Housing to Meet the Needs of Lower- and Moderate-Income Households ..... 36~~36~~

Goal G: Preserve Existing Affordable Housing Opportunities for Lower Income Residents of the City ..... 38~~38~~
Quantified Objectives ..... 41~~39~~

Appendices

Appendix A: Housing Needs Assessment……..…..A-1
Appendix B: Sites Inventory and Methodology……...B-1
Appendix C: Housing Constraints……C-1
Appendix D: Existing Programs Review……..D-1
Appendix E: Public Participation Summaries……..E-1
Appendix F: Affirmatively Furthering Fair Housing……F-1

Section I Introduction

I.A Community Context

Founded in 1876 and incorporated in 1946, Coachella is a desert community located at the eastern end of the Coachella Valley in Riverside County, California. The city is located southeast of the San Gorgonio Pass, east of the San Jacinto and Santa Rosa Mountains, and north of the Salton Sea. Interstate 10 runs the length of the Coachella Valley, connecting Coachella with nearby cities and the Southern California region.

Residential land accounts for 3% of the city, with the majority of its 47,000 residents concentrated west of State Route 111. The city's two main retail and commercial corridors are Cesar Chavez Street (formerly U.S. Route 99) and Grapefruit Boulevard (State Route 111). Agricultural uses comprise about one-third of the city, while just over half of Coachella is undeveloped land.

98% of Coachella's residents are Hispanic or Latino. The city is officially bilingual in both English and Spanish. Coachella celebrates a strong cultural identity and is a tightly knit community, one that played a key role in fostering parts of the farmworker revolution during the 1960s that shaped the agricultural industry in immeasurable ways. Coachella's vision is to transform into a medium-sized, full-service city with a range of amenities and economic opportunities beyond its two main industries of agriculture and hospitality. The city is growing rapidly, but the community intends to maintain its social cohesion and sense of identity as the City expands.

I.B Housing Element Purpose

The State of California has stated that the availability of decent and suitable housing for every California family is "a priority of the highest order" (California Government Code §54220). This objective has become increasingly urgent in recent years as communities across the state, including Coachella, struggle to meet the housing needs of all their residents. State Housing Element Law, established in 1969, recognizes the vital role local governments play in the supply and affordability of housing and requires all cities and counties in California establish a long-range plan to meet their fair share of regional housing needs. Cities are charged with planning for the welfare of their citizens, including ensuring that the existing and projected demands for housing are adequately met.

> *High housing costs — and related housing instability issues — **increase health care costs** (for individuals and the state), **decrease educational outcomes** (affecting individuals, as well as the state's productivity), **and make it difficult for California businesses to attract and retain employees**.*
>
> *– State of California 2025 Statewide Housing Assessment*

The Housing Element is the primary tool used by the State to ensure local governments are appropriately planning for and accommodating enough housing across all income levels. This Housing Element covers the planning period 2021-2029. The Housing Element is a mandatory part of a jurisdiction's General Plan but differs from other General Plan elements in two key aspects. The housing element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) on a 4-year regional transportation plan (RTP) cycle, such as the Southern California Association of Governments (SCAG). The housing element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements.

At the time of publication, the COVID-19 crisis has impacted Coachella in significant ways. This has made the issue of housing security even more acute as residents face job loss, housing cost pressures, and disparate health impacts from the pandemic. On a practical level, the housing element has had to respond to these conditions by transitioning the public outreach process to reflect the limitations brought on by COVID-19. These actions are detailed in this report. From a policy perspective, the impact on housing security has shown that many of Coachella's residents have only tenuous access to housing and the need to secure more housing alternatives for all members of Coachella's populations.

I.C Organization of the Housing Element

Per California Government Code §65580-65589, a housing element must consist of the following components:



- **Review of the Previous Housing Element:** An evaluation of the results of the goals, policies, and programs adopted in the previous Housing Element that compares projected outcomes with actual achieved results. The results of this assessment are located in Appendix D.



- **Housing Needs Assessment:** An analysis of the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as, seniors, farmworkers, homeless, large households, and female-headed households. The analysis is provided in Appendix A.

- **Inventory of Adequate Sites:** An inventory listing adequate sites that are suitably zoned and available within the planning period to meet the City's fair share of regional housing needs across all income levels. The inventory is summarized in Section 3, with the detailed analysis in Appendix B.



- **Housing Resources:** An identification of resources to support the development, preservation, and rehabilitation of housing. Non-land resources are summarized in Section 3.



- **Housing Constraints:** An assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.). This analysis is provided in Appendix C.



- **Affirmatively Furthering Fair Housing:** This section provides an assessment of fair housing by identifying disparities in housing needs, unequal access to opportunity, and/or patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH). See Section 1.F, below, and Appendix F. This assessment meets AB 686 requirements for all housing elements due to be revised on or after January 1, 2021

- **Housing Plan:** This section provides a statement of the community's goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City's share of the Regional Housing Needs Allocation (RHNA).



Section II provides a summary of the projected housing need. Section III summarizes the adequacy of housing sites and identifies housing resources. Section IV contains the housing plan. The comprehensive research and analysis supporting the development of Section IV, Housing Plan, are compiled in appendices to this Housing Element. These appendices contain the full set of information used to inform the City's goals, policies, and programs:

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints
- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries
- Appendix F: Affirmatively Furthering Fair Housing

I.D Data Sources and Methods

This Housing Element was updated in accordance with California Department of Housing and Community Development (HCD) guidelines for the 6th Housing Element Cycle, incorporating additional considerations required under new State housing-related legislation. Specific documents are referenced throughout the Housing Element, including but not limited to the Coachella 2015 General Plan, Zoning Code, and the Vista Del Agua and La Entrada Specific Plans. The analyses and findings in this document relied on data compiled from various sources, including:

- US Census Bureau (American Community Survey)
- California Department of Housing and Community Development (HCD)
- California Department of Finance (DOF)
- US Department of Housing and Urban Development (HUD)
- Consumer Financial Protection Bureau (CFPB)
- Southern California Association of Governments (SCAG) pre-certified data

This document was also informed by information provided by residents, business groups, local institutions, City staff, and elected officials.

I.E Summary of Public Participation

Public participation is crucial in shaping Coachella's housing strategy. Understanding the needs of the community enables the development of housing strategies that are most appropriate and effective. Public outreach also allows the City to identify concerns unique to certain stakeholders that may not have been initially apparent. As part of the development of this Housing Element, the City's public participation program included two focus group meetings, four steering committee meetings, one community-wide meeting, one public hearing with the Planning Commission, and one public hearing with the City Council. For summaries of public outreach events including attendees, discussion topics, and meeting format, please see Appendix E.

During the public outreach sessions, the City documented prominent comments and concerns. These were taken into consideration when the goals and programs of the Housing Element were created. Concerns about resident displacement, inclusionary zoning, and climate change mitigation were expressed. These concerns were translated into action items seen in Program 7.1, Program 7.2, and Program 3.1.

Other concerns included workforce housing needs and efforts to streamline affordable housing development. Program 1.10 and Program 5.10 focus directly on workforce housing, specifically farmworkers. Developmental streamlines for affordable housing – in Program 6.2 and Program 6.7.

The community outreach process also identified concerns regarding constraints that affect housing type and income diversity in the city. The community mentioned that sites should be chosen strategically to avoid creating income segregation, which prompted the City to reevaluate the site inventory and consider additional sites for housing. Affordable housing incentives and flexibility for developers were strategies to promote housing. In response, the City includes programs such as Program 1.8, Program 2.7, and Program 6.4. **Website**

The Housing Element Update webpage (https://www.coachellahousingelement.com/) was used to provide an overview of the Housing Element update process and timeline, resources for Housing Element information (e.g., meeting notices, draft documents, etc.), and provide City contact information. Interested parties could sign up to receive information about upcoming meetings and documents. The website was available in English and Spanish (translated).

Focus Groups

The City conducted two focus group meetings in preparation of the Housing Element update:

- Focus Group #1: Wednesday, April 21, 2021, 5:00 pm – 6:00 pm
- Focus Group #2: Friday, April 23, 2021, 1:30pm – 2:30pm

Due to the ongoing COVID-19 crisis, the focus groups were held over webinar. Invitations were distributed to 51 individuals representing multiple stakeholder groups (See Appendix E for list of contacted groups). Of the 11 individuals who RSVP'd, 8 participants attended. Follow up meetings were offered to individuals who RSVP'd and did not participate, although no stakeholder responded to this offer. Comments received are documented in Appendix E and summarized below.

- Underserved groups tend to be low-income individuals, older individuals, full time and seasonal agriculture workers, Native Americans, and families and households with mixed immigration status.
- There is a need and an interest in creating workforce housing, especially housing for farmworkers to remain near the farms.

- There needs to be a better integration of various income level housing opportunities throughout the City.
- Development standards need to be reevaluated to increase flexibility in housing production. Participants have shown desire to reduce setbacks, up zone areas, and create more mixed-use opportunities in the City's Downtown.
- Affordable housing developers have difficulty meeting state and federal funding requirements because of the City's density restrictions and other limitations (parking, height limits, Floor Area Ratio restrictions, etc.) as well as the availability of suitable sites in proximity to other factors (e.g., proximity to transit and services).
- The City works well with non-profit developers to streamline approvals, when possible. City has helped utilized SB35 streamlining.

Steering Committee

The City formed a housing steering committee consisting of eight members representing a variety of interests and expertise.

Meeting #1 (July 2021)

On July 26, 2021, the City conducted the first steering committee meeting via Zoom. The purpose of the meeting was to introduce the Housing Element update, outline the role of the steering committee, and facilitate a discussion regarding committee member concerns, observations, and goals for housing development in Coachella. Committee members are tasked with representing a variety of perspectives and interests; consensus housing goals, objectives, or constraints is not necessary. Initial comments included:

- Building denser, affordable housing is difficult given the higher cost of such development typologies
- Current market-rate rents are not high enough to absorb added costs without outside sources of funding
- Future projects would benefit from lowering development costs and increasing certainty for developers, e.g., shortening the entitlement timeline, streamlining the process, and allowing smaller lots by-right

Meeting #2 (August 2021)

On August 16, 2021, the City conducted the second steering committee meeting via Zoom. The City and Consultant team presented an overview of the technical requirements of the Housing Element and the draft goals and policies for the 6th Cycle Housing Element. The steering committee members were provided with memos with initial results from the needs assessment, governmental constraints assessment, draft sites inventory, and preliminary housing plan for review in advance of the meeting. The City and team facilitated discussions on the technical assessment findings and the draft implementation plan. Discussion included:

- How to eliminate development constraints, such as minimum street widths and setback requirements
- Need for affordable housing incentives for both for-profit and non-profit developers (both developers should collaborate to access financing options)
- Include a program or policy to reduce developer uncertainty through reducing/removing CEQA requirements, expediting the development review process, etc.
- The need for community amenities such as a senior center close to residential development
- What can the City do to be more competitive in federal funding for affordable housing projects (based on ranking criteria)?
- Meeting #3 (August 2021)
- On August 27, 2021, the City conducted the third steering committee meeting via Zoom. The City facilitated a discussion with the committee and focused on Housing Element goals and policies and preparations for the upcoming workshop.

Community Events

The City conducted one community-wide event to solicit input on housing needs:

- Virtual Workshop, October 14, 2021

On October 14, 2021, the City of Coachella hosted a virtual public workshop for the 6th Cycle Housing Element Update project. Gabriel Perez, Development Services Director, opened the meeting and explained the intent of the workshop is to provide information about the Housing Element Update process and answer questions. The presentation was available in English and live Spanish translation. Director Perez introduced additional City staff and the Consultant Team, Lisa Wise Consulting Inc. (LWC). The presentation addressed the following topics:

1. Housing Element Overview
2. Process and Public Outreach
3. Housing Needs and Conditions in Coachella
4. Public Review Draft Housing Element
5. Next Steps for the Coachella Housing Element Update
6. Questions and Discussion

Due to the ongoing COVID-19 crisis, the community event was held as a webinar. Notifications of the community event were distributed in English and Spanish to the City's email database. Approximately 20 participants attended. Comments received are documented in Appendix E and summarized below.

- **How can interested persons participate in the Housing Element Update process?** There are many ways to participate in the Housing Element Update process. The steering committee meetings included non-profit and for-profit developers, faith-based groups, and the housing authority, among others.

- **What does "affordable housing" mean?** "Affordable" is a technical term that refers to the amount of income spent on housing (no more than 30%) relative to income categories set by the State (e.g., Extremely Low, Very Low, Low, Moderate) based on a region's Area Median Income (AMI), in this case, for Riverside County.

- **How is the City ensuring that Coachella residents won't be displaced, including low-income persons of color? The City should look at inclusionary zoning ordinances, rent control, land trusts, and types of anti-displacement strategies.** The idea behind a housing element update is to ensure that cities have enough space available to produce housing attainable to persons at all income levels, including below market-rate housing. Many of the sites identified by the City that will be used for complying with the City's Regional Housing Needs Allocation (RHNA) are on vacant land, so they will not remove existing housing.

- **How will the City prevent segregation of neighborhoods based on income levels and the concentration of poverty?** The City is sensitive to this issue. Pursuant to state law, the City will conduct an analysis to "affirmatively further fair housing" and investigate areas that may be segregated by income, race, etc.

- **The City should have its Code Enforcement Division help rehabilitate existing housing, such as small loans for residents to make repairs.** The City does provide a Residential Rehabilitation Program to residents (as funding is available), and will continue to advertise this on its website, share information with service organizations, and post information in City Hall. Please also see Program 2.1 of the Housing Element Update.

- **Does the Housing Element Update consider climate goals and proximity to transit in its analyses?** Yes, the Housing Element Update promotes housing near jobs and transit to reduce climate impacts that occur on account of commutes.

Public Hearings

The Housing Element was presented at three public hearings:

Planning Commission Study Session- November 2021

On November 8, 2021, the City hosted a hybrid in-person/virtual joint City Council/Planning Commission study session for the 6th Cycle Housing Element Update project. Mayor Steven Hernandez opened the meeting and introduced Gabriel Perez, Development Services Director, who explained the intent of the study session was to review the draft Housing Element Update, as well as to receive comment and answer questions. The presentation was available in English and live Spanish translation. Director Perez introduced the Consultant Team, Lisa Wise Consulting Inc. (LWC). The presentation addressed the following topics:

1. Housing Element Overview
2. Process and Public Outreach
3. Housing Needs and Conditions in Coachella
4. Public Review Draft Housing Element
5. Public Workshop

6. Next Steps for the Coachella Housing Element Update
7. Questions and Discussion

Due to COVID-19 conditions, the meeting was held virtually via Zoom with the option for in-person attendance at the Coachella City Hall Council Chambers. Public participants were able to access the meeting by computer or by phone in English or Spanish. Participants were encouraged to provide feedback on the presentation and Housing Element document verbally at the meeting or by Zoom comment box. Over 15 people attended the study session via Zoom.

Comments received are documented in Appendix E and summarized below. Three emails were also entered into the record.

- **Does the fact that the median income in Riverside County is higher than the median income in Coachella present opportunities for Coachella?** While grants and other funding for affordable housing are very competitive, the relative lower income of Coachella residents is a factor that could help proposed affordable housing projects in Coachella score higher for receiving funding or tax credits from programs through Riverside County or the State.

- **The City should look at its last (5th cycle) housing element update to see how it has been recently promoting affordable housing. The City has 560 units in the pipeline; 106 currently under construction. Let's promote our successes.** The City does look at how it has performed over the last housing cycle through its current housing element update. The housing element update will highlight how many affordable units have been built since the start of the last housing cycle.

- **Affordable housing units in the City should be high-quality. Coachella residents that live in affordable housing units should not feel inferior to other residents, especially because of the quality of their housing. We want residents to feel at home and not segregated.** While capacity constraints such as lot coverage restrictions can negatively impact the profitability of housing projects, and therefore in part the type of materials used for construction of affordable housing units, the City can consider programs to require projects to provide the same type of fixtures and appliances for market rate and affordable units.

- **The City needs to update its Zoning Ordinance and Zoning Map to be consistent with its General Plan.** The City currently is circulating a request for qualifications (RFQ) to this effect.

- **The City should address senior housing needs, both in the short and long term. Senior housing should be near amenities, as some senior may not have reliable transportation or may not be able to drive. The City should also streamline senior housing projects.**

- **The City should consider adopting an inclusionary zoning ordinance.**

- **The City should encourage different types of housing (e.g., "missing middle" housing). This includes condominiums and fourplexes, etc. These types of housing should also be near amenities, such as access to medicine, jobs, churches, and counseling centers. We can look at the Zona Central between Avenue 50 and 52 to continue the grid.** The housing element update promotes a diversified housing stock—everything from detached single-family housing to missing middle housing to federally subsidized, traditional affordable housing. The Housing Element acknowledges that access to amenities is an important factor in remaining competitive for subsidies and grant funds for affordable housing and will continue to work with developers to align sites for housing with high opportunity areas.

- **Can the City require that first-time homebuyers have priority over others when submitting offers to purchase a home?** The housing element team is not aware of any such programs in California. First-time homebuyer programs do exist where cities provide access to low interest rates or other types of funding, or education programs for first-time homebuyers. In some cities, first-time homebuyers experience difficulties in buying housing when they must compete with short-term rentals. The City does participate in a first-time homebuyer assistance program through Riverside County.

- **The City should streamline affordable housing projects (have a quick turnaround time for plan check and reviews).**

Planning Commission Hearing- (TBD)

City Council Hearing- (TBD)

I.F Affirmatively Furthering Fair Housing

Assembly Bill (AB) 686, signed in 2018, establishes new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH).

The California Department of Housing and Community Development (HCD) released AFFH assessment guidelines on April 27, 2021. The AFFH analysis covers, and is built upon, several other required components of the Housing Element, including the Needs Assessment (Appendix A), Sites Inventory (Appendix B), and Constraints Assessment (Appendix C), and as such is provided for in a separate appendix, referencing other technical components as needed. The summary of findings is provided below, in Table 1-1. For the complete analysis, see Appendix F.

Appendix F was released for public review and posted to the project website in April 2022. Fair housing issues and topics were discussed at Focus group meetings and public workshops prior

to the release of the draft Appendix. Input from the community on fair housing programs and policies in included in Section IV.

Table 1-1: AFFH Issues and Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
Land use and zoning laws	Modify land use and zoning laws to be less restrictive	1.5 Lot Consolidation 1.7 Large Sites 1.13 General Plan Map Amendments 4.2 Reasonable Accommodation 5.1 Zoning Code Constraints 5.2 Development Fees 5.3 Parking Requirements 5.4 Eliminate Minimum Dwelling Unit Size Requirement 5.5 Accessory Dwelling Units (ADUs) 5.6 Transitional and Supportive Housing 5.7 Manufactured Housing 5.8 Group Homes 5.9 Single-Room Occupancy Housing 6.7 Streamlined Approvals
Displacement of residents due to economic pressures	New Housing Choices and Affordability in more areas of the City	1.1 General Plan Implementation 1.2 Lower Income Site Rezoning 1.3 General Plan Text Amendment 1.4 Services and Facilities 1.14 AB2339 Code Amendments 5.11 Prioritize Sewer Hookups for Residential Development For Lower-income 5.12 Objective Design Standards 6.1 Development Fee Deferral 6.2 Affordable Unit Financing 6.4 Density Bonus 6.6 Infrastructure Grants
Availability of affordable units in a range of sizes	Provide Choice of Different Affordable Housing Types	1.8 Variety of Housing Options for Special Needs Groups 1.9 Emergency Shelters 1.10 Farmworker Housing Support 5.5 Accessory Dwelling Units (ADUs) 5.6 Transitional and Supportive Housing 5.7 Manufactured Housing 5.8 Group Homes 5.9 Single-Room Occupancy Housing 5.10 Farmworker Housing Strategies
Access to financial services	Provide Information Regarding	1.12 Accessory Dwelling Units Outreach 2.1 Rehabilitation Programs

Table 1-1: AFFH Issues and Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
	housing and funding options to Educate Community	2.7 Tenant Outreach 4.1 Fair Housing 6.5 Website Update 7.1 Housing Choice Vouchers 7.2 At-Risk Housing

I.G Relationship to Other General Plan Elements

The Housing Element is one of seven mandatory elements of the City's General Plan, a long-range vision document that provides guidance for future development in Coachella. City Council adopted the Coachella General Plan Update in 2015. For the General Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent with other elements. This Housing Element builds upon the existing General Plan and is consistent with its goals and policies. In the event an element of the General Plan is amended, the City will consider the impacts of the amendment on the other elements to maintain consistency across all documents.

I.H Other Statutory Requirements

Water and Sewer Priority

Government Code §65589.7 requires each public agency or private entity providing water or sewer services to grant a priority for the provision of these services to proposed developments that include lower income housing units. In Coachella, sewer services are provided by the Coachella Sanitary District and water services are provided by the Coachella Water Authority. The City has not denied, applied conditions, or reduced the amount of sewer service for a development that includes housing affordable to lower-income households consistent with State law. As part of this Housing Element, the City will adopt written policies and procedures that grant a priority for sewer hook-ups and service to developments that help meet Coachella's share of the regional need for lower-income housing (see Program 5.11).

Government Code §65589.7 also requires adopted housing elements to be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential. The City will provide the adopted Housing Element to the Coachella Sanitary District and Coachella Water Authority immediately upon adoption.

Section II Projected Housing Need

II.A Introduction/Overview of SCAG Methodology

State Housing Element law (Government Code §65580 et. seq.) requires regional councils of governments to identify for each member jurisdiction its "fair share allocation" of the Regional Housing Needs Assessment provided by the California Department of Housing and Community Development (HCD). In turn, each city and county must demonstrate the capacity to accommodate their local share of regional housing needs in the community's housing element. Each jurisdiction's responsibility for meeting the overall regional housing need is established as a Regional Housing Needs Allocation (RHNA).

The Southern California Association of Governments (SCAG), the council of governments for the Coachella area, adopted its 6th Cycle RHNA allocation methodology in March 2020. SCAG considered several factors in preparing the methodology, which weighed both projected and existing need. Projected need was informed by household growth, future vacancy need, and replacement need, while existing need considered transit accessibility, job accessibility, residual need in disadvantaged communities. The distribution of the RHNA across the four income categories factored in a social equity adjustment, which allocated a lower proportion of lower-income RHNA to jurisdictions that already had a high concentration of such households in comparison to the County, as well as the goal to Affirmatively Further Fair Housing (AFFH), which adjusted the distribution of RHNA in jurisdictions considered either very low or very high resource areas.

II.B Riverside County Income Limits

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (§50079.5). HCD calculates "extremely low", "very low", "low", "median", "moderate", and "above moderate" income limits, and publishes these limits at the county level. Riverside County's 2021 income limits for households of one to four persons are shown in Table II-1.

Table II-1: Riverside County 2021 Income Limits

Number of Persons in Household	1	2	3	4
Extremely Low (<30% of AMI)	$16,660	$19,000	$21,960	$26,500
Very Low (30-50% of AMI)	$27,650	$31,600	$35,550	$39,500
Low (50-80% of AMI)	$44,250	$50,600	$56,900	$63,200
Median	$54,250	$62,000	$69,750	$77,500
Moderate (80-120% of AMI)	$65,100	$74,400	$83,700	$93,000

II.C Regional Housing Needs Allocation

The RHNA for Coachella is shown in Table II-2. The City has a total allocation of 7,886 units for the October 2021 to October 2029 planning period.

Table II-2: 6th Cycle RHNA

	Coachella		Riverside County		SCAG	
Area/Income	**Number of Units**	**Percent**	**Number of Units**	**Percent**	**Number of Units**	**Percent**
Total	**7,886**	**100%**	**167,351**	**100%**	**1,341,827**	**100%**
Extremely Low [1]	516	13%	41,995	25%	351,796	26%
Very Low	517					
Low	999	13%	26,473	16%	206,807	15%
Moderate	1,367	17%	29,167	17%	223,957	17%
Above Moderate	4,487	57%	69,716	42%	559,267	42%

[1] Assumes 50% of Very Low-income households are Extremely-Low income.

The City of Coachella is not responsible for the actual construction of these units. Coachella is, however, responsible for creating a regulatory environment in which the private market could build unit types included in their State housing allocation. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or economic incentives to encourage the construction of various types of units.

Section III Housing Resources

III.A Introduction

There are a variety of resources available to support the City in implementation of its housing strategy, landowners and developers seeking to provide housing, and residents in need to housing assistance in Coachella. This section provides a summary of land available to accommodate future housing in the city. The full site inventory analysis is contained in Appendix B. This section also includes a list of local, regional, state, and federal programs that provide financial and related assistance to support the City in meeting its housing goals.

III.B Land Resources

A critical part of the Housing Element is the sites inventory, which identifies a list of sites that are suitable for future residential development. State law mandates that each jurisdiction ensure availability of an adequate number of sites that have appropriate zoning, development standards, and infrastructure capacity to meet its fair share of regional housing need (i.e., RHNA) at all

income levels. The inventory is a tool that assists in determining if the jurisdiction has enough land to meet its RHNA given its current regulatory framework.

Identification of Sites Suitable for Housing

The sites identified in the site inventory (Appendix B) are comprised of parcels located in various areas and zones within the City. Each site has undergone an assessment to determine development potential and residential unit capacity given zoning standards and development trends. For detailed information, please see Appendix B.



Summary of Adequate Sites

Table III-1 summarizes the City's methods for satisfying its RHNA. Based on entitled and proposed projects, and available 6th Cycle sites under the General Plan scenario (Scenario #2, assuming a rezoning Program 1.1 and General Plan Amendments Program 1.13), the City has excess capacity in all income categories. Assumptions and methodology for this determination and a detailed list of sites are included in Appendix B.

Table III-1: Residential Development Potential and RHNA

	Extremely-Low, Very Low, and Low	Moderate	Above Moderate	Total
RHNA	**2,032**	**1,367**	**4,487**	**7,886**
Entitled/Proposed Projects[1]	273		835	1,108
Remaining RHNA	**1,759**	**1,367**	**3,652**	**6,778**
Site Inventory Results				
Scenario 1 – Existing Capacity (Zoning Code)		2,212	3,211	**5,423**
Remaining- Zoning Scenario	1,759	-845[2]	441	
Scenario 2 – Potential Capacity (General Plan)[3]	2,345	1,468	6,190	**10,003**
Remaining- General Plan Scenario	-586[2]	-101[2]	-2,538[2]	**-3,225**

[1] Considers net new units only.
[2] Negative value indicates a surplus.
[3] Requires rezoning, see Programs 1.1, 1.2, and 1.3.

Source: City of Coachella, LWC 2022

III.C Financial and Administrative Resources



There are a variety of resources available to support the City in implementation of its housing strategy, landowners and developers seeking to provide housing, and residents in need to housing assistance in Coachella. The following section contains a list of financial, administrative, and other resources to help the City address its housing needs. Availability of these resources is dependent on governmental priorities, legislation, and continued funding, which may be subject to change at any time.

City Resources

- **Coachella First Time Homebuyer Program Down Payment Assistance Program:** This program provides down payment assistance in the form of a deferred loan for low-income, first-time homebuyers.

Regional Resources

- **Coachella Valley Housing Coalition (CVHC) Program**
  - **Self Help Homeownership Program:** This program consists of families helping other families achieve home ownership. Families form an informal association and agree to help each other build their homes with technical assistance provided by a competent construction supervisor. CVHC was recently awarded a $6 million federal grant from the U.S. Department of Agriculture (USDA) in April 2021.
- **Riverside County Economic Development Agency Programs**
  - **First Home Buyer Down Payment Assistance (FTHB) Program:** This program provides down payment assistance to lower income persons in the purchase of a home.
  - **Mortgage Credit Certification (MCC):** This program allows home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid on a home mortgage, qualifying them more easily for a loan by increasing the effective income of the buyer through a tax credit.
- **Housing Authority of the County of Riverside (HACR) Programs**
  - **Family Self-Sufficiency (FSS) Program:** This program assists families receiving rental assistance move to economic independence. This program includes workshops on financial assistance for higher education, credit repair/home ownership, self-esteem, resume writing, parenting, and stress management.
  - **Homeownership (HOP) Program:** This program assists with cleaning up credit problems for eligible residents and works closely with the FSS program to obtain the goal of homeownership while earning an escrow account.

State Resources

- **Affordable Housing and Sustainable Communities Program (AHSC):** Administered by the Strategic Growth Council, this program provides grants and/or loans to fund land-use, housing, transportation, or land preservation projects that support infill and compact development that reduce greenhouse gas emissions.

- **CalHome:** HCD provides grants to local public agencies and non-profit housing developers to assist first-time homebuyers with down payment assistance through deferred-payment loans, rehabilitation, homebuyer counseling, self-help mortgage assistance, or other technical assistance. $57 million available in State CalHome program.
- **California Emergency Solutions and Housing (CESH):** This program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness, such as housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidies, emergency housing operating support, and homeless delivery systems.
- **Homekey:** This program provides funding to protect Californians experiencing homelessness who are impacted by COVID-19.
- **Housing for a Healthy California (HHC) Program:** This program creates supportive housing for recipients of or those eligible for health care provided through the California Department of Health Care Services' Medi-Cal program.
- **Housing Navigator's Program:** This grant program funds housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority for individuals in the foster care system.
- **Infill Infrastructure Grant Program (IIG):** This program promotes infill housing development by providing grant funding, in the form of gap assistance, for infrastructure improvements required for qualifying multi-family or mixed-use residential development.
- **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program:** This program provides deferred payment loans for both owner-occupied and rental housing for agricultural workers, with a priority for lower income households.
- **Local Housing Trust Fund (LHTF) Program:** This program provides matching funds to local or regional housing trust funds for the creation, preservation, and rehabilitation of affordable housing, transitional housing, or emergency shelters.
- **Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP):** This program provides financing to support the preservation of affordable mobilehome parks through conversion of the park to an ownership model.
- **Multifamily Housing Program (MHP):** This program provides deferred payment loans for the construction, preservation, and rehabilitation of permanent and transitional rental housing for lower-income households.
- **National Housing Trust Fund:** This program provides deferred payment or forgivable loans for the construction of permanent housing for extremely low-income households. The covenant is for 55 years.
- **Predevelopment Loan Program (PDLP):** This program provides financing to cover pre-development costs to construct, preserve, or rehabilitate assisted housing.

- **Supportive Housing Multifamily Housing Program (SHMHP):** This program provides low interest deferred loan payments to developers building affordable rental housing that contain supportive housing units.
- **Transit-Oriented Development (TOD) Housing Program:** This program provides low-interest loans as gap financing for higher density affordable rental housing near transit.
- **Veterans Housing and Homelessness Prevention Program (VHHP):** This program supports the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families.
- **Golden State Acquisition Fund:** This $93 million fund provides low-cost financing aimed at supporting the creation and preservation of affordable housing across the state.
- **California Housing Finance Agency (CalHFA):** CalHFA offers a variety of low-cost loan programs to support the development of affordable multi-family rental housing, mixed-income housing, and special needs housing.
- **California Housing Finance Agency (CalHFA), Mortgage Credit Certificate Program:** The MCC program is a homebuyer assistance program designed to help lower-income families afford home ownership. The program allows home buyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year, up to $2,000. The remaining mortgage interest paid may still be calculated as an itemized deduction.
- **Elderlink:** A senior care referral service licensed by the Department of Public Health. This organization provides independent and free personalized senior care placement services to fully screened and approved nursing home, board and care, and assisted living facilities.

Federal Resources

- **HOME Program:** Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.
- **Community Development Block Grant (CDBG):** Federal funding for housing programs is available through the U.S. Department of Housing and Urban Development (HUD). Coachella participates in the CDBG program through the County of Riverside, which applies to HUD for funds on behalf of the City and other non-entitlement jurisdictions. The City offers housing rehabilitation loan and grant programs funded with CDBG funds. The City's CDBG allocation for the Fiscal Year 2020-2021 is $363,223.
- **Section 108 Loan Guarantee Program:** Allows CDBG entitlement jurisdictions to leverage their annual grant allocations to access low-cost financing for capital improvement projects. Eligible activities include housing, economic development, public

facility, and infrastructure. This program is often used to catalyze private investment in underserved communities or as gap financing.

- **Section 811 Project Rental Assistance:** HUD offers long-term project-based rental assistance through a NOFA published by the California Housing Finance Agency (CalHFA).
- **Emergency Solutions Grants (ESG) Program:** This program provides funding for cities, counties, and states to (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly rehouse homeless individuals and families, and (6) prevent families/individuals from becoming homeless.
- **Veterans Affairs Supportive Housing (VASH) Program:** HUD-VASH is a collaborative program between HUD and VA combines HUD housing vouchers with VA supportive services to help veterans who are homeless and their families find and sustain permanent housing.
- **Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA):** This program requires all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rentals from mortgage pre-payments be subject to LIHPRHA incentives, which include subsidies to guarantee an eight percent annual return on equity.
- **Low-Income Housing Tax Credit:** Administered through the California Tax Credit Allocation Committee (TCAC), the Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable housing by providing a tax credit to construct or rehabilitate affordable rental housing for low-income households.
- **Continuum of Care (CoC) Program:** The Continuum of Care (CoC) Program is designed to promote communitywide commitment towards ending homelessness. It provides funding to nonprofits, State, and local governments to provide shelter and services to people experiencing homelessness.
- **U.S. Department of Agriculture (USDA) Housing Programs:** This program provides homeownership opportunities for individuals and below market-rate loans/grants to public and non-profit organizations for new construction, preservation, or rehabilitation of farmworker/rural multi-family rental housing.

III.D Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses.

The Imperial Irrigation District (IID) provides electricity services for the City of Coachella. They assist low-income customers through several programs including:

Imperial Irrigation District (IID)

- **Residential Energy Assistance Program (REAP):** This program reduces energy bills for eligible participants by about 20 percent. IID also offers a 30 percent REAP discount to qualifying customers age 62 or older.
- **Emergency Energy Assistance Program (EEAP):** This program assists customers who face disconnection for non-payment. EEAP payment assistance is available quarterly to residents who participate in the REAP program. Customers may qualify for up to $75 on their electric bill during the 1st and 4th quarter, and up to $125 during the 2nd and 3rd quarter.
- **Medical Equipment Assistance Program (MEEAP):** This program reduces the electrical rate for a defined quantity of electricity used to operate medical equipment by a household that has a full-time resident who requires specifically medically necessary equipment to sustain life or prevent deterioration of a person's medical condition.

Additionally, the City has an Energy Action Plan (EAP), which was adopted in 2012. The EAP is intended to assist in meeting State and regional goals of greenhouse gas reduction and long-term energy efficiency, and it includes a strategy to meet the City's energy reduction goals.

Other conservation programs available at the local, regional, state, and federal level are described below.

Regional Energy Resources

- **Community Action Partnership of Riverside County Programs**
  - **Weatherization Assistance Program:** This program provides free home energy conservation services to low-income Riverside County homeowners and renters.
  - **Low-Income Home Energy Assistance Program:** This program provides grants and one-time assistance payments to moderate-income families and individuals for electric bills in Riverside County.

State Energy Resources

- **California Department of Community Services & Development Programs Low-Income Weatherization Program (LIWP):** California's Low-Income Weatherization Program (LIWP) provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. LIWP is the only program of its kind in California that focuses exclusively on serving low-income households with solar PV and energy efficiency upgrades at no cost. The program reduces greenhouse gas emissions and household energy costs by saving energy and generating clean renewable power. LIWP currently operates three program components: Multi-Family, Community Solar, and Farmworker Housing. According to CDS's Nov. 2020 Low-Income Weatherization Program Impact Report, LIWP has received $212 million from the Greenhouse Gas Reduction Fund since 2014. Note: The multi-family energy efficiency & renewables program component is estimated to end in June 2022.
- **California Public Utilities Commission Energy Savings Assistance Program (ESA)**: ESA provides no-cost weatherization services to low-income households who meet the CARE income guidelines. Services provided include attic insulation, energy efficient

refrigerators, energy efficient furnaces, weatherstripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

- **Federal Housing Administration Energy Efficient Mortgage Program (EEM):** This program helps families save money on their utility bills by enabling them to finance energy efficient improvements with their FHA-insured mortgage. The EEM program recognizes that an energy-efficient home will have lower operating costs, making it more affordable for the homeowners. Cost-effective energy improvements can lower utility bills and make more income available for the mortgage payment.

Section IV Housing Plan

Introduction



The housing plan of the Housing Element serves as the City's strategy for addressing its housing needs. This section describes the housing goals, policies, and programs of the Housing Element for the City of Coachella.

Goals are aspirational purpose statements that indicate the City's direction on housing-related needs. Each goal encompasses several policies, which are statements that describe the City's preferred course of action among a range of other options. Each goal also includes programs, which are actionable steps taken to implement the policies and further the City's progress towards its goals. Some programs contain quantified objectives, which refer to the number of units that are expected to be constructed, preserved, or rehabilitated through the program during the planning period. These quantified objectives represent measurable outcomes that can be used to benchmark the success of each program.

This Housing Element contains institutional changes intended to significantly increase the amount and type of housing for all income levels in Coachella. These efforts are expected to be initiated throughout the planning period, which is from October 15, 2021 to October 15, 2029. In accordance with State law, the City will also evaluate the progress and effectiveness of these programs on an annual basis. Together, these initiatives reflect the City's commitment to increasing affordable housing and improve existing housing conditions.

Goal A: Facilitate the Development of a Variety of Housing Types to Provide Adequate Housing in the City to all Households

Policies

a) **Land Use Controls.** Use the Land Use Element of the General Plan and the Zoning Code to ensure the availability of adequate sites for a variety of housing types.
b) **Varying Densities.** Employ a range of housing densities to provide housing for all economic segments of the community consistent with good planning practice.

c) **Infill and Contiguous Land.** Maximize use of vacant land within the city and contiguous to existing development in order to reduce the cost of off-site improvements and create a compact city form.
d) **Compatible Uses.** Ensure the compatibility of residential areas with surrounding uses through the separation of potentially hazardous or damaging uses, construction of adequate buffers, and other planning and land use techniques.
e) **Housing Downtown.** Promote higher-density and mixed-use redevelopment within the downtown area.
f) **Services and Facilities.** Require that adequate public and private services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.
g) **Adaptive Reuse.** Investigate the adaptive reuse of vacant commercial structures in the downtown area for housing, possibly in a mixed-use fashion.
h) **Large Family Housing.** Encourage developers to provide units with three or more bedrooms, suitable to house large households.
i) **Emergency Shelters.** Continue to actively support efforts of providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill and the chronically disabled.
j) **Emergency Shelters Services.** Assist and support local social service agencies in their applications for federal funds to provide emergency shelters for homeless individuals and families.
k) **Special Needs Housing.** Encourage the development of housing to meet the needs of special needs groups including the elderly, large families, farmworkers, homeless, and female-headed households, targeting locations in the City which have higher concentrations of special needs groups and are closest to City services and amenities.
l) **Unit Sizes.** Promote the production of for sale and rental housing to meet the needs of families of all sizes.

Programs

1.1 General Plan Implementation. The City adopted the updated General Plan in 2015. To fully implement the policies outlined in the General Plan update, the City will review the prior completed study that analyzed changes needed to the Zoning Code and revise as necessary to complete a comprehensive Zoning Code update. The City will prioritize creating zones and rezoning lower-income sites identified in the Site Inventory, Scenario #2.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Compatibility Study revised and updated (as needed) and lower-income sites rezoned by October 2022; Zoning Code updated within 3 years of Housing Element adoption.

1.2 Lower Income Site Rezoning. The City will prioritize rezoning sites to accommodate the lower-income RHNA (Appendix B). These sites will be rezoned according to their General Plan designation, along with the following requirements:

- Allow Multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households;
- Sites must accommodate a minimum of 16 units per site;
- Establish a minimum density of 20 units per acre; and
- Require residential use occupancy 50 percent of the total floor area of any mixed-use project on these sites.

The lower income RHNA is accommodated on approximately 136 acres of sites throughout the City. The City will amend the zoning regulations of approximately 136 acres of land identified for the lower income RHNA in the sites inventory as described in this program with development standards suitable to facilitate achievement of maximum allowed density (up to 65 du/ac) comply with California State law and meet RHNA targets.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Within 1 year of Housing Element adoption

1.3 General Plan Text Amendment. The City will amend the General Plan to allow 100% residential projects if the site is identified in the City's Housing Element for lower-income development. This program applies to all designations, but specifically targets the NC, DC, and UE designations.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Within 1 year of Housing Element adoption

1.4 Services and Facilities. Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public and private facilities and services. Require documentation of the adequate services and facilities that are or will be provided as a condition of approval.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Ongoing

1.5 Lot Consolidation. Evaluate opportunities for parcel assembly and the use of underutilized sites for high density and/or affordable housing. Discuss housing development potential with developers and property owners and consider relaxing development standards that constrain small lot development and prioritizing application processing to facilitate housing on these sites. Communicate with developers and owners regarding the variety of housing development options available for these sites.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Ongoing. Identify sites and meet with landowners every 3 years.

1.6 Housing Data. Upon request, provide housing data, such as information on building permits, vacancy rates, and availability of funding sources, to interested parties.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Ongoing

1.7 Large Sites. Facilitate development on large sites designated for high-density housing by communicating with developers regarding housing opportunities for these sites, providing priority subdivision processing, and utilizing the Master Plan review process (as described in the General Plan Land Use Element) to facilitate affordable unit development. Work with landowners and developers to create sites ranging from one to 10 acres in size that are feasible and appropriate for the development of affordable housing.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Ongoing. Identify sites and meet with landowners every 3 years.

1.8 Variety of Housing Options for Special Needs Groups. Identify incentives for development of needed housing typologies suitable for single-parent families with children (e.g., one or two-bedroom houses), households with family members requiring assistance (e.g., persons with disabilities), and multigenerational families (e.g. houses for large families or multiple units on one lot). Encourage, and where feasible, incentivize developers to construct new units that include a full bathroom and bedroom on the first floor (for seniors to age in place) and on-site second units that can be rented.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: December 2022

1.9 Emergency Shelters. ~~Evaluate the adequacy of land that can accommodate emergency shelters in the city and, if needed, identify additional sites for rezoning to provide greater opportunity for these shelters~~Amend the Zoning Code parking and separation regulations for emergency shelters to comply with Government Code Section 65583(a)(4)(A).

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: December ~~2022~~2023

1.10 Farmworker Housing Support. Leverage existing relationships in the local non-profit and private sector to identify specific policy levers (such as expedited permitting, fee waivers, etc.) that will have the greatest impact on easing and increasing the development of farmworker housing. Meetings to discuss these constraints will be pursued alongside ongoing assistance given to local farmworker advocacy groups and developers with site identification and technical assistance. The Coachella Valley Housing Coalition (CVHC) is the leading developer of farmworker housing in the City of Coachella and the City commits to meeting annually with CVHC and other potential affordable housing developers to identify development opportunities for farmworkers and provide concession, incentives, and assistance with funding for affordable housing opportunities in the City as appropriate. As constraints are identified, the City will modify the Zoning Code (beyond the changes in Program 5.10) or adopt ordinances to the greatest extent feasible while ensuring compliance with State law.

- Responsible Agency: Development Services Department
- Funding: Departmental budgets and First Time Home Buyer Funds

- Time Frame: Meet with ~~stakeholders~~ CVHC and Habitat for Humanity ~~by December 2023~~annually. Amend Code or adopt ordinances, as needed, within three years of Housing Element adoption. Assist farmworker advocacy groups and developers as needed throughout the planning period.

1.11 Sites Monitoring. Consistent with SB 166 (No Net Loss), the City will monitor housing sites to ensure adequate sites to accommodate the remaining unmet RHNA by each income category are maintained at all times. The City will also review densities proposed for new development under all the General Plan land use categories and assess how the new densities (and development standards) are or are not working to facilitate housing development, particularly affordable housing units.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Annually

1.12 Accessory Dwelling Units Outreach. Integrating accessory dwelling units (ADUs) into existing residential neighborhoods is a means for the City to accommodate additional affordable rental housing that supports multi-generational households and other special needs groups. Furthermore, new State laws have significantly eased ADU development standards and streamlined their approval process (see Program 5.5). To promote safe, legal ADU development, the City will create a dedicated page on its website informing residents of ADU regulations, the application process, and available funding for ADU construction, such as the CalHFA ADU Grant Program that provides up to $25,000 to reimburse homeowners for necessary predevelopment costs. The City will also work with owners of illegal and/or "unintended" accessory dwelling units to bring the unit into compliance with City standards. While promotion of materials and outreach will occur citywide, the City will enhance promotion efforts, either through additional outreach opportunities (e.g., in-person events, physical material posting or distribution, etc.) or more frequent outreach, in highest resource areas (see Appendix F).

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Informational materials on City website by 2024, ongoing advertising of materials in print and digital media. Contact and coordinate with known unpermitted ADUs throughout the planning period.

1.13 General Plan Map Amendments. The City has identified four City-owned sites adjacent to Downtown along Grapefruit Boulevard (*Consolidated Site G:* APNs 763400016 and 763400017; *Consolidated Site I:* APNs 763131018 and 763131017) for affordable housing. To facilitate this development, the City will amend the General Plan to redesignate said properties from Industrial to Urban Employment, which allows up to 65 units per acre.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Timeframe: Within 1 year of Housing Element adoption

1.14 AB 2339 Code Amendments. The City will amend the Zoning Code to allow emergency shelters by right within one or more zones which also allow residential development and comply with GC 65583(a)(4). The shelter will be subject to the same development standards as other uses in that zone, in addition to any specific requirements for emergency shelters as allowed by law (see Program 1.9).

- Responsible Agency: Development Services Department
- Funding: Department budget
- Timeframe: Within 1 year of Housing Element adoption

Goal B: Conserve and Improve the Condition of the Existing Housing Stock

Policies

a) **Rehabilitation Funds.** Continue to use available state and federal funds for housing rehabilitation, in a manner that will benefit the largest number of lower-income households, including those with extremely and very low income.
b) **Overcrowding.** Allow utilization of rehabilitation assistance funds to alleviate overcrowded conditions.
c) **Unit Rehabilitation.** Encourage the rehabilitation of substandard dwelling units instead of requiring their demolition, whenever possible, to preserve the existing affordable housing stock.
d) **Neighborhood Enhancement.** Utilize the neighborhood enhancement capabilities of the City to ensure that property owners renting unsanitary and unsafe housing units correct identified code violations.
e) **Code Enforcement.** Ensure that all new housing units constructed in the city are safe and livable through vigorous enforcement of the Uniform Building Code.
f) **Substandard Units.** Pursue the removal and replacement of substandard units that cannot be rehabilitated.
g) **Public Improvements.** Prioritize public improvements (such as new streets and drainage, sidewalk parks, street trees, and other public amenities and infrastructure) to improve areas with the greatest need, including neighborhoods with high concentrations of poverty and limited existing resources and amenities.

Programs

2.1 Rehabilitation Program. Continue to implement the City's Residential Rehabilitation Program, as funding is available. Allow funds to be used to reconcile code violations, alleviate overcrowding, make improvements to accommodate the special needs of elderly and disabled residents, including persons with developmental disabilities, and improve energy efficiency. The City will continue to advertise the program on the City's website, share program information with service organizations, and post program information in City Hall. While promotion of materials and outreach will occur citywide, the City will enhance promotion efforts and prioritize program funding in Racial or Ethnically Concentrated Areas of Poverty (R/ECAPs) and older neighborhoods in the City which may be in need of more rehabilitation due to the age of the housing stock (see Appendix F).

- Responsible Agency: Development Services Department
- Funding: CDBG and HOME
- Time Frame: Ongoing

2.2 Housing Condition Survey. Continue to monitor housing conditions throughout the city by reviewing code enforcement complaints and periodically conduct formal or informal housing condition surveys.

- Responsible Agencies: Development Services Department

- Funding: Department budgets (for housing condition surveys) and CDBG Planning/Technical Assistance Grants
- Time Frame: Ongoing. Conduct assessment of areas of concern every three years

2.3 Neighborhood Enhancement. Continue to implement the abandoned and vacant property ordinances and explore new methods of eliminating unsightly property conditions in residential areas.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Ongoing

2.4 Mobile Home Park Maintenance. Continue to monitor health and safety issues related to substandard mobile home parks located within the city limits and those within the City's sphere of influence. Where the State is the permitting agency, refer maintenance and enforcement complaints to the appropriate State contact. For City managed sites, explore funding opportunities for a loan or grant program to assist with mobile home unit and park repairs and improvements as well as mobile home ownership.

- Responsible Agency: Coachella Community Services Department
- Funding: Department budget
- Time Frame: Explore funding opportunities by 2023, monitoring is ongoing

2.5 CVAG Representation. Continue to participate in housing-related discussions with CVAG.

- Responsible Agency: Development Services Department, City Council
- Funding: General Fund
- Time Frame: Annually, or as meetings occur

2.6 Disadvantaged Unincorporated Communities (DUCs). To support disadvantaged unincorporated communities (DUCs) within the City's sphere of influence (SOI), the City will:

- Work with Riverside County, Riverside County LAFCO, Coachella Valley Water District, the Coachella Valley Regional Water Management Group (CVWRMG), and local advocacy organizations to identify and address housing-related infrastructure needs in nearby DUCs
- Participate in outreach and information gathering events and strategy sessions
- Contribute to efforts to identify and estimate the cost of potential infrastructure improvements including any preparation of the Integrated Regional Water Management Plan (prepared by CVWRMG)
- Pursue funding sources to complete necessary upgrades.
- Coordinate with agencies and community groups to explore annexation potential and timeframes.
- Consider requiring developers plan for and construct oversized facilities to create infrastructure connection opportunities for nearby disadvantaged communities as a condition of approval for development in new growth areas.

Riverside County LAFCO identified four "fringe" DUCs located in close proximity to Coachella, three of which are located within the City's sphere of influence.

- Responsible Agency: Development Services Department
- Funding: General Fund

- Time Frame: Ongoing, pursuing funding as available and engage in ongoing dialogue (meet at least annually) to determine annexation potential and timeframes

2.7 Tenant Outreach. Conduct education and outreach to tenants regarding the City's Code Enforcement program and their rights as a tenant to decent, safe, and sanitary housing. While promotion of materials and outreach will occur citywide, the City will enhance promotion efforts in downtown and in areas of the City which have the highest concentration of renters (see Appendix F).

- Responsible Agency: Development Services Department
- Funding: Departmental budget
- Time Frame: Ongoing, prepare flyers for distribution at City Hall within one year of Housing Element adoption.

2.8 Home Enhancement. Fund home rehabilitation improvements for low income households utilizing CDBG funding.

- Responsible Agency: Economic Development Department
- Funding: CDBG funds
- Time Frame: Secure and distribute funds through Dec 2024

Goal C: Encourage Energy Conservation to Reduce Housing Costs

Policies

a) **Conservation Techniques.** Encourage the use of energy-conserving techniques in the siting and design of new housing.

b) **State Requirements.** Actively enforce state energy conservation requirements for new residential construction.

c) **Resource Reduction Education.** Make local residents aware of the free home surveys performed by the Coachella Water Authority as a means to reduce water consumption and the rebate programs offered by the Imperial Irrigation District and Southern California Gas Company.

Programs

3.1 Energy Conservation Standards. Develop a menu of energy conservation techniques and establish minimum requirements for energy conservation when approving siting and design of proposed residences to minimize energy consumption as well as housing costs.

- Responsible Agencies: Planning and Building Divisions of the Development Services Department
- Funding: Department budgets
- Time Frame: December 2023

3.2 Building Standards. Continue to require that, at a minimum, all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code.

- Responsible Agency: Development Services Department

- Funding: Department budget
- Time Frame: Ongoing, as project applications are reviewed

3.3 Water Conservation. Assist in distributing information to the public regarding free home water consumption audits of the Coachella Water Authority and rebate programs offered by Imperial Irrigation District.

- Responsible Agency: Imperial Irrigation District, Development Services Department
- Funding: N/A
- Time Frame: Ongoing. Send materials to residents once annually.

3.4 Energy Efficiency Programs. Assist in distributing information about energy efficiency retrofit rebates and financing opportunities available to the residents and property owners such as Energy Upgrade California, the New Solar Homes Partnership, and future CVAG programs, including energy partnerships with surrounding agencies such as West Riverside Council of Governments (WRCOG).

- Responsible Agency: Development Services Department
- Funding: N/A
- Time Frame: Ongoing. Send materials to residents once annually.

Goal D: Promote Fair Housing Opportunity for All Persons [regardless of race, religion, marital status, age, sex, gender, nationality, physical or developmental disability, family size, and level and source of income]

Policies

a) **Equal Opportunity.** Advocate equal housing opportunity for all residents.
b) **Fair Housing.** Utilize local fair housing agencies to investigate promptly and aggressively any complaints involving housing discrimination.
c) **Tenant and Landlord Education.** Promote greater awareness of tenant and landlord rights and target increased education in areas with the highest concentration of renters.
d) **Access.** Promote reasonable accommodation in new housing developments and in existing housing.

Programs

4.1 Fair Housing. Continue to provide information on fair housing law on the City's website, at City Hall, and at the local library. In addition, the City Clerk shall continue to include a statement in City utility bills which indicates that information on fair housing laws is available to the public without charge. Information will be provided in both English and Spanish. Complaints may be directed to the Development Services Department.

- Responsible Agency: City Manager's Office, Development Services Department, City Clerk
- Funding: Department budget
- Time Frame: Ongoing

4.2 Reasonable Accommodation. Adopt a "Reasonable Accommodation" procedure, in accordance with SB 520, as part of the updated Zoning Code to allow for administrative processing of requests for features and accessibility for persons with disabilities and persons with developmental disabilities.

- Responsible Agency: Development Services Department
- Funding: City General Fund
- Time Frame: Within 3 years of Housing Element adoption

Goal E: Remove Constraints to the Maintenance, Improvement, and Development of Housing

Policies

a) **Building and Zoning Codes.** Ensure local building and zoning codes do not overly constrain housing production or cause increases in construction or permitting costs without sacrificing basic health and safety considerations.

b) **Development Fees.** Charge development fees that do not unreasonably contribute to the cost of housing.

c) **Site Improvement Assistance.** Continue to financially assist with land and/or off-site improvements costs for lower-income housing projects, as funds become available.

d) **Expedited Processing.** Continue practice of expeditious processing of residential development proposals and permits by encouraging concurrent processing of entitlements, rather than requiring one process to be completed before beginning the next process.

e) **Objective Review.** Encourage new high-quality rental and ownership housing through a clear and objective review process consistent with City adopted design standards.

Programs

5.1 Zoning Code Constraints. When undergoing the comprehensive Zoning Code update (Program 1.1), the City will ensure the Code update removes barriers to production of a variety of housing types and build on concepts outlined in the General Plan to incorporate the use of innovative land use techniques and construction methods such as clustering of units, density transfers, reduced setbacks/zero lot line development, reduced lot sizes, and others to minimize housing development costs and to maximize development opportunities.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Within 3 years of Housing Element adoption

5.2 Development Fees. Periodically survey other cities in the Riverside County area to ensure that the City's development fees are commensurate to other communities using a cost-recovery model and do not pose an unreasonable constraint to housing development.

- Responsible Agency: Development Services Department
- Funding: Department budget; possible CDBG Planning/Technical Assistance Grant
- Time Frame: Every five years

5.3 Parking Requirements. Review revisions to the Zoning Code to evaluate implementation of reduced parking requirements (or no parking requirement) for residential projects serving special needs groups, including low-income households, or for projects located close to public transportation or commercial services.

- Responsible Agency: Development Services Departments
- Funding: Department budgets
- Time Frame: Within 3 years of Housing Element adoption

5.4 Eliminate Minimum Dwelling Unit Size Standard. While the City's minimum dwelling unit size standards have not proved to be a constraint on housing development based on market demand for larger units, they could potentially constrain housing development in the future depending on demographic and market trends for smaller units. The City will amend the Zoning Code to eliminate the requirement for minimum dwelling size by unit type.

- Responsible Agency: Development Services Department
- Funding: Department budgets
- Time Frame: Within 3 years of Housing Element adoption

5.5 Accessory Dwelling Units (ADUs). Amend the Zoning Code to remove references to second units and regulate with the City's ADU ordinance, which complies with state law regarding ADUs.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Within 3 years of Housing Element adoption

5.6 Transitional and Supportive Housing. Amend the Zoning Code to define transitional and supportive housing in accordance with Government Code Section 65582, AB 101, and AB 2162 and clarify that these types of housing are treated as residential uses of property, including allowing transitional and supportive housing and low barrier navigation centers in areas that allow multi-family and mixed use residential, subject to the same restrictions/regulations as other types of housing in the same zoning district.

- Responsible Agency: Development Services Department
- Funding: City General Fund
- Time Frame: December 2022

5.7 Manufactured Housing. Amend the Zoning Code to include manufactured housing as an approved housing type, as per State of California requirements.

- Responsible Agency: Development Services Department, Planning Commission
- Funding: City General Fund
- Time Frame: December 2022

5.8 Group Homes. Revise the Zoning Code to regulate group homes, foster homes, residential care facilities, and similar facilities as follows (referred to below simply as "group homes"):~~allow State-licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities by right with six or fewer persons in any residential zone; and to allow with administrative approval for licensed group homes with greater than six persons in all high density residential and mixed use zoning districts subject to objective criteria and clear, specific to use regulations. Additionally, recognizing~~

~~that larger facilities provide necessary supportive environments for a variety of households, the City will amend the Zoning Code to allow unlicensed facilities of 6 or more persons in all zones which allow residential uses similar to other residential uses in the zone, subject to specific objective design standards and appropriate findings.~~

- Permit by-right both *licensed and unlicensed* group homes (serving six or fewer residents) in all residential zones. The City will apply the same general zoning, building, fire, and other health and safety codes that apply to other uses of the same type that are allowed in that zone, subject only to the additional Health and Safety Code provisions specific to certain types of group homes (i.e., spacing requirements for licensed residential care facilities).
- Permit by-right *unlicensed* group homes (serving greater than six residents) in all residential zones. The City will apply the same general zoning, building, fire, and other health and safety codes that apply to other uses of the same type.
- Allow with a conditional use permit *licensed* group homes (serving greater than six residents) in all residential zones. The City will subject these only to specific, objective design and operational standards/findings and provide flexible and efficient reasonable accommodation in these permitting processes.

- Responsible Agency: Development Services Department, Planning Commission
- Funding: Departmental budget
- Time Frame: December ~~2022~~ 2023

5.9 Single-Room Occupancy Housing. Amend the Zoning Code to define single-room occupancy units (SROs) and identify zones in which SROs are allowed. Facilitate the development of SROs, or conversion of hotels, motels, or vacant apartment buildings into SROs, as appropriate housing type for persons with special needs and extremely low incomes.

- Responsible Agency: Development Services Department, Planning Commission
- Funding: Departmental budgets
- Time Frame: Amend the Code within 3 years of Housing Element adoption. Provide ongoing facilitation

5.10 Farmworker Housing Standards. Amend the Zoning Code to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 10721.5 and 17021.6. Additionally, the City will amend the Zoning Code to allow farmworker housing projects in residential areas (including areas formerly designated as agriculture prior to the 2015 General Plan update) that are currently used for agricultural production, or within close proximity to areas with active agricultural production, where farm worker housing is a desirable use. The City will also ensure that such procedures encourage and facilitate the development of housing for farmworkers.

- Responsible Agency: Development Services Department, Planning Commission
- Funding: Departmental budgets
- Time Frame: December 2022

5.11 Prioritize Sewer Hookups for Residential Development for Lower-Income Housing. Adopt written policies that grant priority for water and service allocations to

proposed developments that include housing units affordable to lower-income households into the General Plan. The City will provide the adopted Housing Element to both the Coachella Water Authority and Coachella Sanitary District immediately upon adoption to promote collaboration on this effort.

- Responsible Agency: Development Services Department
- Funding: Department budgets
- Time Frame: Amend the General Plan within two years of Housing Element adoption. Collaborate with water and sewer providers throughout the planning period.

5.12 Objective Design Standards. Develop objective design standards and clear findings to evaluate projects for compliance with the Architectural Review and Conditional Use processes. This effort will evaluate existing subjective standards required for approval in both the Zoning Code and specific plans. The purpose of these standards is to expedite the development review process and support the City in meetings its housing goals.

- Responsible Agency: Development Services Department
- Funding: Department budgets
- Time Frame: Within 3 years of Housing Element adoption.

Goal F: Promote Affordable Housing to Meet the Needs of Lower- and Moderate-Income Households

Policies

a) **State and Federal Funding.** Investigate and pursue state and federal programs and funding sources, such as CDBG and HOME funds, designed to expand housing opportunities for lower-income and special needs households, including extremely low-income households, farmworkers, the elderly, and persons with physical and developmental disabilities.

b) **On-site Affordable Units.** Encourage the inclusion of lower-income units, including extremely low-income and moderate-income units, in privately sponsored multi-family housing developments.

c) **Affordable Unit Financing.** Work with local lending institutions to maximize private financing for the construction of new lower-income housing, including extremely low-income units, and moderate-income housing.

d) **Developer Marketing.** Actively market Coachella to housing developers through appropriate advertisements in development publications and in metropolitan area newspapers.

e) **New Assisted Units.** Promote the construction of new assisted housing units in the city for lower-income households, including those with extremely and very low income.

Programs

6.1 Development Fee Deferral. When feasible, continue to defer development fees for housing units affordable to extremely low-, very low-, and low-income households.

- Responsible Agencies: Development Services, Building, and Public Works Departments
- Financing: Department budgets
- Time Frame: Ongoing

6.2 Affordable Unit Financing. Continue to work with nonprofit and for-profit developers to apply for financing to fund the development of housing affordable to lower-income and special needs households, particularly housing that will serve persons with extremely low incomes, farmworkers, the elderly, and persons with disabilities and developmental disabilities. The City will be open to providing letters of support for funding applications; the City will also consider partnerships with nonprofits for utilization of City staff to help write and to review project applications. The City will take actions necessary to expedite processing and approvals for such projects prioritizing projects in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs).

- Responsible Agency: Development Services Department
- Funding: General Fund, HCD
- Time Frame: Assist with funding applications on an ongoing basis; annually review potential funding opportunities

6.3 CDBG and HOME Funds. Continue to pursue funding for the construction and rehabilitation of affordable housing, including annual applications for HOME and CDBG funds. The City will work with nonprofit and for-profit housing developers and will take actions necessary to expedite processing and approvals for such projects.

- Responsible Agency: Development Services Department
- Funding: HCD
- Time Frame: Annually

6.4 Density Bonus. AB 2345, which took effect on January 1, 2021, revised the State density bonus law (Government Code §65915-65918). It increases the maximum density bonus to up to 50 percent. The City will update its local density bonus provisions to be consistent with State law. Additionally, the City will consider modifying its procedures to eliminate City Council approval for density bonus requests.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: 2023

6.5 Website Update. The City will include housing-related resources including information regarding the City's housing rehabilitation program, first-time homebuyer loans, loans available through CalHFA, and other relevant links.

- Responsible Agency: Development Services Department
- Funding: CalHFA First-Time Homebuyer Program
- Time Frame: Annually review information

6.6 Infrastructure Grants. Infrastructure must be expanded to support future housing development opportunities for moderate and lower-income households. The City will pursue grant funding for infrastructure that facilitates development of moderate and lower-income housing sites (e.g., Infill Infrastructure Grant, etc.) and increase the availability of developable land in highest resource areas (See Appendix F) and on sites designated in the General Plan for higher density multi-family or mixed-use development.

- Responsible Agency: Development Services Department
- Funding: Grant funding
- Time Frame: Ongoing

6.7 Streamlined Approvals. Develop a written policy or project review and approval guidelines as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.

- Responsible Agency: Development Services Department
- Funding: Departmental Budget
- Time Frame: Within 12 months of Housing Element adoption

6.8 Place-Based Neighborhood Revitalization. The City will continue to carry out a variety of neighborhood improvement efforts to revitalize the Coachella community and promote fair housing and access to resources and opportunities in all parts of Coachella. The City will improve neighborhoods and places in Coachella in the most need of place-based planning and improvement strategies, as well as places with the greatest capacity for accommodating housing for lower income households. Efforts include, but are not limited to, the following:

Planning. The City will continue to implement the Downtown Specific Plan and other City specific plans which have targeted recommendations for infrastructure improvements and neighborhood revitalization. As needed, the City will modify adopted policies to continue to identify areas in need of improvement and additional resources.

Implementation. The City will continue to prioritize the Capital Improvement Plan (CIP), annually, and seek additional funding and other resources toward community revitalization in targeted areas. Additionally, the City will continue to pursue concurrent efforts (Program 2.6 and Program 6.6) to improve infrastructure capacity in opportunity areas and in areas of need, including DUCs.

Partnerships. As part of ongoing and regular coordination with regional housing advocates, the City will seek new partnerships with agencies and grant funding opportunities to implement neighborhood improvements as part of new housing projects.

- Responsible Agency: Development Services Department
- Funding: Departmental budget, grant funding (as available)
- Time Frame: Identify priority specific plan programs for implementation by 2025, prioritize CIP funding annually.

Goal G: Preserve Existing Affordable Housing Opportunities for Lower Income Residents of the City

Policies

a) **Preservation Funding.** Utilize federal, state, and local funding to preserve lower- income rental housing to the extent possible.

b) **Preservation Cooperation.** Work closely with nonprofit organizations and public agencies involved in the provision of affordable housing to preserve existing lower- income rental units in the city.

c) **Displacement Prevention.** Prevent the displacement of lower-income residents from assisted housing units that may convert to market-rate housing in the future targeting City efforts in areas subject to the greatest displacement risk (See Appendix F, Figure F-23: Vulnerable Communities (2017).

Programs

7.1 Housing Choice Vouchers. Actively support the Riverside County Housing Authority's attempts to secure additional Section 8 Housing Choice rental assistance for extremely low-, very low-, and low-income households.

- Responsible Agency: Development Services Department
- Financing: HUD Section 8 Certificate and Housing Voucher Programs
- Time Frame: Ongoing

7.2 At-Risk Housing. Although there are not units at risk of converting to market rate during the 6th Cycle, the City will mMonitor and assist in the preservation of affordable units at risk of converting to market rate in the future as well as coordinate with local providers to maintain adequate conditions of existing affordable units to ensure they maintain available. Actions will include:

- Monitor the Risk Assessment report published by the California Housing Partnership Corporation (CHPC).
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers.
- Maintain the list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.
- Coordinate with CVHC to make necessary improvements to maintain and preserve existing affordable housing stock.
- Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay. State law requires a 12-month notice.

- Responsible Agency: Development Services Department
- Funding: HCD

- Time Frame: Ongoing

Quantified Objectives

Table IV-1 presents the City's quantified objectives for construction, preservation, and rehabilitation for the 2021 – 2029 planning period that will be achieved through the policies and programs described above.

Table IV-1: Quantified Objectives

Program Type/Affordability	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	516	517	784	1,367	3,804	6,988
Rehabilitation			~~50~~70			~~50~~70
Conservation/Preservation	50	100	150			300
Total	~~516~~566	~~517~~617	~~834~~1004	1,367	3,804	**7,~~038~~358**

Appendix A: Housing Needs Assessment

Contents

Appendix A: Housing Needs Assessment A-1

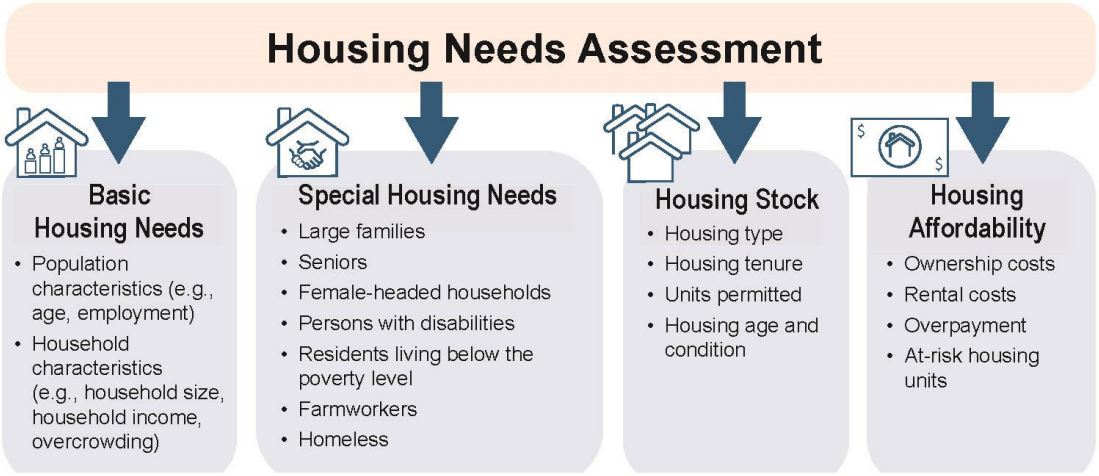
Section A.1 Introduction and Summary A-2
A.1.1 Introduction A-2
Section A.2 Population Characteristics A-2
A.2.1 Population A-2
A.2.2 Age A-3
A.2.3 Race/Ethnicity A-4
A.2.4 Employment A-4
Section A.3 Household Characteristics A-6
A.3.1 Household Type A-6
A.3.2 Household Size A-6
A.3.3 Overcrowding A-7
A.3.4 Household Income A-8
A.3.5 Special Housing Needs A-10
Section A.4 Housing Stock Characteristics A-22
A.4.1 Housing Type and Vacancy A-22
A.4.2 Housing Tenure A-23
A.4.3 Housing Units Permitted A-25
A.4.4 Housing Age and Condition A-26
Section A.5 Housing Costs and Affordability A-27
A.5.1 Ownership Costs A-27
A.5.2 Rental Costs A-28
A.5.3 Overpayment A-29
A.5.4 At-Risk Housing Assessment A-34

Section A.1 Introduction and Summary

A.1.1 Introduction

This section forms the foundation for understanding Coachella's housing needs. It analyzes a range of demographic, economic, and housing-related variables to determine the extent and context of the City's housing-related need. Information gathered through this section provides a basis from which to build housing goals, policies, and programs to address those needs.

This section includes an analysis of the City's population, special needs groups, employment, housing stock, and housing affordability.



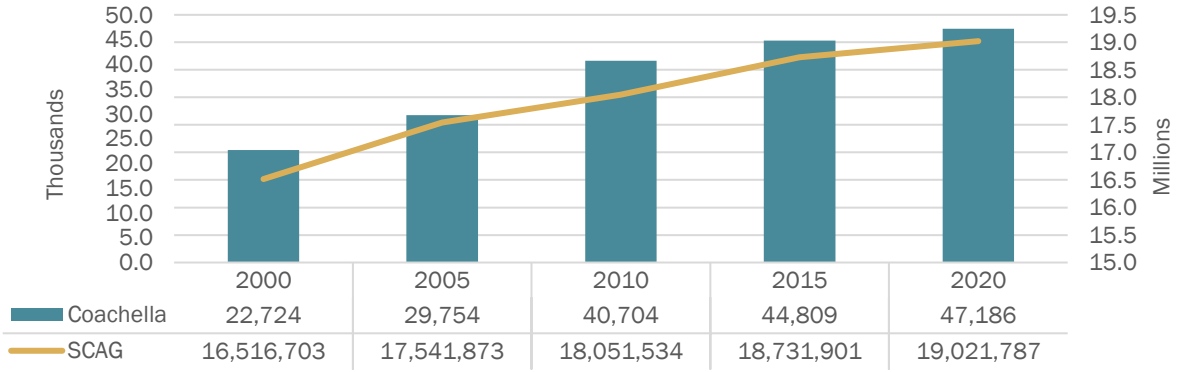
The main source of data used to form the majority of this section is HCD pre-certified local housing data provided by SCAG, which relies primarily on the American Community Survey 2014-2018, California Department of Finance, HUD's Comprehensive Housing Affordability Strategy ("CHAS") data, and California Department of Developmental Services.

Section A.2 Population Characteristics

A.2.1 Population

Coachella had a total population of 47,186 in 2020, according to the California Department of Finance. The chart below describes the population trend in Coachella over the past 20 years. During this period, Coachella's population grew by 108 percent while the SCAG region grew by 15 percent (or an annual growth rate of 3.7 percent compared to 0.7 percent for the region).

Figure A-1: Population Trend, 2000-2020



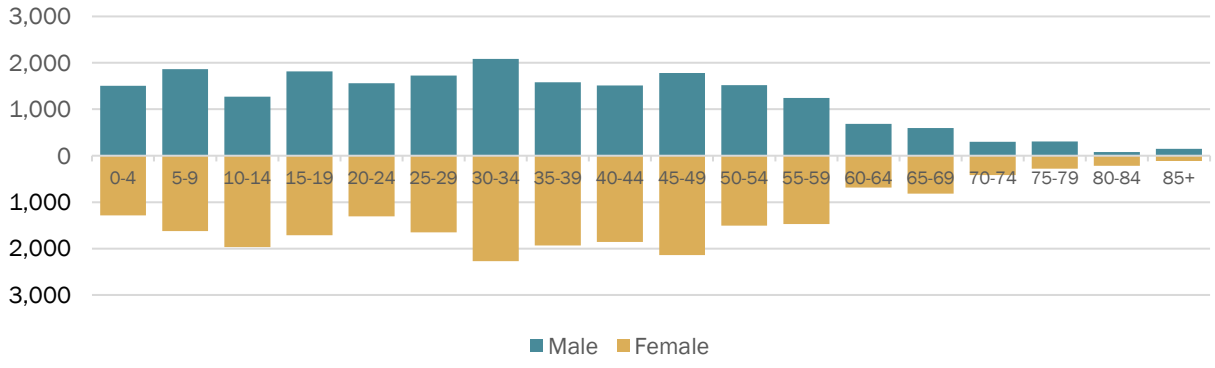
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.2.2 Age

Age is an important factor that impacts a city's housing needs, as needs and requirements change at different ages. In addition, different age groups will have different housing needs depending on a variety of factors, such as family status, household size, income level, and living preferences. A city with a large population of children relative to the adult population will need more housing for larger households, while a city with a large population of young adults might require more affordable studio and one-bedroom units. Similarly, having a larger senior population may indicate the need for housing that is ADA accessible or smaller units for seniors who seek to down-size.

The share of Coachella's population which is under 18 years of age is 26.1 percent, which is higher than the regional share of 23.4 percent. The seniors (age 65 and above) make up 7.3 percent of the population, which is lower than the regional share of 13 percent. The median age in Coachella is 33.5 years, lower than that of Riverside County (35.3 years). The population of Coachella is 48.2 percent male and 51.8 percent female.

Figure A-2: Current Population by Age and Sex

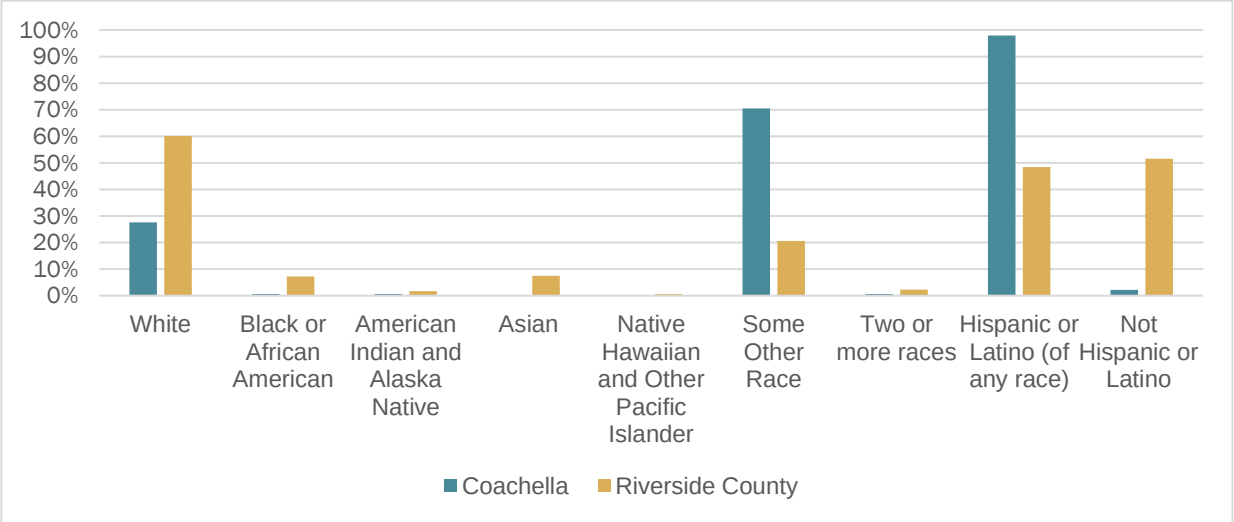


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

A.2.3 Race/Ethnicity

The largest racial group in Coachella is “Some Other Race”, representing 70 percent of the total population. Note that is a common occurrence in communities with large Hispanic populations, as the distinction between race and ethnicity is sometime unclear to census respondents. In Coachella, 98 percent of the population of is Hispanic or Latino (of any race), compared to 48 percent of the population of Riverside County.

Figure A-3: Race and Ethnicity



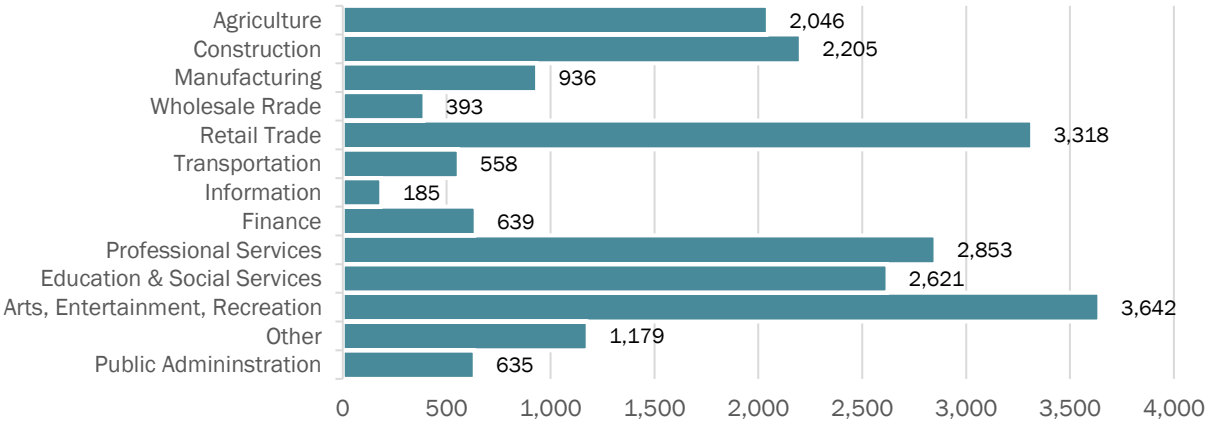
Note: “Hispanic or Latino” can be defined as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race

Source: American Community Survey 2014-2018 5-year estimates, DP05

A.2.4 Employment

There are 21,210 workers living within Coachella who work across 13 major industrial sectors made up of groupings of two-digit North American Industry Classification System (NAICS) codes. The chart below provides more detailed employment information. The most prevalent industries are Arts, Entertainment, Recreation, which includes Food Service and Accommodations, with 3,642 employees (17.2 percent of total) and Retail trade with 3,318 employees (15.6 percent of total). Information is the least prevalent employment industry, employing approximately 1 percent of employees.

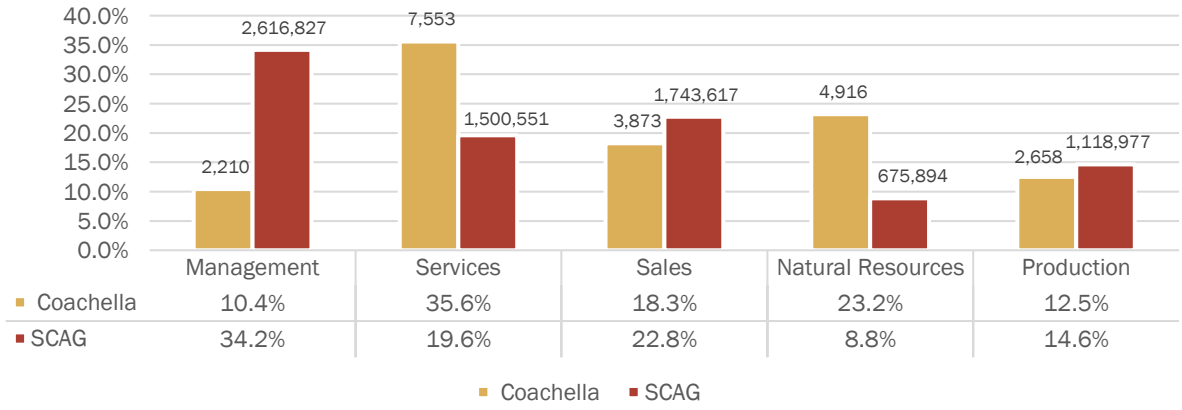
Figure A-4: Employment by Industry



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes)

In addition to understanding the industries in which the residents of Coachella work, it is also possible to analyze the types of jobs they hold. Of all job types, the most prevalent occupational category in Coachella is “Services”, in which 7,553 (35.6 percent of total) employees work. The second-most prevalent type of work is in Natural Resources (including agriculture), which employs 4,916 (23.2 percent of total) residents of Coachella.

Figure A-5: Employment by Occupation



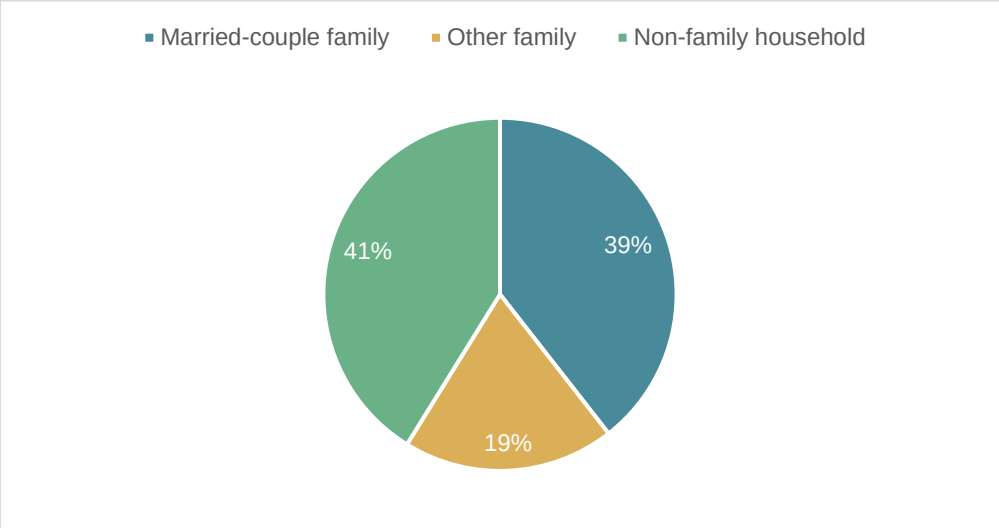
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of SOC codes)

Section A.3 Household Characteristics

A.3.1 Household Type

Of the 14,674 total households in Coachella, 5,789 (or 39 percent) consist of married-couple families, 2,845 (or 19 percent) consist of “Other” family, and 6,040 (or 41 percent) consist of non-family households. “Other” family represents households with one or more related persons with no spouse present. This can include single parent households or grandparents with children.

Figure A-6: Household Type



Source: ACS 5-year estimates (2018), S2501

A.3.2 Household Size

In Coachella, the largest share of households (39 percent) consists of a household with just one person, while the lowest share of households (12 percent) consists of three people. Coachella has a higher share of single-person households than the SCAG region overall (39 percent vs 23.4 percent). This is a considerably significant increase in single person households over the past 10 years. The average household size in 2018 was 4.65 persons.

Table A-1: Household Size

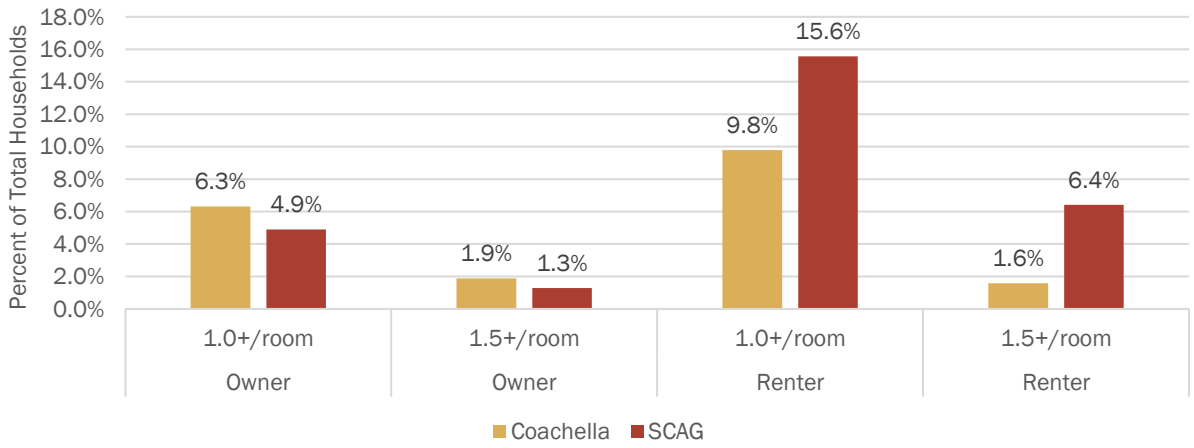
	2010		2018	
	Total	%	Total	%
1-person household	464	5%	5,718	39%
2-person household	1,007	11%	2,393	16%
3-person household	1,316	15%	1,775	12%
4- person household	2,017	22%	2,033	33%
5-or-more person household	4,194	47%	2,755	19%
Total occupied housing units	9,998	100%	14,674	100%
Source: ACS 5-year estimates (2018), S2501; US Census (2010)				

A.3.3 Overcrowding

Overcrowding is defined by the Census as a unit in which more than one person occupies a room (excluding bathrooms and kitchens), while units occupied by more than 1.5 people are considered severely overcrowded. These circumstances can occur due to a lack of adequate affordable housing and housing costs becoming greater relative to household income. Families, especially larger ones and those with lower incomes, may choose to double-up or rent rooms in order to alleviate the financial burden and allocate more income for other necessities. Overcrowding can result in poor living conditions and lead to more rapid deterioration of the property. Therefore, maintaining proper levels of occupancy by preventing overcrowding can improve overall quality of life for all residents.

In Coachella, renter-occupied households are more likely to be overcrowded than owner-occupied households. 9.8 percent of renter households are overcrowded, and 1.6 percent are severely overcrowded; while 6.3 percent of owner-occupied households are overcrowded, and 1.9 percent are severely overcrowded. Rates of overcrowding are lower in Coachella than the SCAG region across renter-occupied households, but higher across owner-occupied households.

Figure A-7: Overcrowding by Extent and Tenure



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year)

A.3.4 Household Income

Household income is a critical component of housing affordability. Income impacts the decision to rent versus own, the size of unit, and location of housing. Coachella's median household income in 2018 was $33,870, which is 47 percent lower than the County's median income of $63,948. The mean income in Coachella is 47 percent lower than in Riverside County.

Table A-2: Household Income

	Coachella	Riverside County
Median Income	$33,870	$63,948
Mean Income	$45,121	$84,391
Source: ACS 5-year estimates (2018), S1901		

The RHNA addresses housing challenges for four income categories defined by their respective proportion of the county area median income (AMI). The below table defines these income categories.

Table A-3: Income Categories as a Percentage of AMI

	% of AMI
Extremely Low	0-30%
Very Low	30-50%
Low	50-80%
Moderate	80-120%
Above Moderate	> 120%
Source: Department of Housing and Community Development, 2020	

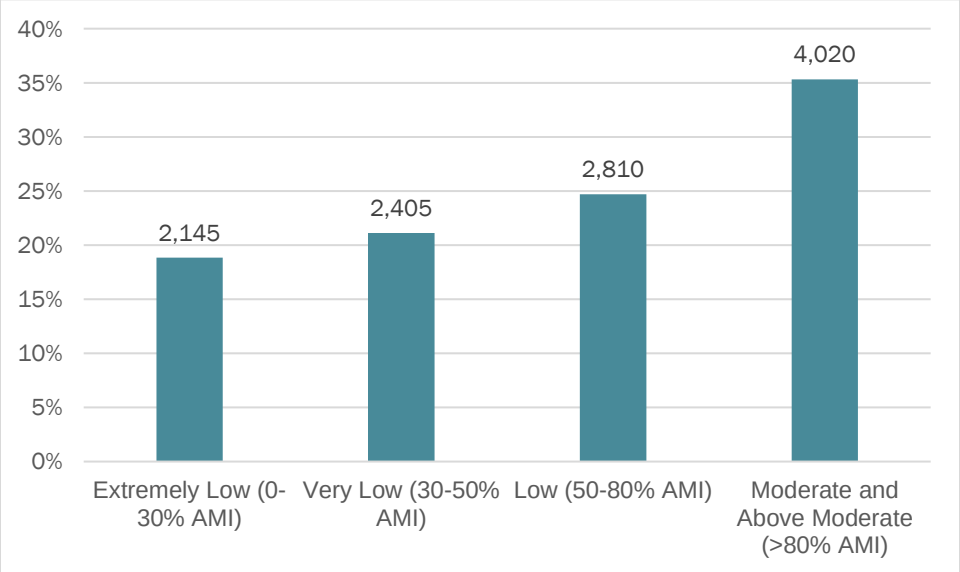
The following table shows the 2020 income limits for the four income categories in Riverside County. The above moderate category includes all households earning above the upper limit of the moderate-income category.

Table A-4: Riverside County 2020 Annual Income Limits by Household Size

Number of Persons in Household:		1	2	3	4	5	6	7	8
Riverside County Area Median Income: $75,300	Extremely Low	15,850	18,100	21,720	26,200	30,680	35,160	39,640	44,120
	Very Low	26,400	30,150	33,900	37,650	40,700	43,700	46,700	49,700
	Low	42,200	48,200	54,250	60,250	65,100	69,900	74,750	79,550
	Median Income	52,700	60,250	67,750	**75,300**	81,300	87,350	93,350	99,400
	Moderate	63,250	72,300	81,300	90,350	97,600	104,800	112,050	119,250
Source: Department of Housing and Community Development, 2020									

Using data from the American Community Survey (ACS), HUD compiles a dataset called the Comprehensive Housing Affordability Strategy (CHAS) that allows local governments to analyze their regional housing issues. The most recently available CHAS dataset indicated that nearly two-thirds (65 percent) of all households in Coachella earn less than 80 percent of AMI.

Figure A-8: Household Income Distribution



Source: HUD CHAS, 2012-2016

A.3.5 Extremely Low-Income

Because income is one of the main components of housing stability, ensuring adequate housing for households considered extremely low-income (below 30 percent of AMI) can be especially challenging. According to the CHAS data, approximately 19 percent of households in Coachella

are extremely low-income. The race/ethnicity with the highest share of extremely low-income households is Hispanic, as 97 percent of ELI households are Hispanic, and 19.1 percent of Hispanic households are ELI. In the SCAG region, the race/ethnicity with the highest share of extremely low-income households is Black, non-Hispanic (27.1 percent versus 17.7 percent of total households). Note that the total number of households in the table below differs slightly because the CHAS data uses ACS 2012-2016 data while the rest of this appendix uses ACS 2014-2018 data.

ELI households have increasingly difficult housing challenges compared to other income categories, often unattainable without subsidy. The City has recently approved several affordable housing projects in recent years; however, these are often not at depths of affordability for ELI. To continue to support these households, the City proposes Program 1.7 to continue to seek Housing Choice Vouchers for ELI households. Additionally, single room occupancy units, or SROs, may be a more affordable option for ELI households. Current zoning does not allow SROs. To promote SROs, the City proposes Program 5.9 to amend the zoning ordinance and facilitate development of SROs.

Table A-5: Extremely Low-Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	325	55	16.9%
Black, non-Hispanic	70	0	0.0%
Asian and other, non-Hispanic	58	0	0.0%
Hispanic	10,940	2,090	19.1%
TOTAL	**11,393**	**2,145**	**18.8%**
Renter-occupied	3,990	1,260	31.6%
Owner-occupied	7,390	880	11.9%
TOTAL	**11,380**	**2,140**	**18.8%**
Note: HAMFI refers to Housing Urban Development Area Median Family Income			
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)			

A.3.6 Special Housing Needs

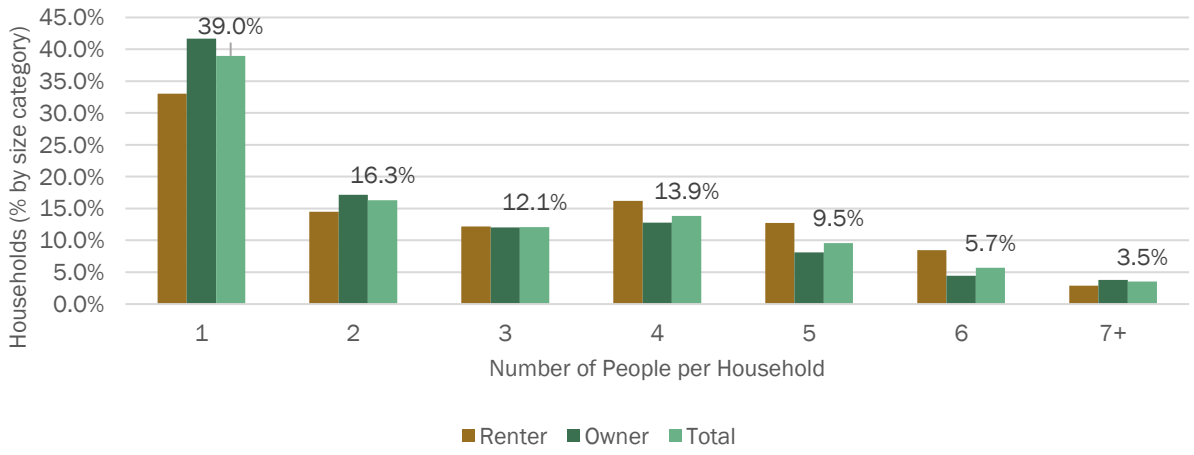
Certain segments of the population encounter more difficulty in finding decent, affordable housing due to special circumstances. Special needs may be related to one's employment type and income, family characteristics, medical condition or disability, or household characteristics. These households may require special accommodations, such as on-site supportive services, unique building design, or spatial accommodations. The special needs categories assessed in this section include large families, seniors, female-headed households, people with disabilities, farmworkers, and people experiencing homelessness.

Large Families

Large families are family households that consist of five or more people. Larger households require larger dwelling, such as three-, four-, or five-bedroom units. Because this housing type is in shorter supply and costs more than smaller units, housing affordability can be a challenge. Lower-income large families may also opt to live in smaller units to save money, putting them at risk of overcrowding.

The following chart illustrates the range of household sizes in Coachella by housing tenure. The most common household size consists of one person (39.0 percent) and the second-most common household consists of two people (16.3 percent). Coachella has a higher share of single-person households than the SCAG region overall (39.0 percent vs. 23.4 percent) and a higher share of 7+ person households than the SCAG region overall (3.5 percent vs. 3.1 percent).

Figure A-9: Households by Household Size



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Per the chart above, 18.7 percent of all households in Coachella, or about 2,755 households, are considered large households (those that contain five or more members). As noted in Table A-1, this is a significant reduction in large family households than in 2010. Adequate housing for such households would consist of at least a 3-bedroom unit, assuming the unit has a living room and dining room. According to the table below, 79 percent of Coachella's housing units are 3-bedrooms are more. Therefore, the housing mix in Coachella is considered adequate to accommodate larger household sizes, especially given the reduction in large families.

Table A-6: Housing Units by Number of Bedrooms

	Housing Units	Percent
No bedroom	200	1%
1 bedroom	613	4%
2 bedrooms	2,401	16%
3 bedrooms	6,343	41%
4 bedrooms	4,313	28%
5 or more bedrooms	1,535	10%
Total	15,405	-
Source: American Community Survey 2014-2018, 5-year estimates, Table DP04		

Senior Households

Elderly households are defined as households consisting of at least two people who are either or both at least 62 years of age. Senior households are defined as households with one or more persons over the age of 65 years. These households have particular housing needs, such as housing affordability, as the elderly typically live on a fixed or limited income and incur higher healthcare costs. Seniors are also more likely to have a physical disability and require specific accommodations. Adequate housing for these households includes housing that is:

- Safe
- Accessible
- Able to accommodate live-in caretakers or provide on-site services
- In close proximity to shopping, medical services, and transportation

There are several different types of housing appropriate for seniors, including:

- **Senior Apartment:** Age-restricted housing for older adults who are able to live without assistance.
- **Independent Living:** Housing that provides assistance such as meal preparation, housekeeping, and transportation. These facilities typically provide residents with convenient access to medical care if needed.
- **Assisted Living:** A residential community that provides similar services as above, as well as assists residents with Activities of Daily Living (ADLs), such as bathing, dressing, and eating.
- **Nursing Home:** A licensed facility that provides 24-hour nursing care, room and board, and custodial care. Nursing homes typically provide the highest level of care outside of hospitals.

- **Skilled Nursing Facility (SNF):** A nursing home that provides in-patient rehabilitation staffed by trained medical providers. Patients do not typically require long-term care.

Although there are a variety of housing options, many of the choices that provide higher levels of care can be out of reach for people living on limited means. Therefore, lower-income seniors are more likely to live in housing that does not adequately meet their needs.

In Coachella, multi-generational household configurations serve the elderly by offering a stable living situation, often with the support of family members in the same household. As shown in Table A-6, a majority of the housing stock in Coachella is 3 or more bedrooms, which can serve larger multigenerational households. The La Serenas project is a Senior housing project consisting of 6 single family dwellings on .43 acres on 7th Street (APN 778-093-013).

To continue to ensure housing remains available and accessible for seniors, the City proposes Program 1.6 to encourage one first floor bedroom and a second unit in new projects.

Over eight in 10 seniors in Coachella are considered low-income. Of Coachella's 934 elderly households, 83.4 percent earn less than 80 percent of AMI. 32.1 percent of the elderly population are considered extremely low-income and earn less than 30 percent of AMI (compared to 24.2 percent in the SCAG region), while 68.0 percent of these households earn less than 50 percent of AMI (compared to 30.9 percent in the SCAG region).

Table A-7: Elderly Households by Income and Tenure

Income category, relative to surrounding area	Owner	Renter	Total	Percent of Total Elderly Households:
< 30% HAMFI	135	165	300	32.1%
30-50% HAMFI	255	80	335	35.9%
50-80% HAMFI	120	24	144	15.4%
80-100% HAMFI	65	10	75	8.0%
> 100% HAMFI	80	0	80	8.6%
Total	655	279	934	-
Note: HAMFI refers to Housing Urban Development Area Median Family Income				
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)				

Female-headed Households

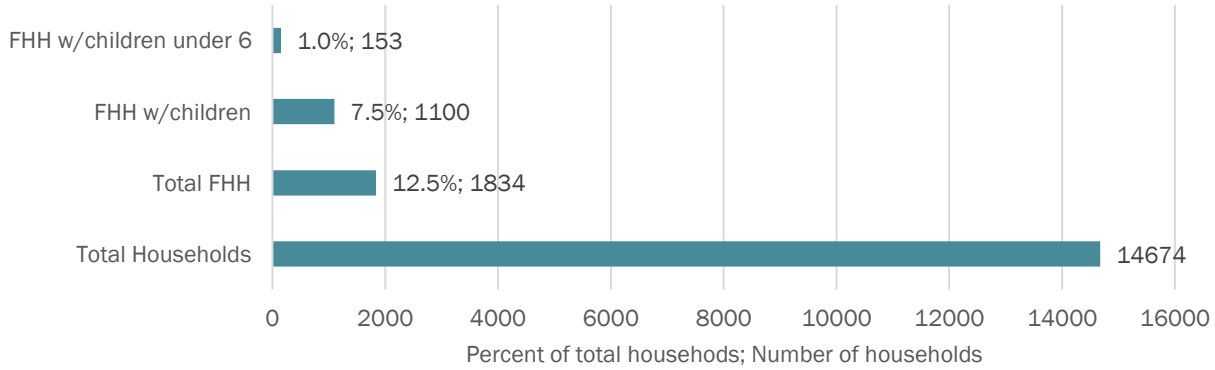
Female-headed households are households that do not have a male adult present. They can consist of both family and non-family households and may or may not have children. Female-headed households are considered special needs because they are more likely than the overall population to be in poverty. Because income is typically lower than a two-parent household with two income earners, single-parent households can experience more challenges finding affordable housing for their family. Consequently, high-quality childcare can be more difficult to secure when household income is already limited.

Because single parent households often operate on a more limited income, promotion of more affordable housing options will benefit female-headed households. The City proposes Programs 1.2, 1.8, and 5.1 to increase supply of housing, including affordable housing.

Coachella has a lower share of female-headed households than the SCAG region overall. Of Coachella's 14,674 total households, 12.5 percent are female headed, compared to 14.3 percent in the SCAG region. 7.5 percent are female-headed and with children (compared to 6.6 percent in the SCAG region) and 1.0 percent are female-headed and with children under six years old (compared to 1.0 percent in the SCAG region).

As shown in Table A-6, a majority of housing units in Coachella consist of 3 or more bedrooms. While this is suitable for large families, the number of large families in Coachella is in decline. Smaller one or two-bedroom units may better serve single parent households, as smaller units may also be more affordable than larger houses. To promote smaller units the City proposes Program 1.6.

Figure A-10: Female Headed Householders (FHH)



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Persons with Disabilities

People are considered to have a disability if they have one of more of the following:

- Difficulty seeing or hearing, such as blindness or deafness
- Difficulty performing basic physical activities, such as walking, climbing stairs, and lifting
- Difficulty learning, remembering, or concentrating
- Difficulty dressing, bathing, or getting around inside the home
- Difficulty going outside the home alone to shop or visit a doctor’s office
- Difficulty working at a job or business

People with disabilities can face many barriers to securing accessible and affordable housing, including living on fixed and limited incomes, limited housing choices offering accessibility

features, higher healthcare expenses, and potential discrimination. The need for adequate and accessible housing outstrips supply and availability. The majority of housing in most communities lack even basic mobility accessibility features such as ramps, extra-wide doors, raised toilets, and lowered counters.

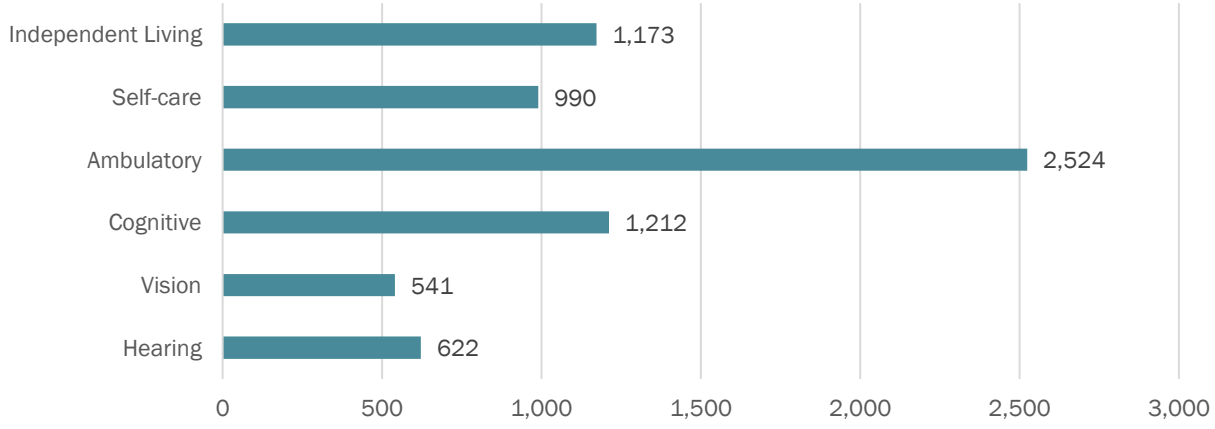
Adequate housing for these households includes, but are not limited to, housing that is:

- Safe
- Accessible
- Able to accommodate live-in caretakers or provide on-site services
- In close proximity to shopping, medical services, and transportation
- Designed to facilitate mobility and independence

Disability data can provide valuable context for assessing current and future need for accessible housing units. Since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate. The most common types of disabilities in Coachella in 2018 were ambulatory disabilities followed by cognitive disabilities.

As noted above, housing design is an important factor in suitability of housing. Since the City does not have a reasonable accommodation ordinance to streamline housing modifications for persons with disabilities, including seniors, the City proposes Program 4.2 to develop a reasonable accommodation ordinance. When independent living is not the most appropriate choice, supportive living situations are an alternative housing choice. The City proposes Program 5.8 to clarify that residential care facilities are an allowed use, consistent with State law.

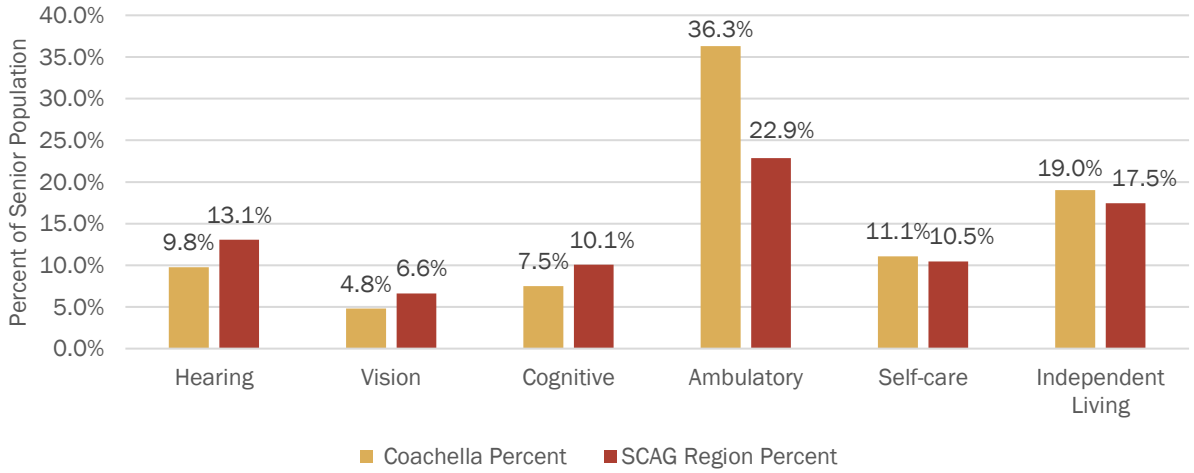
Figure A-11A: Disability by Type



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Of the total senior population in Coachella, the most common types of disabilities in 2018 were ambulatory disabilities (36.3 percent of the total senior population) and independent living disabilities (19.0 percent of the total senior population).

Figure A-11B: Disability by Type – Seniors (65 and over)



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation. According to DDS, there are about 784 residents with a development disability in Coachella, most of whom

are able to live in their own home with their parent or guardian. The need for housing suitable for persons with developmental disabilities, especially those living at home, can be met.

Table A-8: Development Disabilities

Coachella		
By Residence:	Home of Parent/Family/Guardian	717
	Independent/Supported Living	38
	Community Care Facility	15
	Intermediate Care Facility	0
	Foster/Family Home	10
	Other	5
By Age:	0 - 17 Years	402
	18+ Years	382
Total		784
Note: This table has been modified to correct an error in the pre-certified data.		
Source: SCAG 2020 Pre-Certified Local Housing Data		

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Coachella, 35 percent of the population with a disability is employed, compared to 72 percent of the non-disabled population. Over half of people with disabilities (58 percent) are not in the labor force.

Table A-9: Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	644	35%	20,255	72%
Unemployed	126	7%	3,114	11%
Not in Labor Force	1,081	58%	4,628	17%
TOTAL	1,851	-	27,997	-
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)				

Housing for People with Disabilities

The Inland Regional Center is one of 21 regional centers in California that provide point of entry to services for people with developmental disabilities in Riverside and San Bernadino Counties. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

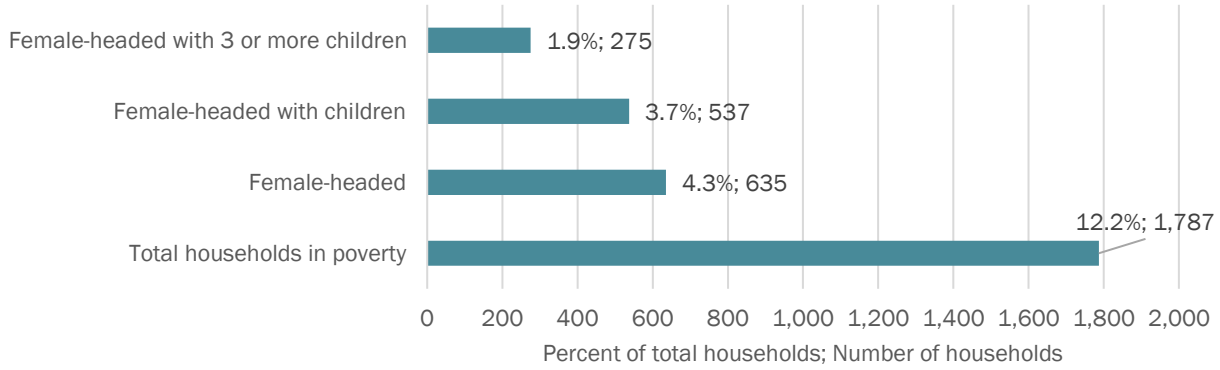
The Inland Regional Center designs programs according to age, specialization, and geographic location. Categories include Early Start/Prevention 0–3, School Age 3–15, Transition 16–22, Adult 23–59, and Senior 60+. These programs provide support for individuals, enabling them to live at

home. To become eligible for services, applicants must reside in either Riverside County or San Bernardino County and be diagnosed with a developmental disability.

Residents Living Below the Poverty Level

For individuals living below the poverty level, housing stability can be precarious as their low incomes make them very high risk for homelessness. Poverty thresholds, as defined by the ACS, vary by household type and size. In 2018, a single individual under 65 was considered in poverty with an income below $13,064 per year while the threshold for a family consisting of two adults and two children was $25,465 per year. In Coachella, 12.2 percent of total households are experiencing poverty, compared to 7.9 percent of households in the SCAG region.

Figure A-12: Households by Poverty Status



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Farmworkers

Agriculture is an important component of the local and regional economy. Farmworkers are generally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Farmworkers are considered a special needs group because these workers traditionally earn low-paying wages while frequently live in overcrowded and substandard housing conditions. While only a small share of SCAG region jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply. Coachella, however, has an especially large share of farmworkers compared to other SCAG jurisdictions. While farmworkers inhabit many housing types, such as mobile homes, single-family homes, and apartments, a large portion of farmworkers live in spaces not intended for human habitation, such as shacks and illegal garages. This indicates a gap in farmworker housing supply, and a need for additional farmworker focused

housing development. Because of their predominantly low incomes, housing affordability and safety are acute needs for farmworkers. In addition, many permanent farmworkers live with children under the age of 18 or with other family members, indicating a need for traditional housing such as single-family homes and apartments.

Farmworkers account for 9.12 percent of all workers in Coachella in 2018, while employees in the agricultural industry overall account for 9.65 percent of total Coachella workers. Farmworker households are among the existing households counted as part of the CHAS housing needs and estimates of existing and projected housing needs produced by SCAG. Consequently, resident low-income farmworker households would be included among all households. Resident farmworker housing needs would be counted as part of lower income households experiencing problems of overpaying, overcrowding, and substandard housing, and as such programs to increase supply of affordable housing would benefit farmworkers as well. Outside of the City limits there are farms and farmworker housing developments. It is important that farmworkers have housing opportunities within close proximity to agricultural operations. As agricultural land transitions to other uses, the City shall continue to allow farmworker housing although no longer mandated by State law (see Program 5.10). Because of the observed need for continued support and housing resources for local farmworkers, the City includes Program 1.10 to support local farmworker advocacy groups and developers in identifying sites for farmworker housing. Currently 5 sites have been identified for farmworker housing. The following sites are home to rehabilitated and newly constructed residences:

- 52664 Harrison Street, Coachella, CA 92236
- 1492 Orchard Avenue, Coachella, CA 92236
- 84800 Bagdad Avenue, Coachella, CA 92236
- 84851 Bagdad Avenue, Coachella, CA 92236
- 84900 Bagdad Avenue, Coachella, CA 92236

Financed by the Low Income Housing Tax Credit, these housing options are specifically tailored to farmworkers with families.

Table A-10A: Farmworkers by Occupation

Coachella	Percent of total Coachella workers	SCAG Total	
1,934	9.12%	57,741	Total jobs: Farming, fishing, and forestry occupations
1,066	7.18%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of SOC codes)			

Table A-10B: Employment in the Agricultural Industry

Coachella	Percent of total Coachella workers:	SCAG Total	
2,046	9.65%	73,778	Total in agriculture, forestry, fishing, and hunting
1,168	7.87%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of NAICS codes)			

Homeless Persons

People experiencing homelessness are one of the most vulnerable special needs groups assessed due to the diversity of causes and difficulty in providing sufficient and coordinated treatment. Homelessness can result from a wide range of factors, such as housing unaffordability, job loss, and lack of services and treatment for mental illness and/or substance abuse. Despite the variety of causes, the provision of affordable housing, especially subsidized units for single individuals, can greatly contribute to the long-term solution of addressing homelessness.

As part of a community-wide effort to address homelessness, Coachella is part the County of Riverside Continuum of Care (CoC), which is a regional planning body funded by HUD that coordinates housing and services funding across its partner jurisdictions. In order to estimate the number of people experiencing homelessness in a region, HUD requires each CoC to conduct an annual or biannual count of its sheltered and unsheltered population known as the Point-in-Time (PIT) count. Though one of the most important tools in combatting homelessness, the PIT count is likely to undercount the number of people experiencing homelessness as this effort is volunteer-driven and the count may miss people who are not visible at the time of the survey.

Because of the precariousness of people experiencing homelessness, the count of these individuals can vary over the course of the year and over extended periods of time. According to the PIT count, there were an estimated 74 persons experiencing homelessness in Coachella in 2023, 67 which were unsheltered.

Emergency Shelters/Transitional Housing

At this time, there are currently no emergency shelters in Coachella. There are two shelters in the neighboring community of Indio, The Coachella Valley Rescue Mission and Martha's Village and Kitchen. These are region serving facilities. With no local resources, there is a need for emergency shelters, SROs, and other temporary housing options in the City. See Programs 1.9 and 5.6. The Governmental Constraints section describes how the City permits emergency shelters in certain zones and any constraints to emergency shelter development.

Resources for People Experiencing Homelessness

The County of Riverside Continuum of Care (CoC) is a network of private and public sector homeless service providers, designed to promote community-wide planning and the strategic use of resources to address homelessness. The CoC seeks to improve access to and effect utilization of mainstream programs by people who are experiencing or are at-risk of becoming homeless. Additionally, the CoC seeks to improve and expand the collection of data countywide, develops performance measurements, and allows for each community to tailor its program to the particular strengths and challenges within that community.

Disadvantaged Unincorporated Communities

Disadvantaged unincorporated communities (DUCs) are inhabited areas of 10 or more dwellings located adjacent to or in close proximity to the City's Sphere of Influence (SOI) in which the median household income is 80% or less than the statewide median income ($48,706 according to Riverside County in 2018). DUCs may be classified as "island," "fringe" or "legacy," defined as follows (per the State of California Office of Planning and Research and Government Code Section 65302.10):

- "Island community" means any inhabited and unincorporated territory that is surrounded by or substantially surrounded by one or more cities.
- "Fringe community" means any inhabited and unincorporated territory that is within a city's sphere of influence.
- "Legacy community" means a geographically isolated community that is inhabited and has existed for at least 50 years.

Without the benefit of political representation in a local jurisdiction, DUCs often suffer from poor access to services and resources, limited or no infrastructure improvements, environmental hazards, and generally unsafe and unsanitary living conditions.

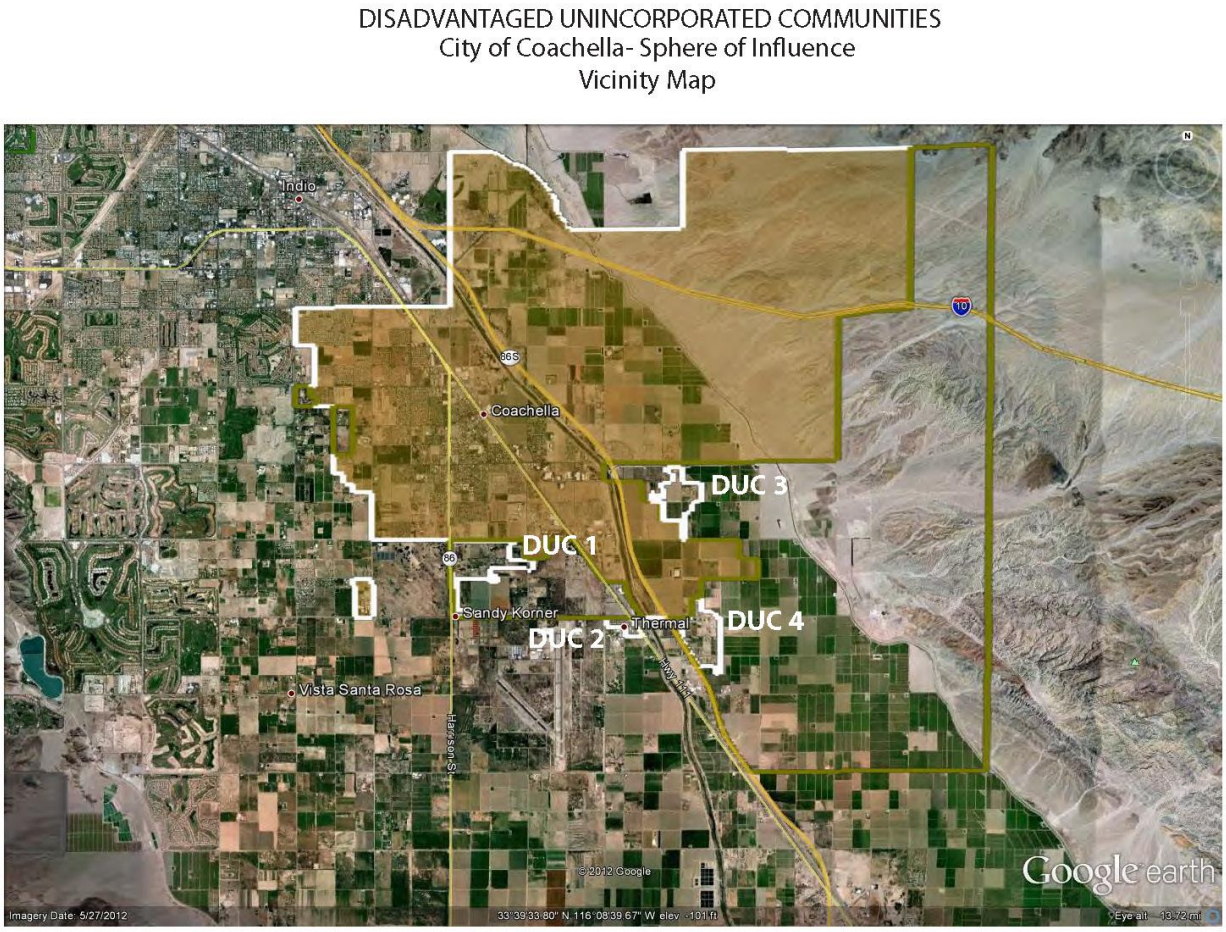
To comply with SB 244, which requires analysis and planning for DUCs, Riverside County LAFCO the City identified and analyzed the needs of four DUCs located in close proximity to Coachella. This analysis is provided in the City's General Plan, adopted 2015. These areas are described in Table A-11 and mapped in Figure A-14.

As described in Program 2.7, the City is committed to continuing to coordinate with Riverside County, Riverside County LAFCO, and other interested parties to identify and address housing issues in nearby DUCs.

Table A-11: Coachella DUCs Analysis

Neighborhood	Water	Sewer	Stormwater	Fire
Shady Lane	Y	Y	Y	N
Cocopah	N	N	Y	N
Thermal	N	N	Y	N
Fillmore	N	N	Y	N
Source: City of Coachella General Plan, 2015				

Figure A-13: Coachella Area DUCs



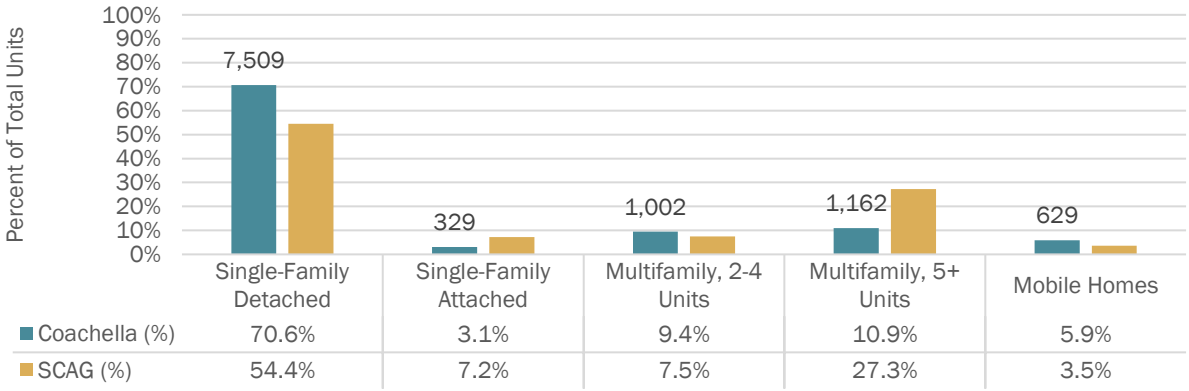
Source: Riverside County LAFCO, 2021

Section A.4 Housing Stock Characteristics

A.4.1 Housing Type and Vacancy

The chart below provides information on the housing stock in Coachella, which has a total of 10,631 housing units. The most common housing type in Coachella is single-family detached with 7,509 units. The share of all single-family units in Coachella is 73.7 percent, which is greater than the 61.7 percent share in the SCAG region. Of the total housing units in Coachella, 10,126 are occupied, which equates to a 4.8 percent total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 4.7.

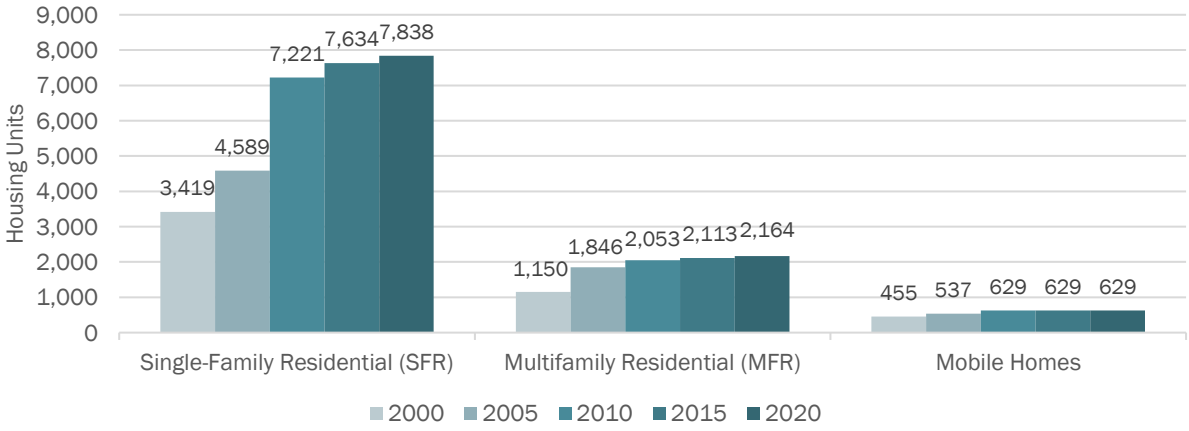
Figure A-14: Housing Type



Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

Over the past two decades, there has been substantially more construction of single-family residential units than multi-family residential units in Coachella. From 2000 to 2020, single-family residential units increased by 129 percent (or 4,419 units), multi-family residential units increased by 88 percent (or 1,014 units), and mobile units increased by 38 percent (or 174 units).

Figure A-15: Housing Type Trend



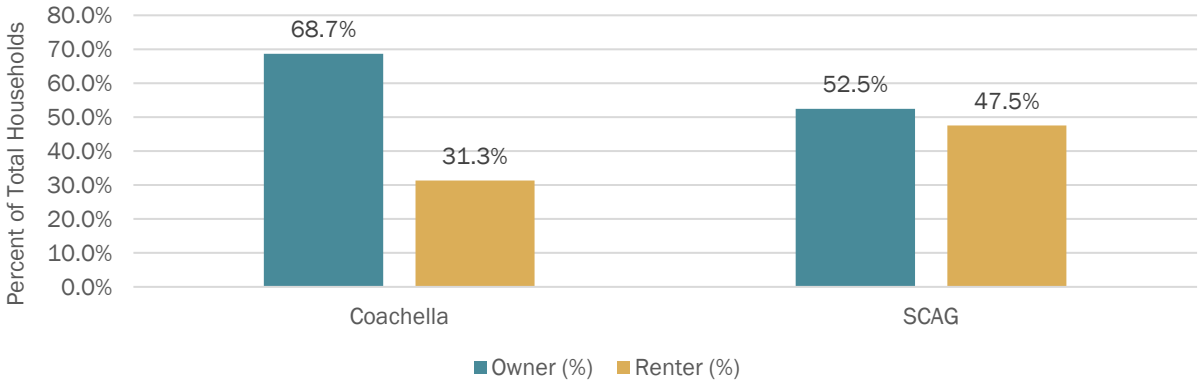
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.4.2 Housing Tenure

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). In addition, lower-income rental households tend to experience a higher degree of housing problems as defined by the Census, such as overpaying, overcrowding, and substandard housing. Communities with higher rental populations should therefore consider the unique needs of renters versus owners.

Of Coachella's total housing stock, 68.7 percent are owner-occupied and 31.3 percent are renter-occupied. Coachella has a lower share of renters than the SCAG region overall, which is expected given the City's higher share of single-family homes.

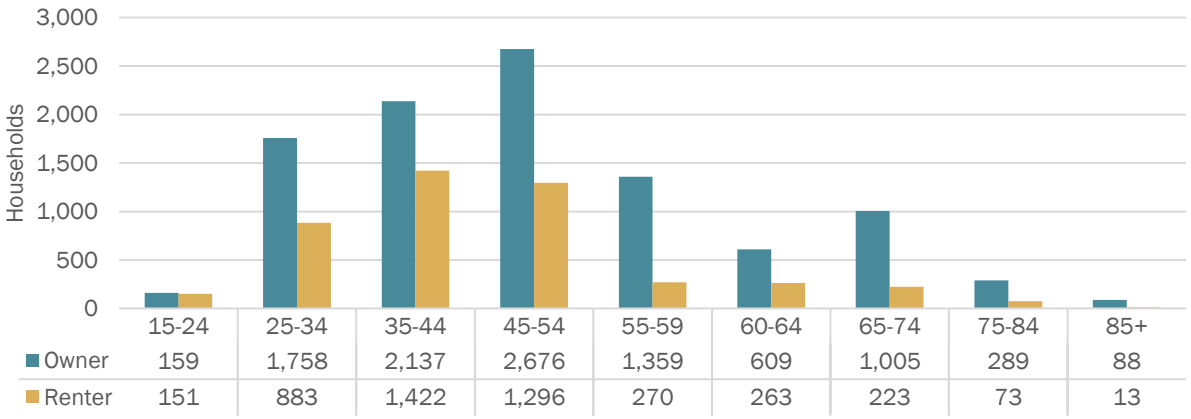
Figure A-16: Housing Tenure



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

In many communities, housing tenure varies substantially based on the age of the occupants. In Coachella, owners outnumber renters in every age group. The age group in which owners most outnumber renters is 85+ (by 74.3 percent), and the least is 15-24 (2.6 percent).

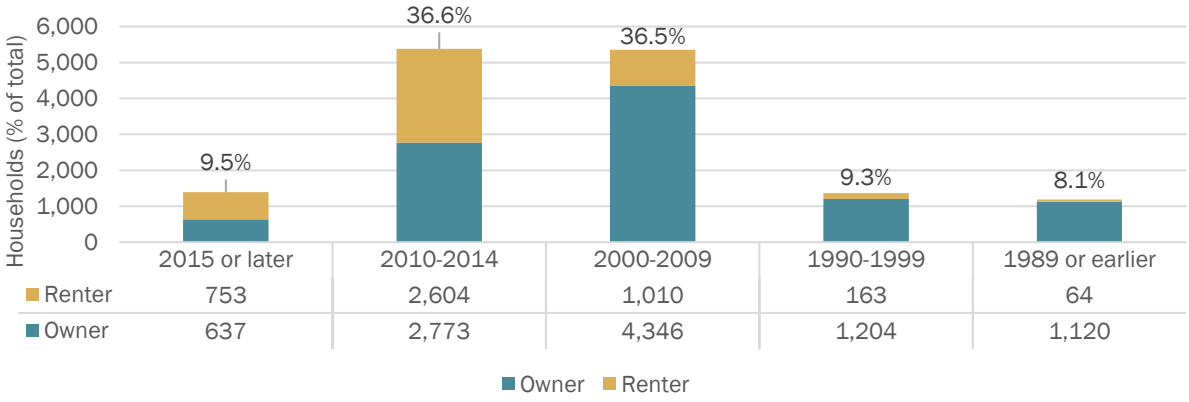
Figure A-17: Housing Tenure by Age



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Across the SCAG region, the most common move-in period was 2010-2014 (31.9 percent) followed by 2000-2009 (26.1 percent). Similarly, in Coachella, the period during which most people started living in their current residence was 2010-2014 (36.6 percent) followed by 2000-2009 (36.5 percent). As expected, the group with the most distant move-in period has the highest proportion of owners, who are less likely to move from home to home.

Figure A-18: Housing Tenure by Year Moved to Current Residence



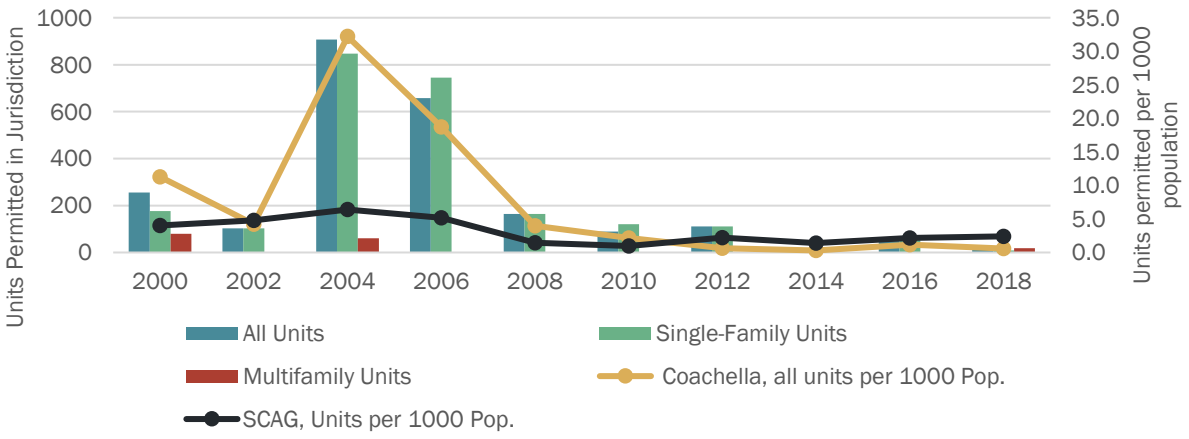
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates

A.4.3 Housing Units Permitted

Housing Units Permitted

From 2000 to 2018, Coachella permitted a total of 2,381 units, the majority of which were single family units. Total permits issued decreased during the Great Recession and have not recovered to similar levels of permit activity since. Compared to the larger SCAG region, Coachella permitted more units per 1,000 residents prior to the Great Recession, but has since permitted fewer units per 1,000 residents than the SCAG region overall. In 2018, the SCAG region had four times the rate of permit activity per 1,000 residents compared to Coachella.

Figure A-19: Housing Units Permitted



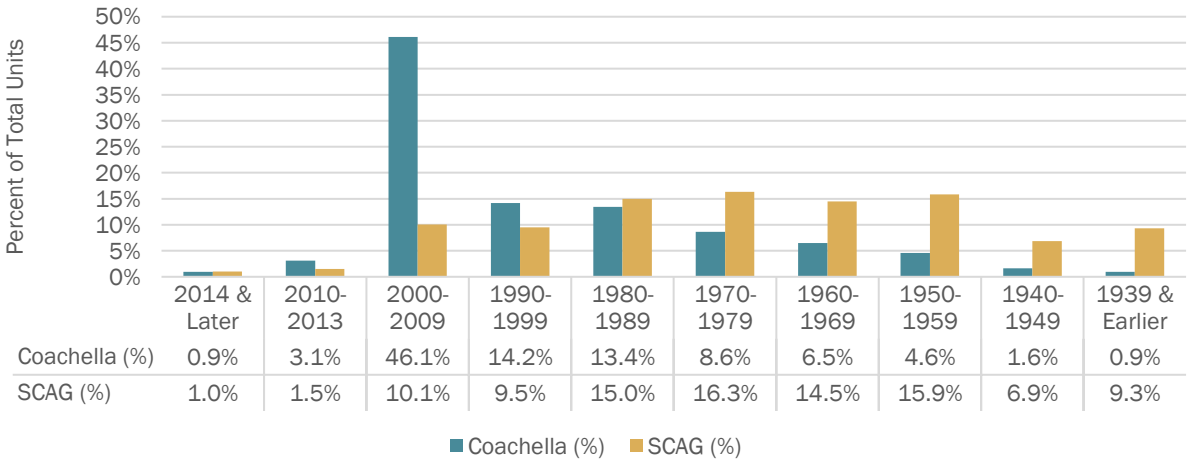
Source: SCAG 2020 Pre-Certified Local Housing Data (Core Logic/Data Quick)

A.4.4 Housing Age and Condition

The age of housing stock is a key indicator of the community's overall housing condition. As homes get older, there is a greater need for maintenance, repair, and/or replacement of key infrastructure systems. If not properly addressed, an aging housing stock can represent poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

Only 7.1 percent of all units in Coachella are older than 60 years old, compared to 32.1 percent of units in the SCAG region. The greatest share of Coachella's housing units was built between 2000 to 2009, while in the SCAG region more units were built between 1970 to 1979 than any other time. Therefore, Coachella's housing stock is generally newer than that of the overall SCAG region.

Figure A-20: Housing Units by Year Structure Built



	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Coachella (%)	0.9%	3.1%	46.1%	14.2%	13.4%	8.6%	6.5%	4.6%	1.6%	0.9%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

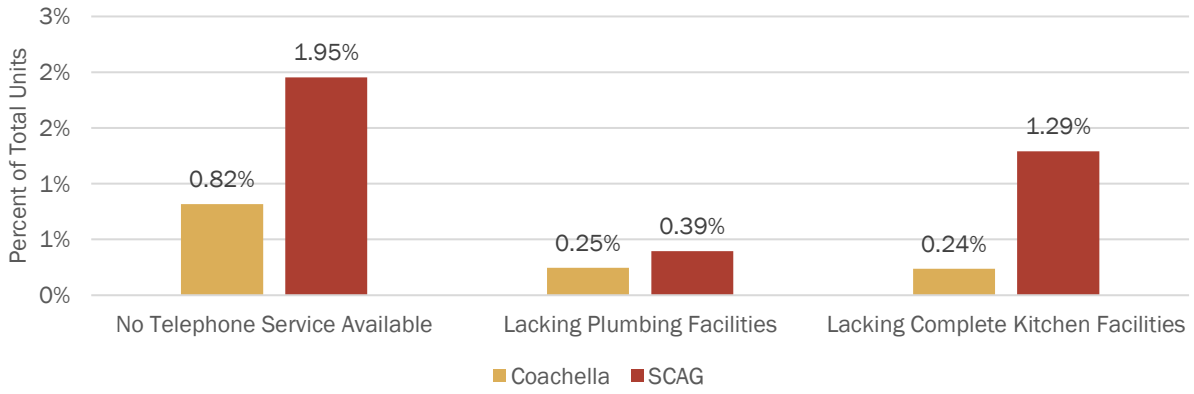
The ACS includes surveys with three factors of what may be considered substandard housing. Of all the housing units in Coachella, 0.82 percent (120 units) lack telephone service, 0.25 percent (36 units) lack plumbing facilities, and 0.24 percent (35 units) lack complete kitchen facilities.

In the past 5 years, Coachella has received approximately 201 code complaints based on housing conditions. The majority of the complaints (>90 percent) were related to illegal, nonconforming buildings rather than substandard housing conditions. Assuming some overlap between housing complaints, the City conservatively assumes approximately 10 housing units in need of rehabilitation, which is less than 0.1 percent of the total housing stock (10,631 units). Housing complaints were not localized in any one part of the City.

Table A-12: Code Enforcement Cases Related to Housing Conditions

	Year					
	2018	**2019**	**2020**	**2021**	**2022**	**Total**
Illegal, Nonconforming Building or Structure	63	58	36	30	1	188
Substandard Housing	4	1	6	2	0	13
Total	**67**	**59**	**42**	**32**	**1**	**201**

Figure A-21: Substandard Housing



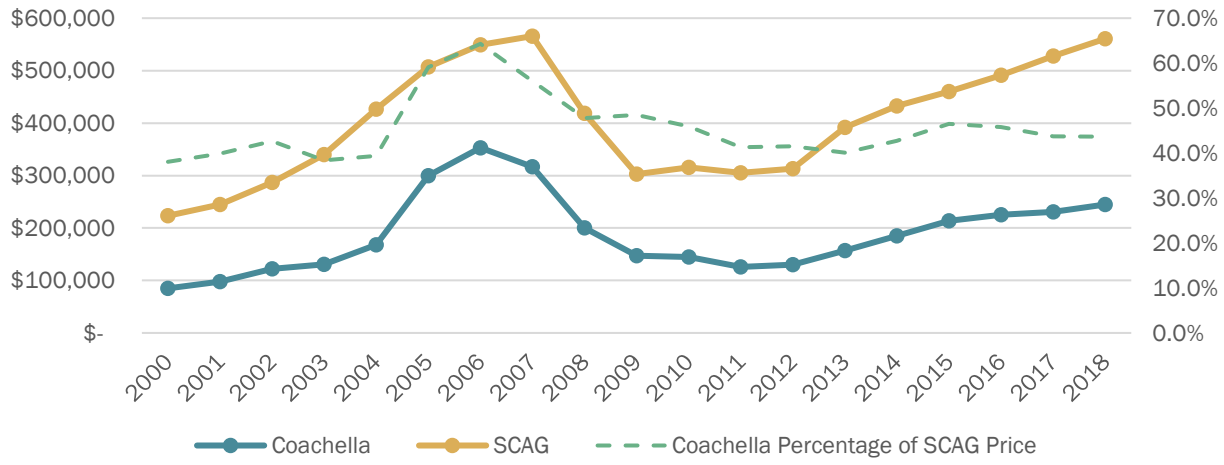
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Section A.5 Housing Costs and Affordability

A.5.1 Ownership Costs

In 2018, Coachella's median home sales price was $245,000. The highest home sale price between 2000 and 2018 was $353,000 in 2006. Between this time period, the median home sales price in Coachella increased 188 percent while median sales price in the SCAG region increased 151 percent. Compared to the SCAG region, prices in Coachella have ranged from a low of 38.1 percent of the region median in 2000 and a high of 64.3 percent in 2006, though prices have generally trended in the same direction.

Figure A-22: Median Homes Sales Prices for Existing Homes



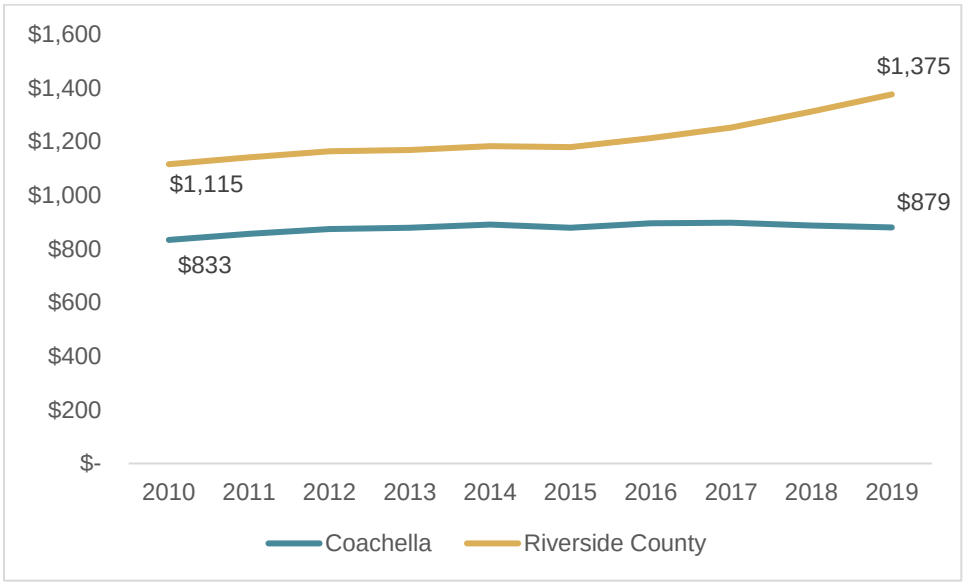
Note: SCAG median home sales price calculated as household-weighted average of county medians

Source: SCAG 2020 Pre-Certified Local Housing Data (SCAG Local Profiles, Core Logic/Data Quick)

A.5.2 Rental Costs

Coachella rents are lower than rents in Riverside County. As shown below, the median rent paid in Coachella in 2019 was $879. These figures are supplied by the US Census and in some cases don't capture current conditions. Over the past 10 years, rents in Coachella have increased 5.5 percent while rents in Riverside County have increased 23 percent.

Figure A-23: Median Rent



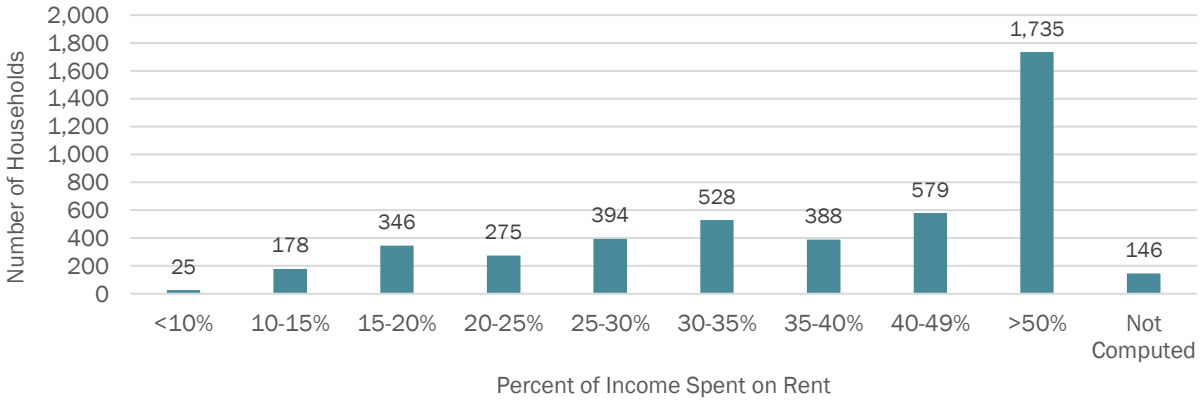
Source: ACS 5-year estimates, 2010-2019, DP04

A.5.3 Overpayment

A standard measure of housing affordability can be determined by comparing the cost of market rate housing versus the price residents can afford to pay for housing based on their income levels. State and federal standards specify that households spending more than 30 percent of gross annual income on housing are considered to have a housing cost burden. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. When a household is overpaying for housing costs, the household has less disposable income for other necessities, including health care, food, and clothing. In the event of unexpected circumstances, such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households. Homeowners with a housing cost burden have the option of selling their homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Coachella residents experience a higher rate of housing overpayment than the overall SCAG region. Seven out of ten renters in Coachella are housing cost-burdened. Across Coachella's 4,594 renter households, 3,230 (70.3 percent) spend 30 percent or more of gross income on housing cost, compared to 55.3 percent in the SCAG region. Additionally, 1,735 renter households in Coachella (37.8 percent) are severely cost-burdened and spend 50 percent or more of gross income on housing cost, compared to 28.9 percent in the SCAG region.

Figure A-24: Spending on Rent



Source: SCAG 2020 Pre-Certified Local Housing Data

Housing overpayment can affect households across all income levels. However, a lower-income household spending the same percentage of income on housing as a higher-income household will likely experience a more acute sense of cost burden. The below table indicates the number of households in Coachella by their income category and their share of income spent on housing. As expected, lower-income households are more likely to be housing cost-burdened than higher-income households, and extremely low-income renters are more cost burdened than extremely low-income homeowners. However; due to the large number of households in Coachella who own

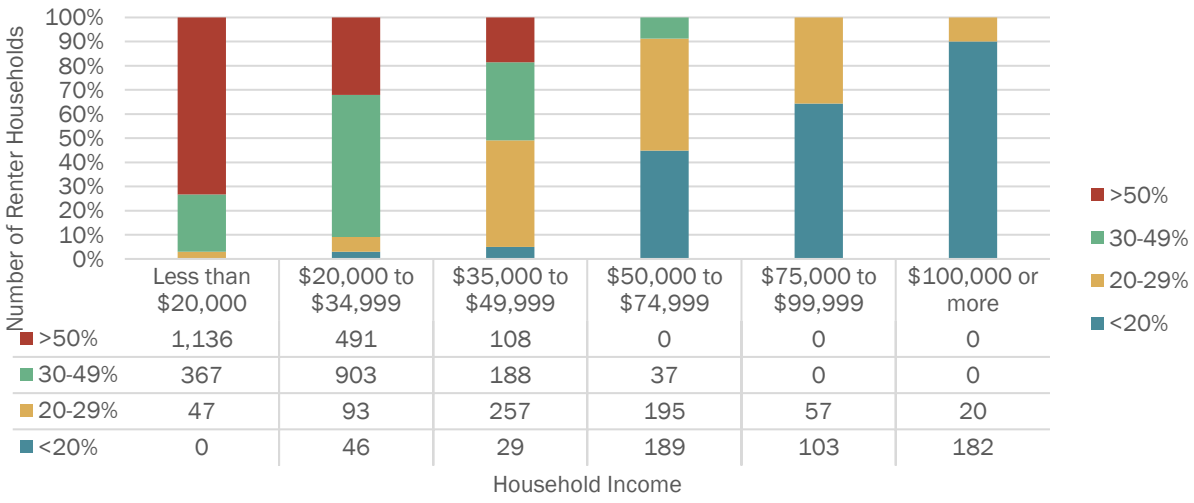
their own home, there are more homeowners than renters that are cost burdened across all other income categories.

Table A-13: Cost Burden by Income

	Households by Share of Income Spent on Housing Cost:			
Income Bracket	>30%		>50%	
	Renters	Owners	Renters	Owners
< 30% HAMFI	1,145	615	840	535
30-50% HAMFI	900	950	315	655
50-80% HAMFI	405	1,245	135	445
80-100% HAMFI	80	385	0	90
> 100% HAMFI	30	420	0	60
Total	2,560	3,615	1,290	1,785
Note: HAMFI refers to Housing Urban Development Area Median Family Income.				
Source: HUD CHAS, 2012-2016				

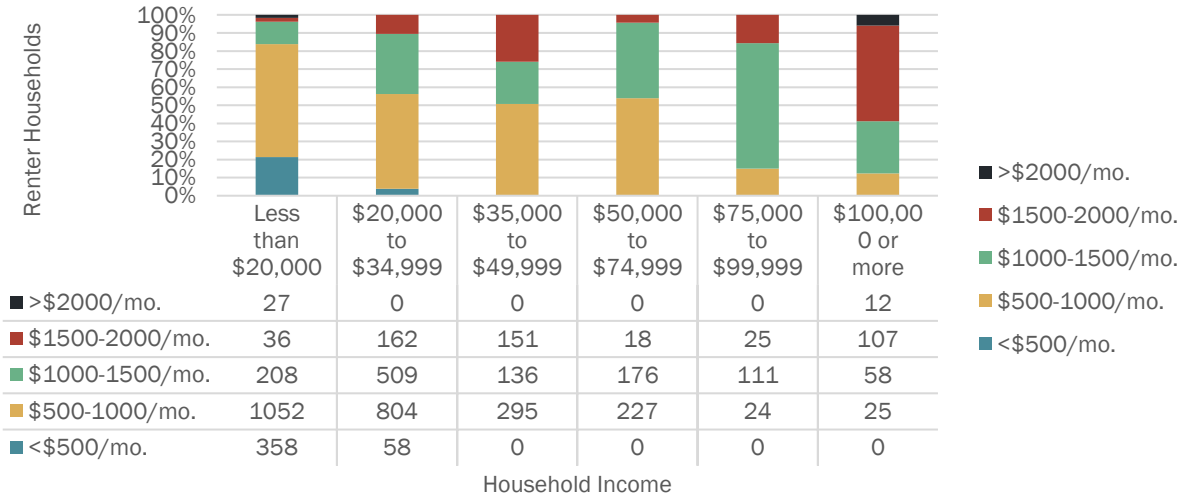
The below chart provides an analysis of Coachella's renter households (for which income data is available) by spending on rent by income bracket. Similar to the above trends by income level, lower-income households spend a higher share of income on housing (e.g., over 50 percent) while high-income households are more likely to spend under 20 percent of income on housing.

Figure A-25: Spending on Rent by Income



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Figure A-26: Household Income by Total Rent (Cash)

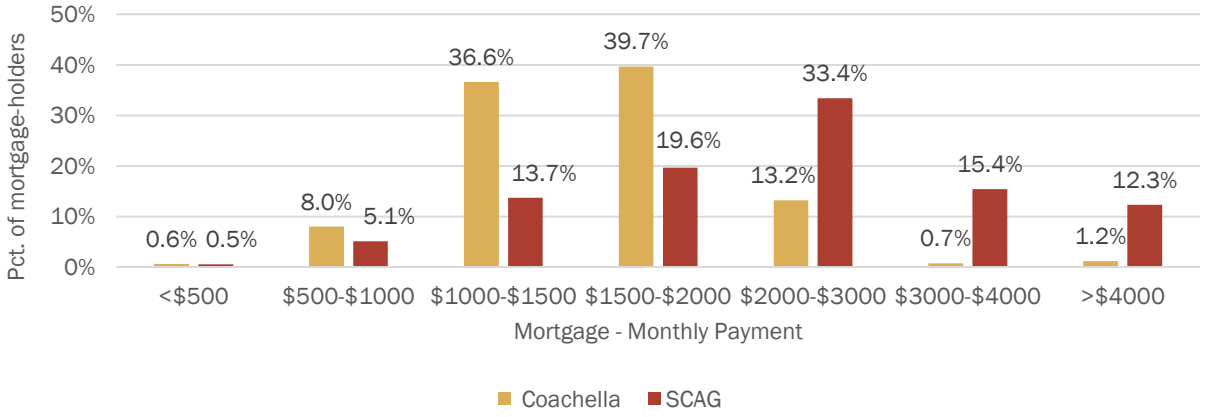


	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>$2000/mo.	27	0	0	0	0	12
$1500-2000/mo.	36	162	151	18	25	107
$1000-1500/mo.	208	509	136	176	111	58
$500-1000/mo.	1052	804	295	227	24	25
<$500/mo.	358	58	0	0	0	0

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 68.7 percent of Coachella (compared to 52.5 percent in the SCAG region). The most commonly occurring mortgage payment in Coachella is $1,500 to $2,000 per month (compared to $2,000 to $3,000 in the SCAG region).

Figure A-27: Monthly Owner Costs for Mortgage Holders

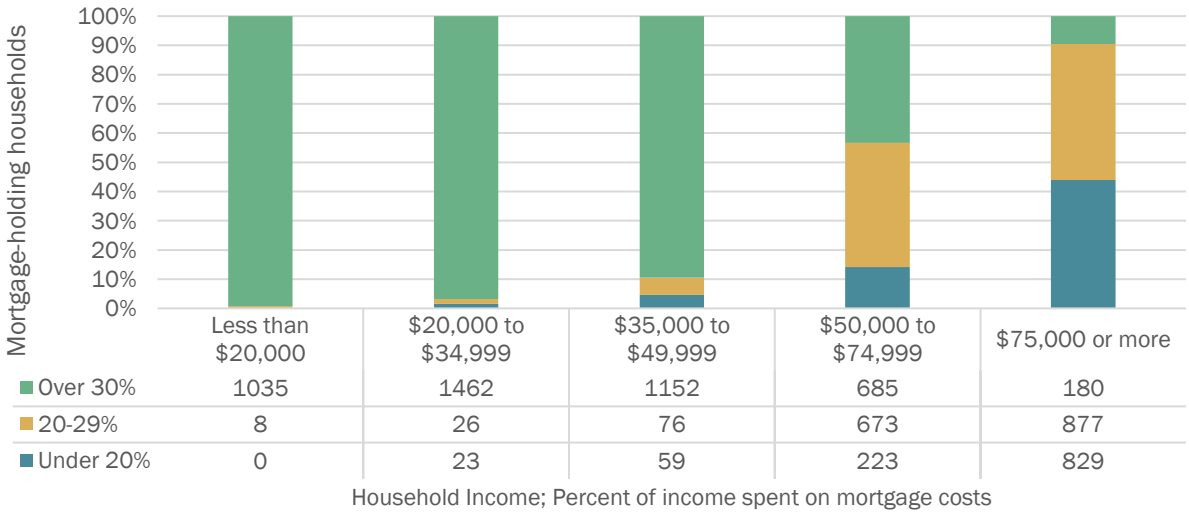


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Mortgage-holding households in Coachella can be broken down by income and the percentage of income spent on mortgage costs. As expected, lower-income owner occupied households spend a higher share of income on housing costs, while high-income households spend a lower share of income on housing. The income category representing the largest share of mortgage-holders is $75,000 or more (1,886 households) and the most prevalent share of income spent on mortgage costs is over 30 percent (4,514 households), which means that a large share of

mortgage-holders are cost-burdened. This is consistent with the findings in Table A-12, showing the number of cost burdened owners, by income level.

Figure A-28: Costs for Mortgage Holders by Income



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 or more
Over 30%	1035	1462	1152	685	180
20-29%	8	26	76	673	877
Under 20%	0	23	59	223	829

Source: SCAG 2020 Pre-Certified Local Housing Data

The table below outlines the affordable monthly payments (rental or owner) for households at all income levels. When comparing to the data above, it is clear lower income households have difficulty finding and securing housing at affordable prices. For example, a very low-income household of three earns less than $34,999 a year and can afford $848 a month on rent, and 90 percent of households in this income category are cost-burdened.

Table A-14: Coachella Ability to Pay for Housing for Extremely Low, Very Low-, Low-, and Moderate-Income Households and Fair Market Rents

	Number of Persons in Households			
	1	2	3	4
Extremely Low				
Annual Income Limit	$15,850	$18,100	$21,720	$26,200
Monthly Income	$1,321	$1,508	$1,810	$2,183
Max. Monthly Gross Rent	$396	$453	$543	$655
Max. Purchase Price 5% down[2]	$69,750	$80,350	$97,250	$118,250
Max. Purchase Price 20% down[3]	$104,250	$104,250	$126,000	$153,250
Very Low				
Annual Income Limit	$26,400	$30,150	$33,900	$37,650
Monthly Income	$2,200	$2,513	$2,825	$3,138
Max. Monthly Gross Rent	$660	$754	$848	$941
Max. Purchase Price 5% down[2]	$119,000	$136,750	$154,250	$171,750

Table A-14: Coachella Ability to Pay for Housing for Extremely Low, Very Low-, Low-, and Moderate-Income Households and Fair Market Rents

	Number of Persons in Households			
	1	**2**	**3**	**4**
Max. Purchase Price 20% down[3]	$154,500	$177,250	$203,750	$227,750
Low				
Annual Income Limit	$42,200	$48,200	$54,250	$60,250
Monthly Income	$3,517	$4,017	$4,521	$5,021
Max. Monthly Gross Rent	$1,055	$1,205	$1,356	$1,506
Max. Purchase Price 5% down[2]	$195,500	$225,000	$254,500	$284,000
Max. Purchase Price 20% down[3]	$257,250	$296,000	$335,000	$373,750
Median				
Annual Income Limit	$52,700	$60,250	$67,550	$75,300
Monthly Income	$4,392	$5,021	$5,629	$6,275
Max. Monthly Gross Rent	$1,318	$1,506	$1,689	$1,883
Max. Purchase Price 5% down[2]	$247,000	$284,000	$320,000	$358,000
Max. Purchase Price 20% down[3]	$325,250	$373,750	$421,250	$471,250
Moderate				
Annual Income Limit	$63,250	$72,300	$81,300	$90,350
Monthly Income	$5,271	$6,025	$6,775	$7,529
Max. Monthly Gross Rent	$1,581	$1,808	$2,033	$2,259
Max. Purchase Price 5% down[2]	$298,750	$343,250	$387,500	$431,800
Max. Purchase Price 20% down[3]	$393,250	$452,000	$510,000	$568,500

Notes:
[1] 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes, and insurance
[2] Assumes 95% loan (i.e., 5% down payment) @ 2.875% annual interest rate and 30-year term
[3] Assumes 80% loan (i.e., 20% down payment) @ 2.875% annual interest rate and 30-year term

Source: Zillow Mortgage Calculator

A.5.4 At-Risk Housing Assessment

"At-risk" assisted housing units are multi-family rental housing units that receive government assistance and are eligible to convert to market-rate units due to termination of a rent subsidy contract, mortgage prepayment, or other expiring use restrictions within 10 years of the beginning of the housing element planning period (2021–2031). According to California Housing Partnership (CHP), Coachella has 1,687 housing units assisted by public funds and none of the units are at risk of conversion to market rate housing during the 2021-2029 planning period and/or they are owned by an established non-profit, mission-driven developer and are considered low-risk for conversion. In June 2021, Community Housing Opportunities Corporation (CHOC), a non-profit affordable housing developer, was awarded $22.6 million of financing to construct the Coachella Valley Apartments, which will bring new affordable housing units to Coachella. The project will replace 20 existing units and add 36 new units on 2.97 acres at 84900 Bagdad Avenue in Coachella. The 56-unit project will include one-, two-, and three-bedroom apartments and will ensure the property is no longer at risk of being converted to market-rate apartments and remains affordable. Funding for the $35.3 million project comes from the California Tax Credit Allocation Committee (CTCAC), the Joe Serna Farmworker Grant, Riverside County HOME Funds, and the City of Coachella CFD loan and USDA Rural Development financing.

Appendix B: Sites Inventory & Methodology

Contents

Appendix B: Sites Inventory & Methodology B-1

Section B.1 Introduction B-2
B.1.1 Overview and Purpose B-2
B.1.2 Regional Housing Needs Allocation B-2
B.1.3 Data B-3
Section B.2 Future Residential Development Potential B-3
B.2.1 4th and 5th Cycle Shortfall B-3
B.2.2 Accessory Dwelling Units B-4
B.2.3 Entitled and Proposed Developments B-4
B.2.4 Assumptions B-6
B.2.5 Methodology B-8
B.2.6 Suitability of Nonvacant Sites B-11
Section B.3 Adequacy of Residential Sites in Meeting RHNA B-15
B.3.1 Summary B-15
B.3.2 Housing Sites Map B-16
B.3.3 Housing Sites Table B-19

Section B.1 Introduction

B.1.1 Overview and Purpose

According to California Government Code §65580-65589, the housing element must include an inventory of adequate sites that are zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels. The sites inventory, in addition to entitled development projects, assists in determining if the City of Coachella has enough developable land to meet its Regional Housing Needs Allocation (RHNA), given its current regulatory framework and market conditions. This Appendix details the sites inventory and supporting analysis methodology and assumptions.

B.1.2 Regional Housing Needs Allocation

Jurisdictions must provide sufficient land to accommodate enough housing for all economic segments of the community. Compliance is determined by the jurisdiction's ability to provide adequate development capacity through appropriate development regulations and land use policies. The number of new units that must be accommodated is established through each jurisdiction's share of the region's projected housing needs for the planning period. This share for each jurisdiction is called the Regional Housing Needs Allocation (RHNA).

Southern California Association of Governments (SCAG), a regional planning agency, is responsible for distributing the RHNA to each jurisdiction within its six-county region (including Riverside County).[1] The RHNA is distributed by income category. For the 2021-2029 Housing Element update, Coachella is allocated a RHNA of 7,886 units as follows:

- Extremely-Low and Very-Low Income: 1,033
- Low-Income: 999
- Moderate Income: 1,367
- Above Moderate Income: 4,487

[1] Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

B.1.3 Data

The sites inventory analysis used data provided by the City, such as GIS data and building permit/entitlement information. The following is an overview of the data used:

- Zoning information: Base Districts, Specific Plan Areas, and Overlays
- General Plan Land Use Designations
- Citywide Parcels with Assessor Parcel Number (APN)
- Vacant Parcels
- 5th Cycle HEU Sites
- City Boundary
- Street Centerlines
- Water and Sewer Maps

Section B.2 Future Residential Development Potential

B.2.1 4th and 5th Cycle Shortfall

HCD found that the City addressed the 4th Cycle Housing Element shortfall of 1,916 units for lower-income units by rezoning portions of "Zona Central" to RM-Urban and RM- General (ordinance no. 1143) and implementing the minimum density of 20 units per acre requirement in the RM – General and RM – Urban Neighborhood designations. The City received a letter from HCD dated April 7, 2020 indicating the City satisfied the requirements and met the 4th Cycle shortfall of 1,916 units. In addition, the City has also completed Program 1.3 from the 5th Cycle to rezone sufficient sites to accommodate the 5th cycle shortfall of housing need of 2,542 units for lower-income households. On June 23, 2021, the City adopted Ordinance No. 1183, rezoning 29.3 acres to RM-General and 22.6 acres to RM-Urban, for a unit potential of 1,314 (see Table B-1). On October 13, 2021, the City Council approved Ordinance No. 1187 for the Avenue 53 Re-zone Project, which includes rezoning 50.6 acres to RM-Urban, with a unit potential of 1,467 (see Table B-2). As shown in Tables B-1 and B-2, the rezoning meets the State requirements as these sites allow for residential by-right, are established for primarily residential use, and accommodate at least 16 units per site at densities of 20 units per acre (or greater). There is no remaining shortfall to be accommodated in the 6th Cycle.

Table B-1: Ordinance No. 1183 Rezone

Site	Zoning	Density	Size (acres)	Units
1	RM-General	20-25 du/ac	25.4 acres	571
2	RM-Urban	20-38 du/ac	22.6 acres	655
3	RM-General	20-25 du/ac	3.9 acres	88
		Totals	**51.9**	**1,314**
Source: LWC, HCD				

Table B-2: Ordinance No. 1187 Rezone

Site	Zoning	Density	Size (acres)	Units
1	RM-Urban	20-38 du/ac	4.8 acres	139
2	RM-Urban	20-38 du/ac	9.6 acres	278
3	RM-Urban	20-38 du/ac	31.5 acres	914
4	RM-Urban	20-38 du/ac	4.7 acres	136
		Totals	**50.6**	**1,467**
Source: LWC				

B.2.2 Accessory Dwelling Units

New State laws in effect since January 1, 2018 have significantly eased the development standards and streamlined the approval process for Accessory Dwelling Units (ADUs). This has made the development of ADU's easier over the past few years. Although ADU projections can be counted towards RHNA, Coachella does not rely on ADU production to meet the RHNA and has not made any projection estimates at this time.

B.2.3 Entitled and Proposed Developments

The RHNA projection period for the 2021-2029 Housing Element begins on June 30, 2021, and housing developments that have already been proposed or received entitlement but are not expected to be issued a certificate of occupancy until July 1, 2021 or after can be credited toward the 6th Cycle RHNA. Table B-3 lists the information for those projects that can be credited toward the 6th Cycle RHNA. It is assumed most of these projects provide housing affordable to above moderate-income households. Pueblo Viejo Villas, approved in 2020 is a mixed-use project with one and two-bedroom units restricted to households earning 30-60% AMI, and is affordable to low-income households. The project was funded through a variety of sources, including low-income housing tax credit equity, California Affordable Housing and Sustainable Community (AHSC) program, HOME funds and vouchers, and Infill Infrastructure Grant from HCD. This is the first project in the Coachella valley to utilize cap-and-trade funding. The project was developed in the Downtown Center land use designation (with a max density of 65 du/ac). The Tripoli

Apartment project was approved in the Spring of 2022, and will be the second housing development downtown resulting from the City of Coachella and Chelsea Investment Corporation. The proposed project sites on 2.8 acres of vacant land designed Downtown Center in the General Plan and includes 108 residential units of a variety of sizes affordable to residents with low and very low income – less than 60% of area median income. Coachella Valley Apartments was approved in 2020. Proposed by nonprofit Community Housing Opportunities Corporation (CHOC) and funded through sources including Joe Serna Farmworker Grant program, Coachella CFD loan, the project includes 50 replacement units and 60 new one, two, and three-bedroom units over two phases. The project is located in the Neighborhood Center land use designation (max density of 40 du/ac).

Table B-3: Entitled and Proposed Developments

APN	Address	Units	Density	Income Level	Notes
612230014, 612230015, 612230016.	South side of Ave 48, west of Van Buren St, Coachella Village	352	25 du/ac	Above Moderate	Two phases. Phase 2 includes gated units.
765070035, 765070065	NE Corner of Cesar Chavez Street, and 6th, Pueblo Viejo Villas.	105	53 du/ac	Low	Restricted to 30-60% AMI Units reserved for developmental disabilities
768210026	84900 Bagdad Avenue. Coachella Valley Apartments	110 (net 60)	19 du/ac	Low	Affordable project by CHOC. Phase 1- 56 units on 2.97 acres (at 19 du/ac)
768413010	52878 Calle Camacho	1	7 du/ac	Above Moderate	Single Unit
765361001	51-704 Cesar Chavez St.	8	16 du/ac	Above Moderate	Multi-family in Neighborhood Center
601390020	Ave 44, West of Dillon	322	5 du/ac	Above Moderate	Subdivision
768400001	84824 Calle Verde (SW Corner of Calle Techa & Calle Verde)	152	16 du/ac	Above Moderate	Villa Verde Apts., General Plan – Neighborhood General
778081001, 778081003	51392 Cesar Chavez Street	108	39 du/ac	Low	Tripoli housing development
Net New Total		**1,108**			

Source: Coachella Development Status Report, 2021

B.2.4 Assumptions

Table B-4 summarizes maximum density standards for zones and General Plan land use designations that allow for residential.

Table B-4: Maximum Density for Zones and General Plan Designations that Allow Residential

Existing Zone Code	Maximum Density	General Plan Designation	Maximum Density
Agricultural Reserve (A-R)	1/lot	Agricultural Rancho (AR)	1/lot
Agricultural Transition (A-T)	1/lot		
Residential Estate (R-E)	1/lot	Rural Rancho (RR)	1 du/ac
Single-Family (R-S)	6 du/ac	Suburban Neighborhood (SN)	8 du/ac, with 5 du/ac average for new projects
Residential Overlay Zone (R-M-4300)	10 du/ac		
Residential Overlay Zone (R-O-6000)	7 du/ac		
Residential Mobile Home Park (R-MH)	9 du/ac		
Multiple-Family (R-M)	20 du/ac	General Neighborhood (GN)	25 du/ac, with 12 du/ac average for new projects
		Urban Neighborhood (UN)	38 du/ac with 30 du/ac average for new projects
Neighborhood Commercial (C-N)	8 du/ac	Neighborhood Center (NC)	40 du/ac
		Downtown Center (DC)	65 du/ac
		Urban Employment Center (UE)	65 du/ac

Source: City of Coachella Zoning Code; City of Coachella General Plan (2015)

The Zoning Ordinance provides flexibility for development within the required standards, such as density (see Table B-4) and other standards (see Appendix C). Certain factors, such as market demand and developer preference, influences the types of projects that are proposed in Coachella. Table B-5 summarizes assumptions for realistic residential development capacity based on minimum density requirements, understanding of capacity potential given zoning requirements estimated at 20% reduction, General Plan estimated new development averages, and recent development trends from approved, entitled, and/or permitted projects within Coachella (Table B-3).

Although there are instances in which sites are developing above the realistic assumed densities (for example the Coachella Valley Apartments at 19 du/ac in the Neighborhood Center designation, and a recently approved subdivision in the Suburban Neighborhood at 5 du/ac), the analysis conservatively assumed no parcel would develop at greater than the capacity estimate.

When the Zoning Ordinance establishes minimum densities, the assumption is no project will be developed below the minimum. Other zones establish maximum densities for residential projects. The Housing Element makes conservative assumptions on residential density, which accounts for the uncertainty of developer choice within the allowed range. Of the recently entitled projects (see Table B-3), no projects requested densities below the density assumptions for the site inventory (Table B-5). In addition, in zones that allow non-residential development, the City has only seen one 100 percent non-residential development in the past 10 years, as part of infill of an existing commercial shopping center property. The conditions of this development are dissimilar to the sites identified in the sites inventory, based on staff knowledge identified sites have a high likelihood of a residential component. Additionally, all recent projects have included a residential component. Further the city has a conservative assumption on density to account for the unlikely potential of 100 percent non-residential development For example, the 8-unit mixed-use project in the Downtown area is within the Neighborhood Center designation and proposed at 16 units per acre, which is greater than the assumed density of 15 units per acre. Additionally, as discussed above, the Pueblo Viejo Villas is an approved project in the Downtown Center designation, built at 53 units per acre, or 80 percent of the maximum density of 65 units per acre and the Tripoli Apartments are proposed at 38 units per acre, both over the 32 units per acre assumed in Table B-5, below. These projects demonstrate recent trends and the feasibility of affordable, residential development in mixed-use zones that allow 100 percent non-residential, and is built at densities in excess of the assumed density of 32 units per acre. Furthermore, as shown in Table B-5, the City is utilizing a conservative assumption ranging from only 25 to 50 percent of the maximum allowed density. Additionally, since more than 50 percent of the City's lower income RHNA is accommodated on sites that allow mixed-use, the City proposes Program 1.2 to require residential use occupy 50 percent of the total floor area of a mixed-use project on mixed-use sites identified for lower income development in Table B-7.

Table B-5: Realistic Residential Development Capacity Assumptions

Scenario 1: Existing Capacity		Scenario 2: General Plan Capacity	
Existing Zone	**Realistic Density**	**General Plan designation**	**Realistic Density**
Agricultural Reserve (A-R)	1/lot	Agricultural Rancho	1/lot
Agricultural Transition (A-T)	1/lot		
Residential Estate (R-E)	1/lot	Rural Rancho	1 du/ac
Single-Family (R-S)	80% of max 6 du/ac, but no less than 1 per parcel	Suburban Neighborhood	80% of average 5 du/ac = 4 du/ac
Residential Overlay Zone (R-M-4300)	80 % of max 10 du/ac		
Residential Overlay Zone (R-O-6000)	80% of max 7 du/ac		
Residential Mobile Home Park (R-MH)	80% of max 9 du/ac		
Multiple-Family (R-M)	80% of max 20 du/ac	General Neighborhood	80% of average 12 du/ac = 10 du/ac
		Urban Neighborhood	Required minimum 20 du/ac
Neighborhood Commercial (C-N)	6.4 du/ac	N/A	N/A
N/A	N/A	Neighborhood Center	Low end of density range = 15 du/ac
		Downtown Center	50% max 65 du/ac = 32 du/ac
		Urban Employment Center	25% max 65 du/ac = 16 du/ac

B.2.5 Methodology

To create the adequate sites inventory, the City developed a comprehensive methodology to screen parcels for near-term development. The methodology is comprised of the following steps described below. As the City has not completed a comprehensive rezone to implement the General Plan, the City anticipates a shortfall of sites under existing zoning regulations and has also analyzed the residential capacity using the distribution of land use under the General Plan, which expands residential opportunities into new portions of the City, and also increases maximum allowed density.

The inventory outlined in this Appendix does not represent all possible development opportunities and does not identify all vacant parcels in the City. Furthermore, the City has several adopted Specific Plans which have planned for new residential and mixed-use development. These Specific Plan areas offer additional capacity for housing development at all income levels. When

sites in the inventory were located within a Specific Plan Area, the buildout estimate from the Specific Plan was utilized as the realistic capacity. Some Specific Plan areas, such as La Entrada Specific Plan, require significant investment of new and extended infrastructure. While these areas are developable, the City focused accommodation of RHNA on sites that have current access to infrastructure and did not include this Specific Plan in the sites inventory.

Site Selection Criteria

Since Coachella has a large amount of vacant land, the City selected sites that met the following criteria:

- Currently vacant
- Residential use is allowed under zoning and/or General Plan regulations
- Is not on tribal land
- Not zoned agriculture reserve or agricultural transition

Income Categorization

Eligible parcels were assessed to determine which income levels they can accommodate. Each parcel was determined to be able to accommodate a specific income category given its maximum allowable density standards. The lower income category threshold is consistent with the default density for Coachella pursuant to Government Code §65583.2.

Table B-6: Income Levels by Density

Density	Income Level
< 20 dwelling units/acre	Above moderate
20 – 29 dwelling units/acre	Moderate
30+ dwelling units/acre	Lower
Source: LWC, HCD	

Per HCD guidance, sites accommodating lower-income housing should be between 0.5 and 10 acres and accommodate at least 16 units on a site. All sites originally considered lower income but whose lot sizes are smaller than 0.5 or larger than 10 acres, or do not accommodate at least 16 units, were categorized for moderate or above moderate housing.

Capacity Scenarios

As discussed above, two-scenarios were performed for the sites inventory. For each scenario, maximum and realistic unit capacity was calculated for parcels that meet all criteria previously mentioned. Maximum unit capacity was calculated by multiplying the area of a parcel by maximum density in dwelling units per acre (DU/AC). Realistic capacity is calculated by multiplying the area of each parcel by the realistic density for each zone or General Plan designation, shown in Table B-5. The following two sections explains the results for each scenario in greater detail.

Scenario #1: Existing Zoning Capacity

Since the General Plan designations have not been fully implemented, there are only a select number of zones that have been rezoned to accommodate 30 or more units per acre (default density for lower income housing established by State law). Developable sites identified under the current zoning are only presumed to be feasible for moderate and above-moderate income housing.

Under existing zoning, a total of 175 parcels accommodates a total of 5,423 units for moderate and above moderate-income housing, resulting in a shortfall of 1,759 low-income units and 441 above moderate-income units and (taking into account pipeline projects) a surplus of 845 units for moderate-income households. See Table B-9 to see a summary of these results. Because this scenario was known to result in a shortfall of sites, and a rezoning program will be needed to accommodate the complete RHNA, further site-by-site analysis was not performed. The City will rely on Scenario #2, below.

Scenario #2: General Plan Potential Capacity

Coachella updated its General Plan in 2015, which established new place-based land use designations. The new land use designations significantly open more of the City to residential development at a variety of densities, up to 65 units per acre, increasing the city's capacity for development. Since adoption, the City has not comprehensively updated the Zoning Code to ensure regulations are consistent with the General Plan, but the City has performed targeted zoning amendments to increase capacity.

To understand the potential capacity under the General Plan when rezoning is completed, a second site inventory was conducted using the General Plan land use and maximum and realistic density assumptions in Tables B-4 and B-5, respectively. Since the Zoning Code has not been updated, there are only a few examples of projects developed under the increased density allowances. To ensure a conservative unit estimate, the City assumes projects will generally build at minimum densities, or a reduced percentage of the average density. For areas targeted for mixed-use, such as the Downtown Center and Urban Employment Center, the City assumes residential comes in at 50 percent capacity, or in the Neighborhood Center at the low end of the density range at 15 units per acre. This is below the densities of recently approved affordable projects, including Pueblo Viejo Villas and Coachella Valley Apartments, two affordable projects described above. This scenario results in a shortfall of sites, without zoning regulations in place at the beginning of the planning period (October 15, 2021). As a result, the City proposes Programs 1.1, 1.2, and 1.3 which commits the City to rezoning to implement this scenario, prioritize rezoning the lower income sites in accordance with Government Code Section 65583.2, specifically requirements of subdivisions (h) and (i), require residential use occupy 50 percent of the total floor area of a mixed-use project on mixed-use sites identified for lower income development, and to amend the General Plan to allow 100% residential in certain circumstances, respectively. Additionally, this scenario includes the addition of four City-owned sites adjacent to Downtown along Grapefruit Boulevard that are currently identified as Industrial in the General

Plan. The City has submitted a TCC grant application to develop these sites for affordable housing, and has committed to amending the General Plan to designate these properties as Urban Employment, which allows up to 65 units per acre. (See Program 1.13 for the required General Plan map amendment)

Initial results identified several hundred parcels eligible for residential development, with over 30,000 potential units possible, far exceeding the RHNA at all income levels. Additional screening was performed to focus in on the most eligible and feasible development sites.

Site-by-Site Assessment

To ensure sites selected through the screening analysis are viable for development within the planning period, the City reviewed selected sites for existing conditions (e.g., environmental constraints, lack of infrastructure, ownership, built structures, etc.) that may preclude them from the site inventory. The City also compared the site inventory results to pipeline projects, 5th Cycle sites, and sites currently being rezoned. The analysis included a site-by-site assessment and refinement of sites depending on additional information from direct observation or firsthand experience from City staff. A select number of sites were removed, including those classified as vacant but contain built structures and large undeveloped sites to the north and east of the City not currently connected to city infrastructure. Sites that were originally screened out of the results because they were zoned for manufacturing or in agricultural operations were added back in if they are located adjacent to existing non-manufacturing development (e.g., near Downtown), or they are in process of being rezoned to a residential zone (such as the sites being rezoned to fulfill the 5th Cycle shortfall), or have the potential to redevelop in the planning period. Sites included in the 5th Cycle inventory were updated, as needed, to ensure the right zone assumption and site acreage were reflected in the 6th Cycle inventory. The final General Plan scenario results are provided in Table B-9.

B.2.6 Suitability of Nonvacant Sites

While the City of Coachella has large areas of vacant land that are planned for, and allow, residential development, most of the land east of State Highway 86 and much of the area north of 48th Avenue are not connected to water and sewer lines and are less likely to develop in the next 8 years without significant cost to extend infrastructure. The City has prioritized identification of sites that have existing infrastructure connections and are likely to develop or redevelop in the planning period. Therefore, the City's Housing Element includes nonvacant sites. The City has adequate vacant sites for lower income housing and does not rely on nonvacant sites to accommodate any of the City's lower income RHNA; however, the sites inventory identifies additional nonvacant sites for lower income to demonstrate the City's excess capacity for housing development. The site inventory also identifies larger nonvacant sites to accommodate a portion of the City's above moderate income RHNA. The City conducted an analysis to determine if substantial evidence exists to support the premise that housing can be accommodated on these

sites and/or existing uses on these sites will be discontinued during the planning period (2021-2029).

Nonvacant low income parcels include properties 1 to 8 acres in size with General Plan designations that promote residential mixed-use or multi-family residential development at densities up to 65 units per acre. These sites are mostly developed with commercial uses, with a couple sites used for agricultural production. The above moderate income sites are mostly used for a variety of agricultural operations and do not meet the density or site size thresholds to be considered suitable for lower income development. While agricultural production remains an important part of the Coachella Valley, and the City of Coachella, the City's General Plan envisions these areas to transition to residential uses.

Screening nonvacant sites for potential inclusion in the site inventory included consideration of regional development trends recent and on-going City actions to rezone agricultural sites to residential zones with the support of the property owners, and utilized conservative assumptions in projecting units.

Table B-7 provides an overview of the 8 nonvacant sites that are included in the site inventory for lower income housing (Note: the City has adequate vacant land to fulfill the RHNA requirement for low income). As indicated in Table B-7, all of the sites are proposed to allow 25 to 65 dwelling units per acre.

The sites listed below have a wide variety of uses including agricultural land with accessory buildings, strip malls, a tire shop, a grocery store, a restaurant, and surface parking.

In addition to the sites identified or lower income housing, the City is also analyzing the suitability of redeveloping agricultural sites for above moderate income housing. The sites have been included because of the opportunity for housing development on sites near existing residential, public facility, and commercial uses and amenities, and that have access to water and sewer infrastructure.

Table B-7: Existing Uses on Lower Income Sites

APN	Address	Zone	General Plan	Density (du/ac)	Site Size (acres)	Existing Use	Lower Income Unit Capacity
603281044		C-G	NC	40	0.71	Commercial- strip mall and surface parking	11
603281053		C-G	NC	40	8.13	Commercial- strip mall and surface parking	122
767140002		C-G	GN	25	9.46	Agriculture – unimproved land	95
767140002		R-M	NC	40	9.64	Agriculture with accessory warehouses	145
603310021		C-G	DC	65	0.67	Retail/Commercial- freestanding restaurant and surface parking	11
603310017		C-G	DC	65	1.38	Retail/Commercial- surface parking lot	22
603310024		C-G	DC	65	2.66	Retail/Commercial- grocery store and surface parking	43
603310026		C-G	DC	65	0.74	Retail/Commercial- tire shop and surface parking	12
Total							**461**

Source: City of Coachella, LWC

Development trends in the Coachella Valley and eastern Riverside and Imperial demonstrate the redevelopment of underutilized nonvacant commercial properties, agricultural land, and even vacant commercially zoned infill properties into multi-family and residential mixed-use projects. For instance, in Palm Springs, the 64 @ the Riv housing development completed in 2022 (containing a vacant restaurant, tennis courts, and surface parking) produced 64 units on 5.22 acres for a density of 12 dwelling units per acre. In addition, a commercially zoned property in the Palm Springs Downtown Specific Plan previously approved for a 142-room hotel instead is being developed into an infill mixed-use building including 45 residential units on 0.84 acres for a density of 54 units per acre. In El Centro, to the south, 288 units are proposed on 12.9 acres for a density of 22 units per acre on vacant infill commercial land; per Table B-3, Coachella itself is experiencing affordable residential mixed-use infill development on vacant commercially zoned property in its downtown. Projects like these indicate demand in the Coachella Valley for denser infill multi-family and residential mixed-use development in existing downtowns and commercial corridors; not merely demand for development on vacant land along the peripheries of its communities. These projects also indicate that there may be communities in the Coachella Valley that have a surplus of commercial land that could be converted to meet this residential demand.

Of course, however, demand for the conversion of agricultural land to multi-family housing exists in the Coachella Valley as well. 10 miles south of Coachella, in the unincorporated Riverside

County community of Oasis, the County is processing a mixed-use affordable housing development to construct 160 units agricultural land on 26 acres for a density of 6 units per acre.

Table B-8 identifies four recently developed, planned, and/or proposed residential projects in the Coachella Valley. As stated above, one of these projects is being constructed on a large agricultural site surrounded by existing development, which is similar to conditions in Coachella. The size of the sites ranges from 1 to 26 acres and the existing uses include agricultural and commercial. By-right densities range from about 25 to over 50 dwelling units per acre. Several of the projects in Table B-8 are within the range proposed by the City (see Table B-7, above).

Table B-8: Residential Development on Nonvacant or Commercially Zoned Sites in the Coachella Valley

City/Com-munity	Address	Site Size (ac)	Previous Use	Final Unit Count	Number of Affordable Units	By-Right Density (du/ac)	Density Bonus? Y/N	Year Completed /Status	Calculation of Built Density (du/ac)
El Centro	Northeast corner of 6th Street and Spear Avenue	12.9	Vacant, Commercially Zoned	288	0	25	N	Under review	22
Palm Springs	2000 N. Indian Canyon Drive	5.22	Restaurant, tennis courts, and parking	64	0	30	N	Building permit issued 2017; recently completed	12
Palm Springs	Northeast corner of Belardo Road and Museum Way	0.84	Vacant, current entitlement for 142-room hotel	45	0	-	N	Approved 2021; in plan check	54
Oasis (Unincorporated community in the Coachella Valley)	Southeast corner of 66th Avenue and Middleton Street	26	Agriculture	160	160	-	N	Under review	6

To encourage the redevelopment of nonvacant sites with higher-density residential uses, including housing affordable to lower incomes, the City has multiple programs to facilitate more intensive residential development. These include, but aren't limited to:

- Program 1.1: General Plan Implementation
- Program 1.2: Lower Income Site Rezoning
- Program 1.3: General Plan Amendment
- Program 1.7: Large Sites
- Program 1.13: General Plan Amendment for Certain City-Owned Sites
- Program 5.1: Zoning Code Constraints
- Program 5.3: Parking Requirements
- Program 6.4 Density Bonus
- Program 6.7: Streamlined Approvals

As described above, many of the nonvacant housing sites identified in the City have underperforming uses and/or excess capacity. Based on recent development trends and proactive efforts on the part of the City to encourage redevelopment of nonvacant sites, these sites are likely to provide much need housing in the City of Coachella.

Section B.3 Adequacy of Residential Sites in Meeting RHNA

B.3.1 Summary

The following table summarizes the City's methods for satisfying its RHNA (Table B-9). Taking into account projects in the pipeline, the City has a remaining RHNA of 6,778 units. Development capacity based on existing zoning is 5,423 units, with shortfalls in the lower income and above moderate-income categories. Capacity under General Plan designations is estimated at a realistic 10,003 units with a surplus of 3,225 units above the RHNA. The City commits to amending the Zoning Code and General Plan within three years to fully implement the updated General Plan designations, as outlined in Scenario #2. (see Program 1.1)

Table B-9: Residential Development Potential and RHNA

	Extremely-Low, Very Low and Low	Moderate	Above Moderate	Total
RHNA	**2,032**	**1,367**	**4,487**	**7,886**
Entitled/Proposed Projects[1]	273		835	1,108
Remaining RHNA	**1,759**	**1,367**	**3,652**	**6,778**
Site Inventory Results				
Scenario 1 – Existing Capacity (Zoning Code)		2,212	3,211	**5,423**
Remaining RHNA- Zoning Scenario	**1,759**	**-845**[2]	**441**	
Scenario 2 – Potential Capacity (General Plan)[3]	2,345	1,468	6,190	**10,003**
Remaining RHNA- General Plan Scenario	**-586**[2]	**-101**[2]	**-2,538**[2]	**-3,225**[2]

[1] Considers net new units only.
[2] Negative value indicates a surplus of housing capacity.
[3] Requires rezoning, see Programs 1.1, 1.2, and 1.3.

Source: City of Coachella, LWC 2021

B.3.2 Housing Sites Map

The following maps, Figures B-1 and B-2, show the inventory of adequate sites by income category for each scenario.

Figure B-1: 6th Cycle Housing Element Site Inventory Map by Income Category for Zoning Scenario

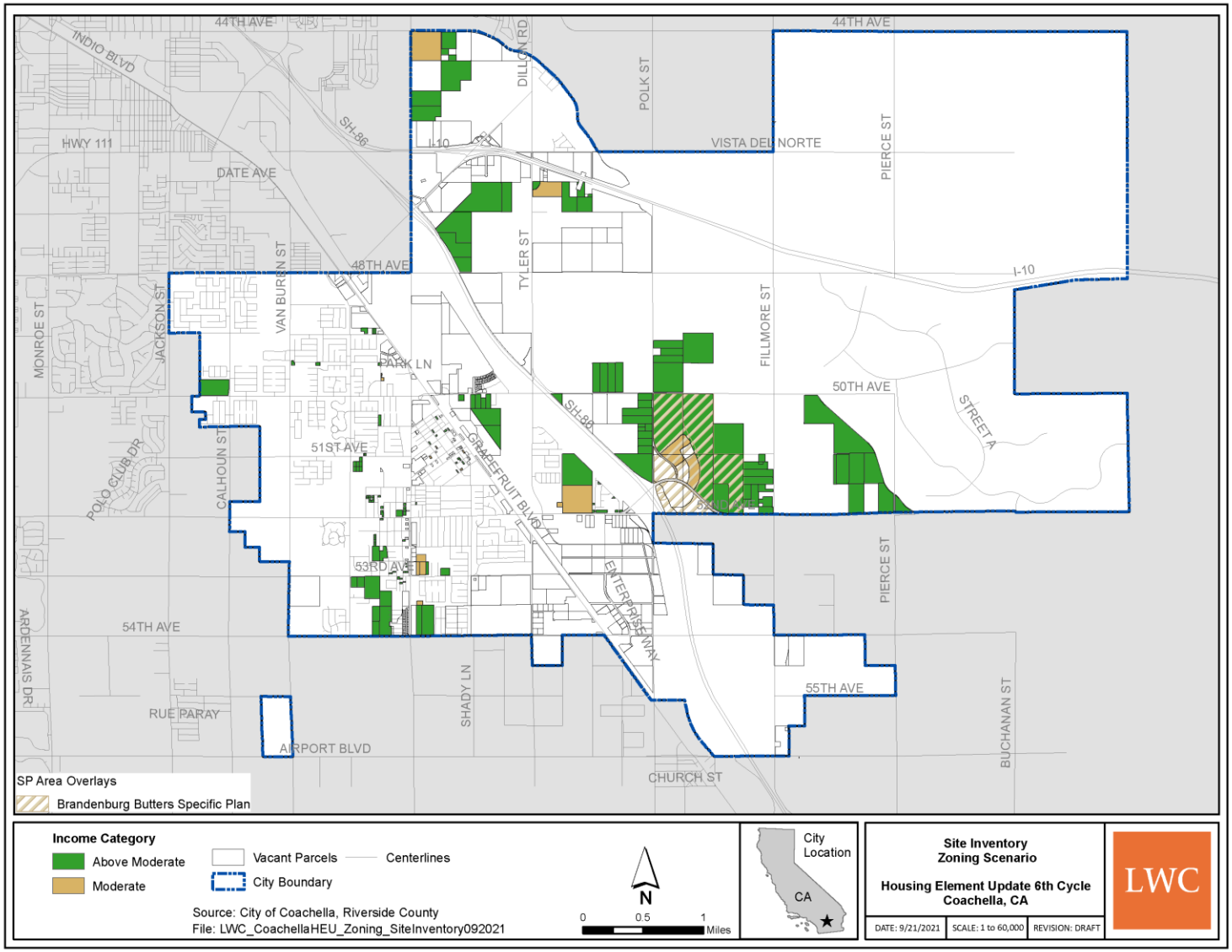
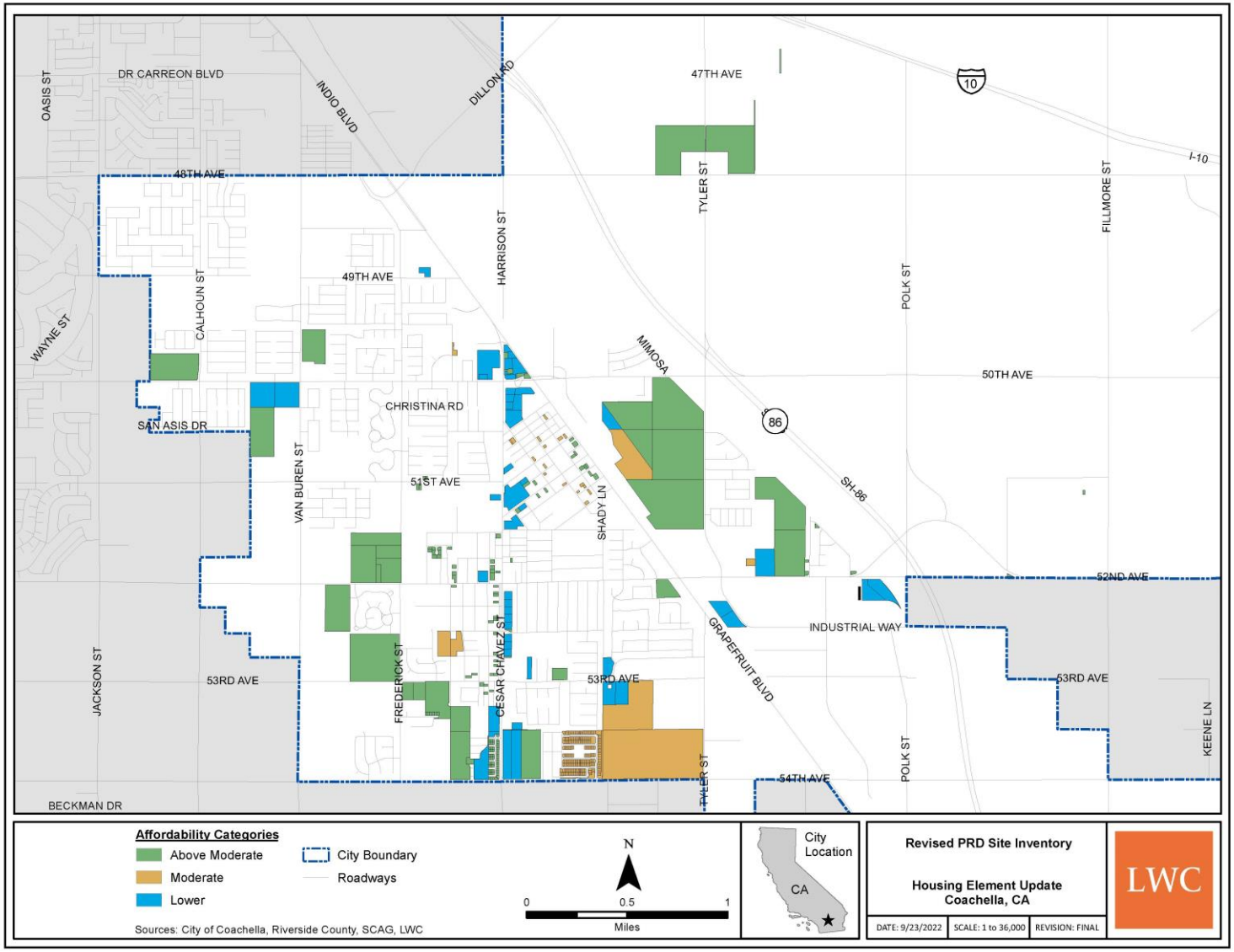


Figure B-2: 6th Cycle Housing Element Site Inventory Map by Income Category for the General Plan Scenario



B.3.3 Housing Sites Table

The following tables list the parcels in the City's housing sites inventory with unit capacity by income category.

In Previous Cycle?	APN	Existing Land Use	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Income Category
	601390029	VACANT	R-E	2.76	1/lot	1	1	Above Moderate
	601390025	VACANT	R-E	10.42	1/lot	1	1	Above Moderate
	601390014	VACANT	R-E	1.97	1/lot	1	1	Above Moderate
	601390006	VACANT	R-E	35.08	1/lot	1	1	Above Moderate
	601400001	VACANT	R-S	19.70	6	118	95	Above Moderate
	601400002	VACANT	R-E	18.61	1/lot	1	1	Above Moderate
	603130001	VACANT	C-N	2.07	8	17	13	Above Moderate
	603130003	VACANT	R-S	15.19	6	91	73	Above Moderate
	603130005	VACANT	A-T	0.11	1/lot	1	1	Above Moderate
	603130006	VACANT	A-T	3.31	1/lot	1	1	Above Moderate
	603102010	VACANT	R-S	47.28	6	284	227	Above Moderate
	603102018	VACANT	R-S	13.05	6	78	63	Above Moderate
	603130015	VACANT	A-T	0.55	1/lot	1	1	Above Moderate
	603130009	VACANT	R-S	10.00	6	60	48	Above Moderate
	603110012	VACANT	R-S	32.84	6	197	158	Above Moderate
	603110012	VACANT	R-S	21.35	6	128	102	Above Moderate
	603110012	VACANT	R-S	9.73	6	58	47	Above Moderate
	603241005	VACANT	R-S	1.34	6	8	6	Above Moderate
	603250009	VACANT	R-S	0.46	6	3	2	Above Moderate
	603250010	VACANT	R-S	0.46	6	3	2	Above Moderate
	603350002	VACANT	A-R	40.18	1/lot	1	1	Above Moderate
	603350014	VACANT	A-R	9.83	1/lot	1	1	Above Moderate
	603350015	VACANT	A-R	7.29	1/lot	1	1	Above Moderate
	603350017	VACANT	A-R	9.43	1/lot	1	1	Above Moderate
	603455008	VACANT	R-S	0.64	6	4	3	Above Moderate
	603350003	VACANT	A-R	38.08	1/lot	1	1	Above Moderate
	603455024	VACANT	R-S	0.53	6	3	3	Above Moderate
	603330008	VACANT	A-R	9.91	1/lot	1	1	Above Moderate
	603330007	VACANT	A-R	9.77	1/lot	1	1	Above Moderate
	603330006	VACANT	A-R	9.80	1/lot	1	1	Above Moderate
	603330005	VACANT	A-R	9.95	1/lot	1	1	Above Moderate
	603490022	VACANT	R-O-6000	0.24	7	2	1	Above Moderate
	612280018	VACANT	R-S	20.27	6	122	97	Above Moderate
	763020005	VACANT	A-R	4.53	1/lot	1	1	Above Moderate
	763070013	VACANT	R-S	66.87	6	401	321	Above Moderate
	763070002	VACANT	R-S	74.05	6	444	355	Above Moderate
	763020020	VACANT	A-R	2.84	1/lot	1	1	Above Moderate
	765450008	VACANT	R-E	3.22	1/lot	1	1	Above Moderate

In Previous Cycle?	APN	Existing Land Use	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Income Category
	765450018	VACANT	R-E	3.20	1/lot	1	1	Above Moderate
	765450017	VACANT	R-E	3.19	1/lot	1	1	Above Moderate
	765230005	VACANT	R-E	1.55	1/lot	1	1	Above Moderate
	763090008	VACANT	A-T	70.14	1/lot	1	1	Above Moderate
	765450007	VACANT	R-E	2.39	1/lot	1	1	Above Moderate
	763020028	VACANT	A-R	4.82	1/lot	1	1	Above Moderate
	763020007	VACANT	A-R	10.29	1/lot	1	1	Above Moderate
	765450002	VACANT	R-S	17.85	6	107	86	Above Moderate
	765704001	VACANT	R-O-6000	1.14	7	8	6	Above Moderate
	763020008	VACANT	A-R	10.52	1/lot	1	1	Above Moderate
	765251013	VACANT	R-S	0.17	6	1	1	Above Moderate
	763070006	VACANT	R-S	41.04	6	246	197	Above Moderate
	763020017	VACANT	A-R	1.15	1/lot	1	1	Above Moderate
	763020016	VACANT	A-R	2.19	1/lot	1	1	Above Moderate
	765460001	VACANT	R-S	10.07	6	60	48	Above Moderate
	763020015	VACANT	A-R	1.27	1/lot	1	1	Above Moderate
	765253007	VACANT	R-S	0.14	6	1	1	Above Moderate
	765253009	VACANT	R-S	0.21	6	1	1	Above Moderate
	765255013	VACANT	R-S	0.16	6	1	1	Above Moderate
	763020011	VACANT	A-R	4.79	1/lot	1	1	Above Moderate
	765256007	VACANT	R-S	0.10	6	1	1	Above Moderate
	763020012	VACANT	A-R	4.92	1/lot	1	1	Above Moderate
	765283013	VACANT	R-S	0.15	6	1	1	Above Moderate
	763020013	VACANT	A-R	5.02	1/lot	1	1	Above Moderate
	763100006	VACANT	A-T	20.74	1/lot	1	1	Above Moderate
	763100011	VACANT	A-T	20.51	1/lot	1	1	Above Moderate
	765623019	VACANT	R-S	0.14	6	1	1	Above Moderate
	765623020	VACANT	R-S	0.14	6	1	1	Above Moderate
	763060040	VACANT	A-R	27.38	1/lot	1	1	Above Moderate
	763060008	VACANT	R-S	34.78	6	209	167	Above Moderate
	763080028	VACANT	R-S	2.22	6	13	11	Above Moderate
	763080003	VACANT	R-S	59.70	6	358	287	Above Moderate
	763100019	VACANT	A-T	16.55	1/lot	1	1	Above Moderate
	763080030	VACANT	R-S	31.90	6	191	153	Above Moderate
	763100018	VACANT	A-T	3.48	1/lot	1	1	Above Moderate
	765070009	VACANT	R-S	0.57	6	3	3	Above Moderate
	765275006	VACANT	R-S	0.18	6	1	1	Above Moderate
	765275007	VACANT	R-S	0.10	6	1	1	Above Moderate

In Previous Cycle?	APN	Existing Land Use	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Income Category
	765276022	VACANT	R-S	0.17	6	1	1	Above Moderate
	765070010	VACANT	R-S	0.65	6	4	3	Above Moderate
	765070007	VACANT	R-S	0.64	6	4	3	Above Moderate
	765070004	VACANT	R-S	0.66	6	4	3	Above Moderate
	763080017	VACANT	A-T	7.45	1/lot	1	1	Above Moderate
	765275011	VACANT	R-S	0.09	6	1	1	Above Moderate
	763080017	VACANT	R-S	0.51	1/lot	1	1	Above Moderate
	765070005	VACANT	R-S	0.67	6	4	3	Above Moderate
	765070008	VACANT	R-S	0.65	6	4	3	Above Moderate
	765070011	VACANT	R-S	0.66	6	4	3	Above Moderate
	763080007	VACANT	A-T	9.72	1/lot	1	1	Above Moderate
	765295002	VACANT	R-S	0.16	6	1	1	Above Moderate
	763080008	VACANT	A-T	9.66	1/lot	1	1	Above Moderate
	763422025	VACANT	R-O-6000	0.16	7	1	1	Above Moderate
	763100007	VACANT	A-T	16.89	1/lot	1	1	Above Moderate
	763100016	VACANT	A-T	19.71	1/lot	1	1	Above Moderate
	763080018	VACANT	R-S	18.61	6	112	89	Above Moderate
	763080009	VACANT	A-T	4.91	1/lot	1	1	Above Moderate
	763080016	VACANT	A-T	7.49	1/lot	1	1	Above Moderate
	763080012	VACANT	A-T	3.19	1/lot	1	1	Above Moderate
	763120002	VACANT	A-T	6.30	1/lot	1	1	Above Moderate
	765084001	VACANT	R-S	0.19	6	1	1	Above Moderate
	765083010	VACANT	R-S	0.21	6	1	1	Above Moderate
	765083004	VACANT	R-S	0.17	6	1	1	Above Moderate
	765083005	VACANT	R-S	0.20	6	1	1	Above Moderate
	763412030	VACANT	R-O-6000	0.15	7	1	1	Above Moderate
	763080015	VACANT	A-T	5.08	1/lot	1	1	Above Moderate
	765083003	VACANT	R-S	0.17	6	1	1	Above Moderate
	765083009	VACANT	R-S	0.22	6	1	1	Above Moderate
	765083006	VACANT	R-S	0.22	6	1	1	Above Moderate
	763080010	VACANT	A-T	2.54	1/lot	1	1	Above Moderate
	765083008	VACANT	R-S	0.26	6	2	1	Above Moderate
	765083007	VACANT	R-S	0.25	6	2	1	Above Moderate
	765361001	VACANT	R-S	0.12	6	1	1	Above Moderate
	765115001	VACANT	R-S	0.27	6	2	1	Above Moderate
	763421037	VACANT	R-O-6000	0.14	7	1	1	Above Moderate
	765111013	VACANT	R-S	0.21	6	1	1	Above Moderate
	765115003	VACANT	R-S	0.27	6	2	1	Above Moderate

In Previous Cycle?	APN	Existing Land Use	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Income Category
	763080014	VACANT	R-S	4.35	6	26	21	Above Moderate
	765115004	VACANT	R-S	0.26	6	2	1	Above Moderate
	765114004	VACANT	R-S	1.74	6	10	8	Above Moderate
	763412001	VACANT	R-O-6000	1.31	7	9	7	Above Moderate
	763411004	VACANT	R-O-6000	0.25	7	2	1	Above Moderate
	763412041	VACANT	R-O-6000	0.35	7	2	2	Above Moderate
	763413018	VACANT	R-O-6000	0.24	7	2	1	Above Moderate
	765111013	VACANT	R-S	0.23	6	1	1	Above Moderate
	765115005	VACANT	R-S	0.49	6	3	2	Above Moderate
	763080019	VACANT	R-S	0.15	6	1	1	Above Moderate
	765111006	VACANT	R-S	0.46	6	3	2	Above Moderate
	765151001	VACANT	R-S	0.18	6	1	1	Above Moderate
	765540025	VACANT	R-S	0.13	6	1	1	Above Moderate
	765540024	VACANT	R-S	0.22	6	1	1	Above Moderate
	765540023	VACANT	R-S	0.22	6	1	1	Above Moderate
	765164007	VACANT	R-S	0.18	6	1	1	Above Moderate
	765540021	VACANT	R-S	0.22	6	1	1	Above Moderate
	765540020	VACANT	R-S	0.22	6	1	1	Above Moderate
	765540019	VACANT	R-S	0.22	6	1	1	Above Moderate
	765521012	VACANT	R-S	3.52	6	21	17	Above Moderate
	765170002	VACANT	R-S	4.99	6	30	24	Above Moderate
	765420015	VACANT	R-S	1.56	6	9	7	Above Moderate
	765184013	VACANT	R-S	0.15	6	1	1	Above Moderate
	765184015	VACANT	R-S	0.15	6	1	1	Above Moderate
	765420006	VACANT	R-S	2.77	6	17	13	Above Moderate
	765182018	VACANT	R-S	0.17	6	1	1	Above Moderate
	765184020	VACANT	R-S	0.14	6	1	1	Above Moderate
	765184009	VACANT	R-S	0.14	6	1	1	Above Moderate
	765182009	VACANT	R-S	0.21	6	1	1	Above Moderate
	765200008	VACANT	R-S	14.78	6	89	71	Above Moderate
	765212054	VACANT	R-S	0.24	6	1	1	Above Moderate
	765200018	VACANT	R-S	3.42	6	21	16	Above Moderate
	765200012	VACANT	R-S	3.03	6	18	15	Above Moderate
	765212033	VACANT	R-S	0.13	6	1	1	Above Moderate
	765213005	VACANT	R-S	0.11	6	1	1	Above Moderate
	765212037	VACANT	R-S	0.17	6	1	1	Above Moderate
	765200023	VACANT	R-S	7.95	6	48	38	Above Moderate
	765440022	VACANT	R-S	15.32	6	92	74	Above Moderate

In Previous Cycle?	APN	Existing Land Use	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Income Category
	765440021	VACANT	R-S	7.75	6	46	37	Above Moderate
	765640004	VACANT	A-T	4.92	1/lot	1	1	Above Moderate
	765640005	VACANT	R-S	14.85	6	89	71	Above Moderate
	765640009	VACANT	A-T	4.77	1/lot	1	1	Above Moderate
Subtotal Above Moderate						**3996**	**3211**	
	601390019	VACANT	R-M	37.78	20	756	605	Moderate
	603130001	VACANT	R-M	17.44	20	349	279	Moderate
	603270017	VACANT	R-M	0.56	20	11	9	Moderate
	763070013	VACANT	R-M	10.39	20	208	166	Moderate
	763070002	VACANT	R-M	2.55	20	51	41	Moderate
	765284011	VACANT	R-M	0.15	20	3	2	Moderate
	765272002	VACANT	R-M	0.17	20	3	3	Moderate
	763070002	VACANT	R-M	0.12	20	2	2	Moderate
	763080030	VACANT	R-M	14.87	20	297	238	Moderate
	763080030	VACANT	R-M	6.88	20	138	110	Moderate
	765292005	VACANT	R-M	0.21	20	4	3	Moderate
	763080030	VACANT	R-M	0.19	20	4	3	Moderate
	765276014	VACANT	R-M	0.17	20	3	3	Moderate
	763060008	VACANT	R-M	36.33	20	727	581	Moderate
	763060032	VACANT	R-M	1.07	20	21	17	Moderate
	765420021	VACANT	R-M	3.00	20	60	48	Moderate
	765420016	VACANT	R-M	3.52	20	70	56	Moderate
	765420017	VACANT	R-M	1.82	20	36	29	Moderate
	765430048	VACANT	R-M	1.06	20	21	17	Moderate
Subtotal Moderate						**2766**	**2212**	
TOTAL						**6763**	**5423**	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
		603150006	Vacant	UN	C-G	29.43	38	20	589	Above Moderate	Yes	
Yes	763060048	763060008	Vacant	UN	R-M	22.48	38	20	450	Above Moderate	Yes	
Yes	612280018	612280018	Vacant	NC	R-S	20.27	40	15	304	Above Moderate	Yes	
Yes	778170010	765450002	Vacant	UE	R-S	17.85	65	16	286	Above Moderate	Y - Requires extension through the adjacent site	
Yes	763060048	763060008	Vacant	UN	R-S	25.45	38	10	254	Above Moderate	Yes	
	778390002	765440022	Vacant	NC	R-S	15.20	40	15	228	Above Moderate	Yes	
Yes	778180003	765460001	Vacant	UE	R-S	10.07	65	16	161	Above Moderate	Y - Requires extension through the adjacent site	
	768440008	765640005	Vacant	SN	R-S	14.85	8	4	59	Above Moderate	Yes	
	768430017	765200008	Vacant	SN	R-S	12.80	8	4	51	Above Moderate	Yes	
	768430010	765200023	Vacant	SN	R-S	7.94	8	4	32	Above Moderate	Yes	
	768430002	765200018	Vacant	SN	R-S	3.42	8	4	14	Above Moderate	Yes	
	768430001	765200012	Vacant	SN	R-S	3.03	8	4	12	Above Moderate	Yes	
	778280011	765420006	Vacant	SN	R-S	2.77	8	4	11	Above Moderate	Yes	
Yes	768254005	765115005	Vacant	NC	R-S	0.49	40	15	7	Above Moderate	Yes	
		603130009	Vacant	NC	R-S	0.44	40	15	7	Above Moderate	Yes	
		603150005	Vacant	UN	C-G	0.33	38	20	7	Above Moderate	Yes	
	778101002	765272002	Vacant	DC	C-G	0.34	65	16	6	Above Moderate	Yes	
	778060002	765261014	Vacant	DC	C-G	0.35	65	16	6	Above Moderate	Yes	
	778113002	765314009	Vacant	DC	C-G	0.28	65	16	5	Above Moderate	Yes	
	778071008	765302021	Vacant	DC	C-G	0.33	65	16	5	Above Moderate	Yes	
	768232014	765093021	Vacant	NC	C-G	0.33	40	15	5	Above Moderate	Yes	
		603150007	Vacant	UN	C-G	0.26	38	20	5	Above Moderate	Yes	
	768254001	765115001	Vacant	NC	R-S	0.27	40	15	4	Above Moderate	Yes	
	778100008	765271024	Vacant	DC	C-G	0.25	65	16	4	Above Moderate	Yes	
Yes	768254004	765115004	Vacant	NC	R-S	0.26	40	15	4	Above Moderate	Yes	
Yes	768254003	765115003	Vacant	NC	R-S	0.27	40	15	4	Above Moderate	Yes	
	768393013	765164016	Vacant	NC	C-G	0.18	40	15	3	Above Moderate	Yes	
	768393012	765164015	Vacant	NC	C-G	0.17	40	15	3	Above Moderate	Yes	
	768383013	765154014	Vacant	NC	C-G	0.18	40	15	3	Above Moderate	Yes	
	768383012	765154013	Vacant	NC	C-G	0.17	40	15	3	Above Moderate	Yes	
	768440008	765640008	Vacant	SN	C-G	0.73	8	4	3	Above Moderate	Yes	
	778060001	765261012	Vacant	DC	C-G	0.18	65	16	3	Above Moderate	Yes	
	768383015	765154017	Vacant	NC	C-G	0.17	40	15	3	Above Moderate	Yes	
	768402019	765522019	Vacant	NC	C-G	0.21	40	15	3	Above Moderate	Yes	
	778242026	765383026	Vacant	NC	C-G	0.19	40	15	3	Above Moderate	Yes	
	778101002	765272002	Vacant	DC	R-M	0.17	65	16	3	Above Moderate	Yes	
	778061006	765262006	Vacant	DC	C-G	0.20	65	16	3	Above Moderate	Yes	
	768440010	765640008	Vacant	UN	C-G	0.13	38	20	3	Above Moderate	Yes	
	768402020	765522011	Vacant	NC	C-G	0.20	40	15	3	Above Moderate	Yes	
Yes	778091005	765292005	Vacant	DC	R-M	0.18	65	16	3	Above Moderate	Yes	
	768450022	765601022	Vacant	NC	C-G	0.10	40	15	2	Above Moderate	Yes	
	778110001	765311001	Vacant	DC	C-G	0.14	65	16	2	Above Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
Yes	768413012	765184013	Vacant	NC	R-S	0.15	40	15	2	Above Moderate	Yes	
	778093002	765294013	Vacant	DC	C-G	0.15	65	16	2	Above Moderate	Yes	
	768450020	765601020	Vacant	NC	C-G	0.12	40	15	2	Above Moderate	Yes	
	778100010	765271029	Vacant	DC	C-G	0.14	65	16	2	Above Moderate	Yes	
	768383010	765154020	Vacant	NC	C-G	0.16	40	15	2	Above Moderate	Yes	
	778280006	765420021	Vacant	NC	C-G	0.15	40	15	2	Above Moderate	Yes	
	778100011	765271028	Vacant	DC	C-G	0.14	65	16	2	Above Moderate	Yes	
Yes	768413014	765184015	Vacant	NC	R-S	0.15	40	15	2	Above Moderate	Yes	
	778061004	765262004	Vacant	DC	C-G	0.14	65	16	2	Above Moderate	Yes	
	768254011	765115011	Vacant	NC	C-G	0.14	40	15	2	Above Moderate	Yes	
	778150001	765361001	Vacant	NC	R-S	0.12	40	15	2	Above Moderate	Yes	
	768450001	765601001	Vacant	NC	C-G	0.11	40	15	2	Above Moderate	Yes	In progress rezone to RM General
	768450019	765601019	Vacant	NC	C-G	0.11	40	15	2	Above Moderate	Yes	In progress rezone to RM-urban
		763080019	Vacant	NC	R-S	0.14	40	15	2	Above Moderate	Yes	
	768450015	765601015	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768455004	765606012	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768455003	765606013	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768451005	765602003	Vacant	NC	C-G	0.08	40	15	1	Above Moderate	Yes	
	768450002	765601002	Vacant	NC	C-G	0.10	40	15	1	Above Moderate	Yes	
	768222009	765083009	Vacant	SN	R-S	0.21	8	4	1	Above Moderate	Yes	
	768451006	765602010	Vacant	NC	C-G	0.06	40	15	1	Above Moderate	Yes	
	768452006	765603027	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768222006	765083006	Vacant	SN	R-S	0.22	8	4	1	Above Moderate	Yes	
	768460005	765200008	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	768451002	765602006	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768393007	765164007	Vacant	SN	R-S	0.18	8	4	1	Above Moderate	Yes	
	768452002	765603014	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	763413018	763413018	Vacant	SN	R-O-6000	0.24	8	4	1	Above Moderate	Yes	
	768454002	765605014	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768222008	765083008	Vacant	SN	R-S	0.26	8	4	1	Above Moderate	Yes	
	768421005	765212037	Vacant	SN	R-S	0.17	8	4	1	Above Moderate	Yes	
	768450007	765601007	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768455005	765606011	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450016	765601016	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768455002	765606014	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450009	765601009	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450013	765601013	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768411018	765182018	Vacant	SN	R-S	0.17	8	4	1	Above Moderate	Yes	
	768222003	765083003	Vacant	SN	R-S	0.17	8	4	1	Above Moderate	Yes	
	768451003	765602005	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768250003	765111013	Vacant	SN	R-S	0.21	8	4	1	Above Moderate	Yes	
	768250003	765111013	Vacant	SN	R-S	0.23	8	4	1	Above Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	768450018	765601018	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768413008	765184009	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	768453006	765604027	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768222005	765083005	Vacant	SN	R-S	0.20	8	4	1	Above Moderate	Yes	
	768460002	765200008	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	768450005	765601005	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768453004	765604012	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450021	765601021	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768460003	765200008	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	763411004	763411004	Vacant	SN	R-O-6000	0.25	8	4	1	Above Moderate	Yes	
	768450017	765601017	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450008	765601008	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450003	765601003	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768152019	765623019	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	768210036	765070009	Vacant	SN	R-S	0.24	8	4	1	Above Moderate	Yes	
	768454003	765605013	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768460001	765200008	Vacant	SN	R-S	0.17	8	4	1	Above Moderate	Yes	
	768451004	765602004	Vacant	NC	C-G	0.08	40	15	1	Above Moderate	Yes	
	768421001	765212033	Vacant	SN	R-S	0.13	8	4	1	Above Moderate	Yes	
	768450010	765601010	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768453001	765604025	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768454004	765605012	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768413018	765184020	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	768450012	765601012	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768223001	765084001	Vacant	SN	R-S	0.19	8	4	1	Above Moderate	Yes	
	768450006	765601006	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768453003	765604013	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768411009	765182009	Vacant	SN	R-S	0.21	8	4	1	Above Moderate	Yes	
	768451001	765602008	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768452001	765603025	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768450011	765601011	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768454005	765605011	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768452004	765603012	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768222004	765083004	Vacant	SN	R-S	0.17	8	4	1	Above Moderate	Yes	
	768453002	765604014	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768222010	765083010	Vacant	SN	R-S	0.21	8	4	1	Above Moderate	Yes	
	768421022	765212054	Vacant	SN	R-S	0.24	8	4	1	Above Moderate	Yes	
	768454006	765605027	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768250006	765111006	Vacant	SN	R-S	0.32	8	4	1	Above Moderate	Yes	
	763421037	763421037	Vacant	SN	R-O-6000	0.14	8	4	1	Above Moderate	Yes	
	768450014	765601014	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	763422025	763422025	Vacant	SN	R-O-6000	0.15	8	4	1	Above Moderate	Yes	
	768454001	765605025	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	768380001	765151001	Vacant	SN	R-S	0.17	8	4	1	Above Moderate	Yes	
	768452003	765603013	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450023	765601034	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768455001	765606025	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768450004	765601004	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768222007	765083007	Vacant	SN	R-S	0.25	8	4	1	Above Moderate	Yes	
	768460004	765200008	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	768453005	765604011	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768455006	765606027	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768210037	765070009	Vacant	SN	R-S	0.24	8	4	1	Above Moderate	Yes	
	778320006	765440021	Vacant	NC	R-S	0.09	40	15	1	Above Moderate	Yes	
	778320006	765440021	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	778341007	765440022	Vacant	SN	R-S	0.04	8	4	1	Above Moderate	Yes	
	768452005	765603011	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768152020	765623020	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
		763080017	Vacant	SN	R-S	0.13	8	4	1	Above Moderate	Yes	
	768422005	765213005	Vacant	SN	R-S	0.11	8	4	0	Above Moderate	Yes	
	768460006	765200008	Vacant	SN	R-S	0.10	8	4	0	Above Moderate	Yes	
	768461036	765200008	Vacant	SN	R-S	0.05	8	4	0	Above Moderate	Yes	
	778191002	778191002	Agriculture	UE	R-S / M-S	48.33	65	16	773.28	Above Moderate	Yes	
	778180004	778180004	Agriculture	UE	R-S	40.77	65	16	652.32	Above Moderate	Yes	
		603110008	Agriculture	UN	R-S	29.78	38	20	596	Above Moderate	Yes	
	778170011	778170011	Agriculture	UE	R-S	32.57	65	16	521.12	Above Moderate	Yes	
	767140006	767140006	Agriculture	GN	R-M	18.61	25	10	181	Above Moderate	Yes	
	768070003	768070003	Agriculture	GN	R-S	14.93	25	10	149.3	Above Moderate	Yes	
	768290003	768290003	Agriculture	SN	R-PUD	37.08	8	4	148.32	Above Moderate	Yes	
	603260050	603260050	Agriculture	GN	R-PUD	12.06	25	10	120.6	Above Moderate	Yes	
	768070002	768070002	Agriculture	GN	R-S	9.84	25	10	98.4	Above Moderate	Yes	
	768070006	768070006	Agriculture	GN	R-S	8.37	25	10	83.7	Above Moderate	Yes	
	768260003	768260003	Agriculture	SN	R-PUD	18.23	8	4	72.92	Above Moderate	Yes	
	768070004	768070004	Agriculture	GN	R-S	5.09	25	10	50.9	Above Moderate	Yes	
	778420004	778420004	Vacant	SN	R-M	5.05	8	4	20.2	Above Moderate	Yes	
	768070005	768070005	Agriculture	GN	R-S	1.32	25	10	13.2	Above Moderate	Yes	In Vista Del Agua SP. Capacity based on Specific Plan buildout in PA10
	603310025	603310025	Retail/Commercial	DC	C-G	0.48	65	16	8	Above Moderate	Yes	
	603310005	603310005	Retail/Commercial	DC	C-G	0.44	65	16	7	Above Moderate	Yes	
	603310022	603310022	Retail/Commercial	DC	C-G	0.36	65	16	6	Above Moderate	Yes	
	603310012	603310012	Retail/Commercial	DC	C-G	0.39	65	16	6	Above Moderate	Yes	
	603310004	603310004	Retail/Commercial	DC	C-G	0.09	65	16	1	Above Moderate	Yes	In Vista Del Agua SP. Capacity based on Specific Plan buildout in PA2

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
Subtotal Above Moderate									**6190**			
	778080006	765321005	Vacant	DC	C-G	6.92	65	32	221	Lower	Yes	
	778020007	765240005	Vacant	DC	C-G	3.61	65	32	115	Lower	Yes	
	778390001	765440021	Vacant	NC	R-S	7.66	40	15	115	Lower	Yes	
	778390001	765440021	Vacant	NC	C-G	6.61	40	15	99	Lower	Yes	
	768440011	765640008	Vacant	NC	C-G	6.19	40	15	93	Lower	Yes	In Vista Del Agua SP. Capacity based on Specific Plan buildout in PA8
	778390003	765440003	Vacant	UE	M-S	4.40	65	20	88	Lower	Yes	
	778081003	765322018	Vacant	DC	C-G	2.54	65	32	81	Lower	Yes	
	778390004	765440004	Vacant	UE	M-S	4.75	65	16	76	Lower	Yes	
	778010017	765240005	Vacant	DC	C-G	2.30	65	32	74	Lower	Yes	
	768430012	765200021	Vacant	NC	C-G	4.30	40	15	64	Lower	Yes	
	778170010	765450002	Vacant	UE	M-S	3.83	65	16	61	Lower	Y - Requires extension through the adjacent site	
	778010017	765220026	Vacant	DC	C-G	1.81	65	32	58	Lower	Yes	
Yes	763060048	763060008	Vacant	NC	R-M	8.09	40	10	39	Lower	Yes	
	778010016	765220026	Vacant	DC	C-G	0.96	65	32	31	Lower	Yes	
Yes	778010013	765240005	Vacant	DC	C-G	0.93	65	32	30	Lower	Yes	
	778010014	765240005	Vacant	DC	C-G	0.84	65	32	27	Lower	Yes	
	768253005	765114004	Vacant	NC	R-S	1.74	40	15	26	Lower	Yes	
	778070002	765301003	Vacant	DC	C-G	0.78	65	32	25	Lower	Yes	
Yes	778280009	765420015	Vacant	NC	R-S	1.56	40	15	23	Lower	Yes	
	603310001	603310001	Vacant	DC	C-G	0.61	65	32	20	Lower	Yes	
Yes	603241005	603241005	Vacant	NC	R-S	1.34	40	15	20	Lower	Yes	
	778071005	765302010	Vacant	DC	C-G	0.59	65	32	19	Lower	Yes	
Yes	778113001	765314008	Vacant	DC	C-G	0.58	65	32	18	Lower	Yes	
	778320006	765430048	Vacant	NC	R-M	1.06	40	15	16	Lower	Yes	
	778280001	765420018	Vacant	NC	C-G	0.99	40	15	15	Lower	Yes	
	768210023	765070035	Vacant	NC	C-G	1.00	40	15	15	Lower	Yes	
	778242022	765383023	Vacant	NC	C-G	0.98	40	15	15	Lower	Yes	in process to rezone to RM (urban)
	778280003	765420020	Vacant	NC	C-G	0.90	40	15	14	Lower	Yes	
	778242025	765383023	Vacant	NC	C-G	0.94	40	15	14	Lower	Yes	
	778280002	765420019	Vacant	NC	C-G	0.90	40	15	14	Lower	Yes	
	778242023	765383023	Vacant	NC	C-G	0.88	40	15	13	Lower	Yes	
	778242026	765383023	Vacant	NC	C-G	0.87	40	15	13	Lower	Yes	in process to rezone to RM (urban)
	778242024	765383023	Vacant	NC	C-G	0.90	40	15	13	Lower	Yes	
	768440012	765640012	Vacant	NC	C-G	0.73	40	15	11	Lower	Yes	
	767140002	767140002	Agriculture	NC	R-M	9.64	40	15	145	Lower	Yes	
	603281053	603281053	Commercial	NC	C-G	8.13	40	15	121.95	Lower	Yes	
	767140002	767140002	Agriculture	GN	C-G	9.46	25	10	95	Lower	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	763131018	763131018	Vacant	Ind	M-H	5.16	65	16	83	Lower	Yes	
	763131017	763131017	Vacant	Ind	M-H	4.06	65	16	65	Lower	Yes	
	763400016	763400016	Vacant	Ind	M-H	3.54	65	16	57	Lower	Yes	
	763400017	763400017	Vacant	Ind	M-H	3.59	65	16	57	Lower	Yes	
	778420016	778420016	Vacant	UE	R-S	2.89	65	16	46.24	Lower	Yes	
	603310024	603310024	Retail/Commercial	DC	C-G	2.66	65	16	43	Lower	Yes	
	603310017	603310017	Retail/Commercial	DC	C-G	1.38	65	16	22	Lower	Yes	
	603310026	603310026	Retail/Commercial	DC	C-G	0.74	65	16	12	Lower	Yes	
	603310021	603310021	Retail/Commercial	DC	C-G	0.67	65	16	11	Lower	Yes	
	603281044	603281044	Commercial	NC	C-G	0.71	40	15	10.65	Lower	Yes	
Subtotal Lower									**2345**			
	778390007	765440007	Vacant	UE	M-S	78.23	65	20	630	Moderate	Yes	
	778180003	765460001	Vacant	UE	M-S	18.29	65	16	293	Moderate	Yes	
	778390005	765440008	Vacant	UE	M-S	29.34	65	20	192	Moderate	Yes	
	768350002	765170002	Vacant	GN	R-S	4.99	25	10	50	Moderate	Yes	
	768400001	765521012	Vacant	GN	R-S	3.52	25	10	35	Moderate	Yes	
Yes	778414040	765440012	Vacant	GN	R-PUD	1.17	25	10	12	Moderate	Yes	
	763060032	763060032	Vacant	GN	R-M	1.07	25	10	11	Moderate	Yes	
	603270017	603270017	Vacant	GN	R-M	0.56	25	10	6	Moderate	Yes	
	778415007	765440012	Vacant	GN	R-PUD	0.51	25	10	5	Moderate	Yes	
	778413023	765440012	Vacant	GN	R-PUD	0.53	25	10	5	Moderate	Yes	
	778191002	765472004	Vacant	UE	M-S	0.14	65	32	5	Moderate	Yes	
Yes	778414039	765440012	Vacant	GN	R-PUD	0.37	25	10	4	Moderate	Yes	
Yes	778054004	765285005	Vacant	GN	C-G	0.32	25	10	3	Moderate	Yes	
Yes	778040002	765251013	Vacant	GN	R-S	0.17	25	10	2	Moderate	Yes	
Yes	778044013	765255013	Vacant	GN	R-S	0.16	25	10	2	Moderate	Yes	
Yes	778105001	765276022	Vacant	GN	R-S	0.17	25	10	2	Moderate	Yes	
	778414041	765440012	Vacant	GN	R-PUD	0.17	25	10	2	Moderate	Yes	
Yes	778104010	765275006	Vacant	GN	R-S	0.18	25	10	2	Moderate	Yes	
Yes	778105012	765276014	Vacant	GN	R-M	0.17	25	10	2	Moderate	Yes	
	778042009	765253009	Vacant	GN	R-S	0.21	25	10	2	Moderate	Yes	
Yes	778400030	765440016	Vacant	GN	R-PUD	0.17	25	10	2	Moderate	Yes	
	778411027	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778415006	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
Yes	778414014	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778410007	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411014	765440012	Vacant	GN	R-PUD	0.10	25	10	1	Moderate	Yes	
	778411024	765440012	Vacant	GN	R-PUD	0.06	25	10	1	Moderate	Yes	
	778411023	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414007	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778090006	765291009	Vacant	GN	C-G	0.09	25	10	1	Moderate	Yes	
	778405010	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	778414032	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412001	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403018	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410008	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778407005	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410014	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414026	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414017	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413006	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778415005	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403029	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413007	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	in process to rezone to RM (urban). Only 31.5 acres though.
	778405008	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412008	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778413011	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403030	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414003	765440016	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778413022	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403032	765440016	Vacant	GN	R-PUD	0.10	25	10	1	Moderate	Yes	
	778411003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406010	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413019	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404008	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778104007	765275011	Vacant	GN	R-S	0.09	25	10	1	Moderate	Yes	
	778411010	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413014	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411005	765440012	Vacant	GN	R-PUD	0.06	25	10	1	Moderate	Yes	
	778412007	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778403019	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403022	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405012	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778407006	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411015	765440012	Vacant	GN	R-PUD	0.11	25	10	1	Moderate	Yes	
	778415008	765440012	Vacant	GN	R-PUD	0.07	25	10	1	Moderate	Yes	
	778415008	765440016	Vacant	GN	R-PUD	0.05	25	10	1	Moderate	Yes	
	778414034	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403031	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406005	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	778406004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413013	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411019	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778045007	765256007	Vacant	GN	R-S	0.10	25	10	1	Moderate	Yes	
	778405001	765440016	Vacant	GN	R-PUD	0.11	25	10	1	Moderate	Yes	
	778042007	765253007	Vacant	GN	R-S	0.14	25	10	1	Moderate	Yes	
	778403020	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
Yes	778410015	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413017	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
Yes	778413021	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406009	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412006	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413005	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405007	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403024	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403021	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412009	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414022	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405005	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410013	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412014	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411001	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413018	765440012	Vacant	GN	R-PUD	0.07	25	10	1	Moderate	Yes	
	778406002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412005	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414029	765440012	Vacant	GN	R-PUD	0.12	25	10	1	Moderate	Yes	
	778403043	765440016	Vacant	GN	R-PUD	0.14	25	10	1	Moderate	Yes	
	778406001	765440016	Vacant	GN	R-PUD	0.11	25	10	1	Moderate	Yes	
	778404004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
Yes	778411011	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413001	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410009	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778412013	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414015	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411012	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404009	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414011	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778411016	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778415001	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778412012	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	778411002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410011	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414037	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778407002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410016	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412002	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411026	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403025	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404005	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414013	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	in process to rezone to RM (urban). Only 9.6 ares
	778414038	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414025	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778407001	765440016	Vacant	GN	R-PUD	0.11	25	10	1	Moderate	Yes	
	778414020	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404014	765440016	Vacant	GN	R-PUD	0.10	25	10	1	Moderate	Yes	
	778415002	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778411009	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404006	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411028	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411020	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414024	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413016	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414031	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414023	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403026	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413012	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414012	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778410010	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411017	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414002	765440016	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778411007	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413010	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414009	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778412004	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414010	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778404007	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411022	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404011	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	778405013	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414005	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414035	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414036	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778415004	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412011	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414006	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778403023	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778407004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778104009	765275007	Vacant	GN	R-S	0.10	25	10	1	Moderate	Yes	
	778405009	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411025	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778092008	765293008	Vacant	GN	C-G	0.14	25	10	1	Moderate	Yes	
	778404010	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414008	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778410004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414018	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414001	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406008	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411008	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414019	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414028	765440012	Vacant	GN	R-PUD	0.12	25	10	1	Moderate	Yes	
	778406006	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414030	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405011	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404012	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410001	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414027	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412003	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413015	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403017	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406011	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414004	765440016	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778405006	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410006	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413008	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405014	765440016	Vacant	GN	R-PUD	0.10	25	10	1	Moderate	Yes	
	778404013	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778407003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414021	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411013	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	778412010	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413009	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406012	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411018	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413020	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404001	765440016	Vacant	GN	R-PUD	0.10	25	10	1	Moderate	Yes	
	778411006	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406013	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410012	765440012	Vacant	GN	R-PUD	0.07	25	10	1	Moderate	Yes	
	778407007	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778054005	765285007	Vacant	GN	C-G	0.08	25	10	1	Moderate	Yes	
	778052013	765283013	Vacant	GN	R-S	0.15	25	10	1	Moderate	Yes	
	778411021	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414016	765440012	Vacant	GN	R-PUD	0.07	25	10	1	Moderate	Yes	
	778415003	765440012	Vacant	GN	R-PUD	0.10	25	10	1	Moderate	Yes	
Yes	778053011	765284011	Vacant	GN	R-M	0.15	25	10	1	Moderate	Yes	
	778406007	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414033	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403028	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
Yes	778403027	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406014	765440016	Vacant	GN	R-PUD	0.11	25	10	1	Moderate	Yes	
	778410005	765440012	Vacant	GN	R-PUD	0.07	25	10	1	Moderate	Yes	
Subtotal Moderate									**1468**			
TOTAL									**10003**			

Appendix C: Housing Constraints

Contents

Appendix C: Housing Constraints C-1

Section C.1 Introduction C-2
Section C.2 Governmental Constraints C-2
C.2.1 Introduction C-2
C.2.2 Land Use Controls C-2
C.2.3 Building and Housing Codes and Enforcement C-25
C.2.4 Permits and Procedures C-25
C.2.5 On and Off-site Improvements C-32
Section C.3 Non-Governmental Constraints C-33
C.3.1 Housing Supply/Conditions C-33
C.3.2 Development Costs C-34
C.3.3 Availability of Financing C-35
C.3.4 Summary C-36
Section C.4 Environmental and Infrastructure Constraints C-37
C.4.1 Environmental Constraints C-37
C.4.2 Infrastructure Constraints C-37

Section C.1 Introduction

The provision of decent, safe, and affordable housing is an important goal of the City of Coachella. However, there are a variety of factors that encourage or constrain the development, maintenance, and improvement of the housing stock in the City. These include market mechanisms, government codes and regulations, and physical and environmental constraints. This section reviews and analyzes these potential constraints, in terms of a) governmental constraints, b) non-governmental including market constraints, and c) environmental and infrastructural constraints.

Section C.2 Governmental Constraints

C.2.1 Introduction

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code § 65583(c)(3)).

The City's primary policies and regulations that affect residential development and housing affordability include: the Zoning Ordinance, the General Plan, development processing procedures and fees, on and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, an analysis of the governmental constraints on housing production for persons with disabilities is included in this Section.

C.2.2 Land Use Controls

This section provides an overview of the City's land use controls and their relation to the City's housing supply.

General Plan Land Use Designations

The City of Coachella adopted the General Plan Update in 2015. Chapter 4 of the General Plan is the Land Use and Community Character Element which directs the location and form of future development in the city. The 2015 General Plan has not yet been implemented through a comprehensive zoning ordinance update. The lack of an updated zoning ordinance reflecting the latest General Plan policies presents a significant constraint to the development of housing. Government Code § 65583(c)(7) requires the identification of "means by which consistency will be achieved with other general plan elements and community goals". The City's General Plan and Zoning Ordinance are inconsistent with one another and the City must update the Zoning Ordinance to be consistent with the General Plan. (see Program 1.1) In the interim, the provisions

of Senate Bill 330 allow for the City to approve projects consistent with the General Plan policies, land use designations, and densities in advance of a zoning ordinance update.

The General Plan includes nine land use designations that allow a range of residential development types (see Table C-1), at a variety of densities.

Table C-1: City General Plan Residential Land Use Designations

General Plan Designation	Allowed Density	Description
Agricultural Rancho	1 unit per parcel or 1 unit per 40 acres	The Agricultural Rancho designation provides areas for productive agriculture uses in the City. Agricultural areas provide for active uses such as date farms, field crops or grapes. In some cases, this designation also encompasses other working lands that provide an open space benefit or are in other ways a non-urban land use, such as mining. These rural environments – and the natural and agricultural systems that define them – are intended to be preserved in perpetuity and may not be converted for urban use.
Rural Rancho	0.4 (1 unit per 2.5 acres) – 1 du/ac	The Rural Rancho designation accommodates low intensity residential development within a preserved rural landscape. These areas are intended to serve as a buffer between Agriculture and any of the urban designations of this Plan or as the edge of the urbanized City.
Suburban Neighborhood	2 – 8, with 5 du/ac average for new projects	Suburban Neighborhoods provide a lower intensity, quieter, family-living environment but are still well connected to surrounding neighborhoods, retail areas as well as natural and agricultural open spaces. Because Suburban Neighborhoods are less compact than General Neighborhoods, they are inherently less walkable and amenities such as parks, schools and convenience retail are farther from most residences. Accordingly, greater accommodation is provided to the automobile in these Neighborhoods, and greater attention must be paid to bike routes.
General Neighborhood	7 – 25 du/ac, with 12 du/ac average for new projects	General Neighborhoods provide a diversity of housing that meets the needs of Coachella's many household sizes, incomes, and lifestyle preferences. General Neighborhoods integrate a range of single- and multi-family housing options within a green, walkable neighborhood environment that offers parks and playgrounds for their residents and access to schools and basic shopping needs within a comfortable walk, bike ride or short drive.
Urban Neighborhood	20 – 38 du/ac with 30 du/ac average for new projects	Urban Neighborhoods create a high-intensity, walkable, transit-ready neighborhood with a variety of types of housing - predominantly multi-family of various types. Urban Neighborhoods should be located in close proximity to high quantities of commercial, civic and recreational uses. The value of the Urban

Table C-1: City General Plan Residential Land Use Designations

General Plan Designation	Allowed Density	Description
		Neighborhood derives from its compactness, and the degree to which it allows a larger number of residents to live near one another, within easy walking distance of parks, schools, shops, transit and employment.
Neighborhood Center	15 – 40 du/ac	This designation creates a concentration of commercial businesses and civic amenities—often mixed with multi-family housing—within convenient walking or biking distance of nearby neighborhoods. Centers provide gathering places for the residents of surrounding neighborhoods and are ideal locations for high-quality transit stops.
Downtown Center	20 – 65 du/ac	As Neighborhood Centers bring residents of surrounding neighborhoods together by providing a convenient and congenial environment for everyday shopping and dining, the Downtown brings the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City.
Urban Employment Center	30 – 65 du/ac	This General Plan designation provides space for a range of employment uses to help expand and diversify the City's economy and transform Coachella from a small town to a full-service city. The desired employment uses are office and research and development rather than industrial uses such as manufacturing, distribution and warehouse. The employment uses are supported by retail, service and similar uses. Residential uses are allowed in residential-only buildings or in a mixed-use configuration with ground-floor retail. Also allowed are higher education uses (such as a college or university) designed in urban setting.
Regional Retail District	10 – 15 du/ac	This designation provides opportunities for a wide range of shopping and entertainment in a variety of urban and suburban formats. These include regional shopping centers, mixed destination centers or similar uses. The uses allowed in this designation will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. The primary purpose of the District is to provide for commercial opportunities, with residential uses supporting the retail environment.
Source: City of Coachella General Plan (2015)		

Zoning Districts

Title 17 of the Coachella Code of Ordinances contains the Zoning Ordinance. This section analyzes the Zoning Ordinance and the zones which allow residential development.

There are a total of seven base zones and three overlay zones as well as ten zones within the La Entrada and Vista Del Agua Specific Plans that allow residential development with various densities and housing types. Table C-2 lists the zones that allow residential development with a description of each.

Table C-2: Residential Zones

Zone	Description
Agricultural Reserve Zone	This zone is intended to preserve certain designated prime agricultural lands within the city and protect those lands, which are deemed to be agricultural preserves, from the intrusion of urban development incompatible with agricultural land uses. This zone designation is reserved for only those lands which are subject to recorded Williamson Act contracts pursuant to Government Code, §51200 et seq.
Agricultural Transition Zone	This zone has the purpose of permitting the continued agricultural use of those lands suited to eventual development in other uses and zones, pending proper timing for the economical provisions of utilities, major streets, and other facilities, so that compact, orderly development will occur.
Residential Estate Zone	This zone is intended to provide for the establishment of residential areas which are to be developed at low density and with reasonable and adequate limitations, safeguards, and controls for the keeping and maintenance of horses in those areas of the city where noncommercial equestrian activities may be an integral part of the neighborhood amenities.
Single-Family Zone	This zone is intended to provide areas within the city where development is limited to low-density concentrations of single-family dwellings, and to stabilize and protect the residential character of such areas. It has the further purpose of the provision of community facilities needed to complement urban residential areas and for institutions which require a residential environment and to minimize traffic congestion and to avoid an overload of utilities designed to service only low-density residential uses. The provisions of this zone are intended to encourage a suitable environment for family life through the regulation of densities of development, yards, fencing, heights, and similar aspects of development.
Residential Overlay Zone	The R-O-6000 zone is intended to provide adequate housing for all persons regardless of age, race, ethnic background, national origin, religion, family size, marital status, handicap, or any other arbitrary factor so long as such use is consistent with sound standards of public health and safety. It has the further purpose of maintaining and promoting residential living environments compatible and in harmony with the previously established patterns of development of existing low- and moderate-income housing. As such, the objective of this zoning designation is to provide the City with a device needed to correct existing shortages and to meet projected growth needs within the city.
Multiple-Family Zone	This zone is intended to provide for the establishment and expansion of multiple-family residential development areas at various medium and high population densities and related community services, all located in conformance with the general plan.
Mobile Home Subdivision Zone	It is the intent of this chapter to provide regulations for the placement of mobile homes on individual lots within an approved subdivision specifically designed and designated for the sale, not rental, of lots to accommodate mobile homes as the dwelling unit. The minimum site that may be zoned for this purpose shall be twenty (20) acres, including one-half but not to exceed thirty-three (33) feet of width of adjacent boundary streets dedicated to the public.

Table C-2: Residential Zones

Zone	Description
Neighborhood Commercial Zone	This zone is intended to provide for every day, convenience shopping intended to serve residential neighborhoods, consistent with the environmental requirements of such neighborhoods. Convenience shopping facilities are those which provide space for retail and service businesses serving the immediate neighborhood. The provisions of this zone are intended to minimize or eliminate, insofar as possible, any conflicting aspects of commercial land use within residential neighborhoods, particularly as related to traffic, type of activity, and site requirements.
Senior Housing Overlay Zone	The senior housing overlay district (SHO) is established to provide for the development of senior citizen housing pursuant to standards that reflect the unique needs and character of senior citizen housing in the city of Coachella. As such, it is the objective of this overlay district to encourage the development of senior citizen housing with appropriate amenities tailored to the needs of seniors to address the current shortage of affordable senior housing in the city as well as the projected growth needs of the senior citizen community. The SHO District shall provide standard incentives for the development of a wide variety of specialized housing designed and restricted to residents aged fifty-five (55) years or older and qualified disabled residents.
Planned Unit Developments	The purpose of this chapter is to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety and flexibility in residential development on relatively large areas of land; to encourage more imaginative and innovative design of projects; to promote more desirable living environments that would not be possible through the strict application of zoning standards; to assist in the development of old or blighted neighborhoods by providing incentives for higher quality multiple residential housing and project design; to require a more efficient use of open space, separation of pedestrian and vehicular traffic and increased project amenities; to insure that such projects will be assets to their surrounding neighborhoods, and safeguards will be required through the conditional use procedure. The overall plan shall provide equivalent or higher standards of development, operation, light, air, safety, convenience, and aesthetics, than if developed under the underlying zone.
La Entrada Specific Plan	
Very Low Density Residential	The VLDR land use designation proposes up to approximately 133 residential dwelling units within two planning areas on approximately 66.4 acres of the site. As proposed, this land use designation will allow a range of 0.5-2.9 dwelling units per acre, located in the Hillside Village within the easternmost portion of the site. The lower density associated with this designation is meant to complement the surrounding open space areas located adjacent to these planning areas, and work with the existing landforms to create a neighborhood that blends with the existing slopes and uses landform grading to the extent possible.
Low Density Residential	The LDR land use designation proposes up to approximately 2,055 residential dwelling units within nine planning areas on approximately 448.7 acres. As proposed, this land use designation will allow a range of 3.0-5.9 dwelling units per acre, located predominantly within the northeastern portions of the Specific Plan area east of Street “A”. Many of these planning areas are located in areas of higher elevation adjacent to the open space areas along the northeastern edge of the Specific Plan. This low intensity land use provides a transition between the open space areas and the higher intensity development areas of the project.
Medium Density Residential	The MDR land use designation proposes up to approximately 3,060 residential dwelling units within 19 planning areas on approximately 374.2acres of the site. As proposed this land use designation will allow a range of 6.0-12.9 dwelling units per acre, although densities could be lower, and will be located predominantly along the southwestern portion of the Specific Plan area, with a majority of them sited west of Street “A”. Many of these planning areas are located adjacent to the Village Paseo, park/recreation and open space areas of the Specific Plan and are associated with the community core areas of each village (which are comprised of mixed use and higher density residential uses).

Table C-2: Residential Zones

Zone		Description
High Density Residential		The HDR land use designation proposes up to approximately 1,832 residential dwelling units within six planning areas on approximately 91.6 acres of the site. As proposed this land use designation will allow a range of 13.0-25 dwelling units per acre, although densities could be lower, and will be located in close proximity to Mixed Use areas proposed in the Specific Plan. The HDR planning areas are mainly located along the major collector/arterial roadways within the Specific Plan and adjacent to the freeway. In addition, HDR uses are anticipated within the Mixed Use areas of the plan (see discussion below).
Mixed Use Residential		The Mixed Use designation proposes development of commercial/retail/office and community uses, along with high density residential uses in strategic locations through the site, associated with three Community Core areas of the project. The primary and largest Mixed Use location is proposed at the intersection of Avenue 50 and Street “A” in the Gateway Village in the northwestern portion of the site. Avenue 50 within this area is proposed to connect to Interstate 10, which will provide this portion of the site freeway access. Two other less intense Mixed Use areas are proposed along the Street “A” corridor. The three Mixed Use areas are connected by the Village Paseo and the off-street trail system on Avenue “A”, or a potential future Sunline Transit Agency bus route extension. Totaling approximately 135 acres, the MU designation will allow up to 99 acres of retail commercial and office use and up to approximately 720 high density residential units within 8 planning areas. Commercial development potential associated with the Mixed Use designation is estimated at approximately 1,510,879 square feet of retail commercial and office use based on an average floor area ratio of 0.35. Maximum FAR is 0.45 as outlined in the Development Regulations of this Specific Plan.
Vista del Agua Specific Plan		
Single-Family Residential	R-1 4,000	The range of housing types within the Vista Del Agua Specific Plan includes a variety of single-family dwelling types, R-1 4,000, R-1 5,000 and R-1 6,000 residential are incorporated into four planning areas. These single-family areas are composed of four thousand square foot (4,000 sf) lot minimums, five thousand square foot (5,000 sf) lot minimums and six thousand square foot (6,000 sf) minimum lots. These three (3) minimum lot sizes will allow for a variety of single family detached residences within the proposed community.
	R-1 5,000	
	R-1 6,000	
Multi-Family Residential	Cluster Development	The multi-family residential component to the Vista Del Agua Specific Plan consists of three planning areas. Planning Areas 2 & 3 will contain seventeen point four acres (17.44 ac.). These planning areas are located within walking distance to major thoroughfares, employment centers and commercial services, and therefore will contain the highest density in the Vista Del Agua Specific Plan at twenty units per acre (20 DU/ac.) This multi-family attached designation is characterized by low-rise condominiums or apartment buildings. This development will provide buildings up to three stories in height with recreation and community facilities with common open space areas. Planning Area 4 will contain twenty-two point zero five acres (22.05 ac.). This multi-family area will allow for row townhomes, auto-court townhomes, paired homes, condominiums, or duplex product types. This multi-family component will be developed at a maximum of 12 dwelling units per acre (12 DU/ac.) and will be located at the southwest corner of Street “A” and Avenue 47.
	Multi-Family	
Source: City of Coachella General Plan (2015); La Entrada Specific Plan, Vista del Agua Specific Plan		

Development Standards

Development standards can constrain new residential development if the standards make it economically unfeasible or physically impractical to develop a particular lot, or there are not suitable parcels which meet the development criteria for building form, massing, height, and density in a particular zone.

Through its Zoning Ordinance, the City enforces minimum development standards for new residential uses. Table C-3 summarizes the basic standards for the City's zones that allow residential development.

Table C-3: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
Agricultural Reserve Zone	A-R	40 acres	1 du/40-acre lot max.	Center line of street: 60 Street line: 20	20	25	2 stories or 35 ft., whichever is less	N/A	N/A
Agricultural Transition Zone	A-T	5 acres	1 du/5-acre lot max.	Center line of street: 60 Street line: 20	20	25	2 stories or 35 ft., whichever is less	N/A	N/A
Residential Estate Zone	R-E	20,000 sq.ft.	1 du/ac max.	Center line of street: 60 Street line: 20	20	25	2 stories or 35 ft., whichever is less	N/A	N/A
Single-Family Zone	R-S	Interior lots: 7,200 sq.ft. Corner lots: 7,200 sq.ft. Avg. for subdiv.:: 7,000 sq.ft.	6 du/ac max.	Main Unit: 15 Front-loading garages: 20 Side-loaded garages: 12	5 + 10 (15 combined) Street side: 10	20	2 stories (30 ft.)	40%	N/A
Residential Overlay Zone	R-0-6000	6,000 sq.ft.	7 du/ac max.	Main Unit: 20 Side entry garage: 12	Interior lots: 5 Street side: 10	15	2 stories or 35 ft., whichever is less	40%	N/A
Multiple-Family Zone	R-M	Single-family detached: 5,000 sq.ft. Single-family attached: 4,500	21 du/ac max.	15	Interior and corner lots: 5	20	3 stories or 45 ft., whichever is less	N/A	25% of req. lot area per DU

Table C-3: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
		sq.ft. Multi-family (5+ DU): 10,000 sq.ft.							
Mobilehome Subdivision Zone	R-MH	4,500 sq.ft.	9 du/ac max.	20 Min street frontage: 35	5	5	Primary use: 15 ft. Accessory use: 15 ft. Conditional use: 2 stories or 35 ft., whichever is less	N/A	N/A
Neighborhood Commercial Zone	C-N	5,000 sq.ft.	8 du/ac max.	One or both adjoining zones are res.: equal in depth to the avg. of req. front yards of adjoining zones	Adjoining street or res. Zone: 10 Reversed corner lot: no less than the req. front yard of adjoining key lot to the rear	Adjoining res. zone: 10 Adjoining res. Use: 20	2 stories or 35 ft., whichever is less	None	N/A
Senior Housing Overlay Zone	SHO	Multi-family: 20,000 sq.ft. Single-family: 2,500 sq.ft.	Dependent upon base zone	Detached single-family: 20 Additional 1 ft. of setback per every foot in height over 18 ft.	Detached single-family: Interior side: 5 Exterior side: 10	Detached single-family: 10	Single-family detached: 18	N/A	N/A
La Entrada Specific Plan									
Very Low Density Residential	VLDR	10,000 sq.ft	0.5-2.9 du/ac	Living space: 20	Interior: 10 (10% of lot width)	Living space: 15 Porch, balcony, or deck: 10	Primary structure: 25 Accessory structure: 15	60%	N/A

Table C-3: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
Low Density Residential	LDR	5,500 sq.ft.	3.0-5.9 du/ac	Living space: 10	Interior: 5 Street: 10	Living space adjacent to street: 15 Living space not adjacent to street: 10 Patio cover, balcony, or deck: 5 Garage: 5-8 or 18+	Primary structure: 30 Accessory structure: 15	65%	N/A
Medium Density Residential (Detached)	MDR	1,925 sq.ft.	6.0-12.9 du/ac	*Facing the street* Living space: 10 *Facing motor court* Living space: 5 *Facing paseo* Living space: 5	Interior, alley, or motor court: 5 Street: 10	Living space adjacent to street: 10 Living space not adjacent to street: 8 Patio cover, balcony, or deck: 5 Garage: 5-8 or 18+	Primary structure: 36 (2 stories) Accessory: 15	70%	Private: 80 sq.ft. per unit Common: 100 sq.ft. per unit
Medium Density Residential (Attached)	MDR	N/A	6.0-12.9 du/ac	*Facing the street* Living space: 8 *Facing motor court* Living space: 5 *Facing paseo* Living space: 5	Interior, alley, or motor court: 5 Street: 10	Living space adjacent to street: 12 Living space not adjacent to street: 10 (5 on motor court) Patio cover, balcony, or deck: 5 (3 on motor court)	Primary structure: 36 (2 stories) Accessory: 15	70%	Private: 80 sq.ft. per unit Common: 100 sq.ft. per unit

Table C-3: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
						Garage: 3-8 or 18+			
High Density Residential (Detached)	HDR	1,750 sq.ft.	13.0-25.0 du/ac	*Facing the street* Living space: 5 *Facing motor court* Living space: 5 *Facing paseo* Living space: 3	Interior or alley: 5 Street: 10	Living space adjacent to street: 10 Living space not adjacent to street: 5 Patio cover, balcony, or deck: 3 Garage: 3-8 or 18+	Primary structure: 45 (3 stories) Accessory: 15	70%	Private: 80 sq.ft. per unit [1] Common: 100 sq.ft. per unit [1]
High Density Residential (Attached)	HDR	N/A	13.0-25.0 du/ac	*Facing the street* Living space: 5 *Facing motor court* Living space: 5 *Facing paseo* Living space: 3	Interior, alley, or motor court: 5 Street: 10	Living space adjacent to street: 10 Living space not adjacent to street: 5 Patio cover, balcony, or deck: 3 Garage: 3-8 or 18+	Primary structure: 45 (3 stories) Accessory: 15	75%	Common: 80/48 [2] sq.ft. Private: 100/150 [2] sq.ft.
Mixed Use Residential	MU	N/A	13.0-25.0 du/ac	*Facing the street* Living space: 5 *Facing motor court* Living space: 5 *Facing paseo*	Interior, alley, or motor court: 5 Street: 10	Living space adjacent to street: 10 Living space not adjacent to street: 5 Patio cover, balcony,	Primary structure: 45 (3 stories) Accessory: 15	75%	Common: 80/48 [2] sq.ft. Private: N/A

Table C-3: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
				Living space: 5		or deck: 3 Garage: 3-8 or 18+			
Vista del Agua Specific Plan									
Single-Family Residential	R-1 4,000	4,000 sq.ft.	7.0 du	Living area: 12 Porches: 8	Interior: 5 Street: 10 Turn in garage: 3	Main structure: 15 Garage: 5 Patio cover: 5 Second story deck: 10 Accessory structure: 3	Main structure: 35 Accessory structure: 14	55%	Common: 7% of planning area
	R-1 5,000	5,000 sq.ft.	6.0 du	Living area: 15 Porches: 8	Interior: 5 Street: 10 Turn in garage: 3	Main structure: 15 Garage: 5 Patio cover: 5 Second story deck: 10 Accessory structure: 3	Main structure: 35 Accessory structure: 14	55%	Common: 7% of planning area
	R-1 6,000	6,000 sq.ft.	5.0 du	Living area: 17 Porches: 8	Interior: 5 Street: 10 Turn in garage: 3	Main structure: 15 Garage: 5 Patio cover: 5 Second story deck: 10 Accessory structure: 3	Main structure: 35 Accessory structure: 14	55%	Common: 7% of planning area
Multi-Family Residential	Cluster Develop-ment	5,000 sq.ft.	12.0 du	Perimeter building: 15 Interior building: 10	Perimeter building street: 15 Perimeter building property line: 10 Interior	Perimeter building street: 15 Perimeter building property line: 15	40	60%	Common: 7% of planning area

Table C-3: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
					building street: 10 Interior building property line: 0	Interior building: 0			
	Multi-Family	7,200 sq.ft.	20.0 du	Building: 20 Parking: 20	Interior: 5 Street: 10 Turn in garage: 3	Building: 15 Parking: 20	55	60%	Common: 7% of planning area Private ground level: 50 sq.ft. (min: 7 ft. horizontal, 8 ft. vertical)
[1] The standards only apply to detached motor court cluster product types. [2] 150 sq.ft. of common outdoor open space and 48 sq.ft. of private outdoor open space shall be provided for multi-family flat product types.									
Source: City of Coachella Zoning Ordinance; La Entrada Specific Plan, Vista del Agua Specific Plan									

Conclusion

The development standards in Table C-3 present a constraint to the development of housing. Only one zone, R-M, allows multi-family housing as a primary use, at a maximum of three stories. Density achievable under the R-M zone is limited to 20 units per acre, below the 30 units per acre threshold HCD determines feasible for affordable housing development. The C-N zone allows for multi-family dwelling units as well, but it is limited to the second story in a maximum two-story building. The density ranges for multi-family dwellings are complicated and vary depending on lot size and the number of units. The vast majority of base zoning districts only allow for single-family dwellings on moderate to large lots. The La Entrada Specific Plan allows for multi-family housing but limited to three story buildings. In addition, the requirement of an architectural review of all residential development with no objective criteria presents a constraint to the development of housing, as a subjective approval process can be unpredictable. Beyond the subjective criteria for mobilehomes in the A-R, A-T, and R-E zones, no design criteria is given for residential development. The City proposes Program 5.1 to update the Zoning code to facilitate production of a variety of housing types, at densities consistent with the General Plan.

Parking Standards

Table C-4 displays the required parking rates for residential land uses, applicable to all zones.

Table C-4: Parking Rates for Residential Land Uses

Residential Use	Required Number of Spaces
Single-Family, Detached	
R-0-6000 overlay zone	1 enclosed space per unit
In all other zones	2 enclosed space per unit
Multi-Family, Attached Single-Family, Duplexes	
1-bedroom or studio	1 covered space + 2/3 open space per unit
2 or more bedrooms	1 covered space + 1 and 1/3 open space per unit
Boardinghouses, Fraternities and Group Living Quarters	1 space per resident
Convalescent and Sanitariums, Nursing Homes, Rest Homes, Retirement Homes and Similar Establishments	1 space per each 3 licensed beds
Senior Housing Overlay Zone	
Active Retirement Community	
Single-Family Units	2 enclosed parking spaces per unit; 1 space per nonresidential employee on the largest shift.
Townhome/Condominium	2 enclosed parking spaces per unit; 1 space per nonresidential employee on the largest shift; 1 guest space per 5 units.
Apartment	1 space for per bedroom; 1 space per nonresidential employee on the largest shift; 1 guest space per 5 units.
Independent Living Units	1 covered or enclosed parking space per unit; 1 parking space per nonresident employee on the largest shift; one guest space per 5 units.
Congregate Housing	One-half covered or enclosed space per unit; 1 parking space per nonresident employee on the largest shift; 1 guest space per 5 units; 1 space per 2 nonresident employees on the largest shift.
La Entrada Specific Plan	
Single-Family/Residential	2 spaces per du covered or within a garage
Attached/Multi-Family	
Studio/1-bed	1 space per du, covered or within a garage
2+ beds	1 space per du, covered or within a garage 1.33 spaces per unit of open parking
Vista del Agua Specific Plan	
R-1 4,000/5,000/6,000	2 garage spaces
Cluster Planning Development Area	2 spaces per unit, plus 1 non-exclusive space per unit to be located within 150 ft. of the cluster as measured from curb line at the intersection of the public street or private access-way and the shared drive. Minimum of 3 total spaces per unit.
Multi-Family Planning Area	*Private:*

Table C-4: Parking Rates for Residential Land Uses

Residential Use	Required Number of Spaces
	1-bed units - 1.75 spaces, including 1 space in a garage or carport 2-bed units - 2 spaces, including 1 space in a garage or carport 3-bed units - 2.5 spaces per unit, including 2 spaces in a garage or carport *Guest:* 3 to 50 units - 1 space per 4 units 51 to 100 units - 1 space per 5 units 101+ units - 1 space per 6 units
Source: City of Coachella Zoning Ordinance; La Entrada Specific Plan, Vista del Agua Specific Plan	

Shared and Off-Site Parking: In addition to the standards in Table C-4, the Zoning Ordinance contains a section on shared and off-street parking, as a means of reducing the total number of required on-site parking spaces for different uses. Section 17.52.010.G (Shared and Off-Site Parking) dictates that shared or off-site parking can be allowed through a Conditional Use Permit approval, if the application complies with the following requirements:

1. A parking study addressing the potential peak parking demand and an actual parking survey of the parking facility under consideration shall be submitted.
2. Sufficient evidence shall be presented demonstrating that no substantial conflict in the principal hours or periods of peak demand for the structures or uses for which the joint use is proposed will exist.
3. Parties concerned in the use of shared or off-site parking facilities shall provide evidence of agreements for such use by a proper legal instrument, which shall be recorded in the office of the county recorder with two copies thereof filed with the planning division as a condition of any approval.
4. In no case shall the total parking reduction be allowed to exceed fifty (50) percent of the total parking for all uses combined.
5. Any off-site parking shall be located so that it will adequately serve the use for which it is intended, with safe and convenient access without unreasonable hazard to pedestrian, vehicular traffic, or traffic congestion, and shall not be detrimental to the use of any business, property or residential neighborhood in the vicinity.

Conclusion

Generally, the parking standards in Table C-4 present a constraint to the development of housing. A point of clarity could be made regarding the fractional “open space per dwelling unit” applying to multi-family units. Multi-family units in other comparable jurisdictions tend to require an extra space or fraction dedicated for guest spaces or some other specified use. If the Zoning Ordinance is intentionally requiring 1.6 spaces per dwelling unit, without qualifying the open space for guests,

this requirement is generally more than most jurisdictions require and constrains the development of dense multi-family development. In addition, requiring 1.6 spaces for a studio dwelling unit will constrain the development of dense multi-family development, or affordable housing typologies whereas much parking is not needed. While the Zoning Ordinance does offer potential relief from parking requirements through shared and off-site parking, these can only be achieved in certain circumstances and require a Conditional Use Permit, even if the use is allowed by right. The Zoning Ordinance could provide more alternative parking reduction solutions such as lowering the requirement when providing bicycle parking, for affordable projects, or for projects near transit (see Program 5.3 to modify parking regulations).

Provisions for a Variety of Housing

The City has adopted provisions in its Zoning Ordinance that facilitate a range of residential development types. Table C-5 identifies the different housing types and how they are permitted in the main zones that allow for residential uses.

Table C-5: Housing Types Permitted by Base Zone

Housing Type	Base Zones								
	A-R	A-T	R-E	R-S	R-0-6000	R-M	R-MH	C-N	SHO
Single-Family	A	A	P	P	P	P	--	--	--
Duplex	--	--	--	--	--	P	--	--	--
Multi-Family	--	--	--	--	C	P	--	C[1]	--
Accessory Living Quarters for Employees	A	A	--	--	--	--	--	--	--
Active Retirement/Independent Living Community and Congregate Housing Community	--	--	--	--	--	--	--	--	P
Boarding, Rooming, and Lodging Houses	--	--	--	--	C	A	--	--	--
Convalescent homes, Rest Homes, and Sanitaria	--	--	--	--	--	A	--	--	--
Emergency Shelter	--	--	--	--	--	--	--	--	--
Farmworker Housing	C	C	--	--	C	--	--	--	--
Guest Houses, Accessory Living Quarters, and Servants Quarters	--	--	A	--	--	--	--	--	--
Manufactured Homes	--	--	--	--	C	--	--	--	--
Mobile Home Parks	--	--	--	--	--	N	P	--	--
Secondary Housing Units (ADUs)	--	--	--	A	C	--	--	--	--
SRO Unit	--	--	--	--	N	--	--	--	--
Supportive Housing	A	A	P	P	C	P	P	C[1]	P
Transitional Housing	A	A	P	P	C	P	P	C[1]	P

Table C-5: Housing Types Permitted by Base Zone

Housing Type	Base Zones								
	A-R	A-T	R-E	R-S	R-0-6000	R-M	R-MH	C-N	SHO
P = Permitted (Primary Use) A = Permitted (Accessory Use) C = Conditionally Permitted N = Not Permitted [1] Limited to second story.									
Source: City of Coachella Zoning Ordinance									

Table C-6: Housing Types Permitted by Specific Plan Zone

Housing Type	Vista Del Agua Specific Plan					La Entrada Specific Plan				
	Single-Family			Multi-Family						
	R-1 4,000	R-1 5,000	R-1 6,000	Cluster	Multi-Family	VLDR	LDR	MDR	HDR	MU
Single-Family	P	P	P	P	--	P	P	P	P	P [1]
Duplex	--	--	--	--	--	--	--	P	P	P
Multi-Family	--	--	--	P	P	--	--	--	P	P
Live/Work	--	--	--	--	--	--	--	C	C	--
Mobile Home Parks	--	--	--	--	--	N	N	N	N	--
Secondary Housing Units (ADUs)	--	--	--	--	--	P	P	P	--	--
Senior Housing Facilities	--	--	--	--	P	C	C	P	P	P
P = Permitted (Primary Use) A = Permitted (Accessory Use) C = Conditionally Permitted N = Not Permitted [1] Townhomes only.										
Source: Vista Del Agua Specific Plan, La Entrada Specific Plan										

Accessory Dwelling Units (ADUs): The City's Accessory Dwelling Unit standards were last updated in 2019 to comply with California Government Code §65852.2 and §65852.22. The City does not comply with the most recent State requirements for ADUs. The City must comply with new regulations. See Program 5.5 to reflect the new State law.

Emergency Shelters: Emergency shelters are allowed in the M-S Manufacturing Service Zone by-right, without discretionary review. Outside of any Specific Plans, emergency shelters are only permitted in the M-S zone. Emergency shelters must comply with the following criteria:

1. Emergency shelters shall be operated by a responsible agency or organization, with experience in managing or providing social services;
2. The shelter shall provide at least one qualified on-site supervisor at all times, plus one attendant for each fifty (50) occupants;
3. A shelter shall not be approved when another homeless shelter is existing within three hundred (300) feet of the proposed site;
4. Emergency shelters shall provide a setback of thirty (30) feet from the shelter building to any residential zone;
5. Parking shall be supplied at a ratio of one vehicle space per ten (10) beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten (10) beds;
6. Each shelter shall be limited to a maximum occupancy of fifty (50) persons, including warming shelters and daytime facilities; and
7. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.

The above development standards, with the exception of the parking and separation requirements, comply with Government Code Section 65583(a)(4)(A), which requires that emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone and certain, objective standards. Though setback requirements are not among the approved objective standards, all uses in the M-S zone are subject to a 30-foot setback where they abut a residential zone. The number of required parking spaces does not reflect the parking necessary to only accommodate shelter staff. Therefore, these requirements will be amended to be consistent with state law, which requires sufficient parking for emergency shelter staff, provided that it is not more parking than is required for other residential or commercial uses within the same zone (Government Code §65583(a)(4)(A)). Furthermore, state law only allows a separation requirement of up to 300 feet between emergency shelters. A program has been included to amend the number of parking spaces require and separation requirement to be consistent with the state law (e.g., limitation of a maximum separation requirement of 300 feet) (Program 1.9).

Parcels in the M-S Manufacturing Service Zone are predominantly located along Grapefruit Blvd./Highway 111, with others located to the north along Interstate 10, to the east adjacent/south of 52nd Ave., and to the south on land owned by the Augustine Band of Cahuilla Indians west of Harrison St. There are a total of 86 M-S zoned parcels in the City, with an average lot size of 6.6 acres.

Of these M-S parcels, 15 are vacant, with an average lot size of five acres, totaling 351.5 acres of vacant land in the M-S Zone. Four of these parcels are within a half-mile of transit, food, and medical service, including:

- APN 603-232-016 (3.8 acres) – Near City's northern border along Avenue 48; features an existing occupiable building (29,180 sf) and for-sale as of May 2023
- APN 778-030-005 (14.5 acres) – Near Downtown, occupied by four industrial buildings leased to the Union Pacific Railroad
- APN 778-191-004 (7.92 acres) – Near Downtown, vacant
- APN 778-180-001 (2.57 acres) – Near Downtown, vacant

According to the 2023 Riverside County Homeless Point-in-Time (PIT) Count, there were an estimated 74 persons experiencing homelessness in Coachella, of which 67 were unsheltered (see Appendix A, Section A.3.5).The City conservatively assumes a rate of one bed per 600 square feet. Considering these assumptions, the 10.49 acres of vacant land near downtown could accommodate over 700 emergency shelter beds.

In addition, the City has hundreds of acres of vacant land in other zones that allow residential uses with access to amenities and services. Most specifically, there are 25.44 acres of land in the Downtown Center, which is applied in the core of the City, closest to the majority of City services and transit. Using a similarly conservative square footage estimate, the City has capacity on vacant parcels in the Downtown Core for over 1,800 beds. The table below outlines the vacant land capacity and corresponding General Plan designation. For more information on these sites, see Appendix B, Section B.3.3 (Housing Sites Table).

Table C-7: Vacant Land Area

Land Use Designation	Vacant Land (Acres)
Downtown Center (DC)	25.44
General Neighborhood (GN)	343.79
Neighborhood Center (NC)	92.48
Suburban Neighborhood (SN)	57.49
Urban Employment Center (UE)	169.78
Urban Neighborhood (UN)	78.08

As indicated in Program 1.1 of the Housing Element, the City relies on the General Plan land use designations for the site inventory, as the General Plan land use designation is a more accurate and recent reflection of the land use policy across the City. AB 2339, among other things, requires cities to accommodate emergency shelters in zones which also allow residential development. The City includes Program 1.14 to amend the Zoning Code to comply with AB 2339.

Farmworker Housing: The Zoning Ordinance does allow for farmworker housing, specifically designated as either "Farm labor camps" or "Facilities used for the purposes of providing shelter for migrant agricultural works" in the A-R, A-T, and R-O-6,000 zones by Conditional Use Permit.

Neither of these uses are defined in Chapter 17.06 (Definitions) to help further distinguish their use. The Zoning Ordinance has not been amended to comply with Health and Safety Code §17021.5 and §17021.6 which requires employee housing for six or fewer persons to be treated as a single-family structure and residential use in a residential zone and employee housing consisting of no more than 36 beds in group quarters designed for use by a single family or household to be treated as an agricultural use in a zone that allows agricultural activities. No conditional use permits, zoning variances, or other zoning clearance are to be required. As shown in Table A-10, 9.2 percent of Coachella workers are employed in farming, fishing, and forestry occupations in Coachella. Given the proximity to farmland located just outside City limits, there is a high demand for this residential housing type. The City proposes Programs 1.10 and 5.10 to facilitate housing for farmworkers.

Manufactured Homes and Mobile Home Parks:

The City does not have standards or requirements for manufactured homes on permanent foundations. To ensure manufactured homes are explicitly allowed in residential areas, as required by state law, the City proposes Program 5.7.

Chapter 17.52 (Mobilehome parks) provides supplemental standards for the development of mobile home parks in Coachella. Mobile home parks are subject to the following development standards:

1. Lot Requirements:
    a. Minimum lot size: 5 acres.
    b. Density: One mobilehome for each 4,500 sq. ft. of gross lot area.
    c. Lot width and depth shall be determined by the Planning Commission or City Council when the Conditional Use Permit is considered.
2. Yard Requirements:
    a. Front Yard: 25 feet minimum.
    b. Side Yard: 15 feet minimum.
    c. Rear Yard: 15 feet minimum.
3. Requirements for Individual Mobilehome Sites within a Mobilehome Park:
    a. Minimum individual site size shall be 3,000 sq. ft.
    b. Each site shall have a minimum width of 35 feet.
    c. Each mobilehome shall be set back at least five feet from the edge of any interior site roadway.
4. Height Limits:
    a. Height limits shall be those in the zone in which a mobilehome park is authorized.

5. Distance Between Buildings and Mobilehomes:
    a. There shall be a minimum average distance between mobilehomes of twenty (20) feet; except that where placed end to end, the distance may be reduced by ten (10) feet.
    b. There shall be a minimum distance between mobilehomes and accessory buildings of fifteen (15) feet.
    c. There shall be a minimum distance between accessory buildings of ten (10) feet.
6. Useable Open Space:
    a. A common recreational-leisure area shall be provided for each mobilehome park. Such recreational-leisure area shall be for the purpose of providing usable open space for the residents of the mobilehome park and shall not be for the use of the general public.
    b. The size of such recreational-leisure area shall be equal to at least four hundred (400) square feet for each mobilehome site. Cabanas, swimming pools, decks, game areas, and similar uses may be included in such an area.

Supplemental development standards for mobilehome parks are common in the region and the standards above do not constrain the development of mobilehome parks.

Mobilehomes in the A-R, A-T, and R-E Zones are subject to Architectural Review and compliance with the following:

1. All mobilehomes subject to this review process shall be certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the building official; and roof material. Roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.;
2. All mobilehomes shall be compatible with surrounding development;
3. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling; and
4. All mobilehomes shall be allowed to be placed upon any lot of record. (A-T and A-R only)

Multi-Family: Section 17.20.030 (Property development standards) contains standards that apply only to multi-family housing developments in the R-M zone. The development standards include lot size requirements, yard requirements, height limit, distance between buildings, and useable open space. Additionally, the Section requires minimum dwelling unit sizes for the following unit types:

1. Efficiency: 600 square feet
2. One-bedroom: 750 square feet
3. Two-bedroom: 900 square feet

4. Each additional bedroom: 150 square feet

The three-story maximum building heights in the R-M zone coupled with large minimum unit sizes for efficiency and one-bedroom units presents a constrain the maximum potential density for a multi-family residential development. To address this, the City proposes Program 5.4 to remove unit size limitations.

Single Room Occupancy (SROs): A Single Room Occupancy unit is considered a small, affordable housing unit that can serve as an entry point into the housing market for people who previously experienced homelessness. The R-O 6000 overlay zone allows for "boardinghouses, transient occupancy facilities, and other such facilities needed for emergency housing", subject to Conditional Use Permit approval. The R-M zone allows for boarding and lodging houses as an accessory use. Neither zone provides criteria to specify how these uses must be developed or procedures to encourage their development. The City must update the Zoning Ordinance to provide a more specific use definition for SROs and provide development standards and procedures to allow for their development in specific zones. See Program 5.9.

Supportive and Transitional Housing: Chapter 633 of Senate Bill 2 requires that supportive and transitional housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. The Zoning Ordinance does not mention Supportive and Transitional Housing as permitted uses in zones which allow residential dwellings. The lack of specific references to these required residential use types displays a deficiency in the Zoning Ordinance. The City must update the Zoning Ordinance to include Supportive and Transitional Housing as a residential use to avoid any potential impediments to their development. See Program 5.6.

Housing for Persons with Disabilities

The Lanterman Developmental Disabilities Services Act (§5115 and §5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. This classification includes facilities that are licensed by the State of California to provide permanent living accommodations and 24 hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. It includes hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. The use of property as a licensed residential care facility for the care of six or fewer persons is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units. Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units, access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. Title 24 of

the California Code of Regulations ensures that new housing developments comply with and federal requirements for accessibility.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations and the Americans with Disabilities Act (ADA)) and federal requirements for accessibility. The City defines a family as "a person or persons living together as a single housekeeping unit in a residential building" which is not based on relationship of the household or the number of persons. The City's definition does not unnecessarily constrain living configurations conducive to persons with disabilities.

The Zoning Ordinance does not provide a specific use for Residential Care Facilities with associated thresholds for the amount of people allowed to live on-site. The Zoning Ordinance contains uses such as Convalescent homes, rest homes, and sanitaria, Congregate Housing Community, and Continuum of Care. While only two base zones and one zone within the Vista del Agua Specific Plan allow these types of uses, four out of the five zones within the La Entrada Specific Plan allow assisted living-type uses either permitted by-right or by Conditional Use Permit with no thresholds for distinction. The Zoning Ordinance does not explicitly reference housing for persons with disabilities beyond senior homes with assisted living accommodations. To address this constraint the City proposes Program 5.8 to update their regulations to accommodate for persons with disabilities, distinguish residential care use types, and allow for any residential care facility with 6 or fewer persons to be allowed by-right.

Reasonable Accommodation

The Zoning Ordinance does not currently have a Reasonable Accommodation policy which establishes a formal procedure for individuals with disabilities seeking equal access to housing. The federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act prohibit discrimination against individuals with disabilities in housing and require that jurisdictions take affirmative action to eliminate regulations and procedures that deny housing opportunities to individuals with disabilities. Local jurisdictions must provide flexibility for individuals with disabilities or developers of housing for individuals with disabilities in the application of local zoning and building regulations and procedures. The City must update the Zoning Ordinance to include a Reasonable Accommodation policy and associated procedures. See Program 4.2.

Incentives for Affordable Housing

Chapter 17.88 (Density Bonus and Development Incentives) covers the City's Density Bonus provisions and incentives for the production of housing for very low income, low income, moderate income, and senior households.

In addition to the eligible density bonus percentage, an applicant may request one or more incentives or concessions in connection with its application for a density bonus. Section 17.88.040 (Number and types of density bonus and development incentives) lists the following available incentives and concessions:

1. A reduction in the site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 Section 18907 of Division 13 of Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in ratio of vehicle parking spaces that would otherwise be required and that results in identifiable, financially sufficient, and actual cost reductions;
2. Approval of mixed-use development in conjunction with the housing development if the nonresidential land uses will reduce the cost of the housing development and the nonresidential land uses are compatible with the housing development and surrounding development;
3. Other regulatory incentives or concessions proposed by the application or that the city determines will result in identifiable, financially sufficient, and actual cost reductions; and
4. Priority processing of a housing development that provides income-restricted units.

Additional incentives are offered for dedication of land, provision of childcare facilities, or preservation of affordable units in event of a condo conversion. These provisions for affordable housing bonuses and concessions were adopted during in 2013. There have been changes to State density bonus laws since 2013 (e.g., allowance for up to 50 percent density bonus). The City proposes Program 6.4 to update Chapter 17.88 to reflect current State law.

Replacement Policies

The City does not have a condominium conversion ordinance. Section 17.88.040.F (Condominium Conversion Incentives for Low-Income Housing Development) allows for additional 25 percent density bonus, If the developer of a conversion project agrees to:

1. Provide at least thirty-three (33) percent of the total units of the proposed condominium project to persons and families of low or moderate income; or
2. Provide at least fifteen (15) percent of the total units of the proposed condominium project to lower income households; and
3. Agree to pay for the reasonably necessary administrative costs incurred by the city.

Inclusionary Housing

The Zoning Ordinance does not currently have an inclusionary housing policy or ordinance.

Short-Term Rentals

The City does not have a short-term rental (STR) ordinance to control or regulate the use of residential properties for temporary rental. The City does prohibit the use of ADUs or JADUs from rental periods shorter than 30 days. The City has not observed a reduction in the availability or affordability of housing resulting from short-term rentals.

C.2.3 Building and Housing Codes and Enforcement

City Building Code

The City of Coachella adopted the 2019 California Building Code (CBC), including Chapters 2 through 35, and Appendix C, G, H, I, and J as adopted by the State of California, based on the 2018 International Building Code as published by the International Code Council. In addition, the City amended portions of the CBC relating to automatic sprinkler systems, cement types, grading, soils, and drainage devices.

Code Enforcement

The City's Code Enforcement Division enforces the City Code on a complaint basis and investigates violations of city ordinances regulating public health, buildings standards, and land use, among others. The Housing Element includes Policies B.d and B.e, as well as Programs 2.1, 2.2, and 2.4, to help maintain Code-compliant housing conditions.

C.2.4 Permits and Procedures

Permits and Procedures

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table C-8 identifies approvals and/or permits that could be required for planning entitlements along with their corresponding approval body.

Table C-8: Review Authority

Permit/Approval	Approval Authority
Architectural Review	Planning Director/ Planning Commission/ City Council
Minor Modification	Planning Director
Conditional Use Permit	Planning Commission
General Plan Amendment	City Council
Variance	Planning Commission
Zone Change	City Council
Zoning Text Amendment	City Council
Specific Plan	City Council
CEQA Negative Declaration	Planning Commission or City Council
Environmental Impact Report	Planning Commission or City Council

The development review and permitting process is administered by the Development Services Department, including both the Planning Division and Building Division. A typical single-family development must submit a planning application, accompanied by a site plan and building plan sets, which is then reviewed and decision is made by the Planning Commission at a public hearing. Affordable housing projects would be considered for administrative review. Multi-family development of more than three dwelling units is subject to architectural review, approved by the Planning Commission, which makes a decision after conducting a public hearing. Affordable projects consistent with the zoning code and General Plan would be processed administratively. Developments of four or more dwelling units are subject to an additional pre-application review process. SB-35 eligible affordable projects are handled administratively at the City of Coachella and no hearings are required. Any residential development projects that involve a Tentative Tract Map, Change of Zone, and/or General Plan requires both Planning Commission and City Council. Due to the Zoning Map and General Plan inconsistency many development projects require a Zone Change as well. Multi-family projects typically require two public hearings prior to approval, with additional hearings required for projects subject to a CUP or requesting a Variance. The inconsistency between the Zoning Code regulations and the General Plan vision contributes to a lengthier and more uncertain review process. The Housing Element includes programs to align the Code with the General Plan which will clarify the entitlement process and reduce the need for rezonings as part of project approval.

The time lapse between project approval and building permit issuance varies and depends on both staff review times as well as when the applicant submits the permit application following entitlement. Staff does not control the timing of application submittal relative to project entitlement. In 2020, the City issued building permits for 158 new single family housing units, as part of the Valencia and Escondida Pointe projects. For those projects, the City has observed a lapse of approximately 10.5 months between project entitlement approval and building permit issuance, with some permits issued in as little as 4.5 months. These projects provide both market rate above moderate-income housing for ownership. Also issued building permits in 2020 was the 104-unit deed-restricted affordable project, Pueblo Viejo Villas. The project was entitled in 2017 and permits were issued three years later in 2020.Architecture Review: Chapter 17.72 (Architecture Review) establishes the intent, process, and requirements for the architectural review process. The stated intent of the process is to determine whether a proposed development will properly comply with the architectural guidelines of the City and the provisions and development standards required by this chapter or as prescribed by the planning director, or other authorized agent. The submission of a site plan is required to conduct an architectural review. The chapter establishes thresholds for approval by the Planning Director or the Planning Commission. The Planning Director is the approving authority for developments of three units or less and projects that involve 500 square feet of new multifamily residential square footage. The Planning Commission is the approval authority for any residential project involving more than three dwelling units.

Development in the A-R, A-T, R-E, R-M, C-N, and SHO zones are subject to the architectural review process as follows:

A-R Zone- Mobilehomes (subject to special criteria)

A-T Zone- Single Family and Mobilehomes (subject to special criteria)

R-E Zone- All development (mobilehomes subject to special criteria)

R-S Zone- >3 units Planning Commission approval 1-3 units Director approval

R-M Zone- All development

Architectural review is required for all new development in the A-T, R-M, C-N, and SHO zones. Mobilehomes require architectural review in the A-R, A-T, R-E zones, and must comply with specific criteria. No specific architectural design criteria are mentioned for the R-M, C-N, and SHO zones or for single-family developments in the A-T zone. Besides the architectural review process, development in the City is not subject to any other design review guidelines which may impact housing supply and affordability.

Conditional Uses: Chapter 17.74 (Conditional Uses) establishes the process and procedures for any uses that require a Conditional Use Permit for approval. The Planning Commission is the review and approval authority on all Conditional Use Permit applications, each determination is required to meet the following findings:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan;
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Consideration is to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development;
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole; and
5. The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads.

The Planning Commission has the discretion to attach conditions of approval to an application. Section 17.74.020.C lists 15 potential conditions that could be applied to an approval. The conditions listed below provide an example of the types of conditions that could be applied to a residential project:

1. Requirement of yards other than the minimum size required by this chapter;

2. Modification of the exterior features or appearance of any structure where necessary to preserve property values;
3. Requirement of screening of parking, recreation or storage areas or other portions of the subject property from adjoining premises or from any street by walls, fences, planting or other devices;
4. Control of location, number, color, size, height, lighting and landscaping of signs and structures as related to creation of traffic hazards and appearance in harmony with surrounding development and community objectives; and
5. Requirement of off-street parking or other special features other than the minimum required by this chapter or applicable codes or regulations. (Note: Allows less than minimum as well as greater than.)

Minor Modifications: Section 17.70.120 (Minor modification) establishes the process which allows for relief from developments standards when the deviation does not create an adverse impact on the surrounding neighborhood. The Planning Director may allow for modifications of the follow standards:

1. Reduction of minimum lot area and/or dimensions, by not more than twelve (12) percent for up to twenty (20) percent of the lots in a subdivision. However, such modifications are not permitted for lot area in the R-O 6000 zone, and the dwelling unit on such a lot shall meet all setback and coverage requirements.
2. Reduction in front, side, or rear yard setback by not greater than ten percent of code-required minimum.
3. Increase in fence height not greater than ten percent above code required maximum.
4. Reduction in required off-street parking, by not greater than five percent of code-required minimum.
5. Increase in building height not greater than five percent above code-required maximum
6. Modification of allowable sign area not greater than ten percent above code-required maximum.
7. Modification of allowable paving and hardscape in the front yard of residential zones not greater than ten percent above code-required maximum.
8. Modification of allowable side of accessory structure not greater than ten percent above code-required maximum and minimum distance between accessory structures and other buildings not greater than ten percent of code-required minimum, in the residential zones.

The planning director must render a decision within 60 days from receipt of a complete application. The director has the discretion to deny, approve, or approve the minor modification with conditions to protect the surrounding area.

Pre-Application Review: Chapter 17.77 provides the process for a pre-application review of a proposed development. The City Manager appoints a case manager for the project from a relevant department (e.g., Planning, Economic Development, Public Works etc.) which interfaces with the applicant and involved agencies. The Chapter explicitly states that the pre-application meeting and any information provided during the meeting is not a city recommendation for approval or disapproval of the application. A pre-application meeting is required for the following housing-related applications:

1. Projects involving a specific plan adoption, specific plan amendment, or planned development overlay;
2. Projects involving a general plan amendment, or change of zone;
3. Projects involving four or more dwelling units;
4. New construction of more than 500 square feet of building area within the boundaries of the Pueblo Viejo Master Plan;
5. New construction located within the boundaries of an adopted specific plan, if review is required by the director;
6. Subdivisions of land involving five or more lots.

The Planning Director reserves the right to require a pre-application review for any project involving multi-agency coordination and discretionary land use entitlements, where proposed land uses have the potential to cause adverse impacts upon surrounding property owners.

While the four specific procedures described above are clearly described within their respective chapters/sections, the Zoning Ordinance does not present objective criteria to evaluate a project for compliance with the Architecture Review and Conditional Use processes without clear findings. An architectural review process with no objective criteria presents uncertainty for an applicant and likely leads to a protracted approval process which may result in delays in approval, added cost to the entitlement process, and uncertainty for prospective developers. Additionally, residential uses do not have specific criteria and conditions listed in the Conditional Use chapter. The list of potential conditions gives the Planning Commission wide-ranging discretion on how to condition certain projects for approval. The subjectivity throughout the approval processes presents a constraint to the development of housing. To reduce the potential constraint in the development review process, the Housing Element includes Program 5.12.

Permit and Development Fees

Table C-9 details the City's processing fees for all planning entitlements. One or more of the entitlements would be required to process a residential project.

Table C-9: Development Service Fees

Development Service	Fee
General Plan Map Amendment	$3,857 + $10/ac
General Plan Text Amendment	$5,035 + cost of report
Specific Plan – Initial Draft – Processing only	$5,976 + $10/ac
Final Specific Plan – Submittal	$3,857 + $5/ac + $5/unit
Specific Plan Amendment	$3,857.00
Zoning Map Amendments	$5,976 + $10/ac
Zoning Text Amendments (Minor/Major)	$2,679/$4,798 + cost of report
Conditional Use Permit – Residential	$3,857 + $10/ac + $5/unit
Conditional Use Permit – Mobilehome Park	$3,857 + $10/ac
Conditional Use Permit – Recreational Vehicle Park	$3,857 + $10/ac
Conditional Use Permit – Planned Unit Development	$3,857 + $10/ac + $5/unit
Variance	$2,679
Variance – Setbacks	$1,714
Architectural Review – Single Family (1-4 units)	$3,857 + $10/ac + $5/unit
Architectural Review – Single Family (5+ units)	$3,857 + $10/ac + $5/unit
Architectural Review – Multi-Family (2-6 units)	$3,857 + $10/ac + $5/unit
Architectural Review – Multi-Family (7+ units)	$3,857 + $10/ac + $5/unit
Architectural Review – Second Unit on SF lot	$2,305
Subdivision Ordinance Amendment	$3,857
Tentative Maps – Single Family Tract	$3,857 + $10/ac + $5/unit
Tentative Maps – Multi-Family Condominium Tract (Airspace)	$3,857 + $10/ac + $5/unit
Tentative Maps – Multi-Family Condominium Tract (Townhomes type)	$3,857 + $10/ac + $5/unit
Tentative Parcel Map	$3,857
Zoning Overlay District	$3,857
Parcel Merger (2 to 4 lots)	$2,679 + $100/lot + $25/ac
Development Agreement	$9,998 Deposit (Actual Cost)
Modifications – Architecture Review	$2,679
Modifications – Conditional Use Permit	$2,679
Modifications – Specific Plan	$2,679 + $5/ac + $5/unit
Modifications – Development Agreement	$1,340 Deposit (Actual Cost)
Time Extension – Architectural Review/CUP/Variance	$1,125
Administrative Review & Approvals	$250
Environmental Review – Categorical Exemption	$541
Environmental Review – Initial Study (Preparation/Review)	$4,780/$2,118

Table C-9: Development Service Fees

Development Service	Fee
Environmental Review – Negative Declaration	$1,153
Environmental Review – Notice of Determination	$1,153
Environmental Review – Environmental Impact Report (Preparation/Review)	$10,000 Deposit (Actual Cost)/$5,000
Environmental Review – EIR Notice of Preparation	$1,153
Environmental Review – MMP (Preparation/Plan Review)	$2,500/$2,500
Environmental Review – MMP Notice of Preparation	$1,153
Annexation/Detachment/SOI Amendments	$6,213
Pre-Application Review	$334
Appeal of Staff Decision to PC	$1,880
Appeal of PC Decision to CC	$2,539
Source: City of Coachella, Development Services – Fees, January 2014	

Impact Fees

Table C-10 details the impact fees dependent on residential use type. The City's impact fee schedule contains fees for single family and multi-family on a per-unit basis.

Table C-10: Impact Fees

Impact Fee Type	Single-Family (per unit)	Multi-Family (per unit)
General Government	$2,357.61	$1,980.39
Fire	$1,750.03	$1,470.02
Police	$306.52	$257.48
Park Improvements	$6,480.35	$544.49
Park Land	$1,377.00	$1,134.68
Library	$577.88	$485.42
Streets and Transportation	$2,685.98	$1,390.95
Art in Public Places[1]	.25% x valuation	.25% x valuation
TUMF[1]	$1,837.44	$1,276.80
Multi-Species	$1,245.00[2]	$518.00[2]

Note:
[1] Affordable Housing is exempted from TUMF and Art in Public Places fees.
[2] 0-8 Units per acre: $1,245.00; 8.1-14 units per acre: $518.00; More than 14 units per acre: $228.00.

Source: City of Coachella, Development Impact Fees 2017

The impact fees in Table C-10 display the cost of a single-family unit totaling $17,372.81 and a multi-family unit totaling $8,540.23, not including the Multi-Species and Art in Public Places impact

fees. These totals show that the impact fees for multi-family units are approximately half the cost of a single-family unit. The impact fees do not present a constraint to the development of multi-family housing.

Streamlined Approvals

California Senate Bill 35 ("SB 35"), codified at Government Code Section 65913.41, became effective January 1, 2018.The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 requires cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above-moderate and lower income levels to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process. The City complies with state requirements of SB 35 as part of project review as projects are proposed. To ensure continued compliance facilitate this process the City proposes Program 6.7 to adopt local procedures consistent with SB 35.

Transparency

The City complies with all transparency laws and posts on the City website the zoning code, schedule of fees, exactions, and affordability requirements that would apply to a proposed housing development project.

C.2.5 On and Off-site Improvements

Chapter 16.28 (Improvements and Grading), within Title 16 - Subdivisions, specifies the required improvements for subdivisions. Required improvements include:

1. Grading, curbs, and gutter, paving and drainage structures necessary for the proper use and drainage of the development, streets, highways and/or public safety;
2. Site grading and drainage, taking into consideration the drainage pattern of adjacent improved or unimproved property and making drainage provisions adequate for total ultimate development of the natural tributary area.
3. Street name and traffic control signs;
4. Sidewalks and bicycle paths;
5. Fire hydrants and a water system with mains of sufficient size and capacity to provide future extensions to adjacent property;
6. Sanitary sewer facilities and connections for each lot;
7. Street trees as required by the director;
8. Provision shall be made for any and all railroad crossings necessary to provide access to or circulation within the proposed subdivision, including the preparation of all documents necessary for application to the state public utilities commission for the establishment and improvement of such crossings;

9. Midblock pedestrian ways, where required;
10. Improvements on private access easements shall be required as determined by the city engineer;
11. Street lighting facilities shall be provided in accordance with the council's policy for the area of the city where the subdivision is located. Lighting shall be adequate to permit proper policing of the subdivision and shall be so screened or otherwise designed as not to interfere with views from the hillsides of the city;
12. All utility distribution lines including, but not limited to electric, communication, natural gas, and cable television lines installed in and for the purpose of supplying service to any subdivision shall be placed underground. Undergrounding shall include existing aboveground facilities located within the subdivision and extending to the first existing pole outside the subdivision;
13. Traffic signals in an amount proportionate to the benefits received according to rules and regulations as may be adopted from time to time by the council.

While improvements such as curbs, gutters, drainage, and street trees are typical of jurisdictions in the region, the requirement of traffic signals, bicycle paths, and undergrounding all utility lines may increase the cost associated with new residential subdivisions due to the added costs of these improvements. However; these improvements are intended to ensure new projects provide appropriate amenities for future residents and should not be removed.

Section C.3 Non-Governmental Constraints

Market factors over which a local government has only limited ability to control can influence the jurisdiction’s capacity to develop more housing. These market-related constraints include land cost, construction cost, and the availability of financing. An assessment of these non-governmental constraints can inform the development of potential actions that can ameliorate its impact.

C.3.1 Housing Supply/Conditions

Market Overview: For-Sale

As shown in the Needs Assessment (Appendix A, Figure A-23), the financial crisis of 2007/2008 and the ensuing Great Recession caused home values in Coachella to drop 64 percent from 2006 to 2011. As of 2018, Coachella home values have not rebounded to their pre-Recession levels. In 2018, the median sales value for a single-family home in Coachella was $245,000, compared to $200,000 in 2008 (23 percent increase). While Coachella median home sales price is 43% of the sales price in the SCAG region, the City and region price trends remain consistent over time.

Since the beginning of the recovery from the Great Recession in 2013, interest rates have been maintained at low levels of 3.5 to 4.5 percent. Due to the COVID-19 pandemic, however, national 30-year mortgage rates have dropped to historically low levels, declining to 2.7 percent in late 2020. When interest rates are low, capital investment and housing production generally increase, and more people are likely to take out a mortgage than when interest rates are higher. In addition, consumers are able to borrow more money for the same monthly payment. Extremely low interest rates are one of the factors that has led to overall increased home values in Coachella above what has been seen in the past several years. Coupled with the general desire during the pandemic to move from denser to more spacious neighborhoods, the housing market will likely continue to be competitive in the near future.

Market Overview: Rental

As shown in the Needs Assessment (Appendix A, Figure A-24), Coachella rents are about two-thirds that of rents in Riverside County. The median rent paid in Coachella in 2019 was $879. Over the past 10 years, rents in Coachella have increased six percent while rents in Riverside County have increased 23 percent.

Per the Needs Assessment (Appendix A, Figure A-27), the most common rent category across all Coachella renters is $500 to $1,000 per month, which represents 53 percent of renters. Rent categories range from less than $500 per month (9.1 percent of Coachella renters) to more than $2,000 per month (0.9 percent of Coachella renters). While lower-income households spend a larger proportion of their income on rent, they generally spend less on rent overall.

C.3.2 Development Costs

Land Costs

Land cost was estimated through a review of vacant land sale transactions within the past year (2020 and 2021). Land in Coachella is estimated to cost an average of $17 per square foot (PSF), or about $735,000 per acre. Individual lots ranged from $5 to $42 PSF, or about $214,000 to $1,830,000 per acre. These lots ranged in sizes from 5,000 to 38,000 square feet.

Land is not considered a constraint to development, as there is availability of vacant land for future housing construction.

Construction Costs

According to a March 2020 report published by the Terner Center for Housing Innovation at UC Berkeley, construction costs for multifamily housing in California have climbed 25 percent between 2009 and 2018. This increase is in part due to the higher cost of building materials, such as wood, concrete, and steel, as well as prevailing wage requirements. According to RSMeans, construction costs (including materials and labor but excluding soft costs such as fees) for a small apartment complex in the Coachella area ranged between $144 to $169 per square foot in the first quarter of 2021. Construction costs can vary depending on the type of development, ranging

from more expensive steel-frame Type I construction to more affordable wood-frame Type V. Due to the smaller scale, single family homes tend to be more expensive to construct on a per square foot basis than multi-family. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive interior finishes, fireplace, swimming pool, etc.

Soft costs are the costs that are not directly incurred by the physical construction of the development. These costs include services for architectural, consultant, and legal services, as well as permitting requirements and impact fees. They generally range from 15 to 30 percent of total development costs but can fluctuate depending on local fees and exactions. Please refer to the Permit and Development Fees section, above, for a discussion of the City's required permit and development fees.

C.3.3 Availability of Financing

The availability of financing can impact rates of homeownership. The ability to secure financing can be influenced by several factors, including creditworthiness, debt-to-income ratio, and the restrictiveness of mortgage lending standards. Reviewing data collected through the Home Mortgage Disclosure Act (HMDA) can reveal the role the lending market has had on local home sales. Home purchase loans in 2019 are summarized in the table below.

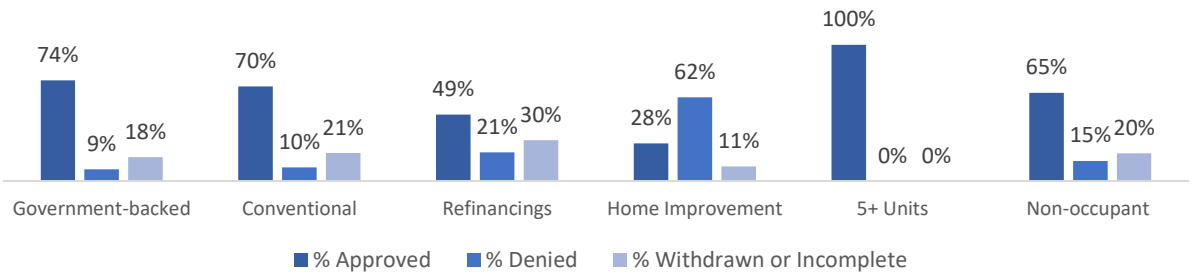
There was a total of about 340 loan applications for either government-backed or conventional loans in Coachella in 2019. The approval rate for both types of loans was about 70 percent. However, driven by continued low mortgage interest rates, there were 449 applications for refinancing. These applications had a lower rate of approval at 49 percent.

In competitive housing environments when purchasing a new home may be out of reach for some, home renovations can be a desirable and more affordable way to add value to property. There were 65 home improvement applications in 2019. The approval rate for these types of applications was only 28 percent.

Table C-11: Total Home Loan Applications

Type	Total Applications
Government-backed	188
Conventional	151
Refinancing	449
Home Improvement	65
5+ Units	2
Non-occupant	54
Source: HMDA, 2019	

Figure C-1: Home Loan Application Disposition



Source: HMDA, 2019

C.3.4 Summary

Lower for-sale prices and rental rates have tempered large-scale market-rate housing production in Coachella. The city is still recovering from the housing shock of the 2008 Recession, though is currently experiencing a fair level of demand for single-family homes due to their relative affordability compared to the region, as well as the appeal of more open space during the COVID-19 pandemic. Lower land costs have facilitated the development of affordable housing projects throughout the city, most of which are developed through partnerships with local non-profit housing providers. Most of the new construction is expected to be for lower-income households while market-rate housing projects are less common. Lower housing costs in Coachella have resulted in greater proportion of residents who own their own home rather than need to rent. The affordable development is crucial to the City, however, as those who do rent experience a much higher rate of housing cost-burden than the region overall.

While market conditions are not the main constraint to housing development in Coachella, market conditions may shift during the next eight years. In order to encourage housing development, the Housing Element includes programs to streamline approvals, as project delays can increase economic costs, as well as review fees to ensure they are not a constraint to development.

Section C.4 Environmental and Infrastructure Constraints

C.4.1 Environmental Constraints

The City of Coachella is a largely underdeveloped desert community located at the eastern end of the Coachella Valley. The Valley is flanked by the San Jacinto and Santa Rosa Mountains on the west and the Little San Bernardino Mountains on the east. The Coachella Valley generally slopes to the southeast towards the Salton Sea.

The City certified an Environmental Impact Report (EIR) for a General Plan Update in February 2015 (EIR SCH No. 2009021007). The General Plan EIR analyzed the impacts of the General Plan policies and objectives. Per the EIR, there are no environmental constraints related to hazardous materials and soil that would impede the development of housing at the capacities identified in the sites inventory and analysis. Additional analysis will be required if there is future rezoning to development standards above those outlined in the General Plan Update.

C.4.2 Infrastructure Constraints

Drainage

The dominant drainage/surface water feature in the Coachella Valley is the Whitewater River. The Whitewater River watershed is primarily in Riverside County within the Coachella Valley Planning Area of the Colorado River Regional Water Quality Control Board (RWQCB). Regional drainage and flood control in the Planning Area are managed primarily by the Coachella Valley Water District (CVWD). The CVWD boundaries cover most of the Coachella Valley from the San Gorgonio Pass to the Salton Sea. The CVWD also maintains an extensive system of agricultural tile drains throughout the Coachella area. The tile drain system is designed with two primary functions. First, the tile drains return excess irrigation water to the Coachella Valley storm water channel, and second, they artificially lower Coachella's otherwise high water table, protecting crops from inundations.

Channel and levee improvements have been made along most of the Whitewater River channel, limiting the 100-year flood zone primarily within the banks of the channel. The East Side Dike is designed to protect the Coachella branch of the All-American Canal, which passes through the northeastern part of the city. The Bureau of Reclamation provided funds for the East Side Dyke in the 1940's, which was constructed with a series of detention basins to protect the canal from mountain runoff. The flow is directed into diversion channels which convey the runoff to the Coachella Valley Stormwater Channel.

Water

The City of Coachella's Coachella Water Authority (CWA) is the water supplier for the entire City service area. As a public water supplier in the Coachella Valley, the City maintains a close and cooperative relationship with Coachella Valley Water District (CVWD). The CVWD is a multi-faceted agency that delivers irrigation and domestic water (including drinking water), collects and recycles wastewater, provides regional storm water protection, replenishes the groundwater basin and promotes water conservation. The demands associated with the General Plan Update have mostly been accounted for as part of CVWD's regional water supply planning efforts, which specifically include population projections within the City and its SOI through the year 2045.

In September 2009, CVWD and the City signed a Memorandum of Understanding (2009 MOU) to assist in ensuring a sufficient and reliable water supply for development projects within the City in a manner consistent with CVWD's Water Management Plan as amended from time to time. Under the terms of the 2009 MOU, various means are identified by which the City can provide for the supply of supplemental water to offset the demands associated with development projects approved by the City. For instance, under the 2009 MOU the City can participate in funding CVWD's acquisition of supplemental water supplies to offset demands associated with newly approved projects within the City's SOI. In February 2013, CVWD and the City signed a Memorandum of Understanding (2013 MOU) regarding implementation of the 2009 MOU. Among other things, the 2013 MOU further specifies the mechanism by which the City can finance and acquire supplemental water supplies from CVWD to meet the projected demands of new development projects, including the 6th Cycle RHNA, and establishes a process for preparing and adopting Water Supply Assessments and Written Verifications for such projects.

Sewer

The City's wastewater treatment facilities are managed by the Coachella Sanitary District and are under the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB). In order for wastewater treatment facilities to be in operation, they must comply with all requirements of the CRBRWQCB with annual reporting to monitor treatment practices. This regulatory framework ensures that wastewater treatment facilities that will be used to service the development under the City's General Plan Update, including total capacity to accommodate the RHNA, and will comply with wastewater treatment requirements of the Regional Water Quality Control Board. In addition to the regulatory system, policies proposed in the General Plan Update require that adequate wastewater treatment capacity exist or be online before new development can be completed. Ensuring this additional capacity is in place prior to the occupation of new development would prevent plant overdemand and overflows of untreated wastewater into local waterways, preventing the exceedance of any requirements for treatment of wastewater and the associated environmental impacts associated with such. In the event that a wastewater treatment facility exceeds applicable requirements, new development will have to ensure a wastewater treatment facility that can handle the growth from new development before construction, either through the upgrades of additional facilities or the construction of new facilities. Understanding

this constraint, the City proposes Program 2.6 to consider requiring developers to plan for and construct oversize infrastructure improvements to build capacity for new growth. This program will particularly address the needs of Disadvantaged Unincorporated Communities (DUCs) in the City's sphere of influence, which often experience poor access to services and resources and limited or no infrastructure improvements. However, the cost of infrastructure investment in undeveloped areas of the city in and of itself poses a constraint to future housing development.

Appendix D: Existing Programs Review

Contents

Appendix D: Existing Programs Review D-1

Section D.1 Existing Housing Programs Review D-2

Section D.1 Existing Housing Programs Review



This Appendix documents the implementation status of the current Housing Element programs. The main purpose is to evaluate which programs were successful and should be continued, and which programs were ineffective and should be eliminated or modified.

The City's focus during the 5th cycle was to complete the 4th and 5th Cycle shortfall rezonings to ensure there was adequate capacity for housing development. The City completed the 4th Cycle rezoning program in 2019, by adopting ordinance no. 1143, which rezoned portions of "Zona Central" to RM-Urban and RM- General for capacity of 1,916 units for lower-income units. In 2021 the City completed two separate rezoning projects to with realistic unit potential of 2,781 in new RM- Urban and RM- General zones. In addition, the City has actively worked with for profit and non-profit developers to entitle a variety of market rate and affordable projects. Market rate products include three-bedroom single-family products at Valencia at Coachella, Escondida Pointe, Sevilla, and Coachella 155. In 2020, the City approved Pueblo Viejo Villas, a mixed-use project with one and two-bedroom units restricted to households earning 30-60% AMI, and is affordable to low-income households. The project was funded through a variety of sources, including low-income housing tax credit equity, California Affordable Housing and Sustainable Community (AHSC) program, HOME funds and vouchers, and Infill Infrastructure Grant from HCD. This is the first project in the Coachella valley to utilize cap-and-trade funding. Coachella Valley Apartments was approved in 2020. Proposed by nonprofit Community Housing Opportunities Corporation (CHOC) and funded through sources including Joe Serna Farmworker Grant program, Coachella CFD loan, the project includes 50 replacement units and 60 new one, two, and three-bedroom units over two phases.

Affordable housing production benefits lower-income household groups, as well as special needs populations (such as female-headed households and senior households) because these households are also typically more affected by affordability issues due to limited and/or fixed incomes. As noted below, the City has worked throughout the 5th Cycle to coordinate with non-profit developers to secure funding for housing for other special needs groups. The City will continue these programs in the 6th Cycle and has proposed additional programs this Cycle to facilitate housing for farmworkers and persons experiencing homelessness.

Table D-1: Existing Housing Element Programs Review

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
Goal 1: Adequate Housing. Adequate housing in the city by location, price, type, and tenure, especially for those of lower income and households with special needs.				
1.1	The City will adopt the updated General Plan Land Use Element to provide for a wide range of housing opportunities, suitable for residents of all income levels. Following General Plan adoption, the City will conduct a study that analyzes changes needed to the Zoning Code to implement the new General Plan and will then complete a comprehensive Zoning Code update. Once the City's General Plan and Zoning Code are adopted, the City's standards will: • Provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities; • Explore and establish mechanisms such as incentives and funding to promote and preserve housing affordability in targeted growth areas; • Meet the requirements of state housing law; • Facilitate housing in a variety of neighborhood styles; • Allow mixed-use residential development; and • Ensure the compatibility of residential areas with surrounding commercial and other nonresidential uses.	**Responsible Agency:** Community Development Department (Note: Community Development Department (CDD) is now the Development Services Department (DSD). All references to CDD shall be implied to mean DSD) **Funding:** Department budget **Time Frame:** General Plan update adopted in early 2014, Compatibility Study completed by 2014, Zoning Code updated by 2015, Examine potential affordable housing incentives annually or as needed when projects are proposed, establish incentives in conjunction with the Zoning Code update by 2015.	The City has adopted the updated General Plan and has completed some Code amendments but has not fully implemented the General Plan (not completed the Zoning Code update).	Modify - Update this program to include the Zoning Code update only.
1.2	Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public and private facilities and services. Require documentation of the adequate services and facilities that are or will be provided as a condition of approval.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Ongoing, 2014–2021	The City ensures projects are reviewed by City departments and external agencies that provide public and private facilities and services for comments and conditions of approval. The provisions of adequate services is also requires as part	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
			of the environmental checklist.	
1.3	While the new General Plan standards will create ample opportunity for higher-density housing appropriate to meet the lower-income RHNA for the 2008–2014 and 2014 – 2022 planning periods, zoning standards are not yet in place to facilitate development at planned General Plan densities. Thus, as part of the planned Zoning Code update, the City will ensure that the new zoning standards facilitate housing development at new General Plan densities to accommodate the remaining 2008–2014 RHNA of 1,916 units and the remaining 2014–2022 RHNA of 2,542 lower-income units. Potential rezone sites are listed in Table B-49. It is anticipated that sites rezoned to meet this remaining RHNA will be those located in the Urban Neighborhood and Urban Employment land use areas, which have planned minimum densities of 20 and 30 units per acre, respectively. The City will ensure that sites made available through zoning changes to meet the Coachella's remaining 2008–2014 RHNA and remaining 2014–2021 lower-income RHNA meet the following criteria: • Require a minimum density of 20 units per acre • Be of adequate size to accommodate at least 16 units per site • Allow multi-family residential development "by right" (without discretionary review) • At least 50 percent of sites will allow residential uses only	**Responsible Agency:** Community Development and Building Departments **Funding:** Department budgets **Time Frame:** Sites will be made available within one year of Housing Element adoption.	The City completed the rezoning to accommodate the 4th Cycle shortfall of 1,916 sites in 2019, and implemented minimum densities for the RM-Urban Neighborhood and RM-General Neighborhood. Rezoning to complete the 5th Cycle shortfall is in progress as of June 2021.	Delete - Rezoning anticipated to be completed by the start of the 6th Cycle Planning period.
1.4	Evaluate opportunities for parcel assembly and the use of underutilized sites for affordable housing. Discuss housing development potential with developers and consider relaxing development standards and prioritizing application processing to facilitate housing on these sites. Communicate with developers regarding the variety of housing development options available for these sites under the new General Plan.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Ongoing, 2014–2021	The City has encouraged parcel assembly and use of underutilized sites for affordable housing such as the Pueblo Viejo Villas mixed use project (Chelsea Investments) which required use of the planning unit development to accommodate the project height and density.	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
1.5	Regularly post housing data, such as information on building permits, vacancy rates,and availability of funding sources, on the City's website and provide the information ina hard copy, available upon request.	**Responsible Agency:** Community Development Department**Funding:** Department budget**Time Frame:** 2014; updated every 6 months thereafter	Not Complete.	Modify - Continue providing info upon request only.
1.6	Encourage developers to provide units with three or more bedrooms, suitable to house large households. In addition, identify incentives for development of housing suitable for families with children, with family members requiring assistance, and multigenerational families. Encourage and where feasible incentivize developers to construct new units that include a full bathroom and bedroom on the first floor.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Offer incentives and work with developers as projects are processed through the Community Development Department.	New proposed single family residential development during the 5th Cycle element proposes a minimum of 3 bedrooms (Valencia at Coachella, Pulte) (Escondida Pointe, DR Horton) (Sevilla, Pulte) (Coachella 155, DR Horton)	Modify - Separate policy from action.
1.7	Consider preparing a study to explore the benefits and impacts of an inclusionary housing ordinance. The study will: • Determine an appropriate percentage of affordable units and potential level of affordability; • Analyze potential program options including the provision of below market rates on and off-site as well as land dedication and in-lieu fee options; and • Examine administrative resources required to administer an inclusionary program.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** 2014	The City does not have an inclusionary housing policy and a study has not been conducted.	Modify - Consider exploring incentives-based programs to avoid unnecessarily constraining housing development.
1.8	Facilitate development on large sites designated for high-density housing by communicating with developers regarding housing opportunities for these sites, providing priority subdivision processing, and utilizing the new Master Plan review process (as described in the draft General Plan Land Use Element) to facilitate affordable unit development. Work with land owners and developers to create sites ranging from one to 10 acres in size that are feasible and appropriate for the development of affordable housing.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Adopt the Master Plan process as part of the new General Plan in early 2014; engage in ongoing dialogue with developers; and offer priority	The City has successfully made progress on this program through various developments / conversations with large-site property owners, such as Peter Rabbit Farms.	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
		subdivision processing as applications are submitted.		
Goal 2: Conservation and Improvement. A preserved and well-maintained existing affordable housing stock.				
2.1	Continue to implement the City's Residential Rehabilitation Program as funding is available. Allow funds to be used to alleviate overcrowding, make improvements to accommodate the special needs of elderly and disabled residents, including persons with developmental disabilities, and improve energy efficiency. The City will continue to advertise the program on the City's website, share program information with service organizations, and post program information in City Hal	**Responsible Agency:** Community Development Department **Funding:** CDBG and HOME **Time Frame:** Ongoing	Funding has not been available for this program but this City is looking to make funds available in the next fiscal year with CDBG funds.	Continue
2.2	Continue to monitor housing conditions throughout the city, and periodically conduct formal housing condition surveys.	**Responsible Agencies:** Community Development and Building Departments **Funding:** Department budgets and (for housing condition surveys) CDBG Planning/Technical Assistance Grants **Time Frame:** 2014 and as funding is available through 2021	Code enforcement monitors housing conditions and ensures compliance of housing conditions with City's Municipal Code. .	Modify - "…conduct formal or informal housing condition surveys".
2.3	Continue to implement the abandoned and vacant property ordinances, enforce proactive neighborhood enhancement policies, and explore new methods of eliminating unsightly property conditions in residential areas.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Ongoing, 2014–2021	Code Enforcement continues to monitor vacant properties and ensure that Municipal Code compliance.	Continue.
2.4	Continue to monitor health and safety issues related to substandard mobile home parks located within the city limits and those within the City's sphere of influence. Explore funding opportunities for a loan or grant program to assist with mobile home unit and park repairs and improvements as well as mobile home ownership.	**Responsible Agency:** Coachella Community Services Department **Funding:** Department budget **Time Frame:** Explore program by 2015, monitoring ongoing	No action	Modify- Clarify the split responsibility between City and State for permitting and compliance.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
2.5	Maintain a representative and an alternate to the CVAG Housing Committee to consistently represent the City in discussions regarding housing issues.	**Responsible Agency:** Community Development Department, City Council **Funding:** General Fund **Time Frame:** Annually	There is no longer a CVAG Housing Committee.	Modify –. City to continue to participate in CVAG housing-related discussions.
2.6	Participate in the SAFE Cities Committee and in other groups and committees that bring together public safety, neighborhood enhancement, and regional representatives	**Responsible Agency:** Economic Development Department **Funding:** General Fund **Time Frame:** Ongoing	This does not exist	Delete.
2.7	Work with Riverside County, Riverside County LAFCO, Coachella Valley Water District, the Coachella Valley Regional Water Management Group (CVWRMG), and local advocacy organizations to identify and address housing-related infrastructure needs in disadvantaged unincorporated communities within and adjacent to the City's sphere of influence. The City will participate in outreach and information gathering events and strategy sessions, contribute to efforts to identify and estimate the cost of potential infrastructure improvements including the preparation of the Integrated Regional Water Management Plan (prepared by CVWRMG), and pursue funding sources to complete necessary upgrades. As a condition of approval for development in new growth areas, require that developers plan for and construct oversized facilities to create infrastructure connection opportunities for nearby disadvantaged communities. Coordinate with agencies and communities' groups to explore annexation potential and timeframes.	**Responsible Agency:** Community Development Department **Funding:** General Fund **Time Frame:** Attend events as available, engage in ongoing communication with Riverside County and other organizations, assist with funding applications as NOFAs are released, require infrastructure extensions as development agreements are prepared in new growth areas, engage in ongoing dialogue(meet at least annually) to determine annexation potential and timeframes.	The City is part of the Coachella Valley Regional Water Management Group. Since its formation the City has applied and received grant funding to prepare infrastructure plans that extend outside the City's limits and into its sphere of influence, the City has also secured funding for the construction of some of the identified projects and is currently under application review for others	Modify – Due to high infrastructure costs, relax requirement (i.e., "Consider requiring") for oversized facilities in new growth areas; organize the different components of this program under a broader DUCs program.
Goal 3: Reduced Energy Usage. Reduced residential energy usage within the city, resulting in reduced housing costs.				
3.1	Continue to utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences to minimize energy consumption as well as housing costs	**Responsible Agencies:** Community Development and Building Departments **Funding:** Department budgets **Time Frame:** Ongoing	City has not tracked this. But City has started to add this to design review for new projects since conservation techniques are	Modify - Develop objective standards for energy conservation techniques.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
			policies of the General Plan.	
3.2	Continue to require that, at a minimum, all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Ongoing	This is required by the Building Division	Continue.
3.3	Assist in distributing information to the public regarding free home water consumption audits of the Coachella Water Authority and rebate programs offered by Imperial Irrigation District.	**Responsible Agency:** IID, Community Development Department **Funding:** N/A, materials provided by IID **Time Frame:** Ongoing	No request for information. City has not actively distributed information.	Continue.
3.4	Assist in distributing information about energy efficiency retrofit rebates and financing opportunities available to the residents and property owners such as Energy Upgrade California, the New Solar Homes Partnership, and the Western Riverside Council of Governments HERO program.	**Responsible Agency:** Community Development Department **Funding:** N/A, materials provided by rebate/financing programs **Time Frame:** Ongoing	No request for information. City has not actively distributed information.	Modify- City is not located within WRCOG. Remain open to parrtnerships between CVAG and WRCOG for energy programs.
Goal 4: Equal Housing Opportunity. Equal housing opportunities for all residents of the city regardless of race, religion, marital status, age, sex, nationality, physical or developmental disability, family size, and level and source of income.				
4.1	Continue to provide information on fair housing law on the City's website, at City Hall, and at the local library. In addition, the City Clerk shall continue to include a statement to City utility bills which indicates that information on fair housing laws is available to the public without charge. Information will be provided in both English and Spanish. Complaints may be directed to the Community Development Department.	**Responsible Agency:** City Manager's Office, Community Development Department, City Clerk **Funding:** Department budget **Time Frame:** Ongoing, 2014–2021	The City provides Fair Housing brochures at City Hall	Continue.
4.2	Adopt a "Reasonable Accommodation" procedure, in accordance with SB 520, as part of the updated Zoning Code to allow for administrative processing of requests for features and accessibility for persons with disabilities and persons with developmental disabilities.	**Responsible Agency:** Community Development Department **Funding:** City General Fund **Time Frame:** 2015, as part of the comprehensive Zoning Code update	Did not complete.	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
4.3	Amend the Zoning Code to define transitional and supportive housing in accordance with the Health and Safety Code, Sections 50675.14 and 50675.2, and specify that both types of housing shall be treated as residential uses of property, subject to the same restrictions/regulations as other types of housing in the same zoning district.	**Responsible Agency:** Community Development and Building Departments **Funding:** City General Fund **Time Frame:** Within one year of Housing Element adoption	The Zoning Code does not explicitly allow transitional and supportive housing, subject to the same requirements of a residential use in the same zone.	Continue.
4.4	Continue to actively support efforts of providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill and the chronically disabled.	**Responsible Agency:** Community Development Department **Funding:** General Fund **Time Frame:** Ongoing, 2014–2021	No action	Modify – Reframe as policy.
4.5	Amend the Zoning Code to include manufactured housing as an approved housing type, as per State of California requirements.	**Responsible Agency:** Community Development Department, Planning Commission **Funding:** City General Fund **Time Frame:** 2015, amendment will be completed as part of the comprehensive Zoning Code update	Not Complete. Manufactured housing is allowed as a conditional use only in the R-O-6000 Residential Overlay Zone.	Continue.
4.6	Revise the Zoning Code to allow State-licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities; to allow, by right, group homes with six or fewer persons in any residential zone; and to allow with administrative approval group homes with greater than six persons in all high-density residential zoning districts.	**Responsible Agency:** Community Development Department **Funding:** Departmental budget **Time Frame:** Within one year of adoption of this Housing Element	Not Complete. Group homes are not listed as an allowable use in either R-S or R-M zones.	Continue.
4.7	Amend the Zoning Code to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 10721.5 and 17021.6. The City will also ensure that such procedures encourage and facilitate the development of housing for farmworkers.	**Responsible Agency:** Community Development Department, Planning Commission **Funding:** Departmental budgets **Time Frame:** Within one year	Not Complete. Code (use tables) does not discuss residential or group farmworker housing.	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
		of adoption of this Housing Element		
4.8	Amend the Zoning Code to define single-room occupancy units (SROs) and identify zones in which SROs are allowed. Facilitate the development of SROs as appropriate housing type for persons with special needs and extremely low incomes.	**Responsible Agency:** Community Development Department, Planning Commission **Funding:** Departmental budgets **Time Frame:** Within one year of adoption of this Housing Element	Not Complete.	Continue.
4.9	Amend the Zoning Code to broaden the definition of "family" in keeping with state and federal law and current best practices to protect the rights of persons with disabilities and nontraditional families.	**Responsible Agency:** Community Development Department, Planning Commission **Funding:** Departmental budgets **Time Frame:** Within one year of adoption of this Housing Element	Complete.	Delete.
4.10	Encourage the development of housing for farmworkers by assisting developers with site identification and providing technical assistance on funding applications. In addition, the City will develop an informational brochure illustrating the possible funding sources and other potential incentives for the development of farmworker housing and provide this brochure at the Community Development Department and on the City web site.	**Responsible Agency:** Community Development Department, Planning Commission **Funding:** Departmental budgets **Time Frame:** Assist farmworker housing developers as needed, prepare and make brochure available within one year of Housing Element adoption	City assists developers on request. An informational brochure has not been developed.	Modify- Remove brochure
Goal 5: Remove Constraints. Policies, standards and programs that facilitate the maintenance, improvement, and development of housing commensurate with local needs.				
5.1	Upon adoption of the General Plan, the City will conduct a study that analyzes changes needed to the Zoning Code to implement the new General Plan and will then complete a comprehensive Zoning Code update. The updated Zoning Code will build on concepts outlined in the	**Responsible Agency:** Community Development Department **Funding:** Department budget	Not Complete.	Modify - Ensure that the Code update removes barriers to production of a

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	General Plan to incorporate the use of innovative land use techniques and construction methods such as clustering of units, density transfers, zero lot line development, and others to minimize housing development costs and to maximize development opportunities.	**Time Frame:** Every five years		variety of housing types.
5.2	Periodically (every five years) survey other cities in the Riverside County area to ensure that the City's development fees are reasonable and do not pose an unreasonable constraint to housing development.	**Responsible Agency:** Community Development Department **Funding: Department budget:** possible CDBG Planning/Technical Assistance Grant **Time Frame:** 2015 and 2020	Not complete	Modify- compare fees to other jurisdictions using a cost recovery model
5.3	Encourage concurrent processing of entitlements to foster an environment conducive to business, allowing various analyses and staff reports to be done at the same time, rather than requiring one process to be completed before beginning the next process. Department staff will notify applicants early in development process of this policy and maintain public notice of the City's policy on the website.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Ongoing, 2014–2021	The City allows concurrent processing of entitlements and encourages this.	Modify - Reframe as a policy.
5.4	Review revisions to the Zoning Code to evaluate implementation of reduced parking requirements for residential projects serving special needs groups or for projects located close to public transportation or commercial services.	**Responsible Agency:** Community Development and Building Departments **Funding:** Department budgets **Time Frame:** 2015 as part of the comprehensive Zoning Code update	Not Complete.	Modify - Amend code to reduce parking requirements for special needs groups, including low income households.
5.5	Amend the Zoning Code to allow second units with ministerial review (rather than a Conditional Use Permit) in the R-O-6000 zone. Review second unit requirements and identify zoning changes to facilitate second unit development as part of the comprehensive Zoning Code update.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** 2015 as part of the comprehensive Zoning Code update	Not Complete. However, City has an ADU ordinance consistent with GC 65852.	Modify - Remove references to second units in Code and rely on the City's ADU ordinance.
5.6	Monitor residential development under the new General Plan land use categories. Review densities proposed for new development, correspond with developers, and assess how the new densities are or are not working to facilitate housing development, particularly affordable housing units.	**Responsible Agency:** Community Development Department **Funding:** Department budget	The city does not regularly monitor densities achieved compared to densities allowed under the	Modify - Meet SB 166 (No Net Loss) to maintain site inventory throughout the planning period.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
		Time Frame: Review annually	new general plan. City Staff has not observed interest in developers to maximize density permitted in higher density land uses such as the General or Urban Neighborhood designations.	
Goal 6: Adequate Housing//Housing Affordability. Adequate housing to meet the needs of all economic segments of the community.				
6.1	When feasible, continue to defer development fees for housing units affordable to extremely low-, very low-, and low-income households.	**Responsible Agencies:** Community Development, Building, and Public Works Departments **Financing:** Department budgets **Time Frame**: Ongoing, as projects are processed through the Community Development Department	City has entered into agreements to allow deferred development fees	Continue.
6.2	Continue to work with nonprofit and for-profit developers to apply for financing to fund the development of housing affordable to lower-income and special needs households, particularly housing that will serve persons with extremely low incomes, farmworkers, the elderly, and persons with disabilities and developmental disabilities. Funding sources may include, but are not limited to, the USDA Section 515 Rural Housing Program, MHP, Joe Serna Farmworker Housing Grant Program, CalHome, Low Income Housing Tax Credits, and tax-exempt bonds. The City will be open to providing letters of support for funding applications; the City will also consider partnerships with nonprofits for utilization of City staff to help write and to review project applications. The City will take actions necessary to expedite processing and approvals for such projects.	**Responsible Agency:** Community Development Department **Funding:** General Fund, HCD **Time Frame:** Assist with funding applications as needed, 2014–2021; annually review potential funding opportunities	The City has worked with nonprofit developers for financing such as Low income Housing Tax Credits and IIG funding.	Continue.
6.3	Continue to pursue funding for the construction and rehabilitation of affordable housing, including annual applications for HOME and CDBG funds. The City will work with nonprofit and for-profit housing developers	**Responsible Agency:** Community Development Department **Funding:** HCD	The City continues to support this and has supported nonprofits applications for IIG	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	and will take actions necessary to expedite processing and approvals for such projects.	**Time Frame:** Apply for funding annually, 2014–2021	funds and low income housing tax credits. The City has expedited development processing pursuant to State SB 35 requirements. 1. Submitted a successful grant application under the AHSC program to build Pueblo Viejo Villas (105 units) CHELSEA 2. Rehabilitated/Preserved Coachella Community Homes Apartments (101 units) CVHC 3. Rehabilitated/Preserved Pueblo Nuevo Apartments (50 units) CVHC 4. Applied for Joe Serna Farmworker Housing Funding to Rehabilitate/Preserve Las Casas II & III Apartments (115 units) CVHC (not approved) 5. Replacing/Constructing Coachella Valley Apartments (replacing 20 units; building	

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
			addtl. 36 new units = 56 units)	
6.4	Continue to offer a density bonus in keeping with state law (Government Code Section 65915).	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Ongoing, 2014–2021	The City continues to offer a density bonus incentive in Chapter 17.88 of the Zoning Code.	Modify - Update Density Bonus Ordinance per new State law.
6.5	As part of the City's website update, the City will include housing-related resources including information regarding the City's housing rehabilitation program, first-time homebuyer loans, loans available through CalHFA, and other relevant links.	**Responsible Agency:** Community Development Department **Funding:** CalHFA First-Time Homebuyer Program **Time Frame:** 2015, as part of the City's comprehensive website update	Not Complete.	Continue.
Goal 7: Housing Preservation. Preservation of existing affordable housing opportunities for lower income residents of the city.				
7.1	Actively support the Riverside County Housing Authority's attempts to secure additional Section 8 rental assistance for low-income households.	**Responsible Agency:** Community Development Department **Financing:** HUD Section 8 Certificate and Housing Voucher Programs **Time Frame:** Ongoing	The City continues to support Riverside County Housing Authority's efforts to provide rental assistance in Coachella.	Continue.
7.2	Monitor and assist in the preservation of affordable units at risk of converting to market rate. Actions will include: • Monitor the Risk Assessment report published by the California Housing Partnership Corporation (CHPC). • Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs. • Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers. • Maintain the list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.	**Responsible Agency:** Community Development Department **Funding:** HCD **Time Frame:** As needed and ongoing, 2014–2021	The City has monitored the status of housing projects with expiring covenants. City works with Community Housing Opportunities Corporation to apply for 9% tax credit allocation, Joe Serna Funds, and County Housing Authority	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	• Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay. State law requires a 12-month notice.		facilitated funding for redeveloping an existing affordable housing site into 110 unit multifamily residential development (CV Apartments).	

Appendix E: Public Outreach Summaries

Appendix E: Public Outreach Summaries

E1. Focus Group Meetings
E2. Steering Committee Meetings
E3. Public Workshop
E4. Study Session

E1. Focus Group Meetings

MEMO

To: Luis Lopez, J.D. | Development Services Director – City of Coachella

From: Kathryn Slama | Senior Associate – Lisa Wise Consulting, Inc.

Date: May 6, 2021

Subject: Coachella 6th Cycle Housing Element Update- Summary Focus Groups

Focus Group Overview

The City of Coachella conducted two focus group meetings as part of the preparation of the 6th Cycle Housing Element Update. Led by the City's consultant, Lisa Wise Consulting, Inc. (LWC), the meetings were conducted virtually via Zoom, on Wednesday April 21, 2021 and Friday April 23, 2021 with 8 individuals with special knowledge and interest in housing issues in the City. The purpose of the meetings was to introduce the Housing Element update process and solicit feedback on housing related issues and opportunities which will inform and support the development of policies and programs for the City. The City conducted meetings with the following groups:

1. Community and Housing Advocates; and
2. Housing Developers

Each meeting began with a presentation by LWC on the Housing Element, including purpose, components of a Housing Element, and overview of State requirements. Following the presentation, LWC facilitated a discussion guided by open-ended questions about fair housing issues, market characteristics, development constraints, housing needs (including special needs groups), and unique housing conditions and opportunities in the city. Participants were encouraged to respond to the questions verbally, but the chat function was also available for use, if preferred. The presentation is included in Attachment A and the questions are provided in Attachment B of this memo.

The City identified and sent email invites to 51 individuals, with reminder notifications sent closer to the date. The participants were invited to join a meeting based on their industry and area of familiarity. Of the 51 invited individuals, 11 RSVP'd, and 8 individuals participated. LWC offered follow up meetings to three individuals who were unable to attend their scheduled meeting.

Below is a summary of the feedback received during the meetings.

Summary of Feedback

The following is a summary of the input received from all participants, in aggregate format.

A. Coachella Housing Needs

1. Underserved groups tend to be low-income individuals, older individuals, full time and seasonal agriculture workers, mixed status families, and Native Americans.
2. There is a need and an interest in creating workforce housing, especially housing for farmworkers near the farms.
3. Accessory Dwelling Units are a growing in-demand housing option in Coachella which should be encouraged, but a diverse range of housing types are still needed to meet the demands of the City.
4. Mixed status families are afraid to apply for additional housing aid from state and federal resources even though they may need it and qualify.
5. There is an interest in preserving existing seasonal farmworker housing in unincorporated areas of the County.
6. Development within the City of Coachella tends to concentrate and segregate housing opportunities based off socioeconomic status. There needs to be a better integration of various income level housing opportunities throughout the City.

B. Housing and Development Constraints

1. Development standards need to be reevaluated to increase flexibility in housing production. Participants have shown desire to reduce setbacks, up zone areas, and create more mixed-use opportunities in the City's Downtown.
2. Developers may use Senate Bill 35 for future development so City staff should increase familiarity with the law and its implication for housing development to help expedite approval.
3. Affordable housing developers are building larger family units (1-, 2-, and 3-bedroom apartments) and supportive housing. Larger family units require more amenities and infrastructure driving up costs and fees.
4. The type of affordable housing (e.g., attached apartments, row houses, etc.) is driven by the funding systems in place that pay for affordable housing development. Affordable housing developers are restricted to the type of housing that their funding sources pay for.
5. Affordable housing developers have difficulty meeting state and federal funding requirements because of the City's density restrictions and other limitations (parking, height limits, Floor Area Ratio restrictions, etc.).
6. Affordable housing developers use scorecards to identify appropriate sites for development that are likely to be competitive for funding. For a site to be rated high on the scorecard, the site usually must be a certain size to meet a density threshold and must be located close in proximity to community amenities such as parks, transportation, and schools. These sites are rare in Coachella and the greater Coachella Valley.

7. Coachella may identify sites that they would like to be developed for affordable housing. However, if the site does not have access to community amenities or infrastructure in-place then it is infeasible for affordable housing to be developed by nature of the funding mechanisms in place. Cities will not invest in infrastructure/amenities if the population is not there. Affordable housing developers cannot develop if the infrastructure/amenities is not in place. This is a cycle that requires better coordination to ensure sites meet criteria for funding.

C. Policy/Program Recommendations

1. Develop a comprehensive short term rental policy. Short term rentals fragment the community and are very expensive/lucrative preventing more housing from being established and can be related to the gentrification and displacement of communities within the City.
2. Explore various programs and policies that encourage equal opportunity to housing such as permanent affordability and inclusionary zoning.
3. Consider developing an anti-displacement policy because development is occurring disproportionately (primarily in the west part of the City) and at varying scales for different neighborhoods. Vulnerable communities have been displaced and more neighbors are at-risk.
4. Explore first-time homebuyer programs and subsidy programs for low-income residents in order for this income group to mix with the larger Coachella population.
5. Provide additional financial relief to affordable housing developers. If capital is not available, then the City should reevaluate its existing resources and processes to reduce overall construction costs. Multiple affordable housing developers emphasized fee waivers as an appropriate financial relief option.
6. Streamline the permitting process to reduce cost of development and time spent on permitting process. An expensive development process will defeat any well-intentioned policy because projects time and money on the administrative process and approval procedures.
7. Research the financial feasibility of mixed-use homes with affordable housing above commercial uses.
8. Annex agricultural land outside City limits to preserve and develop more farmworker housing. Farmworkers are an often-displaced socioeconomic group since the cost of living within the City is too high. In order to accommodate the needs of farmworkers and prevent further displacement, the City should consider annexing the agricultural land outside the City where the cost of living is more affordable and where farmworkers are currently commuting to.

Coachella

Housing Element Update

April 2021







Agenda

- What is the Housing Element
- Update Process
- Discussion

What is the Housing Element

A **Housing Element** is required by State law and compels Woodland to do their “fair share” of planning for adequate housing

Housing Element must:

- Assess community housing needs and conditions of housing stock
- Establish a roadmap to accommodate projected housing demands
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City will meet demand for housing for all income levels

Other Mandatory General Plan Elements:



Land Use



Mobility



Conservation



Open Space



Safety



Noise

What is the Housing Element

Housing Element Components

1. **Housing Element Review:** A performance evaluation of policies and programs from previous housing elements.
2. **Housing Needs Assessment:** A review of the existing and projected housing needs, especially regarding special needs populations
3. **Adequate Sites Inventory:** A record of suitable land zoned to accommodate the City's share of regional housing needs
4. **Housing Resources Assessment:** Identified opportunities to support the development, preservation, and rehabilitation of housing
5. **Housing Constraints Assessment:** Identified governmental and non-governmental (market, environmental, etc.) impediments to housing development
6. **Implementation Plan:** Goals, policies, and programs dedicated to meeting the City's housing need

What is the Housing Element

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Assessment or RHNA:

- Projected number of new housing units needed
- Each jurisdiction must show it can ***accommodate*** its total RHNA number, and its allocations by income level.
- Mandated by State law

	SCAG	CVAG	Coachella
	6th Cycle RHNA	6th Cycle RHNA	6th Cycle RHNA Share
Very Low 30-50% MFI	352,796	6,204	1,033
Low 50-80% MFI	206,807	4,664	999
Moderate 80-120% MFI	223,957	5,561	1,367
Above Moderate >120% MFI	559,267	15,190	4,487
Total	**1,341,827**	**31,619**	**7,886**

Coachella City Median income 4-person household: $34,224

[illegible]side County Median income 4-person household: $67,005

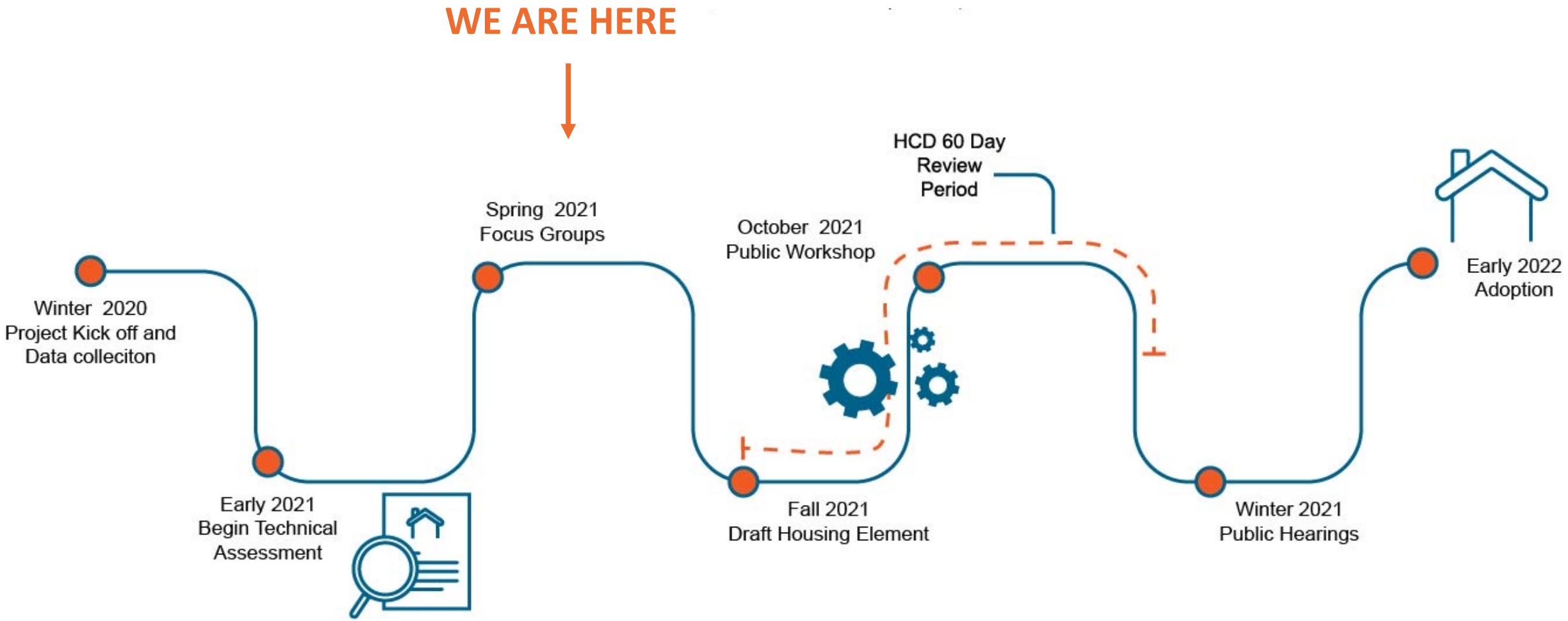
What is the Housing Element

How Does the Housing Element Help the City Meet its Goals?

- Develop an inventory of sites sufficient to meet the City's RHNA allocation
- Establish policies and programs to incentivize both market-rate and affordable housing development
- Identify additional strategies to reduce constraints and expand housing production



Update Process



Update Process

Focus Groups - Why We Are Here

- **Purpose:** Introduce the housing element update, discuss opportunities and constraints to housing development, and receive policy/program recommendations
- **Who/When:** Three (3) focus group sessions for a variety of stakeholders including
  - Community and Housing Advocates
  - Housing Developers
  - Local Institutions and Businesses



Focus Group Protocols

- **Group Norms**
  - Each participant will be treated with respect
  - Please be mindful of time
  - Allow other participants to finish speaking before beginning to speak
- **Format**
  - Open discussion with guided questions
  - The **chat function** will be available if you would like to provide written comment, though the focus is will be on the dialogue.
- **Recordation:** Notes will be taken, and chats will be saved

Discussion

Appendix B: Focus Group Discussion Questions

Community and Housing Advocates

1. Who are the most underserved groups in the City?
2. What type of housing is most needed/in short in supply in Coachella?
3. Do you see any disparities or concerns in housing patterns or trends in Coachella?
4. Are you concerned about concentration or segregation in housing access and/or opportunity in Coachella?
5. What are the most critical gaps in housing services/options in Coachella?
6. What are the challenges or barriers to filling these gaps/providing adequate and sufficient housing?
7. What would be your top policy or program recommendations to the City?

Housing Developers

1. What types of housing does your organization specialize in? What role does your organization play in helping provide housing in Coachella?
2. What are the unique challenges with building housing in Coachella?
3. Are there any specific constraints with residential development standards and/or approval procedures in Coachella?
4. What are the most in demand housing typologies in Coachella?
    - What can the City do to facilitate these types of housing developments?
5. Where (geographically) do you see opportunities for (affordable) housing in Coachella?
6. What would be your top policy or program recommendations to Coachella?
7. For affordable developers only:
    - Tell us about your most successful project in Coachella or nearby communities? Why?
        - What are the key factors for that success?
    - What are the unique challenges with building affordable housing in Coachella?

LWC E2.- Steering Committee Meetings

6th Cycle Housing Element Update

City of Coachella

Steering Committee Meeting Notes

Date: July 26, 2021

Time: 5:00 PM

Attendees:

Lisa Wise Consulting, Inc.:

- Kathryn Slama
- David Bergman
- Lindsey Squirewell

City of Coachella:

- Gabriel Perez, Assistant Community Development Director

Steering Committee:

- Ana Perez
- Taylor Varner
- Fernando Heredia
- Mike Walsh
- Jim Kosak
- Daniel Wozniak
- Absent
  - Sahara Huazano – Alianza Coachella Valley
  - Dave Davis- Chelsea Investments

1. Introductions

1. Taylor Varner - Lift to Rise
   a. Lives in Indio
   b. Regional Affordable Housing Planner at Lift to Rise
   c. Wants to contribute as a community developer and provide input to the local government on constraints
2. Fernando Heredia - Our Lady of Soledad
   a. Deacon at Our Lady of Soledad
   b. Lives in La Quinta
   c. Wants to help because effective housing creates productive citizenship

LWC

3. Mike Walsh – Riverside County Housing Authority
    a. Works for Riverside County Housing Authority, Workforce Housing
    b. Member of Our Lady of Soledad
    c. Lives in Indio
    d. Wants to help with solving housing challenges and creating effective partnerships with other organizations
4. Ana Perez – Real Estate Agent
    a. Lives and works in Coachella for 12 years
    b. Real estate professional
    c. Opened her real-estate office in 2020
    d. Wants to contribute housing market knowledge and service to the community
5. Jim Kosak – Strategic Land Partners
    a. Works for Strategic Land Partners
    b. Owner of 280-acre property
    c. Developed hotels, mixed-use, and multi-family and single-family detached residential
    d. Has 25 years of real-estate experience
6. Daniel Wozniak - Pulte Homes
    a. Works as a developer for Pulte Homes (3rd largest builder in the U.S.)
    b. Four projects in Coachella, 50 – 200 lot projects
    c. Lives in Coachella
    d. Interested in what the City's housing goals and interests are for the future

2. Steering Committee Overview

a. Discussed Role and Purpose of the Steering Committee
b. Advisory Recommendations to City staff

3. Discussion

- No one is building 30 du/ac (HCD assumes affordable housing more likely on properties with densities allowed up to 30 du/ac). Cap and trade project (Pueblo villas) probably isn't 30 ac/du. It is difficult to achieve the required density unless the units are studio or one bedroom, as its too expensive to build taller. The market cannot absorb the cost of affordable housing construction without outside sources. The current rents are not high enough to cover the costs of more expensive development typologies.
- Coachella needs more infrastructure investment, reduce funding and timing for future projects. Suggests that policies should focus on high density and lower development costs to help fulfill the requirements (e.g. tiered fee structure). Opportunity to shorten entitlement timeline (takes years at times). Suggests City makes SB 35 streamlining more visible as an option.

LWC

- Land brokers need incentives to increase density to bring down land costs and lower development costs if City wants to affordable housing units. Most owners entitle larger lots (7,200 sf) to set up for product types of key developers. Consider streamlining and allowing smaller lots w/o extra process.
- Organizations such as Habitat for Humanity will be helpful in the affordable housing construction and helping increase housing supply.
- Builders want certainty in development. Time to entitle land is a negative. Owners/developers will not ask for exceptions to requirements (even if allowed), if it would require any extra process or extend the review/entitlement period.
- Cost of land:
    - Raw land always takes time to process, it is an expectation in the entitlement process
    - Cost of land depends on size, if it entitled, utility access, etc.
    - Some people buy land cheap, entitle and process CEQA then resell much higher (e.g. $10k/acre Agricultural land resell at $400k to $1M/acre if entitled and ready to go
- City seeking “pro-housing’ designation. Recommend adding policies into the Housing Element to help identify incentives.

LWC

6th Cycle Housing Element Update

City of Coachella

Steering Committee Meeting Agenda

Date: August 16, 2021

Time: 5:00 PM

Attendees:

Lisa Wise Consulting, Inc. (LWC):

- Kathryn Slama
- David Bergman
- Lindsey Squirewell

City of Coachella:

- Gabriel Perez, Assistant Community Development Director

Steering Committee:

- Ana Perez– Real Estate Agent
- Taylor Varner - Lift to Rise
- Fernando Heredia- Our Lady of Soledad
- Mike Walsh – Riverside County Housing Authority
- Jim Kosak– Strategic Land Partners
- Daniel Wozniak - Pulte Homes
- Sahara Huazano (1st meeting) – Alianza Coachella Valley
- Kenneth Rogers (1st meeting) – CVHC Sr project Manager in Indio

1. Technical Assessment Discussion

- Is Coachella considering an inclusionary housing requirement?
- Is the 5th Cycle rezone program completed?
  - City estimates completion in September 2021
- Is rezoning expected for the 6th cycle?
  - City has capacity under General Plan land use. City will need to rezone to implement the General Plan
- Is City pursuing a “pro-housing” designation?
- Will the Housing Element address homelessness and farmworkers?
- Constraints
  - Development fees are higher for singer family development

LWC

- City should compare to other cities in the desert
- Are other requirements a constraint (e.g. setbacks)
    - For single family, setbacks are not a constraint. Reduced setbacks would allow larger building envelope (for single family), not necessarily help with affordability
    - Relaxed setbacks can create more infill sites opportunities – all density options should be considered
- Street with smaller widths (that don't meet City ROW requirements) are subject to HOA rules and not zoning rules. This is difficult at times
    - Some developments provide private small street with no sidewalks to decrease building costs
    - City to allow smaller streets, can avoid HOA and reduce costs

- Affordable Housing and Incentives
    - What are the incentives for developer to provide affordable housing since the profit yields less than market rate housing? Needs to make up the difference and protect market rate owners investment
    - Incentives are usually a requirement of affordable development, unless City implements inclusionary requirement
    - Community Land Trust- maintain affordability when sold
    - Single family is being excluded from affordable housing assumptions because high density requirements for affordable housing
    - Affordable housing is not affordable to build, just affordable to tenants. Need subsidy and tax credits
    - Don't limit development too much, otherwise other development types are not feasible (e.g. single family)
    - Programs can include covenants for home loans (for certain professions (teachers, nurses) they can qualify for higher loans
    - For profit companies and nonprofit companies should team up to qualify for the most financing options (and the nonprofit can help navigate requirements for subsidy and tax credits)
    - Developers should have options to include affordable housing

2. Draft Implementation Plan

- How are we going to prioritize affordable housing?
- Are we going to expand residential zones?
- SB35
    - General Plan/Zoning consistency is a challenge without an updated Code
    - Look into San Francisco as a reference for SB35 implementation procedures
- Uncertainty is the biggest risk for developers
    - Remove CEQA requirements, decrease building process & plan check time

LWC

- Developers would pay extra for express/expedited processing
- We should develop ways to lower development fees or give land to developers
- Fee waivers to expedite process

- A city funded senior center funded would be a good amenity – provide residential development near by
- Amenities and neighborhood resources are important to consider to ensure equity in housing placement
  - Create a subdivision of affordable housing next to market rate
- No known areas of segregation or concentration
- No areas as high resources or opportunity by TCAC, this is a disadvantage when competing for funding
  - What does Coachella need to have higher numbers of opportunity zones
- Coachella has low income compared to region, but higher rate of home ownership
  - How to maintain ownership opportunities without USDA 502 loans

6th Cycle Housing Element Update

City of Coachella

Steering Committee Meeting #3 Agenda

Date: August 27, 2021 **Call-In Number:** +1669 900 6833

Time: 5:00 PM **Meeting ID:** 825 3325 0937 **Passcode:** 888689

Link: https://us02web.zoom.us/j/82533250937?pwd=a2FCLzZVRUJuZ1lpVzkrcVNIcmlaUT09

1. **Welcome**
2. **Draft Housing Element Release**
    a. Goals and Policies/ Programs Discussion
4. **Public Workshop Preparation – October 14th**
    a. Ideas for Workshop Format
    b. Outreach
5. **Next Steps**
    a. Joint Study Session of City Council and Planning Commission Nov 8 at 5 p.m.

E3.- Public Workshop

City of Coachella
6th Cycle Housing Element Update
Public Workshop

Thursday, October 14, 2021, at 6:00 pm
Zoom Webinar

Introduction

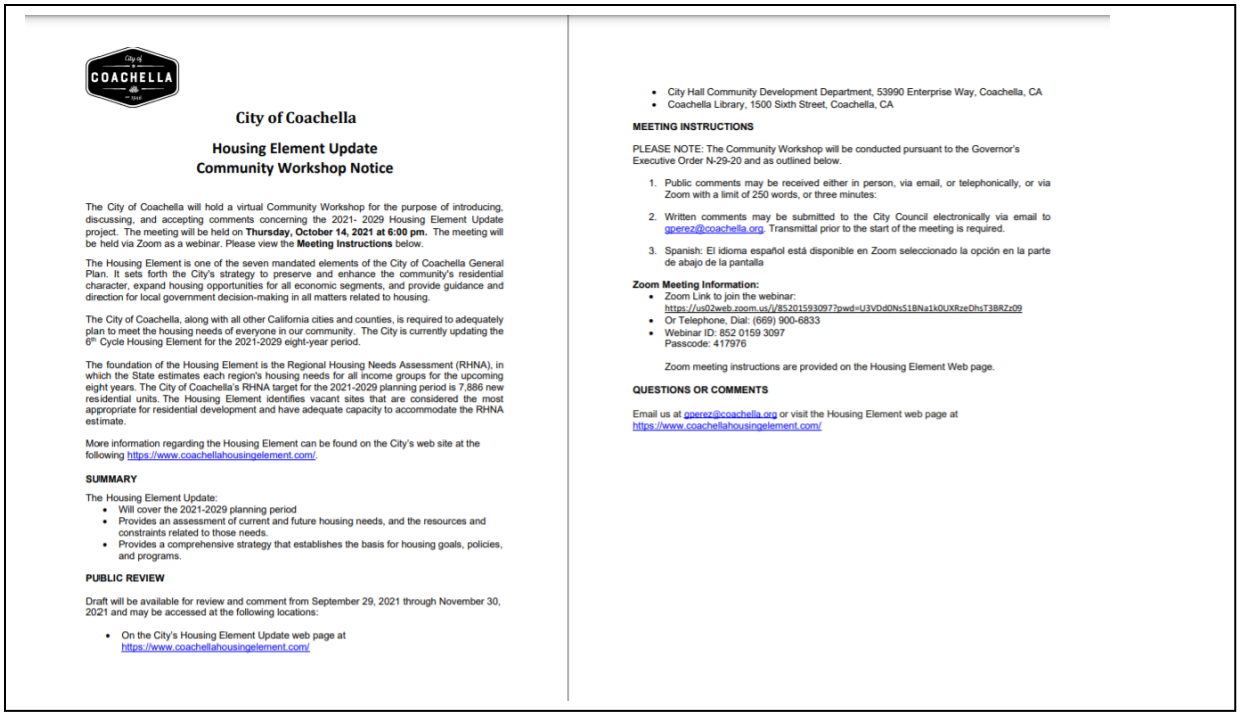
On October 14, 2021, the City of Coachella (City) hosted a virtual public workshop for the 6th Cycle Housing Element Update project. Gabriel Perez, Community Development Director, opened the meeting and explained the intent of the workshop is to provide information about the Housing Element Update process and answer questions. The presentation was available in English and live Spanish translation. Director Perez introduced additional City staff and the Consultant Team, Lisa Wise Consulting Inc. (LWC). Kathryn Slama, Senior Associate and project manager, and David Bergman, Director, presented on behalf of LWC. The presentation addressed the following topics:

1. Housing Element Overview
2. Process and Public Outreach
3. Housing Needs and Conditions in Coachella
4. Public Review Draft Housing Element
5. Next Steps for the Coachella Housing Element Update
6. Questions and Discussion

Format

The public workshop was facilitated by City staff, with a presentation from LWC. Due to COVID-19 conditions, the meeting was held virtually via Zoom. Public participants were able to access the meeting by computer or by phone in English or Spanish. Participants were encouraged to provide feedback on the presentation and Housing Element document verbally at the meeting or by Zoom comment box. Over 20 people virtually attended the public workshop.

The City prepared a community workshop notice in English and Spanish that was published on the project website, Coachellahousingelement.com and distributed by the City. (see below).



City of Coachella

Housing Element Update
Community Workshop Notice

The City of Coachella will hold a virtual Community Workshop for the purpose of introducing, discussing, and accepting comments concerning the 2021- 2029 Housing Element Update project. The meeting will be held on **Thursday, October 14, 2021 at 6:00 pm.** The meeting will be held via Zoom as a webinar. Please view the **Meeting Instructions** below.

The Housing Element is one of the seven mandated elements of the City of Coachella General Plan. It sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters related to housing.

The City of Coachella, along with all other California cities and counties, is required to adequately plan to meet the housing needs of everyone in our community. The City is currently updating the 6th Cycle Housing Element for the 2021-2029 eight-year period.

The foundation of the Housing Element is the Regional Housing Needs Assessment (RHNA), in which the State estimates each region's housing needs for all income groups for the upcoming eight years. The City of Coachella's RHNA target for the 2021-2029 planning period is 7,886 new residential units. The Housing Element identifies vacant sites that are considered the most appropriate for residential development and have adequate capacity to accommodate the RHNA estimate.

More information regarding the Housing Element can be found on the City's web site at the following https://www.coachellahousingelement.com/.

SUMMARY

The Housing Element Update:
- Will cover the 2021-2029 planning period
- Provides an assessment of current and future housing needs, and the resources and constraints related to those needs.
- Provides a comprehensive strategy that establishes the basis for housing goals, policies, and programs.

PUBLIC REVIEW

Draft will be available for review and comment from September 29, 2021 through November 30, 2021 and may be accessed at the following locations:

- On the City's Housing Element Update web page at https://www.coachellahousingelement.com/
- City Hall Community Development Department, 53990 Enterprise Way, Coachella, CA
- Coachella Library, 1500 Sixth Street, Coachella, CA

MEETING INSTRUCTIONS

PLEASE NOTE: The Community Workshop will be conducted pursuant to the Governor's Executive Order N-29-20 and as outlined below.

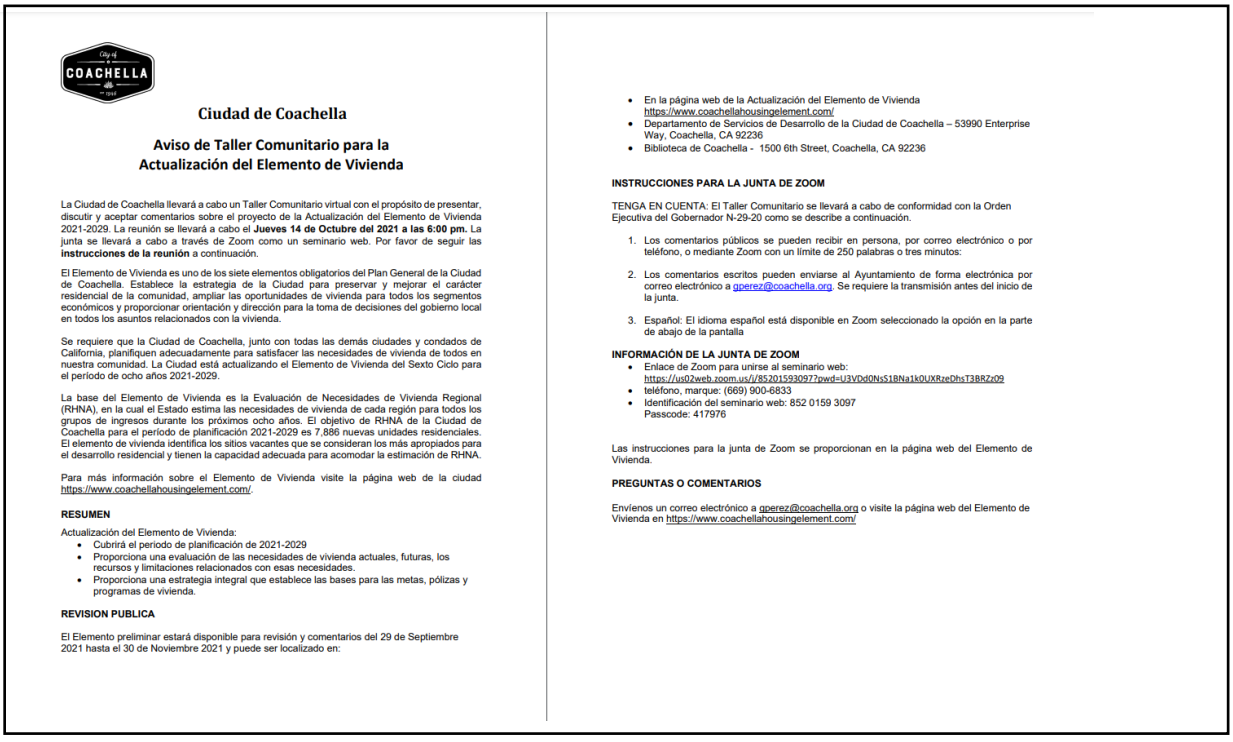
1. Public comments may be received either in person, via email, or telephonically, or via Zoom with a limit of 250 words, or three minutes:
2. Written comments may be submitted to the City Council electronically via email to gperez@coachella.org. Transmittal prior to the start of the meeting is required.
3. Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

Zoom Meeting Information:
- Zoom Link to join the webinar: https://us02web.zoom.us/j/85201593097?pwd=U3VDd0NsS1BNa1kOUXRzeDhsT3BRZz09
- Or Telephone, Dial: (669) 900-6833
- Webinar ID: 852 0159 3097
  Passcode: 417976

Zoom meeting instructions are provided on the Housing Element Web page.

QUESTIONS OR COMMENTS

Email us at gperez@coachella.org or visit the Housing Element web page at https://www.coachellahousingelement.com/



Ciudad de Coachella

Aviso de Taller Comunitario para la Actualización del Elemento de Vivienda

La Ciudad de Coachella llevará a cabo un Taller Comunitario virtual con el propósito de presentar, discutir y aceptar comentarios sobre el proyecto de la Actualización del Elemento de Vivienda 2021-2029. La reunión se llevará a cabo el **Jueves 14 de Octubre del 2021 a las 6:00 pm.** La junta se llevará a cabo a través de Zoom como un seminario web. Por favor de seguir las **instrucciones de la reunión** a continuación.

El Elemento de Vivienda es uno de los siete elementos obligatorios del Plan General de la Ciudad de Coachella. Establece la estrategia de la Ciudad para preservar y mejorar el carácter residencial de la comunidad, ampliar las oportunidades de vivienda para todos los segmentos económicos y proporcionar orientación y dirección para la toma de decisiones del gobierno local en todos los asuntos relacionados con la vivienda.

Se requiere que la Ciudad de Coachella, junto con todas las demás ciudades y condados de California, planifiquen adecuadamente para satisfacer las necesidades de vivienda de todos en nuestra comunidad. La Ciudad está actualizando el Elemento de Vivienda del Sexto Ciclo para el período de ocho años 2021-2029.

La base del Elemento de Vivienda es la Evaluación de Necesidades de Vivienda Regional (RHNA), en la cual el Estado estima las necesidades de vivienda de cada región para todos los grupos de ingresos durante los próximos ocho años. El objetivo de RHNA de la Ciudad de Coachella para el período de planificación 2021-2029 es 7,886 nuevas unidades residenciales. El elemento de vivienda identifica los sitios vacantes que se consideran los más apropiados para el desarrollo residencial y tienen la capacidad adecuada para acomodar la estimación de RHNA.

Para más información sobre el Elemento de Vivienda visite la página web de la ciudad https://www.coachellahousingelement.com/.

RESUMEN

Actualización del Elemento de Vivienda:
- Cubrirá el periodo de planificación de 2021-2029
- Proporciona una evaluación de las necesidades de vivienda actuales, futuras, los recursos y limitaciones relacionados con esas necesidades.
- Proporciona una estrategia integral que establece las bases para las metas, pólizas y programas de vivienda.

REVISION PUBLICA

El Elemento preliminar estará disponible para revisión y comentarios del 29 de Septiembre 2021 hasta el 30 de Noviembre 2021 y puede ser localizado en:

- En la página web de la Actualización del Elemento de Vivienda https://www.coachellahousingelement.com/
- Departamento de Servicios de Desarrollo de la Ciudad de Coachella – 53990 Enterprise Way, Coachella, CA 92236
- Biblioteca de Coachella - 1500 6th Street, Coachella, CA 92236

INSTRUCCIONES PARA LA JUNTA DE ZOOM

TENGA EN CUENTA: El Taller Comunitario se llevará a cabo de conformidad con la Orden Ejecutiva del Gobernador N-29-20 como se describe a continuación.

1. Los comentarios públicos se pueden recibir en persona, por correo electrónico o por teléfono, o mediante Zoom con un límite de 250 palabras o tres minutos:
2. Los comentarios escritos pueden enviarse al Ayuntamiento de forma electrónica por correo electrónico a gperez@coachella.org. Se requiere la transmisión antes del inicio de la junta.
3. Español: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

INFORMACIÓN DE LA JUNTA DE ZOOM
- Enlace de Zoom para unirse al seminario web: https://us02web.zoom.us/j/85201593097?pwd=U3VDd0NsS1BNa1kOUXRzeDhsT3BRZz09
- teléfono, marque: (669) 900-6833
- Identificación del seminario web: 852 0159 3097
  Passcode: 417976

Las instrucciones para la junta de Zoom se proporcionan en la página web del Elemento de Vivienda.

PREGUNTAS O COMENTARIOS

Envíenos un correo electrónico a gperez@coachella.org o visite la página web del Elemento de Vivienda en https://www.coachellahousingelement.com/

The City remains available to accept comments or answer questions via phone or email.

Summary of Comments

The following is a summary of questions and comments from members of the public and the subsequent discussion held during the public workshop:

- **How can interested persons participate in the Housing Element Update process?** There are many ways to participate in the Housing Element Update process. The steering committee meetings included non-profit and for-profit developers, faith-based groups, and the housing authority, among others. This workshop is another way to participate. Additional opportunities for participation include the November 8, 2021, 5 p.m. City Council and Planning Commission study session and an upcoming online survey (expected the week of October 25, 2021)

- **What does "affordable housing" mean?** "Affordable" is a technical term that refers to the amount of income spent on housing (no more than 30%) relative to income categories set by the State (e.g., Extremely Low, Very Low, Low, Moderate) based on a region's Area Median Income (AMI), in this case, for Riverside County. The AMI metric is often used on the scale of the household, instead of on the scale of individual persons. Affordable housing generally includes below market-rate housing and can come in a variety of all kinds of building types, including duplexes, courtyard housing, and apartments.

- **How is the City ensuring that Coachella residents won't be displaced, including low-income persons of color? The City should look at inclusionary zoning ordinances, rent control, land trusts, and types of anti-displacement strategies.** The idea behind a housing element update is to ensure that cities have enough space available to produce housing attainable to persons at all income levels, including below market-rate housing. Many of the sites identified by the City that will be used for complying with the City's Regional Housing Needs Allocation (RHNA) are on vacant land, so they will not remove existing housing. In addition, the program recommendations (e.g. anti-displacement strategies) will be included for consideration at the upcoming City Council and Planning Commission study session scheduled for November 8, 2021.

- **How will the City prevent segregation of neighborhoods based on income levels and the concentration of poverty?** The City is sensitive to this issue. Pursuant to state law, the City will conduct an analysis to "affirmatively further fair housing" and investigate areas that may be segregated by income, race, etc. Once that analysis is complete, the City will be able to identify any pockets of concentrated poverty and see whether any low-income housing sites are identified there, and develop programs or policies as appropriate.

- **The City should have its Code Enforcement Division help rehabilitate existing housing, such as small loans for residents to make repairs.** The City does provide a Residential Rehabilitation Program to residents (as funding is available), and will continue to advertise this on its website, share information with service organizations, and post information in City Hall. Please also see Program 2.1 of the Housing Element Update.

- **Does the Housing Element Update consider climate goals and proximity to transit in its analyses?** Yes, the Housing Element Update promotes housing near jobs and transit to reduce climate impacts that occur on account of commutes.

E4.- Study Session

City of Coachella
6th Cycle Housing Element Update
City Council/Planning Commission Joint Study Session

Monday, November 8, 2021, at 5:00 pm
Zoom Webinar and In-Person at the Coachella City Hall Council Chambers

Introduction

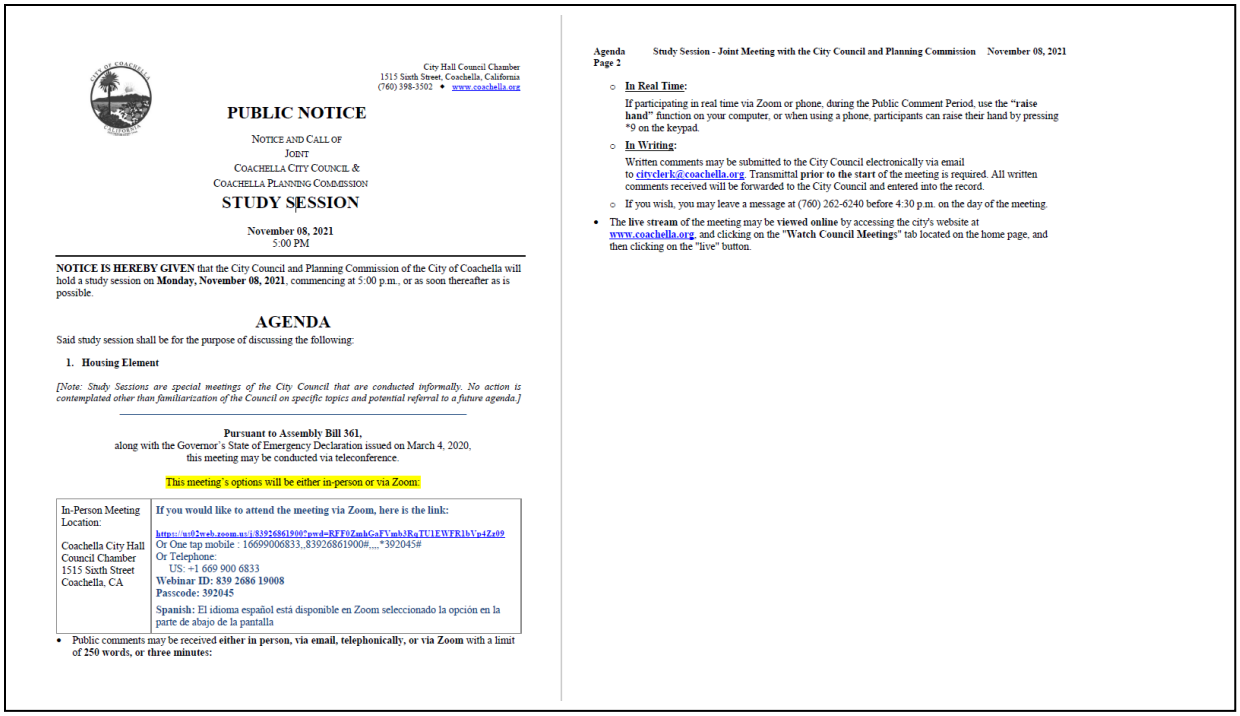
On November 8, 2021, the City of Coachella (City) hosted an in-person/virtual joint City Council/Planning Commission study session for the 6th Cycle Housing Element Update project. Mayor Steven Hernandez opened the meeting and introduced Gabriel Perez, Community Development Director, who explained the intent of the study session was to review the draft Housing Element Update, as well as to receive comment and answer questions. The presentation was available in English and live Spanish translation. Director Perez introduced the Consultant Team, Lisa Wise Consulting Inc. (LWC). Kathryn Slama, Senior Associate and project manager, and David Bergman, Director, presented on behalf of LWC. The presentation addressed the following topics:

1. Housing Element Overview
2. Process and Public Outreach
3. Housing Needs and Conditions in Coachella
4. Public Review Draft Housing Element
5. Public Workshop
6. Next Steps for the Coachella Housing Element Update
7. Questions and Discussion

Format

The study session was facilitated by Mayor Hernandez, Planning Commission Chair Virgen, and Director Perez, with a presentation from LWC. Due to COVID-19 conditions, the meeting was held virtually via Zoom with the option for in-person attendance at the Coachella City Hall Council Chambers. Public participants were able to access the meeting by computer or by phone in English or Spanish. Participants were encouraged to provide feedback on the presentation and Housing Element document verbally at the meeting or by Zoom comment box. Over 15 people attended the study session via Zoom.

The City noticed the study session on the City's website and according to standard public meeting procedures.



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

PUBLIC NOTICE

NOTICE AND CALL OF
JOINT
COACHELLA CITY COUNCIL &
COACHELLA PLANNING COMMISSION
STUDY SESSION

November 08, 2021
5:00 PM

NOTICE IS HEREBY GIVEN that the City Council and Planning Commission of the City of Coachella will hold a study session on **Monday, November 08, 2021**, commencing at 5:00 p.m., or as soon thereafter as is possible.

AGENDA

Said study session shall be for the purpose of discussing the following:

1. **Housing Element**

[Note: Study Sessions are special meetings of the City Council that are conducted informally. No action is contemplated other than familiarization of the Council on specific topics and potential referral to a future agenda.]

Pursuant to Assembly Bill 361,
along with the Governor's State of Emergency Declaration issued on March 4, 2020,
this meeting may be conducted via teleconference.

This meeting's options will be either in-person or via Zoom:

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/83926861900?pwd=RFF0ZmhGaFVmb3RqTU1EWFR1bVp4Zz09 Or One tap mobile : 16699006833,,83926861900#,,,,*392045# Or Telephone: US: +1 669 900 6833 **Webinar ID: 839 2686 19008** **Passcode: 392045** **Spanish:** El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

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

Agenda Page 2 **Study Session - Joint Meeting with the City Council and Planning Commission November 08, 2021**

- **In Real Time:**
  If participating in real time via Zoom or phone, during the Public Comment Period, use the **"raise hand"** function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
- **In Writing:**
  Written comments may be submitted to the City Council electronically via email to **cityclerk@coachella.org**. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
- If you wish, you may leave a message at (760) 262-6240 before 4:30 p.m. on the day of the meeting.

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

The meeting was recorded and posted on the City's webpage (https://coachellaca.swagit.com/play/11092021-715) so it may be viewed at any time. The City remains available to accept comments or answer questions via phone or email.

Summary of Comments

The following is a summary of questions and comments from both City Council and Planning Commission members, as well as questions and comments from members of the public. Three emails were also entered into the record.

- **Elected and appointed officials want to receive Housing Element Update materials sufficiently in advance of meetings to be more prepared.**

- **Does the fact that the median income in Riverside County is higher than the median income in Coachella present opportunities for Coachella?** While grants and other funding for affordable housing are very competitive, the relative lower income of Coachella residents is a factor that could help proposed affordable housing projects in Coachella score higher for receiving funding or tax credits from programs through Riverside County or the State. Additionally, because the income limits are based on County-wide figures, a larger proportion of Coachella's households will qualify for below market rate housing.

- **The City should look at its last (5th cycle) housing element update to see how it has been recently promoting affordable housing. The City has 560 units in the pipeline; 106 currently under construction. Let's promote our successes.** The City does look at how it has performed over the last housing cycle through its current housing element

update. The housing element update will highlight how many affordable units have been built since the start of the last housing cycle.

- **Affordable housing units in the City should be high-quality. Coachella residents that live in affordable housing units should not feel inferior to other residents, especially because of the quality of their housing. We want residents to feel at home and not segregated.** While capacity constraints such as lot coverage restrictions can negatively impact the profitability of housing projects, and therefore in part the type of materials used for construction of affordable housing units, the Housing Element Update team will work to ensure affordable housing is not distinct from market-rate housing. The City can consider programs to require projects to provide the same type of fixtures and appliances for market rate and affordable units.

- **The City needs to update its Zoning Ordinance and Zoning Map to be consistent with its General Plan.** The City currently is circulating a request for qualifications (RFQ) to this effect.

- **The City should address senior housing needs, both in the short and long term. Senior housing should be near amenities, as some senior may not have reliable transportation or may not be able to drive. The City should also streamline senior housing projects.**

- **The City should ensure sufficient housing for veterans and needs to collaborate with developers to build affordable housing.**

- **Housing prices continue to increase, whereas household incomes are remaining stagnant in Coachella. What can be done to combat this?** The housing element is a roadmap for the production of affordable housing units, or the supply side of housing. While access to high paying employment is a challenge, the housing element does not address this directly. Moreover, the City is looking into how to reduce governmental constraints that artificially increase the cost of housing, such as particular minimum lot sizes.

- **Although the City has high homeownership rates, most homeowners in Coachella are cost-burdened by the cost of their housing. This is a problem for families.**

- **The City should consider adopting an inclusionary zoning ordinance.**

- **The City should encourage different types of housing (e.g., "missing middle" housing). This includes condominiums and fourplexes, etc. These types of housing should also be near amenities, such as access to medicine, jobs, churches, and counseling centers. We can look at the Zona Central between Avenue 50 and 52 to continue the grid.** The housing element update promotes a diversified housing stock—everything from detached single-family housing to missing middle housing to federally subsidized, traditional affordable housing. The Housing Element acknowledges that access to amenities is an important factor in remaining competitive for subsidies and grant

funds for affordable housing and will continue to work with developers to align sites for housing with high opportunity areas.

- **Can the City require that first-time homebuyers have priority over others when submitting offers to purchase a home?** The housing element team is not aware of any such programs in California. First-time homebuyer programs do exist where cities provide access to low interest rates or other types of funding, or education programs for first-time homebuyers. In some cities, first-time homebuyers experience difficulties in buying housing when they must compete with short-term rentals. The City does participate in a first-time homebuyer assistance program through Riverside County.

- **The City should consider a bond instrument, community revitalization investment authority, a transit occupancy tax, and/or inclusionary zoning geared towards housing. The City should also incentivize developers to build affordable housing, and increase fees for developers that don't build it.**

- **The City should streamline affordable housing projects (have a quick turnaround time for plan check and reviews).**

Screenshots

Screenshots from the Public Hearing are included below:




City of Coachella
Steven Hernandez
Megan Beaman-Jacinto
Denise Delgado
Frank Figueroa
David Bergman
Stefano Richichi
Kathryn Slama
zoom

Appendix F: Affirmatively Furthering Fair Housing (AFFH)

Contents

Appendix F: Affirmatively Furthering Fair Housing (AFFH) F-1

Section F.1 Introduction F-2
F.1.1 Notes on Figures and Analysis F-2
Section F.2 Assessment of Fair Housing F-2
F.2.1 Fair Housing Outreach and Enforcement F-2
F.2.2 Integration and Segregation F-5
F.2.3 Racially or Ethnically Concentrated Areas of Poverty ..... F-16~~14~~
F.2.4 Access to Opportunity ..... F-21~~18~~
F.2.5 Disproportionate Housing Needs ..... F-30~~28~~
F.2.6 Other Relevant Factors ..... F-38~~35~~
F.2.7 Summary of Fair Housing Issues ..... F-41~~37~~
Section F.3 Sites Inventory ..... F-42~~38~~
F.3.1 Potential Effects on Patterns of Segregation ..... F-44~~0~~
F.3.2 Potential Effects on Access to Opportunity ..... F-47~~3~~
Section F.4 Contributing Factors and Meaningful Actions ..... F-51~~6~~

Section F.1 Introduction

Assembly Bill 686, signed in 2018, establishes a statewide framework to affirmatively further fair housing (AFFH) with the goal of achieving better economic and health outcomes for all Californians through equitable housing policies. AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. Housing elements are now required to address the following five components:

- **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
- **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs for all identified populations
- **Analysis of Sites Inventory:** An evaluation of whether the sites inventory of the Housing Element improves or exacerbates conditions for fair housing.
- **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions to AFFH:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

This section documents four of the five components of the AFFH components. The summary of AFFH-related outreach is included in Appendix E.

F.1.1 Notes on Figures and Analysis

This Appendix contains geospatial data downloaded from HCD's AFFH Data and Mapping Resources Hub. Additional analysis is sourced from the Census American Community Survey (ACS) and HCD's pre-certified data, where appropriate.

Section F.2 Assessment of Fair Housing

F.2.1 Fair Housing Outreach and Enforcement

Fair housing complaints can be an indicator of housing discrimination. Fair housing issues can arise through discrimination against an individual based on the protected classifications of disability, race, national origin, familial status, disability, religion, or sex when renting or selling a dwelling unit.

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO) is the federal agency responsible for eliminating housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. FHEO services and activities include investigating fair housing complaints, conducting compliance reviews, ensuring civil rights in HUD programs, and managing fair housing grants.

The City refers residents to the Fair Housing Council of Riverside County and the Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing services for its residents. The Inland Fair Housing and Mediation Board (IFHMB) provides fair housing services to urban and unincorporated areas of Riverside County including Coachella. IFHMB offers training workshops and presentations about fair housing laws and the services and resources available through the agency. Workshops and presentations are offered for housing providers, city staff, and the public throughout the year. Topics covered in these workshops include federal and state fair housing laws, examples of discriminatory activities, suggested actions to avoid discrimination complaints, and providing resources such as brochures and other literature. The city provides residents with an online form through their website that allows people to submit fair housing complaints for a quick response time.

The City will maintain this partnership and will provide information regarding available fair housing services on the City's website. The fair housing services provided by both the Fair Housing Council of Riverside County and IFHMB include providing information, investigation, education, conciliation, and/or referrals of housing discrimination complaints free of charge to individuals. It also provides fair housing workshops that are offered year-round to educate housing providers, tenants, homeowners, and financial and lending institutions on the key aspects of fair housing law. Further, their mediation departments provide information to landlords, tenants, mobile home park owners, and mobile home residents regarding their rights and responsibilities under the California Landlord and Tenant Laws, and facilitates negotiations between parties in housing-related disputes.

This section discusses the fair housing services available to residents in the City and the corresponding organizations that provide fair housing services to both providers and consumers of housing, as well as the nature and extent of fair housing complaints received by the fair housing provider. In general, fair housing services include investigating and resolving housing discrimination complaints; discrimination auditing and testing; and education and outreach, such as disseminating fair housing information through written materials, workshops, and seminars. The City refers residents to the Fair Housing Council of Riverside County and the Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing services for its residents by disseminating educational information, performing investigations, local conciliation, and/or referrals of housing discrimination complaints free of charge to individuals. It also involves fair housing community workshops that are offered year-round to educate housing providers, tenants, homeowners, and financial and lending institutions on the key aspects of fair housing laws. From 2015 through 2017, the IFHMB provided fair housing services to 45 City residents. Of these individuals, 97 percent were lower-income earners. The largest race/ethnic group that was

provided fair housing services were Hispanic people. Through these, the City is well able to effectively disseminate fair housing resources and educational material through community outreach and other fair housing services provided to the residents of the City.

According to the California Department of Employment and Fair Housing, from 2009 through 2013, there were 17 fair housing cases in the City. Within this period, the highest number of fair housing cases filed were on the basis of race/color, resulting in 9 cases, followed by familial status with seven cases. Sexual orientation and having a national origin from Mexico had zero housing cases filed within the same period. Further, data from the California Department of Housing and Community Development's (HCD) AFFH data viewer tool shows that from 2013 to 2021 there were fewer than 0.5 fair housing equal opportunity inquiries per 1,000 people in the City, as reported by the U.S. Department of Housing and Urban Development. This includes 23 total inquiries within the 2013-2021 period of which one was on the basis of disability, one on the basis of race, two on the basis of familial status, one on the basis of sex, and the rest were uncategorized. The disposition count for these inquiries was zero, while most were categorized as a failure to respond or to not be a valid issue. Office of Fair Housing and Equal Opportunity (FHEO) data indicate that six inquiries were made in the City from Jan. 2013 to March 2021 on account of familial status (1), national origin (2), and no reason listed (3). The city does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights. There are no known fair housing lawsuits in the City.

City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. The City complies with State and federal housing laws as follows:

- Fair Housing Act; Title VI of the Civil Rights Act of 1964 – the City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.

- American Disabilities Act – the City complies with the ADA through building permit review and issuance and as described in Appendix C (Housing Constraints, Section C.2.2, Housing for Persons with Disabilities).

- California Fair Employment and Housing Act (FEHA) and FEHA Regulations – the City complies with FEHA and its regulations through referrals to legal assistance organizations, such as Fair Housing Council of Riverside County and the Inland Fair Housing and Mediation Board (IFHMB). The Housing Element includes policies and programs to continue to provide Fair Housing information in person and online, educate landlords and tenants regrading Fair Housing laws and tenant rights.

- Review Process (Government Code Section 65008) – The City Zoning Code is written to ensure that the City reviews affordable development projects in the same way as

market-rate developments except in cases where affordable housing projects are eligible for preferential treatment. City's actions regarding the development of housing for persons and families of very low, low, moderate, and middle incomes, or emergency shelters for the homeless, are not discriminatory. Programs are included in this Housing Element to facilitate housing for all households, including protected classes (e.g., programs regarding group homes, emergency shelters, and reasonable accommodation procedures).

• Assembly Bill 686 (Government Code Section 8899.50) – Appendix F of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.

• Equal Access (Government Code Section 11135 et. seq.) – the City complies with anti-discrimination requirements by offering translation services for all public meetings and offers accessibility accommodations to ensure equal access to all regardless of membership or perceived membership in a protected class.

• Density Bonus Law (Government Code Section 65915) – the City implements a density bonus program, as described in Appendix C (Housing Constraints) The Housing Element includes a program to ensure the City complies with recent updates to the Density Bonus Law.

• Senate Bill 35 (Government Code Section 65913.4). The Housing Element includes a program to comply with SB 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects.

• Housing Accountability Act (Government Code Section 65589.5) – the City complies with the HAA by following established review periods and timelines. Housing Element includes programs to develop objective design standards to facilitate non-discretionary review of housing projects in compliance with the HAA.

• No-Net-Loss Law (Government Code Section 65863) – the City has documented compliance with sufficient capacity for RHNA, with a surplus capacity of over 3,000 units across all income categories. The City will ensure compliance with no-net-loss via required annual reporting to HCD.

F.2.2 Integration and Segregation

This section analyzes integration and segregation, including patterns and trends, related to populations with protected characteristics.

Race and Ethnicity

According to the United States Census, American Community Survey (ACS), approximately 72 percent of the Coachella population belonged to a racial minority group in 2019 (this is the most recent year that data is available). Coachella has more non-white racial and ethnic groups than Riverside County where this population comprises about 40 percent of the County's total

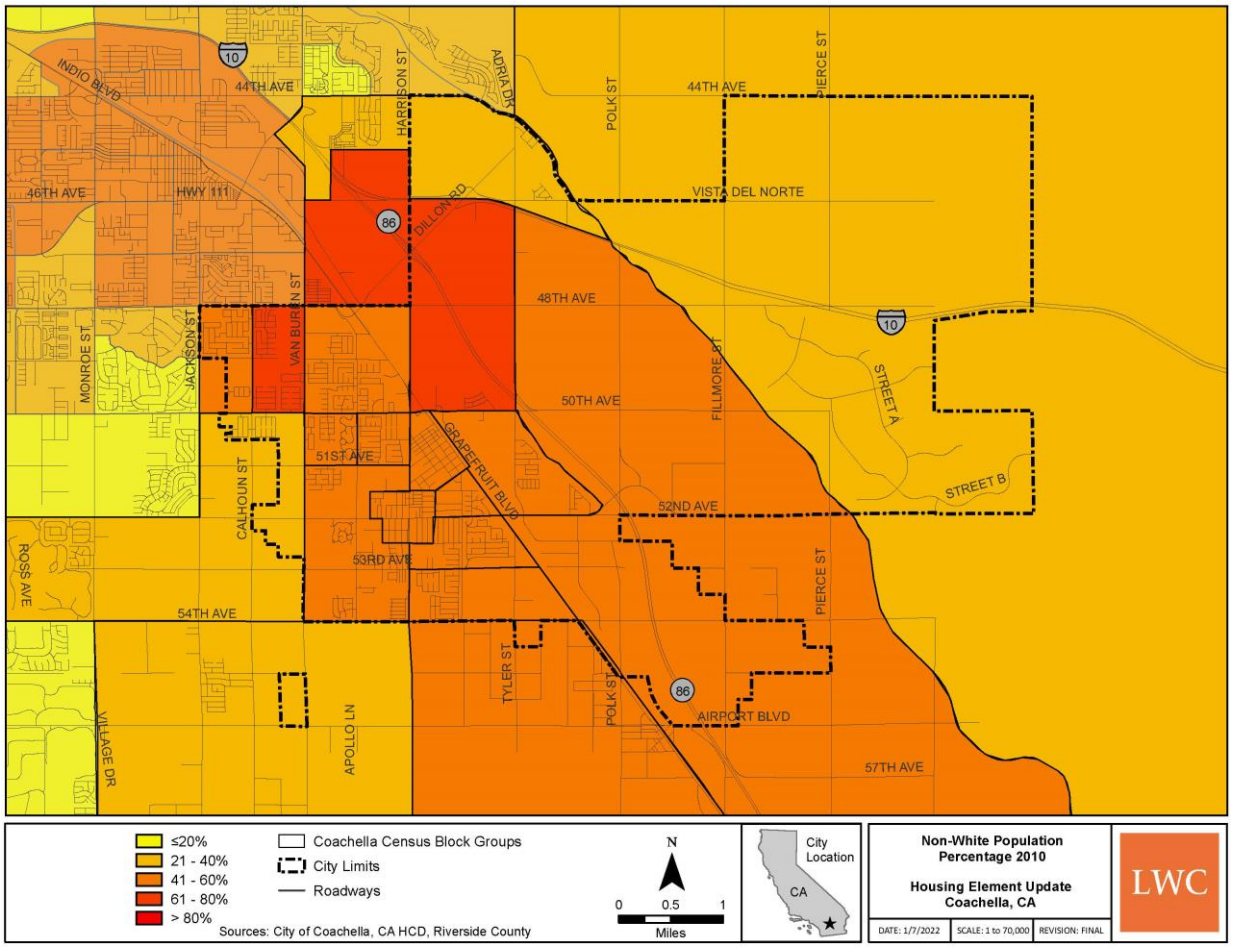
population. Coachella has fewer White residents at about 28 percent of the population than the county at about 60 percent. In Coachella, 98 percent of the population of is Hispanic or Latino (of any race), compared to 48 percent of the population of Riverside County (see Appendix A, Housing Needs Assessment, Section A.2.3).

Figure F-1 provides Coachella's historic non-white population percentages by block group from 2010 census data. Two block groups had non-white populations at that time that were between 21 and 40 percent and two block groups had percentages between 61 and 80 percent. The rest of the city at that time was in the 41 to 60 percent range. Surrounding areas of the city had similar levels of non-white populations in the 2010 census data.

Figure F-2 shows the non-white population percentage by census block group for 2018. The majority of block groups in the city had non-white populations above 80 percent. One block group in the northern portion of the city had a non-white population percentage of about 35 percent, one block group in the west had a non-white population of about 55 percent, and one block group had a non-white population of about 64 percent to the east.

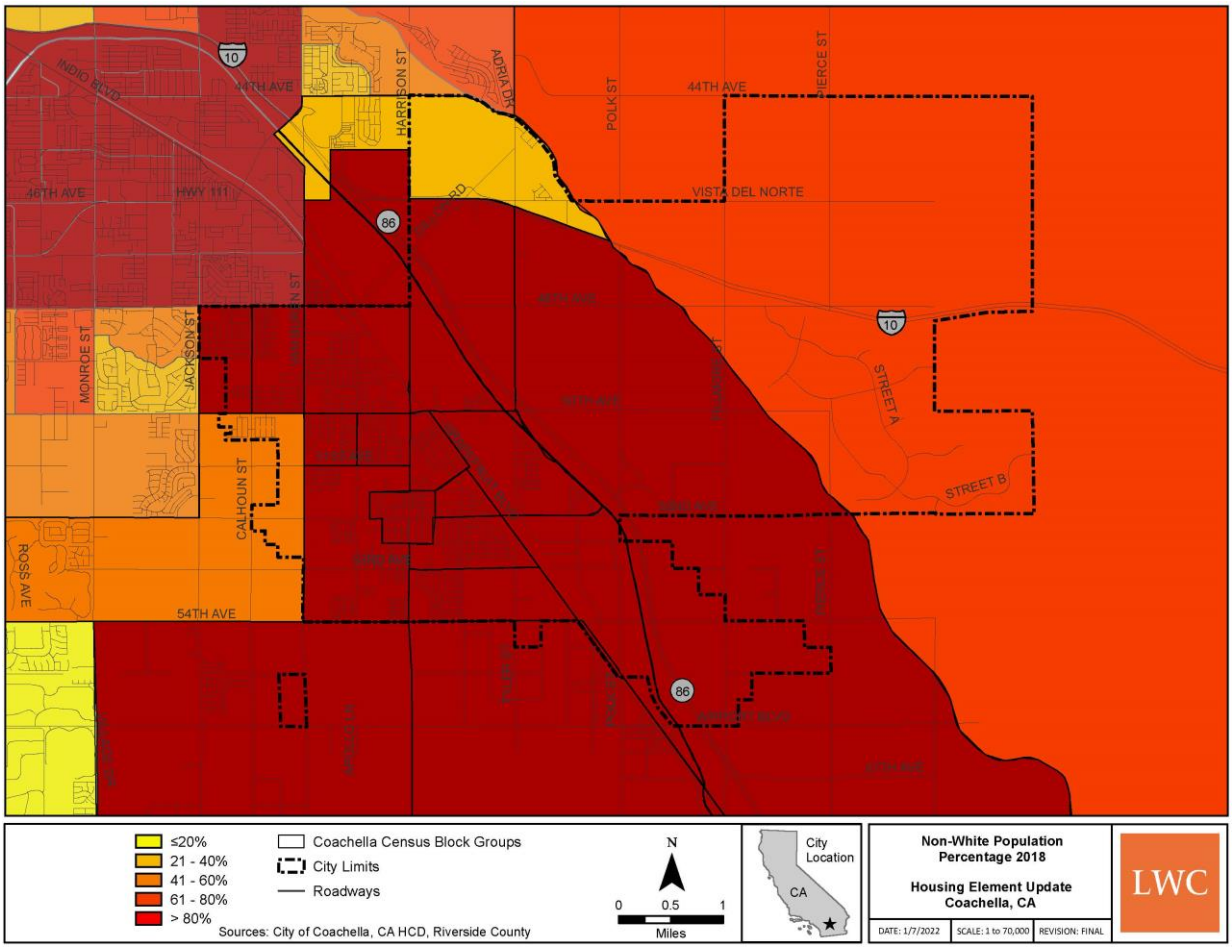
The city had higher percentages of non-white population overall in 2018 as compared to 2010 according to census data. The 2018 ACS data showed an increase in non-white population percentages in all block groups in the city over 2010 levels. Coachella contains a racial and ethnic composition that is different from the region with a higher proportion of non-white population than the county, but it has a similar racial and ethnic composition to the block groups adjacent to the city.

Figure F-1: Non-White Population Percentage (2010)



Source: HCD AFFH Spatial Data

Figure F-2: Non-White Population Percentage (2018)



Source: HCD AFFH Spatial Data

Disability

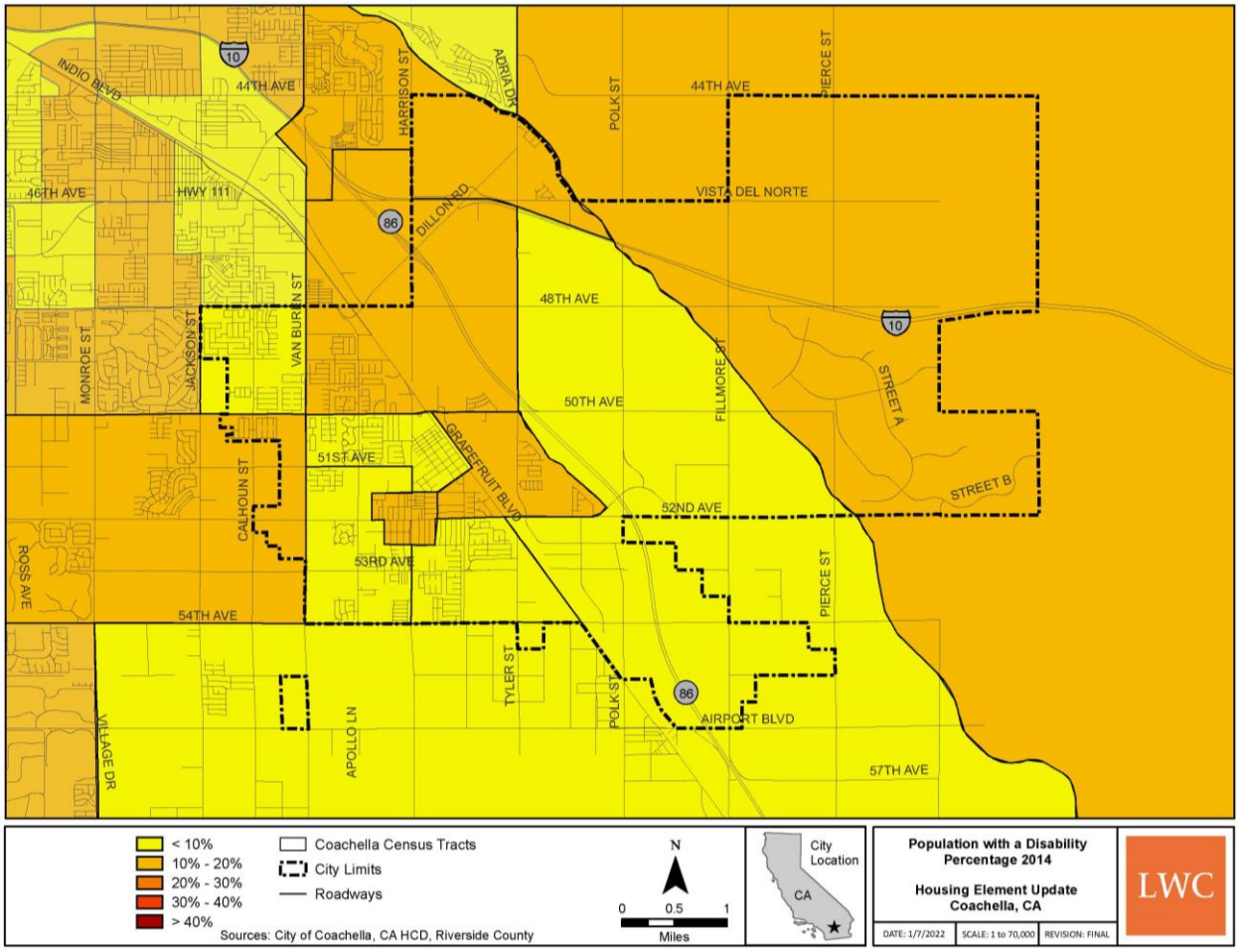
People are considered to have a disability if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Figure F-3 presents the census data for 2010 and 2014 for percentage of population with a disability and Figure F-4 shows the ACS 2015 to 2019 data for percentage of population with a disability.

According to the 2015 to 2019 ACS, approximately 8.0 percent of Coachella residents had a disability at that time, compared to 11.6 percent countywide (Table F-1). About half of Coachella's census tracts had less than 10 percent of residents experiencing disability while the other half had between 10 and 20 percent during both five-year time periods. The distribution of this population is not appreciably different from the block groups adjacent to the city.

Table F-1: Percentage of Population with a Disability (2019)

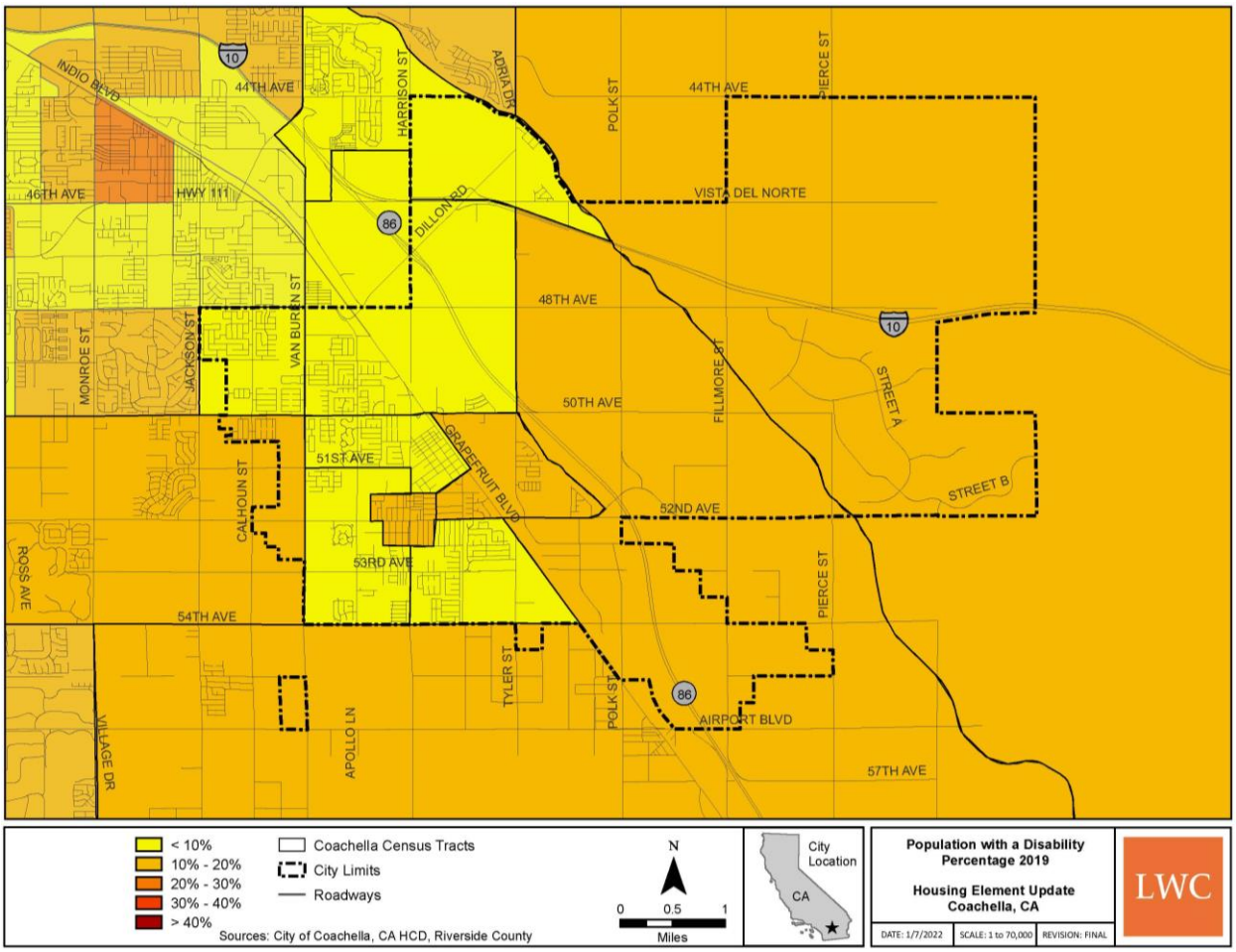
Year	Coachella		Riverside County
	Number	Percentage	Percentage
2019	3,635	8.0%	11.6%
Source: ACS 2019 5-Year Estimates, Table S1810			

Figure F-3: Percentage of Population with a Disability (2010 - 2014)



Source: HCD AFFH Spatial Data

Figure F-4: Percentage of Population with a Disability (2015 - 2019)



Source: HCD AFFH Spatial Data

Familial Status

Familial status refers to the presence of at least one child under 18 years old. Examples of familial status discrimination include refusal to rent to families with children, eviction of families once a child joins, confinement of families to specific floors of a building, and overly restrictive rules regarding children's use of common areas.

According to the 2015 to 2019 ACS, 31.0 percent of households in Coachella have one or more children under the age of 18. The city's share of households with children present is lower than that of the county overall at 37.6 percent. It is higher than the surrounding neighboring jurisdictions of Indio (26.6 percent), La Quinta (23.9 percent), and Palm Desert (16.8 percent). Approximately 18.6 percent of married-couple households in Coachella have one or more children under the age of 18 versus 23.4 percent in the county overall (Table F-2).

Figure F-5 shows the approximate distribution of children in married couple households in Coachella. The estimated percentages of children residing within married couple households are

highest in northern and western portions of the city at over 80 percent according to the most recent ACS data. This estimate ranges from about 53 percent to about 78 percent in other census tracts of the city.

Single parent households are also a fair housing protected class. Coachella has 5.3 percent of households comprised of male or female single-parent households with children. Female-headed households are of particular concern because they may experience greater housing affordability challenges due to typically lower household incomes compared to two-parent households. An estimated 4.8 percent of households in Coachella are single female-headed households with children (Table F-3).

As shown in Figure F-6, Coachella has some variability in the estimated percentages of children in single female-headed households. The number of children in female-headed households varies across the city from about 9 percent in the north to about 30 percent in the southern portion according to the ACS data.

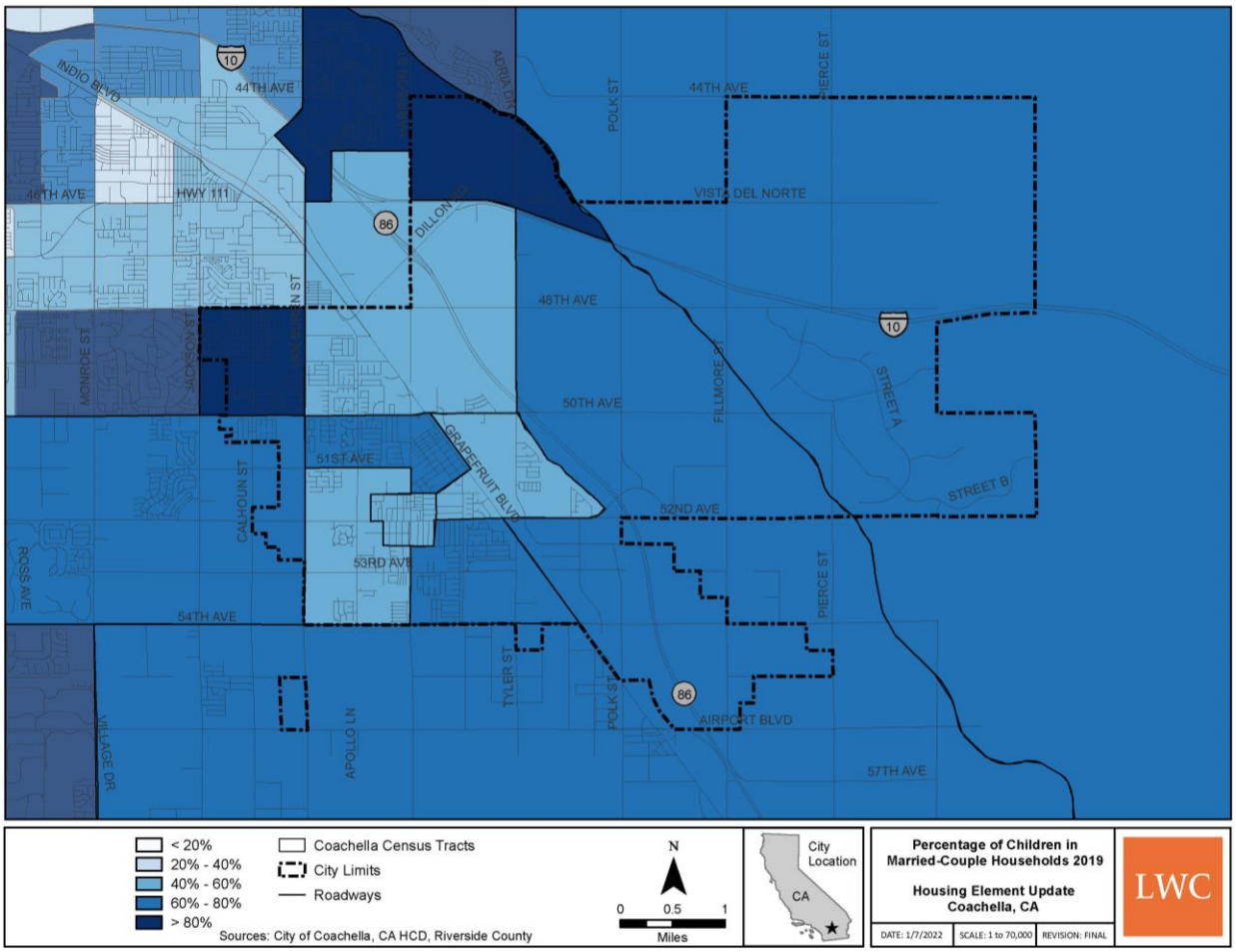
Table F-2: Percentage of Married-Couple Households with Children

Year	Coachella	Riverside County
2019	18.6%	23.4%
Source: ACS 2019 5-Year Estimates, Table DP02		

Table F-3: Percentage of Female-Headed Households with Children, No Spouse/Partner Present

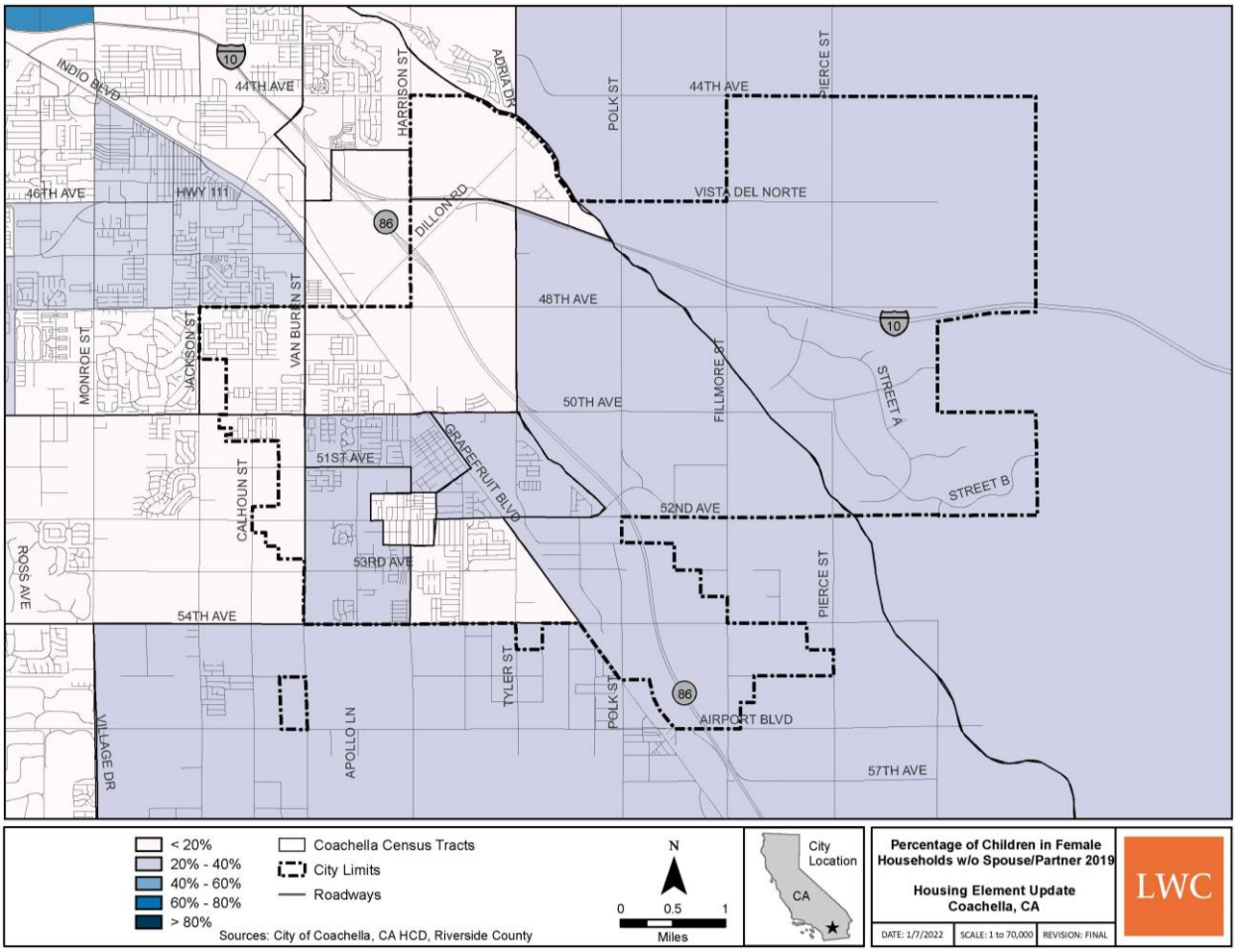
Year	Coachella	Riverside County
2019	4.8%	5.1%
Source: ACS 2019 5-Year Estimates, Table DP02		

Figure F-5: Children in Married-Couple Households (2015 - 2019)



Source: HCD AFFH Spatial Data

Figure F-6: Children in Female-Headed Households with No Partner Present (2015 - 2019)



Source: HCD AFFH Spatial Data

Income

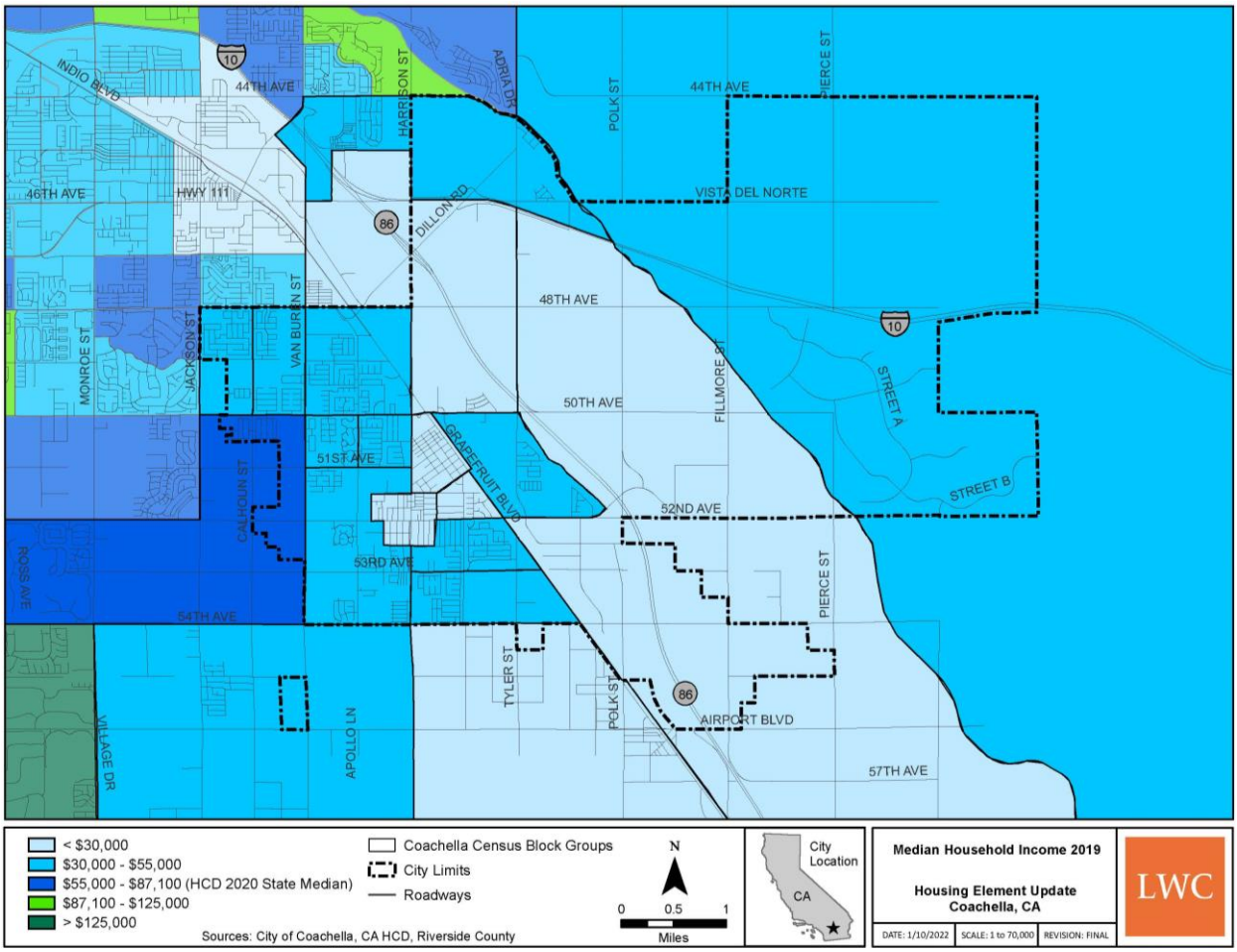
According to the 2015 to 2019 ACS, the median household income in Coachella is $34,224, which is about half of the Riverside County median of $67,005 over the same period. Median household incomes in Coachella and Riverside County for 2019 are presented in Table F-4.

Figure F-7 displays the distribution of median household income by census block group in Coachella. Variations in household income are observed in adjacent block groups in the city with five block groups exhibiting median household income levels below $30,000. Most of the city has incomes in the $30,000 to $55,000 range, below the 2020 state median income of $87,100. One overlapping census block in a western portion of the city contains the next highest median income range ($55,000 to $87,100).

Table F-4: Median Household Income

Year	Coachella	Riverside County
2019	$34,224	$67,005
Source: ACS 2019 5-Year Estimates, Table S1901		

Figure F-7: Median Household Income (2015 - 2019)



Source: HCD AFFH Spatial Data

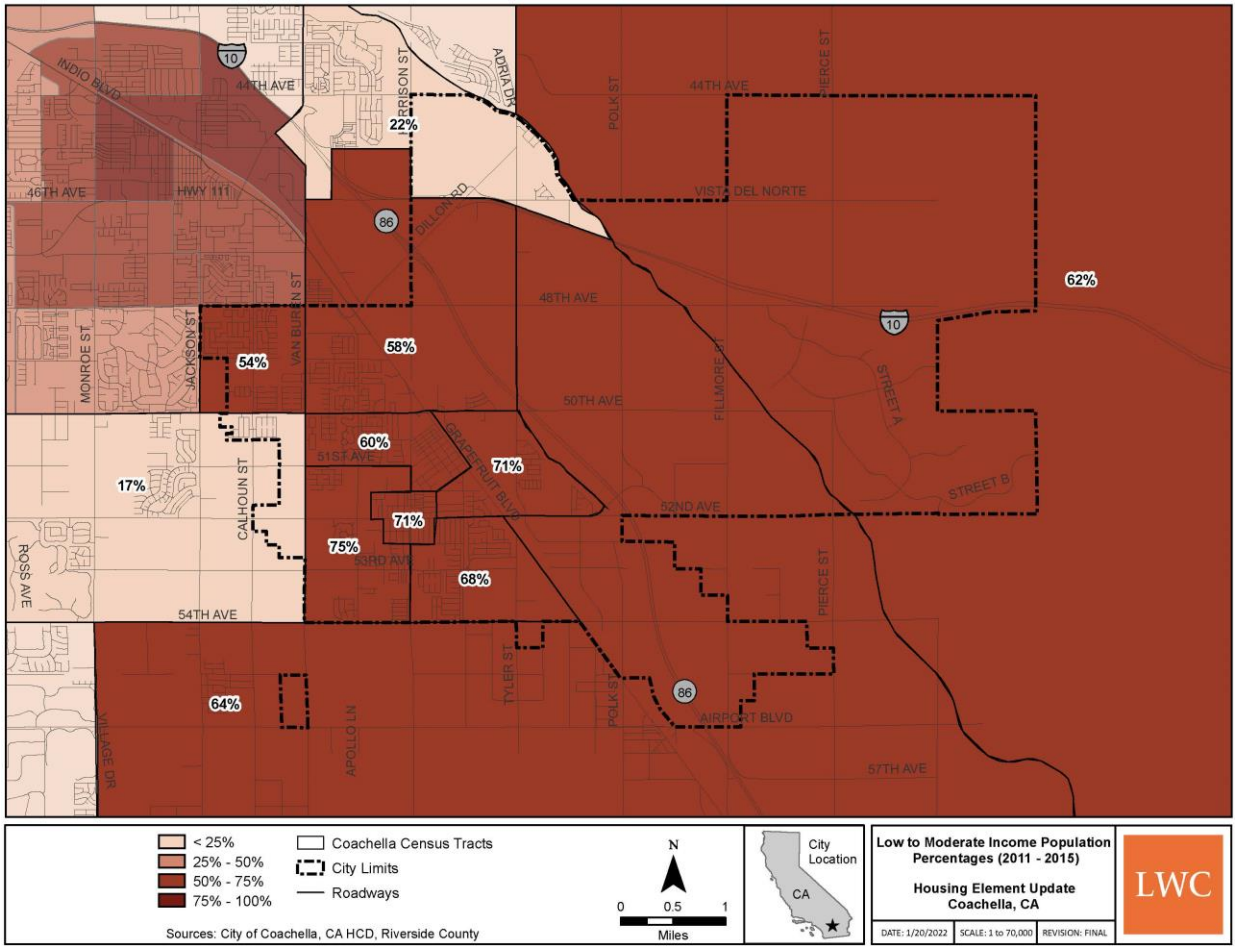
Low to Moderate Income Households

Figure F-8 displays income distribution across Coachella by showing the estimated percentage of low to moderate (LMI) income households by census tract. Most of the tracts in Coachella have more than 50% LMI households. The percentages within these tracts rage from 54 to 71 percent.

Two tracts that extend beyond city limits to the north and west contain approximately 22 percent and 17 percent of LMI households, respectively. Levels of LMI households are similar to Coachella to the north, east, and south of the city and generally lower to the west of the city. This

pattern reflects the general trend within the Coachella Valley of the number of LMI households increasing from southwest to northeast.

Figure F-8: Low to Moderate Income Population (2011 – 2015)



Source: HCD AFFH Spatial Data

Income is also disaggregated by race and ethnicity to further understand local patterns of segregation and integration. The poverty rates among racial and ethnic groups in Coachella and Riverside County are presented in Table F-5. Although the citywide poverty rate was 21.8 percent in 2019 compared to 13.7 percent for Riverside County, not all racial and ethnic groups in Coachella have the same likelihood of experiencing poverty.

The data presented in Table F-5 shows that city residents identifying as “Some Other Race” alone have the highest poverty rate of 24.3 percent as compared to 11.4 percent in the county (second lowest). Note that it is a common occurrence in communities with large Hispanic populations to select “Some Other Race”, as the distinction between race and ethnicity is sometimes unclear to census respondents. White residents have a poverty rate of 17.0 percent and make up 27.8 percent of the city population. These two groups combined account for approximately 98 percent

of the city population. The poverty rate for Hispanic or Latino individuals of any race in Coachella is 22.0 percent and this group constitutes 97.3 percent of the city population.

Black, American Indian, and two or more race residents experience poverty at high rates relative to their share of the population. These groups each represent less than 1 percent of the population but they each have poverty rates of about 5 percent according to ACS data.

Table F-5: Poverty by Race/Ethnicity (2019)

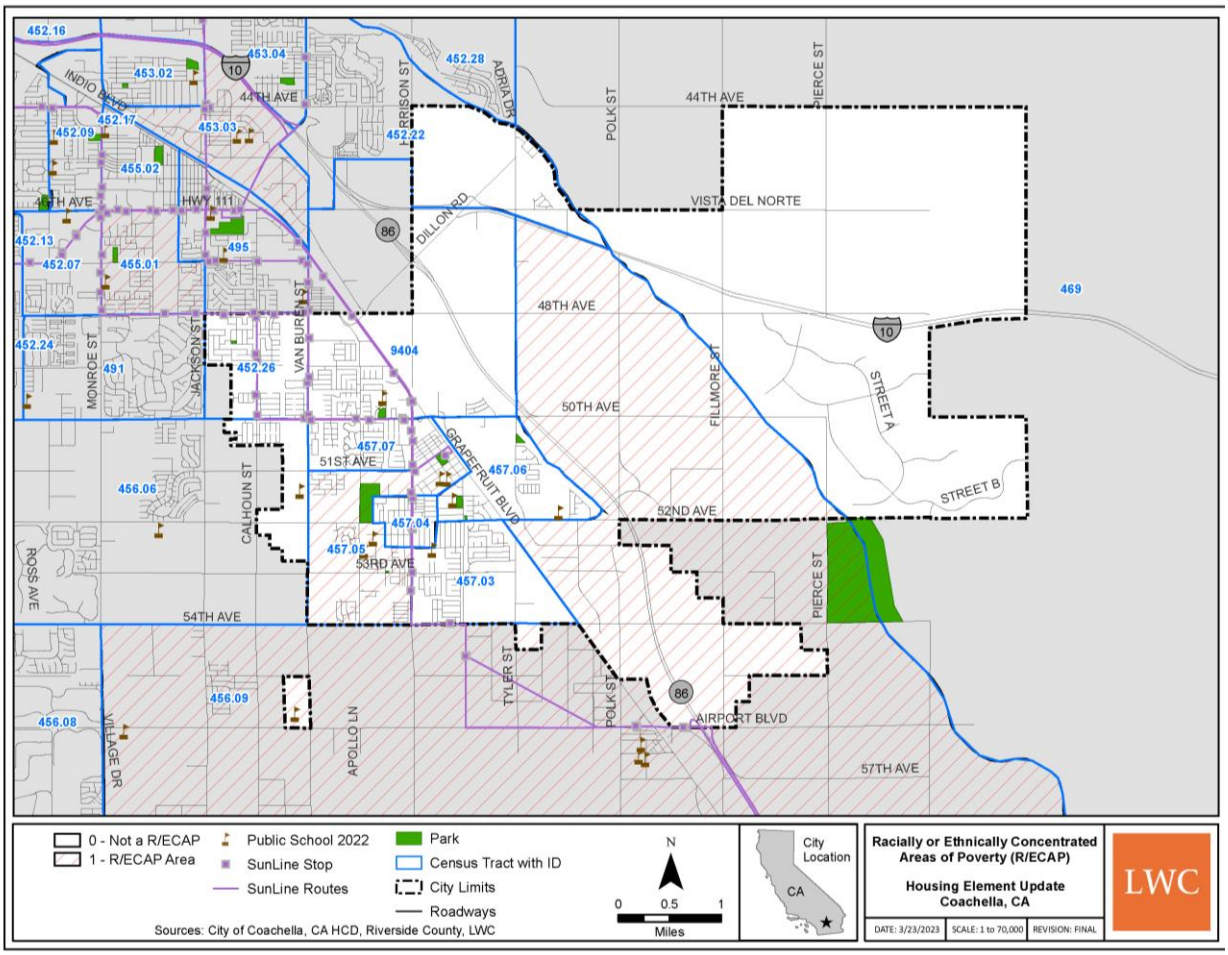
Race/Ethnicity	Coachella			Riverside County
	Number in Poverty	Poverty Rate	% of Total Population	Poverty Rate
Total population below poverty level estimate	**9,814**	**21.8%**	**-**	**13.7%**
White alone	2,130	17.0%	27.8%	12.0%
Black or African American alone	13	4.9%	0.6%	17.5%
American Indian and Alaska Native alone	21	5.4%	0.9%	20.8%
Asian alone	0	0.0%	0.3%	11.3%
Native Hawaiian/Other Pacific Islander alone	0	0.0%	0.0%	13.0%
Some Other Race alone	7,632	24.3%	69.7%	18.2%
Two or more races	18	5.5%	0.7%	11.4%
Hispanic or Latino origin (of any race)	9,683	22.0%	97.3%	16.7%
Source: ACS 2019 5-Year Estimates, Table S1701				

F.2.3 Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-white population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower.

R/ECAPs may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. Figure F-9 shows the portions of Coachella identified as R/ECAPs, with Census tracts labelled, alongside the location of schools, parks, and public transit routes. Coachella contains portions of two Census tracts identified as R/ECAP areas: Tract 456.09 and Tract 457.05.

Figure F-9: Racially/Ethnically Concentrated Areas of Poverty (2009 - 2013)



Source: HCD AFFH Spatial Data

Tract 457.05

Tract 457.05 is more densely populated and entirely within City limits, allowing for a more accurate analysis of demographic characteristics as they relate to Coachella residents and fair housing problems. Table F-6 provides a summary of selected demographic characteristics and AFFH indicators for this tract.

Tract 456.09

Tract 456.09 covers two sections to the City's south and east, with most of its area outside City boundaries. The portions of Tract 456.09 within the City are still sparsely-populated; as of 2022, the area between the Whitewater River and the Coachella Canal is almost entirely zoned for agricultural and commercial uses, while the area bisected by Highway 111 is zoned almost

entirely for manufacturing or heavy industrial use.[1] There is limited transit access and schools in this tract. This tract's R/ECAP status is likely the result of it containing several disadvantaged unincorporated communities (DUCs) directly outside City limits (Shady Lane, Cocopah, Thermal, and Fillmore Street; also see Appendix B, Section A.3.5) and unpermitted, informal mobile home parks.[2] It also contains land owned by the Augustine Band of Cahuilla Indians including the Tribe's Augustine Casino, Temalpakh Farm, Cahuilla Ranch event venue.[3]

Portions of Tract 456.09 within City limits are identified as priority expansion areas as Coachella continues to grow. For example, Coachella's General Plan includes policy direction to prioritize new residential development in the "Central Coachella Neighborhoods" subarea, envisioning a series of walkable, interconnected communities with a mix of housing types and amenities. However, for current residents, this portion of the City still has very limited access to local services and amenities, which continue to be concentrated in older, western neighborhoods west of Highway 86. The transition of land use in this area and its incorporation into the City's mobility and open space networks will address these concerns.

Table F-6: R/ECAP Analysis of Census Tract 457.05

Selected Demographic Characteristics (2019)	
Total Population	9,353
Total Households	3,249
Average Household Size	2.88
Hispanic or Latino Origin (of any race)	97.9%
Median Age	32.5
Owner-Occupied Housing Units	43.6%
Renter-Occupied Housing Units	51.8%
AFFH Indicators	
Integration and Segregation	
Median Income	$31,582
Poverty Rate	35.9%
Low/Moderate-Income Population	74.5%
Non-White Population	98.9%
Disability Rate	7.7%

[1] City of Coachella, Official Zoning Map, https://www.coachella.org/home/showpublisheddocument/8840/638015980867630000 (2022)
[2] City of Coachella, General Plan Update, Land Use + Community Character (2015)
[3] Augustine Band of Cahuilla Indians, About Us. https://augustinetribe-nsn.gov/about-us/

Table F-6: R/ECAP Analysis of Census Tract 457.05

Access to Opportunity	
TCAC Opportunity Area Composite Score	High Segregation & Poverty
Job Proximity Index	3
CalEnviroScreen Score	54.1
Displacement Risk	
Overcrowding Rate	25.0%
Renter Overpayment Rate	71.0%
Homeowner Overpayment Rate	47.1%
Source: ACS 2019 5-Year Estimates	

Tract 457.05 shares many demographic characteristics with tracts elsewhere in the City as shown in other subsections of this Appendix. Nearly all households in this tract are Hispanic or Latino (of any race) at 97.9 percent and earn a median household income of $31,582, well below the County median, with a poverty rate of 35.9 percent. Household tenure is slightly majority renter-occupied (51.8 percent), and though both renters and homeowners experience high housing cost overpayment rates, a greater proportion of renter households (71 percent) experience a housing cost burden (see Section F.2.5 below for further analysis).

In the General Plan, Tract 457.05 is included in the “West Coachella Neighborhoods” subarea, which has seen a significant number of homes and retail centers built in recent decades. However, while some neighborhoods within this subarea are more walkable and built on a traditional street grid, Tract 457.05 is characterized by a “patchwork” development pattern that includes conventional subdivisions and auto-oriented roadways, reducing overall connectivity. General Plan policy encourages infill development of vacant and underutilized parcels and the retrofit of existing neighborhoods to promote walkability, slow traffic, and increase access to parks and recreational opportunities.

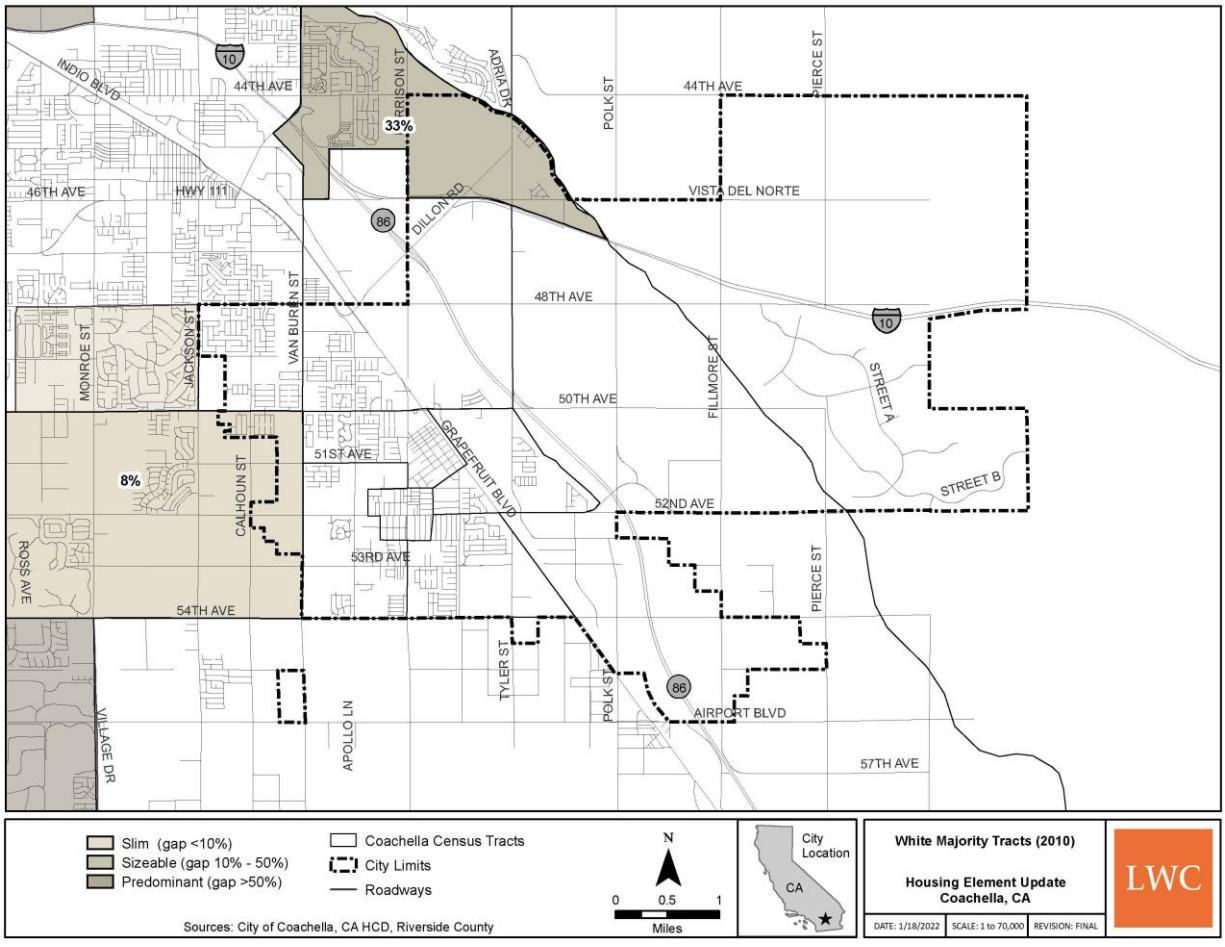
During the 5th Cycle Housing Element Update, six projects were identified as already entitled and have since been completed. As shown below in Section F.3 (Sites Inventory), further parcels in Tract 457.05 are identified in the 6th Cycle’s Sites Inventory. Appendix B (Sites Inventory & Methodology) explores the anticipated affordability categories of these parcels in greater detail, but their development in-line with General Plan policies will enhance the services and amenities in this tract, which already features close proximity to several schools, Bagdouma Park, and the Route 8 SunLine bus which connects the neighborhood to the rest of the City (and a transfer point Downtown).

Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota Humphrey School of Public Affairs, RCAAs are defined as census tracts where 80 percent or more of the population is white, and the median household income is $125,000 or greater (which is slightly more than double the national median household income in 2016).

However, HCD has adjusted the RCAA methodology in consideration of California's higher levels of diversity by lowering the white population percentage threshold to 50 percent. According to 2010 data available from HCD for this evaluation and provided in Figure F-10, Coachella has two census tracts are that are predominantly (greater than 50 percent) white majority where the population percentage gap between the next largest racial group is 33 percent in the north and 8 percent in the west, but these areas do not contain median incomes above $125,000 (Figure F-7). Therefore, no census tracts within Coachella meet the criteria to be considered a RCAA.

Figure F-10: White Majority Tracts (2010)



Source: HCD AFFH Spatial Data

F.2.4 Access to Opportunity

One important component of fair housing is a neighborhood's access to opportunity, which correlates relative place-based characteristics of an area, such as education, employment, safety, and the environment, with critical life outcomes, such as health, wealth, and life expectancy. Ensuring access to opportunity means both investing in existing low-income and underserved communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

In February 2017, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to provide research and evidence-based policy recommendations to further HCD's fair housing goals of (1) avoiding further segregation and concentration of poverty and (2) encouraging access to opportunity through land use policy and affordable housing, program design, and implementation.

HCD and TCAC prepared opportunity maps to identify census tracts with the highest and lowest resources. High resource areas are areas with high index scores for a variety of opportunity indicators. Examples of indicators of high resources areas include high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards**.**

High resources tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Census tracts in the city that are categorized as moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators.

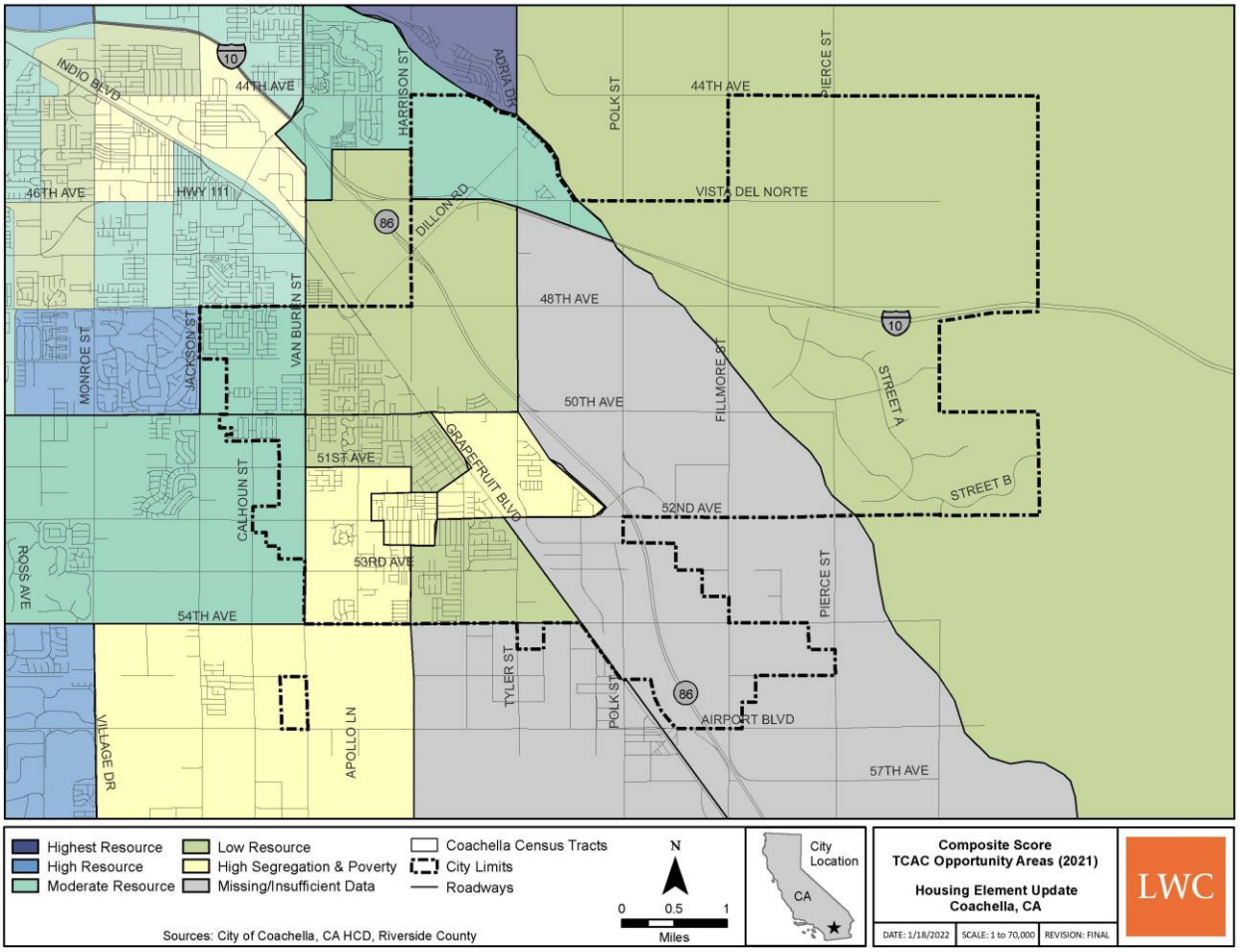
Low resources areas are characterized as having fewer opportunities to employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

The opportunity maps inform TCAC, which oversees the Low-Income Housing Tax Credit Program, to distribute funding more equitably for affordable housing in areas with the highest opportunity. The analysis evaluates total access to opportunity and categorizes this access as high, moderate, or low, but also individually assesses opportunity access across more specific indicators, such as education, transportation, economic development, and environment.

TCAC Opportunity Areas – Composite Score

The 2021 TCAC Opportunity Areas Composite Score provides an aggregate index of three domains: economic, education, and environmental. Census tracts with higher composite scores indicate higher resource and higher opportunity areas overall. Coachella contains four composite score categories: moderate resource, low resource, high segregation and poverty, and missing/insufficient data (Figure F-11). Composite scores are in the moderate resource category in northern and western areas of the city. The high segregation and poverty areas are located in the southwestern portions of the city. Composite scores generally increase from east to west in the region.

Figure F-11: TCAC Opportunity Areas 2021 - Composite Score

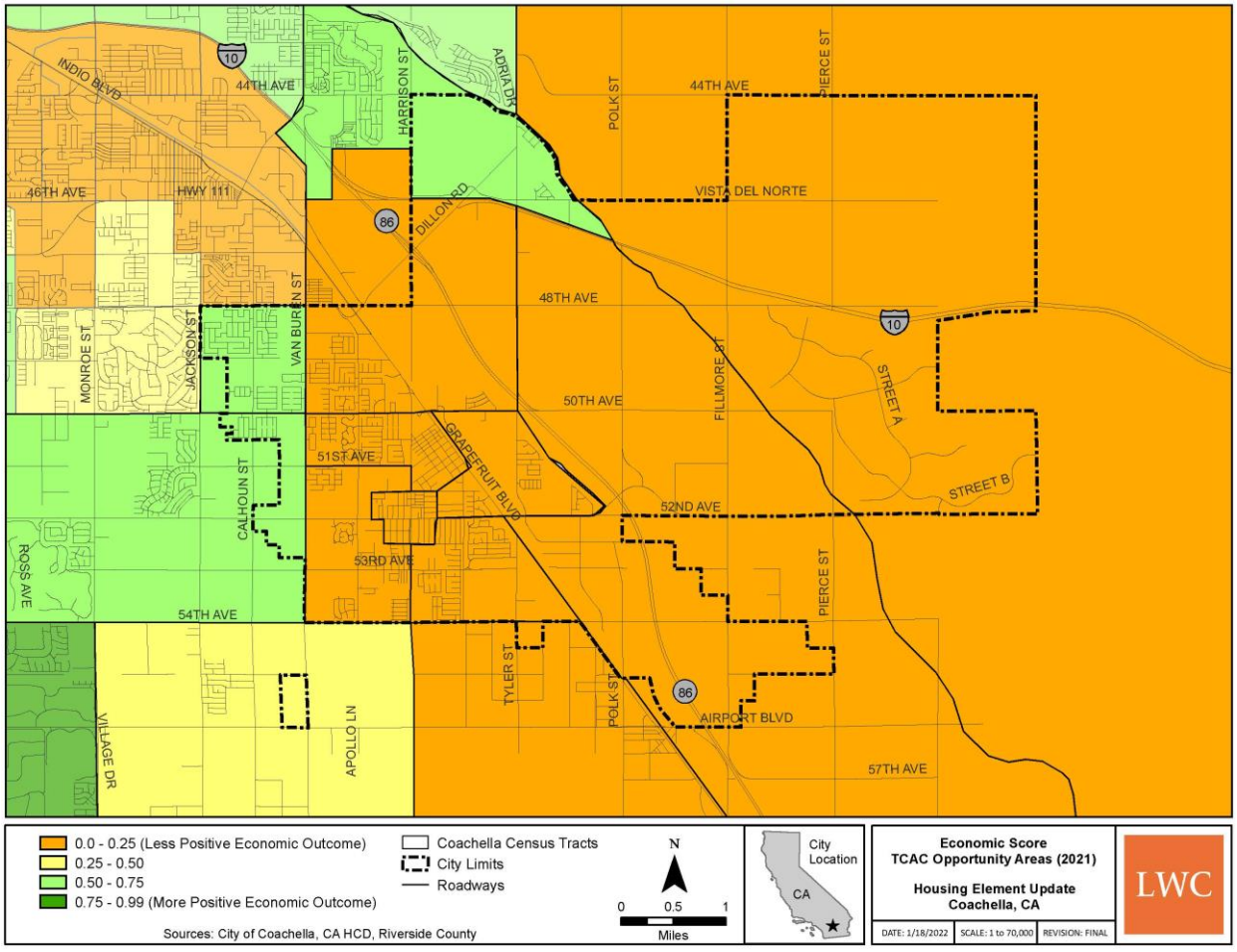


Source: HCD AFFH Spatial Data

Economic Score

The 2021 TCAC Opportunity Areas Economic Score for a census tract is based on poverty, adult education, employment, job proximity, and median home value indicators. The score is broken up by quartiles, with the highest quartile indicating more positive economic outcomes and the lowest score indicating least positive outcomes. Most of the city's census tracts are in the lowest economic score quartile of 0.0 to 0.25 as shown in Figure F-12, indicating less positive economic outcomes for residents. Northern and western portions of the city have economic scores in the 0.5 to 0.75 range. Scores are generally different in Coachella than in the areas adjacent to the city. Economic scores generally increase from east to west in the surrounding areas.

Figure F-12: TCAC Opportunity Areas 2021 - Economic Score

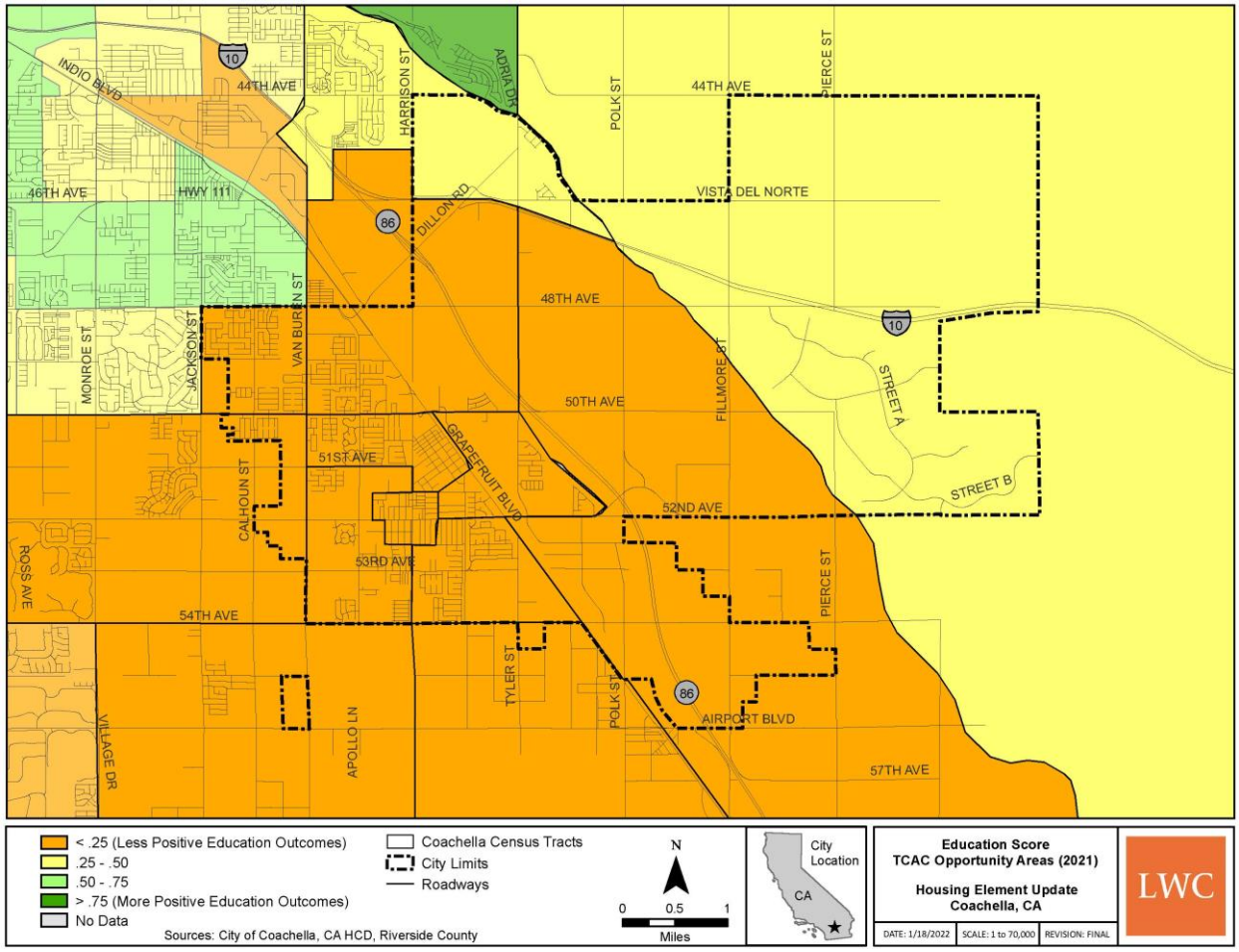


Source: HCD AFFH Spatial Data

Education Score

The 2021 TCAC Opportunity Areas Education Score for a census tract is based on math and reading proficiency, high school graduation rate, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes and the lowest quartile signifying fewer positive outcomes. As shown in Figure F-13, the city mostly contains the lowest education score of less than 0.25 overall suggesting that students of various ages generally have less positive educational outcomes. One census tract in the northern portion of the city had education scores in the next higher quartile. Education scores are generally different in Coachella than in the areas to the east of the city with the scores generally increasing from east to west across the region.

Figure F-13: TCAC Opportunity Areas 2021 - Education Score

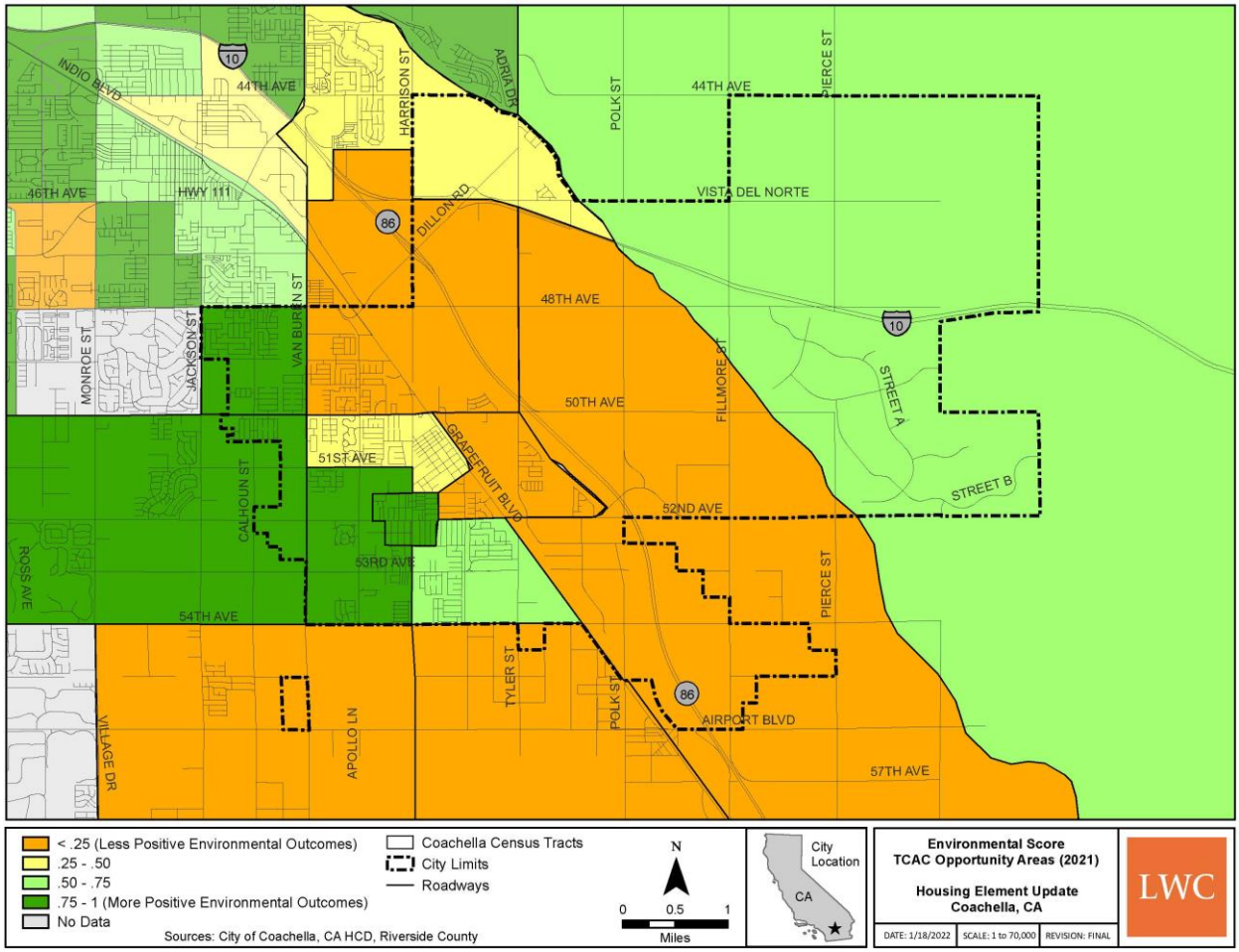


Source: HCD AFFH Spatial Data

Environmental Score

Environmental scores for census tracts presented in Figure F-14 are based on 2021 TCAC Opportunity Areas Environmental Scores that reflect environmental risk. The scores are divided into quartiles with higher scores representing more positive environmental outcomes and lower scores indicating least positive environmental outcomes for residents living there. The city has a range of environmental scores with tracts in each quartile range indicating that residents are exposed to relatively higher or lower environmental risk factors depending on location (Figure F-14). Environmental scores are relatively similar in Coachella when compared to the surrounding areas with the scores generally improving from east to west across the region.

Figure F-14: TCAC Opportunity Areas 2021 - Environmental Score

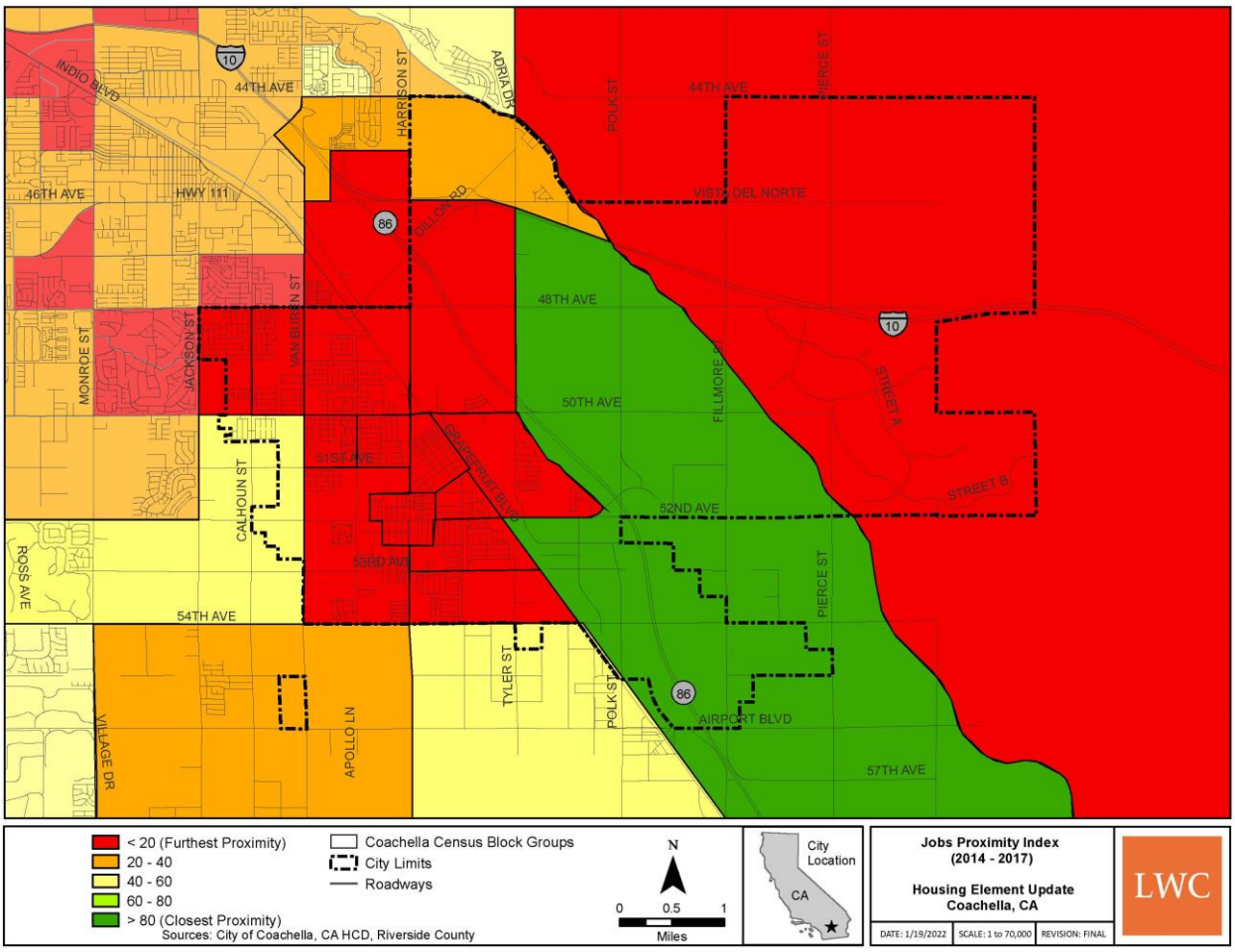


Source: HCD AFFH Spatial Data

Jobs Proximity Index

HUD's Jobs Proximity Index for a census tract measures the area's distance from employment. This index can be used as a proxy to indicate relative transportation needs in a community. The score is broken up by quintiles, with the highest quintile representing areas closest to job centers. The Jobs Proximity Index score is varied across Coachella. The score improves in the central portion to the highest quintile indicating relatively closer proximity to job centers as shown in Figure F-15.

Figure F-15: Jobs Proximity Index (HUD, 2014 - 2017)



Source: HCD AFFH Spatial Data

Disparities in Access to Opportunity for Persons with Disabilities

People with disabilities often experience challenges with accessibility, discrimination, and housing choice that make it difficult to find suitable housing to meet their needs. This section analyzes such disparities to ensure the City is able to adequately serve its residents with disabilities.

According to the Needs Assessment (Appendix A, Figure A-23), the most common types of disabilities in Coachella in 2018 were ambulatory disabilities followed by cognitive disabilities.

Disability categories are counted separately and are not mutually exclusive, as an individual may report more than one disability. An estimated 8.0 percent of Coachella residents (3,635 individuals) have a disability of some kind according to 2015 to 2019 ACS data.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of residence. According to DDS and as shown in the Needs Assessment (Appendix A, Table A-8), there are about 784 residents with a development disability in Coachella with most of them (717) able to live in their own home with their family or guardian.

There are a variety of housing types appropriate for people with disabilities, such as licensed and unlicensed single-family homes, group homes, and transitional and supportive housing. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. The Housing Constraints Appendix (Appendix C) discusses how the city permits various housing types, including the allowance for reasonable accommodations.

The Inland Regional Center facility in the vicinity of Coachella provides support and services to people with disabilities, enabling them to live at home. The Inland Regional Center is one of 21 regional centers in California that provide point of entry to services for people with developmental disabilities in Riverside and San Bernadino Counties. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

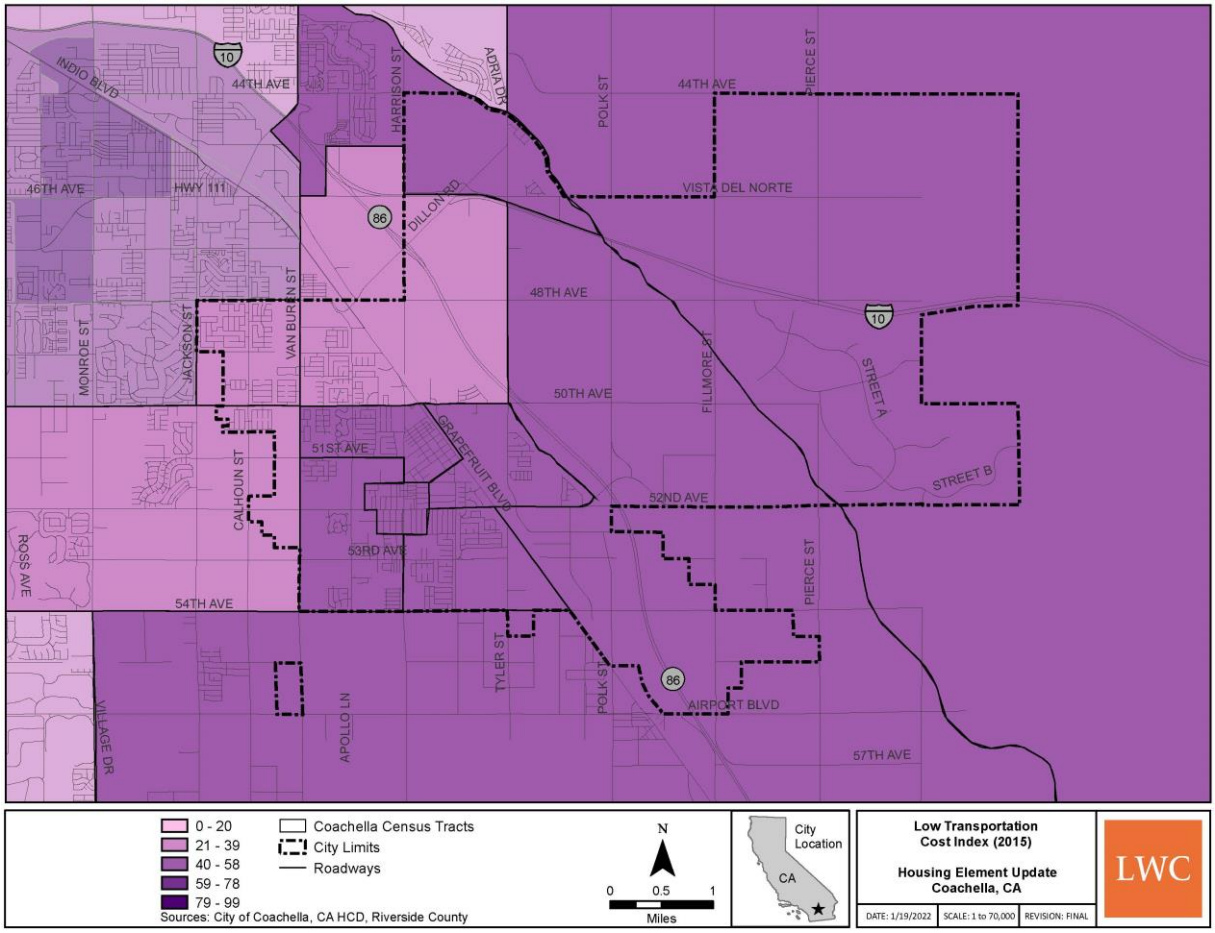
Disparities in Access to Transportation Opportunities

The HUD Low Transportation Cost Index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region. These estimates originate from the Location Affordability Index (LAI). Transportation costs are modeled for census tracts as a percent of income for renters in these households.

Index values are inverted, and percentile ranked nationally, with values ranging from 0 to 100. Higher index values indicate lower transportation costs in that neighborhood. Transportation costs may be low within a tract for a range of reasons, including greater access to public transportation and the density of homes, services, and jobs in that area.

Figure F-16 shows the Transportation Cost Index ranges in Coachella. The city contains two ranges of the index, the 21 to 39 quintile in the western portions of the city and the 40 to 58 quintile in the remaining areas. The index values in the western census tracts range from 34 to 39 indicating that those areas of the city are estimated to have lower transportation costs than that percentage (34 to 39) of the nation. Transportation costs are somewhat lower in other areas of the city (with higher index values).

Figure F-16: HUD Low Transportation Cost Index



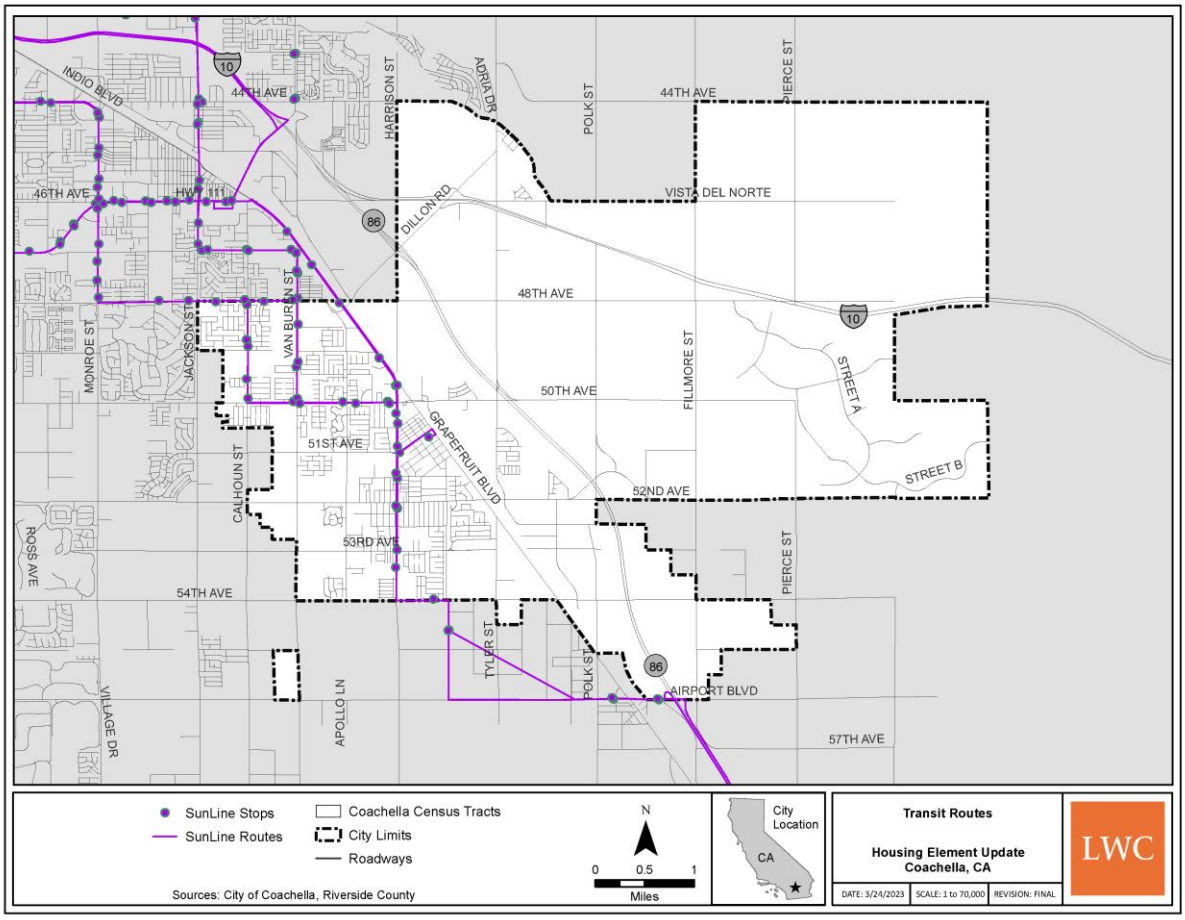
Source: HUD Spatial Data

Figure F-17 shows bus transit routes operated by SunLine Transit Agency that connect the City with other communities throughout the Coachella Valley. These bus routes include Route 1EV (connecting Downtown Coachella with the Palm Desert Mall via Highway 111 to the west), Route 6 (connecting Downtown Coachella with Palm Desert mall via Fred Warring Drive to the west), and Route 8 (which zig-zags through Coachella and connects it to Indio to the north and Thermal/Mecca to the south). According to the 2023-2025 Short Range Transit Plan:

> "Routes 1, 6, and 9 currently connect at the Transfer Terminal at Vine Avenue and Fifth Street in Coachella. There are plans to develop a Coachella Mobility Hub at Fourth Street and Cesar Chavez Street, to open in January 2024. The Mobility Hub would provide a residential development, bus laybys, passenger amenities, and connecting pedestrian and bicycle paths. Following completion of the Mobility Hub, the current routes at the Vine Avenue Transfer Terminal should be refocused to service the Coachella Mobility Hub. Frequency on Route 1 is proposed to increase to every 15 minutes upon completion of

the mobility hub. Four additional buses have been procured to support this increased service on SunLine's most productive route."

Figure F-17: Transit Routes



The City's existing bus routes provide moderate access to transit opportunities, especially for residents who need to commute to job centers elsewhere in the Coachella Valley. However, the Jobs Proximity Index illustrated above in Figure F-15 indicates that most populated regions of the City are still considered far from employment opportunities. Limited mobility options can have a greater impact on lower income populations and households who may not have access to alternate modes of transportation. Given the composition of Coachella, this means that lower income households and communities of color have limited transit access in Coachella. Continuing to implement General Plan policies related to infill development along key corridors will be essential to increasing the viability of new or expanded bus routes. For example, no cross-town bus routes currently link the City's eastern and western neighborhoods, and such routes will be needed to connect the future neighborhood centers and industrial jobs centers envisioned by the General Plan, especially those east of Grapefruit Boulevard. A lack of transportation options throughout the City may otherwise restrict residents from accessing resources and opportunities not within their immediate neighborhoods.

F.2.5 Disproportionate Housing Needs

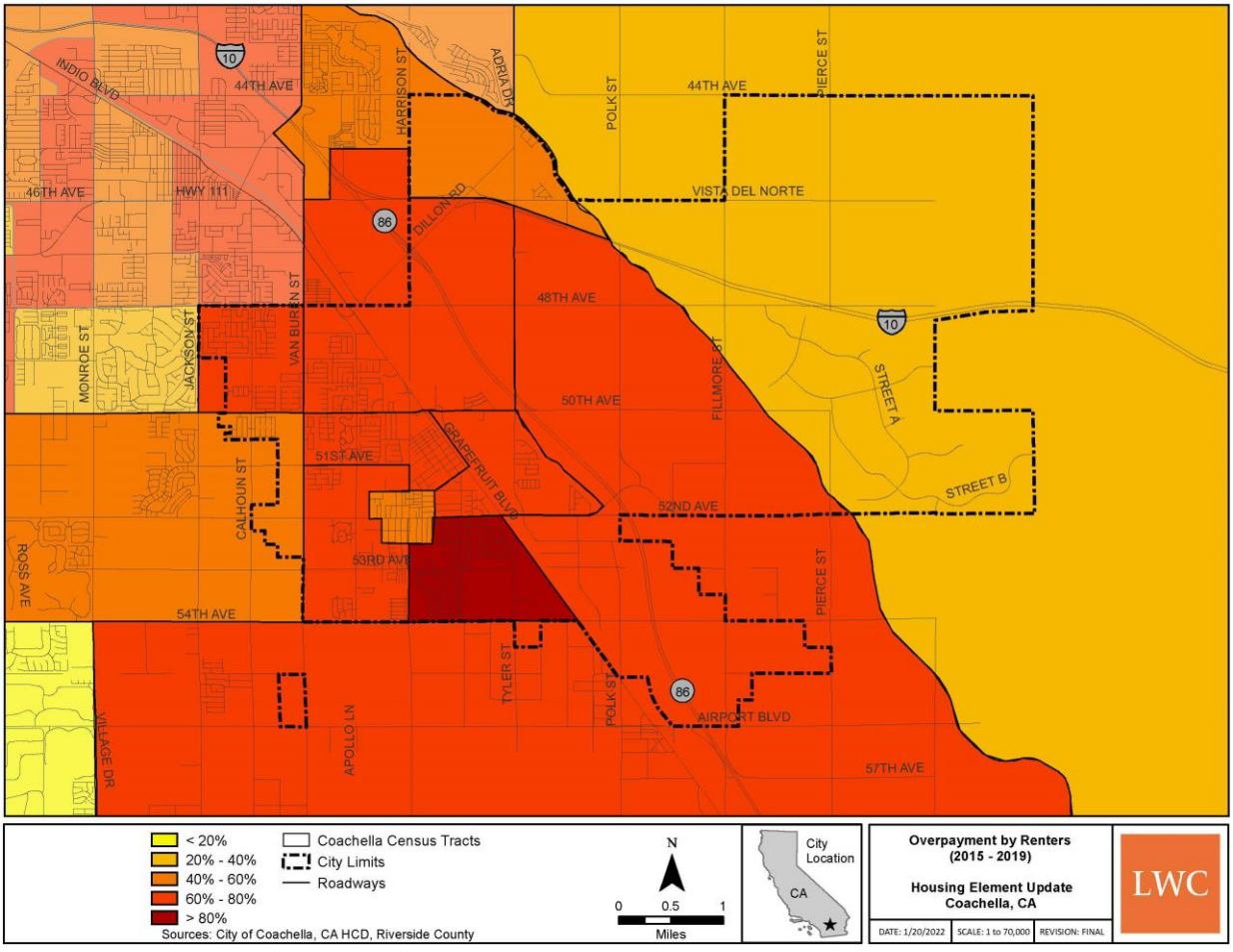
Overpayment

HUD defines overpayment, or “housing cost burden”, as households paying 30 percent or more of their gross income on housing expenses, including rent or mortgage payments and utilities. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

Overpayment by Renters

Renters are more likely to overpay for housing costs than homeowners. As presented in the Needs Assessment (Appendix A), 70.3 percent of renters in Coachella are cost-burdened. The percentage of renter households experiencing cost-burden is highest in a southern census tract at about 80.4 percent and is in the 60 to 80 percent range in most of the city according to 2015 - 2019 ACS data (Figure F-18). According to the Needs Assessment (Appendix A), approximately 55.3 percent of renters in the SCAG region are cost-burdened.

Figure F-18: Overpayment by Renters (2015 - 2019)

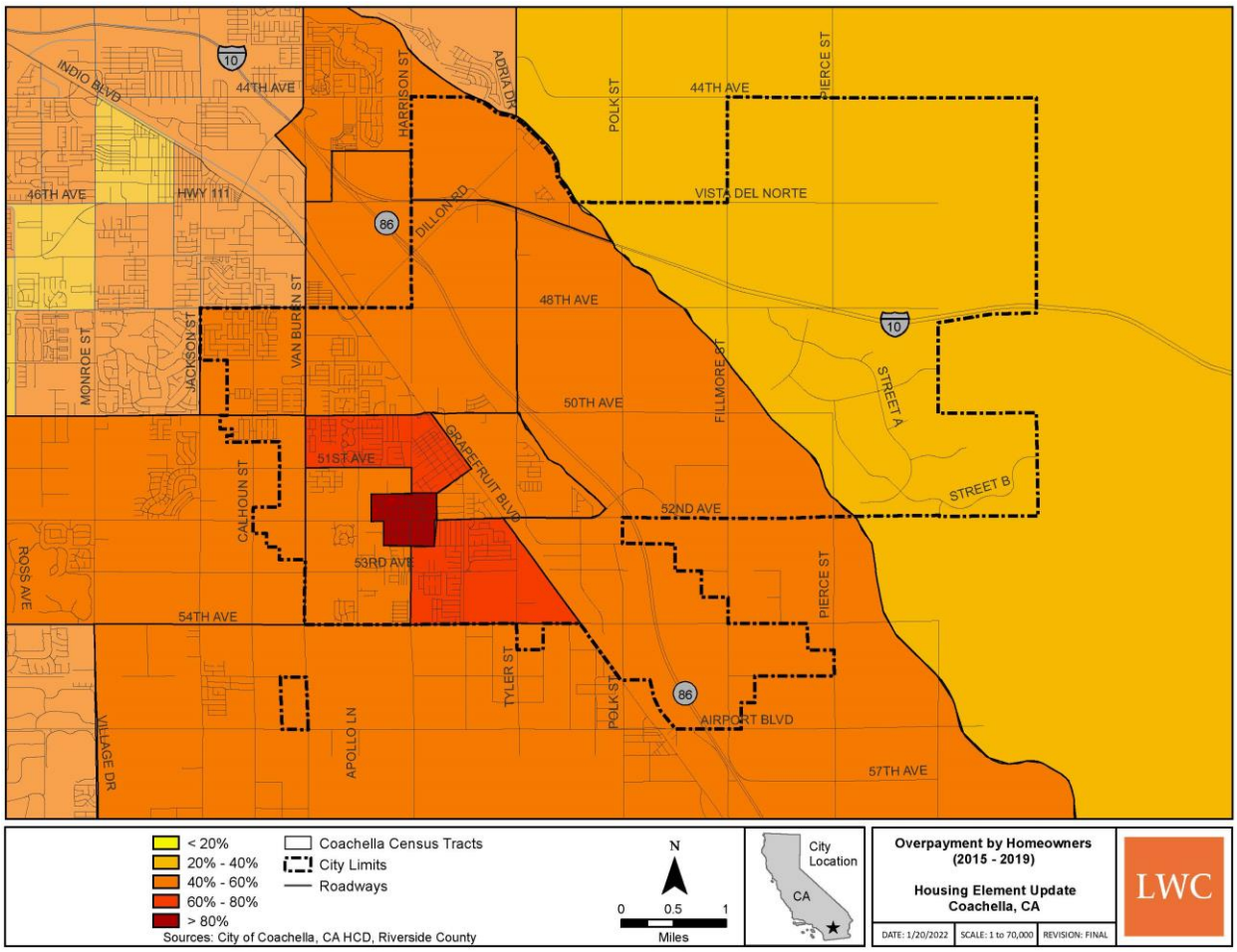


Source: HCD AFFH Spatial Data

Overpayment by Homeowners

Homeowners generally experience a lower rate of cost burden than renters. Figures F-19 shows the percentages of homeowners experiencing overpayment in the 2015 to 2019 time period according to ACS data. Percentages of homeowners experiencing overpayment are highest at about 82.7 percent in a central census tract and between 60 and 80 percent in two adjacent tracts. Between 40 and 60 percent of homeowners are cost-burdened in most areas of the rest of the city.

Figure F-19: Overpayment by Owners (2015 - 2019)



Source: HCD AFFH Spatial Data

Overcrowding

Overcrowding is defined by the Census as a unit in which more than one person occupies a room (excluding bathrooms and kitchens) while severe overcrowding occurs when more than 1.5 people occupy a room. Overcrowded households are an indicator of housing needs, as lower income families or individuals may choose to live together in smaller spaces to save money on housing costs.

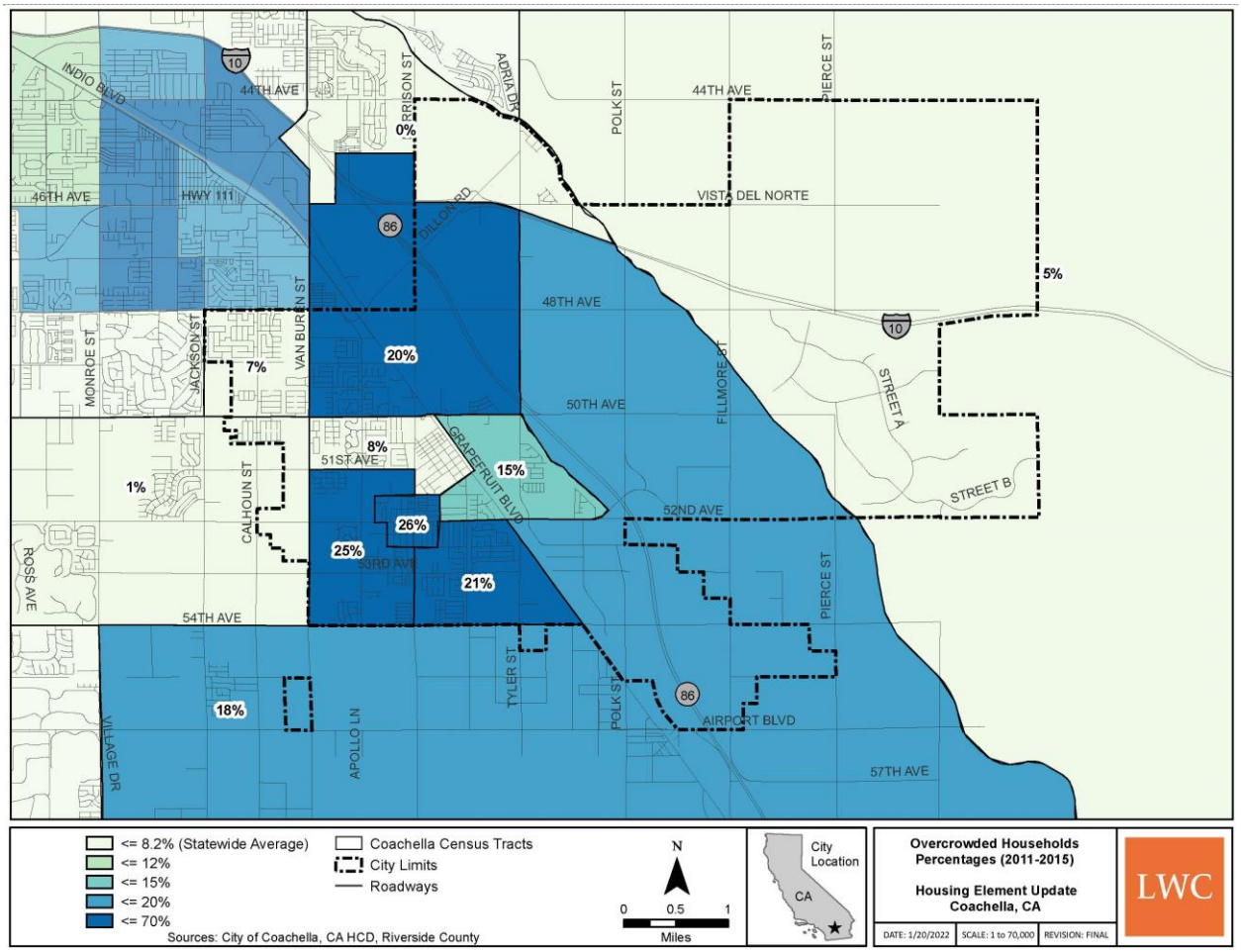
In addition to the strain on residents' mental health, overcrowding can also lead to more rapid deterioration of the property due to increased usage. According to the 2015 to 2019 ACS data, 4.6 percent of households in Coachella experienced overcrowding and 1.4 percent experienced severe overcrowding. The city's overcrowding rates are about the same as Riverside County at 5.1 percent and the city's severely overcrowded rate is also much lower than the county's 1.8 percent (Table F-7).

Table F-7: Overcrowding and Severe Overcrowding Rates (2019)

	Coachella		Riverside County
Occupants Per Room	Units	Percentage	Percentage
1.01 to 1.5	705	4.6%	5.1%
1.51 or more	215	1.4%	1.8%
Source: ACS 2019 5-Year Estimates, Table DP04			

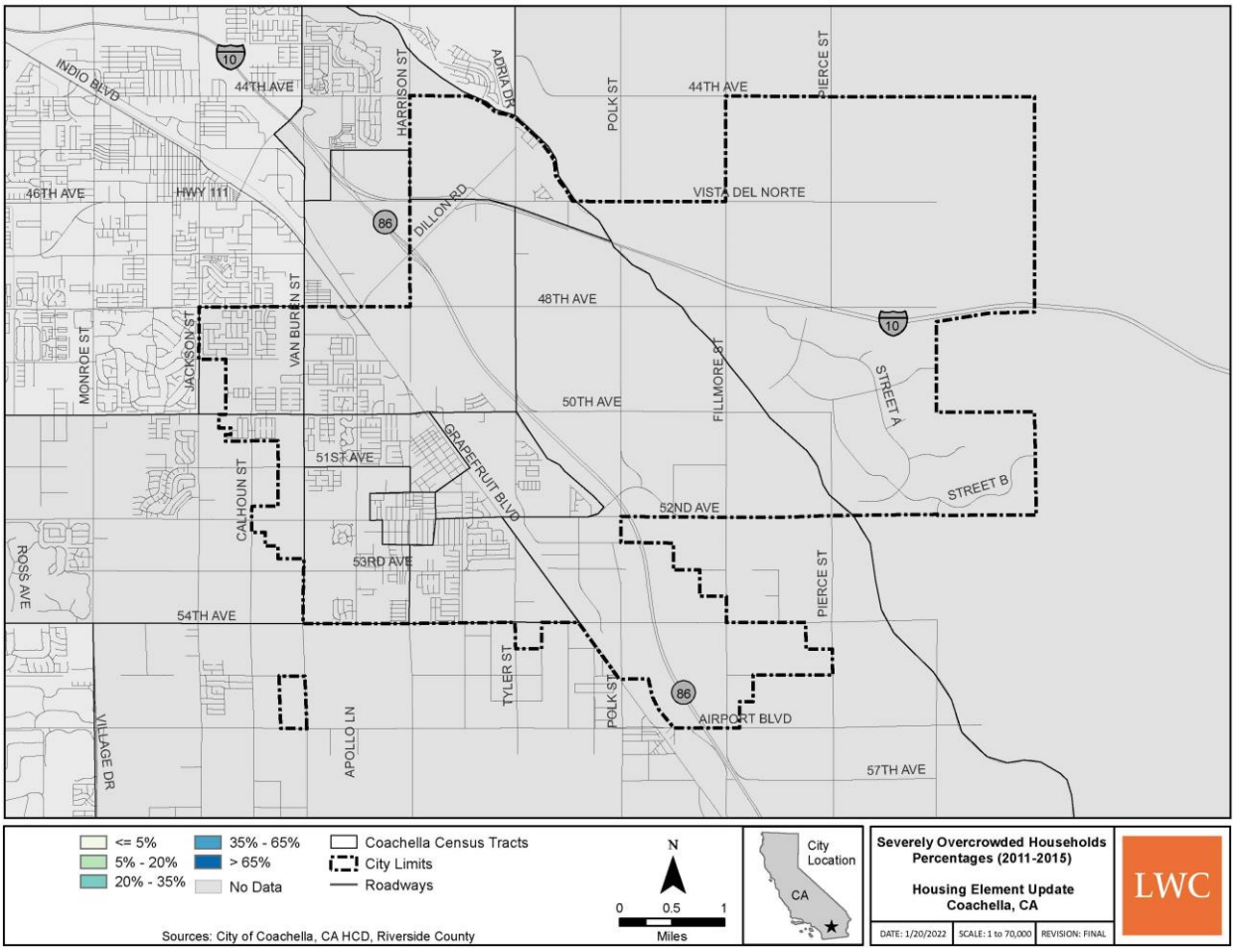
The distribution of overcrowded households in Coachella for the 2011 to 2015 time period are shown in Figure F-20. The map shows that overcrowding rates are highest in north-central and south-central census tracts, which are all above 20 percent. The statewide spatial data for severe overcrowding did not contain any values in the vicinity of Coachella as shown in Figure F-21.

Figure F-20: Overcrowded Households (2011 – 2015)



Source: HCD AFFH Spatial Data

Figure F-21: Severely Overcrowded Households (2011 – 2015)



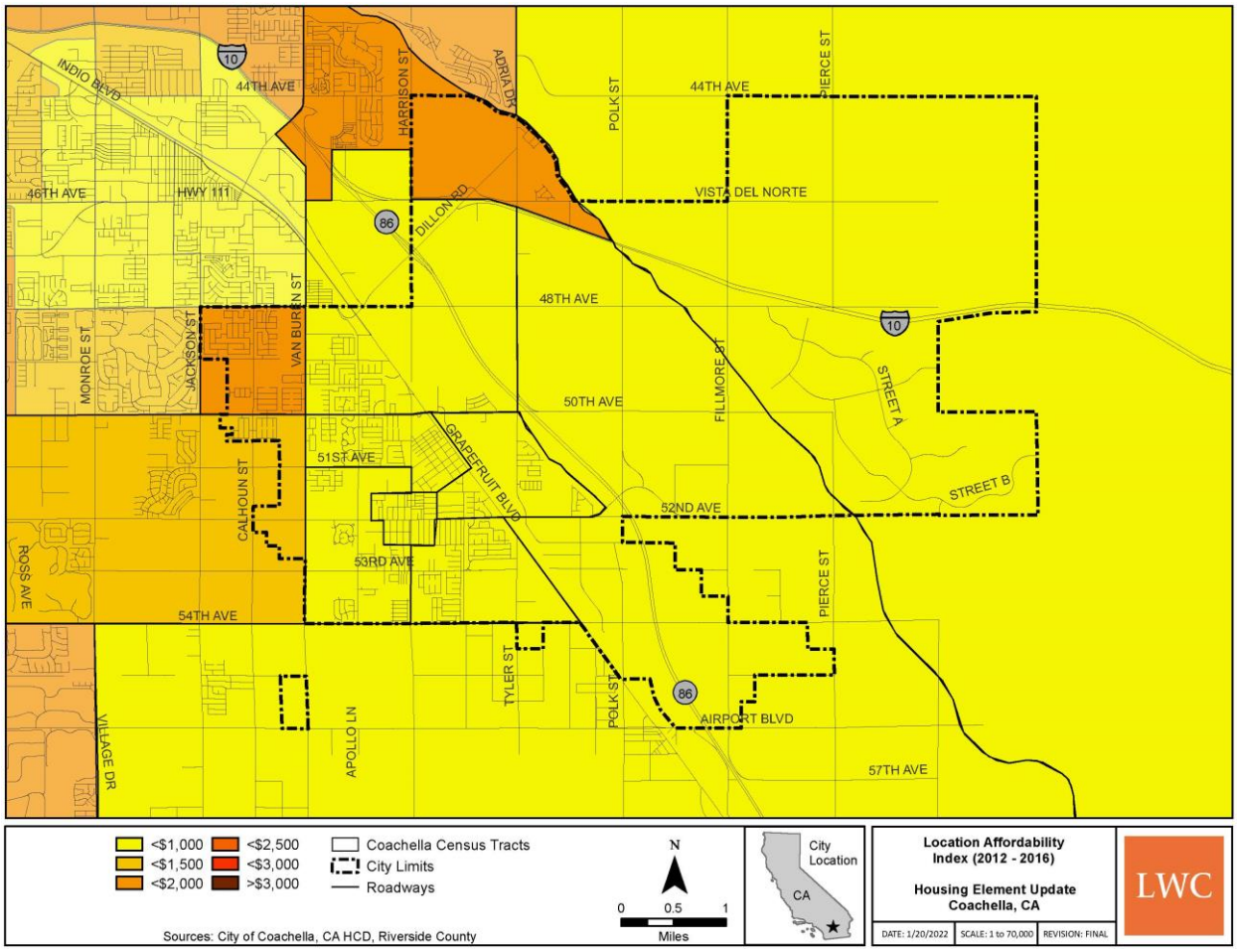
Source: HCD AFFH Spatial Data

Location Affordability Index

Figure F-22 shows the median gross rent across Coachella per HUD's Location Affordability Index for the years 2012 to 2016. This index estimates household housing and transportation cost on a neighborhood-scale. These estimates show that most of the city has the lowest index value of less than $1,000. One census tract is between $1,000 and $1,500, and two tracts are between $1,500 and $2,000 per month.

This Needs Assessment (Appendix A) indicates the median monthly rent paid in Coachella in 2019 was $879 according to ACS 2015 to 2019 data. This rent amount is affordable to moderate income households but may be a cost-burden for lower-income households. It is less expensive to rent housing in Coachella than it is in Riverside County (Needs Assessment Appendix A, Figure A-24).

Figure F-22: Location Affordability (2012 – 2016)



Source: HCD AFFH Spatial Data

Substandard Housing

Incomplete plumbing or kitchen facilities can be used as a proxy to indicate substandard housing conditions. According to the 2015 to 2019 ACS, 0.1 percent of Coachella households (17 units) lacked complete plumbing facilities and 0.3 percent of households (43 units) lacked complete kitchen facilities. Within Riverside County the number of households lacking each are 0.3 percent and 0.7 percent, respectively (Table F-8).

The age of housing stock can also be an indicator of substandard housing. As homes get older, there is a greater need for maintenance and repair. If not properly addressed, an aging housing stock can result in poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

Coachella's housing stock is mostly newer than that of the SCAG region overall. According to the Needs Assessment (Appendix A), most of Coachella's housing units were built between 2000 and

2009, representing approximately 64.1 percent of all housing units. The largest portion housing units in the SCAG region were built between 1970 to 1979.

Table F-8: Substandard Housing Rates (2019)

	Coachella		Riverside County
Substandard Condition	Units	Percentage	Percentage
Lacking complete plumbing facilities	17	0.1%	0.3%
Lacking complete kitchen facilities	43	0.3%	0.7%
Source: ACS 5-year estimates 2015-2019, Table DP04			

In the past 5 years, Coachella has received approximately 201 code complaints based on housing conditions. The majority of the complaints (>90 percent) were related to illegal, nonconforming buildings rather than substandard housing conditions. Assuming some overlap between housing complaints, the City conservatively assumes approximately 10 housing units in need of rehabilitation, which is less than 0.1 percent of the total housing stock (10,631 units). Housing complaints were not localized in any one part of the City.

On a qualitative basis, the City notes observable difference in the housing stock conditions based on the age of the structure and time the area developed. The City's single family residential stock constructed before 1980 in neighborhoods in the Downtown area East of Cesar Chavez Street and in the Colonia Coachellita South of Avenue 52 and West of Cesar Chavez are in need of the most improvement according to windshield surveys by Code Enforcement Division staff; however, there are not any issues localized in any location. The single family residential housing stock constructed after 1980 are located mainly to the West of these older neighborhood were observed to be in good condition. Existing multi-family housing developments in the City were largely constructed after 1970 as affordable housing developments and some of these apartments have been refurbished or rebuilt. Coachella Community Homes, a 100 unit multi-family residential complex, located at 84720 Calle Rojo is owned by the Coachella Valley Housing Coalition and was constructed in 1969. The complex was rehabilitated in 2012. The Coachella Valley Apartments development at 84914 Bagdad Avenue consisted of 50 units of affordable multi-family housing was built in the 1970s and is currently being redeveloped as a 110-unit multi-family development by Community Housing Opportunities Corporation.

Displacement Risk

The University of California Berkeley's Urban Displacement Project (UDP) uses data-driven research to produce maps identifying sensitive communities that are at-risk of displacement. UDP defines sensitive communities as currently having "populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost". Vulnerability was determined based on the following characteristics:

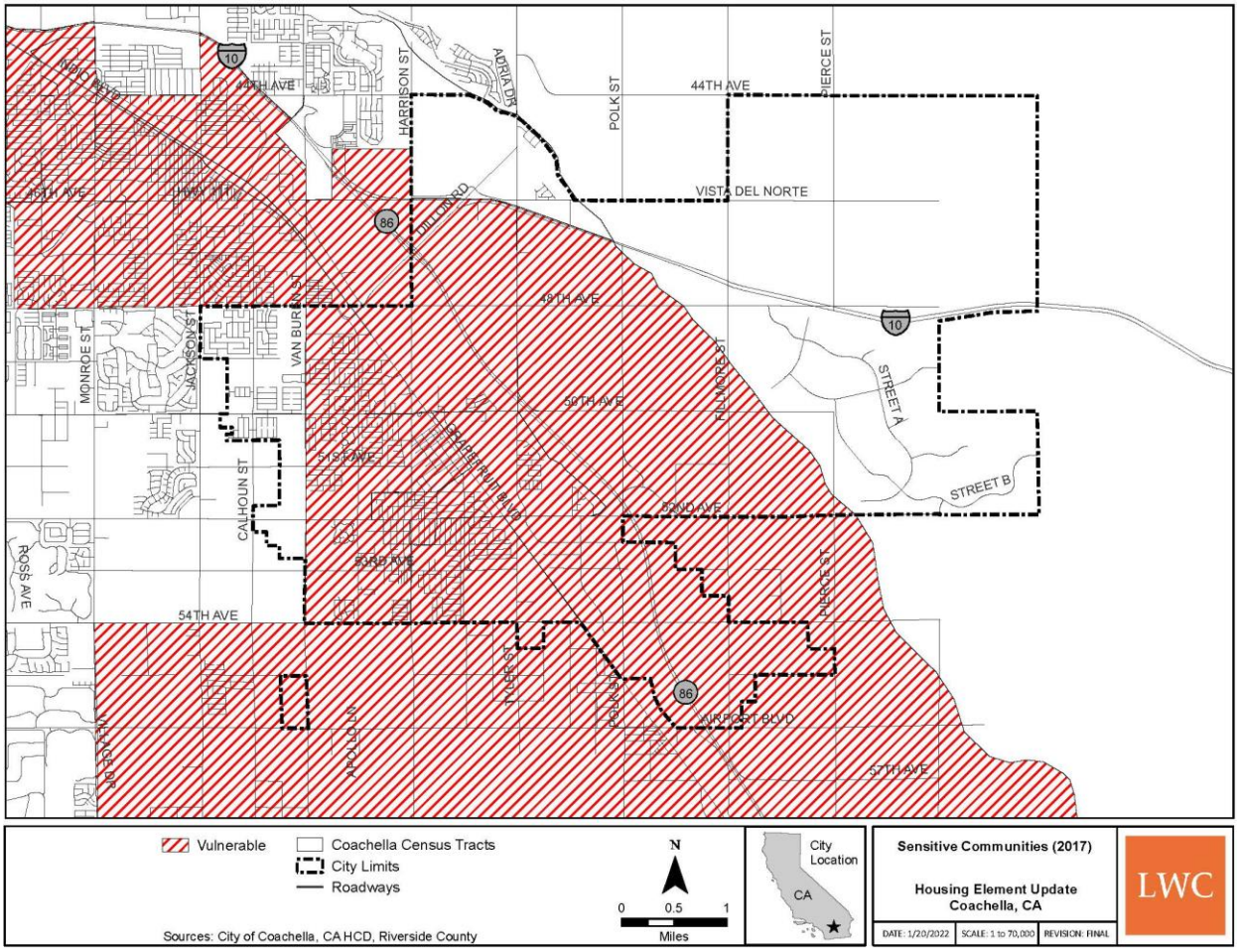
- The share of very low-income residents is above 20 percent:

AND

- The tract meets two of the following criteria:
    - Share of renters is above 40 percent
    - Share of people of color is above 50 percent
    - Share of very low-income households that are severely rent burdened households is above the county median
    - Percent change in rent is above county median rent increase
    - Rent gap, which is the difference between tract median rent and median rent for surrounding areas

UDP has identified vulnerable communities within city limits based on these criteria (Figure F-23).

Figure F-23: Vulnerable Communities (2017)



Source: HCD AFFH Spatial Data

Homelessness

Information on homelessness and City resources for homeless persons is provided in Section A.3.5 Special Housing Needs of the Needs Assessment (Appendix A).

The US Department of Housing and Urban Development (HUD) requires communities to conduct a Point-in-Time (PIT) Count of individuals and families experiencing homelessness every two years in January. The most recent PIT for Riverside County was conducted in 2023 by the County of Riverside Continuum of Care (CoC). According to the most recent PIT, there were an estimated 74 persons experiencing homelessness in Coachella at that time.

The City PIT count discovered a pattern of unhoused individuals who were living in the 6th Street Downtown Area behind buildings likely due to the availability of public services, a City park and public restrooms in the area. Many unhoused individuals were found living along vacant land along the Union Pacific Railroad in areas screened by maintained landscaping or overgrown shrubs for screening. Unhoused individuals were identified along the commercial corridor at Cesar Chavez Street in well concealed areas at commercial center. A large community of unhoused individuals were identified within a mesquite forest area along Cal Trans right of way at the 86 Expressway. Lastly, unhoused individuals were found in vacant areas adjacent to the Love's Truck Stop near the Interstate 10 freeway.

CV Housing First Program is overseen by the Coachella Valley Association of Governments (CVAG) to help homeless individuals and families find housing solutions which includes case management to help in the goals of permanent housing, programs and family reunification. The City of Coachella participates in this program and Code Enforcement Division staff contacts the CVAG program when homeless individuals are encountered to identify locations where services are needed.

The County of Riverside CoC is a network of private and public sector homeless service providers, designed to promote community-wide planning and the strategic use of resources to address homelessness. Coachella does not have any emergency shelters currently. There are two region-serving shelters in the neighboring community of Indio, which are the Coachella Valley Rescue Mission and Martha's Village and Kitchen.

F.2.6 Other Relevant Factors

Rates of Homeownership by Race and Ethnicity

The homeownership rate is about 69 percent in Coachella compared to about 53 percent in the SCAG region overall. However, not all racial and ethnic groups have a similar probability of owning a home. The 2019 ACS data for percentages of occupied housing units by race in Coachella is presented in Table F-9. The rates of homeownership versus renting housing are very similar for each racial group. A group that has lower rates of homeownership are more at risk of being displaced due to rising rental prices.

Table F-9: Housing Tenure by Race/Ethnicity in Coachella (2019)

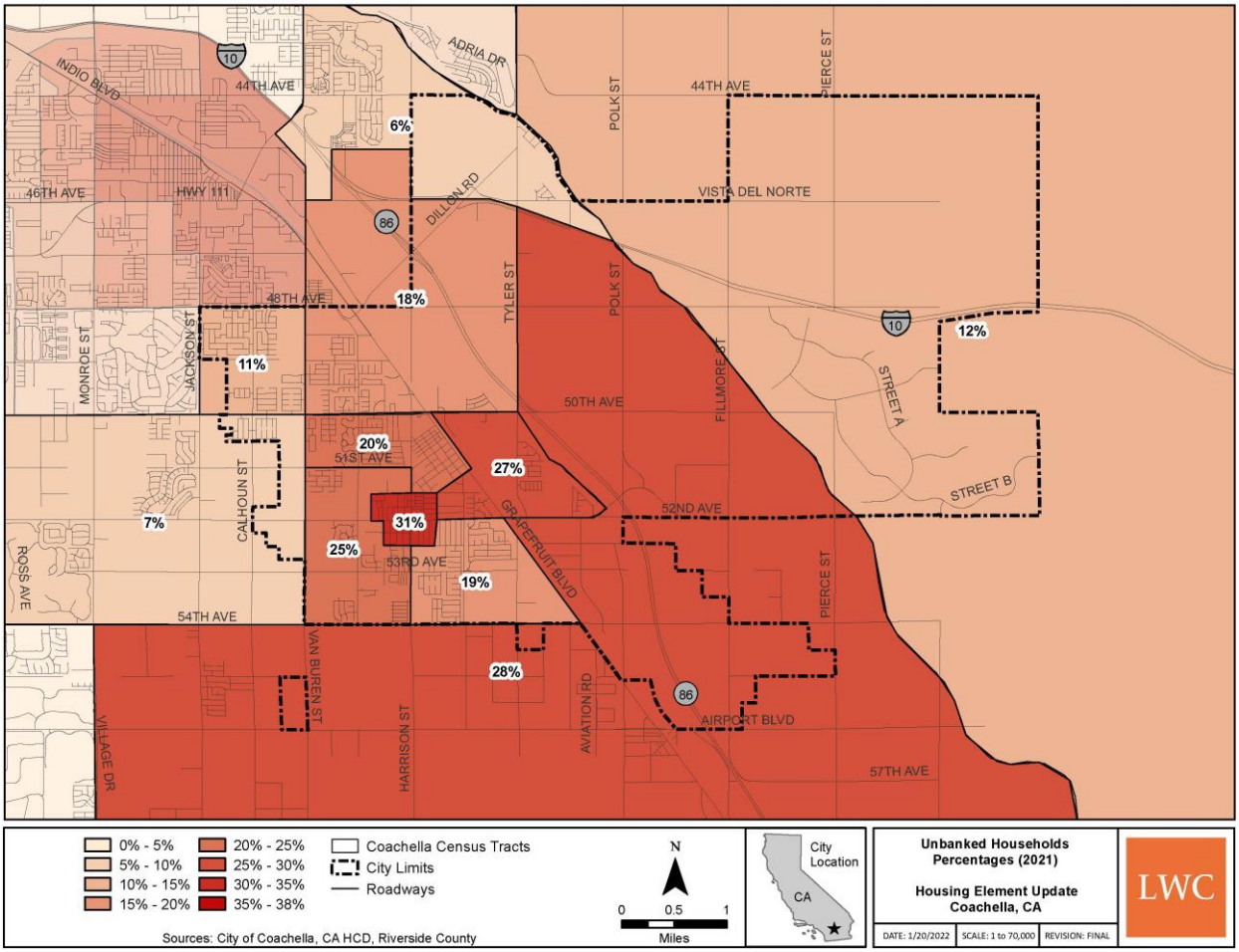
Race/Ethnicity	Renter Occupied Units		Owner Occupied Units		Total Occupied Units
	Number	% of Total	Number	% of Total	
White alone, not Latino	867	19.6%	2,415	21.9%	3,282
Black or African American alone	24	0.5%	47	0.4%	71
American Indian and Alaska Native alone	33	0.7%	74	0.7%	107
Asian alone	0	0.0%	66	0.6%	66
Native Hawaiian/Other Pacific Islander alone	0	0.0%	0	0.0%	0
Some other race alone	3,489	79.1%	8,359	75.7%	11,848
Two or more races	0	0.0%	77	0.7%	77
Hispanic or Latino origin	4,303	97.5%	10,595	96.0%	14,898
Source: ACS 2019 5-Year Estimates, Table S2502					

One obstacle to home ownership is lack of access to the first tier of the financial system to obtain banking services and loans. The Federal Financial Institutions Examination Council (FFIEC) provides the Community Reinvestment Act (CRA) July 2021 census tract spatial data known as CRAMap 2021 (www.ffiec.gov/cra/). Included in the CRAMap 2021 spatial data is the Unbanked index which provides an estimate of households lacking access to the primary banking system. This index estimates the likelihood of a household will lack both a savings and checking account with a bank, thrift, or credit union.

Figure F-23 presents the estimates for the percentages of households that lack access to banking and credit from the CRAMap 2021 Unbanked index. Identifying areas with relatively higher levels of residents without access to the primary banking system can facilitate the process of providing them first-tier financial services. This may aid lower income residents in avoiding a dependency on second-tier services, particularly predatory lenders.

As displayed in Figure F-24, estimates of households without access to primary banking and credit (unbanked) vary across the city. The western and eastern census tracts have the lowest estimates of unbanked households where the rates are 6 to 12 percent in those areas. Unbanked household estimates are higher in more central portions of the city ranging from 18 to 28 percent. The highest unbanked percentage estimate of 31 percent is in the census tract centered at 52nd Avenue and Harrison Street/Cesar Chavez Street.

Figure F-24: Percentage of Households without Access to Primary Banking System



Source: FFIEC CRAMap 2021 Spatial Data

Historic Patterns

Other factors that contributed to housing conditions and local housing issues is the pattern of expansion of the City. When the City incorporated in the 1940s, it was comprised of the Downtown Area and the City slowly expanded outward with annexations of areas in agricultural production. This pattern of growth an expansion contributed to the demographic and socio economic fabric of the Coachella community. This history is in contrast to the resort/country club patterns in the rest of the Coachella Valley which was largely developer driven and facilitated through Specific Plans. To accommodate the agricultural community and service focused work force (see section below) the City has maintained land reserve for both single family and multi-family development. One of the earliest zoning maps on file at the City is from 1986, which allows for a mix of residential including single family, multi-family, and mobile home.

Local Data and Knowledge

A lot of contributing factors to the state of housing and fair housing related issues in Coachella can trace back to the development of the Coachella Valley and the regional economy. Between

the early 1950s and 2000s, the Coachella Valley experienced vacant desert land transition into leisure and resort communities driven by golf with exclusive gated country clubs. Development trended Eastward from Palm Springs and resulted in sprawling golf course communities that also spread prolifically into the City of La Quinta with 18 golf communities and to some extent in the City of Indio. Many service sector employees that service the leisure and resort communities located in areas with more affordable housing options in the cities of Indio and Coachella, that are not available in or characteristic of exclusive gated country club communities, and would therefore rely on long commutes westward to Palm Springs, Rancho Mirage, Palm Desert, Indians Wells, and La Quinta. Revenue generating uses like retail development and hotels concentrated in many of the leisure and resort communities like Palm Springs, Palm Desert, Rancho Mirage, and La Quinta and resulted in a significant amount of retail revenue leakage from the City of Coachella and therefore a smaller revenue base to fund key services than is characteristic of wealthier surrounding cities.

F.2.7 Summary of Fair Housing Issues

Access to opportunity in Coachella is low for some portions of the city and other areas are subject to racial segregation as evidenced by evidenced by TCAC Opportunity Areas Composite Scores (Figure F-11) and the presence of R/ECAPs (Figure F-9) within the city. Many areas of the city exhibit overpayment by renters and owners (Figures 18 and 19) and households in these areas are subject to higher levels of overcrowding (Figure F-20). A wide area of the city also contains sensitive communities that are vulnerable to displacement (Figure F-23). Additionally, many households are estimated to lack access to the primary banking system (Figure F-24).

The primary fair housing issue in Coachella is segregation and integration due to the presence of R/ECAPs and high segregation and poverty TCAC Composite Scores. The contributing factor to this primary issue is land use and zoning laws limiting where multifamily housing can be built. This contributing factor is evident due to the high levels of overpayment by homeowners and renters and high levels of overcrowding in those same areas. This evidence suggests that households of various sizes and characteristics would choose more affordable housing if available.

The secondary fair housing issue in Coachella is racially and ethnically concentrated areas of poverty due to the combination of R/ECAPs and sensitive communities in the same neighborhoods. The contributing factor to this primary issue is displacement of residents due to economic pressures because of disadvantaged households facing housing insecurity and economic hardship.

The third fair housing issue is disproportionate housing needs because of the contributing factor of a lack available affordable units in a range of sizes. High levels of overpayment by renters and homeowners in the city indicates that many residents are struggling to afford housing costs.

The fourth fair housing issue is disparities in access to opportunity due to the high estimates for the number of unbanked households in most of the city's census tracts. The contributing factor to

this issue is access to financial services because those unbanked households will be unable to obtain financial services from the primary banking system.

Section F.3 Sites Inventory

AB 686 requires a jurisdiction's site inventory to be consistent with its duty to affirmatively further fair housing. This section evaluates the City's site inventory locations against various measures in the Assessment of Fair Housing that includes income level, racially and ethnically concentrated areas of poverty, access to opportunity, and environmental risk to determine any socio-economic patterns or implications.

Figure F-25 shows all Census tracts within the City. Table F-10 provides a Census tract-level summary of all RHNA units relative to a variety of characteristics that impact fair housing.

Figure F-25: Coachella Census Tracts

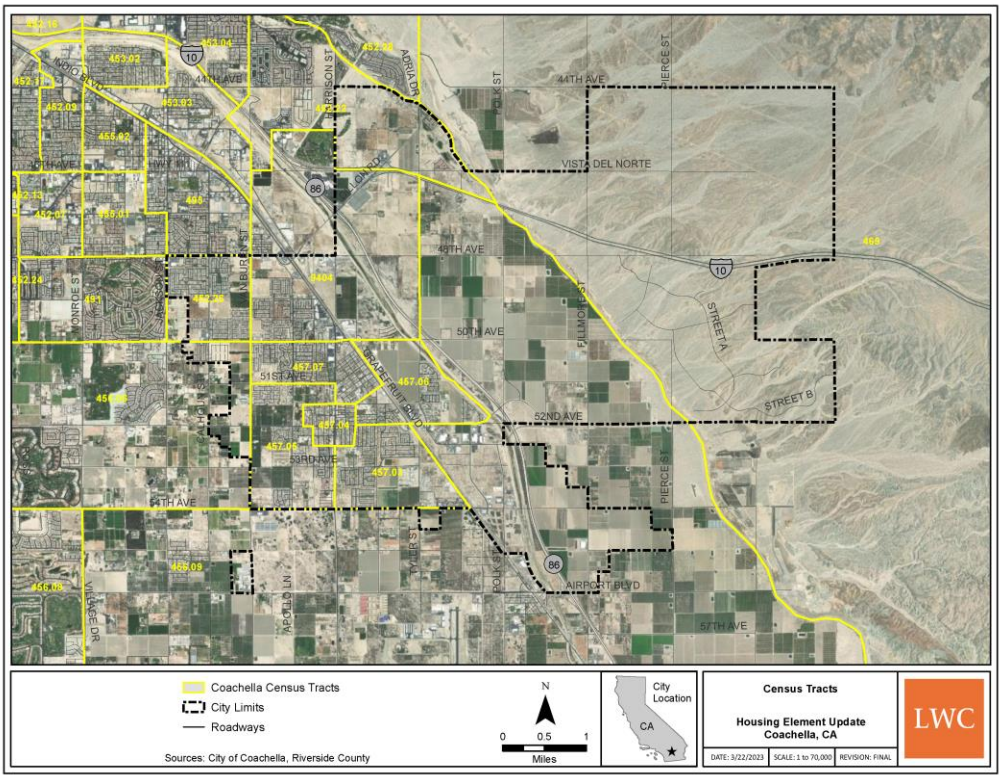


Table F-10: Census Tract Analysis Summary

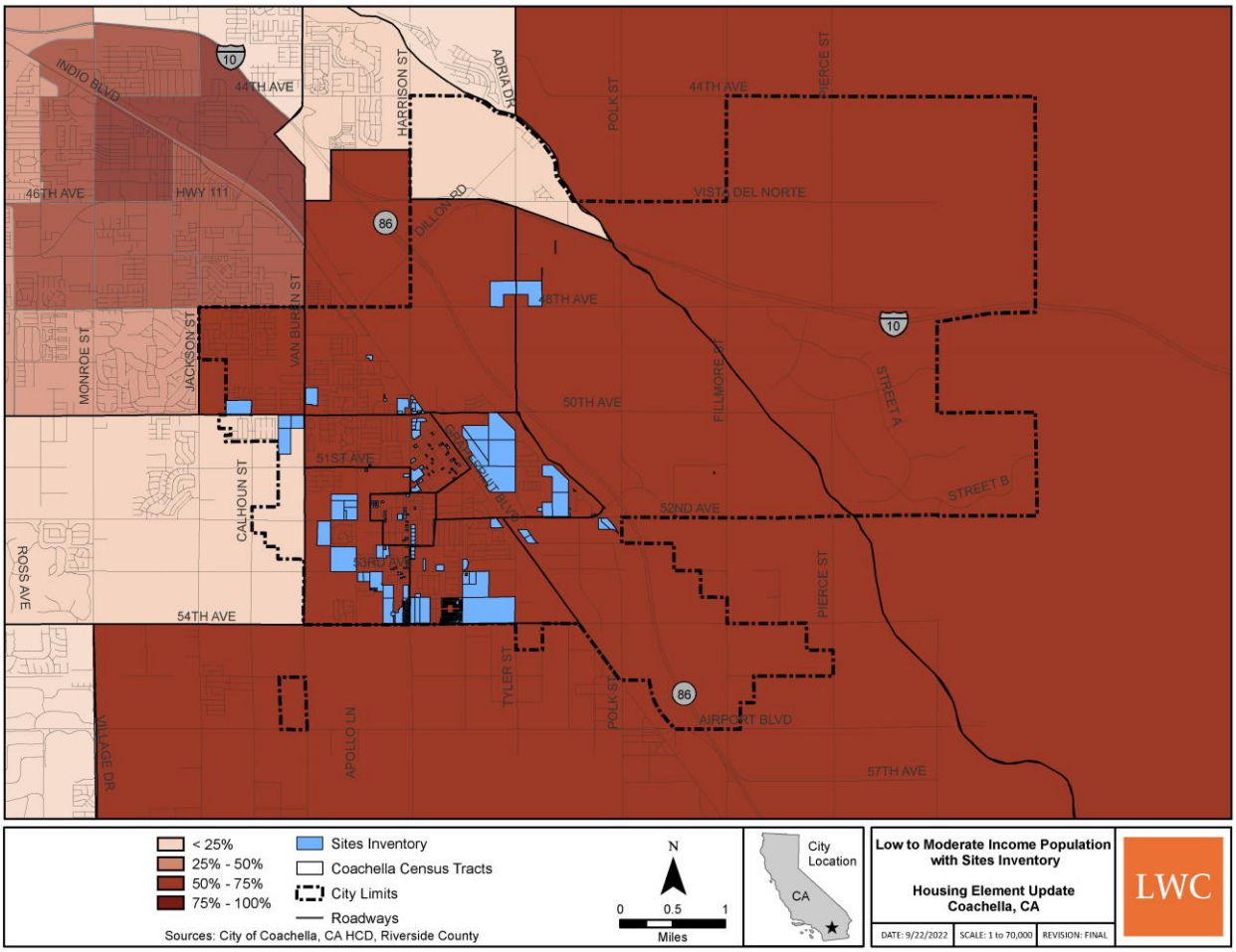
Census Tract	Existing HH	RHNA Capacity			AFFH Indicators										
					Integration and Segregation					Access to Opportunity			Displacement Risk		
		Lower	Mod	Above Mod	Median Income	Poverty Rate	Low / Mod Income Pop	Non-White Pop.	Disability Rate	Resource Designation	Job Proximity Index	CalEnviroScreen Score	Overcrowding	Renter Overpayment	Homeowner Overpayment
452.22	1,324	0	0	0	$35,208 - $90,074	14.6%	22.42%	34.67%	9.2%	Moderate	38	34.0	0.0%	53.8%	48.8%
452.26	2,654	0	0	304	$48,355 - $53,047	9.2%	53.73%	95.76%- 96.32%	4.6%	Moderate	3 - 5	23.8	7.0%	78.3%	56.9%
456.06	1,876	240	0	181	$64,271 - $83,750	8.2%	16.78%	55.20%	11.2%	Moderate	44	17.5	1.0%	53.0%	59.2%
456.09	1,907	262	0	611	$11,354 - $42,969	34.9%	63.59%	90.99% - 98.51%	13.3%	Insufficient Data	38 - 98	65.8	18.0%	65.3%	47.5%
457.03	2,938	506	1044	264	$30,962 - $33,859	17.3%	68.18%	98.93% - 99.09%	7.1%	Low Resource	7 - 10	77.1	21.0%	80.4%	67.0%
457.04	1,469	94	0	62	$23,250	33.9%	71.29%	99.18%	12.3%	High Segregation & Poverty	3	66.0	26.0%	59.7%	82.7%
457.05	3,412	183	85	871	$31,582	35.9%	74.50%	98.94%	7.7%	High Segregation & Poverty	3	54.1	25.0%	71.0%	47.1%
457.06	1,939	100	309	3101	$23,175 - $35,233	29.5%	70.63%	99.31% - 99.47%	11.8%	High Segregation & Poverty	5 - 11	80.8	15.0%	69.7%	45.5%
457.07	2,701	699	24	50	$23,565 - $34,779	21.0%	59.55%	97.24% - 98.40%	9.6%	Low	2	75.1	8.0%	72.6%	62.7%
469.00	856	0	0	0	$40,887	24.7%	62.25%	64.01%	15.3%	Low	3	66.0	5.0%	29.5%	26.2%
9404.00	2,815	261	6	745	$24,028 - $48,576	16.0%	58.33%	93.22% - 99.05%	8.0%	Low	4 - 13	81.4	20.0%	60.1%	57.1%

F.3.1 Potential Effects on Patterns of Segregation

A comparison of a jurisdiction's site inventory against its LMI population and R/ECAP area can reveal if the city's accommodation of housing is exacerbating or ameliorating segregation and social inequity. Figure F-26 shows the locations of Coachella's sites inventory relative to LMI population percentages, and Figure F-27 shows the distributions of city and site areas relative to LMI population percentages.

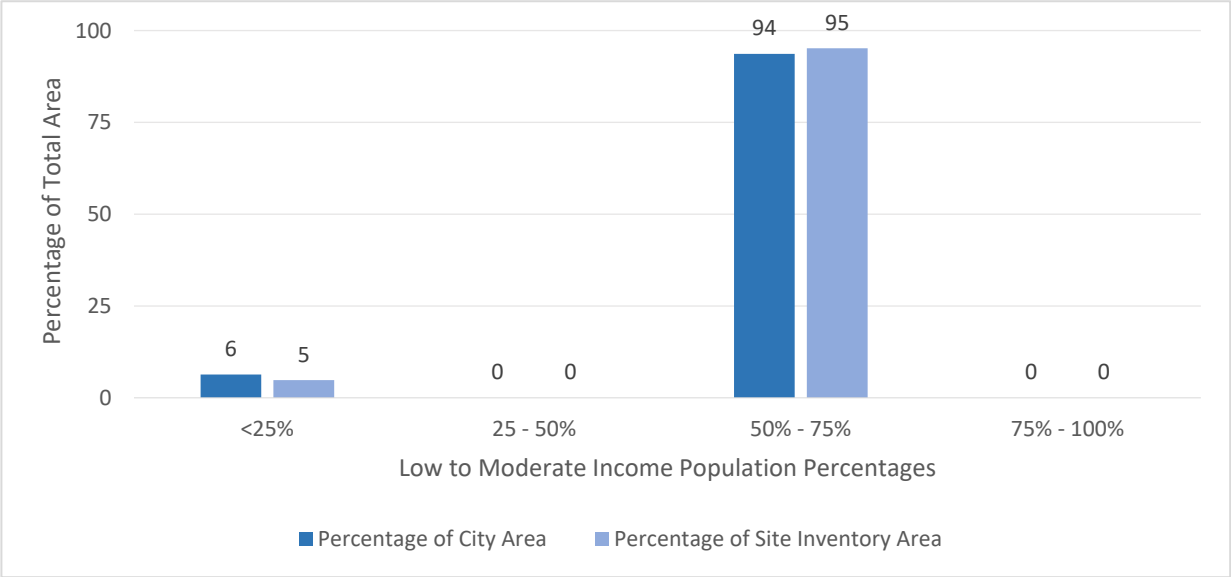
The city contains two LMI percentage categories, less than 25 percent and 50 to 75 percent LMI households. The lowest category covers six percent of city area and contains five percent of the site inventory area (Figure F-26). The other LMI percentage category represents most of the city area at 94 percent and contains 95 percent of site inventory area. The site inventory is therefore not anticipated to exacerbate fair housing issues with regard to LMI households because the distribution of sites parallels LMI population percentages within in the city.

Figure F-26: Sites Inventory and LMI Households



Source: HCD AFFH Spatial Data and LWC

Figure F-27: Percentage of City and Sites Areas across Low to Moderate Income Populations



Source: HCD AFFH Spatial Data and LWC

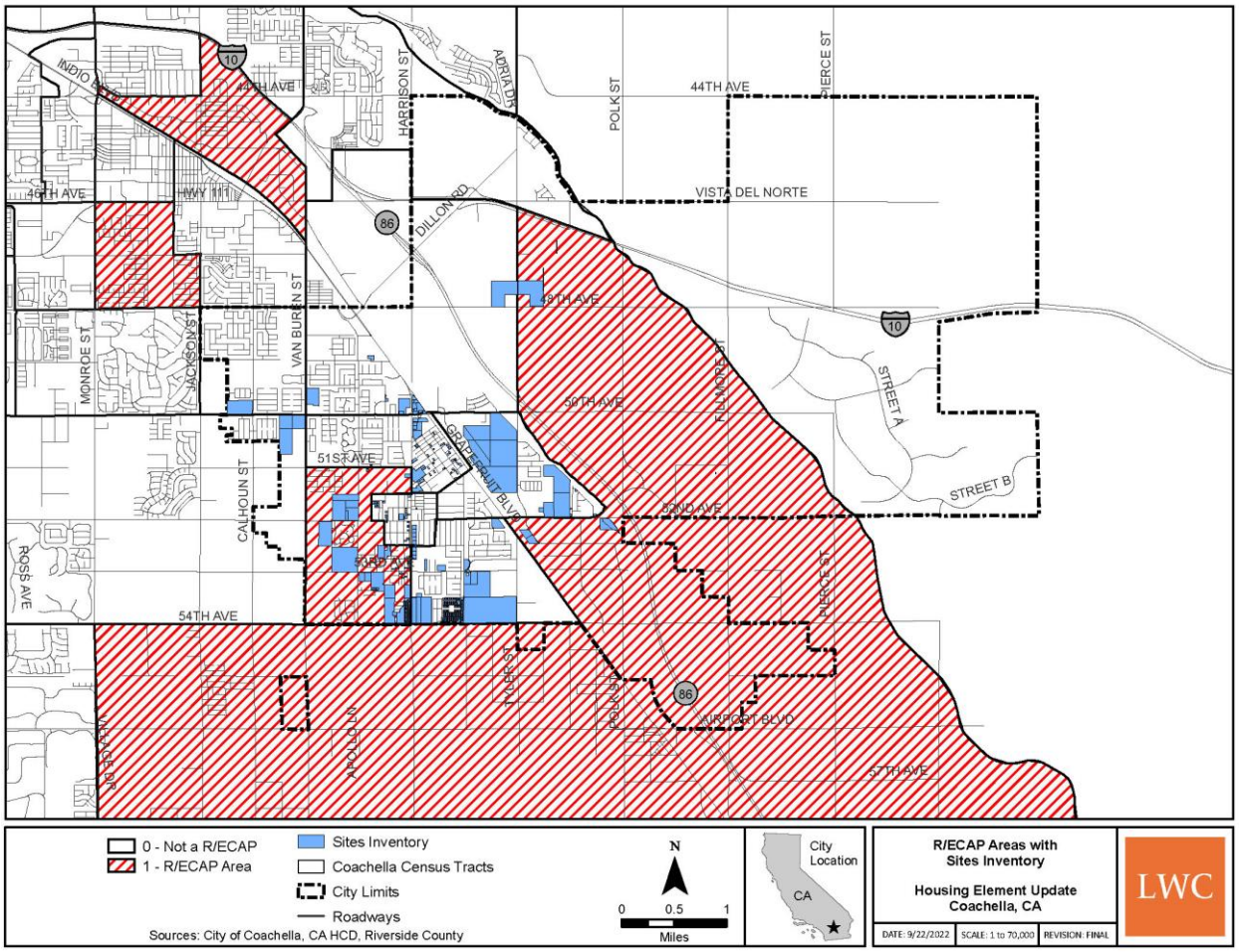
Figures F-28 and F-29 display the site inventory and city areas associated with R/ECAPs. The amounts of city and site inventory areas that are within and outside R/ECAPs are similar. Thirty-two percent of city area consists of R/ECAPs compared to 27 percent of site inventory area. The portion of city area not within a R/ECAP is 68 percent and the site inventory portion outside of a R/ECAP is 73 percent.

At the scale of individual Census tracts, there is little indication that the distribution of Sites satisfying lower-income RHNA will exacerbate patterns of segregation in the City. Census tracts entirely within the City are relatively similar in terms of the AFFH indicators summarized in Table F-10, best visualized by Figure F-23 showing these tracts identified as “Vulnerable” by the UC Berkeley Urban Displacement Project’s methodology. Those tracts with a higher median income than most of the City (i.e., Tract 452.22) or a lower poverty rate (i.e., Tract 456.06) include many households outside City limits.

To illustrate, Tracts 457.03 and 457.07 host the greatest amount of lower-income RHNA capacity, 506 units and 699 units respectively. Compared to other tracts entirely within City limits, the poverty rate and percentage of LMI households in these tracts is slightly lower than adjacent ones. Tracts with both the highest poverty rate and LMI household figures in the City (i.e., Tracts 457.04 and 457.05) host a RHNA mix of lower-, moderate-, and above moderate-income units.

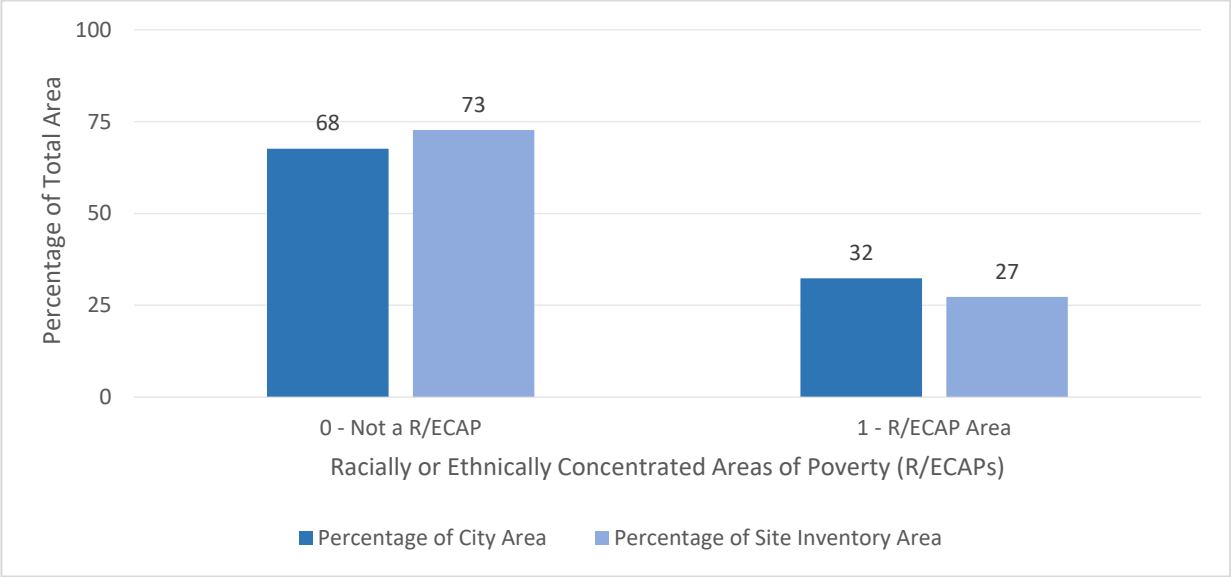
Overall, RHNA capacity is relatively well-distributed throughout the City, not isolated in any one location within the City, with mixed-income development slated to occur in tracts where the greatest amount of land is available (e.g., Tracts 457.06, 457.05, and 457.03) and related General Plan implementation is anticipated to benefit both new and existing residents.

Figure F-28: Sites Inventory and R/ECAPs (2009 – 2013)



Source: HCD AFFH Spatial Data and LWC

Figure F-29: Percentage of City and Sites Areas across R/ECAP

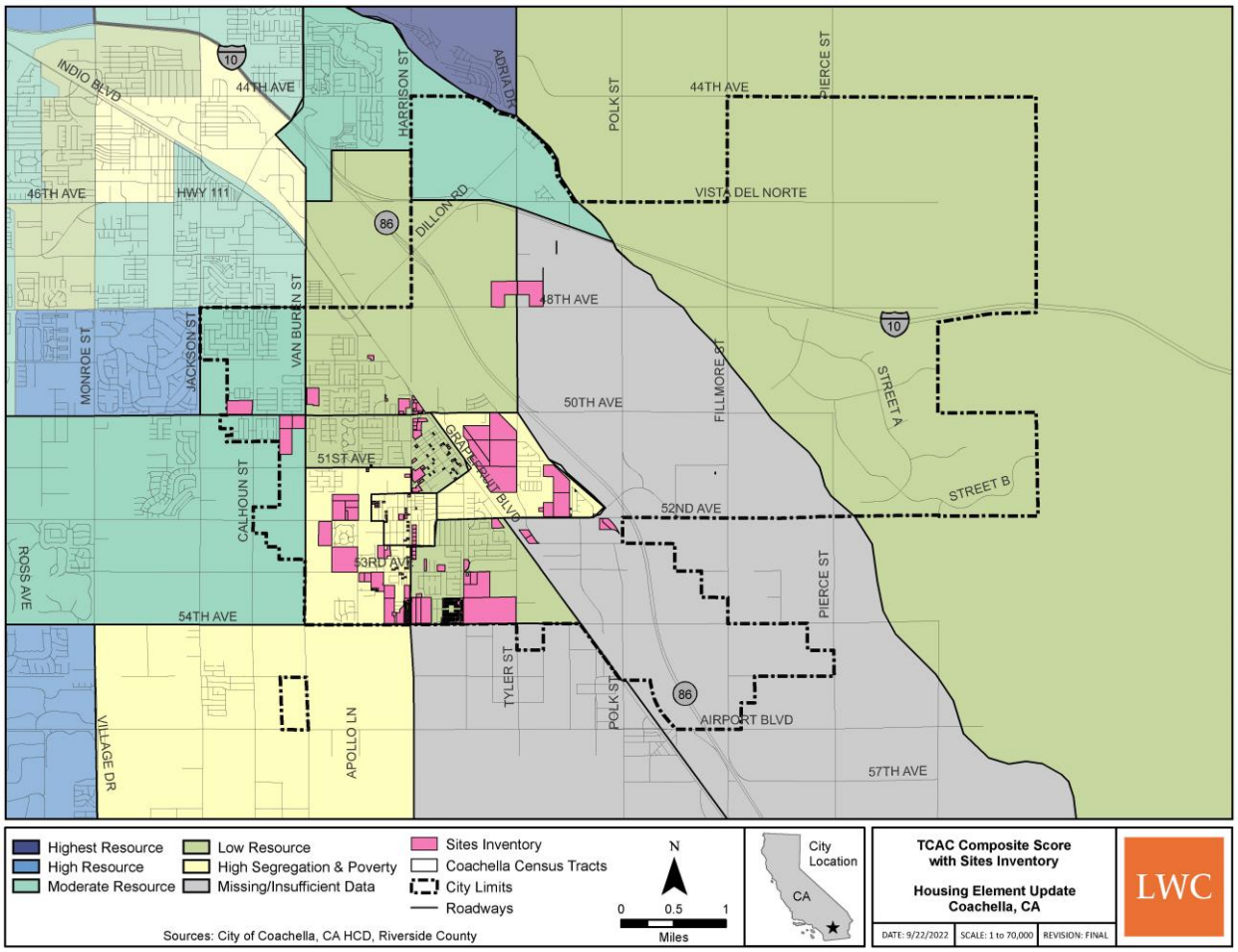


Source: HCD AFFH Spatial Data and LWC

F.3.2 Potential Effects on Access to Opportunity

Figure F-30 shows sites inventory locations across the city's TCAC Opportunity Area Composite Scores. As previously noted, Coachella contains four composite score categories: moderate resource, low resource, high segregation and poverty, and missing/insufficient data. The sites inventory is present within all four categories and the amount of site area in each category is discussed next.

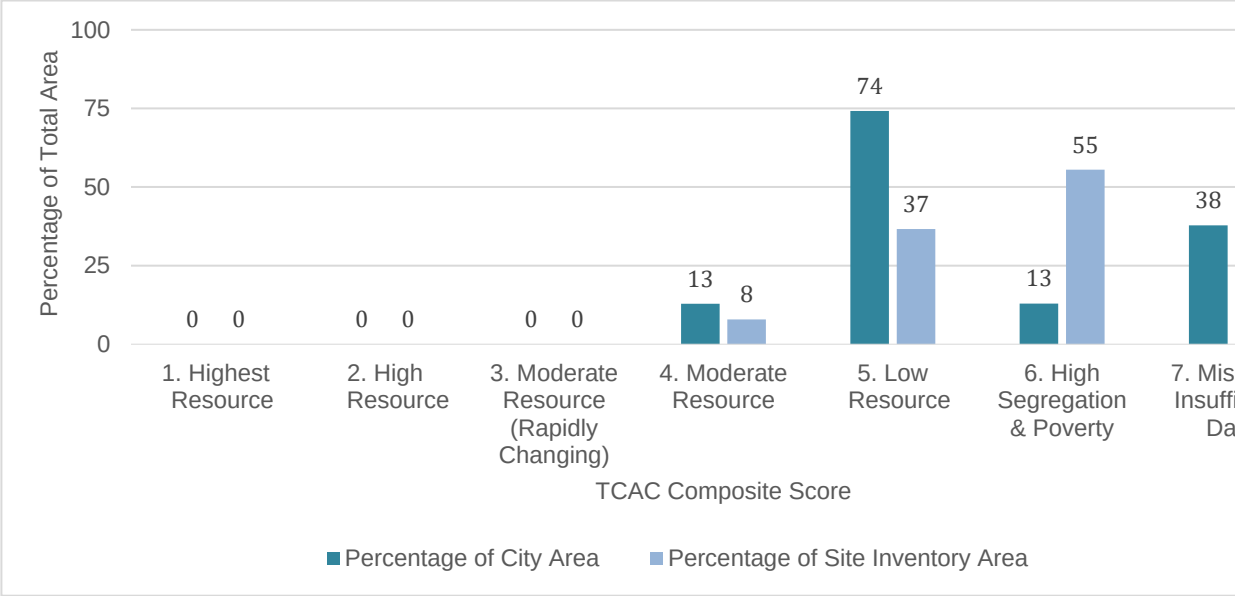
Figure F-30: Sites Inventory and TCAC Composite Score



Source: HCD AFFH Spatial Data and LWC

Figure F-31 shows the distribution of Coachella sites across the TCAC Opportunity Area Composite Score categories. Moderate resource regions constitute 13 percent of city area and eight percent of site inventory area. Most of the city area is within the low resource category at 74 percent while the portion of site area within this category is 37 percent. Most of the site inventory area is located within high segregation and poverty areas at 55 percent. Due to these disparities in area distribution, the site inventory may tend to exacerbate fair housing trends regarding access to opportunities. The three census tracts that are within high segregation and poverty areas (Tracts 457.04, 457.05, and 457.06) are estimated to accommodate 4,805 units. However; the majority of the housing growth is expected in the moderate and above moderate income categories, with only 7 percent (377 units) of the sites expected for low income. The missing/insufficient data category contains 38 and six percent of city and sites inventory area, respectively.

Figure F-31: Percentage of City and Sites Areas across TCAC Opportunity Areas

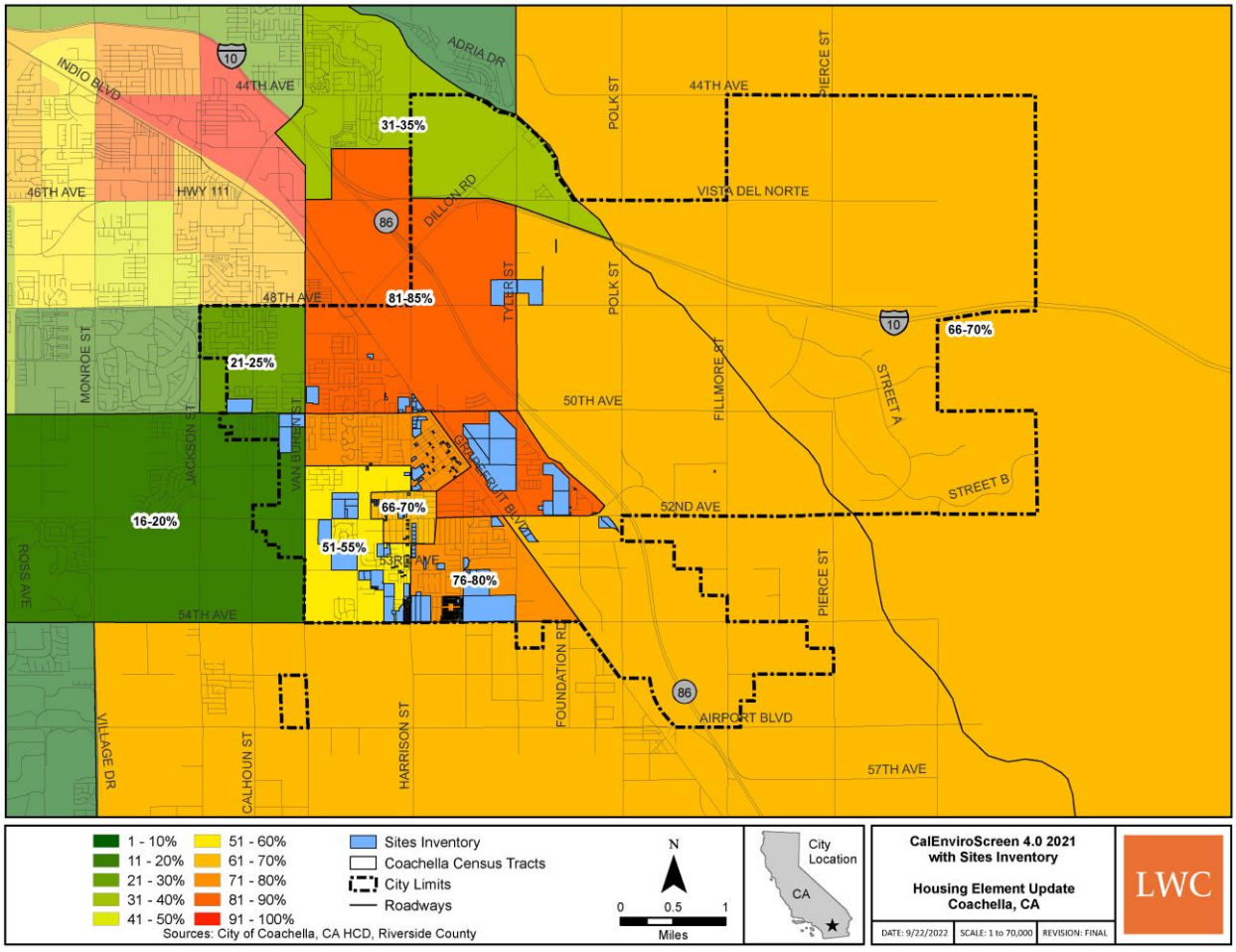


Source: HCD AFFH Spatial Data and LWC

Figure F-32 shows the sites inventory locations across the city's CalEnviroScreen scores. The city contains seven CalEnviroScreen scores. The lowest score range is 11 to 20 percent (decile score two) risk of exposure to environmental hazards and the highest range signifies 81 to 90 percent (decile score nine) risk of exposure to environmental hazards. The CalEnviroScreen percentage score of 61 to 70 percent (decile score seven) covers the majority of city area.

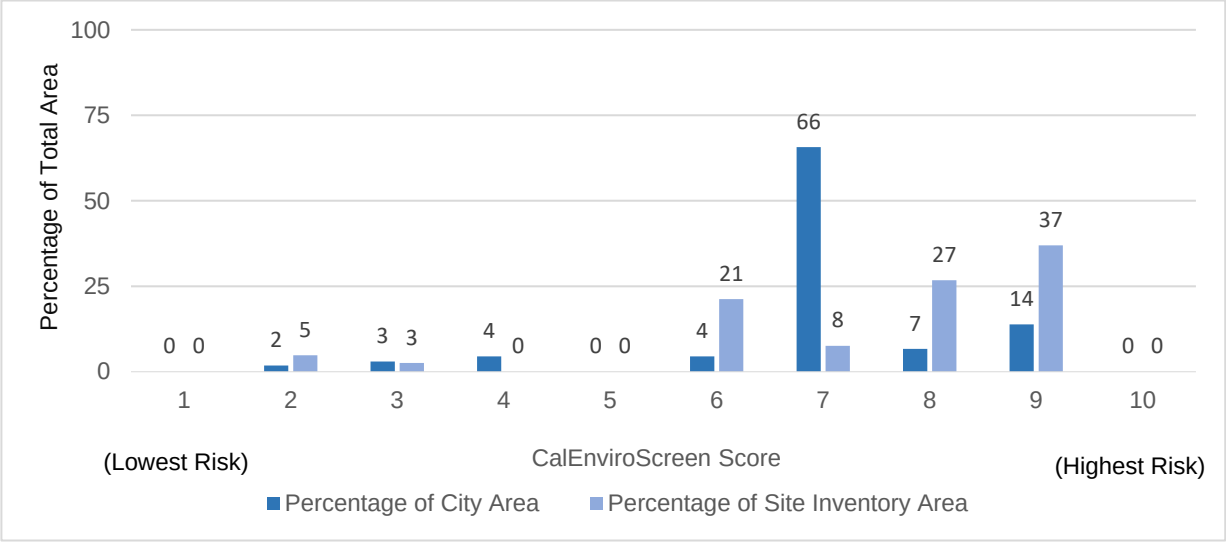
Figure F-33 shows the distribution of sites across the range of CalEnviroScreen scores represented as deciles (one to 10). CalEnviroScreen decile seven (61 to 70 percent risk level) encompasses 66 percent of city area and onlyeight percent of the sites inventory area. The CalEnviroScreen decile score with the largest percentage of site inventory area is nine (71 to 80 percent risk level) with 37 percent of the inventory area. This score encompasses approximately 14 percent of city area. The next lowest decile score of eight contains seven percent of city area and 27 percent of the site inventory area. As a result of these differences, the site inventory may tend to exacerbate fair housing issues regarding exposure to environmental hazards.

Figure F-32: Sites Inventory and CalEnviroScreen Score



Source: HCD AFFH Spatial Data and LWC

Figure F-33: Percentage of City and Sites Areas across CalEnviroScreen Scores



Source: HCD AFFH Spatial Data and LWC

Section F.4 Contributing Factors and Meaningful Actions

Table F-11 lists the most prevalent fair housing issues and its corresponding contributing factors for the City of Coachella, as prioritized through the findings from the above assessment.

Table F-11: Contributing Factors

Fair Housing Issue	Contributing Factor	Priority
Segregation and Integration	Land use and zoning laws	1
Racially and Ethnically Concentrated Areas of Poverty	Displacement of residents due to economic pressures	2
Disproportionate Housing Needs	Availability of affordable units in a range of sizes	3
Disparities in Access to Opportunity	Access to financial services	4

Table F-12 consists of proposed housing programs the City will pursue to specifically overcome identified patterns and trends from the above assessment and proactively affirmatively further fair housing in Coachella. Many of the programs listed below target specific locations throughout the City of Coachella, such as single-family neighborhoods, downtown, near transit, highest resource areas, or areas with the most racial or ethnic segregation. These targeted, place-based programs are indicated with an asterisk (*). All programs (actions) in the Housing Element include objectives (metrics) and timelines (milestones) for implementation. See Section IV Housing Plan for more information on goals, policies, and programs.

Table F-12: Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
Land use and zoning laws	Modify land use and zoning laws to be less restrictive	1.5 Lot Consolidation 1.7 Large Sites 1.13 General Plan Map Amendments 4.2 Reasonable Accommodation 5.1 Zoning Code Constraints 5.2 Development Fees 5.3 Parking Requirements 5.4 Eliminate Minimum Dwelling Unit Size Requirement 5.5 Accessory Dwelling Units (ADUs) 5.6 Transitional and Supportive Housing 5.7 Manufactured Housing 5.8 Group Homes 5.9 Single-Room Occupancy Housing 6.7 Streamlined Approvals
Displacement of residents due to economic pressures	New Housing Choices and Affordability in more areas of the City	1.1 General Plan Implementation 1.2 Lower Income Site Rezoning 1.3 General Plan Text Amendment 1.4 Services and Facilities 1.14 AB2339 Code Amendments 5.11 Prioritize Sewer Hookups for Residential Development For Lower-income 5.12 Objective Design Standards 6.1 Development Fee Deferral 6.2 Affordable Unit Financing* 6.4 Density Bonus 6.6 Infrastructure Grants * 6.8 Place-Based Neighborhood Revitalization *
Availability of affordable units in a range of sizes	Provide Choice of Different Affordable Housing Types	1.8 Variety of Housing Options for Special Needs Groups 1.9 Emergency Shelters 1.10 Farmworker Housing Support 5.5 Accessory Dwelling Units (ADUs) 5.6 Transitional and Supportive Housing 5.7 Manufactured Housing 5.8 Group Homes 5.9 Single-Room Occupancy Housing 5.10 Farmworker Housing Strategies
Access to financial services	Provide Information Regarding housing and funding options to Educate and	1.12 Accessory Dwelling Units Outreach * 2.1 Rehabilitation Programs * 2.7 Tenant Outreach * 4.1 Fair Housing

Table F-12: Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
	revitalize Community	6.5 Website Update 7.1 Housing Choice Vouchers 7.2 At-Risk Housing

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

May 19, 2025

Kendra Reif, Principal Planner
Development Services Department
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Dear Kendra Reif:

RE: City of Coachella's 6th Cycle (2021-2029) Draft Zoning Amendments and Housing Element

Thank you for submitting the City of Coachella's (City) draft zoning amendments (Amendments) that were received for review May 15, 2025. The Amendments are intended to revise Ordinance 1204 and meet statutory requirements related to rezoning to accommodate the lower-income regional housing need allocation (RHNA). Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

On December 1, 2023, HCD found the adopted housing element met the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq). However, the housing element could not be found in substantial compliance until the City has adopted and completed necessary rezones to accommodate the RHNA and comply with various statutory requirements pursuant to Government Code sections 65583, subdivision (c)(1)(A) and 65583.2, subdivisions (c), (h) and (i). Upon review of the Amendments, HCD is pleased to find the Amendments address the requirements that were described in HCD's December 1,2023 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) once the Amendments are adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill

(SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: https://www.lci.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the dedication and effort the City's housing element team provided throughout the housing element update and zoning amendments. HCD is committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jose Armando Jauregui, of our staff, at Jose.Jauregui@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

STAFF REPORT
7/23/2025

TO: Honorable Mayor and City Council Members

FROM: Cástulo R. Estrada, Utilities Director

SUBJECT: Adopt Resolution No. SD-2025-02 Authorizing the Collection of Residential Sanitary Sewer Rates for Fiscal Year 2025/2026 Through the County of Riverside Tax Roll

---

STAFF RECOMMENDATION:

Adopt Resolution No. SD-2025-02 Authorizing the Collection of Residential Sanitary Sewer Rates for Fiscal Year 2025/2026 Through the County of Riverside Tax Roll

EXECUTIVE SUMMARY:

On June 10, 2015, the Board adopted Resolution No. SD 2015-04 which approved the placement of the sewer charges on the Riverside County tax roll. On February 28, 2018, the Board approved Ordinance No. SD-06 adopting new or increased rates for its sewer charges commencing July 1, 2018. Rates however have not increased since 7/01/2021.

Each single family residential parcel in the City that receives sewer service shall each year pay the City a charge to fund operation, maintenance, and capital costs associated with the city's sewer system. This Sewer Charge shall remain in effect until repealed or modified by Ordinance of the Board.

For Fiscal Year 2025/2026, 7,285 parcels are currently eligible for the sewer service charge for a total preliminary levy amount of $4,348,270.80. 7,098 parcels are eligible for the UUT for a total primary levy amount of $211,834.16.

Residential sewer charges are collected across the Coachella Valley on the County Tax Roll by all agencies providing service: Coachella Sanitary District, Valley Sanitary District, which also serves a portion of Coachella, Coachella Valley Water District and the City of Palm Springs.

Attached to this item is the Fiscal Year 2025/2026 Preliminary Sewer Charge and Utility Users Tax Report.

FISCAL IMPACT:

No Fiscal Impact

RESOLUTION NO. SD-2025-02

RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA SANITARY DISTRICT, CALIFORNIA, AUTHORIZING THE COLLECTION OF RESIDENTIAL SANITARY SEWER RATES FOR FISCAL YEAR 2025/2026 THROUGH THE COUNTY OF RIVERSIDE TAX ROLL, AT THE SAME TIME AND MANNER AS GENERAL TAXES.

WHEREAS, Coachella Sanitary District (District) is a sanitary district duly organized and existing under and pursuant to the Sanitary District Act of 1923, Park 1 of Division 6 of the California Health and Safety Code (the "Act"); and

WHEREAS, June 10, 2015, the Board of Directors of the Coachella Sanitary District, pursuant to California Health and Safety Code Sections 5473 *et seq.*, adopted an ordinance by two-thirds vote of the District revising its Municipal Code to allow for the collection of such residential sanitary sewer charges on the tax roll, in the same manner and at the same time as general taxes;

WHEREAS, pursuant to California Health and Safety Code Section 5473 *et seq.*, a written report (the 'Report'), a copy of which is attached hereto and by this reference incorporated herein, has been filed with the Secretary of the District describing each parcel of real property subject to said sanitary sewer rate charges and the amount of said sanitary sewer charges to be imposed thereon for Fiscal Year 2025-2026; and

WHEREAS, the District has caused notice of the filing of the Report to be published and has given notice of the hearing to consider such Report in accordance with California Health and Safety Code Section 5473.1; and

WHEREAS, the District has determined to adopt the Report and collect said sanitary sewer charges on the tax roll, which sanitary sewer charges shall constitute a lien against the parcels or parcels of land described in the Report in accordance with California Health and Safety Code Sections 5473 *et seq.*

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF THE COACHELLA SANITARY DISTRICT, COACHELLA, CALIFORNIA, AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. The Board of Directors of the Coachella Sanitary District hereby adopts the Report as presented.

Section 3. The Secretary is hereby directed to file a copy of the Report with the Riverside County Recorder's Office, together with a statement endorsed thereon over his/her signature that the Report has been adopted by the Board of Directors and shall request that said sanitary sewer charges and utility users tax be entered against the respective lots and parcels of land as they appear on the current assessment roll pursuant to California Health and Safety Code Sections 5473 *et seq.*

PASSED, APPROVED and **ADOPTED** this 23rd day of July, 2025.

_____
Steven A. Hernandez
President

ATTEST:

_____
Angela M. Zepeda
Secretary

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

_____
Best Best & Krieger LLP
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. SD-2025-02 was duly adopted by the Board of Directors of the Coachella Sanitary District at a regular meeting thereof, held on the 23rd day of July, 2025, by the following vote of the Board:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

City of Coachella

Sewer Charge and Utility Users Tax Report

Fiscal Year 2025/2026 Preliminary Sewer Charge and Utility User Tax Report

July 2025

27368 Via Industria, Suite 200
Temecula, California 92590
T. 951.587.3500 800.755.6864
F. 951.587.3510 888.326.6864

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TABLE OF CONTENTS

I. *OVERVIEW* 1

A. INTRODUCTION 1

II. *DESCRIPTION OF THE DISTRICT* 1

A. DISTRICT INFORMATION 1

III. *ANNUAL CHARGE* 2

A. CALCULATION OF SEWER CHARGE 2
B. PRELIMINARY LEVY 2025/2026 2
C. PRELIMINARY SEWER CHARGE ROLL 3

I. OVERVIEW

A. INTRODUCTION

The Coachella Sanitary District (the "District") is a sanitary district duly organized and existing under and pursuant to the Sanitary District Act of 1923, Part 1 of Division 6 of the California Health and Safety Code. On May 28, 2008, the Board of Directors of the Coachella Sanitary District (the "Board") adopted Ordinance No. 5 establishing the sewer charge pursuant to Article XIIID, section 6(a). The City Council of the City of Coachella (the "City") adopted Chapter 4.10 of the Coachella Municipal Code imposing an annual charge for sewer service to each parcel in the City. On June 10, 2015, the Board adopted Resolution No. SD 2015-04 which approved the placement of the sewer charges on the Riverside County tax roll. On February 28, 2018, the Board approved Ordinance No. SD-06 adopting new or increased rates for its sewer charges commencing July 1, 2018.

Pursuant to section 5473 of the Health and Safety Code, this report is a yearly requirement, which contains a description of each parcel subject to the sewer charge and the amount of the charge for each parcel for the fiscal year. It shall be on file with the City Clerk of the City and available for public inspection prior to the yearly noticed public hearing. At the conclusion of the public hearing, the City Council may adopt a resolution confirming the sewer charges for the fiscal year.

II. DESCRIPTION OF THE DISTRICT

A. DISTRICT INFORMATION

Currently, the City owns and operates a wastewater collection and treatment plant. The District provides sewer service to approximately 8,000 customers. Monthly rates for sewer service charges charged to system users are the primary source of revenue to operate the sewer system. Sewer service charges fund costs related to system operations, maintenance, capital projects, debt service, administration, as well as costs related to prudent long-term operational or financial management of the utilities, such as maintaining adequate fund reserves and planning for contingencies. Revenues received from sewer service charges are used solely to fund the sewer enterprise.

The existing rates for sewer service charges are based on a comprehensive rate study prepared by an independent consultant. The City will annually review revenues and expenditures for the sewer fund to ensure that sufficient and appropriate revenues are collected to effectively provide for the short and long-term sewer service needs of the community. Any new or increased charges above the previously approved rates and levied by City Council are subject to the procedural requirements of Article XIIID.

III. ANNUAL CHARGE

A. CALCULATION OF SEWER CHARGE

Each single-family residential parcel in the City that receives sewer service shall each year pay the City a charge to fund operation, maintenance, and capital costs associated with the city's sewer system. This Sewer Charge shall remain in effect until repealed or modified by Ordinance of the City Council. The monthly charge per unit for Fiscal Year 2025/2026 is $49.74, or $596.88 on an annual basis.

Pursuant to section 4.30.090 of the City of Coachella's Ordinance No. 1017 that was approved by City Council on March 24, 2010, there is a five percent (5%) utility users tax imposed on the City's sewer services. Therefore, the total annual charge per unit is determined as follows:

Class	Number of Units	Monthly Charge per Unit	Months per Year	Annual Sewer Charge	5% Utility Users Tax	Total Annual Charge
Single Family Residential	1	$49.74	x 12	= $596.88	+ $29.84	= $626.72

This land use is assessed one sewer charge per unit or parcel. Each parcel's customer class is determined by its assigned land use code per the records of the County of Riverside. The sewer service charge imposed on single family property is applied to and collected annually on the County property tax bill.

B. PRELIMINARY LEVY 2025/2026

The following table shows the preliminary number of units that can be levied along with the preliminary levy amount for Fiscal Year 2025/2026.

District	Number of Units Levied	2025/2026 Preliminary Levy
Sewer Charge	7,285	$4,348,270.80
UUT Tax [1]	7,098	211,834.16
Total		$4,560,104.96

[1] Utility User Tax does not apply to parcels not within the City of Coachella.

For Fiscal Year 2025/2026, 7,285 units are currently eligible for the sewer service charge for a total preliminary levy amount of $4,560,104.96. The pre-tax rates in effect for the Fiscal Year 2025/2026 are unchanged from the rates for Fiscal Year 2024/2025.

C. PRELIMINARY SEWER CHARGE AND UTILITY USERS TAX ROLL

The following pages show the Fiscal Year 2025/2026 preliminary sewer charge and utility users tax roll.

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
009-711-742	86079 PALMERAS CIR	1	$596.88	$29.84	$626.72
009-711-822	51299 PALMERAS CIR	1	596.88	29.84	626.72
009-711-825	86025 PALMERAS CIR	1	596.88	29.84	626.72
009-712-246	51123 PALOMA DR	1	596.88	29.84	626.72
009-712-581	86056 PALMERAS CIR	1	596.88	29.84	626.72
009-712-737	86076 PALMERAS CIR	1	596.88	29.84	626.72
009-713-017	86086 PALMERAS CIR	1	596.88	29.84	626.72
009-713-318	86010 PALMERAS CIR	1	596.88	29.84	626.72
009-717-163	51493 PALMERAS CIR	1	596.88	29.84	626.72
603-270-021	49604 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-001	49780 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-002	49808 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-003	49828 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-004	49856 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-005	49884 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-006	49912 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-007	49940 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-008	49968 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-009	49998 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-010	84791 VIA CONCHILLA	1	596.88	29.84	626.72
603-281-011	49815 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-281-012	49845 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-281-013	49875 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-281-014	49905 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-281-015	49935 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-281-016	49965 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-281-017	84805 AVENUE 50	1	596.88	29.84	626.72
603-281-018	84801 VIA CONCHILLA	1	596.88	29.84	626.72
603-281-019	84811 VIA CONCHILLA	1	596.88	29.84	626.72
603-281-020	84821 VIA CONCHILLA	1	596.88	29.84	626.72
603-281-021	84831 VIA CONCHILLA	1	596.88	29.84	626.72
603-281-022	84841 VIA CONCHILLA	1	596.88	29.84	626.72
603-281-023	49851 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-024	49818 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-025	49848 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-026	49878 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-027	49908 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-028	49938 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-029	49968 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-030	84855 AVENUE 50	1	596.88	29.84	626.72
603-282-001	49846 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-282-002	49878 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-282-003	49908 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-282-004	49938 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-282-005	49968 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-282-006	49998 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-282-007	84812 VIA CONCHILLA	1	596.88	29.84	626.72
603-282-008	49875 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-282-009	49905 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-282-010	49935 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-282-011	49965 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-282-012	49997 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-401-004	49999 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-005	49975 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-006	49963 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-007	49945 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-008	49927 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-009	49909 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-010	49891 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-011	84661 CORTE DEL PARQUE	1	596.88	29.84	626.72
603-401-012	84671 CORTE DEL PARQUE	1	596.88	29.84	626.72
603-401-013	49873 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-001	49838 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-002	49848 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-003	49866 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-004	49884 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-005	49902 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-006	49920 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-007	49938 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-008	49956 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-009	49974 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-010	49998 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-410-001	49661 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-002	49641 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-003	49621 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-004	49601 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-005	49581 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-006	49561 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-007	49541 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-026	49740 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-027	49760 AVENIDA CORTEZ	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
603-410-028	49780 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-029	49800 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-030	49820 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-031	49840 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-032	49860 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-033	49880 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-034	49900 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-035	49920 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-036	49940 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-037	49970 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-038	49980 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-039	84601 VERA CRUZ	1	596.88	29.84	626.72
603-410-040	332 VILLAGE RD	1	596.88	29.84	626.72
603-410-041	84581 VERA CRUZ	1	596.88	29.84	626.72
603-410-042	84571 VERA CRUZ	1	596.88	29.84	626.72
603-410-043	49521 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-044	84510 CALLE LEON	1	596.88	29.84	626.72
603-410-045	84520 CALLE LEON	1	596.88	29.84	626.72
603-410-046	84530 CALLE LEON	1	596.88	29.84	626.72
603-410-047	84540 CALLE LEON	1	596.88	29.84	626.72
603-410-048	84550 CALLE LEON	1	596.88	29.84	626.72
603-410-049	84560 CALLE LEON	1	596.88	29.84	626.72
603-410-050	84570 CALLE LEON	1	596.88	29.84	626.72
603-410-051	84580 CALLE LEON	1	596.88	29.84	626.72
603-410-052	84590 CALLE LEON	1	596.88	29.84	626.72
603-410-053	84600 CALLE LEON	1	596.88	29.84	626.72
603-410-054	49520 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-055	49540 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-056	49560 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-057	49580 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-058	49600 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-059	49620 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-060	49640 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-061	49660 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-062	49680 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-063	49700 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-064	49720 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-411-001	84551 VERA CRUZ	1	596.88	29.84	626.72
603-411-002	84541 VERA CRUZ	1	596.88	29.84	626.72
603-411-003	84531 VERA CRUZ	1	596.88	29.84	626.72
603-411-004	84521 VERA CRUZ	1	596.88	29.84	626.72
603-411-005	84511 VERA CRUZ	1	596.88	29.84	626.72
603-411-006	84501 VERA CRUZ	1	596.88	29.84	626.72
603-411-007	84500 VERA CRUZ	1	596.88	29.84	626.72
603-411-008	84510 VERA CRUZ	1	596.88	29.84	626.72
603-411-009	84520 VERA CRUZ	1	596.88	29.84	626.72
603-411-010	84530 VERA CRUZ	1	596.88	29.84	626.72
603-411-011	84540 VERA CRUZ	1	596.88	29.84	626.72
603-411-012	84550 VERA CRUZ	1	596.88	29.84	626.72
603-411-013	84560 VERA CRUZ	1	596.88	29.84	626.72
603-411-014	84570 VERA CRUZ	1	596.88	29.84	626.72
603-411-015	84580 VERA CRUZ	1	596.88	29.84	626.72
603-411-016	84590 VERA CRUZ	1	596.88	29.84	626.72
603-411-017	84591 VIA HERMOSA	1	596.88	29.84	626.72
603-411-018	84581 VIA HERMOSA	1	596.88	29.84	626.72
603-411-019	84571 VIA HERMOSA	1	596.88	29.84	626.72
603-411-020	84561 VIA HERMOSA	1	596.88	29.84	626.72
603-411-021	84551 VIA HERMOSA	1	596.88	29.84	626.72
603-411-022	84541 VIA HERMOSA	1	596.88	29.84	626.72
603-411-023	84531 VIA HERMOSA	1	596.88	29.84	626.72
603-411-024	84521 VIA HERMOSA	1	596.88	29.84	626.72
603-411-025	84511 VIA HERMOSA	1	596.88	29.84	626.72
603-411-026	84501 VIA HERMOSA	1	596.88	29.84	626.72
603-411-027	84500 VIA HERMOSA	1	596.88	29.84	626.72
603-411-028	84510 VIA HERMOSA	1	596.88	29.84	626.72
603-411-029	84520 VIA HERMOSA	1	596.88	29.84	626.72
603-411-030	84530 VIA HERMOSA	1	596.88	29.84	626.72
603-411-031	84540 VIA HERMOSA	1	596.88	29.84	626.72
603-411-032	84550 VIA HERMOSA	1	596.88	29.84	626.72
603-411-033	84560 VIA HERMOSA	1	596.88	29.84	626.72
603-411-034	84570 VIA HERMOSA	1	596.88	29.84	626.72
603-411-035	84580 VIA HERMOSA	1	596.88	29.84	626.72
603-411-036	84590 VIA HERMOSA	1	596.88	29.84	626.72
603-411-037	84591 VIA DURANGO	1	596.88	29.84	626.72
603-411-038	84581 VIA DURANGO	1	596.88	29.84	626.72
603-411-039	84571 VIA DURANGO	1	596.88	29.84	626.72
603-411-040	84561 VIA DURANGO	1	596.88	29.84	626.72
603-411-041	84551 VIA DURANGO	1	596.88	29.84	626.72
603-411-042	84541 VIA DURANGO	1	596.88	29.84	626.72
603-411-043	84531 VIA DURANGO	1	596.88	29.84	626.72
603-411-044	84521 VIA DURANGO	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
603-411-045	84511 VIA DURANGO	1	596.88	29.84	626.72
603-411-046	84501 VIA DURANGO	1	596.88	29.84	626.72
603-411-047	84500 VIA DURANGO	1	596.88	29.84	626.72
603-411-048	84510 VIA DURANGO	1	596.88	29.84	626.72
603-411-049	84520 VIA DURANGO	1	596.88	29.84	626.72
603-411-050	84530 VIA DURANGO	1	596.88	29.84	626.72
603-411-051	84540 VIA DURANGO	1	596.88	29.84	626.72
603-411-052	84550 VIA DURANGO	1	596.88	29.84	626.72
603-411-053	84560 VIA DURANGO	1	596.88	29.84	626.72
603-411-054	84570 VIA DURANGO	1	596.88	29.84	626.72
603-411-055	84580 VIA DURANGO	1	596.88	29.84	626.72
603-411-056	84590 VIA DURANGO	1	596.88	29.84	626.72
603-411-057	84591 PASEO LAREDO	1	596.88	29.84	626.72
603-411-058	84581 PASEO LAREDO	1	596.88	29.84	626.72
603-411-059	84571 PASEO LAREDO	1	596.88	29.84	626.72
603-411-060	84561 PASEO LAREDO	1	596.88	29.84	626.72
603-411-061	84551 PASEO LAREDO	1	596.88	29.84	626.72
603-411-062	84541 PASEO LAREDO	1	596.88	29.84	626.72
603-411-063	84531 PASEO LAREDO	1	596.88	29.84	626.72
603-411-064	84521 PASEO LAREDO	1	596.88	29.84	626.72
603-411-065	84511 PASEO LAREDO	1	596.88	29.84	626.72
603-411-066	84501 PASEO LAREDO	1	596.88	29.84	626.72
603-412-005	49560 CALLE DE VEGA	1	596.88	29.84	626.72
603-412-006	49580 CALLE DE VEGA	1	596.88	29.84	626.72
603-412-007	49600 CALLE DE VEGA	1	596.88	29.84	626.72
603-412-008	49620 CALLE DE VEGA	1	596.88	29.84	626.72
603-412-009	49640 CALLE DE VEGA	1	596.88	29.84	626.72
603-412-010	49660 CALLE DE VEGA	1	596.88	29.84	626.72
603-412-018	84550 PASEO LAREDO	1	596.88	29.84	626.72
603-412-019	84560 PASEO LAREDO	1	596.88	29.84	626.72
603-412-020	84570 PASEO LAREDO	1	596.88	29.84	626.72
603-412-021	49661 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-412-022	49641 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-412-023	49621 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-412-024	49601 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-412-025	49581 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-412-026	49561 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-412-027	84561 CALLE LEON	1	596.88	29.84	626.72
603-412-028	84551 CALLE LEON	1	596.88	29.84	626.72
603-412-029	84541 CALLE LEON	1	596.88	29.84	626.72
603-421-002	49045 JAZMIN ST	1	596.88	29.84	626.72
603-421-003	49075 JAZMIN ST	1	596.88	29.84	626.72
603-421-004	49105 JAZMIN ST	1	596.88	29.84	626.72
603-421-005	49135 JAZMIN ST	1	596.88	29.84	626.72
603-421-006	49165 JAZMIN ST	1	596.88	29.84	626.72
603-421-007	49195 JAZMIN ST	1	596.88	29.84	626.72
603-421-008	49225 JAZMIN ST	1	596.88	29.84	626.72
603-421-009	49007 JAZMIN ST	1	596.88	29.84	626.72
603-421-010	49015 JAZMIN ST	1	596.88	29.84	626.72
603-422-001	84455 MARGARITA AVE	1	596.88	29.84	626.72
603-422-002	84443 MARGARITA AVE	1	596.88	29.84	626.72
603-422-003	84431 MARGARITA AVE	1	596.88	29.84	626.72
603-422-004	84419 MARGARITA AVE	1	596.88	29.84	626.72
603-422-005	84407 MARGARITA AVE	1	596.88	29.84	626.72
603-422-006	84395 MARGARITA AVE	1	596.88	29.84	626.72
603-422-007	84383 MARGARITA AVE	1	596.88	29.84	626.72
603-422-008	84371 MARGARITA AVE	1	596.88	29.84	626.72
603-422-009	84359 MARGARITA AVE	1	596.88	29.84	626.72
603-422-010	84347 MARGARITA AVE	1	596.88	29.84	626.72
603-422-011	84335 MARGARITA AVE	1	596.88	29.84	626.72
603-422-012	84323 MARGARITA AVE	1	596.88	29.84	626.72
603-422-013	49070 JAZMIN ST	1	596.88	29.84	626.72
603-422-014	49100 JAZMIN ST	1	596.88	29.84	626.72
603-422-015	49130 JAZMIN ST	1	596.88	29.84	626.72
603-422-016	49160 JAZMIN ST	1	596.88	29.84	626.72
603-422-017	49190 JAZMIN ST	1	596.88	29.84	626.72
603-422-018	49220 JAZMIN ST	1	596.88	29.84	626.72
603-422-019	49225 TULIPAN ST	1	596.88	29.84	626.72
603-422-020	49195 TULIPAN ST	1	596.88	29.84	626.72
603-422-021	49165 TULIPAN ST	1	596.88	29.84	626.72
603-422-024	84360 ROSAL AVE	1	596.88	29.84	626.72
603-422-025	84372 ROSAL AVE	1	596.88	29.84	626.72
603-422-026	84384 ROSAL AVE	1	596.88	29.84	626.72
603-422-027	84386 ROSAL AVE	1	596.88	29.84	626.72
603-422-028	84408 ROSAL AVE	1	596.88	29.84	626.72
603-422-029	84420 ROSAL AVE	1	596.88	29.84	626.72
603-422-030	84436 ROSAL AVE	1	596.88	29.84	626.72
603-422-031	84444 ROSAL AVE	1	596.88	29.84	626.72
603-422-032	84456 ROSAL AVE	1	596.88	29.84	626.72
603-422-034	49135 TULIPAN ST	1	596.88	29.84	626.72
603-422-035	49105 TULIPAN ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
603-422-036	84336 ROSAL AVE	1	596.88	29.84	626.72
603-422-037	84348 ROSAL AVE	1	596.88	29.84	626.72
603-423-001	84455 ROSAL AVE	1	596.88	29.84	626.72
603-423-002	84443 ROSAL AVE	1	596.88	29.84	626.72
603-423-003	84431 ROSAL AVE	1	596.88	29.84	626.72
603-423-004	84419 ROSAL AVE	1	596.88	29.84	626.72
603-423-005	84407 ROSAL AVE	1	596.88	29.84	626.72
603-423-006	84395 ROSAL AVE	1	596.88	29.84	626.72
603-423-007	84383 ROSAL AVE	1	596.88	29.84	626.72
603-423-011	84396 AMAPOLA LN	1	596.88	29.84	626.72
603-423-012	84408 AMAPOLA LN	1	596.88	29.84	626.72
603-423-013	84420 AMAPOLA LN	1	596.88	29.84	626.72
603-423-014	84432 AMAPOLA LN	1	596.88	29.84	626.72
603-423-015	84444 AMAPOLA LN	1	596.88	29.84	626.72
603-423-016	84456 AMAPOLA LN	1	596.88	29.84	626.72
603-423-017	49220 TULIPAN ST	1	596.88	29.84	626.72
603-423-021	49255 ORQUIDEA LN	1	596.88	29.84	626.72
603-423-023	49160 TULIPAN ST	1	596.88	29.84	626.72
603-423-024	49190 TULIPAN ST	1	596.88	29.84	626.72
603-423-025	84371 ROSAL AVE	1	596.88	29.84	626.72
603-423-026	84373 ROSAL AVE	1	596.88	29.84	626.72
603-424-001	84300 MARGARITA AVE	1	596.88	29.84	626.72
603-424-002	84312 MARGARITA AVE	1	596.88	29.84	626.72
603-424-003	84324 MARGARITA AVE	1	596.88	29.84	626.72
603-424-004	84336 MARGARITA AVE	1	596.88	29.84	626.72
603-424-005	84348 MARGARITA AVE	1	596.88	29.84	626.72
603-424-006	84360 MARGARITA AVE	1	596.88	29.84	626.72
603-424-007	84372 MARGARITA AVE	1	596.88	29.84	626.72
603-424-008	84384 MARGARITA AVE	1	596.88	29.84	626.72
603-424-009	84396 MARGARITA AVE	1	596.88	29.84	626.72
603-424-010	84408 MARGARITA AVE	1	596.88	29.84	626.72
603-424-011	84420 MARGARITA AVE	1	596.88	29.84	626.72
603-424-012	84432 MARGARITA AVE	1	596.88	29.84	626.72
603-424-013	84444 MARGARITA AVE	1	596.88	29.84	626.72
603-424-014	84456 MARGARITA AVE	1	596.88	29.84	626.72
603-424-015	84468 MARGARITA ST	1	596.88	29.84	626.72
603-424-016	49070 HIBISCO ST	1	596.88	29.84	626.72
603-424-017	49100 HIBISCO ST	1	596.88	29.84	626.72
603-424-018	49130 HIBISCO ST	1	596.88	29.84	626.72
603-424-024	49136 HIBISCO ST	1	596.88	29.84	626.72
603-424-025	49152 HIBISCO ST	1	596.88	29.84	626.72
603-424-026	49170 HIBISCO ST	1	596.88	29.84	626.72
603-424-027	49186 HIBISCO ST	1	596.88	29.84	626.72
603-424-028	49202 HIBISCO ST	1	596.88	29.84	626.72
603-424-029	49220 HIBISCO ST	1	596.88	29.84	626.72
603-424-030	49236 HIBISCO ST	1	596.88	29.84	626.72
603-424-031	49254 HIBISCO ST	1	596.88	29.84	626.72
603-441-001	49133 SIERRA ST	1	596.88	29.84	626.72
603-441-002	49111 SIERRA ST	1	596.88	29.84	626.72
603-441-003	49087 SIERRA ST	1	596.88	29.84	626.72
603-441-004	49071 SIERRA ST	1	596.88	29.84	626.72
603-441-005	84064 MEADOWS LN	1	596.88	29.84	626.72
603-441-006	84076 MEADOWS LN	1	596.88	29.84	626.72
603-441-007	84088 MEADOWS LN	1	596.88	29.84	626.72
603-441-008	84110 MEADOWS LN	1	596.88	29.84	626.72
603-441-009	84122 MEADOWS LN	1	596.88	29.84	626.72
603-441-012	49201 SUMMER ST	1	596.88	29.84	626.72
603-441-013	49179 SUMMER ST	1	596.88	29.84	626.72
603-441-014	49157 SUMMER ST	1	596.88	29.84	626.72
603-441-015	49135 SUMMER ST	1	596.88	29.84	626.72
603-441-016	49113 SUMMER ST	1	596.88	29.84	626.72
603-441-017	49091 SUMMER ST	1	596.88	29.84	626.72
603-441-018	49069 SUMMER ST	1	596.88	29.84	626.72
603-441-019	49023 SUMMER ST	1	596.88	29.84	626.72
603-441-020	49062 SUMMER ST	1	596.88	29.84	626.72
603-441-021	49066 SUMMER ST	1	596.88	29.84	626.72
603-441-022	49070 SUMMER ST	1	596.88	29.84	626.72
603-441-023	49088 SUMMER ST	1	596.88	29.84	626.72
603-441-024	49112 SUMMER ST	1	596.88	29.84	626.72
603-441-025	49134 SUMMER ST	1	596.88	29.84	626.72
603-441-026	49156 SUMMER ST	1	596.88	29.84	626.72
603-441-027	49178 SUMMER ST	1	596.88	29.84	626.72
603-441-028	49200 SUMMER ST	1	596.88	29.84	626.72
603-441-029	49199 SIERRA ST	1	596.88	29.84	626.72
603-441-030	49177 SIERRA ST	1	596.88	29.84	626.72
603-441-031	49155 SIERRA ST	1	596.88	29.84	626.72
603-442-001	84072 TERA VIS	1	596.88	29.84	626.72
603-442-002	84084 TERA VIS	1	596.88	29.84	626.72
603-442-003	84096 TERA VIS	1	596.88	29.84	626.72
603-442-004	84110 TERA VIS	1	596.88	29.84	626.72
603-442-005	84122 TERA VIS	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
603-442-006	84134 TERA VIS	1	596.88	29.84	626.72
603-442-007	84146 TERA VIS	1	596.88	29.84	626.72
603-442-008	84145 MEADOWS LN	1	596.88	29.84	626.72
603-442-009	84133 MEADOWS LN	1	596.88	29.84	626.72
603-442-010	84121 MEADOWS LN	1	596.88	29.84	626.72
603-442-011	84109 MEADOWS LN	1	596.88	29.84	626.72
603-442-012	84097 MEADOWS LN	1	596.88	29.84	626.72
603-442-013	84085 MEADOWS LN	1	596.88	29.84	626.72
603-442-014	84073 MEADOWS LN	1	596.88	29.84	626.72
603-442-015	84158 TERA VIS	1	596.88	29.84	626.72
603-442-016	84170 TERA VIS	1	596.88	29.84	626.72
603-442-017	84182 TERA VIS	1	596.88	29.84	626.72
603-442-018	84181 MEADOWS LN	1	596.88	29.84	626.72
603-442-019	84169 MEADOWS LN	1	596.88	29.84	626.72
603-442-020	84157 MEADOWS LN	1	596.88	29.84	626.72
603-443-001	84071 TERA VIS	1	596.88	29.84	626.72
603-443-002	84083 TERA VIS	1	596.88	29.84	626.72
603-443-003	84095 TERA VIS	1	596.88	29.84	626.72
603-443-004	84107 TERA VIS	1	596.88	29.84	626.72
603-443-005	84119 TERA VIS	1	596.88	29.84	626.72
603-443-006	84131 TERA VIS	1	596.88	29.84	626.72
603-443-007	84143 TERA VIS	1	596.88	29.84	626.72
603-443-008	84074 FIESTA RD	1	596.88	29.84	626.72
603-443-009	84086 FIESTA RD	1	596.88	29.84	626.72
603-443-010	84098 FIESTA RD	1	596.88	29.84	626.72
603-443-011	84112 FIESTA RD	1	596.88	29.84	626.72
603-443-012	84124 FIESTA RD	1	596.88	29.84	626.72
603-443-013	84136 FIESTA RD	1	596.88	29.84	626.72
603-443-014	84148 FIESTA RD	1	596.88	29.84	626.72
603-443-015	84160 FIESTA RD	1	596.88	29.84	626.72
603-443-016	84172 FIESTA RD	1	596.88	29.84	626.72
603-443-017	84184 FIESTA RD	1	596.88	29.84	626.72
603-443-018	84179 TERA VIS	1	596.88	29.84	626.72
603-443-019	84167 TERA VIS	1	596.88	29.84	626.72
603-443-020	84155 TERA VIS	1	596.88	29.84	626.72
603-444-001	84148 MEADOWS LN	1	596.88	29.84	626.72
603-444-002	84160 MEADOWS LN	1	596.88	29.84	626.72
603-444-003	84172 MEADOWS LN	1	596.88	29.84	626.72
603-444-004	84184 MEADOWS LN	1	596.88	29.84	626.72
603-444-005	49072 BRIANNE LN	1	596.88	29.84	626.72
603-444-006	49090 BRIANNE LN	1	596.88	29.84	626.72
603-444-007	49114 BRIANNE LN	1	596.88	29.84	626.72
603-444-008	49136 BRIANNE LN	1	596.88	29.84	626.72
603-444-009	49158 BRIANNE LN	1	596.88	29.84	626.72
603-444-010	49180 BRIANNE LN	1	596.88	29.84	626.72
603-444-011	49202 BRIANNE LN	1	596.88	29.84	626.72
603-444-012	49224 BRIANNE LN	1	596.88	29.84	626.72
603-452-012	49246 BRIANNE LN	1	596.88	29.84	626.72
603-452-013	49268 BRIANNE LN	1	596.88	29.84	626.72
603-452-014	49290 BRIANNE LN	1	596.88	29.84	626.72
603-452-015	49312 BRIANNE LN	1	596.88	29.84	626.72
603-452-016	49334 BRIANNE LN	1	596.88	29.84	626.72
603-452-017	49346 BRIANNE LN	1	596.88	29.84	626.72
603-452-018	49358 BRIANNE LN	1	596.88	29.84	626.72
603-452-019	49360 BRIANNE LN	1	596.88	29.84	626.72
603-453-002	84183 FIESTA RD	1	596.88	29.84	626.72
603-453-003	84179 FIESTA RD	1	596.88	29.84	626.72
603-453-004	84167 FIESTA RD	1	596.88	29.84	626.72
603-453-005	84155 FIESTA RD	1	596.88	29.84	626.72
603-453-006	84143 FIESTA RD	1	596.88	29.84	626.72
603-453-007	84131 FIESTA RD	1	596.88	29.84	626.72
603-453-008	84119 FIESTA RD	1	596.88	29.84	626.72
603-453-009	84099 FIESTA RD	1	596.88	29.84	626.72
603-453-010	84095 FIESTA RD	1	596.88	29.84	626.72
603-453-011	84083 FIESTA RD	1	596.88	29.84	626.72
603-453-012	84071 FIESTA RD	1	596.88	29.84	626.72
603-453-013	84059 FIESTA RD	1	596.88	29.84	626.72
603-453-014	84047 FIESTA RD	1	596.88	29.84	626.72
603-453-015	84035 FIESTA RD	1	596.88	29.84	626.72
603-453-016	84023 FIESTA RD	1	596.88	29.84	626.72
603-453-018	84014 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-019	84026 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-020	84038 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-021	84050 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-022	84063 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-023	84074 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-024	84086 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-025	84098 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-026	84112 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-027	84124 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-028	84136 MAGNOLIA ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
603-453-029	84148 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-030	84160 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-031	84172 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-032	84184 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-001	84185 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-002	84181 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-003	84169 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-004	84157 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-005	84145 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-006	84133 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-007	84121 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-008	84101 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-009	84097 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-010	84085 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-011	84073 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-012	84061 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-013	84049 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-014	84037 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-015	84025 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-016	84016 CALENDULA AVE	1	596.88	29.84	626.72
603-454-017	84028 CALENDULA AVE	1	596.88	29.84	626.72
603-454-018	84040 CALENDULA AVE	1	596.88	29.84	626.72
603-454-019	84052 CALENDULA AVE	1	596.88	29.84	626.72
603-454-020	84064 CALENDULA AVE	1	596.88	29.84	626.72
603-454-021	84076 CALENDULA AVE	1	596.88	29.84	626.72
603-454-022	84088 CALENDULA AVE	1	596.88	29.84	626.72
603-454-023	84100 CALENDULA AVE	1	596.88	29.84	626.72
603-454-024	84114 CALENDULA AVE	1	596.88	29.84	626.72
603-454-025	84126 CALENDULA AVE	1	596.88	29.84	626.72
603-454-026	84138 CALENDULA AVE	1	596.88	29.84	626.72
603-454-027	84150 CALENDULA AVE	1	596.88	29.84	626.72
603-454-028	84162 CALENDULA AVE	1	596.88	29.84	626.72
603-454-029	84174 CALENDULA AVE	1	596.88	29.84	626.72
603-454-030	84186 CALENDULA AVE	1	596.88	29.84	626.72
603-455-001	49223 SUMMER ST	1	596.88	29.84	626.72
603-455-002	49235 SUMMER ST	1	596.88	29.84	626.72
603-455-003	49247 SUMMER ST	1	596.88	29.84	626.72
603-455-004	49259 SUMMER ST	1	596.88	29.84	626.72
603-455-005	49271 SUMMER ST	1	596.88	29.84	626.72
603-455-006	49283 SUMMER ST	1	596.88	29.84	626.72
603-455-007	49295 SUMMER ST	1	596.88	29.84	626.72
603-455-009	84023 CALENDULA AVE	1	596.88	29.84	626.72
603-455-010	84035 CALENDULA AVE	1	596.88	29.84	626.72
603-455-011	84047 CALENDULA AVE	1	596.88	29.84	626.72
603-455-012	84059 CALENDULA AVE	1	596.88	29.84	626.72
603-455-013	84071 CALENDULA AVE	1	596.88	29.84	626.72
603-455-014	84083 CALENDULA AVE	1	596.88	29.84	626.72
603-455-015	84095 CALENDULA AVE	1	596.88	29.84	626.72
603-455-016	84099 CALENDULA AVE	1	596.88	29.84	626.72
603-455-017	84119 CALENDULA AVE	1	596.88	29.84	626.72
603-455-018	84131 CALENDULA AVE	1	596.88	29.84	626.72
603-455-019	84143 CALENDULA AVE	1	596.88	29.84	626.72
603-455-020	84155 CALENDULA AVE	1	596.88	29.84	626.72
603-455-021	84167 CALENDULA AVE	1	596.88	29.84	626.72
603-455-022	84179 CALENDULA AVE	1	596.88	29.84	626.72
603-455-023	84183 CALENDULA AVE	1	596.88	29.84	626.72
603-490-003	84501 GUITRON ST	1	596.88	29.84	626.72
603-490-004	84511 CALLE GUITRON	1	596.88	29.84	626.72
603-490-005	84521 CALLE GUITRON	1	596.88	29.84	626.72
603-490-006	84531 CALLE GUITRON	1	596.88	29.84	626.72
603-490-007	84541 CALLE GUITRON	1	596.88	29.84	626.72
603-490-008	84551 CALLE GUITRON	1	596.88	29.84	626.72
603-490-009	84561 CALLE GUITRON	1	596.88	29.84	626.72
603-490-010	84571 GUITRON ST	1	596.88	29.84	626.72
603-490-011	84581 CALLE GUITRON	1	596.88	29.84	626.72
603-490-012	84591 CALLE GUITRON	1	596.88	29.84	626.72
603-490-013	84601 CALLE GUITRON	1	596.88	29.84	626.72
603-490-014	84611 CALLE GUITRON	1	596.88	29.84	626.72
603-490-015	84621 CALLE GUITRON	1	596.88	29.84	626.72
603-490-016	84631 CALLE GUITRON	1	596.88	29.84	626.72
603-490-017	84641 CALLE GUITRON	1	596.88	29.84	626.72
603-490-018	84651 CALLE GUITRON	1	596.88	29.84	626.72
603-490-019	84661 CALLE GUITRON	1	596.88	29.84	626.72
603-490-020	84671 CALLE GUITRON	1	596.88	29.84	626.72
603-490-021	84681 CALLE GUITRON	1	596.88	29.84	626.72
603-491-001	84528 GUITRON ST	1	596.88	29.84	626.72
603-491-002	84538 GUITRON ST	1	596.88	29.84	626.72
603-491-003	84548 GUITRON ST	1	596.88	29.84	626.72
603-491-004	84558 GUITRON ST	1	596.88	29.84	626.72
603-491-005	84568 GUITRON ST	1	596.88	29.84	626.72
603-491-006	84578 GUITRON ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
603-491-007	84588 GUITRON ST	1	596.88	29.84	626.72
603-491-008	84598 GUITRON ST	1	596.88	29.84	626.72
603-491-009	84608 GUITRON ST	1	596.88	29.84	626.72
603-491-010	84618 GUITRON ST	1	596.88	29.84	626.72
603-491-011	84628 GUITRON ST	1	596.88	29.84	626.72
603-491-012	84638 GUITRON ST	1	596.88	29.84	626.72
603-491-013	84648 GUITRON ST	1	596.88	29.84	626.72
603-491-014	84658 GUITRON ST	1	596.88	29.84	626.72
603-491-015	84668 GUITRON ST	1	596.88	29.84	626.72
603-491-016	84671 ROMERO ST	1	596.88	29.84	626.72
603-491-017	84661 ROMERO ST	1	596.88	29.84	626.72
603-491-018	84651 ROMERO ST	1	596.88	29.84	626.72
603-491-019	84641 ROMERO ST	1	596.88	29.84	626.72
603-491-020	84631 ROMERO ST	1	596.88	29.84	626.72
603-491-021	84621 ROMERO ST	1	596.88	29.84	626.72
603-491-022	84611 ROMERO ST	1	596.88	29.84	626.72
603-491-023	84599 ROMERO ST	1	596.88	29.84	626.72
603-491-024	84589 ROMERO ST	1	596.88	29.84	626.72
603-491-025	84579 ROMERO ST	1	596.88	29.84	626.72
603-491-026	84569 ROMERO ST	1	596.88	29.84	626.72
603-491-027	84559 ROMERO ST	1	596.88	29.84	626.72
603-491-028	84549 ROMERO ST	1	596.88	29.84	626.72
603-491-029	84539 ROMERO ST	1	596.88	29.84	626.72
603-491-030	84529 ROMERO ST	1	596.88	29.84	626.72
603-492-001	49561 REYES ST	1	596.88	29.84	626.72
603-492-002	49551 REYES ST	1	596.88	29.84	626.72
603-492-003	49541 REYES ST	1	596.88	29.84	626.72
603-492-004	49531 REYES ST	1	596.88	29.84	626.72
603-492-005	49521 REYES ST	1	596.88	29.84	626.72
603-492-006	84520 ROMERO ST	1	596.88	29.84	626.72
603-492-007	84530 ROMERO ST	1	596.88	29.84	626.72
603-492-008	84540 ROMERO ST	1	596.88	29.84	626.72
603-492-009	84550 ROMERO ST	1	596.88	29.84	626.72
603-492-010	84560 ROMERO ST	1	596.88	29.84	626.72
603-492-011	84570 ROMERO ST	1	596.88	29.84	626.72
603-492-012	84580 ROMERO ST	1	596.88	29.84	626.72
603-492-013	84590 ROMERO ST	1	596.88	29.84	626.72
603-492-014	84600 ROMERO ST	1	596.88	29.84	626.72
603-492-015	84610 ROMERO ST	1	596.88	29.84	626.72
603-492-016	84620 ROMERO ST	1	596.88	29.84	626.72
603-492-017	84630 ROMERO ST	1	596.88	29.84	626.72
603-492-018	84640 ROMERO ST	1	596.88	29.84	626.72
603-492-019	84650 ROMERO ST	1	596.88	29.84	626.72
603-492-020	84660 ROMERO ST	1	596.88	29.84	626.72
603-492-021	84670 ROMERO ST	1	596.88	29.84	626.72
603-492-022	84680 ROMERO ST	1	596.88	29.84	626.72
603-492-023	49520 NIETO ST	1	596.88	29.84	626.72
603-492-024	49530 NIETO ST	1	596.88	29.84	626.72
603-492-025	49540 NIETO ST	1	596.88	29.84	626.72
603-492-026	49550 NIETO ST	1	596.88	29.84	626.72
603-492-027	49560 NIETO ST	1	596.88	29.84	626.72
603-501-001	84263 CALENDULA AVE	1	596.88	29.84	626.72
603-501-002	84275 CALENDULA AVE	1	596.88	29.84	626.72
603-501-003		1	596.88	29.84	626.72
603-501-004	84299 CALENDULA AVE	1	596.88	29.84	626.72
603-501-005	84311 CALENDULA AVE	1	596.88	29.84	626.72
603-501-006	84323 CALENDULA AVE	1	596.88	29.84	626.72
603-501-007	49405 ORQUIDEA LN	1	596.88	29.84	626.72
603-501-008	84347 CALENDULA AVE	1	596.88	29.84	626.72
603-501-009	84359 CALENDULA AVE	1	596.88	29.84	626.72
603-501-010	84371 CALENDULA AVE	1	596.88	29.84	626.72
603-501-011		1	596.88	29.84	626.72
603-501-012	84395 CALENDULA AVE	1	596.88	29.84	626.72
603-501-013	84407 CALENDULA AVE	1	596.88	29.84	626.72
603-501-014	84419 CALENDULA AVE	1	596.88	29.84	626.72
603-501-015	84431 CALENDULA AVE	1	596.88	29.84	626.72
603-501-016	84445 CALENDULA AVE	1	596.88	29.84	626.72
603-501-017	84455 CALENDULA AVE	1	596.88	29.84	626.72
603-502-001	49255 JAZMIN ST	1	596.88	29.84	626.72
603-502-002	49285 JAZMIN ST	1	596.88	29.84	626.72
603-502-003	49315 JAZMIN ST	1	596.88	29.84	626.72
603-502-004	49345 JAZMIN ST	1	596.88	29.84	626.72
603-502-005	49375 JAZMIN ST	1	596.88	29.84	626.72
603-502-006	49405 JAZMIN ST	1	596.88	29.84	626.72
603-502-007	49435 JAZMIN ST	1	596.88	29.84	626.72
603-502-008	49465 JAZMIN ST	1	596.88	29.84	626.72
603-503-001	49250 JAZMIN ST	1	596.88	29.84	626.72
603-503-002	49280 JAZMIN ST	1	596.88	29.84	626.72
603-503-003	49310 JAZMIN ST	1	596.88	29.84	626.72
603-503-004		1	596.88	29.84	626.72
603-503-005	49370 JAZMIN ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
603-503-006		1	596.88	29.84	626.72
603-503-007	49430 JAZMIN ST	1	596.88	29.84	626.72
603-503-008	49460 JAZMIN ST	1	596.88	29.84	626.72
603-503-009	49465 TULIPAN ST	1	596.88	29.84	626.72
603-503-010	49435 TULIPAN ST	1	596.88	29.84	626.72
603-503-011	49405 TULIPAN ST	1	596.88	29.84	626.72
603-503-012		1	596.88	29.84	626.72
603-503-013	49345 TULIPAN ST	1	596.88	29.84	626.72
603-503-014		1	596.88	29.84	626.72
603-503-015		1	596.88	29.84	626.72
603-503-016	49255 TULIPAN ST	1	596.88	29.84	626.72
603-504-001	49250 TULIPAN ST	1	596.88	29.84	626.72
603-504-002	49280 TULIPAN ST	1	596.88	29.84	626.72
603-504-003	49310 TULIPAN ST	1	596.88	29.84	626.72
603-504-004	49340 TULIPAN ST	1	596.88	29.84	626.72
603-504-005	49370 TULIPAN ST	1	596.88	29.84	626.72
603-504-006	49400 TULIPAN ST	1	596.88	29.84	626.72
603-504-007	49430 TULIPAN ST	1	596.88	29.84	626.72
603-504-008	49460 TULIPAN ST	1	596.88	29.84	626.72
603-504-009	49465 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-010	49435 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-011	49405 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-012	49375 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-013	49345 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-014	49315 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-015	49285 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-016	84581 PASEO LAREDO	1	596.88	29.84	626.72
603-504-017	49340 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-018		1	596.88	29.84	626.72
603-504-019	49400 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-020	49430 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-021	49460 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-022	49465 NARCISO LN	1	596.88	29.84	626.72
603-504-023	49435 NARCISO LN	1	596.88	29.84	626.72
603-504-024	49405 NARCISO LN	1	596.88	29.84	626.72
603-504-025	49375 NARCISO LN	1	596.88	29.84	626.72
603-504-026	49345 NARCISO LN	1	596.88	29.84	626.72
603-504-027	84419 AMAPOLA ST	1	596.88	29.84	626.72
603-504-028	84443 AMAPOLA LN	1	596.88	29.84	626.72
603-504-029	49370 NARCISO LN	1	596.88	29.84	626.72
603-504-030	49400 NARCISO LN	1	596.88	29.84	626.72
603-504-031	49430 NARCISO LN	1	596.88	29.84	626.72
603-504-033	49460 NARCISO LN	1	596.88	29.84	626.72
603-504-035	49305 HIBISCO ST	1	596.88	29.84	626.72
603-504-036	49287 HIBISCO ST	1	596.88	29.84	626.72
603-504-037	49403 HIBISCO ST	1	596.88	29.84	626.72
603-504-038	49387 HIBISCO ST	1	596.88	29.84	626.72
603-504-039	49371 HIBISCO ST	1	596.88	29.84	626.72
603-504-040	49363 HIBISCO ST	1	596.88	29.84	626.72
603-504-041	49347 HIBISCO ST	1	596.88	29.84	626.72
603-504-042	49321 HIBISCO ST	1	596.88	29.84	626.72
603-505-002	49270 HIBISCO ST	1	596.88	29.84	626.72
603-505-003	86 HIBISCO ST	1	596.88	29.84	626.72
603-505-004	49304 HIBISCO ST	1	596.88	29.84	626.72
603-505-005		1	596.88	29.84	626.72
603-505-006	49338 HIBISCO ST	1	596.88	29.84	626.72
603-505-007	49354 HIBISCO ST	1	596.88	29.84	626.72
603-505-008	49452 HIBISCO ST	1	596.88	29.84	626.72
603-505-009	49436 HIBISCO ST	1	596.88	29.84	626.72
603-505-010	49420 HIBISCO ST	1	596.88	29.84	626.72
603-505-011	49404 HIBISCO ST	1	596.88	29.84	626.72
603-505-012	49386 HIBISCO ST	1	596.88	29.84	626.72
603-505-013	49370 HIBISCO ST	1	596.88	29.84	626.72
603-511-001	84503 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-002	84513 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-003	84523 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-004	84533 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-005	84543 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-006	84553 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-007	84563 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-008	84573 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-009	84583 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-010	84593 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-011	84603 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-012	84613 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-013	84623 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-014	84633 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-015	84643 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-016	84653 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-017	84663 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-018	84673 LAS LUNAS AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
603-511-020	49152 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-021	49142 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-022	49132 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-023	49122 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-024	49112 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-025	49102 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-026	49092 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-027	49082 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-028	49072 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-001	49073 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-002	49083 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-003	49093 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-004	49103 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-005	49113 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-006	49123 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-007	49133 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-008	49143 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-009	49153 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-011	49150 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-012	49140 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-013	49130 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-014	49120 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-015	49110 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-016	49100 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-017	49090 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-018	49080 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-019	49070 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-020	49071 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-021	49081 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-022	49091 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-023	49101 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-024	49111 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-025	49121 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-026	49131 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-027	49141 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-028	49151 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-029	49154 MESA CT	1	596.88	29.84	626.72
603-512-030	49144 MESA CT	1	596.88	29.84	626.72
603-512-031	49134 MESA CT	1	596.88	29.84	626.72
603-512-032	49124 MESA CT	1	596.88	29.84	626.72
603-512-033	49114 MESA CT	1	596.88	29.84	626.72
603-512-034	49104 MESA CT	1	596.88	29.84	626.72
603-512-035	49094 MESA CT	1	596.88	29.84	626.72
603-512-036	49084 MESA CT	1	596.88	29.84	626.72
603-512-037	49074 MESA CT	1	596.88	29.84	626.72
603-512-038	49075 MESA CT	1	596.88	29.84	626.72
603-512-039	49085 MESA CT	1	596.88	29.84	626.72
603-512-040	49095 MESA CT	1	596.88	29.84	626.72
603-512-041	49105 MESA CT	1	596.88	29.84	626.72
603-512-042	49115 MESA CT	1	596.88	29.84	626.72
603-512-043	49125 MESA CT	1	596.88	29.84	626.72
603-512-044	49135 MESA CT	1	596.88	29.84	626.72
603-512-045	49145 MESA CT	1	596.88	29.84	626.72
603-512-046	49155 MESA CT	1	596.88	29.84	626.72
603-512-047	49148 SEDONA CT	1	596.88	29.84	626.72
603-512-048	49138 SEDONA CT	1	596.88	29.84	626.72
603-512-049	49128 SEDONA CT	1	596.88	29.84	626.72
603-512-050	49118 SEDONA CT	1	596.88	29.84	626.72
603-512-051	49108 SEDONA CT	1	596.88	29.84	626.72
603-512-052	49098 SEDONA CT	1	596.88	29.84	626.72
603-512-053	49088 SEDONA CT	1	596.88	29.84	626.72
603-512-054	49078 SEDONA CT	1	596.88	29.84	626.72
603-512-055	49068 SEDONA CT	1	596.88	29.84	626.72
603-512-056	49067 SEDONA CT	1	596.88	29.84	626.72
603-512-057	49077 SEDONA CT	1	596.88	29.84	626.72
603-512-058	49087 SEDONA CT	1	596.88	29.84	626.72
603-512-059	49097 SEDONA CT	1	596.88	29.84	626.72
603-512-060	49107 SEDONA CT	1	596.88	29.84	626.72
603-512-061	49117 SEDONA CT	1	596.88	29.84	626.72
603-512-062	49127 SEDONA CT	1	596.88	29.84	626.72
603-512-063	49137 SEDONA CT	1	596.88	29.84	626.72
603-512-064	49147 SEDONA CT	1	596.88	29.84	626.72
603-520-001	84311 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-520-002	84321 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-520-003	84331 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-520-004	84341 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-520-005	84351 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-520-006	84361 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-520-007	84371 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-521-001	84116 AVENIDA NERIUM	1	596.88	29.84	626.72
603-521-002	84112 AVENIDA NERIUM	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
603-521-003	84108 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-001	84104 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-002	84100 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-003	84096 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-004	84092 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-005	84088 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-006	84084 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-007	48487 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-008	48509 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-009	48531 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-010	48553 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-011	48575 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-012	48597 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-013	48619 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-014	48641 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-015	48663 CALLE CARMELLO	1	596.88	29.84	626.72
603-523-001	48685 CALLE CARMELLO	1	596.88	29.84	626.72
603-523-002	48707 CALLE CARMELLO	1	596.88	29.84	626.72
603-523-003	48729 CALLE CARMELLO	1	596.88	29.84	626.72
603-523-004	48751 CALLE CARMELLO	1	596.88	29.84	626.72
603-523-005	48773 CALLE CARMELLO	1	596.88	29.84	626.72
603-523-006	84291 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-523-007	84301 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-001	84368 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-002	84358 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-003	84348 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-004	84338 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-005	84328 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-006	84318 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-007	84308 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-008	84298 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-009	84097 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-010	84101 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-011	84105 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-012	84109 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-013	84111 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-014	84115 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-015	84119 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-016	84121 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-001	84124 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-002	84120 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-003	84116 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-004	84112 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-005	84108 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-006	84104 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-007	84100 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-008	84096 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-009	84095 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-010	84099 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-011	84103 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-012	84107 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-013	84111 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-014	84115 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-015	84119 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-016	84121 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-001	84122 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-002	84118 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-003	84114 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-004	84110 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-005	84106 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-006	84102 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-007	84098 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-008	84094 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-009	84093 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-010	84097 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-011	84101 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-012	84105 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-013	84109 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-014	84113 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-015	84117 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-016	84121 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-001	84381 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-002	84391 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-003	84401 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-004	84411 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-005	84421 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-006	84431 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-007	84441 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-008	48774 CALLE CANTARA	1	596.88	29.84	626.72
603-530-009	48752 CALLE CANTARA	1	596.88	29.84	626.72
603-530-010	48730 CALLE CANTARA	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
603-530-011	48708 CALLE CANTARA	1	596.88	29.84	626.72
603-530-012	48686 CALLE CANTARA	1	596.88	29.84	626.72
603-530-013	48664 CALLE CANTARA	1	596.88	29.84	626.72
603-530-014	48642 CALLE CANTARA	1	596.88	29.84	626.72
603-530-015	48620 CALLE CANTARA	1	596.88	29.84	626.72
603-530-016	48598 CALLE CANTARA	1	596.88	29.84	626.72
603-530-017	48576 CALLE CANTARA	1	596.88	29.84	626.72
603-530-018	48554 CALLE CANTARA	1	596.88	29.84	626.72
603-530-019	48532 CALLE CANTARA	1	596.88	29.84	626.72
603-530-020	48510 CALLE CANTARA	1	596.88	29.84	626.72
603-530-021	48488 CALLE CANTARA	1	596.88	29.84	626.72
603-530-022	48466 CALLE CANTARA	1	596.88	29.84	626.72
603-530-023	84152 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-024	84148 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-025	84144 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-026	84140 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-027	84136 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-028	84132 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-029	84128 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-030	84124 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-031	84120 AVENIDA NERIUM	1	596.88	29.84	626.72
603-531-001	48487 CALLE CANTARA	1	596.88	29.84	626.72
603-531-002	48509 CALLE CANTARA	1	596.88	29.84	626.72
603-531-003	48531 CALLE CANTARA	1	596.88	29.84	626.72
603-531-004	48553 CALLE CANTARA	1	596.88	29.84	626.72
603-531-005	48575 CALLE CANTARA	1	596.88	29.84	626.72
603-531-006	48597 CALLE CANTARA	1	596.88	29.84	626.72
603-531-007	48619 CALLE CANTARA	1	596.88	29.84	626.72
603-531-008	48641 CALLE CANTARA	1	596.88	29.84	626.72
603-531-009	48663 CALLE CANTARA	1	596.88	29.84	626.72
603-531-010	48685 CALLE CANTARA	1	596.88	29.84	626.72
603-531-011	48707 CALLE CANTARA	1	596.88	29.84	626.72
603-531-012	48729 CALLE CANTARA	1	596.88	29.84	626.72
603-531-013	48751 CALLE CANTARA	1	596.88	29.84	626.72
603-531-014	48752 CALLE ELDARICA	1	596.88	29.84	626.72
603-531-015	48730 CALLE ELDARICA	1	596.88	29.84	626.72
603-531-016	48708 CALLE ELDARICA	1	596.88	29.84	626.72
603-531-017	48686 CALLE ELDARICA	1	596.88	29.84	626.72
603-531-018	48664 CALLE ELDARICA	1	596.88	29.84	626.72
603-531-019	48644 CALLE ELDARICA	1	596.88	29.84	626.72
603-531-020	48622 CALLE ELDARICA	1	596.88	29.84	626.72
603-531-021	48600 CALLE ELDARICA	1	596.88	29.84	626.72
603-531-022	48578 CALLE ELDARICA	1	596.88	29.84	626.72
603-531-023	48556 CALLE ELDARICA	1	596.88	29.84	626.72
603-531-024	48534 CALLE ELDARICA	1	596.88	29.84	626.72
603-531-025	48512 CALLE ELDARICA	1	596.88	29.84	626.72
603-531-026	48490 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-001	48489 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-002	48511 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-003	48533 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-004	48555 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-005	48577 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-006	48599 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-007	48621 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-008	48643 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-009	48665 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-010	48687 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-011	48709 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-012	48731 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-013	48753 CALLE ELDARICA	1	596.88	29.84	626.72
603-532-014	48756 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-015	48734 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-016	48712 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-017	48690 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-018	48668 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-019	48646 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-020	48624 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-021	48602 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-022	48580 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-023	48558 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-024	48536 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-025	48514 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-026	48492 CALLE TECOMARIA	1	596.88	29.84	626.72
603-540-001	49624 SABAL CT	1	596.88	29.84	626.72
603-540-002	49636 SABAL CT	1	596.88	29.84	626.72
603-540-003	49648 SABAL CT	1	596.88	29.84	626.72
603-540-004	49653 SABAL CT	1	596.88	29.84	626.72
603-540-005	49641 SABAL CT	1	596.88	29.84	626.72
603-540-006	49629 SABAL CT	1	596.88	29.84	626.72
603-540-007	49617 SABAL CT	1	596.88	29.84	626.72
603-540-008	49605 SABAL CT	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
603-540-009	49608 KENTIA CT	1	596.88	29.84	626.72
603-540-010	49620 KENTIA CT	1	596.88	29.84	626.72
603-540-011	49632 KENTIA CT	1	596.88	29.84	626.72
603-540-012	49644 KENTIA CT	1	596.88	29.84	626.72
603-540-013	49656 KENTIA CT	1	596.88	29.84	626.72
603-540-014	49655 KENTIA CT	1	596.88	29.84	626.72
603-540-015	49643 KENTIA CT	1	596.88	29.84	626.72
603-540-016	49631 KENTIA CT	1	596.88	29.84	626.72
603-540-017	49619 KENTIA CT	1	596.88	29.84	626.72
603-540-018	49607 KENTIA CT	1	596.88	29.84	626.72
603-540-021	49610 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-022	49622 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-023	49634 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-024	49646 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-025	49658 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-026	49657 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-027	49645 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-028	49633 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-029	49621 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-030	49609 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-031	49612 PHOENIX AVE	1	596.88	29.84	626.72
603-540-032	49624 PHOENIX AVE	1	596.88	29.84	626.72
603-540-033	49634 PHOENIX AVE	1	596.88	29.84	626.72
603-540-034	49646 PHOENIX AVE	1	596.88	29.84	626.72
603-540-035	84437 PHOENIX AVE	1	596.88	29.84	626.72
603-540-036	84425 PHOENIX AVE	1	596.88	29.84	626.72
603-540-037	84413 PHOENIX AVE	1	596.88	29.84	626.72
603-540-038	84401 PHOENIX AVE	1	596.88	29.84	626.72
603-540-039	84389 PHOENIX AVE	1	596.88	29.84	626.72
603-540-040	84377 PHOENIX AVE	1	596.88	29.84	626.72
603-541-001	49611 PHOENIX AVE	1	596.88	29.84	626.72
603-541-002	49623 PHOENIX AVE	1	596.88	29.84	626.72
603-541-003	84426 PHOENIX AVE	1	596.88	29.84	626.72
603-541-004	84414 PHOENIX AVE	1	596.88	29.84	626.72
603-550-001	84390 PHOENIX AVE	1	596.88	29.84	626.72
603-550-002	84378 PHOENIX AVE	1	596.88	29.84	626.72
603-550-003	84366 PHOENIX CT	1	596.88	29.84	626.72
603-550-004	84354 PHOENIX CT	1	596.88	29.84	626.72
603-550-005	84342 PHOENIX CT	1	596.88	29.84	626.72
603-550-006	84330 PHOENIX CT	1	596.88	29.84	626.72
603-550-007	84318 PHOENIX CT	1	596.88	29.84	626.72
603-550-008	84306 PHOENIX CT	1	596.88	29.84	626.72
603-550-009	84294 PHOENIX CT	1	596.88	29.84	626.72
603-550-010	84282 PHOENIX CT	1	596.88	29.84	626.72
603-550-011	84295 PHOENIX CT	1	596.88	29.84	626.72
603-550-012	84307 PHOENIX CT	1	596.88	29.84	626.72
603-550-013	84317 PHOENIX CT	1	596.88	29.84	626.72
603-550-014	84329 PHOENIX CT	1	596.88	29.84	626.72
603-550-015	84341 PHOENIX CT	1	596.88	29.84	626.72
603-550-016	84353 PHOENIX CT	1	596.88	29.84	626.72
603-550-017	84365 PHOENIX CT	1	596.88	29.84	626.72
603-550-018	84364 RHAPIS CT	1	596.88	29.84	626.72
603-550-019	84352 RHAPIS CT	1	596.88	29.84	626.72
603-550-020	84340 RHAPIS CT	1	596.88	29.84	626.72
603-550-021	84328 RHAPIS CT	1	596.88	29.84	626.72
603-550-022	84316 RHAPIS CT	1	596.88	29.84	626.72
603-550-023	84304 RHAPIS CT	1	596.88	29.84	626.72
603-550-024	84292 RHAPIS CT	1	596.88	29.84	626.72
603-550-025	84280 RHAPIS CT	1	596.88	29.84	626.72
603-550-026	84285 RHAPIS CT	1	596.88	29.84	626.72
603-550-027	84303 RHAPIS CT	1	596.88	29.84	626.72
603-550-028	84315 RHAPIS CT	1	596.88	29.84	626.72
603-550-029	84327 RHAPIS CT	1	596.88	29.84	626.72
603-550-030	84339 RHAPIS CT	1	596.88	29.84	626.72
603-550-031	84351 RHAPIS CT	1	596.88	29.84	626.72
603-550-032	84363 RHAPIS CT	1	596.88	29.84	626.72
603-550-033	84362 QUEEN ST	1	596.88	29.84	626.72
603-550-034	84350 QUEEN ST	1	596.88	29.84	626.72
603-550-035	84338 QUEEN ST	1	596.88	29.84	626.72
603-550-036	84326 QUEEN ST	1	596.88	29.84	626.72
603-550-037	84314 QUEEN ST	1	596.88	29.84	626.72
603-550-038	84302 QUEEN ST	1	596.88	29.84	626.72
603-550-039	84299 QUEEN ST	1	596.88	29.84	626.72
603-550-040	84311 QUEEN ST	1	596.88	29.84	626.72
603-550-041	84323 QUEEN ST	1	596.88	29.84	626.72
603-550-042	84335 QUEEN ST	1	596.88	29.84	626.72
603-550-043	84347 QUEEN ST	1	596.88	29.84	626.72
603-550-044	84359 QUEEN ST	1	596.88	29.84	626.72
603-550-045	84360 KING CT	1	596.88	29.84	626.72
603-550-046	84348 KING ST	1	596.88	29.84	626.72
603-550-047	84336 KING CT	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
603-550-048	84324 KING CT	1	596.88	29.84	626.72
603-550-049	84312 KING CT	1	596.88	29.84	626.72
603-550-050	84300 KING CT	1	596.88	29.84	626.72
603-550-051	84301 KING CT	1	596.88	29.84	626.72
603-550-052	84313 KING CT	1	596.88	29.84	626.72
603-550-053	84325 KING CT	1	596.88	29.84	626.72
603-550-054	84337 KING CT	1	596.88	29.84	626.72
603-550-055	84349 KING CT	1	596.88	29.84	626.72
603-550-056	84361 KING CT	1	596.88	29.84	626.72
603-550-057	84358 ROYAL CT	1	596.88	29.84	626.72
603-550-058	84346 ROYAL CT	1	596.88	29.84	626.72
603-550-059	84334 ROYAL CT	1	596.88	29.84	626.72
603-550-060	84322 ROYAL CT	1	596.88	29.84	626.72
603-550-061	84310 ROYAL CT	1	596.88	29.84	626.72
603-550-062	84298 ROYAL CT	1	596.88	29.84	626.72
603-550-063	84299 ROYAL CT	1	596.88	29.84	626.72
603-550-064	84311 ROYAL CT	1	596.88	29.84	626.72
603-550-065	84323 ROYAL CT	1	596.88	29.84	626.72
603-550-066	84335 ROYAL CT	1	596.88	29.84	626.72
603-550-067	84347 ROYAL CT	1	596.88	29.84	626.72
603-550-068	84359 ROYAL CT	1	596.88	29.84	626.72
603-551-001	49636 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-002	49660 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-003	49684 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-004	49708 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-005	49732 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-006	49756 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-007	49780 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-008	49804 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-009		1	596.88	29.84	626.72
603-551-010	49852 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-011	49876 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-012	49900 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-013	49924 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-014	49948 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-015	49972 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-016	49996 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-560-001	49898 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-002	49860 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-003	49822 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-004	49784 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-005	49746 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-006	49708 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-007	49670 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-008	49632 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-009	49594 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-010	49953 CORTE MOLINO	1	596.88	29.84	626.72
603-560-011	49631 CORTE MOLINO	1	596.88	29.84	626.72
603-560-012	49699 CORTE MOLINO	1	596.88	29.84	626.72
603-560-013	49707 CORTE MOLINO	1	596.88	29.84	626.72
603-560-014	49706 CORTE MOLINO	1	596.88	29.84	626.72
603-560-015	49668 CORTE MOLINO	1	596.88	29.84	626.72
603-560-016	49630 CORTE MOLINO	1	596.88	29.84	626.72
603-560-017	49592 CORTE MOLINO	1	596.88	29.84	626.72
603-560-018	49591 CALLE QUINTERRA	1	596.88	29.84	626.72
603-560-019	49629 CALLE QUINTERRA	1	596.88	29.84	626.72
603-560-020	49667 CALLE QUINTERRA	1	596.88	29.84	626.72
603-560-021	49705 CALLE QUINTERRA	1	596.88	29.84	626.72
603-560-022	49743 CALLE QUINTERRA	1	596.88	29.84	626.72
603-560-023	84364 CORTE SANTOS	1	596.88	29.84	626.72
603-560-024	84352 CORTE SANTOS	1	596.88	29.84	626.72
603-560-025	84340 CORTE SANTOS	1	596.88	29.84	626.72
603-560-026	84328 CORTE SANTOS	1	596.88	29.84	626.72
603-560-027	84327 CORTE SANTOS	1	596.88	29.84	626.72
603-560-028	84339 CORTE SANTOS	1	596.88	29.84	626.72
603-560-029	84351 CORTE SANTOS	1	596.88	29.84	626.72
603-560-030	84363 CORTE SANTOS	1	596.88	29.84	626.72
603-561-001	84402 REDONDO NORTE	1	596.88	29.84	626.72
603-561-002	84390 REDONDO NORTE	1	596.88	29.84	626.72
603-561-003	84378 REDONDO NORTE	1	596.88	29.84	626.72
603-561-004	84366 REDONDO NORTE	1	596.88	29.84	626.72
603-561-005	84354 REDONDO NORTE	1	596.88	29.84	626.72
603-561-006	84342 REDONDO NORTE	1	596.88	29.84	626.72
603-561-007	84330 REDONDO NORTE	1	596.88	29.84	626.72
603-561-008	84318 REDONDO NORTE	1	596.88	29.84	626.72
603-561-009	84306 REDONDO NORTE	1	596.88	29.84	626.72
603-561-010	84294 REDONDO NORTE	1	596.88	29.84	626.72
603-561-011	49519 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-012	49557 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-013	49595 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-014	49633 REDONDO PONIENTE	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
603-561-015	49671 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-016	49709 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-017	49747 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-018	49785 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-019	49823 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-020	49861 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-021	49899 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-022	49937 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-023	49971 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-024	84293 REDONDO SUR	1	596.88	29.84	626.72
603-561-025	84305 REDONDO SUR	1	596.88	29.84	626.72
603-561-026	84317 REDONDO SUR	1	596.88	29.84	626.72
603-561-027	84329 REDONDO SUR	1	596.88	29.84	626.72
603-561-028	84341 REDONDO SUR	1	596.88	29.84	626.72
603-561-029	84353 REDONDO SUR	1	596.88	29.84	626.72
603-561-030	84365 REDONDO SUR	1	596.88	29.84	626.72
603-570-001	49896 CALLE QUINTERRA	1	596.88	29.84	626.72
603-570-002	49858 CALLE QUINTERRA	1	596.88	29.84	626.72
603-570-003	49820 CALLE QUINTERRA	1	596.88	29.84	626.72
603-570-004	49782 CALLE QUINTERRA	1	596.88	29.84	626.72
603-570-005	49744 CALLE QUINTERRA	1	596.88	29.84	626.72
603-570-006	84414 CORTE LORETO	1	596.88	29.84	626.72
603-570-007	84413 CORTE LORETO	1	596.88	29.84	626.72
603-570-008	84425 CORTE LORETO	1	596.88	29.84	626.72
603-570-009	84437 CORTE LORETO	1	596.88	29.84	626.72
603-570-010	84449 CORTE LORETO	1	596.88	29.84	626.72
603-570-011	84450 CORTE LORETO	1	596.88	29.84	626.72
603-570-012	84438 CORTE LORETO	1	596.88	29.84	626.72
603-570-013	84426 CORTE LORETO	1	596.88	29.84	626.72
603-570-014	49897 CORTE PERCEBE	1	596.88	29.84	626.72
603-570-015	49859 CORTE PERCEBE	1	596.88	29.84	626.72
603-570-016	49821 CORTE PERCEBE	1	596.88	29.84	626.72
603-570-017	49783 CORTE PERCEBE	1	596.88	29.84	626.72
603-570-018	49820 CORTE PERCEBE	1	596.88	29.84	626.72
603-570-019	49858 CORTE PERCEBE	1	596.88	29.84	626.72
603-570-020	49896 CORTE PERCEBE	1	596.88	29.84	626.72
603-570-021	49899 REDONDO ESTE	1	596.88	29.84	626.72
603-570-022	49861 REDONDO ESTE	1	596.88	29.84	626.72
603-570-023	49823 REDONDO ESTE	1	596.88	29.84	626.72
603-570-024	49785 REDONDO ESTE	1	596.88	29.84	626.72
603-570-025	49745 REDONDO ESTE	1	596.88	29.84	626.72
603-570-026	49711 REDONDO ESTE	1	596.88	29.84	626.72
603-570-027	49673 REDONDO ESTE	1	596.88	29.84	626.72
603-570-028	49635 REDONDO ESTE	1	596.88	29.84	626.72
603-570-029	49597 REDONDO ESTE	1	596.88	29.84	626.72
603-571-001	49710 REDONDO ESTE	1	596.88	29.84	626.72
603-571-002	49672 REDONDO ESTE	1	596.88	29.84	626.72
603-571-003	49634 REDONDO ESTE	1	596.88	29.84	626.72
603-571-004	49596 REDONDO ESTE	1	596.88	29.84	626.72
603-571-005	49558 REDONDO ESTE	1	596.88	29.84	626.72
603-571-006	84498 REDONDO NORTE	1	596.88	29.84	626.72
603-571-007	84486 REDONDO NORTE	1	596.88	29.84	626.72
603-571-008	84474 REDONDO NORTE	1	596.88	29.84	626.72
603-571-009	84462 REDONDO NORTE	1	596.88	29.84	626.72
603-571-010	84450 REDONDO NORTE	1	596.88	29.84	626.72
603-571-011	84438 REDONDO NORTE	1	596.88	29.84	626.72
603-571-012	84426 REDONDO NORTE	1	596.88	29.84	626.72
603-571-013	84414 REDONDO NORTE	1	596.88	29.84	626.72
603-572-001	49862 REDONDO ESTE	1	596.88	29.84	626.72
603-572-002	49824 REDONDO ESTE	1	596.88	29.84	626.72
603-572-003	49786 REDONDO ESTE	1	596.88	29.84	626.72
603-572-004	84377 REDONDO SUR	1	596.88	29.84	626.72
603-572-005	84389 REDONDO SUR	1	596.88	29.84	626.72
603-572-006	84401 REDONDO SUR	1	596.88	29.84	626.72
603-572-007	84413 REDONDO SUR	1	596.88	29.84	626.72
603-572-008	84425 REDONDO SUR	1	596.88	29.84	626.72
603-572-009	84437 REDONDO SUR	1	596.88	29.84	626.72
603-572-010	84449 REDONDO SUR	1	596.88	29.84	626.72
612-230-004	48263 VAN BUREN ST	1	596.88	29.84	626.72
612-450-001	49990 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-002	49960 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-003	49930 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-004	49900 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-005	49870 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-006	49840 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-007	49810 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-008	49780 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-009	49750 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-010	49720 COPPERIDGE ST	1	596.88	29.84	626.72
612-451-001	49691 CINNABAR LN	1	596.88	29.84	626.72
612-451-002	49721 CINNABAR LN	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
612-451-003	49751 CINNABAR LN	1	596.88	29.84	626.72
612-451-004	49781 CINNABAR LN	1	596.88	29.84	626.72
612-451-005	49811 CINNABAR LN	1	596.88	29.84	626.72
612-451-006	49841 CINNABAR LN	1	596.88	29.84	626.72
612-451-007	49871 CINNABAR LN	1	596.88	29.84	626.72
612-451-008	49901 CINNABAR LN	1	596.88	29.84	626.72
612-451-009	49931 CINNABAR LN	1	596.88	29.84	626.72
612-451-010	49961 CINNABAR LN	1	596.88	29.84	626.72
612-451-011	49991 CINNABAR LN	1	596.88	29.84	626.72
612-452-001	83716 JADEROCK RD	1	596.88	29.84	626.72
612-452-002	83704 JADEROCK RD	1	596.88	29.84	626.72
612-452-003	83692 JADEROCK RD	1	596.88	29.84	626.72
612-452-004	83680 JADEROCK RD	1	596.88	29.84	626.72
612-452-005	83668 JADEROCK RD	1	596.88	29.84	626.72
612-452-006	83656 JADEROCK RD	1	596.88	29.84	626.72
612-452-007	83644 JADEROCK RD	1	596.88	29.84	626.72
612-452-008	83632 JADEROCK RD	1	596.88	29.84	626.72
612-452-009	83620 JADEROCK RD	1	596.88	29.84	626.72
612-452-010	83608 JADEROCK RD	1	596.88	29.84	626.72
612-452-011	83596 JADEROCK RD	1	596.88	29.84	626.72
612-452-012	83584 JADEROCK RD	1	596.88	29.84	626.72
612-452-013	83572 JADEROCK RD	1	596.88	29.84	626.72
612-452-014	83560 JADEROCK RD	1	596.88	29.84	626.72
612-452-015	83548 JADEROCK RD	1	596.88	29.84	626.72
612-452-016	83545 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-017	83557 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-018	83569 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-019	83581 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-020	83593 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-021	83605 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-022	83617 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-023	83629 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-024	83641 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-025	83653 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-026	83665 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-027	83677 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-028	83689 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-029	83701 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-030	83713 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-001	83712 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-002	83700 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-003	83688 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-004	83676 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-005	83664 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-006	83652 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-007	83640 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-008	83628 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-009	83616 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-010	83604 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-011	83592 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-012	83580 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-013	83568 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-014	83556 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-015	83544 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-016	83541 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-017	83553 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-018	83565 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-019	83577 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-020	83589 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-021	83601 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-022	83613 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-023	83625 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-024	83637 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-025	83649 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-026	83661 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-027	83673 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-028	83685 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-029	83697 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-030	83709 SHADOWROCK DR	1	596.88	29.84	626.72
612-460-001	49660 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-002	49630 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-003	49600 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-004	49570 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-005	49540 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-006	49510 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-007	49480 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-008	49450 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-009	49420 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-010	49390 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-011	83520 ASHLER CT	1	596.88	29.84	626.72
612-460-012	83532 ASHLER CT	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
612-460-013	83544 ASHLER CT	1	596.88	29.84	626.72
612-460-014	83556 ASHLER CT	1	596.88	29.84	626.72
612-460-015	83568 ASHLER CT	1	596.88	29.84	626.72
612-460-016	83580 ASHLER CT	1	596.88	29.84	626.72
612-460-017	83592 ASHLER CT	1	596.88	29.84	626.72
612-460-018	83604 ASHLER CT	1	596.88	29.84	626.72
612-460-019	83605 ASHLER CT	1	596.88	29.84	626.72
612-460-020	83593 ASHLER CT	1	596.88	29.84	626.72
612-460-021	83581 ASHLER CT	1	596.88	29.84	626.72
612-460-022	83569 ASHLER CT	1	596.88	29.84	626.72
612-460-023	83557 ASHLER CT	1	596.88	29.84	626.72
612-460-024	83545 ASHLER CT	1	596.88	29.84	626.72
612-460-025	83533 ASHLER CT	1	596.88	29.84	626.72
612-460-026	83536 LAPIS DR	1	596.88	29.84	626.72
612-460-027	83548 LAPIS DR	1	596.88	29.84	626.72
612-460-028	83560 LAPIS DR	1	596.88	29.84	626.72
612-460-029	83572 LAPIS DR	1	596.88	29.84	626.72
612-460-030	83584 LAPIS DR	1	596.88	29.84	626.72
612-460-031	83596 LAPIS DR	1	596.88	29.84	626.72
612-460-032	83608 LAPIS DR	1	596.88	29.84	626.72
612-460-033	83620 LAPIS DR	1	596.88	29.84	626.72
612-460-034	83632 LAPIS DR	1	596.88	29.84	626.72
612-460-035	83644 LAPIS DR	1	596.88	29.84	626.72
612-460-036	83656 LAPIS DR	1	596.88	29.84	626.72
612-460-037	83668 LAPIS DR	1	596.88	29.84	626.72
612-460-038	83680 LAPIS DR	1	596.88	29.84	626.72
612-460-039	83692 LAPIS DR	1	596.88	29.84	626.72
612-460-040	83704 LAPIS DR	1	596.88	29.84	626.72
612-460-041	83701 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-042	83689 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-043	83677 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-044	83665 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-045	83653 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-046	83641 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-047	83628 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-048	83640 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-049	83652 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-050	83664 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-051	83676 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-052	83688 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-053	83700 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-054	49361 CINNABAR LN	1	596.88	29.84	626.72
612-460-055	49391 CINNABAR LN	1	596.88	29.84	626.72
612-460-056	49421 CINNABAR LN	1	596.88	29.84	626.72
612-460-057	49451 CINNABAR LN	1	596.88	29.84	626.72
612-460-058	49481 CINNABAR LN	1	596.88	29.84	626.72
612-460-059	49511 CINNABAR LN	1	596.88	29.84	626.72
612-460-060	49541 CINNABAR LN	1	596.88	29.84	626.72
612-460-061	49571 CINNABAR LN	1	596.88	29.84	626.72
612-460-062	49601 CINNABAR LN	1	596.88	29.84	626.72
612-460-063	49631 CINNABAR LN	1	596.88	29.84	626.72
612-460-064	49661 CINNABAR LN	1	596.88	29.84	626.72
612-461-001	83708 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-002	83696 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-003	83684 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-004	83672 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-005	83660 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-006	83648 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-007	83636 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-008	83624 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-009	83612 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-010	83600 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-011	83588 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-012	83576 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-013	83564 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-014	83552 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-015	83540 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-016	83537 LAPIS DR	1	596.88	29.84	626.72
612-461-017	83549 LAPIS DR	1	596.88	29.84	626.72
612-461-018	83561 LAPIS DR	1	596.88	29.84	626.72
612-461-019	83573 LAPIS DR	1	596.88	29.84	626.72
612-461-020	83585 LAPIS DR	1	596.88	29.84	626.72
612-461-021	83597 LAPIS DR	1	596.88	29.84	626.72
612-461-022	83609 LAPIS DR	1	596.88	29.84	626.72
612-461-023	83621 LAPIS DR	1	596.88	29.84	626.72
612-461-024	83633 LAPIS DR	1	596.88	29.84	626.72
612-461-025	83645 LAPIS DR	1	596.88	29.84	626.72
612-461-026	83657 LAPIS DR	1	596.88	29.84	626.72
612-461-027	83669 LAPIS DR	1	596.88	29.84	626.72
612-461-028	83681 LAPIS DR	1	596.88	29.84	626.72
612-461-029	83693 LAPIS DR	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
612-461-030	83705 LAPIS DR	1	596.88	29.84	626.72
612-470-001	83998 FIESTA RD	1	596.88	29.84	626.72
612-470-002	83994 FIESTA RD	1	596.88	29.84	626.72
612-470-003	83990 FIESTA RD	1	596.88	29.84	626.72
612-470-004	83986 FIESTA RD	1	596.88	29.84	626.72
612-470-005	83982 FIESTA RD	1	596.88	29.84	626.72
612-470-006	83978 FIESTA RD	1	596.88	29.84	626.72
612-470-007	83974 FIESTA RD	1	596.88	29.84	626.72
612-470-008	83970 FIESTA RD	1	596.88	29.84	626.72
612-470-009	83966 FIESTA RD	1	596.88	29.84	626.72
612-470-010	83962 FIESTA RD	1	596.88	29.84	626.72
612-470-011	83958 FIESTA RD	1	596.88	29.84	626.72
612-470-012	83954 FIESTA RD	1	596.88	29.84	626.72
612-470-013	83950 FIESTA RD	1	596.88	29.84	626.72
612-470-014	83946 FIESTA RD	1	596.88	29.84	626.72
612-470-015	83942 FIESTA RD	1	596.88	29.84	626.72
612-470-016	83938 FIESTA RD	1	596.88	29.84	626.72
612-470-017	83934 FIESTA RD	1	596.88	29.84	626.72
612-470-018	83930 FIESTA RD	1	596.88	29.84	626.72
612-470-019	49117 CRESCENT WAY	1	596.88	29.84	626.72
612-470-020	49121 CRESCENT WAY	1	596.88	29.84	626.72
612-470-021	49125 CRESCENT WAY	1	596.88	29.84	626.72
612-470-022	49129 CRESCENT WAY	1	596.88	29.84	626.72
612-470-023	49133 CRESCENT WAY	1	596.88	29.84	626.72
612-470-024	49137 CRESCENT WAY	1	596.88	29.84	626.72
612-470-026	49141 CRESCENT WAY	1	596.88	29.84	626.72
612-470-027	49145 CRESCENT WAY	1	596.88	29.84	626.72
612-470-028	83931 MOONLIT DR	1	596.88	29.84	626.72
612-470-029	83935 MOONLIT DR	1	596.88	29.84	626.72
612-470-030	83939 MOONLIT DR	1	596.88	29.84	626.72
612-470-031	83943 MOONLIT DR	1	596.88	29.84	626.72
612-470-032	83947 MOONLIT DR	1	596.88	29.84	626.72
612-470-033	83951 MOONLIT DR	1	596.88	29.84	626.72
612-470-034	83955 MOONLIT DR	1	596.88	29.84	626.72
612-470-035	83959 MOONLIT DR	1	596.88	29.84	626.72
612-470-036	83963 MOONLIT DR	1	596.88	29.84	626.72
612-470-037	83967 MOONLIT DR	1	596.88	29.84	626.72
612-470-038	83971 MOONLIT DR	1	596.88	29.84	626.72
612-470-039	83975 MOONLIT DR	1	596.88	29.84	626.72
612-470-040	83979 MOONLIT DR	1	596.88	29.84	626.72
612-470-041	83983 MOONLIT DR	1	596.88	29.84	626.72
612-470-042	83987 MOONLIT DR	1	596.88	29.84	626.72
612-470-043	83991 MOONLIT DR	1	596.88	29.84	626.72
612-470-044	83995 MOONLIT DR	1	596.88	29.84	626.72
612-470-045	83999 MOONLIT DR	1	596.88	29.84	626.72
612-471-001	49138 CRESCENT WAY	1	596.88	29.84	626.72
612-471-002	49134 CRESCENT WAY	1	596.88	29.84	626.72
612-471-003	49130 CRESCENT WAY	1	596.88	29.84	626.72
612-471-004	49126 CRESCENT WAY	1	596.88	29.84	626.72
612-471-005	49122 CRESCENT WAY	1	596.88	29.84	626.72
612-471-006	83943 FIESTA RD	1	596.88	29.84	626.72
612-471-007	83947 FIESTA RD	1	596.88	29.84	626.72
612-471-008	83951 FIESTA RD	1	596.88	29.84	626.72
612-471-009	83955 FIESTA RD	1	596.88	29.84	626.72
612-471-010	83959 FIESTA RD	1	596.88	29.84	626.72
612-471-011	83963 FIESTA RD	1	596.88	29.84	626.72
612-471-012	83967 FIESTA RD	1	596.88	29.84	626.72
612-471-013	83971 FIESTA RD	1	596.88	29.84	626.72
612-471-014	83975 FIESTA RD	1	596.88	29.84	626.72
612-471-015	83979 FIESTA RD	1	596.88	29.84	626.72
612-471-016	83983 FIESTA RD	1	596.88	29.84	626.72
612-471-017	83987 FIESTA RD	1	596.88	29.84	626.72
612-471-018	83991 FIESTA RD	1	596.88	29.84	626.72
612-471-020	83992 MOONLIT DR	1	596.88	29.84	626.72
612-471-021	83998 MOONLIT DR	1	596.88	29.84	626.72
612-471-022	83984 MOONLIT DR	1	596.88	29.84	626.72
612-471-023	83980 MOONLIT DR	1	596.88	29.84	626.72
612-471-024	83976 MOONLIT DR	1	596.88	29.84	626.72
612-471-025	83972 MOONLIT DR	1	596.88	29.84	626.72
612-471-026	83968 MOONLIT DR	1	596.88	29.84	626.72
612-471-027	83964 MOONLIT DR	1	596.88	29.84	626.72
612-471-028	83960 MOONLIT DR	1	596.88	29.84	626.72
612-471-029	83956 MOONLIT DR	1	596.88	29.84	626.72
612-471-030	83952 MOONLIT DR	1	596.88	29.84	626.72
612-471-031	83948 MOONLIT DR	1	596.88	29.84	626.72
612-471-032	83944 MOONLIT DR	1	596.88	29.84	626.72
612-472-003	49120 VALLE POSADA	1	596.88	29.84	626.72
612-472-004	49124 VALLE POSADA	1	596.88	29.84	626.72
612-472-005	49128 VALLE POSADA	1	596.88	29.84	626.72
612-472-006	49132 VALLE POSADA	1	596.88	29.84	626.72
612-472-007	49136 VALLE POSADA	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
612-472-008	49140 VALLE POSADA	1	596.88	29.84	626.72
612-590-001	83496 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-002	83482 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-003	83468 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-004	83454 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-005	83440 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-006	83426 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-007	83412 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-008	83398 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-009	83384 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-010	83370 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-011	83356 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-012	83342 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-013	83328 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-014	83314 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-015	49057 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-590-016	49087 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-590-017	49117 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-590-018	49132 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-019	49102 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-020	49072 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-021	49042 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-022	49011 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-023	49041 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-024	49073 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-025	49103 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-026	49133 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-027	49163 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-028	49193 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-029	49223 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-030	49253 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-031	49283 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-032	49282 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-033	49252 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-034	49222 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-035	49192 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-036	49177 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-590-037	49207 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-590-038	49237 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-590-039	83315 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-040	83329 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-041	83343 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-042	83357 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-043	83371 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-044	83385 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-045	83399 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-046	83413 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-047	83427 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-048	83441 PLUMA DORADA CT #1	1	596.88	29.84	626.72
612-590-049	83455 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-050	83469 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-051	83483 PLUMA DORADA CT	1	596.88	29.84	626.72
612-591-001	49220 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-591-002	49190 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-591-003	49160 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-591-004	49130 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-591-005	49100 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-591-006	49070 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-591-007	49067 PLUMA ROJA PL	1	596.88	29.84	626.72
612-591-008	49097 PLUMA ROJA PL	1	596.88	29.84	626.72
612-591-009	49127 PLUMA ROJA PL	1	596.88	29.84	626.72
612-591-010	49157 PLUMA ROJA PL	1	596.88	29.84	626.72
612-591-011	49187 PLUMA ROJA PL	1	596.88	29.84	626.72
612-591-012	49217 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-001	49216 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-002	49186 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-003	49156 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-004	49126 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-005	49096 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-006	49066 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-007	49069 PLUMA GRIS PL	1	596.88	29.84	626.72
612-592-008	49099 PLUMA GRIS PL	1	596.88	29.84	626.72
612-592-009	49129 PLUMA GRIS PL	1	596.88	29.84	626.72
612-592-010	49159 PLUMA GRIS PL	1	596.88	29.84	626.72
612-592-011	49189 PLUMA GRIS PL	1	596.88	29.84	626.72
612-592-012	49219 PLUMA GRIS PL	1	596.88	29.84	626.72
612-593-001	49218 PLUMA GRIS PL	1	596.88	29.84	626.72
612-593-002	49188 PLUMA GRIS PL	1	596.88	29.84	626.72
612-593-003	49158 PLUMA GRIS PL	1	596.88	29.84	626.72
612-593-004	49128 PLUMA GRIS PL	1	596.88	29.84	626.72
612-593-005	49098 PLUMA GRIS PL	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
612-593-006	49068 PLUMA GRIS PL	1	596.88	29.84	626.72
612-593-007	49071 PLUMA AMARILLA PL	1	596.88	29.84	626.72
612-593-008	49101 PLUMA AMARILLA PL	1	596.88	29.84	626.72
612-593-009	49131 PLUMA AMARILLA PL	1	596.88	29.84	626.72
612-593-010	49161 PLUMA AMARILLA PL	1	596.88	29.84	626.72
612-593-011	49191 PLUMA AMARILLA PL	1	596.88	29.84	626.72
612-593-012	49221 PLUMA AMARILLA PL	1	596.88	29.84	626.72
612-600-001	83847 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-002	83833 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-003	83819 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-004	83805 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-005	83791 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-006	83777 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-007	83763 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-008	83749 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-009	49990 CALLE OCASO	1	596.88	29.84	626.72
612-600-010	49978 CALLE OCASO	1	596.88	29.84	626.72
612-600-011	49960 CALLE OCASO	1	596.88	29.84	626.72
612-600-012	49930 CALLE OCASO	1	596.88	29.84	626.72
612-600-013	49900 CALLE OCASO	1	596.88	29.84	626.72
612-600-014	49870 CALLE OCASO	1	596.88	29.84	626.72
612-600-015	49840 CALLE OCASO	1	596.88	29.84	626.72
612-600-016	49810 CALLE OCASO	1	596.88	29.84	626.72
612-600-017	49780 CALLE OCASO	1	596.88	29.84	626.72
612-600-018	49774 CALLE OCASO	1	596.88	29.84	626.72
612-601-001	49781 CALLE EL SOL	1	596.88	29.84	626.72
612-601-002	49811 CALLE EL SOL	1	596.88	29.84	626.72
612-601-003	49841 CALLE EL SOL	1	596.88	29.84	626.72
612-601-004	49871 CALLE EL SOL	1	596.88	29.84	626.72
612-601-005	49901 CALLE EL SOL	1	596.88	29.84	626.72
612-601-006	49931 CALLE EL SOL	1	596.88	29.84	626.72
612-601-007	49961 CALLE EL SOL	1	596.88	29.84	626.72
612-602-001	83948 AVENIDA VERANO	1	596.88	29.84	626.72
612-602-002	83934 AVENIDA VERANO	1	596.88	29.84	626.72
612-602-003	83920 AVENIDA VERANO	1	596.88	29.84	626.72
612-602-004	83906 AVENIDA VERANO	1	596.88	29.84	626.72
612-602-005	83892 AVENIDA VERANO	1	596.88	29.84	626.72
612-602-006	83878 AVENIDA VERANO	1	596.88	29.84	626.72
612-602-007	83864 AVENIDA VERANO	1	596.88	29.84	626.72
612-602-008	83850 AVENIDA VERANO	1	596.88	29.84	626.72
612-602-009	83836 AVENIDA VERANO	1	596.88	29.84	626.72
612-602-010	83822 AVENIDA VERANO	1	596.88	29.84	626.72
612-602-011	83808 AVENIDA VERANO	1	596.88	29.84	626.72
612-602-012		1	596.88	29.84	626.72
612-602-013	83780 AVENIDA VERANO	1	596.88	29.84	626.72
612-602-014	83766 AVENIDA VERANO	1	596.88	29.84	626.72
612-602-015	83763 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-016	83777 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-017	83791 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-018	83805 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-019	83819 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-020	83833 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-021	83851 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-022	83865 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-023	83879 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-024	83893 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-025	83907 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-026	83921 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-027	83935 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-028	83949 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-030	83948 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-031	83934 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-032	83920 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-033	83906 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-034	83892 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-035	83878 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-036	83864 CORTE EL ALBA	1	596.88	29.84	626.72
612-602-037	83850 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-038	83836 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-039	83822 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-040	83808 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-041	83794 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-042	83780 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-043	83766 CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-044	83763 CORTE ESTIVO	1	596.88	29.84	626.72
612-602-045	83777 CORTE ESTIVO	1	596.88	29.84	626.72
612-602-046	83791 CORTE ESTIVO	1	596.88	29.84	626.72
612-602-047	83805 CORTE ESTIVO	1	596.88	29.84	626.72
612-602-048	83819 CORTE ESTIVO	1	596.88	29.84	626.72
612-602-049	83833 CORTE ESTIVO	1	596.88	29.84	626.72
612-602-050	83851 CORTE ESTIVO	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
612-602-051	83865 CORTE LA MORADA	1	596.88	29.84	626.72
612-602-052	83879 CORTE LA MORADA	1	596.88	29.84	626.72
612-602-053	83893 CORTE LA MORADA	1	596.88	29.84	626.72
612-602-054	83907 CORTE LA MORADA	1	596.88	29.84	626.72
612-602-055	83921 CORTE LA MORADA	1	596.88	29.84	626.72
612-602-056	83935 CORTE LA MORADA	1	596.88	29.84	626.72
612-602-057	83949 CORTE LA MORADA	1	596.88	29.84	626.72
612-610-001		1	596.88	29.84	626.72
612-610-002	49750 CALLE OCASO	1	596.88	29.84	626.72
612-610-003	49720 CALLE OCASO	1	596.88	29.84	626.72
612-610-004	49690 CALLE OCASO	1	596.88	29.84	626.72
612-610-005	49660 CALLE OCASO	1	596.88	29.84	626.72
612-610-006	49630 CALLE OCASO	1	596.88	29.84	626.72
612-610-007	49600 CALLE OCASO	1	596.88	29.84	626.72
612-610-008	49590 CALLE OCASO	1	596.88	29.84	626.72
612-610-009	49540 CALLE OCASO	1	596.88	29.84	626.72
612-610-010	49510 CALLE OCASO	1	596.88	29.84	626.72
612-610-011	83762 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-012	83770 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-013	83790 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-014	83806 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-015	83820 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-016	83836 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-017	83848 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-018	83864 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-019	83878 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-020	83892 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-021	83920 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-022	83934 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-023	83948 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-024	83962 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-025	49481 CALLE EL SOL	1	596.88	29.84	626.72
612-610-026	49511 CALLE EL SOL	1	596.88	29.84	626.72
612-610-027	49541 CALLE EL SOL	1	596.88	29.84	626.72
612-610-028	49571 CALLE EL SOL	1	596.88	29.84	626.72
612-610-029	49601 CALLE EL SOL	1	596.88	29.84	626.72
612-610-030	49631 CALLE EL SOL	1	596.88	29.84	626.72
612-610-031	49661 CALLE EL SOL	1	596.88	29.84	626.72
612-610-032	49691 CALLE EL SOL	1	596.88	29.84	626.72
612-610-033	49721 CALLE EL SOL	1	596.88	29.84	626.72
612-610-034	49751 CALLE EL SOL	1	596.88	29.84	626.72
612-611-002	83948 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-003	83934 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-004	83920 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-005	83906 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-006	83892 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-007	83878 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-008	83864 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-009	83850 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-010	83836 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-011	83822 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-012	83808 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-013	83794 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-014	83780 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-015	83766 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-016	83763 CORTE SOLIS	1	596.88	29.84	626.72
612-611-017	83777 CORTE SOLIS	1	596.88	29.84	626.72
612-611-018	83791 CORTE SOLIS	1	596.88	29.84	626.72
612-611-019	83805 CORTE SOLIS	1	596.88	29.84	626.72
612-611-020	83819 CORTE SOLIS	1	596.88	29.84	626.72
612-611-021	83833 CORTE SOLIS	1	596.88	29.84	626.72
612-611-022	83851 CORTE SOLIS	1	596.88	29.84	626.72
612-611-023	83865 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-024	83879 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-025	83893 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-026	83907 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-027	83921 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-028	83935 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-029	83949 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-031	83948 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-032	83934 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-033	83920 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-034	83906 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-035	83892 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-036	83878 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-037	83864 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-038	83850 CORTE SOLIS	1	596.88	29.84	626.72
612-611-039	83836 CORTE SOLIS	1	596.88	29.84	626.72
612-611-040	83822 CORTE SOLIS	1	596.88	29.84	626.72
612-611-041	83808 CORTE SOLIS	1	596.88	29.84	626.72
612-611-042	83794 CORTE SOLIS	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
612-611-043	83780 CORTE SOLIS	1	596.88	29.84	626.72
612-611-044	83766 CORTE SOLIS	1	596.88	29.84	626.72
612-611-045	83763 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-046	83777 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-047	83791 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-048	83805 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-049	83819 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-050	83833 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-051	83851 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-052	83865 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-053	83879 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-054	83893 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-055	83907 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-056	83921 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-057	83935 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-058	83949 AVENIDA LA LUNA	1	596.88	29.84	626.72
697-320-001	86111 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-002	86115 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-003	86119 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-004	86123 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-005	86127 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-006	86131 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-007	86135 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-008	86139 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-009	86143 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-010	86153 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-011	86157 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-012	86161 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-013	86165 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-014	86169 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-015	86173 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-016	44449 MASSON DR	1	596.88	29.84	626.72
697-320-017	44453 MASSON DR	1	596.88	29.84	626.72
697-320-018	44457 MASSON DR	1	596.88	29.84	626.72
697-320-019	44461 MASSON DR	1	596.88	29.84	626.72
697-320-020	44465 MASSON DR	1	596.88	29.84	626.72
697-320-021	44469 MASSON DR	1	596.88	29.84	626.72
697-320-022	44473 MASSON DR	1	596.88	29.84	626.72
697-320-023	86172 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-024	86168 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-025	86164 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-026	44470 DUCKHORN DR	1	596.88	29.84	626.72
697-320-027	44466 DUCKHORN DR	1	596.88	29.84	626.72
697-320-028	44462 DUCKHORN DR	1	596.88	29.84	626.72
697-320-029	44458 DUCKHORN DR	1	596.88	29.84	626.72
697-320-030	44454 DUCKHORN DR	1	596.88	29.84	626.72
697-320-031	44450 DUCKHORN DR	1	596.88	29.84	626.72
697-320-032	44451 DUCKHORN DR	1	596.88	29.84	626.72
697-320-033	44455 DUCKHORN DR	1	596.88	29.84	626.72
697-320-034	44459 DUCKHORN DR	1	596.88	29.84	626.72
697-320-035	44463 DUCKHORN DR	1	596.88	29.84	626.72
697-320-036	44467 DUCKHORN DR	1	596.88	29.84	626.72
697-320-037	44471 DUCKHORN DR	1	596.88	29.84	626.72
697-320-040	86136 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-041	86132 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-042	86128 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-043	86124 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-044	86120 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-045	86116 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-046	86113 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-047	86117 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-048	86121 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-049	86125 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-050	86129 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-051	86133 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-052	86137 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-053	86141 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-054	86145 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-055	86149 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-056	86153 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-057	86157 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-058	86161 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-059	86165 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-060	86169 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-061	86173 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-062	86177 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-063	86181 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-064	44468 MASSON DR	1	596.88	29.84	626.72
697-320-065	44464 MASSON DR	1	596.88	29.84	626.72
697-320-066	44460 MASSON DR	1	596.88	29.84	626.72
697-320-067	44456 MASSON DR	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
697-320-068	44452 MASSON DR	1	596.88	29.84	626.72
697-320-069	44448 MASSON DR	1	596.88	29.84	626.72
697-320-077	86140 SONOMA CREEK	1	596.88	29.84	626.72
697-320-079	44475 DUCKHORN DR	1	596.88	29.84	626.72
697-340-001	86265 PINOT NOIR LN	1	596.88	29.84	626.72
697-340-002	86257 PINOT NOIR LN	1	596.88	29.84	626.72
697-340-003	86249 PINOT NOIR LN	1	596.88	29.84	626.72
697-340-004	86241 PINOT NOIR LN	1	596.88	29.84	626.72
697-340-005	86233 PINOT NOIR LN	1	596.88	29.84	626.72
697-340-006	86225 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-001	86211 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-002	86203 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-003	86195 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-004	86187 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-005	86179 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-006	86171 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-007	86163 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-008	86155 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-009	86147 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-010	86139 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-011	86131 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-012	86123 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-013	86122 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-014	86130 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-015	86138 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-016	86146 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-017	86170 SONOMA LN	1	596.88	29.84	626.72
697-341-018	86178 SONOMA LN	1	596.88	29.84	626.72
697-341-019	86184 SONOMA LN	1	596.88	29.84	626.72
697-341-020	86192 SONOMA LN	1	596.88	29.84	626.72
697-341-021	86200 SONOMA LN	1	596.88	29.84	626.72
697-341-022	86208 SONOMA LN	1	596.88	29.84	626.72
697-341-023	86214 SONOMA LN	1	596.88	29.84	626.72
697-341-024	86222 SONOMA LN	1	596.88	29.84	626.72
697-341-025	86230 SONOMA LN	1	596.88	29.84	626.72
697-341-026	86231 GRENACHE LN	1	596.88	29.84	626.72
697-341-027	86223 GRENACHE LN	1	596.88	29.84	626.72
697-341-028	86217 GRENACHE LN	1	596.88	29.84	626.72
697-341-029	86209 GRENACHE LN	1	596.88	29.84	626.72
697-341-030	86201 GRENACHE LN	1	596.88	29.84	626.72
697-341-031	86195 GRENACHE LN	1	596.88	29.84	626.72
697-341-032	86187 GRENACHE LN	1	596.88	29.84	626.72
697-341-033	86179 GRENACHE LN	1	596.88	29.84	626.72
697-341-034	86171 GRENACHE LN	1	596.88	29.84	626.72
697-341-035	86163 GRENACHE LN	1	596.88	29.84	626.72
697-342-001	86162 PINOT NOIR LN	1	596.88	29.84	626.72
697-342-002	86170 PINOT NOIR LN	1	596.88	29.84	626.72
697-342-003	86178 PINOT NOIR LN	1	596.88	29.84	626.72
697-342-004	86186 PINOT NOIR LN	1	596.88	29.84	626.72
697-342-005	86194 PINOT NOIR LN	1	596.88	29.84	626.72
697-342-006	86202 PINOT NOIR LN	1	596.88	29.84	626.72
697-342-007	86210 PINOT NOIR LN	1	596.88	29.84	626.72
697-342-008	86218 PINOT NOIR LN	1	596.88	29.84	626.72
697-342-009	86226 PINOT NOIR LN	1	596.88	29.84	626.72
697-342-010	86234 PINOT NOIR LN	1	596.88	29.84	626.72
697-342-011	86242 PINOT NOIR LN	1	596.88	29.84	626.72
697-342-012	45945 MERITAGE LN	1	596.88	29.84	626.72
697-342-013	45941 MERITAGE LN	1	596.88	29.84	626.72
697-342-014	45937 MERITAGE LN	1	596.88	29.84	626.72
697-342-015	86219 SONOMA LN	1	596.88	29.84	626.72
697-342-016	86211 SONOMA LN	1	596.88	29.84	626.72
697-342-017	86203 SONOMA LN	1	596.88	29.84	626.72
697-342-018	86195 SONOMA LN	1	596.88	29.84	626.72
697-342-019	86187 SONOMA LN	1	596.88	29.84	626.72
697-342-020	86179 SONOMA LN	1	596.88	29.84	626.72
697-343-001	86164 GRENACHE LN	1	596.88	29.84	626.72
697-343-002	86172 GRENACHE LN	1	596.88	29.84	626.72
697-343-003	86180 GRENACHE LN	1	596.88	29.84	626.72
697-343-004	86188 GRENACHE LN	1	596.88	29.84	626.72
697-343-005	86196 GRENACHE LN	1	596.88	29.84	626.72
697-343-006	86204 GRENACHE LN	1	596.88	29.84	626.72
697-343-007	86214 GRENACHE LN	1	596.88	29.84	626.72
697-343-008	86222 GRENACHE LN	1	596.88	29.84	626.72
697-343-009	86230 GRENACHE LN	1	596.88	29.84	626.72
697-344-006	45916 MERITAGE LN	1	596.88	29.84	626.72
697-344-009	45928 MERITAGE LN	1	596.88	29.84	626.72
697-344-010	45930 MERITAGE LN	1	596.88	29.84	626.72
697-344-011	45934 MERITAGE LN	1	596.88	29.84	626.72
697-344-012	45938 MERITAGE LN	1	596.88	29.84	626.72
697-344-013	45942 MERITAGE LN	1	596.88	29.84	626.72
697-344-014	45946 MERITAGE LN	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
697-344-015	45950 MERITAGE LN	1	596.88	29.84	626.72
697-344-016	45954 MERITAGE LN	1	596.88	29.84	626.72
697-344-017	45960 MERITAGE LN	1	596.88	29.84	626.72
697-344-018	45964 MERITAGE LN	1	596.88	29.84	626.72
697-344-019	45968 MERITAGE LN	1	596.88	29.84	626.72
697-344-020	45972 MERITAGE LN	1	596.88	29.84	626.72
697-344-021	45976 MERITAGE LN	1	596.88	29.84	626.72
697-344-022	45980 MERITAGE LN	1	596.88	29.84	626.72
697-344-023	45984 MERITAGE LN	1	596.88	29.84	626.72
697-344-024	45988 MERITAGE LN	1	596.88	29.84	626.72
763-041-001	50580 TYLER ST	1	596.88	29.84	626.72
763-041-002	50600 TYLER ST	1	596.88	29.84	626.72
763-041-003	50630 TYLER ST	1	596.88	29.84	626.72
763-041-004	50650 TYLER ST	1	596.88	29.84	626.72
763-041-005	50680 TYLER ST	1	596.88	29.84	626.72
763-041-006	50700 TYLER ST	1	596.88	29.84	626.72
763-041-007	50730 TYLER ST	1	596.88	29.84	626.72
763-041-008	50750 TYLER ST	1	596.88	29.84	626.72
763-041-009	50780 TYLER ST	1	596.88	29.84	626.72
763-041-010	50800 TYLER ST	1	596.88	29.84	626.72
763-041-011	50555 CALLE MENDOZA	1	596.88	29.84	626.72
763-041-012	50565 CALLE MENDOZA	1	596.88	29.84	626.72
763-041-013	50575 CALLE MENDOZA	1	596.88	29.84	626.72
763-041-014	50585 CALLE MENDOZA	1	596.88	29.84	626.72
763-041-015	86100 CORTE OLIVIA	1	596.88	29.84	626.72
763-041-016	86090 CORTE OLIVIA	1	596.88	29.84	626.72
763-041-017	86080 CORTE OLIVIA	1	596.88	29.84	626.72
763-041-018	86070 CORTE OLIVIA	1	596.88	29.84	626.72
763-041-019	86060 CORTE OLIVIA	1	596.88	29.84	626.72
763-041-020	86050 CORTE OLIVIA	1	596.88	29.84	626.72
763-041-021	86051 CORTE OLIVIA	1	596.88	29.84	626.72
763-041-022	86061 CORTE OLIVIA	1	596.88	29.84	626.72
763-041-023	86071 CORTE OLIVIA	1	596.88	29.84	626.72
763-041-024	86081 CORTE OLIVIA	1	596.88	29.84	626.72
763-041-025	86091 CORTE OLIVIA	1	596.88	29.84	626.72
763-041-026	86095 CORTE OLIVIA	1	596.88	29.84	626.72
763-041-027	86101 CORTE OLIVIA	1	596.88	29.84	626.72
763-041-028	50661 CALLE MENDOZA	1	596.88	29.84	626.72
763-041-029	50671 CALLE MENDOZA	1	596.88	29.84	626.72
763-041-030	50681 CALLE MENDOZA	1	596.88	29.84	626.72
763-041-031	50691 CALLE MENDOZA	1	596.88	29.84	626.72
763-041-032	50701 CALLE MENDOZA	1	596.88	29.84	626.72
763-041-033	86140 CALLE PIZANO	1	596.88	29.84	626.72
763-041-034	86030 CALLE PIZANO	1	596.88	29.84	626.72
763-041-035	86040 CALLE PIZANO	1	596.88	29.84	626.72
763-041-036	86050 CALLE PIZANO	1	596.88	29.84	626.72
763-041-037	86060 CALLE PIZANO	1	596.88	29.84	626.72
763-041-038	86070 CALLE PIZANO	1	596.88	29.84	626.72
763-041-039	86080 CORTE STELLA	1	596.88	29.84	626.72
763-041-040	86090 CORTE STELLA	1	596.88	29.84	626.72
763-041-041	86100 CORTE STELLA	1	596.88	29.84	626.72
763-041-042	86110 CORTE STELLA	1	596.88	29.84	626.72
763-041-043	86130 CALLE PIZANO	1	596.88	29.84	626.72
763-041-044	86120 CORTE STELLA	1	596.88	29.84	626.72
763-042-001	50530 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-002	50550 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-003	50560 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-004		1	596.88	29.84	626.72
763-042-005	50580 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-006	50590 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-007	50600 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-008	50610 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-009	50620 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-010	50630 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-011	50640 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-012	50650 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-013	50660 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-014	50670 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-015	50680 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-016	50690 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-017	50700 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-018	50720 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-019	50740 CALLE MENDOZA	1	596.88	29.84	626.72
763-051-001	50850 TYLER ST	1	596.88	29.84	626.72
763-051-002	86021 CALLE PIZANO	1	596.88	29.84	626.72
763-051-003	86031 CALLE PIZANO	1	596.88	29.84	626.72
763-051-004	86041 CALLE PIZANO	1	596.88	29.84	626.72
763-051-005	86051 CALLE PIZANO	1	596.88	29.84	626.72
763-051-006	86061 CALLE PIZANO	1	596.88	29.84	626.72
763-051-007	86071 CALLE PIZANO	1	596.88	29.84	626.72
763-051-008	86081 CALLE PIZANO	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
763-051-009	86091 CALLE PIZANO	1	596.88	29.84	626.72
763-051-010	86101 CALLE PIZANO	1	596.88	29.84	626.72
763-051-011	86111 CALLE PIZANO	1	596.88	29.84	626.72
763-051-012	86121 CALLE PIZANO	1	596.88	29.84	626.72
763-051-013	86131 CALLE PIZANO	1	596.88	29.84	626.72
763-051-014	86141 CALLE PIZANO	1	596.88	29.84	626.72
763-051-015	50781 CALLE MENDOZA	1	596.88	29.84	626.72
763-051-016	50811 CALLE MENDOZA	1	596.88	29.84	626.72
763-051-017	50851 CALLE MENDOZA	1	596.88	29.84	626.72
763-051-018	86170 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-019	86160 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-020	86150 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-021	86140 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-022	86130 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-023	86120 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-024	86110 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-025	86100 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-026	86090 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-027	86080 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-028	86070 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-029	86060 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-030	86050 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-031	86040 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-032	86030 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-033	86020 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-034	86010 LAS FLORES AVE	1	596.88	29.84	626.72
763-052-001	50760 CALLE MENDOZA	1	596.88	29.84	626.72
763-052-002	50780 CALLE MENDOZA	1	596.88	29.84	626.72
763-052-003	50800 CALLE MENDOZA	1	596.88	29.84	626.72
763-052-004	50820 CALLE MENDOZA	1	596.88	29.84	626.72
763-052-005	50850 CALLE MENDOZA	1	596.88	29.84	626.72
763-052-006	50880 CALLE MENDOZA	1	596.88	29.84	626.72
763-052-007	86190 LAS FLORES AVE	1	596.88	29.84	626.72
763-052-008	86200 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-001	86011 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-002	86021 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-003	86031 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-004	86041 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-005	86051 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-006	86061 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-007	86071 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-008	86081 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-009	86091 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-010	86101 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-011	86121 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-012	86131 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-013	86141 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-014	86151 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-015	86161 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-016	86171 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-017	86181 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-018	86191 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-019	86201 LAS FLORES AVE	1	596.88	29.84	626.72
763-411-001	51927 LA PONDEROSA DR	1	596.88	29.84	626.72
763-411-002	51951 LA PONDEROSA DR	1	596.88	29.84	626.72
763-411-003	51975 LA PONDEROSA DR	1	596.88	29.84	626.72
763-412-002	86705 NAOMI CT	1	596.88	29.84	626.72
763-412-003	86717 NAOMI CT	1	596.88	29.84	626.72
763-412-004	86729 NAOMI CT	1	596.88	29.84	626.72
763-412-005	86741 NAOMI CT	1	596.88	29.84	626.72
763-412-006	86753 NAOMI CT	1	596.88	29.84	626.72
763-412-007	86765 NAOMI CT	2	1,193.76	59.68	1,253.44
763-412-008	86777 NAOMI CT	1	596.88	29.84	626.72
763-412-009	86789 NAOMI CT	1	596.88	29.84	626.72
763-412-010	86788 NAOMI CT	1	596.88	29.84	626.72
763-412-011	86776 NAOMI CT	1	596.88	29.84	626.72
763-412-012	86764 NAOMI CT	1	596.88	29.84	626.72
763-412-013	86752 NAOMI CT	1	596.88	29.84	626.72
763-412-014	86751 ROMUALDA CT	1	596.88	29.84	626.72
763-412-015	86763 ROMUALDA CT	1	596.88	29.84	626.72
763-412-016	86775 ROMUALDA CT	1	596.88	29.84	626.72
763-412-017	86787 ROMUALDA CT	1	596.88	29.84	626.72
763-412-018	86786 ROMUALDA CT	1	596.88	29.84	626.72
763-412-019	86774 ROMUALDA CT	1	596.88	29.84	626.72
763-412-020	86762 ROMUALDA CT	1	596.88	29.84	626.72
763-412-021	86750 ROMUALDA CT	1	596.88	29.84	626.72
763-412-022	86755 ORTIZ ST	1	596.88	29.84	626.72
763-412-023	86767 ORTIZ ST	1	596.88	29.84	626.72
763-412-024	86779 ORTIZ ST	1	596.88	29.84	626.72
763-412-025	86791 ORTIZ ST	1	596.88	29.84	626.72
763-412-026	86803 ORTIZ ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
763-412-027	51841 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-028	51863 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-029	51865 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-031	51889 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-032	51901 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-033	51913 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-034	51925 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-035	51937 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-036	51949 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-037	51961 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-038	51973 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-002	51880 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-003	51856 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-004	51832 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-005	51808 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-006	51784 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-007	51760 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-008	51736 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-009	51712 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-010	51688 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-011	51664 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-012	51640 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-013	51616 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-014	51592 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-015	51568 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-016	51544 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-017	51520 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-414-001	51805 PEREZ ST	1	596.88	29.84	626.72
763-414-002	51817 PEREZ ST	1	596.88	29.84	626.72
763-414-003	51829 PEREZ ST	1	596.88	29.84	626.72
763-414-004	51841 PEREZ ST	1	596.88	29.84	626.72
763-414-005	51853 PEREZ ST	1	596.88	29.84	626.72
763-414-006	51865 PEREZ ST	1	596.88	29.84	626.72
763-414-007	51877 PEREZ ST	1	596.88	29.84	626.72
763-414-008	51889 PEREZ ST	1	596.88	29.84	626.72
763-414-009	51901 PEREZ ST	1	596.88	29.84	626.72
763-421-001	51496 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-002	51472 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-003	51448 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-004	51424 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-005	51400 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-006	51376 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-007	51352 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-008	51328 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-009	51304 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-010	51280 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-011	51256 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-012	51232 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-013	51208 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-014	51376 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-015	51362 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-016	51328 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-017	51399 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-018	51423 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-019	51447 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-020	51471 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-021	51495 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-022	51519 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-023	51543 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-024	51567 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-025	51591 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-026	51615 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-027	51639 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-028	51663 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-029	51687 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-030	51711 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-031	51735 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-032	51759 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-033	51783 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-034	51807 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-035	51831 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-036	51855 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-038	51903 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-001	51733 PEREZ ST	1	596.88	29.84	626.72
763-422-002	51745 PEREZ ST	1	596.88	29.84	626.72
763-422-003	51757 PEREZ ST	1	596.88	29.84	626.72
763-422-004	51769 PEREZ ST	1	596.88	29.84	626.72
763-422-005	51781 PEREZ ST	1	596.88	29.84	626.72
763-422-006	51793 PEREZ ST	1	596.88	29.84	626.72
763-422-007	51808 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-008	51784 LA PONDEROSA DR	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
763-422-009	51760 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-010	51736 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-011	51702 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-012	51688 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-013	51664 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-014	51640 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-015	51616 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-016	51592 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-017	51568 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-018	51544 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-019	51520 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-020	51496 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-021	51472 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-022	51448 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-023	51424 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-024	51400 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-025	51745 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-422-026	51757 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-423-001	86776 ORTIZ ST	1	596.88	29.84	626.72
763-423-002	86764 ORTIZ ST	1	596.88	29.84	626.72
763-423-003	86752 ORTIZ ST	1	596.88	29.84	626.72
763-423-004		1	596.88	29.84	626.72
763-423-005	51769 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-423-006	51781 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-423-007	51793 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-423-008	51805 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-423-009	51817 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-423-010	51829 HERNANDEZ ST	1	596.88	29.84	626.72
763-431-001	51349 PALMERAS CIR	1	596.88	29.84	626.72
763-431-002	51325 PALMERAS CIR	1	596.88	29.84	626.72
763-431-005	86026 PALMERAS CIR	1	596.88	29.84	626.72
763-431-006	86036 PALMERAS CIR	1	596.88	29.84	626.72
763-431-007	86046 PALMERAS CIR	1	596.88	29.84	626.72
763-431-009	86066 PALMERAS CIR	1	596.88	29.84	626.72
763-431-012	86096 PALMERAS CIR	1	596.88	29.84	626.72
763-431-013	86106 PALMERAS CIR	1	596.88	29.84	626.72
763-431-014	86116 PALMERAS CIR	1	596.88	29.84	626.72
763-431-015	86126 PALMERAS CIR	1	596.88	29.84	626.72
763-431-016	86136 PALMERAS CIR	1	596.88	29.84	626.72
763-431-017	86129 PALMERAS CIR	1	596.88	29.84	626.72
763-431-018	86119 PALMERAS CIR	1	596.88	29.84	626.72
763-431-019	86109 PALMERAS CIR	1	596.88	29.84	626.72
763-431-020	86099 PALMERAS CIR	1	596.88	29.84	626.72
763-431-021	86089 PALMERAS CIR	1	596.88	29.84	626.72
763-431-025	51467 PALMERAS CIR	1	596.88	29.84	626.72
763-431-028	86035 PALMERAS CIR	1	596.88	29.84	626.72
763-431-029	86045 PALMERAS CIR	1	596.88	29.84	626.72
763-431-030	86055 PALMERAS CIR	1	596.88	29.84	626.72
763-431-031	51363 PALOMA DR	1	596.88	29.84	626.72
763-431-032	51383 PALOMA DR	1	596.88	29.84	626.72
763-431-033	51403 PALOMA DR	1	596.88	29.84	626.72
763-431-035	51443 PALOMA DR ##58	1	596.88	29.84	626.72
763-431-036	51463 PALOMA DR	1	596.88	29.84	626.72
763-431-037	51464 PALOMA DR	1	596.88	29.84	626.72
763-431-038	51444 PALOMA DR #LA	1	596.88	29.84	626.72
763-431-039	51424 PALOMA DR	1	596.88	29.84	626.72
763-431-040	51404 PALOMA DR	1	596.88	29.84	626.72
763-431-041	51384 PALOMA DR	1	596.88	29.84	626.72
763-431-042	51364 PALOMA DR	1	596.88	29.84	626.72
763-431-043	51344 PALOMA DR	1	596.88	29.84	626.72
763-431-044	51324 PALOMA DR	1	596.88	29.84	626.72
763-431-045	51325 MARIPOSA DR	1	596.88	29.84	626.72
763-431-046	51345 MARIPOSA DR	1	596.88	29.84	626.72
763-431-047	51365 MARIPOSA DR	1	596.88	29.84	626.72
763-431-048	51385 MARIPOSA DR	1	596.88	29.84	626.72
763-431-049	51405 MARIPOSA DR	1	596.88	29.84	626.72
763-431-050	51425 MARIPOSA DR	1	596.88	29.84	626.72
763-431-051	51445 MARIPOSA DR	1	596.88	29.84	626.72
763-431-052	51465 MARIPOSA DR	1	596.88	29.84	626.72
763-431-053	51462 MARIPOSA DR	1	596.88	29.84	626.72
763-431-054	51442 MARIPOSA DR	1	596.88	29.84	626.72
763-431-055	51422 MARIPOSA DR	1	596.88	29.84	626.72
763-431-056	51402 MARIPOSA DR	1	596.88	29.84	626.72
763-431-057	51382 MARIPOSA DR	1	596.88	29.84	626.72
763-431-058	51362 MARIPOSA DR	1	596.88	29.84	626.72
763-431-059	51342 MARIPOSA DR	1	596.88	29.84	626.72
763-431-060	51322 MARIPOSA DR	1	596.88	29.84	626.72
763-431-061	51321 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-062	51341 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-063	51361 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-064	51381 CHUPAROSA DR	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
763-431-065	51401 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-066	51421 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-067	51441 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-068	51461 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-078	51434 TYLER ST	1	596.88	29.84	626.72
763-431-079	51462 TYLER ST	1	596.88	29.84	626.72
763-431-080	86037 PALMERAS CIR	1	596.88	29.84	626.72
763-432-001	86146 PALMERAS CIR	1	596.88	29.84	626.72
763-432-002	86156 PALMERAS CIR	1	596.88	29.84	626.72
763-432-003	86166 PALMERAS CIR	1	596.88	29.84	626.72
763-432-004	86176 PALMERAS CIR	1	596.88	29.84	626.72
763-432-005	86186 PALMERAS CIR	1	596.88	29.84	626.72
763-432-006	86196 PALMERAS CIR	1	596.88	29.84	626.72
763-432-007	86206 PALMERAS CIR	1	596.88	29.84	626.72
763-432-008	86216 PALMERAS CIR	1	596.88	29.84	626.72
763-432-009	51310 PALMERAS CIR	1	596.88	29.84	626.72
763-432-010	51330 PALMERAS CIR	1	596.88	29.84	626.72
763-432-011	51350 PALMERAS CIR	1	596.88	29.84	626.72
763-432-012	51370 PALMERAS CIR	1	596.88	29.84	626.72
763-432-013	51390 PALMERAS CIR	1	596.88	29.84	626.72
763-432-014	51410 PALMERAS CIR	1	596.88	29.84	626.72
763-432-015	51430 PALMERAS CIR	1	596.88	29.84	626.72
763-432-016	51450 PALMERAS CIR	1	596.88	29.84	626.72
763-432-017	86189 PALMERAS CIR	1	596.88	29.84	626.72
763-432-018	86179 PALMERAS CIR	1	596.88	29.84	626.72
763-432-019	86169 PALMERAS CIR	1	596.88	29.84	626.72
763-432-020	86159 PALMERAS CIR	1	596.88	29.84	626.72
763-432-021	86149 PALMERAS CIR	1	596.88	29.84	626.72
763-432-022	86139 PALMERAS CIR	1	596.88	29.84	626.72
763-432-023	51466 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-024	51446 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-025	51426 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-026	51406 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-027	51386 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-028	51366 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-029	51346 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-030	51326 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-031	51327 CARDELINA DR	1	596.88	29.84	626.72
763-432-032	51347 CARDELINA DR	1	596.88	29.84	626.72
763-432-033	51367 CARDELINA DR	1	596.88	29.84	626.72
763-432-034	51387 CARDELINA DR	1	596.88	29.84	626.72
763-432-035		1	596.88	29.84	626.72
763-432-036	51427 CARDELINA DR	1	596.88	29.84	626.72
763-432-037		1	596.88	29.84	626.72
763-432-038	51467 CARDELINA DR	1	596.88	29.84	626.72
763-432-039	51460 CARDELINA DR	1	596.88	29.84	626.72
763-432-040	51440 CARDELINA DR	1	596.88	29.84	626.72
763-432-041	51420 CARDELINA DR	1	596.88	29.84	626.72
763-432-042	51400 CARDELINA DR	1	596.88	29.84	626.72
763-432-043	51380 CARDELINA DR	1	596.88	29.84	626.72
763-432-044	51360 CARDELINA DR	1	596.88	29.84	626.72
763-432-045	51340 CARDELINA DR	1	596.88	29.84	626.72
763-432-046	51320 CARDELINA DR	1	596.88	29.84	626.72
763-432-047	51319 PALMERAS CIR	1	596.88	29.84	626.72
763-432-048	51339 PALMERAS CIR	1	596.88	29.84	626.72
763-432-049	51359 PALMERAS CIR	1	596.88	29.84	626.72
763-432-050	51379 PALMERAS CIR	1	596.88	29.84	626.72
763-432-051	51399 PALMERAS CIR	1	596.88	29.84	626.72
763-432-052	51419 PALMERAS CIR	1	596.88	29.84	626.72
763-432-053	51439 PALMERAS CIR	1	596.88	29.84	626.72
763-432-054	51459 PALMERAS CIR	1	596.88	29.84	626.72
763-441-001	86012 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-002	86022 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-003	86032 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-004	86042 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-005	86052 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-006	86062 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-007	86072 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-008	86082 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-009	86092 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-001	86102 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-002	86112 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-003	86122 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-004	86132 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-005	86142 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-006	86152 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-007	86162 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-009	51010 CALLE GARDENIA	1	596.88	29.84	626.72
763-442-010	51020 CALLE GARDENIA	1	596.88	29.84	626.72
763-442-011	51030 CALLE GARDENIA	1	596.88	29.84	626.72
763-442-012	51040 CALLE GARDENIA	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
763-442-013	51050 CALLE GARDENIA	1	596.88	29.84	626.72
763-442-014	51060 CALLE GARDENIA	1	596.88	29.84	626.72
763-442-015	51070 CALLE GARDENIA	1	596.88	29.84	626.72
763-442-016	51080 CALLE GARDENIA	1	596.88	29.84	626.72
763-442-017	51090 CALLE GARDENIA	1	596.88	29.84	626.72
763-442-018	86169 CALLE GERANIO	1	596.88	29.84	626.72
763-442-019	86159 CALLE GERANIO	1	596.88	29.84	626.72
763-442-020	86149 CALLE GERANIO	1	596.88	29.84	626.72
763-442-021	86139 CALLE GERANIO	1	596.88	29.84	626.72
763-442-022	86129 CALLE GERANIO	1	596.88	29.84	626.72
763-442-023	86119 CALLE GERANIO	1	596.88	29.84	626.72
763-442-024	86109 CALLE GERANIO	1	596.88	29.84	626.72
763-442-025	86099 CALLE GERANIO	1	596.88	29.84	626.72
763-442-026	86089 CALLE GERANIO	1	596.88	29.84	626.72
763-442-027	86079 CALLE GERANIO	1	596.88	29.84	626.72
763-442-028	86069 CALLE GERANIO	1	596.88	29.84	626.72
763-442-029	86069 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-030	86059 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-031	86049 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-032	86039 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-033	86029 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-034	86019 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-035	86009 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-443-001	86078 CALLE GERANIO	1	596.88	29.84	626.72
763-443-002	86088 CALLE GERANIO	1	596.88	29.84	626.72
763-443-003	86098 CALLE GERANIO	1	596.88	29.84	626.72
763-443-004		1	596.88	29.84	626.72
763-443-005	86118 CALLE GERANIO	1	596.88	29.84	626.72
763-443-006	86128 CALLE GERANIO	1	596.88	29.84	626.72
763-443-007	86138 CALLE GERANIO	1	596.88	29.84	626.72
763-443-008	86148 CALLE GERANIO	1	596.88	29.84	626.72
763-443-009	86161 CALLE VIOLETA	1	596.88	29.84	626.72
763-443-010	86151 CALLE VIOLETA	1	596.88	29.84	626.72
763-443-011	86141 CALLE VIOLETA	1	596.88	29.84	626.72
763-443-012		1	596.88	29.84	626.72
763-443-013		1	596.88	29.84	626.72
763-443-014	86111 CALLE VIOLETA	1	596.88	29.84	626.72
763-443-015	86091 CALLE VIOLETA	1	596.88	29.84	626.72
763-443-016	86081 CALLE VIOLETA	1	596.88	29.84	626.72
763-444-001	86080 CALLE VIOLETA	1	596.88	29.84	626.72
763-444-002	86090 CALLE VIOLETA	1	596.88	29.84	626.72
763-444-003	86100 CALLE VIOLETA	1	596.88	29.84	626.72
763-444-004	86110 CALLE VIOLETA	1	596.88	29.84	626.72
763-444-005	86120 CALLE VIOLETA	1	596.88	29.84	626.72
763-444-006	86130 CALLE VIOLETA	1	596.88	29.84	626.72
763-444-007	86140 CALLE VIOLETA	1	596.88	29.84	626.72
763-444-008	86150 CALLE VIOLETA	1	596.88	29.84	626.72
763-444-009	86149 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-010	86139 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-011	86129 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-012	86119 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-013	86109 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-014	86099 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-015	86089 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-016	86079 CALLE BOUGANVILIA	1	596.88	29.84	626.72
767-454-013	83183 MAJENTA LN	1	596.88	29.84	626.72
767-454-014	83173 MAJENTA LN	1	596.88	29.84	626.72
767-454-015	83163 MAJENTA LN	1	596.88	29.84	626.72
767-454-016	83153 MAJENTA LN	1	596.88	29.84	626.72
767-454-017	83143 MAJENTA LN	1	596.88	29.84	626.72
767-454-018	83133 MAJENTA LN	1	596.88	29.84	626.72
767-454-019	83123 MAJENTA LN	1	596.88	29.84	626.72
767-454-020	83113 MAJENTA LN	1	596.88	29.84	626.72
767-454-021	83103 MAJENTA LN	1	596.88	29.84	626.72
767-454-022	83093 MAJENTA LN	1	596.88	29.84	626.72
767-454-023	83083 MAJENTA LN	1	596.88	29.84	626.72
767-454-024	83073 MAJENTA LN	1	596.88	29.84	626.72
768-010-001	50115 PASEO MADRID	1	596.88	29.84	626.72
768-010-002	50105 PASEO MADRID	1	596.88	29.84	626.72
768-010-003	50093 PASEO MADRID	1	596.88	29.84	626.72
768-010-004	50083 PASEO MADRID	1	596.88	29.84	626.72
768-010-005	50071 PASEO MADRID	1	596.88	29.84	626.72
768-010-006	50061 PASEO MADRID	1	596.88	29.84	626.72
768-010-007	50049 PASEO MADRID	1	596.88	29.84	626.72
768-010-008	50039 PASEO MADRID	1	596.88	29.84	626.72
768-010-009	84012 CALLE GRANADA	1	596.88	29.84	626.72
768-010-010	84020 CALLE GRANADA	1	596.88	29.84	626.72
768-010-011	84026 CALLE GRANADA	1	596.88	29.84	626.72
768-010-012	84032 CALLE GRANADA	1	596.88	29.84	626.72
768-010-013	84038 CALLE GRANADA	1	596.88	29.84	626.72
768-010-014	84046 CALLE GRANADA	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-010-015	84052 CALLE GRANADA	1	596.88	29.84	626.72
768-010-016	50030 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-017	50040 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-018	50052 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-019	50062 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-020	50074 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-021	50086 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-022	50096 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-023	50108 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-024	50118 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-001	50049 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-002	50050 PASEO MADRID	1	596.88	29.84	626.72
768-011-003	50062 PASEO MADRID	1	596.88	29.84	626.72
768-011-004	50072 PASEO MADRID	1	596.88	29.84	626.72
768-011-005	50082 PASEO MADRID	1	596.88	29.84	626.72
768-011-006	50092 PASEO MADRID	1	596.88	29.84	626.72
768-011-007	50104 PASEO MADRID	1	596.88	29.84	626.72
768-011-008	50116 PASEO MADRID	1	596.88	29.84	626.72
768-011-009	50115 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-010	50105 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-011	50093 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-012	50083 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-013	50071 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-014	50061 PASEO CORDOVA	1	596.88	29.84	626.72
768-020-001	50130 PASEO CORDOVA	1	596.88	29.84	626.72
768-020-002	84152 VIA VALENCIA	1	596.88	29.84	626.72
768-020-003	50172 CALLE MARBELLA	1	596.88	29.84	626.72
768-020-004	50182 CALLE MARBELLA	1	596.88	29.84	626.72
768-020-005	50194 CALLE MARBELLA	1	596.88	29.84	626.72
768-020-006	50204 CALLE MARBELLA	1	596.88	29.84	626.72
768-020-007	50206 CALLE SEGOVIA	1	596.88	29.84	626.72
768-020-008	50210 PASEO CADIZ	1	596.88	29.84	626.72
768-020-009	50218 PASEO CADIZ	1	596.88	29.84	626.72
768-020-010	50224 PASEO CADIZ	1	596.88	29.84	626.72
768-020-011	50230 PASEO CADIZ	1	596.88	29.84	626.72
768-020-012	50236 PASEO CADIZ	1	596.88	29.84	626.72
768-020-013	50242 PASEO CADIZ	1	596.88	29.84	626.72
768-020-014	50248 PASEO CADIZ	1	596.88	29.84	626.72
768-020-015	50254 PASEO CADIZ	1	596.88	29.84	626.72
768-020-016	50260 PASEO CADIZ	1	596.88	29.84	626.72
768-020-017	50266 PASEO CADIZ	1	596.88	29.84	626.72
768-020-018	50272 PASEO CADIZ	1	596.88	29.84	626.72
768-020-019	50278 PASEO CADIZ	1	596.88	29.84	626.72
768-020-020	50286 PASEO CADIZ	1	596.88	29.84	626.72
768-020-021	50292 PASEO CADIZ	1	596.88	29.84	626.72
768-020-022	50298 PASEO CADIZ	1	596.88	29.84	626.72
768-020-023	84079 CALLE SEVILLE	1	596.88	29.84	626.72
768-020-024	84087 CALLE SEVILLE	1	596.88	29.84	626.72
768-020-025	84077 CALLE SEVILLE	1	596.88	29.84	626.72
768-020-026	84065 CALLE SEVILLE	1	596.88	29.84	626.72
768-020-027	84055 CALLE SEVILLE	1	596.88	29.84	626.72
768-020-028	84043 CALLE SEVILLE	1	596.88	29.84	626.72
768-020-029	50283 PASEO BARCELONA	1	596.88	29.84	626.72
768-020-030	50277 PASEO BARCELONA	1	596.88	29.84	626.72
768-020-031	50271 PASEO BARCELONA	1	596.88	29.84	626.72
768-020-032	50265 PASEO BARCELONA	1	596.88	29.84	626.72
768-020-033	50259 PASEO BARCELONA	1	596.88	29.84	626.72
768-020-034	50253 PASEO BARCELONA	1	596.88	29.84	626.72
768-020-035	50247 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-001	50283 PASEO CADIZ	1	596.88	29.84	626.72
768-021-002	50277 PASEO CADIZ	1	596.88	29.84	626.72
768-021-003	50271 PASEO CADIZ	1	596.88	29.84	626.72
768-021-004	50265 PASEO CADIZ	1	596.88	29.84	626.72
768-021-005	50259 PASEO CADIZ	1	596.88	29.84	626.72
768-021-006	50253 PASEO CADIZ	1	596.88	29.84	626.72
768-021-007	50247 PASEO CADIZ	1	596.88	29.84	626.72
768-021-008	50241 PASEO CADIZ	1	596.88	29.84	626.72
768-021-009	50235 PASEO CADIZ	1	596.88	29.84	626.72
768-021-010	50229 PASEO CADIZ	1	596.88	29.84	626.72
768-021-011	50223 PASEO CADIZ	1	596.88	29.84	626.72
768-021-012	50217 PASEO CADIZ	1	596.88	29.84	626.72
768-021-013	50218 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-014	50224 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-015	50230 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-016	50236 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-017	50242 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-018	50248 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-019	50252 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-020	50258 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-021	50264 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-022	50270 PASEO BARCELONA	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-021-023	50276 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-024	50282 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-001	50235 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-002	50229 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-003	50223 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-004	50217 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-005	50211 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-006	50207 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-007	50205 CALLE MARBELLA	1	596.88	29.84	626.72
768-022-008	50193 CALLE MARBELLA	1	596.88	29.84	626.72
768-022-009	50183 CALLE MARBELLA	1	596.88	29.84	626.72
768-022-010	50173 CALLE MARBELLA	1	596.88	29.84	626.72
768-022-011		1	596.88	29.84	626.72
768-030-001	84458 DA VINCI DR	1	596.88	29.84	626.72
768-030-002	84464 DA VINCI DR	1	596.88	29.84	626.72
768-030-003	84470 DA VINCI DR	1	596.88	29.84	626.72
768-030-004	84480 DA VINCI DR	1	596.88	29.84	626.72
768-030-005	84488 DA VINCI DR	1	596.88	29.84	626.72
768-030-006	84494 DA VINCI DR	1	596.88	29.84	626.72
768-030-007	84500 DA VINCI DR	1	596.88	29.84	626.72
768-030-008	50090 GOYA DR	1	596.88	29.84	626.72
768-030-009	50112 GOYA DR	1	596.88	29.84	626.72
768-030-010	50136 GOYA DR	1	596.88	29.84	626.72
768-030-011	50158 GOYA DR	1	596.88	29.84	626.72
768-030-012	50180 GOYA DR	1	596.88	29.84	626.72
768-030-013	50204 GOYA DR	1	596.88	29.84	626.72
768-030-014	50226 GOYA DR	1	596.88	29.84	626.72
768-030-015	50250 GOYA DR	1	596.88	29.84	626.72
768-030-016	84460 MURILLO LN	1	596.88	29.84	626.72
768-030-017	84470 MURILLO LN	1	596.88	29.84	626.72
768-030-018	84476 MURILLO LN	1	596.88	29.84	626.72
768-030-019	84482 MURILLO LN	1	596.88	29.84	626.72
768-030-020	84481 RUEBENS WAY	1	596.88	29.84	626.72
768-030-021	84475 RUEBENS WAY	1	596.88	29.84	626.72
768-030-022	84469 RUEBENS WAY	1	596.88	29.84	626.72
768-030-023	84461 RUEBENS WAY	1	596.88	29.84	626.72
768-030-024	84454 RUEBENS WAY	1	596.88	29.84	626.72
768-030-025	84466 RUEBENS WAY	1	596.88	29.84	626.72
768-030-026	84476 RUEBENS WAY	1	596.88	29.84	626.72
768-030-027	84482 RUEBENS WAY	1	596.88	29.84	626.72
768-030-028	84481 DA VINCI DR	1	596.88	29.84	626.72
768-030-029	84475 DA VINCI DR	1	596.88	29.84	626.72
768-030-030	84469 DA VINCI DR	1	596.88	29.84	626.72
768-030-031	84463 DA VINCI DR	1	596.88	29.84	626.72
768-030-032	84449 DA VINCI DR	1	596.88	29.84	626.72
768-030-033	84439 DA VINCI DR	1	596.88	29.84	626.72
768-030-034	84425 DA VINCI DR	1	596.88	29.84	626.72
768-030-035	84419 DA VINCI DR	1	596.88	29.84	626.72
768-030-036	84420 MIRO LN	1	596.88	29.84	626.72
768-030-037	84426 MIRO LN	1	596.88	29.84	626.72
768-030-038	84438 MIRO LN	1	596.88	29.84	626.72
768-030-039	84444 MIRO LN	1	596.88	29.84	626.72
768-030-040	84451 MIRO LN	1	596.88	29.84	626.72
768-030-041	84447 MIRO LN	1	596.88	29.84	626.72
768-030-042	84439 MIRO LN	1	596.88	29.84	626.72
768-030-043	84425 MIRO LN	1	596.88	29.84	626.72
768-030-044	84419 MIRO LN	1	596.88	29.84	626.72
768-030-045	84420 MURILLO LN	1	596.88	29.84	626.72
768-030-046	84426 MURILLO LN	1	596.88	29.84	626.72
768-030-047	84438 MURILLO LN	1	596.88	29.84	626.72
768-030-048	84442 MURILLO LN	1	596.88	29.84	626.72
768-030-049	84450 MURILLO LN	1	596.88	29.84	626.72
768-030-050	50245 GRECO DR	1	596.88	29.84	626.72
768-030-051	50223 GRECO DR	1	596.88	29.84	626.72
768-030-052	50199 GRECO DR	1	596.88	29.84	626.72
768-030-053	50177 GRECO DR	1	596.88	29.84	626.72
768-030-054	50155 GRECO DR	1	596.88	29.84	626.72
768-030-055	50131 GRECO DR	1	596.88	29.84	626.72
768-030-056	50109 GRECO DR	1	596.88	29.84	626.72
768-030-057	50087 GRECO DR	1	596.88	29.84	626.72
768-030-058	84402 DA VINCI DR	1	596.88	29.84	626.72
768-030-059	84408 DA VINCI DR	1	596.88	29.84	626.72
768-030-060	84414 DA VINCI DR	1	596.88	29.84	626.72
768-030-061	84422 DA VINCI DR	1	596.88	29.84	626.72
768-030-062	84430 DA VINCI DR	1	596.88	29.84	626.72
768-030-063	84438 DA VINCI DR	1	596.88	29.84	626.72
768-030-064	84446 DA VINCI DR	1	596.88	29.84	626.72
768-040-001	50272 GOYA DR	1	596.88	29.84	626.72
768-040-002	50294 GOYA DR	1	596.88	29.84	626.72
768-040-003	50318 GOYA DR	1	596.88	29.84	626.72
768-040-004	50340 GOYA DR	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-040-005	50362 GOYA DR	1	596.88	29.84	626.72
768-040-006	84475 GOYA DR	1	596.88	29.84	626.72
768-040-007	84463 GOYA DR	1	596.88	29.84	626.72
768-040-008	84460 GOYA DR	1	596.88	29.84	626.72
768-040-009	84470 GOYA DR	1	596.88	29.84	626.72
768-040-010	84476 GOYA DR	1	596.88	29.84	626.72
768-040-011	84482 GOYA DR	1	596.88	29.84	626.72
768-040-012	84481 MURILLO LN	1	596.88	29.84	626.72
768-040-013	84475 MURILLO LN	1	596.88	29.84	626.72
768-040-014	84469 MURILLO LN	1	596.88	29.84	626.72
768-040-015	84461 MURILLO LN	1	596.88	29.84	626.72
768-040-016	84451 MURILLO LN	1	596.88	29.84	626.72
768-040-017	84441 MURILLO LN	1	596.88	29.84	626.72
768-040-018	84439 MURILLO LN	1	596.88	29.84	626.72
768-040-019	84425 MURILLO LN	1	596.88	29.84	626.72
768-040-020	84419 MURILLO LN	1	596.88	29.84	626.72
768-040-021	84420 DEGAS LN	1	596.88	29.84	626.72
768-040-022	84426 DEGAS LN	1	596.88	29.84	626.72
768-040-023	84438 DEGAS LN	1	596.88	29.84	626.72
768-040-024	84442 DEGAS LN	1	596.88	29.84	626.72
768-040-025	84444 DEGAS LN	1	596.88	29.84	626.72
768-040-026	84443 DEGAS LN	1	596.88	29.84	626.72
768-040-027	84441 DEGAS LN	1	596.88	29.84	626.72
768-040-028	84439 DEGAS LN	1	596.88	29.84	626.72
768-040-029	84425 DEGAS LN	1	596.88	29.84	626.72
768-040-030	84419 DEGAS LN	1	596.88	29.84	626.72
768-040-031	84420 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-032	84426 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-033	84438 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-034	84444 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-035	84450 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-036	84456 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-037	84470 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-038	84476 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-039	50415 RIBERA ST	1	596.88	29.84	626.72
768-040-040	50414 VIA PRADO	1	596.88	29.84	626.72
768-040-041	84457 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-042	84451 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-043	84445 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-044	84439 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-045	84425 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-046	84419 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-047	84413 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-048	84411 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-049	50495 GRECO DR	1	596.88	29.84	626.72
768-040-050	50473 GRECO DR	1	596.88	29.84	626.72
768-040-051	50451 GRECO DR	1	596.88	29.84	626.72
768-040-052	50427 GRECO DR	1	596.88	29.84	626.72
768-040-053	50405 GRECO DR	1	596.88	29.84	626.72
768-040-054	50381 GRECO DR	1	596.88	29.84	626.72
768-040-055	50359 GRECO DR	1	596.88	29.84	626.72
768-040-056	50337 GRECO DR	1	596.88	29.84	626.72
768-040-057	50313 GRECO DR	1	596.88	29.84	626.72
768-040-058	50291 GRECO DR	1	596.88	29.84	626.72
768-040-059	50269 GRECO DR	1	596.88	29.84	626.72
768-080-001	50010 MAZATLAN DR	1	596.88	29.84	626.72
768-080-002	50020 MAZATLAN DR	1	596.88	29.84	626.72
768-080-003	50030 MAZATLAN DR	1	596.88	29.84	626.72
768-080-004	50040 MAZATLAN DR	1	596.88	29.84	626.72
768-080-005	50050 MAZATLAN DR	1	596.88	29.84	626.72
768-080-006	50060 MAZATLAN DR	1	596.88	29.84	626.72
768-080-007	50070 MAZATLAN DR	1	596.88	29.84	626.72
768-080-008	50080 MAZATLAN DR	1	596.88	29.84	626.72
768-080-009	50090 MAZATLAN DR	1	596.88	29.84	626.72
768-080-010	50100 MAZATLAN DR	1	596.88	29.84	626.72
768-080-011	50110 MAZATLAN DR	1	596.88	29.84	626.72
768-080-012	50120 MAZATLAN DR	1	596.88	29.84	626.72
768-080-013	50130 MAZATLAN DR	1	596.88	29.84	626.72
768-080-014	50140 MAZATLAN DR	1	596.88	29.84	626.72
768-080-015	50150 MAZATLAN DR	1	596.88	29.84	626.72
768-080-016	50160 MAZATLAN DR	1	596.88	29.84	626.72
768-080-017	50170 MAZATLAN DR	1	596.88	29.84	626.72
768-080-018	50180 MAZATLAN DR	1	596.88	29.84	626.72
768-080-019	50190 MAZATLAN DR	1	596.88	29.84	626.72
768-080-020	50200 MAZATLAN DR	1	596.88	29.84	626.72
768-080-022	50255 JALISCO AVE	1	596.88	29.84	626.72
768-080-023	50265 JALISCO AVE	1	596.88	29.84	626.72
768-080-024	50275 JALISCO AVE	1	596.88	29.84	626.72
768-080-025	50295 JALISCO AVE	1	596.88	29.84	626.72
768-080-026	84450 TAXCO WAY	1	596.88	29.84	626.72
768-080-027	84440 TAXCO WAY	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-080-028	84430 TAXCO WAY	1	596.88	29.84	626.72
768-080-029	84420 TAXCO WAY	1	596.88	29.84	626.72
768-080-030	84410 TAXCO WAY	1	596.88	29.84	626.72
768-080-031	84400 TAXCO WAY	1	596.88	29.84	626.72
768-080-032	50280 MAZATLAN DR	1	596.88	29.84	626.72
768-080-033	50270 MAZATLAN DR	1	596.88	29.84	626.72
768-080-034	50260 MAZATLAN DR	1	596.88	29.84	626.72
768-080-035	50250 MAZATLAN DR	1	596.88	29.84	626.72
768-080-036	50240 MAZATLAN DR	1	596.88	29.84	626.72
768-080-037	50230 MAZATLAN DR	1	596.88	29.84	626.72
768-080-038	50220 MAZATLAN DR	1	596.88	29.84	626.72
768-080-039	50210 MAZATLAN DR	1	596.88	29.84	626.72
768-081-001	50185 MAZATLAN DR	1	596.88	29.84	626.72
768-081-002	50175 MAZATLAN DR	1	596.88	29.84	626.72
768-081-003	50165 MAZATLAN DR	1	596.88	29.84	626.72
768-081-004	50155 MAZATLAN DR	1	596.88	29.84	626.72
768-081-005	50145 MAZATLAN DR	1	596.88	29.84	626.72
768-081-006	50135 MAZATLAN DR	1	596.88	29.84	626.72
768-081-007	50125 MAZATLAN DR	1	596.88	29.84	626.72
768-081-008	50115 MAZATLAN DR	1	596.88	29.84	626.72
768-081-009	50105 MAZATLAN DR	1	596.88	29.84	626.72
768-081-010	50095 MAZATLAN DR	1	596.88	29.84	626.72
768-081-011	50085 MAZATLAN DR	1	596.88	29.84	626.72
768-081-012	50075 MAZATLAN DR	1	596.88	29.84	626.72
768-081-013	50065 MAZATLAN DR	1	596.88	29.84	626.72
768-081-014	50055 MAZATLAN DR	1	596.88	29.84	626.72
768-081-015	50045 MAZATLAN DR	1	596.88	29.84	626.72
768-081-016	50035 MAZATLAN DR	1	596.88	29.84	626.72
768-081-017	50025 MAZATLAN DR	1	596.88	29.84	626.72
768-081-018	50015 MAZATLAN DR	1	596.88	29.84	626.72
768-081-019	50005 MAZATLAN DR	1	596.88	29.84	626.72
768-081-020	50195 MAZATLAN DR	1	596.88	29.84	626.72
768-081-021	50205 MAZATLAN DR	1	596.88	29.84	626.72
768-081-022	50215 MAZATLAN DR	1	596.88	29.84	626.72
768-081-023	50225 MAZATLAN DR	1	596.88	29.84	626.72
768-081-024	50235 MAZATLAN DR	1	596.88	29.84	626.72
768-081-025	50245 MAZATLAN DR	1	596.88	29.84	626.72
768-081-026	50255 MAZATLAN DR	1	596.88	29.84	626.72
768-081-027	50265 MAZATLAN DR	1	596.88	29.84	626.72
768-081-028	50275 MAZATLAN DR	1	596.88	29.84	626.72
768-081-029	50285 MAZATLAN DR	1	596.88	29.84	626.72
768-081-030	50295 MAZATLAN DR	1	596.88	29.84	626.72
768-081-031	50305 MAZATLAN DR	1	596.88	29.84	626.72
768-081-032	50315 MAZATLAN DR	1	596.88	29.84	626.72
768-081-033	50325 MAZATLAN DR	1	596.88	29.84	626.72
768-082-001	84405 TAXCO WAY	1	596.88	29.84	626.72
768-082-002	84425 TAXCO WAY	1	596.88	29.84	626.72
768-082-003	84435 TAXCO WAY	1	596.88	29.84	626.72
768-082-004	84445 TAXCO WAY	1	596.88	29.84	626.72
768-083-001	50280 JALISCO AVE	1	596.88	29.84	626.72
768-083-002	50270 JALISCO AVE	1	596.88	29.84	626.72
768-083-003	50260 JALISCO AVE	1	596.88	29.84	626.72
768-090-001	50335 MAZATLAN DR	1	596.88	29.84	626.72
768-090-002	50345 MAZATLAN DR	1	596.88	29.84	626.72
768-090-003	50355 MAZATLAN DR	1	596.88	29.84	626.72
768-090-004	50365 MAZATLAN DR	1	596.88	29.84	626.72
768-090-005	50375 MAZATLAN DR	1	596.88	29.84	626.72
768-090-006	50385 MAZATLAN DR	1	596.88	29.84	626.72
768-090-007	50395 MAZATLAN DR	1	596.88	29.84	626.72
768-090-008	50405 MAZATLAN DR	1	596.88	29.84	626.72
768-090-009	50415 MAZATLAN DR	1	596.88	29.84	626.72
768-090-010	50425 MAZATLAN DR	1	596.88	29.84	626.72
768-090-011	50435 MAZATLAN DR	1	596.88	29.84	626.72
768-090-012	50445 MAZATLAN DR	1	596.88	29.84	626.72
768-090-013	50465 MAZATLAN DR	1	596.88	29.84	626.72
768-090-014	50475 MAZATLAN DR	1	596.88	29.84	626.72
768-090-015	50485 MAZATLAN DR	1	596.88	29.84	626.72
768-090-016	50495 MAZATLAN DR	1	596.88	29.84	626.72
768-090-017	50499 SALTILLO CIR	1	596.88	29.84	626.72
768-090-018	50503 SALTILLO CIR	1	596.88	29.84	626.72
768-090-019	50509 SALTILLO CIR	1	596.88	29.84	626.72
768-090-020	50513 SALTILLO CIR	1	596.88	29.84	626.72
768-090-021	50519 SALTILLO CIR	1	596.88	29.84	626.72
768-090-022	50523 SALTILLO CIR	1	596.88	29.84	626.72
768-090-023		1	596.88	29.84	626.72
768-090-025	50525 CHIAPAS DR	1	596.88	29.84	626.72
768-090-026	50545 CHIAPAS DR	1	596.88	29.84	626.72
768-090-027	50555 CHIAPAS DR	1	596.88	29.84	626.72
768-090-028	50565 CHIAPAS DR	1	596.88	29.84	626.72
768-090-029	50575 CHIAPAS DR	1	596.88	29.84	626.72
768-090-030	50585 CHIAPAS DR	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-090-031	50595 CHIAPAS DR	1	596.88	29.84	626.72
768-090-032	50605 CHIAPAS DR	1	596.88	29.84	626.72
768-090-033	50615 CHIAPAS DR	1	596.88	29.84	626.72
768-090-034	50625 CHIAPAS DR	1	596.88	29.84	626.72
768-090-035	50635 CHIAPAS DR	1	596.88	29.84	626.72
768-090-036	50645 CHIAPAS DR	1	596.88	29.84	626.72
768-090-037	50655 CHIAPAS DR	1	596.88	29.84	626.72
768-090-038	50665 CHIAPAS DR	1	596.88	29.84	626.72
768-090-039	50675 CHIAPAS DR	1	596.88	29.84	626.72
768-090-040	50685 CHIAPAS DR	1	596.88	29.84	626.72
768-090-041	50695 CHIAPAS DR	1	596.88	29.84	626.72
768-090-042	50705 CHIAPAS DR	1	596.88	29.84	626.72
768-090-043	50715 CHIAPAS DR	1	596.88	29.84	626.72
768-090-044	50725 CHIAPAS DR	1	596.88	29.84	626.72
768-090-045	50735 CHIAPAS DR	1	596.88	29.84	626.72
768-090-046	50745 CHIAPAS DR	1	596.88	29.84	626.72
768-090-047	50755 CHIAPAS DR	1	596.88	29.84	626.72
768-090-048	50765 CHIAPAS DR	1	596.88	29.84	626.72
768-091-001	50488 SALTILLO CIR	1	596.88	29.84	626.72
768-091-002	50484 SALTILLO CIR	1	596.88	29.84	626.72
768-091-003	50478 SALTILLO CIR	1	596.88	29.84	626.72
768-091-004	50474 SALTILLO CIR	1	596.88	29.84	626.72
768-091-005	50470 MAZATLAN DR	1	596.88	29.84	626.72
768-091-006	50450 MAZATLAN DR	1	596.88	29.84	626.72
768-091-007	50420 MAZATLAN DR	1	596.88	29.84	626.72
768-091-008	50400 MAZATLAN DR	1	596.88	29.84	626.72
768-091-009	50380 MAZATLAN DR	1	596.88	29.84	626.72
768-091-010	50360 MAZATLAN DR	1	596.88	29.84	626.72
768-091-011	50395 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-012	50415 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-013	50425 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-014	50445 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-015	50450 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-016	50430 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-017	50410 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-018	50390 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-019	50370 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-020	50350 MAZATLAN DR	1	596.88	29.84	626.72
768-091-021	50340 MAZATLAN DR	1	596.88	29.84	626.72
768-100-001	50580 SALTILLO CIR	1	596.88	29.84	626.72
768-100-002	50572 SALTILLO CIR	1	596.88	29.84	626.72
768-100-003	50564 SALTILLO CIR	1	596.88	29.84	626.72
768-100-004	50556 SALTILLO CIR	1	596.88	29.84	626.72
768-100-006	50290 JALISCO AVE	1	596.88	29.84	626.72
768-100-007	50300 JALISCO AVE	1	596.88	29.84	626.72
768-100-008	50310 JALISCO AVE	1	596.88	29.84	626.72
768-100-009	50320 JALISCO AVE	1	596.88	29.84	626.72
768-100-010	50330 JALISCO AVE	1	596.88	29.84	626.72
768-100-011	50340 JALISCO AVE	1	596.88	29.84	626.72
768-100-012	50350 JALISCO AVE	1	596.88	29.84	626.72
768-100-013	50360 JALISCO AVE	1	596.88	29.84	626.72
768-100-014	50370 JALISCO AVE	1	596.88	29.84	626.72
768-100-015	50390 JALISCO AVE	1	596.88	29.84	626.72
768-100-016	50400 JALISCO AVE	1	596.88	29.84	626.72
768-100-017	50410 JALISCO AVE	1	596.88	29.84	626.72
768-100-018	50420 JALISCO AVE	1	596.88	29.84	626.72
768-100-019	50430 JALISCO AVE	1	596.88	29.84	626.72
768-100-020	50440 JALISCO AVE	1	596.88	29.84	626.72
768-100-021	50450 JALISCO AVE	1	596.88	29.84	626.72
768-100-022	50460 JALISCO AVE	1	596.88	29.84	626.72
768-100-023	50470 JALISCO AVE	1	596.88	29.84	626.72
768-100-024	50480 JALISCO AVE	1	596.88	29.84	626.72
768-100-025	50490 JALISCO AVE	1	596.88	29.84	626.72
768-100-026	50500 JALISCO AVE	1	596.88	29.84	626.72
768-100-027	50510 JALISCO AVE	1	596.88	29.84	626.72
768-100-028	50520 JALISCO AVE	1	596.88	29.84	626.72
768-100-029	50530 JALISCO AVE	1	596.88	29.84	626.72
768-100-030	50540 JALISCO AVE	1	596.88	29.84	626.72
768-100-031	50548 SALTILLO CIR	1	596.88	29.84	626.72
768-100-033	84490 BAJA WAY	1	596.88	29.84	626.72
768-100-034	84480 BAJA WAY	1	596.88	29.84	626.72
768-100-035	84470 BAJA WAY	1	596.88	29.84	626.72
768-100-036	50680 CHIAPAS DR	1	596.88	29.84	626.72
768-100-037	50670 CHIAPAS DR	1	596.88	29.84	626.72
768-100-038	50660 CHIAPAS DR	1	596.88	29.84	626.72
768-100-039	50650 CHIAPAS DR	1	596.88	29.84	626.72
768-100-040	50640 CHIAPAS DR	1	596.88	29.84	626.72
768-100-041	50630 CHIAPAS DR	1	596.88	29.84	626.72
768-100-042	50620 CHIAPAS DR	1	596.88	29.84	626.72
768-100-043	50610 CHIAPAS DR	1	596.88	29.84	626.72
768-100-044	50600 CHIAPAS DR	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-100-045	50590 CHIAPAS DR	1	596.88	29.84	626.72
768-101-001	50492 SALTILLO CIR	1	596.88	29.84	626.72
768-101-002	50498 SALTILLO CIR	1	596.88	29.84	626.72
768-101-003	50495 JALISCO AVE	1	596.88	29.84	626.72
768-101-004	50485 JALISCO AVE	1	596.88	29.84	626.72
768-101-005	50475 JALISCO AVE	1	596.88	29.84	626.72
768-101-006	50465 JALISCO AVE	1	596.88	29.84	626.72
768-101-007	50455 JALISCO AVE	1	596.88	29.84	626.72
768-101-008	50445 JALISCO AVE	1	596.88	29.84	626.72
768-101-009	50435 JALISCO AVE	1	596.88	29.84	626.72
768-101-010	50425 JALISCO AVE	1	596.88	29.84	626.72
768-101-011	50415 JALISCO AVE	1	596.88	29.84	626.72
768-101-012	50405 JALISCO AVE	1	596.88	29.84	626.72
768-101-013	50395 JALISCO AVE	1	596.88	29.84	626.72
768-101-014	50385 JALISCO AVE	1	596.88	29.84	626.72
768-101-015	50375 JALISCO AVE	1	596.88	29.84	626.72
768-101-016	50365 JALISCO AVE	1	596.88	29.84	626.72
768-101-017	50355 JALISCO AVE	1	596.88	29.84	626.72
768-101-018	50345 JALISCO AVE	1	596.88	29.84	626.72
768-102-001	50760 CHIAPAS DR	1	596.88	29.84	626.72
768-102-002	50750 CHIAPAS DR	1	596.88	29.84	626.72
768-102-003	50740 CHIAPAS DR	1	596.88	29.84	626.72
768-102-004	50730 CHIAPAS DR	1	596.88	29.84	626.72
768-102-005	50720 CHIAPAS DR	1	596.88	29.84	626.72
768-102-006	50710 CHIAPAS DR	1	596.88	29.84	626.72
768-102-007	50700 CHIAPAS DR	1	596.88	29.84	626.72
768-102-008	50690 CHIAPAS DR	1	596.88	29.84	626.72
768-110-001	50770 CHIAPAS DR	1	596.88	29.84	626.72
768-110-002	50780 CHIAPAS DR	1	596.88	29.84	626.72
768-110-003	50790 CHIAPAS DR	1	596.88	29.84	626.72
768-110-004	50800 CHIAPAS DR	1	596.88	29.84	626.72
768-110-005	50810 CHIAPAS DR	1	596.88	29.84	626.72
768-110-006	50820 CHIAPAS DR	1	596.88	29.84	626.72
768-110-007	50830 CHIAPAS DR	1	596.88	29.84	626.72
768-110-008	50840 CHIAPAS DR	1	596.88	29.84	626.72
768-110-009	50850 CHIAPAS DR	1	596.88	29.84	626.72
768-110-010	50860 CHIAPAS DR	1	596.88	29.84	626.72
768-110-011	50870 CHIAPAS DR	1	596.88	29.84	626.72
768-110-012	50880 CHIAPAS DR	1	596.88	29.84	626.72
768-110-013	50890 CHIAPAS DR	1	596.88	29.84	626.72
768-110-014	50900 CHIAPAS DR	1	596.88	29.84	626.72
768-110-015	50910 CHIAPAS DR	1	596.88	29.84	626.72
768-110-016	50920 CHIAPAS DR	1	596.88	29.84	626.72
768-110-017	50924 CHIAPAS DR	1	596.88	29.84	626.72
768-110-018	50926 CHIAPAS DR	1	596.88	29.84	626.72
768-110-019		1	596.88	29.84	626.72
768-110-020	50940 CHIAPAS DR	1	596.88	29.84	626.72
768-110-021	50950 CHIAPAS DR	1	596.88	29.84	626.72
768-110-022	50960 CHIAPAS DR	1	596.88	29.84	626.72
768-110-023	50970 CHIAPAS DR	1	596.88	29.84	626.72
768-110-024	50980 CHIAPAS DR	1	596.88	29.84	626.72
768-110-025	50990 CHIAPAS DR	1	596.88	29.84	626.72
768-111-001	50995 CHIAPAS DR	1	596.88	29.84	626.72
768-111-002	50985 CHIAPAS DR	1	596.88	29.84	626.72
768-111-003	50975 CHIAPAS DR	1	596.88	29.84	626.72
768-111-004	50965 CHIAPAS DR	1	596.88	29.84	626.72
768-111-005	50955 CHIAPAS DR	1	596.88	29.84	626.72
768-111-006	50945 CHIAPAS DR	1	596.88	29.84	626.72
768-111-007	50935 CHIAPAS DR	1	596.88	29.84	626.72
768-111-008	50925 CHIAPAS DR	1	596.88	29.84	626.72
768-111-009	50915 CHIAPAS DR	1	596.88	29.84	626.72
768-111-010	50905 CHIAPAS DR	1	596.88	29.84	626.72
768-111-011	50895 CHIAPAS DR	1	596.88	29.84	626.72
768-111-012	50885 CHIAPAS DR	1	596.88	29.84	626.72
768-111-013		1	596.88	29.84	626.72
768-111-014	50865 CHIAPAS DR	1	596.88	29.84	626.72
768-111-015	50855 CHIAPAS DR	1	596.88	29.84	626.72
768-111-016	50845 CHIAPAS DR	1	596.88	29.84	626.72
768-111-017	50835 CHIAPAS DR	1	596.88	29.84	626.72
768-111-018	50825 CHIAPAS DR	1	596.88	29.84	626.72
768-111-019	50819 CHIAPAS DR	1	596.88	29.84	626.72
768-111-020	50765 TABASCO CT	1	596.88	29.84	626.72
768-111-021	50755 TABASCO CT	1	596.88	29.84	626.72
768-111-022	50745 TABASCO CT	1	596.88	29.84	626.72
768-111-023	50740 TABASCO CT	1	596.88	29.84	626.72
768-111-024	50750 TABASCO CT	1	596.88	29.84	626.72
768-111-025	50760 TABASCO CT	1	596.88	29.84	626.72
768-111-026	50815 CHIAPAS DR	1	596.88	29.84	626.72
768-111-027	50805 CHIAPAS DR	1	596.88	29.84	626.72
768-111-028	50795 CHIAPAS DR	1	596.88	29.84	626.72
768-111-029	50785 CHIAPAS DR	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-111-030	50775 CHIAPAS DR	1	596.88	29.84	626.72
768-120-001	50433 ANDREA LN	1	596.88	29.84	626.72
768-120-002	50429 ANDREA LN	1	596.88	29.84	626.72
768-120-003	50425 ANDREA LN	1	596.88	29.84	626.72
768-120-004	50421 ANDREA LN	1	596.88	29.84	626.72
768-120-005	50417 ANDREA LN	1	596.88	29.84	626.72
768-120-006	50413 ANDREA LN	1	596.88	29.84	626.72
768-120-007	50409 ANDREA LN	1	596.88	29.84	626.72
768-120-008	50405 ANDREA LN	1	596.88	29.84	626.72
768-120-009	50404 ANDREA LN	1	596.88	29.84	626.72
768-120-010	50408 ANDREA LN	1	596.88	29.84	626.72
768-120-011	50412 ANDREA LN	1	596.88	29.84	626.72
768-120-012	50416 ANDREA LN	1	596.88	29.84	626.72
768-120-013	50420 ANDREA LN	1	596.88	29.84	626.72
768-120-014	50424 ANDREA LN	1	596.88	29.84	626.72
768-120-015	50428 ANDREA LN	1	596.88	29.84	626.72
768-120-016	50432 ANDREA LN	1	596.88	29.84	626.72
768-120-017	50436 MARY CT	1	596.88	29.84	626.72
768-120-018	50432 MARY CT	1	596.88	29.84	626.72
768-120-019	50428 MARY CT	1	596.88	29.84	626.72
768-120-020	50424 MARY CT	1	596.88	29.84	626.72
768-120-021	50421 MARY CT	1	596.88	29.84	626.72
768-120-022	50425 MARY CT	1	596.88	29.84	626.72
768-120-023	50429 MARY CT	1	596.88	29.84	626.72
768-120-024	50433 MARY CT	1	596.88	29.84	626.72
768-120-025	50434 RIGO CT	1	596.88	29.84	626.72
768-120-026	50430 RIGO CT	1	596.88	29.84	626.72
768-120-027	50426 RIGO CT	1	596.88	29.84	626.72
768-120-028	50422 RIGO CT	1	596.88	29.84	626.72
768-120-029	50423 RIGO CT	1	596.88	29.84	626.72
768-120-030	50427 RIGO CT	1	596.88	29.84	626.72
768-120-031	50431 RIGO CT	1	596.88	29.84	626.72
768-120-032	50435 RIGO CT	1	596.88	29.84	626.72
768-120-033	84486 PEDRO DR	1	596.88	29.84	626.72
768-120-034	84482 PEDRO DR	1	596.88	29.84	626.72
768-120-035	84478 PEDRO DR	1	596.88	29.84	626.72
768-120-036	84474 PEDRO DR	1	596.88	29.84	626.72
768-120-037	84470 PEDRO DR	1	596.88	29.84	626.72
768-120-038	50407 TOMAS LN	1	596.88	29.84	626.72
768-120-039	50411 TOMAS LN	1	596.88	29.84	626.72
768-120-040	50415 TOMAS LN	1	596.88	29.84	626.72
768-120-041	50419 TOMAS LN	1	596.88	29.84	626.72
768-120-042	50423 TOMAS LN	1	596.88	29.84	626.72
768-120-043	50427 TOMAS LN	1	596.88	29.84	626.72
768-120-044	50431 TOMAS LN	1	596.88	29.84	626.72
768-120-045	50435 TOMAS LN	1	596.88	29.84	626.72
768-120-046	50436 TOMAS LN	1	596.88	29.84	626.72
768-120-047	50432 TOMAS LN	1	596.88	29.84	626.72
768-120-048	50428 TOMAS LN	1	596.88	29.84	626.72
768-120-049	50424 TOMAS LN	1	596.88	29.84	626.72
768-120-050	50420 TOMAS LN	1	596.88	29.84	626.72
768-120-051	50416 TOMAS LN	1	596.88	29.84	626.72
768-120-052	84475 PEDRO DR	1	596.88	29.84	626.72
768-120-053	84479 PEDRO DR	1	596.88	29.84	626.72
768-120-054	84483 PEDRO DR	1	596.88	29.84	626.72
768-120-055	84487 PEDRO DR	1	596.88	29.84	626.72
768-120-056	84491 PEDRO DR	1	596.88	29.84	626.72
768-120-057	84495 PEDRO DR	1	596.88	29.84	626.72
768-120-058	84499 PEDRO DR	1	596.88	29.84	626.72
768-120-059	84503 PEDRO DR	1	596.88	29.84	626.72
768-120-060	50411 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-061	50415 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-062	50419 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-063	50423 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-064	50427 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-065	50431 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-066	50434 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-067	50430 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-068	50426 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-069	50422 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-070	50418 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-071	50414 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-072	50410 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-073	50406 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-074	84514 PEDRO DR	1	596.88	29.84	626.72
768-120-075	84510 PEDRO DR	1	596.88	29.84	626.72
768-120-076	84506 PEDRO DR	1	596.88	29.84	626.72
768-120-077	84502 PEDRO DR	1	596.88	29.84	626.72
768-120-078	84498 PEDRO DR	1	596.88	29.84	626.72
768-120-079	84494 PEDRO DR	1	596.88	29.84	626.72
768-120-080	84490 PEDRO DR	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-130-001	50437 ANDREA LN	1	596.88	29.84	626.72
768-130-002	50441 ANDREA LN	1	596.88	29.84	626.72
768-130-003	50445 ANDREA LN	1	596.88	29.84	626.72
768-130-004	50449 ANDREA LN	1	596.88	29.84	626.72
768-130-005	50453 ANDREA LN	1	596.88	29.84	626.72
768-130-006	50457 ANDREA LN	1	596.88	29.84	626.72
768-130-007	50461 ANDREA LN	1	596.88	29.84	626.72
768-130-008	50465 ANDREA LN	1	596.88	29.84	626.72
768-130-009	84437 JULIA DR	1	596.88	29.84	626.72
768-130-010	84441 JULIA DR	1	596.88	29.84	626.72
768-130-011	84455 JULIA DR	1	596.88	29.84	626.72
768-130-012	84459 JULIA DR	1	596.88	29.84	626.72
768-130-013	84463 JULIA DR	1	596.88	29.84	626.72
768-130-014	84467 JULIA DR	1	596.88	29.84	626.72
768-130-015	84471 JULIA DR	1	596.88	29.84	626.72
768-130-016	84475 JULIA DR	1	596.88	29.84	626.72
768-130-017	84479 JULIA DR	1	596.88	29.84	626.72
768-130-018	84483 JULIA DR	1	596.88	29.84	626.72
768-130-019	84487 JULIA DR	1	596.88	29.84	626.72
768-130-020	84491 JULIA DR	1	596.88	29.84	626.72
768-130-021	84495 JULIA DR	1	596.88	29.84	626.72
768-130-022	84499 JULIA DR	1	596.88	29.84	626.72
768-130-023	84503 JULIA DR	1	596.88	29.84	626.72
768-130-024	84507 JULIA DR	1	596.88	29.84	626.72
768-130-025	84511 JULIA DR	1	596.88	29.84	626.72
768-131-001	84510 JULIA DR	1	596.88	29.84	626.72
768-131-002	84506 JULIA DR	1	596.88	29.84	626.72
768-131-003	84502 JULIA DR	1	596.88	29.84	626.72
768-131-004	84498 JULIA DR	1	596.88	29.84	626.72
768-131-005	84494 JULIA DR	1	596.88	29.84	626.72
768-131-006	84490 JULIA DR	1	596.88	29.84	626.72
768-131-007	84486 JULIA DR	1	596.88	29.84	626.72
768-131-008	84482 JULIA DR	1	596.88	29.84	626.72
768-131-009	84478 JULIA DR	1	596.88	29.84	626.72
768-131-010	84474 JULIA DR	1	596.88	29.84	626.72
768-131-011	84470 JULIA DR	1	596.88	29.84	626.72
768-131-012	84466 JULIA DR	1	596.88	29.84	626.72
768-131-013	84462 JULIA DR	1	596.88	29.84	626.72
768-131-014	84458 JULIA DR	1	596.88	29.84	626.72
768-131-015	84454 JULIA DR	1	596.88	29.84	626.72
768-131-016	84457 LINDA AVE	1	596.88	29.84	626.72
768-131-017	84461 LINDA AVE	1	596.88	29.84	626.72
768-131-018	84465 LINDA AVE	1	596.88	29.84	626.72
768-131-019	84469 LINDA AVE	1	596.88	29.84	626.72
768-131-020	84473 LINDA AVE	1	596.88	29.84	626.72
768-131-021	84477 LINDA AVE	1	596.88	29.84	626.72
768-131-022	84481 LINDA AVE	1	596.88	29.84	626.72
768-131-023	84485 LINDA AVE	1	596.88	29.84	626.72
768-131-024	84489 LINDA AVE	1	596.88	29.84	626.72
768-131-025	84493 LINDA AVE	1	596.88	29.84	626.72
768-131-026	84497 LINDA AVE	1	596.88	29.84	626.72
768-131-027	84501 LINDA AVE	1	596.88	29.84	626.72
768-131-028	84505 LINDA AVE	1	596.88	29.84	626.72
768-131-029	84509 LINDA AVE	1	596.88	29.84	626.72
768-131-030	84513 LINDA AVE	1	596.88	29.84	626.72
768-132-001	84512 LINDA AVE	1	596.88	29.84	626.72
768-132-002	84508 LINDA AVE	1	596.88	29.84	626.72
768-132-003	84504 LINDA AVE	1	596.88	29.84	626.72
768-132-004	84500 LINDA AVE	1	596.88	29.84	626.72
768-132-005	84496 LINDA AVE	1	596.88	29.84	626.72
768-132-006	84492 LINDA AVE	1	596.88	29.84	626.72
768-132-007	84488 LINDA AVE	1	596.88	29.84	626.72
768-132-008	84484 LINDA AVE	1	596.88	29.84	626.72
768-132-009	84480 LINDA AVE	1	596.88	29.84	626.72
768-132-010	84476 LINDA AVE	1	596.88	29.84	626.72
768-132-011	84472 LINDA AVE	1	596.88	29.84	626.72
768-132-012	84468 LINDA AVE	1	596.88	29.84	626.72
768-132-013	84464 LINDA AVE	1	596.88	29.84	626.72
768-132-014	84460 LINDA AVE	1	596.88	29.84	626.72
768-132-015	84456 LINDA AVE	1	596.88	29.84	626.72
768-132-016	84457 CHRISTINA RD	1	596.88	29.84	626.72
768-132-017	84461 CHRISTINA RD	1	596.88	29.84	626.72
768-132-018	84465 CHRISTINA RD	1	596.88	29.84	626.72
768-132-019	84469 CHRISTINA RD	1	596.88	29.84	626.72
768-132-020	84473 CHRISTINA RD	1	596.88	29.84	626.72
768-132-021	84477 CHRISTINA RD	1	596.88	29.84	626.72
768-132-022	84481 CHRISTINA RD	1	596.88	29.84	626.72
768-132-023	84485 CHRISTINA RD	1	596.88	29.84	626.72
768-132-024	84489 CHRISTINA RD	1	596.88	29.84	626.72
768-132-025	84491 CHRISTINA RD	1	596.88	29.84	626.72
768-132-026	84495 CHRISTINA RD	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-132-027	84499 CHRISTINA RD	1	596.88	29.84	626.72
768-132-028	84503 CHRISTINA RD	1	596.88	29.84	626.72
768-132-029	84507 CHRISTINA RD	1	596.88	29.84	626.72
768-132-030	84511 CHRISTINA RD	1	596.88	29.84	626.72
768-133-002	50446 AVENIDA ADOBE	1	596.88	29.84	626.72
768-133-003	50442 AVENIDA ADOBE	1	596.88	29.84	626.72
768-133-004	50438 AVENIDA ADOBE	1	596.88	29.84	626.72
768-140-001	50652 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-002	50642 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-003	50632 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-004	50622 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-005	50602 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-006	50601 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-007	50621 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-008	50631 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-009	50641 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-010	50651 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-011	50661 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-012	50671 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-013	84480 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-014	84490 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-015	84492 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-016	84494 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-017	84496 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-018	84498 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-019	84500 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-020	84502 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-021	84504 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-022	84506 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-023	84508 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-024	84510 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-025	84512 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-026	84513 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-027	84511 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-028	84509 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-029	84507 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-030	84505 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-031	84503 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-032	84501 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-033	84499 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-034	84497 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-035	84495 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-036	84494 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-037	84496 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-038	84498 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-039	84500 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-040	84502 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-041	84504 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-042	84506 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-043	84508 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-044	84510 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-045	84512 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-048	84493 CORTE ALTURIAN	1	596.88	29.84	626.72
768-141-001	50602 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-002	50622 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-003	50632 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-004	50642 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-005	50652 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-006	50662 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-007	50672 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-008	50682 AVENIDA ADOBE	1	596.88	29.84	626.72
768-142-001	84513 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-002	84511 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-003	84509 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-004	84507 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-005	84505 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-006	84503 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-007	84501 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-008	84499 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-009	84497 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-010	84495 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-011	84493 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-012	84491 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-013	84489 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-014	84487 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-015	84485 VIA ZAHIDI	1	596.88	29.84	626.72
768-150-001	84488 CORTE GILLAN	1	596.88	29.84	626.72
768-150-002	84490 CORTE GILLAN	1	596.88	29.84	626.72
768-150-003	84492 CORTE GILLAN	1	596.88	29.84	626.72
768-150-004	84494 CORTE GILLAN	1	596.88	29.84	626.72
768-150-005	84496 CORTE GILLAN	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-150-006	84498 CORTE GILLAN	1	596.88	29.84	626.72
768-150-007	84500 CORTE GILLAN	1	596.88	29.84	626.72
768-150-008	84499 CORTE GILLAN	1	596.88	29.84	626.72
768-150-009	84497 CORTE GILLAN	1	596.88	29.84	626.72
768-150-010	84495 CORTE GILLAN	1	596.88	29.84	626.72
768-150-011	84493 CORTE GILLAN	1	596.88	29.84	626.72
768-150-012	84491 CORTE GILLAN	1	596.88	29.84	626.72
768-150-013	84489 CORTE GILLAN	1	596.88	29.84	626.72
768-150-014	84487 CORTE GILLAN	1	596.88	29.84	626.72
768-150-015	84486 CORTE YEAGER	1	596.88	29.84	626.72
768-150-016	84488 CORTE YEAGER	1	596.88	29.84	626.72
768-150-017	84490 CORTE YEAGER	1	596.88	29.84	626.72
768-150-018	84492 CORTE YEAGER	1	596.88	29.84	626.72
768-150-019	84494 CORTE YEAGER	1	596.88	29.84	626.72
768-150-020	84496 CORTE YEAGER	1	596.88	29.84	626.72
768-150-021	84498 CORTE YEAGER	1	596.88	29.84	626.72
768-150-022	84501 CORTE YEAGER	1	596.88	29.84	626.72
768-150-023	84499 CORTE YEAGER	1	596.88	29.84	626.72
768-150-024	84497 CORTE YEAGER	1	596.88	29.84	626.72
768-150-025	84495 CORTE YEAGER	1	596.88	29.84	626.72
768-150-026	84493 CORTE YEAGER	1	596.88	29.84	626.72
768-150-027	84491 CORTE YEAGER	1	596.88	29.84	626.72
768-150-028	84489 CORTE YEAGER	1	596.88	29.84	626.72
768-150-029	84486 CALLE CATHRON	1	596.88	29.84	626.72
768-150-030	84488 CALLE CATHRON	1	596.88	29.84	626.72
768-150-031	84490 CALLE CATHRON	1	596.88	29.84	626.72
768-150-032	84492 CALLE CATHRON	1	596.88	29.84	626.72
768-150-033	84494 CALLE CATHRON	1	596.88	29.84	626.72
768-150-034	84496 CALLE CATHRON	1	596.88	29.84	626.72
768-150-035	84498 CALLE CATHRON	1	596.88	29.84	626.72
768-150-036	84500 CALLE CATHRON	1	596.88	29.84	626.72
768-150-037	84502 CALLE CATHRON	1	596.88	29.84	626.72
768-150-038	84504 CALLE CATHRON	1	596.88	29.84	626.72
768-150-039	84506 CALLE CATHRON	1	596.88	29.84	626.72
768-150-040	84508 CALLE CATHRON	1	596.88	29.84	626.72
768-150-041	84510 CALLE CATHRON	1	596.88	29.84	626.72
768-150-042	84512 CALLE CATHRON	1	596.88	29.84	626.72
768-150-043	84513 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-044	84511 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-045	84509 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-046	84507 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-047	84505 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-048	84503 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-049	84500 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-050	84502 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-051	84504 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-052	84506 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-053	84508 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-054	84510 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-055	84512 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-056	84513 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-057	84511 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-058	84509 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-059	84507 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-060	84505 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-061	84503 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-062	84501 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-063	84500 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-064	84502 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-065	84504 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-066	84506 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-067	84508 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-068	84510 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-069	84512 CORTE BERNARDO	1	596.88	29.84	626.72
768-151-001	50692 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-002	50702 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-003	50722 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-004	50732 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-005	50742 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-006	50752 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-007	50762 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-008	50772 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-009	50782 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-010	50792 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-011	84726 AVENUE 51	1	596.88	29.84	626.72
768-152-001	50681 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-002	50691 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-003	50701 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-004	50721 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-005	50731 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-006	50741 AVENIDA RAZON	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-152-007	50751 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-008	50761 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-009	50771 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-010	50781 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-011	50791 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-012	84485 CALLE CATHRON	1	596.88	29.84	626.72
768-152-013	84487 CALLE CATHRON	1	596.88	29.84	626.72
768-152-014	84489 CALLE CATHRON	1	596.88	29.84	626.72
768-152-015	84491 CALLE CATHRON	1	596.88	29.84	626.72
768-152-016	84493 CALLE CATHRON	1	596.88	29.84	626.72
768-152-017	84495 CALLE CATHRON	1	596.88	29.84	626.72
768-152-018	84497 CALLE CATHRON	1	596.88	29.84	626.72
768-152-019	84499 CALLE CATHRON	1	596.88	29.84	626.72
768-152-020	84501 CALLE CATHRON	1	596.88	29.84	626.72
768-152-021	84503 CALLE CATHRON	1	596.88	29.84	626.72
768-152-022	84505 CALLE CATHRON	1	596.88	29.84	626.72
768-152-023	84507 CALLE CATHRON	1	596.88	29.84	626.72
768-152-024	84509 CALLE CATHRON	1	596.88	29.84	626.72
768-152-025	84511 CALLE CATHRON	1	596.88	29.84	626.72
768-152-026	84513 CALLE CATHRON	1	596.88	29.84	626.72
768-160-002	50031 BALBOA ST	1	596.88	29.84	626.72
768-160-003	50041 BALBOA ST	1	596.88	29.84	626.72
768-160-004	50051 BALBOA ST	1	596.88	29.84	626.72
768-160-005	50061 BALBOA ST	1	596.88	29.84	626.72
768-160-006	50071 BALBOA ST	1	596.88	29.84	626.72
768-160-007	50081 BALBOA ST	1	596.88	29.84	626.72
768-160-008	50091 BALBOA ST	1	596.88	29.84	626.72
768-160-009	50101 BALBOA ST	1	596.88	29.84	626.72
768-161-001	50020 BALBOA ST	1	596.88	29.84	626.72
768-161-002	50030 BALBOA ST	1	596.88	29.84	626.72
768-161-003	50040 BALBOA ST	1	596.88	29.84	626.72
768-161-004	50050 BALBOA ST	1	596.88	29.84	626.72
768-161-005	50060 BALBOA ST	1	596.88	29.84	626.72
768-161-006	50070 BALBOA ST	1	596.88	29.84	626.72
768-161-007	50080 BALBOA ST	1	596.88	29.84	626.72
768-161-008	50090 BALBOA ST	1	596.88	29.84	626.72
768-161-009	50100 BALBOA ST	1	596.88	29.84	626.72
768-161-010	50021 CORONADO ST	1	596.88	29.84	626.72
768-161-011	50031 CORONADO ST	1	596.88	29.84	626.72
768-161-012	50041 CORONADO ST	1	596.88	29.84	626.72
768-161-013	50051 CORONADO ST	1	596.88	29.84	626.72
768-161-014	50061 CORONADO ST	1	596.88	29.84	626.72
768-161-015	50071 CORONADO ST	1	596.88	29.84	626.72
768-161-016	50081 CORONADO ST	1	596.88	29.84	626.72
768-161-017	50091 CORONADO ST	1	596.88	29.84	626.72
768-161-018	50101 CORONADO ST	1	596.88	29.84	626.72
768-162-001	50020 CORONADO ST	1	596.88	29.84	626.72
768-162-002	50030 CORONADO ST	1	596.88	29.84	626.72
768-162-003	50040 CORONADO ST	1	596.88	29.84	626.72
768-162-004	50050 CORONADO ST	1	596.88	29.84	626.72
768-162-005	50060 CORONADO ST	1	596.88	29.84	626.72
768-162-006	50070 CORONADO ST	1	596.88	29.84	626.72
768-162-007	50080 CORONADO ST	1	596.88	29.84	626.72
768-162-008	50090 CORONADO ST	1	596.88	29.84	626.72
768-162-009	50100 CORONADO ST	1	596.88	29.84	626.72
768-162-010	50021 KENMORE ST	1	596.88	29.84	626.72
768-162-011	50031 KENMORE ST	1	596.88	29.84	626.72
768-162-012	50041 KENMORE ST	1	596.88	29.84	626.72
768-162-013	50051 KENMORE ST	1	596.88	29.84	626.72
768-162-014	50061 KENMORE ST	1	596.88	29.84	626.72
768-162-015	50071 KENMORE ST	1	596.88	29.84	626.72
768-162-016	50081 KENMORE ST	1	596.88	29.84	626.72
768-162-017	50091 KENMORE ST	1	596.88	29.84	626.72
768-162-018	50101 KENMORE ST	1	596.88	29.84	626.72
768-162-019	50111 KENMORE ST	1	596.88	29.84	626.72
768-163-002	50030 KENMORE ST	1	596.88	29.84	626.72
768-163-003	50040 KENMORE ST	1	596.88	29.84	626.72
768-163-004	50050 KENMORE ST	1	596.88	29.84	626.72
768-163-005	50060 KENMORE ST	1	596.88	29.84	626.72
768-163-006	50070 KENMORE ST	1	596.88	29.84	626.72
768-163-007	50080 KENMORE ST	1	596.88	29.84	626.72
768-163-008	50090 KENMORE ST	1	596.88	29.84	626.72
768-163-009	50100 KENMORE ST	1	596.88	29.84	626.72
768-163-010	50110 KENMORE ST	1	596.88	29.84	626.72
768-170-001	50491 BALBOA	1	596.88	29.84	626.72
768-170-002	50467 S BALBOA ST	1	596.88	29.84	626.72
768-170-003	50443 S BALBOA ST	1	596.88	29.84	626.72
768-170-004	50419 S BALBOA ST	1	596.88	29.84	626.72
768-170-005	50395 S BALBOA ST	1	596.88	29.84	626.72
768-170-006	50371 S BALBOA ST	1	596.88	29.84	626.72
768-170-007	50347 S BALBOA ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-170-008	50323 S BALBOA ST	1	596.88	29.84	626.72
768-170-009	50299 S BALBOA ST	1	596.88	29.84	626.72
768-170-010	50275 S BALBOA ST	1	596.88	29.84	626.72
768-170-011	50251 S BALBOA ST	1	596.88	29.84	626.72
768-170-012	50250 S BALBOA ST	1	596.88	29.84	626.72
768-170-013	50274 S BALBOA ST	1	596.88	29.84	626.72
768-170-014	50298 S BALBOA ST	1	596.88	29.84	626.72
768-170-015	50322 S BALBOA ST	1	596.88	29.84	626.72
768-170-016	50346 S BALBOA ST	1	596.88	29.84	626.72
768-170-017	50370 S BALBOA ST	1	596.88	29.84	626.72
768-170-018	50394 S BALBOA ST	1	596.88	29.84	626.72
768-170-019	50418 S BALBOA ST	1	596.88	29.84	626.72
768-170-020	50442 S BALBOA ST	1	596.88	29.84	626.72
768-170-021	50466 S BALBOA ST	1	596.88	29.84	626.72
768-170-022	50490 S BALBOA ST	1	596.88	29.84	626.72
768-170-023	50491 S CORONADO ST	1	596.88	29.84	626.72
768-170-024	50467 S CORONADO ST	1	596.88	29.84	626.72
768-170-025	50443 S CORONADO ST	1	596.88	29.84	626.72
768-170-026	50419 S CORONADO	1	596.88	29.84	626.72
768-170-027	50395 S CORONADO ST	1	596.88	29.84	626.72
768-170-028	50371 S CORONADO ST	1	596.88	29.84	626.72
768-170-029	50347 S CORONADO ST	1	596.88	29.84	626.72
768-170-030	50323 S CORONADO ST	1	596.88	29.84	626.72
768-170-031	50299 S CORONADO ST	1	596.88	29.84	626.72
768-170-032	50275 S CORONADO ST	1	596.88	29.84	626.72
768-170-033	50251 S CORONADO ST	1	596.88	29.84	626.72
768-170-034	50250 S CORONADO ST	1	596.88	29.84	626.72
768-170-035	50274 S CORONADO ST	1	596.88	29.84	626.72
768-170-036	50298 S CORONADO ST	1	596.88	29.84	626.72
768-170-037	50322 S CORONADO ST	1	596.88	29.84	626.72
768-170-038	50346 S CORONADO ST	1	596.88	29.84	626.72
768-170-039	50370 S CORONADO ST	1	596.88	29.84	626.72
768-170-040	50394 S CORONADO ST	1	596.88	29.84	626.72
768-170-041	50418 S CORONADO ST	1	596.88	29.84	626.72
768-170-042	50442 S CORONADO ST	1	596.88	29.84	626.72
768-170-043	50466 S CORONADO ST	1	596.88	29.84	626.72
768-170-044	50490 S CORONADO ST	1	596.88	29.84	626.72
768-170-045	50491 S KENMORE ST	1	596.88	29.84	626.72
768-170-046	50467 S KENMORE ST	1	596.88	29.84	626.72
768-170-047	50443 S KENMORE ST	1	596.88	29.84	626.72
768-170-048	50419 S KENMORE ST	1	596.88	29.84	626.72
768-170-049	50395 S KENMORE ST	1	596.88	29.84	626.72
768-170-050	50371 S KENMORE ST	1	596.88	29.84	626.72
768-170-051	50347 S KENMORE ST	1	596.88	29.84	626.72
768-170-052	50323 S KENMORE ST	1	596.88	29.84	626.72
768-170-053	50299 S KENMORE ST	1	596.88	29.84	626.72
768-170-054	50275 S KENMORE ST	1	596.88	29.84	626.72
768-170-055	50251 S KENMORE ST	1	596.88	29.84	626.72
768-170-056	50250 S KENMORE ST	1	596.88	29.84	626.72
768-170-057	50274 S KENMORE ST	1	596.88	29.84	626.72
768-170-058	50298 S KENMORE ST	1	596.88	29.84	626.72
768-170-059	50322 S KENMORE ST	1	596.88	29.84	626.72
768-170-060	50346 KENMORE ST	1	596.88	29.84	626.72
768-170-061	50370 S KENMORE ST	1	596.88	29.84	626.72
768-170-062	50394 S KENMORE ST	1	596.88	29.84	626.72
768-170-063	50418 S KENMORE ST	1	596.88	29.84	626.72
768-170-064	50442 S KENMORE ST	1	596.88	29.84	626.72
768-170-065	50466 S KENMORE ST	1	596.88	29.84	626.72
768-170-066	50490 S KENMORE ST	1	596.88	29.84	626.72
768-190-001	84852 SUNDOWN LN	1	596.88	29.84	626.72
768-190-002	84842 SUNDOWN LN	1	596.88	29.84	626.72
768-190-003	84832 SUNDOWN LN	1	596.88	29.84	626.72
768-190-004	84822 SUNDOWN LN	1	596.88	29.84	626.72
768-190-005	84812 SUNDOWN LN	1	596.88	29.84	626.72
768-190-006	84802 SUNDOWN LN	1	596.88	29.84	626.72
768-190-007	84792 SUNDOWN LN	1	596.88	29.84	626.72
768-190-008	84780 SUNDOWN LN	1	596.88	29.84	626.72
768-190-009	84791 SUNDOWN LN	1	596.88	29.84	626.72
768-190-010	84801 SUNDOWN LN	1	596.88	29.84	626.72
768-190-011	84811 SUNDOWN LN	1	596.88	29.84	626.72
768-190-012	84821 SUNDOWN LN	1	596.88	29.84	626.72
768-190-013	84831 SUNDOWN LN	1	596.88	29.84	626.72
768-190-014	84841 SUNDOWN LN	1	596.88	29.84	626.72
768-190-015	84851 SUNDOWN LN	1	596.88	29.84	626.72
768-190-016	50712 SUNBURST ST	1	596.88	29.84	626.72
768-190-017	50722 SUNBURST ST	1	596.88	29.84	626.72
768-190-018	50702 SUNBURST ST	1	596.88	29.84	626.72
768-190-019	50682 SUNBURST ST	1	596.88	29.84	626.72
768-190-020	50662 SUNBURST ST	1	596.88	29.84	626.72
768-190-021	50642 SUNBURST ST	1	596.88	29.84	626.72
768-190-022	50622 SUNBURST ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-190-023		1	596.88	29.84	626.72
768-190-024	84635 SUNRISE AVE	1	596.88	29.84	626.72
768-190-025	84659 SUNRISE AVE	1	596.88	29.84	626.72
768-190-026	84667 SUNRISE AVE	1	596.88	29.84	626.72
768-190-027	84683 SUNRISE AVE	1	596.88	29.84	626.72
768-190-028	84699 SUNRISE AVE	1	596.88	29.84	626.72
768-190-029	84715 SUNRISE AVE	1	596.88	29.84	626.72
768-190-030	84739 SUNRISE AVE	1	596.88	29.84	626.72
768-190-031	84747 SUNRISE AVE	1	596.88	29.84	626.72
768-190-032	84763 SUNRISE AVE	1	596.88	29.84	626.72
768-190-033	84779 SUNRISE AVE	1	596.88	29.84	626.72
768-190-034	84795 SUNRISE AVE	1	596.88	29.84	626.72
768-191-001	84515 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-002	84531 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-003	84549 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-004	84565 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-005	84581 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-006	84597 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-007	84615 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-008	84631 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-009	84647 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-010	84663 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-011	84681 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-012	84697 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-013	84713 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-014	84729 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-015	84747 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-016	84763 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-017	84779 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-018	84795 WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-019	84796 SUNRISE AVE	1	596.88	29.84	626.72
768-191-020	84780 SUNRISE AVE	1	596.88	29.84	626.72
768-191-021	84764 SUNRISE AVE	1	596.88	29.84	626.72
768-191-022	84748 SUNRISE AVE	1	596.88	29.84	626.72
768-191-023	84732 SUNRISE AVE	1	596.88	29.84	626.72
768-191-024	84716 SUNRISE AVE	1	596.88	29.84	626.72
768-191-025	84700 SUNRISE AVE	1	596.88	29.84	626.72
768-191-026	84684 SUNRISE AVE	1	596.88	29.84	626.72
768-191-027	84668 SUNRISE AVE	1	596.88	29.84	626.72
768-191-028	84652 SUNRISE AVE	1	596.88	29.84	626.72
768-191-029	84636 SUNRISE AVE	1	596.88	29.84	626.72
768-191-030	84620 SUNRISE AVE	1	596.88	29.84	626.72
768-191-031	84604 SUNRISE AVE	1	596.88	29.84	626.72
768-191-032	84588 SUNRISE AVE	1	596.88	29.84	626.72
768-191-033	84572 SUNRISE AVE	1	596.88	29.84	626.72
768-191-034	50561 SUNBURST ST	1	596.88	29.84	626.72
768-191-035	50581 SUNBURST ST	1	596.88	29.84	626.72
768-191-036	50601 SUNBURST ST	1	596.88	29.84	626.72
768-191-037	50621 SUNBURST ST	1	596.88	29.84	626.72
768-191-038	50641 SUNBURST ST	1	596.88	29.84	626.72
768-191-039	50661 SUNBURST ST	1	596.88	29.84	626.72
768-191-040	50681 SUNBURST ST	1	596.88	29.84	626.72
768-191-041	50701 SUNBURST ST	1	596.88	29.84	626.72
768-191-042	50721 SUNBURST ST	1	596.88	29.84	626.72
768-191-043	50741 SUNBURST ST	1	596.88	29.84	626.72
768-200-001	84862 SUNDANCE LN	1	596.88	29.84	626.72
768-200-002	84852 SUNDANCE LN	1	596.88	29.84	626.72
768-200-003	84842 SUNDANCE LN	1	596.88	29.84	626.72
768-200-004	84832 SUNDANCE LN	1	596.88	29.84	626.72
768-200-005	84822 SUNDANCE LN	1	596.88	29.84	626.72
768-200-006	84812 SUNDANCE LN	1	596.88	29.84	626.72
768-200-007	84802 SUNDANCE LN	1	596.88	29.84	626.72
768-200-008	84792 SUNDANCE LN	1	596.88	29.84	626.72
768-200-009	84791 SUNDANCE LN	1	596.88	29.84	626.72
768-200-010	84801 SUNDANCE LN	1	596.88	29.84	626.72
768-200-011	84811 SUNDANCE LN	1	596.88	29.84	626.72
768-200-012	84821 SUNDANCE LN	1	596.88	29.84	626.72
768-200-013	84831 SUNDANCE LN	1	596.88	29.84	626.72
768-200-014	84841 SUNDANCE LN	1	596.88	29.84	626.72
768-200-015	84851 SUNDANCE LN	1	596.88	29.84	626.72
768-200-016	84861 SUNDANCE LN	1	596.88	29.84	626.72
768-200-017	84872 SUNSHINE AVE	1	596.88	29.84	626.72
768-200-018	84862 SUNSHINE AVE	1	596.88	29.84	626.72
768-200-019	84852 SUNSHINE AVE	1	596.88	29.84	626.72
768-200-020	84842 SUNSHINE AVE	1	596.88	29.84	626.72
768-200-021	84832 SUNSHINE AVE	1	596.88	29.84	626.72
768-200-022	84822 SUNSHINE AVE	1	596.88	29.84	626.72
768-200-023	84812 SUNSHINE AVE	1	596.88	29.84	626.72
768-200-024	84802 SUNSHINE AVE	1	596.88	29.84	626.72
768-200-025	84792 SUNSHINE AVE	1	596.88	29.84	626.72
768-200-026	50862 SUNBURST ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-200-027	50842 SUNBURST ST	1	596.88	29.84	626.72
768-200-028	50822 SUNBURST ST	1	596.88	29.84	626.72
768-200-029	50802 SUNBURST ST	1	596.88	29.84	626.72
768-200-030	50782 SUNBURST ST	1	596.88	29.84	626.72
768-200-031	50762 SUNBURST ST	1	596.88	29.84	626.72
768-201-001	50761 SUNBURST ST	1	596.88	29.84	626.72
768-201-002	50781 SUNBURST ST	1	596.88	29.84	626.72
768-201-003	50801 SUNBURST ST	1	596.88	29.84	626.72
768-201-004	50821 SUNBURST ST	1	596.88	29.84	626.72
768-201-005	50841 SUNBURST ST	1	596.88	29.84	626.72
768-201-006	50861 SUNBURST ST	1	596.88	29.84	626.72
768-201-007	50881 SUNBURST ST	1	596.88	29.84	626.72
768-201-008	84761 SUNSHINE AVE #1	1	596.88	29.84	626.72
768-201-009	84771 SUNSHINE AVE	1	596.88	29.84	626.72
768-201-010	84781 SUNSHINE AVE	1	596.88	29.84	626.72
768-201-011	84791 SUNSHINE AVE	1	596.88	29.84	626.72
768-201-012	84801 SUNSHINE AVE	1	596.88	29.84	626.72
768-201-013	84811 SUNSHINE AVE	1	596.88	29.84	626.72
768-201-014	84821 SUNSHINE AVE	1	596.88	29.84	626.72
768-201-015	84831 SUNSHINE AVE	1	596.88	29.84	626.72
768-201-016	84841 SUNSHINE AVE	1	596.88	29.84	626.72
768-201-017	84851 SUNSHINE AVE	1	596.88	29.84	626.72
768-201-018	84861 SUNSHINE AVE	1	596.88	29.84	626.72
768-201-019	84871 SUNSHINE AVE	1	596.88	29.84	626.72
768-210-012	84655 AVENUE 51	1	596.88	29.84	626.72
768-210-013	84657 AVENUE 51	1	596.88	29.84	626.72
768-210-038	84615 AVENUE 51	1	596.88	29.84	626.72
768-210-039	84571 AVENUE 51	1	596.88	29.84	626.72
768-221-001	84629 BAGDAD AVE	1	596.88	29.84	626.72
768-221-002	84640 BAGDAD AVE	1	596.88	29.84	626.72
768-221-003	84639 BAGDAD AVE	1	596.88	29.84	626.72
768-221-004	84659 BAGDAD AVE	1	596.88	29.84	626.72
768-221-005	84671 BAGDAD AVE	1	596.88	29.84	626.72
768-221-006	84684 BAGDAD AVE	1	596.88	29.84	626.72
768-221-008	84691 BAGDAD ST	1	596.88	29.84	626.72
768-221-009	84701 BAGDAD AVE	1	596.88	29.84	626.72
768-221-010	84725 BAGDAD AVE	1	596.88	29.84	626.72
768-221-011	84729 BAGDAD AVE	1	596.88	29.84	626.72
768-221-012	84630 DAMASCUS AVE	1	596.88	29.84	626.72
768-221-013	84640 DAMASCUS AVE	1	596.88	29.84	626.72
768-221-014	84650 DAMASCUS AVE	1	596.88	29.84	626.72
768-221-015	84664 DAMASCUS AVE	1	596.88	29.84	626.72
768-221-016	84672 DAMASCUS AVE	1	596.88	29.84	626.72
768-221-017	84679 DAMASCUS AVE	1	596.88	29.84	626.72
768-221-018	84688 DAMASCUS AVE	1	596.88	29.84	626.72
768-221-019	84690 DAMASCUS AVE	1	596.88	29.84	626.72
768-221-020	84706 DAMASCUS AVE	1	596.88	29.84	626.72
768-221-021	84716 DAMASCUS AVE	1	596.88	29.84	626.72
768-221-022	84734 DAMASCUS AVE	1	596.88	29.84	626.72
768-221-023	84738 DAMASCUS AVE	1	596.88	29.84	626.72
768-222-001	51722 DOUMA ST	1	596.88	29.84	626.72
768-222-002	51710 DOUMA ST	1	596.88	29.84	626.72
768-222-011	51661 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-222-012	51691 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-222-013	51721 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-222-014	84708 DOUMA CT	1	596.88	29.84	626.72
768-223-002	51672 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-223-003	51722 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-223-004	51742 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-231-001	51502 CALLE AVILA	1	596.88	29.84	626.72
768-231-002	51522 CALLE AVILA	1	596.88	29.84	626.72
768-231-003	51530 CALLE AVILA	1	596.88	29.84	626.72
768-231-004	51558 CALLE AVILA	1	596.88	29.84	626.72
768-231-005	51572 CALLE AVILA	1	596.88	29.84	626.72
768-231-006	51628 CALLE AVILA	1	596.88	29.84	626.72
768-231-007	51638 CALLE AVILA	1	596.88	29.84	626.72
768-231-008	51648 CALLE AVILA	1	596.88	29.84	626.72
768-231-009	51666 CALLE AVILA	1	596.88	29.84	626.72
768-231-010	51668 CALLE AVILA	1	596.88	29.84	626.72
768-231-011	84884 CAIRO AVE	1	596.88	29.84	626.72
768-231-013	51617 CALLE CAMACHO	1	596.88	29.84	626.72
768-231-014	51607 CALLE CAMACHO	1	596.88	29.84	626.72
768-231-015	51651 CALLE CAMACHO	1	596.88	29.84	626.72
768-231-016	51573 CALLE CAMACHO	1	596.88	29.84	626.72
768-231-017	51555 CALLE CAMACHO	1	596.88	29.84	626.72
768-231-020	84946 BAGDAD AVE	1	596.88	29.84	626.72
768-232-001	51512 CALLE CAMACHO	1	596.88	29.84	626.72
768-232-002	51522 CALLE CAMACHO	1	596.88	29.84	626.72
768-232-003	51544 CALLE CAMACHO	1	596.88	29.84	626.72
768-232-004	51558 CALLE CAMACHO	1	596.88	29.84	626.72
768-232-005	51572 CALLE CAMACHO	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-232-006	51628 CALLE CAMACHO	1	596.88	29.84	626.72
768-232-007	51638 CALLE CAMACHO	1	596.88	29.84	626.72
768-232-008	51648 CALLE CAMACHO	1	596.88	29.84	626.72
768-232-009	51656 CALLE CAMACHO	1	596.88	29.84	626.72
768-241-001	51724 DOUMA ST	1	596.88	29.84	626.72
768-241-003	51761 DOUMA ST	1	596.88	29.84	626.72
768-241-004	51782 DOUMA ST	1	596.88	29.84	626.72
768-241-005	51820 DOUMA ST	1	596.88	29.84	626.72
768-241-006	51872 DOUMA ST	1	596.88	29.84	626.72
768-241-007	51946 DOUMA ST	1	596.88	29.84	626.72
768-241-008	51964 DOUMA ST	1	596.88	29.84	626.72
768-241-009	84627 AVENUE 52	1	596.88	29.84	626.72
768-241-010	84657 AVENUE 52	1	596.88	29.84	626.72
768-241-011	84687 AVENUE 52	1	596.88	29.84	626.72
768-241-012	84699 AVENUE 52	1	596.88	29.84	626.72
768-241-013	51873 LORENZA CT	1	596.88	29.84	626.72
768-241-014	51821 LORENZA LN	1	596.88	29.84	626.72
768-241-015	51767 LORENZA LN	1	596.88	29.84	626.72
768-241-016	51761 LORENZA LN	1	596.88	29.84	626.72
768-241-017	51733 LORENZA LN	1	596.88	29.84	626.72
768-241-018	51721 LORENZA LN	1	596.88	29.84	626.72
768-242-001	51712 LORENZA LN	1	596.88	29.84	626.72
768-242-002	84715 AVENUE 52	1	596.88	29.84	626.72
768-242-004	84786 AVENUE 52	1	596.88	29.84	626.72
768-242-005	84735 AVENUE 52	1	596.88	29.84	626.72
768-242-006	84743 AVENUE 52	1	596.88	29.84	626.72
768-242-007	51941 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-242-008	51911 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-242-009	51881 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-242-010	51851 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-242-011	51821 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-242-012	51791 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-242-013	51761 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-243-001	51762 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-243-002	51792 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-243-003	51836 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-243-004	51886 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-243-005	51910 CLL ORDUNO	1	596.88	29.84	626.72
768-243-007	51964 CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-243-010	84751 AVENUE 52	1	596.88	29.84	626.72
768-250-001	51837 CALLE EMPALME	1	596.88	29.84	626.72
768-250-002	51855 CALLE EMPALME	1	596.88	29.84	626.72
768-250-003	51909 CALLE EMPALME	1	596.88	29.84	626.72
768-250-005	84761 AVENUE 52	1	596.88	29.84	626.72
768-251-001	51836 CALLE EMPALME	1	596.88	29.84	626.72
768-251-002	51854 CALLE EMPALME	1	596.88	29.84	626.72
768-251-003	51872 CALLE EMPALME	1	596.88	29.84	626.72
768-251-004	51890 CALLE EMPALME	1	596.88	29.84	626.72
768-251-005	51908 CALLE EMPALME	1	596.88	29.84	626.72
768-251-006	51926 CALLE EMPALME	1	596.88	29.84	626.72
768-251-007	51944 CALLE EMPALME	1	596.88	29.84	626.72
768-251-008	51962 CALLE EMPALME	1	596.88	29.84	626.72
768-251-009	51980 CALLE EMPALME	1	596.88	29.84	626.72
768-251-010	51837 CALLE TECHA	1	596.88	29.84	626.72
768-251-011	51855 CALLE TECHA	1	596.88	29.84	626.72
768-251-012	51873 CALLE TECHA	1	596.88	29.84	626.72
768-251-013	51891 CALLE TECHA	1	596.88	29.84	626.72
768-251-014	51909 CALLE TECHA	1	596.88	29.84	626.72
768-251-015	51927 CALLE TECHA	1	596.88	29.84	626.72
768-251-016	51945 CALLE TECHA	1	596.88	29.84	626.72
768-251-017	51963 CALLE TECHA	1	596.88	29.84	626.72
768-251-018	51981 CALLE TECHA	1	596.88	29.84	626.72
768-252-001	51836 CALLE TECHA	1	596.88	29.84	626.72
768-252-002	51854 CALLE TECHA	1	596.88	29.84	626.72
768-252-003	51872 CALLE TECHA	1	596.88	29.84	626.72
768-252-004	51890 CALLE TECHA	1	596.88	29.84	626.72
768-252-005	51908 CALLE TECHA	1	596.88	29.84	626.72
768-252-006	51926 CALLE TECHA	1	596.88	29.84	626.72
768-252-007	51944 CALLE TECHA	1	596.88	29.84	626.72
768-252-008	51962 CALLE TECHA	1	596.88	29.84	626.72
768-252-009	84831 AVENUE 52	1	596.88	29.84	626.72
768-252-010	51837 CALLE AVILA	1	596.88	29.84	626.72
768-252-011	51855 CALLE AVILA	1	596.88	29.84	626.72
768-252-012	51873 CALLE AVILA	1	596.88	29.84	626.72
768-252-013	51891 CALLE AVILA	1	596.88	29.84	626.72
768-252-014	51909 CALLE AVILA	1	596.88	29.84	626.72
768-252-015	51927 CALLE AVILA	1	596.88	29.84	626.72
768-252-016	51945 CALLE AVILA	1	596.88	29.84	626.72
768-252-017	51963 CALLE AVILA	1	596.88	29.84	626.72
768-252-018	51981 CALLE AVILA	1	596.88	29.84	626.72
768-253-001	84855 CAIRO AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-253-002	51874 CALLE AVILA	1	596.88	29.84	626.72
768-253-003	51890 CALLE AVILA	1	596.88	29.84	626.72
768-253-004	51910 CALLE AVILA	1	596.88	29.84	626.72
768-253-006	51911 CALLE CAMACHO	1	596.88	29.84	626.72
768-253-007	51891 CALLE CAMACHO	1	596.88	29.84	626.72
768-253-008	51875 CALLE CAMACHO	1	596.88	29.84	626.72
768-253-009	84885 CAIRO ST	1	596.88	29.84	626.72
768-253-010	84875 CAIRO AVE	1	596.88	29.84	626.72
768-253-011	84865 CAIRO AVE	1	596.88	29.84	626.72
768-254-006	84985 AVENUE 52	1	596.88	29.84	626.72
768-270-001	52020 PRIMITIVO DR	1	596.88	29.84	626.72
768-270-002	52034 PRIMITIVO DR	1	596.88	29.84	626.72
768-270-003	52050 PRIMITIVO DR	1	596.88	29.84	626.72
768-270-005	84502 VERMOUTH DR	1	596.88	29.84	626.72
768-270-008	84522 VERMOUTH DR	1	596.88	29.84	626.72
768-270-009	84528 VERMOUTH DR	1	596.88	29.84	626.72
768-270-010	84532 VERMOUTH DR	1	596.88	29.84	626.72
768-270-011	84538 VERMOUTH DR	1	596.88	29.84	626.72
768-270-014	84554 VERMOUTH DR	1	596.88	29.84	626.72
768-270-015	84560 VERMOUTH DR	1	596.88	29.84	626.72
768-270-016	84566 VERMOUTH DR	1	596.88	29.84	626.72
768-270-017	84570 VERMOUTH DR	1	596.88	29.84	626.72
768-270-018	84576 VERMOUTH DR	1	596.88	29.84	626.72
768-270-021	84590 VERMOUTH DR	1	596.88	29.84	626.72
768-270-022	52038 ALLENDE DR	1	596.88	29.84	626.72
768-270-023	52044 ALLENDE DR	1	596.88	29.84	626.72
768-270-024	52052 ALLENDE DR	1	596.88	29.84	626.72
768-270-025	52060 ALLENDE DR	1	596.88	29.84	626.72
768-270-026	52066 ALLENDE DR	1	596.88	29.84	626.72
768-270-027	52074 ALLENDE DR	1	596.88	29.84	626.72
768-270-028	52080 ALLENDE DR	1	596.88	29.84	626.72
768-270-030	52096 ALLENDE DR	1	596.88	29.84	626.72
768-270-034	84508 VERMOUTH DR	1	596.88	29.84	626.72
768-270-035	84516 VERMOUTH DR	1	596.88	29.84	626.72
768-270-036	84542 VERMOUTH DR	1	596.88	29.84	626.72
768-270-037	84548 VERMOUTH DR	1	596.88	29.84	626.72
768-270-038	84580 VERMOUTH DR	1	596.88	29.84	626.72
768-270-039	84585 VERMOUTH DR	1	596.88	29.84	626.72
768-270-040	52088 ALLENDE DR	1	596.88	29.84	626.72
768-270-041	52104 ALLENDE DR	1	596.88	29.84	626.72
768-270-042	52110 ALLENDE DR	1	596.88	29.84	626.72
768-270-043	84498 VERMOUTH DR	1	596.88	29.84	626.72
768-271-001	52107 PRIMITIVO DR	1	596.88	29.84	626.72
768-271-002	52101 PRIMITIVO DR	1	596.88	29.84	626.72
768-271-003	52095 PRIMITIVO DR	1	596.88	29.84	626.72
768-271-004	84421 VERMOUTH DR	1	596.88	29.84	626.72
768-271-005	84411 VERMOUTH DR	1	596.88	29.84	626.72
768-271-006	84399 VERMOUTH DR	1	596.88	29.84	626.72
768-272-001	52063 PRIMITIVO DR	1	596.88	29.84	626.72
768-272-002	52051 PRIMITIVO DR	1	596.88	29.84	626.72
768-272-003	52043 PRIMITIVO DR	1	596.88	29.84	626.72
768-272-004	52031 PRIMITIVO DR	1	596.88	29.84	626.72
768-272-005	52019 PRIMITIVO DR	1	596.88	29.84	626.72
768-273-001	84441 VERMOUTH DR	1	596.88	29.84	626.72
768-273-002	84451 VERMOUTH DR	1	596.88	29.84	626.72
768-273-003	84461 VERMOUTH DR	1	596.88	29.84	626.72
768-273-004	84475 VERMOUTH DR	1	596.88	29.84	626.72
768-273-005	84491 VERMOUTH DR	1	596.88	29.84	626.72
768-273-006	84507 VERMOUTH DR	1	596.88	29.84	626.72
768-273-007	84517 VERMOUTH DR	1	596.88	29.84	626.72
768-273-008	84525 VERMOUTH DR	1	596.88	29.84	626.72
768-273-009	84533 VERMOUTH DR	1	596.88	29.84	626.72
768-273-010	84545 VERMOUTH DR	1	596.88	29.84	626.72
768-273-011	84553 VERMOUTH DR	1	596.88	29.84	626.72
768-273-012	84561 VERMOUTH DR	1	596.88	29.84	626.72
768-273-013	84569 VERMOUTH DR	1	596.88	29.84	626.72
768-273-014	52077 ALLENDE DR	1	596.88	29.84	626.72
768-273-015	52081 ALLENDE DR	1	596.88	29.84	626.72
768-273-016	52089 ALLENDE DR	1	596.88	29.84	626.72
768-273-017	52095 ALLENDE DR	1	596.88	29.84	626.72
768-273-018	84570 SOLARCE ST	1	596.88	29.84	626.72
768-273-019	84562 PROSECCO WAY	1	596.88	29.84	626.72
768-273-020	84556 PROSECCO WAY	1	596.88	29.84	626.72
768-273-021	84552 PROSECCO WAY	1	596.88	29.84	626.72
768-273-022	84546 PROSECCO WAY	1	596.88	29.84	626.72
768-273-023	52088 AMARONE CIR	1	596.88	29.84	626.72
768-273-024	52080 AMARONE CIR	1	596.88	29.84	626.72
768-273-025	52074 AMARONE CIR	1	596.88	29.84	626.72
768-273-026	52081 AMARONE CIR	1	596.88	29.84	626.72
768-273-027	52089 AMARONE CIR	1	596.88	29.84	626.72
768-273-028	84538 PROSECCO WAY	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-273-029	84530 PROSECCO WAY	1	596.88	29.84	626.72
768-273-030	84524 PROSECCO WAY	1	596.88	29.84	626.72
768-273-031	52085 CHARDONNAY CIR	1	596.88	29.84	626.72
768-273-032	52080 CHARDONNAY CIR	1	596.88	29.84	626.72
768-273-033	52074 CHARDONNAY CIR	1	596.88	29.84	626.72
768-273-034	52081 CHARDONNAY CIR	1	596.88	29.84	626.72
768-273-035	52089 CHARDONNAY CIR	1	596.88	29.84	626.72
768-273-036	84516 MALVASIA WAY	1	596.88	29.84	626.72
768-273-037	84512 MALVASIA WAY	1	596.88	29.84	626.72
768-273-038	52100 PRIMITIVO DR	1	596.88	29.84	626.72
768-273-039	52094 PRIMITIVO DR	1	596.88	29.84	626.72
768-273-040	52088 PRIMITIVO DR	1	596.88	29.84	626.72
768-280-001	52132 ALLENDE DR	1	596.88	29.84	626.72
768-280-002	52138 ALLENDE DR	1	596.88	29.84	626.72
768-280-003	52142 ALLENDE DR	1	596.88	29.84	626.72
768-280-004	52146 ALLENDE DR	1	596.88	29.84	626.72
768-280-005	52152 ALLENDE DR	1	596.88	29.84	626.72
768-280-006	52158 ALLENDE DR	1	596.88	29.84	626.72
768-280-007	52162 ALLENDE DR	1	596.88	29.84	626.72
768-280-008	52168 ALLENDE DR	1	596.88	29.84	626.72
768-280-011	52178 ALLENDE DR	1	596.88	29.84	626.72
768-280-012	52172 ALLENDE DR	1	596.88	29.84	626.72
768-281-002	52165 ALLENDE DR	1	596.88	29.84	626.72
768-281-013	84453 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-017		1	596.88	29.84	626.72
768-281-020	52157 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-021	52151 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-022	52147 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-023	52141 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-024	52133 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-025	52129 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-026	52121 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-027	52119 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-028	52113 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-030	52177 ALLENDE DR	1	596.88	29.84	626.72
768-281-049	52171 ALLENDE DR	1	596.88	29.84	626.72
768-281-050	84557 PROSECCO WAY	1	596.88	29.84	626.72
768-281-051	84493 RODREJO ST	1	596.88	29.84	626.72
768-281-052	84483 RODREJO ST	1	596.88	29.84	626.72
768-281-053	84771 RODREJO ST	1	596.88	29.84	626.72
768-281-054	84443 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-055	84423 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-056	84545 RODREJO ST	1	596.88	29.84	626.72
768-281-057	84533 RODREJO ST	1	596.88	29.84	626.72
768-281-058	84525 RODREJO ST	1	596.88	29.84	626.72
768-281-059	84517 RODREJO ST	1	596.88	29.84	626.72
768-281-060	84505 RODREJO ST	1	596.88	29.84	626.72
768-281-061	84463 RODREJO ST	1	596.88	29.84	626.72
768-281-062	84435 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-063	84407 PRIMITIVO DR	1	596.88	29.84	626.72
768-281-064	52161 PRIMITIVO DR	1	596.88	29.84	626.72
768-282-001	52105 MALVASIA WAY	1	596.88	29.84	626.72
768-282-002	52113 MALVASIA WAY	1	596.88	29.84	626.72
768-282-003	52121 MALVASIA WAY	1	596.88	29.84	626.72
768-282-004	52131 MALVASIA WAY	1	596.88	29.84	626.72
768-282-005	52137 MALVASIA WAY	1	596.88	29.84	626.72
768-282-006	84464 RODREJO ST	1	596.88	29.84	626.72
768-282-007	84454 PRIMITIVO DR	1	596.88	29.84	626.72
768-282-008	84444 PRIMITIVO DR	1	596.88	29.84	626.72
768-282-009	84436 PRIMITIVO DR	1	596.88	29.84	626.72
768-282-010	52142 PRIMITIVO DR	1	596.88	29.84	626.72
768-282-011	52136 PRIMITIVO DR	1	596.88	29.84	626.72
768-282-012	52128 PRIMITIVO DR	1	596.88	29.84	626.72
768-282-013	52122 PRIMITIVO DR	1	596.88	29.84	626.72
768-282-014	52116 PRIMITIVO DR	1	596.88	29.84	626.72
768-282-015	52108 PRIMITIVO DR	1	596.88	29.84	626.72
768-283-001	52130 MALVASIA WAY	1	596.88	29.84	626.72
768-283-002	52122 MALVASIA WAY	1	596.88	29.84	626.72
768-283-003	84521 MALVASIA WAY	1	596.88	29.84	626.72
768-283-004	84525 PROSECCO WAY	1	596.88	29.84	626.72
768-283-005	84531 PROSECCO WAY	1	596.88	29.84	626.72
768-283-006	84539 PROSECCO WAY	1	596.88	29.84	626.72
768-283-007	52115 PROSECCO WAY	1	596.88	29.84	626.72
768-283-008	52123 PROSECCO WAY	1	596.88	29.84	626.72
768-283-009	52131 PROSECCO WAY	1	596.88	29.84	626.72
768-283-010	52139 PROSECCO WAY	1	596.88	29.84	626.72
768-283-011	52145 PROSECCO WAY	1	596.88	29.84	626.72
768-283-012	52155 PROSECCO ST	1	596.88	29.84	626.72
768-283-013	84526 RODREJO ST	1	596.88	29.84	626.72
768-283-014	84516 RODREJO ST	1	596.88	29.84	626.72
768-283-015	84506 RODREJO ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-283-016	52160 MALVASIA WAY	1	596.88	29.84	626.72
768-283-017	52152 MALVASIA WAY	1	596.88	29.84	626.72
768-283-018	52148 MALVASIA WAY	1	596.88	29.84	626.72
768-283-019	52142 MALVASIA WAY	1	596.88	29.84	626.72
768-283-020	84525 MERCADO CIR	1	596.88	29.84	626.72
768-283-021	84531 MERCADO CIR	1	596.88	29.84	626.72
768-283-022	84530 MERCADO CIR	1	596.88	29.84	626.72
768-283-023	84524 MERCADO CIR	1	596.88	29.84	626.72
768-310-001	53859 SLATE DR	1	596.88	29.84	626.72
768-310-002	53841 SLATE DR	1	596.88	29.84	626.72
768-310-003	53839 SLATE DR	1	596.88	29.84	626.72
768-310-004	53821 SLATE DR	1	596.88	29.84	626.72
768-310-005	53807 SLATE DR	1	596.88	29.84	626.72
768-310-006	53785 SLATE DR	1	596.88	29.84	626.72
768-310-007	53761 SLATE DR	1	596.88	29.84	626.72
768-310-008	53747 SLATE DR	1	596.88	29.84	626.72
768-310-009	53721 SLATE DR	1	596.88	29.84	626.72
768-310-010	53693 SLATE DR	1	596.88	29.84	626.72
768-310-011	53671 SLATE DR	1	596.88	29.84	626.72
768-310-012	53670 W SIENNA CIR	1	596.88	29.84	626.72
768-310-013	53692 W SIENNA CIR	1	596.88	29.84	626.72
768-310-014	53720 W SIENNA CIR	1	596.88	29.84	626.72
768-310-015	53748 W SIENNA CIR	1	596.88	29.84	626.72
768-310-016	53760 SIENNA CIR	1	596.88	29.84	626.72
768-310-017	53784 W SIENNA CIR	1	596.88	29.84	626.72
768-310-018	53808 W SIENNA CIR	1	596.88	29.84	626.72
768-310-019	53820 W SIENNA CIR	1	596.88	29.84	626.72
768-310-020	53838 SIENNA CIR	1	596.88	29.84	626.72
768-310-021	53846 W SIENNA CIR	1	596.88	29.84	626.72
768-310-022	53860 W SIENNA CIR	1	596.88	29.84	626.72
768-311-001	84346 N SIENNA CIR	1	596.88	29.84	626.72
768-311-002	84358 N SIENNA CIR	1	596.88	29.84	626.72
768-311-003	84370 N SIENNA CIR	1	596.88	29.84	626.72
768-311-004	84384 N SIENNA CIR	1	596.88	29.84	626.72
768-311-005	84398 N SIENNA CIR	1	596.88	29.84	626.72
768-311-006	84410 N SIENNA CIR	1	596.88	29.84	626.72
768-311-007	84426 N SIENNA CIR	1	596.88	29.84	626.72
768-311-008	84438 N SIENNA CIR	1	596.88	29.84	626.72
768-311-009	84452 N SIENNA CIR	1	596.88	29.84	626.72
768-311-010	84460 N SIENNA CIR	1	596.88	29.84	626.72
768-311-011	84472 N SIENNA CIR	1	596.88	29.84	626.72
768-311-012	84482 N SIENNA CIR	1	596.88	29.84	626.72
768-311-013	53650 E SIENNA CIR	1	596.88	29.84	626.72
768-311-014	53672 E SIENNA CIR	1	596.88	29.84	626.72
768-311-015	53694 E SIENNA CIR	1	596.88	29.84	626.72
768-311-016	53718 E SIENNA CIR	1	596.88	29.84	626.72
768-311-017	53740 E SIENNA CIR	1	596.88	29.84	626.72
768-311-018	53764 E SIENNA CIR	1	596.88	29.84	626.72
768-311-019	53788 E SIENNA CIR	1	596.88	29.84	626.72
768-311-020	53810 E SIENNA CIR	1	596.88	29.84	626.72
768-312-001	53823 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-002	53807 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-003	53785 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-004	53761 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-005	53747 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-006	53721 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-007	53693 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-008	53671 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-009	53670 SLATE DR	1	596.88	29.84	626.72
768-312-010	53692 SLATE DR	1	596.88	29.84	626.72
768-312-011	53720 SLATE DR	1	596.88	29.84	626.72
768-312-012	53748 SLATE DR	1	596.88	29.84	626.72
768-312-013	53760 SLATE DR	1	596.88	29.84	626.72
768-312-014	53784 SLATE DR	1	596.88	29.84	626.72
768-312-015	53808 SLATE DR	1	596.88	29.84	626.72
768-312-016	53820 SLATE DR	1	596.88	29.84	626.72
768-312-017		1	596.88	29.84	626.72
768-313-001	84471 INDIGO CT	1	596.88	29.84	626.72
768-313-002	84459 INDIGO CT	1	596.88	29.84	626.72
768-313-003	84445 INDIGO CT	1	596.88	29.84	626.72
768-313-004	84437 INDIGO CT	1	596.88	29.84	626.72
768-313-005	84417 INDIGO CT	1	596.88	29.84	626.72
768-313-006	84418 INDIGO CT	1	596.88	29.84	626.72
768-313-007	84438 INDIGO CT	1	596.88	29.84	626.72
768-313-008	84446 INDIGO CT	1	596.88	29.84	626.72
768-313-009	84460 INDIGO CT	1	596.88	29.84	626.72
768-313-010	84470 INDIGO CT	1	596.88	29.84	626.72
768-313-011	84471 N SIENNA CIR	1	596.88	29.84	626.72
768-313-012	84459 N SIENNA CIR	1	596.88	29.84	626.72
768-313-013	84445 N SIENNA CIR	1	596.88	29.84	626.72
768-313-014	84437 N SIENNA CIR	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-313-015	84417 N SIENNA CIR	1	596.88	29.84	626.72
768-313-016	53670 SAPPHIRE LN	1	596.88	29.84	626.72
768-313-017	53692 SAPPHIRE LN	1	596.88	29.84	626.72
768-313-018	53720 SAPPHIRE LN	1	596.88	29.84	626.72
768-313-019	53746 SAPPHIRE LN	1	596.88	29.84	626.72
768-313-020	53762 SAPPHIRE LN	1	596.88	29.84	626.72
768-313-021	53786 SAPPHIRE LN	1	596.88	29.84	626.72
768-313-022	53808 SAPPHIRE LN	1	596.88	29.84	626.72
768-314-001	53859 W SIENNA CIR	1	596.88	29.84	626.72
768-314-002	53841 W SIENNA CIR	1	596.88	29.84	626.72
768-314-003	53839 W SIENNA CIR	1	596.88	29.84	626.72
768-314-004	53821 W SIENNA CIR	1	596.88	29.84	626.72
768-314-005	53807 W SIENNA CIR	1	596.88	29.84	626.72
768-314-006	53785 W SIENNA CIR	1	596.88	29.84	626.72
768-314-007	53771 W SIENNA CIR	1	596.88	29.84	626.72
768-314-008	53757 W SIENNA CIR	1	596.88	29.84	626.72
768-314-009	53743 W SIENNA CIR	1	596.88	29.84	626.72
768-314-010	53729 W SIENNA CIR	1	596.88	29.84	626.72
768-314-011	53715 W SIENNA CIR	1	596.88	29.84	626.72
768-314-012	53701 W SIENNA CIR	1	596.88	29.84	626.72
768-314-013	53687 W SIENNA CIR	1	596.88	29.84	626.72
768-314-014	84318 N SIENNA CIR	1	596.88	29.84	626.72
768-314-015	84328 N SIENNA CIR	1	596.88	29.84	626.72
768-314-016	84338 N SIENNA CIR	1	596.88	29.84	626.72
768-320-001	53977 W SIENNA CIR	1	596.88	29.84	626.72
768-320-002	53973 W SIENNA CIR	1	596.88	29.84	626.72
768-320-003	53969 W SIENNA CIR	1	596.88	29.84	626.72
768-320-004	53967 W SIENNA CIR	1	596.88	29.84	626.72
768-320-005	53963 TOPAZ CT	1	596.88	29.84	626.72
768-320-006	53959 TOPAZ CT	1	596.88	29.84	626.72
768-320-007	53949 TOPAZ CT	1	596.88	29.84	626.72
768-320-008	53913 W SIENNA CIR	1	596.88	29.84	626.72
768-320-009	53873 W SIENNA CIR	1	596.88	29.84	626.72
768-320-010	53865 W SIENNA CIR	1	596.88	29.84	626.72
768-321-001	53943 SLATE DR	1	596.88	29.84	626.72
768-321-002	53933 SLATE DR	1	596.88	29.84	626.72
768-321-003	53913 SLATE DR	1	596.88	29.84	626.72
768-321-004	53871 SLATE DR	1	596.88	29.84	626.72
768-321-005	53870 W SIENNA CIR	1	596.88	29.84	626.72
768-321-006	53914 W SIENNA CIR	1	596.88	29.84	626.72
768-321-007	53940 W SIENNA CIR	1	596.88	29.84	626.72
768-322-001	84358 SCARLET WAY	1	596.88	29.84	626.72
768-322-002	84374 SCARLET WAY	1	596.88	29.84	626.72
768-322-003	84386 SCARLET WAY	1	596.88	29.84	626.72
768-323-001	84410 SCARLET WAY	1	596.88	29.84	626.72
768-323-002	84422 SCARLET WAY	1	596.88	29.84	626.72
768-323-003	84434 SCARLET WAY	1	596.88	29.84	626.72
768-323-004	84444 SCARLET WAY	1	596.88	29.84	626.72
768-323-005	84458 SCARLET WAY	1	596.88	29.84	626.72
768-323-006	84470 SCARLET WAY	1	596.88	29.84	626.72
768-324-001	53828 E SIENNA CIR	1	596.88	29.84	626.72
768-325-001	53872 AMETHYST CT	1	596.88	29.84	626.72
768-325-002	53892 AMETHYST CT	1	596.88	29.84	626.72
768-325-003	53916 AMETHYST CT	1	596.88	29.84	626.72
768-325-004	53938 AMETHYST CT	1	596.88	29.84	626.72
768-325-005	53946 AMETHYST CT	1	596.88	29.84	626.72
768-325-006	53954 AMETHYST CT	1	596.88	29.84	626.72
768-325-007	53966 AMETHYST CT	1	596.88	29.84	626.72
768-325-008	53968 AMETHYST CT	1	596.88	29.84	626.72
768-325-009	53963 AMETHYST CT	1	596.88	29.84	626.72
768-325-010	53953 AMETHYST CT	1	596.88	29.84	626.72
768-325-011	53943 AMETHYST CT	1	596.88	29.84	626.72
768-325-012	53935 AMETHYST CT	1	596.88	29.84	626.72
768-325-013	53913 AMETHYST CT	1	596.88	29.84	626.72
768-325-014	53891 AMETHYST CT	1	596.88	29.84	626.72
768-325-015	53871 AMETHYST CT	1	596.88	29.84	626.72
768-325-016	84443 SCARLET WAY	1	596.88	29.84	626.72
768-325-017	53880 MAHOGANY CT	1	596.88	29.84	626.72
768-325-018	53916 MAHOGANY CT	1	596.88	29.84	626.72
768-325-019	53934 MAHOGANY CT	1	596.88	29.84	626.72
768-325-020	53946 MAHOGANY CT	1	596.88	29.84	626.72
768-325-021	53964 MAHOGANY CT	1	596.88	29.84	626.72
768-325-022	53968 MAHOGANY CT	1	596.88	29.84	626.72
768-325-023	53963 MAHOGANY CT	1	596.88	29.84	626.72
768-325-024	53953 MAHOGANY CT	1	596.88	29.84	626.72
768-325-025	53943 MAHOGANY CT	1	596.88	29.84	626.72
768-325-026	53933 MAHOGANY CT	1	596.88	29.84	626.72
768-325-027	84387 SCARLET WAY	1	596.88	29.84	626.72
768-325-028	84375 SCARLET WAY	1	596.88	29.84	626.72
768-325-029	84357 SCARLET WAY	1	596.88	29.84	626.72
768-340-002	84761 CALLE ROJO	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-340-003	84763 CALLE ROJO	1	596.88	29.84	626.72
768-340-004	84765 CALLE ROJO	1	596.88	29.84	626.72
768-340-011	52487 CALLE EMPALME	1	596.88	29.84	626.72
768-340-012	52465 CALLE EMPALME	1	596.88	29.84	626.72
768-340-013	52435 CALLE EMPALME	1	596.88	29.84	626.72
768-340-014	52407 CALLE EMPALME	1	596.88	29.84	626.72
768-340-015	52375 CALLE EMPALME	1	596.88	29.84	626.72
768-340-016	52355 CALLE EMPALME	1	596.88	29.84	626.72
768-340-017	52335 CALLE EMPALME	1	596.88	29.84	626.72
768-360-001	52821 CALLE DIEGO	1	596.88	29.84	626.72
768-360-002	52861 CALLE DIEGO	1	596.88	29.84	626.72
768-360-003	52875 CALLE DIEGO	1	596.88	29.84	626.72
768-361-001	52876 CALLE DIEGO	1	596.88	29.84	626.72
768-361-002	52856 CALLE DIEGO	1	596.88	29.84	626.72
768-361-003	52850 CALLE DIEGO	1	596.88	29.84	626.72
768-361-004	84561 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-005	84567 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-006	84571 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-007	84577 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-008	84583 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-009	84589 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-010	84595 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-011	84599 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-012	52865 CALLE LEANDRO	1	596.88	29.84	626.72
768-361-013	84580 CALLE BERNARDO	1	596.88	29.84	626.72
768-361-014	84571 CALLE BERNARDO	1	596.88	29.84	626.72
768-362-001	52862 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-002	52852 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-003	52838 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-004	52826 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-005	52822 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-006	52810 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-007	52798 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-008	52788 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-009	52776 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-010	52770 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-011	52769 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-013	52783 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-014	52793 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-015	52805 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-016	52817 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-017	84594 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-018	84588 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-019	84582 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-020	84576 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-021	84570 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-022	84566 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-023	84560 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-024	84548 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-025	84538 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-026	84526 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-027	84514 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-029	52771 CALLE LEANDRO	1	596.88	29.84	626.72
768-370-001	52887 CALLE DIEGO	1	596.88	29.84	626.72
768-370-002	52899 CALLE DIEGO	1	596.88	29.84	626.72
768-370-003	52913 CALLE DIEGO	1	596.88	29.84	626.72
768-370-004	52923 CALLE DIEGO	1	596.88	29.84	626.72
768-370-005	52933 CALLE DIEGO	1	596.88	29.84	626.72
768-370-006	52945 CALLE DIEGO	1	596.88	29.84	626.72
768-370-007	84569 VIA SANTIAGO	1	596.88	29.84	626.72
768-370-008	84571 VIA SANTIAGO	1	596.88	29.84	626.72
768-370-009	84559 VIA SANTIAGO	1	596.88	29.84	626.72
768-370-010	84549 CALLE DIEGO	1	596.88	29.84	626.72
768-370-011	84561 CALLE DIEGO	1	596.88	29.84	626.72
768-370-012	84573 CALLE DIEGO	1	596.88	29.84	626.72
768-370-013	84579 CALLE DIEGO	1	596.88	29.84	626.72
768-370-014	84585 CALLE DIEGO	1	596.88	29.84	626.72
768-370-015	84591 CALLE DIEGO	1	596.88	29.84	626.72
768-370-016	84597 CALLE DIEGO	1	596.88	29.84	626.72
768-370-017	84601 CALLE DIEGO	1	596.88	29.84	626.72
768-370-018	84607 CALLE DIEGO	1	596.88	29.84	626.72
768-370-019	84613 CALLE DIEGO	1	596.88	29.84	626.72
768-370-020	84619 CALLE DIEGO	1	596.88	29.84	626.72
768-371-001	84629 CALLE DIEGO	1	596.88	29.84	626.72
768-371-002	84635 CALLE DIEGO	1	596.88	29.84	626.72
768-371-003	84641 CALLE DIEGO	1	596.88	29.84	626.72
768-371-004	84647 CALLE DIEGO	1	596.88	29.84	626.72
768-371-005	84644 CALLE DIEGO	1	596.88	29.84	626.72
768-371-006	84638 CALLE DIEGO	1	596.88	29.84	626.72
768-371-007	84632 CALLE DIEGO	1	596.88	29.84	626.72
768-371-008	84626 CALLE DIEGO	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-371-009	52926 CALLE LEANDRO	1	596.88	29.84	626.72
768-371-010	84629 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-011	84635 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-012	84641 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-013	84647 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-014	84644 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-015	84638 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-016	84632 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-017	84626 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-018	52884 CALLE LEANDRO	1	596.88	29.84	626.72
768-371-019	52872 CALLE LEANDRO	1	596.88	29.84	626.72
768-372-001	84618 CALLE DIEGO	1	596.88	29.84	626.72
768-372-002	84612 CALLE DIEGO	1	596.88	29.84	626.72
768-372-003	84606 CALLE DIEGO	1	596.88	29.84	626.72
768-372-004	84600 CALLE DIEGO	1	596.88	29.84	626.72
768-372-005	84596 CALLE DIEGO	1	596.88	29.84	626.72
768-372-006	84590 CALLE DIEGO	1	596.88	29.84	626.72
768-372-007	84584 CALLE DIEGO	1	596.88	29.84	626.72
768-372-008	84574 CALLE DIEGO	1	596.88	29.84	626.72
768-372-009	84562 CALLE DIEGO	1	596.88	29.84	626.72
768-372-010	52936 CALLE DIEGO	1	596.88	29.84	626.72
768-372-011	52922 CALLE DIEGO	1	596.88	29.84	626.72
768-372-012	52900 CALLE DIEGO	1	596.88	29.84	626.72
768-372-013	52890 CALLE DIEGO	1	596.88	29.84	626.72
768-372-014	52888 CALLE DIEGO	1	596.88	29.84	626.72
768-372-015	52881 CALLE LEANDRO	1	596.88	29.84	626.72
768-372-016	84610 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-017	84604 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-018	84598 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-019	84592 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-020	84586 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-021	84584 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-022	84573 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-023	84575 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-024	84577 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-025	84581 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-026	84583 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-027	84589 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-028	84595 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-029	84601 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-030	84607 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-031	84613 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-032	84617 CALLE BERNARDO	1	596.88	29.84	626.72
768-380-001	52120 CALLE EMPALME	1	596.88	29.84	626.72
768-380-002	52138 CALLE EMPALME	1	596.88	29.84	626.72
768-380-003	52142 CALLE EMPALME	1	596.88	29.84	626.72
768-380-004	52174 CALLE EMPALME #C	1	596.88	29.84	626.72
768-380-005	52192 CALLE EMPALME	1	596.88	29.84	626.72
768-380-007	52234 CALLE EMPALME	1	596.88	29.84	626.72
768-380-008	52260 CALLE EMPALME	1	596.88	29.84	626.72
768-380-010	52119 CALLE TECHA	1	596.88	29.84	626.72
768-380-012	52127 CALLE TECHA	1	596.88	29.84	626.72
768-380-016	52233 CALLE TECHA	1	596.88	29.84	626.72
768-380-017	52257 CALLE TECHA	1	596.88	29.84	626.72
768-380-018	52279 CALLE TECHA	1	596.88	29.84	626.72
768-381-001	84840 AVENUE 52	1	596.88	29.84	626.72
768-381-002	52138 CALLE TECHA	1	596.88	29.84	626.72
768-381-004	52174 CALLE TECHA	1	596.88	29.84	626.72
768-381-005	52192 CALLE TECHA ST	1	596.88	29.84	626.72
768-381-007	52242 CALLE TECHA	1	596.88	29.84	626.72
768-381-008	52258 CALLE TECHA	1	596.88	29.84	626.72
768-381-009	52280 CALLE TECHA	1	596.88	29.84	626.72
768-381-012	52171 CALLE AVILA	1	596.88	29.84	626.72
768-381-013	52173 CALLE AVILA	1	596.88	29.84	626.72
768-381-014	52191 CALLE AVILA	1	596.88	29.84	626.72
768-381-015	52211 CALLE AVILA	1	596.88	29.84	626.72
768-381-016	52233 CALLE AVILA	1	596.88	29.84	626.72
768-382-002	52148 CALLE AVILA	2	1,193.76	59.68	1,253.44
768-382-003	52156 CALLE AVILA	1	596.88	29.84	626.72
768-382-006	52212 CALLE AVILA	1	596.88	29.84	626.72
768-382-007	52234 CALLE AVILA	2	1,193.76	59.68	1,253.44
768-382-008	52258 CALLE AVILA	1	596.88	29.84	626.72
768-382-009	52280 CALLE AVILA	1	596.88	29.84	626.72
768-382-010	52119 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-011	52137 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-012	52155 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-013	52173 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-014	52191 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-015	52211 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-016	52233 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-017	52257 CALLE CAMACHO	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-382-018	84848 CALLE ROJO	1	596.88	29.84	626.72
768-382-019	52279 CALLE CAMACHO	1	596.88	29.84	626.72
768-383-001	52120 CALLE CAMACHO	1	596.88	29.84	626.72
768-383-002	52138 CALLE CAMACHO	1	596.88	29.84	626.72
768-383-003	52156 CALLE CAMACHO	1	596.88	29.84	626.72
768-383-004	52174 CALLE CAMACHO	1	596.88	29.84	626.72
768-383-005	52194 CALLE CAMACHO	1	596.88	29.84	626.72
768-383-006	52212 CALLE CAMACHO	1	596.88	29.84	626.72
768-383-008	52256 CALLE CAMACHO	1	596.88	29.84	626.72
768-383-009	52280 CALLE CAMACHO #2	1	596.88	29.84	626.72
768-383-015	52257 CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-390-001	52304 CALLE EMPALME	1	596.88	29.84	626.72
768-390-002	52336 CALLE EMPALME	1	596.88	29.84	626.72
768-390-003	52356 CALLE EMPALME	1	596.88	29.84	626.72
768-390-004	52372 CALLE EMPALME	1	596.88	29.84	626.72
768-390-006	52408 CALLE EMPALME	1	596.88	29.84	626.72
768-390-007	52422 CALLE EMPALME	1	596.88	29.84	626.72
768-390-008	52454 CALLE EMPALME	1	596.88	29.84	626.72
768-390-009	52484 CALLE EMPALME	1	596.88	29.84	626.72
768-390-010	52488 CALLE EMPALME	2	1,193.76	59.68	1,253.44
768-390-011	52315 CALLE TECHA	1	596.88	29.84	626.72
768-390-012	52335 CALLE TECHA	1	596.88	29.84	626.72
768-390-013	52355 CALLE TECHA	1	596.88	29.84	626.72
768-390-015	52389 CALLE TECHA	1	596.88	29.84	626.72
768-390-016	52407 CALLE TECHA	1	596.88	29.84	626.72
768-390-017	52429 CALLE TECHA	1	596.88	29.84	626.72
768-390-018	52447 CALLE TECHA	1	596.88	29.84	626.72
768-390-019	52465 CALLE TECHA	1	596.88	29.84	626.72
768-390-020	52487 CALLE TECHA	1	596.88	29.84	626.72
768-391-001	84840 CALLE ROJO	1	596.88	29.84	626.72
768-391-002	52336 CALLE TECHA	1	596.88	29.84	626.72
768-391-004	52372 CALLE TECHA	1	596.88	29.84	626.72
768-391-005	52388 CALLE TECHA	1	596.88	29.84	626.72
768-391-006	52408 CALLE TECHA	1	596.88	29.84	626.72
768-391-007	52436 CALLE TECHA	1	596.88	29.84	626.72
768-391-008	52446 CALLE TECHA	1	596.88	29.84	626.72
768-391-009	52454 CALLE TECHA	1	596.88	29.84	626.72
768-391-010	84840 CALLE VERDE	1	596.88	29.84	626.72
768-391-012	52335 CALLE AVILA	1	596.88	29.84	626.72
768-391-013	52355 CALLE AVILA	1	596.88	29.84	626.72
768-391-015	52391 CALLE AVILA	1	596.88	29.84	626.72
768-391-016	52407 CALLE AVILA	1	596.88	29.84	626.72
768-391-017	52427 CALLE AVILA	1	596.88	29.84	626.72
768-391-018	52443 CALLE AVILA	1	596.88	29.84	626.72
768-391-020	52487 CALLE AVILA	1	596.88	29.84	626.72
768-392-001	52316 CALLE AVILA	1	596.88	29.84	626.72
768-392-002	52336 CALLE AVILA	1	596.88	29.84	626.72
768-392-003	52356 CALLE AVILA	1	596.88	29.84	626.72
768-392-004	52372 CALLE AVILA	1	596.88	29.84	626.72
768-392-006	52408 CALLE AVILA	1	596.88	29.84	626.72
768-392-007	52426 CALLE AVILA	1	596.88	29.84	626.72
768-392-008	52448 CALLE AVILA	1	596.88	29.84	626.72
768-392-009	52466 CALLE AVILA	1	596.88	29.84	626.72
768-392-010	52488 CALLE AVILA	2	1,193.76	59.68	1,253.44
768-392-011	52317 CALLE CAMACHO	1	596.88	29.84	626.72
768-392-012	52335 CALLE CAMACHO	1	596.88	29.84	626.72
768-392-013	52349 CALLE CAMACHO	1	596.88	29.84	626.72
768-392-014	52361 CALLE CAMACHO	1	596.88	29.84	626.72
768-392-015	52355 CALLE CAMACHO	1	596.88	29.84	626.72
768-392-016	52409 CALLE CAMACHO	1	596.88	29.84	626.72
768-392-017	52391 CALLE CAMACHO	1	596.88	29.84	626.72
768-392-018	52447 CALLE CAMACHO	1	596.88	29.84	626.72
768-392-020	84935 CALLE VERDE	1	596.88	29.84	626.72
768-393-001	52316 CALLE CAMACHO	1	596.88	29.84	626.72
768-393-002	52336 CALLE CAMACHO	1	596.88	29.84	626.72
768-393-003	52366 CALLE CAMACHO	1	596.88	29.84	626.72
768-393-005	52378 CALLE CAMACHO	1	596.88	29.84	626.72
768-393-006	52408 CALLE CAMACHO	1	596.88	29.84	626.72
768-393-009	84955 CALLE VERDE	1	596.88	29.84	626.72
768-393-011	52335 CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-400-002	84821 CALLE ZAMORA	1	596.88	29.84	626.72
768-401-001	84853 CALLE LYA	1	596.88	29.84	626.72
768-401-002	84859 CALLE LYA	1	596.88	29.84	626.72
768-401-003	84863 CALLE LYA	1	596.88	29.84	626.72
768-401-004	84869 CALLE LYA	1	596.88	29.84	626.72
768-401-005	84873 CALLE LYA	1	596.88	29.84	626.72
768-401-006	84877 CALLE LYA	1	596.88	29.84	626.72
768-401-007	84881 CALLE LYA	1	596.88	29.84	626.72
768-401-008	84884 CALLE LYA	1	596.88	29.84	626.72
768-401-009	84878 CALLE LYA	1	596.88	29.84	626.72
768-401-010	84872 CALLE LYA	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-401-011	84862 CALLE LYA	1	596.88	29.84	626.72
768-401-012	84856 CALLE LYA	1	596.88	29.84	626.72
768-401-013	84850 CALLE LYA	1	596.88	29.84	626.72
768-401-014	84844 CALLE LYA	1	596.88	29.84	626.72
768-401-015	84843 CALLE ROBERTO	1	596.88	29.84	626.72
768-401-016	84845 CALLE ROBERTO	1	596.88	29.84	626.72
768-401-017	84851 CALLE ROBERTO	1	596.88	29.84	626.72
768-401-018	84857 CALLE ROBERTO	1	596.88	29.84	626.72
768-401-019	84863 CALLE ROBERTO	1	596.88	29.84	626.72
768-401-020	84869 CALLE ROBERTO	1	596.88	29.84	626.72
768-401-021	84872 CALLE ROBERTO	1	596.88	29.84	626.72
768-401-022	84866 CALLE ROBERTO	1	596.88	29.84	626.72
768-401-023	84860 CALLE ROBERTO	1	596.88	29.84	626.72
768-401-024	84854 CALLE ROBERTO	1	596.88	29.84	626.72
768-401-025	84848 CALLE ROBERTO	1	596.88	29.84	626.72
768-401-026	84842 CALLE ROBERTO	1	596.88	29.84	626.72
768-401-027	84841 CALLE VERDE	1	596.88	29.84	626.72
768-401-028	84847 CALLE VERDE	1	596.88	29.84	626.72
768-401-029	84853 CALLE VERDE	1	596.88	29.84	626.72
768-401-030	84859 CALLE VERDE	1	596.88	29.84	626.72
768-401-031	84865 CALLE VERDE	1	596.88	29.84	626.72
768-401-032	84871 CALLE VERDE	1	596.88	29.84	626.72
768-401-033	84923 CALLE VERDE	1	596.88	29.84	626.72
768-401-034	84937 CALLE VERDE	1	596.88	29.84	626.72
768-401-035	52539 CALLE CAMACHO	1	596.88	29.84	626.72
768-401-036	52565 CALLE CAMACHO	1	596.88	29.84	626.72
768-401-037	52591 CALLE CAMACHO	1	596.88	29.84	626.72
768-401-038	52643 CALLE CAMACHO	1	596.88	29.84	626.72
768-401-039	52669 CALLE CAMACHO	1	596.88	29.84	626.72
768-401-040	52695 CALLE CAMACHO	1	596.88	29.84	626.72
768-401-041	52721 CALLE CAMACHO	1	596.88	29.84	626.72
768-402-001	52720 CALLE CAMACHO	1	596.88	29.84	626.72
768-402-002	52694 CALLE CAMACHO	1	596.88	29.84	626.72
768-402-003	52668 CALLE CAMACHO	1	596.88	29.84	626.72
768-402-004	52642 CALLE CAMACHO	1	596.88	29.84	626.72
768-402-005	52616 CALLE CAMACHO	1	596.88	29.84	626.72
768-402-006	52590 CALLE CAMACHO	1	596.88	29.84	626.72
768-402-007	52564 CALLE CAMACHO	1	596.88	29.84	626.72
768-402-008	52538 CALLE CAMACHO	1	596.88	29.84	626.72
768-402-009	84957 CALLE VERDE	1	596.88	29.84	626.72
768-402-010	84969 CALLE VERDE	1	596.88	29.84	626.72
768-410-002	52736 CALLE EMPALME	1	596.88	29.84	626.72
768-410-003	52754 CALLE EMPALME	1	596.88	29.84	626.72
768-410-004	52750 CALLE EMPALME	1	596.88	29.84	626.72
768-410-005	52794 CALLE EMPALME	1	596.88	29.84	626.72
768-410-009	52864 CALLE EMPALME	1	596.88	29.84	626.72
768-410-011	52717 CALLE TECHA	1	596.88	29.84	626.72
768-410-012	52735 CALLE TECHA	1	596.88	29.84	626.72
768-410-013	52755 CALLE TECHA	1	596.88	29.84	626.72
768-410-014	52767 CALLE TECHA	1	596.88	29.84	626.72
768-410-015	52775 CALLE TECHA	1	596.88	29.84	626.72
768-410-016	52811 CALLE TECHA	1	596.88	29.84	626.72
768-410-017	52829 CALLE TECHA	1	596.88	29.84	626.72
768-410-018	52845 CALLE TECHA	1	596.88	29.84	626.72
768-410-019	52867 CALLE TECHA	1	596.88	29.84	626.72
768-411-002	52736 CALLE TECHA	1	596.88	29.84	626.72
768-411-003	52756 CALLE TECHA	1	596.88	29.84	626.72
768-411-004	52772 CALLE TECHA	1	596.88	29.84	626.72
768-411-006	52810 CALLE TECHA	1	596.88	29.84	626.72
768-411-007	52826 CALLE TECHA	1	596.88	29.84	626.72
768-411-008	52860 CALLE TECHA	1	596.88	29.84	626.72
768-411-010	52882 CALLE TECHA	1	596.88	29.84	626.72
768-411-011	52717 CALLE AVILA	1	596.88	29.84	626.72
768-411-012	52737 CALLE AVILA	1	596.88	29.84	626.72
768-411-013	52755 CALLE AVILA	1	596.88	29.84	626.72
768-411-014	52773 CALLE AVILA	1	596.88	29.84	626.72
768-411-015	52791 CALLE AVILA	1	596.88	29.84	626.72
768-411-016	52801 CALLE AVILA	1	596.88	29.84	626.72
768-411-017	52829 CALLE AVILA	1	596.88	29.84	626.72
768-411-018	52845 CALLE AVILA	1	596.88	29.84	626.72
768-412-001	52718 CALLE AVILA	1	596.88	29.84	626.72
768-412-002	52736 CALLE AVILA	1	596.88	29.84	626.72
768-412-003	52754 CALLE AVILA	1	596.88	29.84	626.72
768-412-004	52772 CALLE AVILA	1	596.88	29.84	626.72
768-412-005	52790 CALLE AVILA	1	596.88	29.84	626.72
768-412-006	52810 CALLE AVILA	1	596.88	29.84	626.72
768-412-007	52828 CALLE AVILA	1	596.88	29.84	626.72
768-412-008	52842 CALLE AVILA	1	596.88	29.84	626.72
768-412-009	52864 CALLE AVILA	1	596.88	29.84	626.72
768-412-010	52878 CALLE AVILA	1	596.88	29.84	626.72
768-412-011	52717 CALLE CAMACHO	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-412-012	52737 CALLE CAMACHO	1	596.88	29.84	626.72
768-412-013	52753 CALLE CAMACHO	1	596.88	29.84	626.72
768-412-014	52773 CALLE CAMACHO	1	596.88	29.84	626.72
768-412-015	52785 CALLE CAMACHO	1	596.88	29.84	626.72
768-412-016	52809 CALLE CAMACHO	1	596.88	29.84	626.72
768-412-017	52811 CALLE CAMACHO	1	596.88	29.84	626.72
768-412-018	52829 CALLE CAMACHO	1	596.88	29.84	626.72
768-412-019	52845 CALLE CAMACHO	1	596.88	29.84	626.72
768-412-020	84789 AVENUE 53	1	596.88	29.84	626.72
768-413-003	52754 CALLE CAMACHO	1	596.88	29.84	626.72
768-413-006	52810 CALLE CAMACHO	1	596.88	29.84	626.72
768-413-007	52830 CALLE CAMACHO	1	596.88	29.84	626.72
768-413-008	52878 CALLE CAMACHO	1	596.88	29.84	626.72
768-413-009	52864 CALLE CAMACHO	1	596.88	29.84	626.72
768-413-016	52829 CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-413-017	52845 CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-420-001	53002 CALLE EMPALME	1	596.88	29.84	626.72
768-420-002	53006 CALLE EMPALME	1	596.88	29.84	626.72
768-420-003	53010 CALLE EMPALME	1	596.88	29.84	626.72
768-420-004	53014 CALLE EMPALME	1	596.88	29.84	626.72
768-420-005	53018 CALLE EMPALME	1	596.88	29.84	626.72
768-420-006	53022 CALLE EMPALME	1	596.88	29.84	626.72
768-420-007	53026 CALLE EMPALME	1	596.88	29.84	626.72
768-420-008	53030 CALLE EMPALME	1	596.88	29.84	626.72
768-420-009	53034 CALLE EMPALME	1	596.88	29.84	626.72
768-420-010	53038 CALLE EMPALME	1	596.88	29.84	626.72
768-420-011	84736 CALLE PINO	1	596.88	29.84	626.72
768-420-012	84732 CALLE PINO	1	596.88	29.84	626.72
768-420-013	84728 CALLE PINO	1	596.88	29.84	626.72
768-420-014	84724 CALLE PINO	1	596.88	29.84	626.72
768-420-015	84720 CALLE PINO	1	596.88	29.84	626.72
768-420-016	84716 CALLE PINO	1	596.88	29.84	626.72
768-420-017	84712 CALLE PINO	1	596.88	29.84	626.72
768-420-018	84708 CALLE PINO	1	596.88	29.84	626.72
768-420-019	53003 CALLE OLIVO	1	596.88	29.84	626.72
768-420-020	53007 CALLE OLIVO	1	596.88	29.84	626.72
768-420-021	53011 CALLE OLIVO	1	596.88	29.84	626.72
768-420-022	53015 CALLE OLIVO	1	596.88	29.84	626.72
768-420-023	53019 CALLE OLIVO	1	596.88	29.84	626.72
768-420-024	53023 CALLE OLIVO	1	596.88	29.84	626.72
768-420-025	53027 CALLE OLIVO	1	596.88	29.84	626.72
768-420-026	53031 CALLE OLIVO	1	596.88	29.84	626.72
768-420-027	84705 CALLE NOGAL	1	596.88	29.84	626.72
768-420-028	84709 CALLE NOGAL	1	596.88	29.84	626.72
768-420-029	84713 CALLE NOGAL	1	596.88	29.84	626.72
768-420-030	84717 CALLE NOGAL	1	596.88	29.84	626.72
768-420-031	84721 CALLE NOGAL	1	596.88	29.84	626.72
768-420-032	84725 CALLE NOGAL	1	596.88	29.84	626.72
768-420-033	84729 CALLE NOGAL	1	596.88	29.84	626.72
768-420-034	84733 CALLE NOGAL	1	596.88	29.84	626.72
768-421-001	53003 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-002	53049 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-003	53063 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-004	53097 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-008	53185 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-010	53225 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-011	53245 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-012	53246 CALLE AVILA	1	596.88	29.84	626.72
768-421-013	53184 CALLE AVILA	1	596.88	29.84	626.72
768-421-014	53174 CALLE AVILA	1	596.88	29.84	626.72
768-421-015	53170 CALLE AVILA #1	1	596.88	29.84	626.72
768-421-016	53142 CALLE AVILA	1	596.88	29.84	626.72
768-421-017	53148 CALLE AVILA	1	596.88	29.84	626.72
768-421-018	53124 CALLE AVILA	1	596.88	29.84	626.72
768-421-019	53100 CALLE AVILA	1	596.88	29.84	626.72
768-421-020	53078 CALLE AVILA	1	596.88	29.84	626.72
768-421-021	53060 CALLE AVILA	1	596.88	29.84	626.72
768-422-001	53024 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-002	53046 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-003	53064 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-004	53016 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-006	53104 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-007	53144 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-008	53168 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-009	53186 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-011	53218 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-012	53246 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-013	53015 CESAR CHAVEZ ST	2	1,193.76	59.68	1,253.44
768-422-018	53147 CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-422-019	53093 CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-422-021	53097 CESAR CHAVEZ ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-422-022	53121 CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-423-001	53023 CALLE AVILA	1	596.88	29.84	626.72
768-423-002	53019 CALLE AVILA	1	596.88	29.84	626.72
768-423-003	53015 CALLE AVILA	1	596.88	29.84	626.72
768-423-004	53011 CALLE AVILA	1	596.88	29.84	626.72
768-423-005	84729 CALLE PINO	1	596.88	29.84	626.72
768-423-006	84725 CALLE PINO	1	596.88	29.84	626.72
768-423-007	84721 CALLE PINO	1	596.88	29.84	626.72
768-423-008	84717 CALLE PINO	1	596.88	29.84	626.72
768-423-009	84713 CALLE PINO	1	596.88	29.84	626.72
768-423-010	84710 CALLE NOGAL	1	596.88	29.84	626.72
768-423-011	84714 CALLE NOGAL	1	596.88	29.84	626.72
768-423-012	84718 CALLE NOGAL	1	596.88	29.84	626.72
768-423-013	84722 CALLE NOGAL	1	596.88	29.84	626.72
768-423-014	84726 CALLE NOGAL	1	596.88	29.84	626.72
768-440-001	53600 FREDERICK ST	1	596.88	29.84	626.72
768-460-001	84184 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-002	84172 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-003	84160 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-004	84148 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-005	84136 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-006	84126 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-007	84114 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-008	84102 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-009	84090 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-010	84080 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-011	85068 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-012	84056 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-013	84044 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-014	53055 MODENA TER	1	596.88	29.84	626.72
768-460-015	53051 MODENA TER	1	596.88	29.84	626.72
768-460-016	53045 MODENA TER	1	596.88	29.84	626.72
768-460-017	84185 SIENA LN	1	596.88	29.84	626.72
768-460-018	84173 SIENA LN	1	596.88	29.84	626.72
768-460-019	84161 SIENA LN	1	596.88	29.84	626.72
768-460-020	84151 SIENA LN	1	596.88	29.84	626.72
768-460-021	84139 SIENA LN	1	596.88	29.84	626.72
768-460-022	84127 SIENA LN	1	596.88	29.84	626.72
768-460-023	84115 SIENA LN	1	596.88	29.84	626.72
768-460-024	84103 SIENA LN	1	596.88	29.84	626.72
768-460-025	84093 SIENA LN	1	596.88	29.84	626.72
768-460-026	84079 SIENA LN	1	596.88	29.84	626.72
768-460-027	84067 SIENA LN	1	596.88	29.84	626.72
768-460-028	84055 SIENA LN	1	596.88	29.84	626.72
768-460-029	84045 SIENA LN	1	596.88	29.84	626.72
768-461-002	84033 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-003	84045 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-004	84055 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-005	84067 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-006	84079 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-007	84091 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-008	84101 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-009	84113 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-010	84125 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-011	84137 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-012	84149 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-013	84148 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-014	84136 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-015	84126 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-016	84112 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-017	84100 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-018	84090 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-019	84080 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-020	84068 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-021	84044 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-022	84033 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-023	84045 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-024	84067 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-025	84079 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-026	84091 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-027	84101 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-028	84113 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-029	84127 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-030	84137 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-031	84149 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-032	84159 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-033	53430 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-034	53408 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-035	53384 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-036	53362 BELLA ROMA LN	1	596.88	29.84	626.72
768-462-001	53045 CALLE EMPALME	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-462-002	53051 CALLE EMPALME	1	596.88	29.84	626.72
768-462-003	53055 CALLE EMPALME	1	596.88	29.84	626.72
768-462-004	53056 CORTINA PL	1	596.88	29.84	626.72
768-462-005	53052 CORTINA PL	1	596.88	29.84	626.72
768-462-006	53046 CORTINA PL	1	596.88	29.84	626.72
768-470-001	84110 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-002	84098 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-003	84084 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-004	84074 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-005	84073 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-006	84083 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-007	84097 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-008	84109 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-009	84121 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-010	84133 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-011	84145 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-012	84146 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-013	84134 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-014	84122 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-015	84110 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-016	84098 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-017	84086 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-018	84074 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-019	84062 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-020	51134 VENICE LN	1	596.88	29.84	626.72
768-470-021	51114 VENICE LN	1	596.88	29.84	626.72
768-470-022	51090 VENICE LN	1	596.88	29.84	626.72
768-470-023	51068 VENICE LN	1	596.88	29.84	626.72
768-470-024	51046 VENICE LN	1	596.88	29.84	626.72
768-470-025	51045 VENICE LN	1	596.88	29.84	626.72
768-470-026	51067 VENICE LN	1	596.88	29.84	626.72
768-470-027	51089 VENICE LN	1	596.88	29.84	626.72
768-470-028	51113 VENICE LN	1	596.88	29.84	626.72
768-470-029	51135 VENICE CT	1	596.88	29.84	626.72
768-470-030	51157 VENICE LN	1	596.88	29.84	626.72
768-470-031	84029 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-032	84039 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-033	84051 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-034	84061 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-035	84073 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-036	84085 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-037	84097 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-038	84098 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-039	84086 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-040	84074 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-041	84062 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-042	84052 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-043	84040 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-044	84030 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-045	84018 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-001	84017 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-002	84029 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-003	84039 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-004	84051 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-005	84061 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-006	84073 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-007	84085 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-008	84097 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-009	84098 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-010	84086 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-011	84074 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-012	84062 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-013	84052 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-014	84040 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-015	84032 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-016	84039 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-017	84051 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-018	84061 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-019	84073 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-020	84085 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-021	84097 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-022	84107 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-023	84119 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-024	84131 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-025	84143 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-026	84155 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-027	84154 LAGUNA LN	1	596.88	29.84	626.72
768-471-028	84144 LAGUNA LN	1	596.88	29.84	626.72
768-471-029	84132 LAGUNA LN	1	596.88	29.84	626.72
768-471-030	84120 LAGUNA LN	1	596.88	29.84	626.72
768-471-031	84108 LAGUNA LN	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-471-032	84098 LAGUNA LN	1	596.88	29.84	626.72
768-471-033	84086 LAGUNA LN	1	596.88	29.84	626.72
768-471-034	84074 LAGUNA LN	1	596.88	29.84	626.72
768-471-035	84062 LAGUNA LN	1	596.88	29.84	626.72
768-471-036	84052 LAGUNA LN	1	596.88	29.84	626.72
768-471-037	84040 LAGUNA LN	1	596.88	29.84	626.72
768-471-038	84032 LAGUNA LN	1	596.88	29.84	626.72
768-471-039	84037 LAGUNA LN	1	596.88	29.84	626.72
768-471-040	84039 LAGUNA LN	1	596.88	29.84	626.72
768-471-041	84059 LAGUNA LN	1	596.88	29.84	626.72
768-471-042	84071 LAGUNA LN	1	596.88	29.84	626.72
768-471-043	84083 LAGUNA LN	1	596.88	29.84	626.72
768-471-044	84093 LAGUNA LN	1	596.88	29.84	626.72
768-471-045	84103 LAGUNA LN	1	596.88	29.84	626.72
768-471-046	84117 LAGUNA LN	1	596.88	29.84	626.72
768-480-001	84167 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-002	84179 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-003	84191 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-004	84201 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-005	84213 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-006	84225 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-007	84243 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-008	84253 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-009	84263 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-010	51123 NEWPORT ST	1	596.88	29.84	626.72
768-480-011	51145 NEWPORT ST	1	596.88	29.84	626.72
768-480-012	51169 NEWPORT ST	1	596.88	29.84	626.72
768-480-013	51191 NEWPORT ST	1	596.88	29.84	626.72
768-480-014	51215 NEWPORT ST	1	596.88	29.84	626.72
768-480-015	51237 NEWPORT ST	1	596.88	29.84	626.72
768-480-016	51261 NEWPORT ST	1	596.88	29.84	626.72
768-480-017	51283 NEWPORT ST	1	596.88	29.84	626.72
768-480-018	51305 NEWPORT ST	1	596.88	29.84	626.72
768-480-019	51327 NEWPORT ST	1	596.88	29.84	626.72
768-480-020	51328 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-021	51306 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-022	51284 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-023	51262 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-024	51238 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-025	51216 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-026	51192 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-027	51170 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-028	51146 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-029	84220 HUNTINGTON AVE	1	596.88	29.84	626.72
768-480-030	84210 HUNTINGTON AVE	1	596.88	29.84	626.72
768-480-031	84198 HUNTINGTON AVE	1	596.88	29.84	626.72
768-480-032	84186 HUNTINGTON AVE	1	596.88	29.84	626.72
768-480-033	84174 HUNTINGTON AVE	1	596.88	29.84	626.72
768-481-001	84202 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-002	84192 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-003	84180 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-004	84168 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-005	84156 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-006	84146 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-007	84134 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-008	84122 LA JOLLA AVE	1	596.88	29.84	626.72
768-482-001	84129 LAGUNA LN	1	596.88	29.84	626.72
768-482-002	84139 LAGUNA LN	1	596.88	29.84	626.72
768-482-003	84151 LAGUNA LN	1	596.88	29.84	626.72
768-482-004	84161 LAGUNA LN	1	596.88	29.84	626.72
768-482-005	84173 LAGUNA LN	1	596.88	29.84	626.72
768-482-006	51434 LAGUNA LN	1	596.88	29.84	626.72
768-482-007	51416 LAGUNA LN	1	596.88	29.84	626.72
768-482-008	51394 LAGUNA LN	1	596.88	29.84	626.72
768-482-009	51372 LAGUNA LN	1	596.88	29.84	626.72
768-482-010	84199 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-011	84211 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-012	84221 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-013	84233 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-014	84245 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-015	84257 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-016	84267 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-017	84268 MIRAMAR CT	1	596.88	29.84	626.72
768-482-018	84256 MIRAMAR CT	1	596.88	29.84	626.72
768-482-019	84246 MIRAMAR CT	1	596.88	29.84	626.72
768-482-020	84234 MIRAMAR CT	1	596.88	29.84	626.72
768-482-021	84222 MIRAMAR CT	1	596.88	29.84	626.72
768-482-022	84210 MIRAMAR CT	1	596.88	29.84	626.72
768-482-023	84211 MIRAMAR CT	1	596.88	29.84	626.72
768-482-024	84223 MIRAMAR CT	1	596.88	29.84	626.72
768-482-025	84235 MIRAMAR CT	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-482-026	84245 MIRAMAR CT	1	596.88	29.84	626.72
768-482-027	84257 MIRAMAR CT	1	596.88	29.84	626.72
768-483-001	84174 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-002	84162 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-003	84150 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-004	84140 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-005	84128 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-006	51298 MONARCH RD	1	596.88	29.84	626.72
768-483-007	51274 MONARCH RD	1	596.88	29.84	626.72
768-483-008	51252 MONARCH RD	1	596.88	29.84	626.72
768-483-009	51228 MONARCH RD	1	596.88	29.84	626.72
768-483-010	84121 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-011	84133 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-012	84145 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-013	84155 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-014	84173 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-015	84185 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-016	84197 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-017	84209 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-018	84219 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-019	84220 PISMO CT	1	596.88	29.84	626.72
768-483-020	84210 PISMO CT	1	596.88	29.84	626.72
768-483-021	84198 PISMO CT	1	596.88	29.84	626.72
768-483-022	84186 PISMO CT	1	596.88	29.84	626.72
768-483-023	84170 PISMO CT	1	596.88	29.84	626.72
768-483-024	84164 PISMO CT	1	596.88	29.84	626.72
768-483-025	84163 PISMO CT	1	596.88	29.84	626.72
768-483-026	84171 PISMO CT	1	596.88	29.84	626.72
768-483-027	84185 PISMO CT	1	596.88	29.84	626.72
768-483-028	84197 PISMO CT	1	596.88	29.84	626.72
768-483-029	84209 PISMO CT	1	596.88	29.84	626.72
768-483-030	84219 PISMO CT	1	596.88	29.84	626.72
768-483-031	84220 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-032	84210 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-033	84198 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-034	84186 CAPITOLA AVE	1	596.88	29.84	626.72
768-490-001	51294 OCEANO RD	1	596.88	29.84	626.72
768-490-002	51274 OCEANO RD	1	596.88	29.84	626.72
768-490-003	51250 OCEANO RD	1	596.88	29.84	626.72
768-490-004	51228 OCEANO RD	1	596.88	29.84	626.72
768-490-005	51204 OCEANO RD	1	596.88	29.84	626.72
768-490-006	51182 OCEANO RD	1	596.88	29.84	626.72
768-490-007	51160 OCEANO RD	1	596.88	29.84	626.72
768-490-008	51136 OCEANO RD	1	596.88	29.84	626.72
768-490-009	51114 OCEANO RD	1	596.88	29.84	626.72
768-490-010	51092 OCEANO RD	1	596.88	29.84	626.72
768-490-011	51068 OCEANO RD	1	596.88	29.84	626.72
768-490-012	51046 OCEANO RD	1	596.88	29.84	626.72
768-490-013	51047 OCEANO RD	1	596.88	29.84	626.72
768-490-014	51069 OCEANO RD	1	596.88	29.84	626.72
768-490-015	51091 OCEANO RD	1	596.88	29.84	626.72
768-490-016	84332 CATALINA AVE	1	596.88	29.84	626.72
768-490-017	84320 CATALINA AVE	1	596.88	29.84	626.72
768-490-019	84310 CATALINA AVE	1	596.88	29.84	626.72
768-490-020	84298 CATALINA AVE	1	596.88	29.84	626.72
768-490-021	84286 CATALINA AVE	1	596.88	29.84	626.72
768-490-022	84285 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-023	84297 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-024	84309 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-025	84310 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-026	84298 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-027	84286 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-028	84274 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-029	84262 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-030	84252 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-031	84240 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-032	84267 MIRAMAR CT	1	596.88	29.84	626.72
768-490-033	84273 MIRAMAR CT	1	596.88	29.84	626.72
768-490-034	51448 NEWPORT ST	1	596.88	29.84	626.72
768-490-035	51434 NEWPORT ST	1	596.88	29.84	626.72
768-490-036	51416 NEWPORT ST	1	596.88	29.84	626.72
768-490-037	51394 NEWPORT ST	1	596.88	29.84	626.72
768-490-038	51372 NEWPORT ST	1	596.88	29.84	626.72
768-491-001	84320 CAPITOLA AVE	1	596.88	29.84	626.72
768-491-002	84332 CAPITOLA AVE	1	596.88	29.84	626.72
768-491-003	84331 MALIBU AVE	1	596.88	29.84	626.72
768-491-004	84321 MALIBU AVE	1	596.88	29.84	626.72
768-491-005	84286 CAPITOLA AVE	1	596.88	29.84	626.72
768-491-006	84298 CAPITOLA AVE	1	596.88	29.84	626.72
768-491-007	84310 CAPITOLA AVE	1	596.88	29.84	626.72
768-491-008	84309 MALIBU AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-491-009	84297 MALIBU AVE	1	596.88	29.84	626.72
768-491-010	84285 MALIBU AVE	1	596.88	29.84	626.72
768-492-001	84320 MALIBU AVE	1	596.88	29.84	626.72
768-492-002	84332 MALIBU AVE	1	596.88	29.84	626.72
768-492-003	84331 CATALINA AVE	1	596.88	29.84	626.72
768-492-004	84321 CATALINA AVE	1	596.88	29.84	626.72
768-492-005	84286 MALIBU AVE	1	596.88	29.84	626.72
768-492-006	84298 MALIBU AVE	1	596.88	29.84	626.72
768-492-007	84310 MALIBU AVE	1	596.88	29.84	626.72
768-492-008	84309 CATALINA AVE	1	596.88	29.84	626.72
768-492-009	84297 CATALINA AVE	1	596.88	29.84	626.72
768-492-010	84285 CATALINA AVE	1	596.88	29.84	626.72
768-500-001	84447 CALLE LARRIVA	1	596.88	29.84	626.72
768-500-002	84443 CALLE LARRIVA	1	596.88	29.84	626.72
768-500-003	84437 CALLE LARRIVA	1	596.88	29.84	626.72
768-500-004	84431 CALLE LARRIVA	1	596.88	29.84	626.72
768-500-005	84425 CALLE LARRIVA	1	596.88	29.84	626.72
768-500-006	84415 CALLE LARRIVA	1	596.88	29.84	626.72
768-500-007	50993 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-008	50947 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-009	50905 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-010	50873 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-011	50845 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-012	50803 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-013	50771 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-014	50731 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-015	50695 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-016	50657 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-017	50611 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-018	50587 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-019	50565 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-020	50533 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-021	50509 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-022	84412 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-023	84420 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-024	84426 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-025	84432 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-026	84438 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-027	84442 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-028	84448 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-029	84454 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-001	84453 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-002	84447 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-003	84441 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-004	84435 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-005	84431 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-006	84425 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-007	84422 CALLE YSIANO	1	596.88	29.84	626.72
768-501-008	84430 CALLE YSIANO	1	596.88	29.84	626.72
768-501-009	84436 CALLE YSIANO	1	596.88	29.84	626.72
768-501-010	84442 CALLE YSIANO	1	596.88	29.84	626.72
768-501-011	84446 CALLE YSIANO	1	596.88	29.84	626.72
768-501-012	84452 CALLE YSIANO	1	596.88	29.84	626.72
768-502-001	84447 CALLE YSIANO	1	596.88	29.84	626.72
768-502-002	84441 CALLE YSIANO	1	596.88	29.84	626.72
768-502-003	84435 CALLE YSIANO	1	596.88	29.84	626.72
768-502-004	84429 CALLE YSIANO	1	596.88	29.84	626.72
768-502-005	84423 CALLE YSIANO	1	596.88	29.84	626.72
768-502-006	84422 CALLE CHAVEZ	1	596.88	29.84	626.72
768-502-007	84428 CALLE CHAVEZ	1	596.88	29.84	626.72
768-502-008	84434 CALLE CHAVEZ	1	596.88	29.84	626.72
768-502-009	84440 CALLE CHAVEZ	1	596.88	29.84	626.72
768-502-010	84446 CALLE CHAVEZ	1	596.88	29.84	626.72
768-503-001	84447 CALLE CHAVEZ	1	596.88	29.84	626.72
768-503-002	84441 CALLE CHAVEZ	1	596.88	29.84	626.72
768-503-003	84435 CALLE CHAVEZ	1	596.88	29.84	626.72
768-503-004	84427 CALLE CHAVEZ	1	596.88	29.84	626.72
768-503-005	84421 CALLE CHAVEZ	1	596.88	29.84	626.72
768-503-006	84422 CALLE LARRIVA	1	596.88	29.84	626.72
768-503-007	84428 CALLE LARRIVA	1	596.88	29.84	626.72
768-503-008	84434 CALLE LARRIVA	1	596.88	29.84	626.72
768-503-009	84442 CALLE LARRIVA	1	596.88	29.84	626.72
768-503-010	84448 CALLE LARRIVA	1	596.88	29.84	626.72
768-510-001	84473 CALLE LARRIVA	1	596.88	29.84	626.72
768-510-002	84465 CALLE LARRIVA	1	596.88	29.84	626.72
768-510-003	84457 CALLE LARRIVA	1	596.88	29.84	626.72
768-510-004	84451 CALLE LARRIVA	1	596.88	29.84	626.72
768-510-005	84482 CALLE LARRIVA	1	596.88	29.84	626.72
768-510-006	84472 CALLE LARRIVA	1	596.88	29.84	626.72
768-510-007	84464 CALLE LARRIVA	1	596.88	29.84	626.72
768-510-008	84458 CALLE LARRIVA	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-510-009	84452 CALLE LARRIVA	1	596.88	29.84	626.72
768-510-010	84453 CALLE CHAVEZ	1	596.88	29.84	626.72
768-510-011	84459 CALLE CHAVEZ	1	596.88	29.84	626.72
768-510-012	84465 CALLE CHAVEZ	1	596.88	29.84	626.72
768-510-013	84473 CALLE CHAVEZ	1	596.88	29.84	626.72
768-510-014	84481 CALLE CHAVEZ	1	596.88	29.84	626.72
768-510-015	84489 CALLE CHAVEZ	1	596.88	29.84	626.72
768-510-016	50808 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-017	50766 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-018	50730 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-019	50688 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-020	50658 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-021	50610 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-022	50582 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-023	50564 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-024	50532 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-025	50522 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-026	50510 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-027	50502 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-028	50501 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-029	50507 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-030	50508 CALLE CERVANTES	1	596.88	29.84	626.72
768-510-031	50500 CALLE CERVANTES	1	596.88	29.84	626.72
768-511-001	50533 CALLE CEBRINO	1	596.88	29.84	626.72
768-511-002	50567 CALLE CEBRINO	1	596.88	29.84	626.72
768-511-003	50585 CALLE CEBRINO	1	596.88	29.84	626.72
768-511-004	50621 CALLE CEBRINO	1	596.88	29.84	626.72
768-511-005	50669 CALLE CEBRINO	1	596.88	29.84	626.72
768-511-006	50707 CALLE CEBRINO	1	596.88	29.84	626.72
768-511-007	50753 CALLE CEBRINO	1	596.88	29.84	626.72
768-511-008	84460 CALLE CHAVEZ	1	596.88	29.84	626.72
768-511-009	84454 CALLE CHAVEZ	1	596.88	29.84	626.72
768-511-010	50694 CALLE CERVANTES	1	596.88	29.84	626.72
768-511-011	50656 CALLE CERVANTES	1	596.88	29.84	626.72
768-511-012	50616 CALLE CERVANTES	1	596.88	29.84	626.72
768-511-013	50584 CALLE CERVANTES	1	596.88	29.84	626.72
768-511-014	50564 CALLE CERVANTES	1	596.88	29.84	626.72
768-511-015	50532 CALLE CERVANTES	1	596.88	29.84	626.72
768-520-001	53003 CALLE EMPALME	1	596.88	29.84	626.72
768-520-002	53007 CALLE EMPALME	1	596.88	29.84	626.72
768-520-003	53011 CALLE EMPALME	1	596.88	29.84	626.72
768-520-004	53015 CALLE EMPALME	1	596.88	29.84	626.72
768-520-005	53019 CALLE EMPALME	1	596.88	29.84	626.72
768-520-006	53025 CALLE EMPALME	1	596.88	29.84	626.72
768-520-007	53027 CALLE EMPALME	1	596.88	29.84	626.72
768-520-008	53031 CALLE EMPALME	1	596.88	29.84	626.72
768-520-009	53035 CALLE EMPALME	1	596.88	29.84	626.72
768-520-010	53039 CALLE EMPALME	1	596.88	29.84	626.72
768-520-011	53040 CORTINA PL	1	596.88	29.84	626.72
768-520-012	53036 CORTINA PL	1	596.88	29.84	626.72
768-520-013	53032 CORTINA PL	1	596.88	29.84	626.72
768-520-014	53028 CORTINA PL	1	596.88	29.84	626.72
768-520-015	53024 CORTINA PL	1	596.88	29.84	626.72
768-520-016	53018 CORTINA PL	1	596.88	29.84	626.72
768-520-017	53016 CORTINA PL	1	596.88	29.84	626.72
768-520-018	53012 CORTINA PL	1	596.88	29.84	626.72
768-520-019	53008 CORTINA PL	1	596.88	29.84	626.72
768-520-020	84186 MONZA LN	1	596.88	29.84	626.72
768-520-022	53039 MODENA TER	1	596.88	29.84	626.72
768-520-023	53035 MODENA TER	1	596.88	29.84	626.72
768-520-024	53031 MODENA TER	1	596.88	29.84	626.72
768-520-025	53027 MODENA TER	1	596.88	29.84	626.72
768-520-026	53023 MODENA TER	1	596.88	29.84	626.72
768-520-027	53019 MODENA TER	1	596.88	29.84	626.72
768-520-028	53015 MODENA TER	1	596.88	29.84	626.72
768-520-029	53011 MODENA TER	1	596.88	29.84	626.72
768-520-031	53005 MODENA TER	1	596.88	29.84	626.72
768-520-032	53006 MODENA TER	1	596.88	29.84	626.72
768-520-033	53008 MODENA TER	1	596.88	29.84	626.72
768-520-034	53012 MODENA TER	1	596.88	29.84	626.72
768-520-035	53016 MODENA TER	1	596.88	29.84	626.72
768-520-036	53020 MODENA TER	1	596.88	29.84	626.72
768-520-037	53024 MODENA TER	1	596.88	29.84	626.72
768-520-038	53028 MODENA TER	1	596.88	29.84	626.72
768-520-039	53032 MODENA TER	1	596.88	29.84	626.72
768-520-040	53038 MODENA TER	1	596.88	29.84	626.72
768-520-041	53039 TORINO PL	1	596.88	29.84	626.72
768-520-042	53033 TORINO PL	1	596.88	29.84	626.72
768-520-043	53027 TORINO PL	1	596.88	29.84	626.72
768-520-044	53023 TORINO PL	1	596.88	29.84	626.72
768-520-045	53019 TORINO PL	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
768-520-046	53017 TORINO PL	1	596.88	29.84	626.72
768-520-047	53013 TORINO PL	1	596.88	29.84	626.72
768-520-048	53009 TORINO PL	1	596.88	29.84	626.72
768-520-049	84082 MONZA LN	1	596.88	29.84	626.72
768-520-050	84094 MONZA LN	1	596.88	29.84	626.72
768-520-051	84104 MONZA LN	1	596.88	29.84	626.72
768-520-052	84116 MONZA LN	1	596.88	29.84	626.72
768-520-053	84126 MONZA LN	1	596.88	29.84	626.72
768-520-054	84136 MONZA LN	1	596.88	29.84	626.72
768-520-055	84148 MONZA LN	1	596.88	29.84	626.72
768-520-056	84160 MONZA LN	1	596.88	29.84	626.72
768-520-057	84172 MONZA LN	1	596.88	29.84	626.72
768-520-058	84184 MONZA LN	1	596.88	29.84	626.72
768-521-001	84184 PALERMO CT	1	596.88	29.84	626.72
768-521-002	84172 PALERMO CT	1	596.88	29.84	626.72
768-521-003	84160 PALERMO CT	1	596.88	29.84	626.72
768-521-004	84148 PALERMO CT	1	596.88	29.84	626.72
768-521-005	84130 PALERMO CT	1	596.88	29.84	626.72
768-521-006	84123 PALERMO CT	1	596.88	29.84	626.72
768-521-007	84131 PALERMO CT	1	596.88	29.84	626.72
768-521-008	84149 PALERMO CT	1	596.88	29.84	626.72
768-521-009	84161 PALERMO CT	1	596.88	29.84	626.72
768-521-010	84173 PALERMO CT	1	596.88	29.84	626.72
768-521-011	84185 PALERMO CT	1	596.88	29.84	626.72
768-521-012	84185 MONZA LN	1	596.88	29.84	626.72
768-521-013	84173 MONZA LN	1	596.88	29.84	626.72
768-521-014	84161 MONZA LN	1	596.88	29.84	626.72
768-521-015	84151 MONZA LN	1	596.88	29.84	626.72
768-521-016	84139 MONZA LN	1	596.88	29.84	626.72
768-521-017	84129 MONZA LN	1	596.88	29.84	626.72
768-521-018	53012 TORINO PL	1	596.88	29.84	626.72
768-521-019	53016 TORINO PL	1	596.88	29.84	626.72
768-521-020	53020 TORINO PL	1	596.88	29.84	626.72
768-521-021	53024 TORINO PL	1	596.88	29.84	626.72
768-521-022	53028 TORINO PL	1	596.88	29.84	626.72
768-521-023	53032 TORINO PL	1	596.88	29.84	626.72
768-521-024	53038 TORINO PL	1	596.88	29.84	626.72
768-521-025	84114 SIENA LN	1	596.88	29.84	626.72
768-521-026	84126 SIENA LN	1	596.88	29.84	626.72
768-521-027	84136 SIENA LN	1	596.88	29.84	626.72
768-521-028	84146 SIENA LN	1	596.88	29.84	626.72
768-521-029	84160 SIENA LN	1	596.88	29.84	626.72
768-521-030	84172 SIENA LN	1	596.88	29.84	626.72
768-521-031	84184 SIENA LN	1	596.88	29.84	626.72
778-010-007	85341 HIGHWAY 111	1	596.88	29.84	626.72
778-010-008	343 CANTALOUPE AVE	1	596.88	29.84	626.72
778-040-001	1601 2ND ST	1	596.88	29.84	626.72
778-040-004	1653 2ND ST	1	596.88	29.84	626.72
778-040-006	1638 1ST ST	1	596.88	29.84	626.72
778-040-007	1650 1ST ST	1	596.88	29.84	626.72
778-040-010	85449 GRAPEFRUIT BLVD	1	596.88	29.84	626.72
778-040-011	85427 GRAPEFRUIT BLVD	1	596.88	29.84	626.72
778-041-002	85567 GRAPEFRUIT BLVD	1	596.88	29.84	626.72
778-041-004	1650 2ND ST	1	596.88	29.84	626.72
778-041-005	1654 2ND ST	1	596.88	29.84	626.72
778-041-006	1653 3RD ST	1	596.88	29.84	626.72
778-041-009	1609 3RD ST	1	596.88	29.84	626.72
778-042-002	1650 3RD ST	1	596.88	29.84	626.72
778-042-003	1640 3RD ST	1	596.88	29.84	626.72
778-042-004	610 VINE AVE	1	596.88	29.84	626.72
778-042-005	636 VINE AVE	1	596.88	29.84	626.72
778-042-008	1641 4TH ST	1	596.88	29.84	626.72
778-043-001	431 VINE AVE	1	596.88	29.84	626.72
778-043-002	437 VINE AVE	1	596.88	29.84	626.72
778-043-003	433 VINE AVE	1	596.88	29.84	626.72
778-043-005	1538 1ST ST	1	596.88	29.84	626.72
778-043-006	1524 1ST ST	1	596.88	29.84	626.72
778-043-007	1508 1ST ST	2	1,193.76	59.68	1,253.44
778-043-010	1563 2ND ST	1	596.88	29.84	626.72
778-044-002	1578 2ND ST	1	596.88	29.84	626.72
778-044-003	1566 2ND ST	1	596.88	29.84	626.72
778-044-006	550 ORCHARD AVE	1	596.88	29.84	626.72
778-044-007	1589 3RD ST	1	596.88	29.84	626.72
778-044-008	1579 3RD ST	1	596.88	29.84	626.72
778-044-009	1565 3RD ST	1	596.88	29.84	626.72
778-044-010	1559 3RD ST	1	596.88	29.84	626.72
778-044-011	1543 3RD ST	1	596.88	29.84	626.72
778-045-002	623 VINE AVE	1	596.88	29.84	626.72
778-045-003	1558 3RD ST	1	596.88	29.84	626.72
778-045-004	1542 3RD ST	1	596.88	29.84	626.72
778-045-005	1528 3RD ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-045-006	1506 3RD ST	1	596.88	29.84	626.72
778-045-008	1579 4TH ST	1	596.88	29.84	626.72
778-045-009	1557 4TH ST	1	596.88	29.84	626.72
778-045-010	1541 4TH ST	1	596.88	29.84	626.72
778-045-011	1519 4TH ST	1	596.88	29.84	626.72
778-045-012	1507 4TH ST	1	596.88	29.84	626.72
778-045-013	663 VINE AVE	1	596.88	29.84	626.72
778-050-001	407 ORCHARD AVE	1	596.88	29.84	626.72
778-050-003	1466 1ST ST	1	596.88	29.84	626.72
778-050-005	1440 1ST ST	1	596.88	29.84	626.72
778-050-006	1424 1ST ST	1	596.88	29.84	626.72
778-050-007	403 PALM AVE	1	596.88	29.84	626.72
778-050-008	1491 2ND ST	1	596.88	29.84	626.72
778-050-009	1477 2ND ST	1	596.88	29.84	626.72
778-050-010	1465 2ND ST	1	596.88	29.84	626.72
778-050-012	1443 2ND ST	1	596.88	29.84	626.72
778-050-014	468 PALM AVE	1	596.88	29.84	626.72
778-051-002	543 ORCHARD AVE	1	596.88	29.84	626.72
778-051-003	1478 2ND ST	1	596.88	29.84	626.72
778-051-004	1462 2ND ST	1	596.88	29.84	626.72
778-051-005	1450 2ND ST	1	596.88	29.84	626.72
778-051-006	1436 2ND ST	1	596.88	29.84	626.72
778-051-008	1408 2ND ST	1	596.88	29.84	626.72
778-051-010	1451 3RD ST #B	1	596.88	29.84	626.72
778-051-011	1451 3RD ST	1	596.88	29.84	626.72
778-051-012	1449 3RD ST	1	596.88	29.84	626.72
778-052-001	607 ORCHARD AVE	1	596.88	29.84	626.72
778-052-002	625 ORCHARD AVE	1	596.88	29.84	626.72
778-052-003	645 ORCHARD AVE	1	596.88	29.84	626.72
778-052-004	1460 3RD ST	1	596.88	29.84	626.72
778-052-005	1438 3RD ST	1	596.88	29.84	626.72
778-052-008	663 ORCHARD AVE	1	596.88	29.84	626.72
778-052-009	1467 4TH ST	1	596.88	29.84	626.72
778-052-010	1457 4TH ST	1	596.88	29.84	626.72
778-052-011	1445 4TH ST	1	596.88	29.84	626.72
778-052-012	1429 4TH ST	1	596.88	29.84	626.72
778-053-001	707 ORCHARD AVE	1	596.88	29.84	626.72
778-053-002	731 ORCHARD AVE	1	596.88	29.84	626.72
778-053-004	1458 4TH ST	1	596.88	29.84	626.72
778-053-006	708 PALM AVE	1	596.88	29.84	626.72
778-053-007	736 PALM AVE	1	596.88	29.84	626.72
778-053-010	1461 5TH ST	1	596.88	29.84	626.72
778-053-011		1	596.88	29.84	626.72
778-053-012	766 PALM AVE	1	596.88	29.84	626.72
778-053-013	790 PALM AVE	1	596.88	29.84	626.72
778-054-001	1394 1ST ST	1	596.88	29.84	626.72
778-054-002	1378 1ST ST	1	596.88	29.84	626.72
778-054-006	1355 2ND ST	1	596.88	29.84	626.72
778-054-007	1337 2ND ST	1	596.88	29.84	626.72
778-054-008	1319 2ND ST	1	596.88	29.84	626.72
778-055-001	501 PALM AVE	1	596.88	29.84	626.72
778-055-002	1378 2ND ST	1	596.88	29.84	626.72
778-055-003	1360 2ND ST	1	596.88	29.84	626.72
778-055-004	1350 2ND ST	1	596.88	29.84	626.72
778-055-005	1336 2ND ST	1	596.88	29.84	626.72
778-055-006	1310 2ND ST	1	596.88	29.84	626.72
778-055-007	593 PALM AVE	1	596.88	29.84	626.72
778-055-008	1379 3RD ST	1	596.88	29.84	626.72
778-055-009	1365 3RD ST	1	596.88	29.84	626.72
778-055-010	1341 3RD ST	1	596.88	29.84	626.72
778-055-011	1331 3RD ST	1	596.88	29.84	626.72
778-055-012	1335 3RD ST	1	596.88	29.84	626.72
778-056-001	615 PALM AVE	1	596.88	29.84	626.72
778-056-003	1364 3RD ST	1	596.88	29.84	626.72
778-056-004	1336 3RD ST	1	596.88	29.84	626.72
778-056-005	1326 3RD ST	1	596.88	29.84	626.72
778-056-006	1324 3RD ST	1	596.88	29.84	626.72
778-056-009	1361 4TH ST	1	596.88	29.84	626.72
778-056-010	1351 4TH ST	1	596.88	29.84	626.72
778-056-011	1335 4TH ST	1	596.88	29.84	626.72
778-056-012	1321 4TH ST	1	596.88	29.84	626.72
778-056-013	1301 4TH ST	1	596.88	29.84	626.72
778-057-001	745 PALM AVE	1	596.88	29.84	626.72
778-057-002	1384 4TH ST	1	596.88	29.84	626.72
778-057-003	1364 4TH ST	1	596.88	29.84	626.72
778-057-004	1350 4TH ST	2	1,193.76	59.68	1,253.44
778-057-005	1336 4TH ST	1	596.88	29.84	626.72
778-057-006	1320 4TH ST	1	596.88	29.84	626.72
778-057-007	1306 4TH ST	1	596.88	29.84	626.72
778-057-008	1389 5TH ST	1	596.88	29.84	626.72
778-057-009	1377 5TH ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-057-011	1357 5TH ST	1	596.88	29.84	626.72
778-057-012	1335 5TH ST	1	596.88	29.84	626.72
778-060-003	1658 4TH ST	1	596.88	29.84	626.72
778-060-004	1646 4TH ST	1	596.88	29.84	626.72
778-060-009	1659 5TH ST	1	596.88	29.84	626.72
778-070-004	1271 4TH ST	1	596.88	29.84	626.72
778-070-006	1257 4TH ST	1	596.88	29.84	626.72
778-070-007	1243 4TH ST	2	1,193.76	59.68	1,253.44
778-070-008	1205 4TH ST	1	596.88	29.84	626.72
778-071-001	1292 4TH ST	1	596.88	29.84	626.72
778-071-002	1278 4TH ST	1	596.88	29.84	626.72
778-071-003	1264 4TH ST	1	596.88	29.84	626.72
778-071-004	1250 4TH ST	1	596.88	29.84	626.72
778-071-006	1308 5TH ST	1	596.88	29.84	626.72
778-071-007	1295 6TH ST	1	596.88	29.84	626.72
778-080-002	1236 4TH ST	1	596.88	29.84	626.72
778-081-004	1125 TRIPOLI WAY	1	596.88	29.84	626.72
778-090-001	809 ORCHARD AVE	1	596.88	29.84	626.72
778-090-003	1460 5TH ST #A	1	596.88	29.84	626.72
778-090-005	1432 5TH ST	1	596.88	29.84	626.72
778-091-002	831 PALM AVE	1	596.88	29.84	626.72
778-091-006	1322 5TH ST	1	596.88	29.84	626.72
778-091-007	1307 6TH ST	1	596.88	29.84	626.72
778-091-008	1321 6TH ST	1	596.88	29.84	626.72
778-093-002	1350 6TH ST	1	596.88	29.84	626.72
778-093-003	1336 6TH ST	1	596.88	29.84	626.72
778-093-004	1322 6TH ST	1	596.88	29.84	626.72
778-093-006	1395 7TH ST	1	596.88	29.84	626.72
778-093-007	1379 7TH ST	1	596.88	29.84	626.72
778-093-009	1333 7TH ST	1	596.88	29.84	626.72
778-094-001	1491 9TH ST	1	596.88	29.84	626.72
778-094-003	1463 9TH ST	1	596.88	29.84	626.72
778-094-004	1451 9TH ST	1	596.88	29.84	626.72
778-094-005	1445 9TH ST	1	596.88	29.84	626.72
778-094-006	1433 9TH ST	1	596.88	29.84	626.72
778-094-007	1419 9TH ST	1	596.88	29.84	626.72
778-100-009	1609 7TH ST	1	596.88	29.84	626.72
778-101-003	1628 7TH ST	1	596.88	29.84	626.72
778-101-005	1064 VINE ST	1	596.88	29.84	626.72
778-101-006	1635 8TH ST	1	596.88	29.84	626.72
778-101-007	1609 8TH ST	1	596.88	29.84	626.72
778-102-004	1632 8TH ST	1	596.88	29.84	626.72
778-102-005	1620 8TH ST	1	596.88	29.84	626.72
778-102-006	1602 8TH ST	1	596.88	29.84	626.72
778-104-001	1592 7TH ST	1	596.88	29.84	626.72
778-104-002	1043 VINE AVE	1	596.88	29.84	626.72
778-104-005	1062 ORCHARD AVE	1	596.88	29.84	626.72
778-104-006	1076 ORCHARD AVE	1	596.88	29.84	626.72
778-104-008	1551 8TH ST	1	596.88	29.84	626.72
778-104-009	1061 VINE AVE	1	596.88	29.84	626.72
778-104-010	1067 VINE AVE	1	596.88	29.84	626.72
778-105-001	1105 VINE AVE	1	596.88	29.84	626.72
778-105-002	1576 8TH ST	1	596.88	29.84	626.72
778-105-003	1564 8TH ST	1	596.88	29.84	626.72
778-105-004	1540 8TH ST	1	596.88	29.84	626.72
778-105-005	1528 8TH ST	1	596.88	29.84	626.72
778-105-006	1516 8TH ST	1	596.88	29.84	626.72
778-105-008		2	1,193.76	59.68	1,253.44
778-105-009	1585 9TH ST	1	596.88	29.84	626.72
778-105-010	1571 9TH ST	1	596.88	29.84	626.72
778-105-011	1553 9TH ST	1	596.88	29.84	626.72
778-110-005	1309 7TH ST	1	596.88	29.84	626.72
778-110-006	1273 7TH ST	1	596.88	29.84	626.72
778-110-007	1251 7TH ST	1	596.88	29.84	626.72
778-110-008	1233 7TH ST	1	596.88	29.84	626.72
778-110-009	982 DATE AVE	1	596.88	29.84	626.72
778-111-001	1296 7TH ST	1	596.88	29.84	626.72
778-111-002	1284 7TH ST	1	596.88	29.84	626.72
778-111-003	1260 7TH ST	1	596.88	29.84	626.72
778-111-005	1236 7TH ST	1	596.88	29.84	626.72
778-111-007	1090 PENDLETON WAY	1	596.88	29.84	626.72
778-111-008	1285 8TH ST	1	596.88	29.84	626.72
778-111-009	1269 8TH ST	1	596.88	29.84	626.72
778-111-010	1241 8TH ST	1	596.88	29.84	626.72
778-111-011	1237 8TH ST	1	596.88	29.84	626.72
778-111-012	1072 DATE AVE	1	596.88	29.84	626.72
778-111-013	1233 8TH ST	1	596.88	29.84	626.72
778-112-001	1105 PENDLETON WAY	1	596.88	29.84	626.72
778-112-002	1282 8TH ST	1	596.88	29.84	626.72
778-112-003	1268 8TH ST	1	596.88	29.84	626.72
778-112-004	1250 8TH ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-112-005	1222 8TH ST	1	596.88	29.84	626.72
778-112-006	1214 8TH ST	1	596.88	29.84	626.72
778-112-007	1120 DATE AVE	1	596.88	29.84	626.72
778-112-010	1283 9TH ST	1	596.88	29.84	626.72
778-112-012	1253 9TH ST	2	1,193.76	59.68	1,253.44
778-113-003	995 DATE ST	1	596.88	29.84	626.72
778-113-004	1175 7TH ST	1	596.88	29.84	626.72
778-113-005	1171 7TH ST	1	596.88	29.84	626.72
778-113-006	1165 7TH ST	1	596.88	29.84	626.72
778-113-007	1022 TRIPOLI WAY	1	596.88	29.84	626.72
778-114-001	1043 DATE AVE	1	596.88	29.84	626.72
778-114-002	1176 7TH ST	1	596.88	29.84	626.72
778-114-003	1158 7TH ST	1	596.88	29.84	626.72
778-114-004	1142 7TH ST	1	596.88	29.84	626.72
778-114-005	1124 7TH ST	1	596.88	29.84	626.72
778-114-006	1040 TRIPOLI WAY	1	596.88	29.84	626.72
778-114-007	1059 DATE AVE	1	596.88	29.84	626.72
778-114-008	1075 DATE AVE	1	596.88	29.84	626.72
778-114-009	1091 DATE AVE	1	596.88	29.84	626.72
778-114-010	1115 DATE AVE	1	596.88	29.84	626.72
778-114-011	1125 DATE AVE	1	596.88	29.84	626.72
778-114-012	85164 BAGDAD AVE	1	596.88	29.84	626.72
778-114-014	1076 TRIPOLI WAY	1	596.88	29.84	626.72
778-114-015	1058 TRIPOLI WAY	1	596.88	29.84	626.72
778-130-004	85051 DAMASCUS AVE	1	596.88	29.84	626.72
778-130-006	85071 DAMASCUS AVE	1	596.88	29.84	626.72
778-130-007	85081 DAMASCUS AVE	1	596.88	29.84	626.72
778-130-008	85091 DAMASCUS AVE	1	596.88	29.84	626.72
778-130-009	85101 DAMASCUS AVE	1	596.88	29.84	626.72
778-130-010	51599 TRIPOLI WAY	1	596.88	29.84	626.72
778-130-013	85086 BAGDAD ST	1	596.88	29.84	626.72
778-131-006	85041 CAIRO AVE	1	596.88	29.84	626.72
778-131-007	85051 CAIRO AVE	1	596.88	29.84	626.72
778-131-008	85061 CAIRO AVE	1	596.88	29.84	626.72
778-131-009	85071 CAIRO AVE	1	596.88	29.84	626.72
778-131-010	85081 CAIRO AVE	1	596.88	29.84	626.72
778-131-011	85091 CAIRO AVE	1	596.88	29.84	626.72
778-131-013	51745 TRIPOLI WAY	1	596.88	29.84	626.72
778-131-014	51665 TRIPOLI WAY	1	596.88	29.84	626.72
778-131-015	85100 DAMASCUS AVE	1	596.88	29.84	626.72
778-131-016	85092 DAMASCUS AVE	1	596.88	29.84	626.72
778-131-017	85078 DAMASCUS AVE	1	596.88	29.84	626.72
778-131-018	85072 DAMASCUS AVE	1	596.88	29.84	626.72
778-131-019	85062 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-001	51526 TRIPOLI WAY	1	596.88	29.84	626.72
778-132-002	85226 BAGDAD AVE	1	596.88	29.84	626.72
778-132-003	85236 BAGDAD AVE	1	596.88	29.84	626.72
778-132-004	85246 BAGDAD AVE	1	596.88	29.84	626.72
778-132-005	85256 BAGDAD AVE	1	596.88	29.84	626.72
778-132-006	85266 BAGDAD AVE	1	596.88	29.84	626.72
778-132-007	85276 BAGDAD AVE	1	596.88	29.84	626.72
778-132-008	85286 BAGDAD AVE	1	596.88	29.84	626.72
778-132-009	51525 DATE AVE	1	596.88	29.84	626.72
778-132-010	85215 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-011	85225 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-012	85235 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-013	85245 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-014	85255 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-015	85265 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-016	85275 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-017	85285 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-018	51543 DATE AVE	1	596.88	29.84	626.72
778-133-001	51600 TRIPOLI WAY	1	596.88	29.84	626.72
778-133-002	85226 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-003	85236 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-004	85246 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-005	85256 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-006	85266 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-007	85276 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-008	85286 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-009	51561 DATE AVE	1	596.88	29.84	626.72
778-133-010	85215 MEDINA AVE	1	596.88	29.84	626.72
778-133-011	85225 MEDINA AVE	1	596.88	29.84	626.72
778-133-012	85235 MEDINA AVE	1	596.88	29.84	626.72
778-133-013	85245 MEDINA AVE	1	596.88	29.84	626.72
778-133-014	85255 MEDINA AVE	1	596.88	29.84	626.72
778-133-015	85265 MEDINA AVE	1	596.88	29.84	626.72
778-133-016	85275 MEDINA AVE	1	596.88	29.84	626.72
778-133-017	85285 MEDINA AVE	1	596.88	29.84	626.72
778-133-018	51579 DATE AVE	1	596.88	29.84	626.72
778-134-001	85216 MEDINA AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-134-002	85226 MEDINA AVE	1	596.88	29.84	626.72
778-134-003	85236 MEDINA AVE	1	596.88	29.84	626.72
778-134-004	85246 MEDINA AVE	1	596.88	29.84	626.72
778-134-005	85256 MEDINA AVE	1	596.88	29.84	626.72
778-134-006	85266 MEDINA AVE	1	596.88	29.84	626.72
778-134-007	85276 MEDINA AVE	1	596.88	29.84	626.72
778-134-008	85286 MEDINA AVE	1	596.88	29.84	626.72
778-134-009	85296 MEDINA AVE	1	596.88	29.84	626.72
778-151-001	85215 CAIRO AVE	1	596.88	29.84	626.72
778-151-002	85225 CAIRO AVE	1	596.88	29.84	626.72
778-151-003	85235 CAIRO AVE	1	596.88	29.84	626.72
778-151-004	85245 CAIRO AVE	1	596.88	29.84	626.72
778-151-005	85255 CAIRO AVE	1	596.88	29.84	626.72
778-151-006	85265 CAIRO AVE	1	596.88	29.84	626.72
778-151-007	85275 CAIRO AVE	1	596.88	29.84	626.72
778-151-008	85285 CAIRO ST	1	596.88	29.84	626.72
778-151-009	85295 CAIRO AVE	1	596.88	29.84	626.72
778-152-001	85216 CAIRO AVE	1	596.88	29.84	626.72
778-152-002	85226 CAIRO AVE	1	596.88	29.84	626.72
778-152-003	85236 CAIRO AVE	1	596.88	29.84	626.72
778-152-004	85246 CAIRO AVE	1	596.88	29.84	626.72
778-152-005	85256 CAIRO AVE	1	596.88	29.84	626.72
778-152-006	85266 CAIRO AVE	1	596.88	29.84	626.72
778-152-007	85276 CAIRO AVE	1	596.88	29.84	626.72
778-152-008	85286 CAIRO AVE	1	596.88	29.84	626.72
778-152-009	85296 CAIRO AVE	1	596.88	29.84	626.72
778-152-010	85215 ARABY AVE	1	596.88	29.84	626.72
778-152-011	85225 ARABY AVE	1	596.88	29.84	626.72
778-152-012	85235 ARABY AVE	1	596.88	29.84	626.72
778-152-013	85245 ARABY AVE	1	596.88	29.84	626.72
778-152-014	85255 ARABY AVE	1	596.88	29.84	626.72
778-152-015	85265 ARABY AVE	1	596.88	29.84	626.72
778-152-016	85275 ARABY AVE	1	596.88	29.84	626.72
778-152-017	85285 ARABY AVE	1	596.88	29.84	626.72
778-152-018	85295 ARABY AVE	1	596.88	29.84	626.72
778-153-001	85216 ARABY AVE	1	596.88	29.84	626.72
778-153-002	85226 ARABY AVE	1	596.88	29.84	626.72
778-153-003	85236 ARABY AVE	1	596.88	29.84	626.72
778-153-004	85246 ARABY AVE	1	596.88	29.84	626.72
778-153-005	85256 ARABY AVE	1	596.88	29.84	626.72
778-153-006	85266 ARABY AVE	1	596.88	29.84	626.72
778-153-007	85276 ARABY AVE	1	596.88	29.84	626.72
778-153-008	85286 ARABY AVE	1	596.88	29.84	626.72
778-153-009	85296 ARABY AVE	1	596.88	29.84	626.72
778-153-010	85215 AVENUE 52	1	596.88	29.84	626.72
778-153-011	85225 AVENUE 52	1	596.88	29.84	626.72
778-153-012	85235 AVENUE 52	1	596.88	29.84	626.72
778-153-013	85245 AVENUE 52	1	596.88	29.84	626.72
778-153-014	85255 AVENUE 52	1	596.88	29.84	626.72
778-153-015	85265 AVENUE 52	1	596.88	29.84	626.72
778-153-016	85275 AVENUE 52	1	596.88	29.84	626.72
778-153-017	85285 AVENUE 52	1	596.88	29.84	626.72
778-153-018	85295 AVENUE 52	1	596.88	29.84	626.72
778-160-001	85306 CAIRO AVE	1	596.88	29.84	626.72
778-160-002	85316 CAIRO AVE	1	596.88	29.84	626.72
778-160-003	85326 CAIRO AVE	1	596.88	29.84	626.72
778-160-004	85336 CAIRO AVE	1	596.88	29.84	626.72
778-160-005	85346 CAIRO AVE	1	596.88	29.84	626.72
778-160-006	85356 CAIRO AVE	1	596.88	29.84	626.72
778-160-007	85366 CAIRO AVE	1	596.88	29.84	626.72
778-160-008	85376 CAIRO AVE	1	596.88	29.84	626.72
778-160-009	85386 CAIRO AVE	1	596.88	29.84	626.72
778-160-010	85396 CAIRO AVE	1	596.88	29.84	626.72
778-160-011	85406 CAIRO AVE	1	596.88	29.84	626.72
778-160-012	85416 CAIRO AVE	1	596.88	29.84	626.72
778-160-013	85426 CAIRO AVE	1	596.88	29.84	626.72
778-160-014	85436 CAIRO AVE	1	596.88	29.84	626.72
778-160-015	85446 CAIRO AVE	1	596.88	29.84	626.72
778-160-016	85456 CAIRO AVE	1	596.88	29.84	626.72
778-160-017	85466 CAIRO AVE	1	596.88	29.84	626.72
778-160-018	85476 CAIRO AVE	1	596.88	29.84	626.72
778-160-019	85486 CAIRO AVE	1	596.88	29.84	626.72
778-160-020	85496 CAIRO AVE	1	596.88	29.84	626.72
778-160-021	85305 ARABY AVE	1	596.88	29.84	626.72
778-160-022	85315 ARABY AVE	1	596.88	29.84	626.72
778-160-023	85325 ARABY AVE	1	596.88	29.84	626.72
778-160-024	85335 ARABY AVE	1	596.88	29.84	626.72
778-160-025	85345 ARABY AVE	1	596.88	29.84	626.72
778-160-026	85355 ARABY AVE	1	596.88	29.84	626.72
778-160-027	85365 ARABY AVE	1	596.88	29.84	626.72
778-160-028	85375 ARABY AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-160-029	85385 ARABY AVE	1	596.88	29.84	626.72
778-160-030	85395 ARABY AVE	1	596.88	29.84	626.72
778-160-031	85405 ARABY AVE	1	596.88	29.84	626.72
778-160-032	85415 ARABY AVE	1	596.88	29.84	626.72
778-160-033	85425 ARABY AVE	1	596.88	29.84	626.72
778-160-034	85435 ARABY AVE	1	596.88	29.84	626.72
778-160-035	85445 ARABY AVE	1	596.88	29.84	626.72
778-160-036	85455 ARABY AVE	1	596.88	29.84	626.72
778-160-037	85465 ARABY AVE	1	596.88	29.84	626.72
778-160-038	85475 ARABY AVE	1	596.88	29.84	626.72
778-160-039	85485 ARABY AVE	1	596.88	29.84	626.72
778-160-040	85495 ARABY AVE	1	596.88	29.84	626.72
778-161-001	85495 AVENUE 52	1	596.88	29.84	626.72
778-161-002	85485 AVENUE 52	1	596.88	29.84	626.72
778-161-003	85475 AVENUE 52	1	596.88	29.84	626.72
778-161-004	85465 AVENUE 52	1	596.88	29.84	626.72
778-161-005	85455 AVENUE 52	1	596.88	29.84	626.72
778-161-006	85445 AVENUE 52	1	596.88	29.84	626.72
778-161-007	85435 AVENUE 52	1	596.88	29.84	626.72
778-161-008	85425 AVENUE 52	1	596.88	29.84	626.72
778-161-009	85415 AVENUE 52	1	596.88	29.84	626.72
778-161-010	85405 AVENUE 52	1	596.88	29.84	626.72
778-161-011	85395 AVENUE 52	1	596.88	29.84	626.72
778-161-012	85385 AVENUE 52	1	596.88	29.84	626.72
778-161-013	85375 AVENUE 52	1	596.88	29.84	626.72
778-161-014	85365 AVENUE 52	1	596.88	29.84	626.72
778-161-015	85355 AVENUE 52	1	596.88	29.84	626.72
778-161-016	85345 AVENUE 52	1	596.88	29.84	626.72
778-161-017	85335 AVENUE 52	1	596.88	29.84	626.72
778-161-018	85325 AVENUE 52	1	596.88	29.84	626.72
778-161-019	85326 ARABY AVE	1	596.88	29.84	626.72
778-161-020	85336 ARABY AVE	1	596.88	29.84	626.72
778-161-021	85346 ARABY AVE	1	596.88	29.84	626.72
778-161-022	85356 ARABY AVE	1	596.88	29.84	626.72
778-161-023	85366 ARABY AVE	1	596.88	29.84	626.72
778-161-024	85376 ARABY AVE	1	596.88	29.84	626.72
778-161-025	85386 ARABY AVE	1	596.88	29.84	626.72
778-161-026	85396 ARABY AVE	1	596.88	29.84	626.72
778-161-027	85406 ARABY AVE	1	596.88	29.84	626.72
778-161-028	85416 ARABY AVE	1	596.88	29.84	626.72
778-161-029	85426 ARABY AVE	1	596.88	29.84	626.72
778-161-030	85436 ARABY AVE	1	596.88	29.84	626.72
778-161-031	85446 ARABY AVE	1	596.88	29.84	626.72
778-161-032	85456 ARABY AVE	1	596.88	29.84	626.72
778-161-033	85466 ARABY AVE	1	596.88	29.84	626.72
778-161-034	85476 ARABY AVE	1	596.88	29.84	626.72
778-161-035	85486 ARABY AVE	1	596.88	29.84	626.72
778-161-036	85496 ARABY AVE	1	596.88	29.84	626.72
778-161-037	85306 ARABY AVE	1	596.88	29.84	626.72
778-161-038	85316 ARABY ST	1	596.88	29.84	626.72
778-161-039	51962 DATE AVE	1	596.88	29.84	626.72
778-161-040	51990 DATE AVE	1	596.88	29.84	626.72
778-200-001	85526 AVENUE 52	1	596.88	29.84	626.72
778-200-002	85536 AVENUE 52	1	596.88	29.84	626.72
778-200-003	85546 AVENUE 52	1	596.88	29.84	626.72
778-200-004	85556 AVENUE 52	1	596.88	29.84	626.72
778-200-005	51885 GENOA ST	1	596.88	29.84	626.72
778-200-006	85565 NILE LN	1	596.88	29.84	626.72
778-200-007	85555 NILE LN	1	596.88	29.84	626.72
778-200-008	85545 NILE LN	1	596.88	29.84	626.72
778-200-009	85535 NILE LN	1	596.88	29.84	626.72
778-200-010	85525 NILE LN	1	596.88	29.84	626.72
778-200-012	85505 NILE LN	1	596.88	29.84	626.72
778-200-013	85516 NILE LN	1	596.88	29.84	626.72
778-200-014	85526 NILE LN	1	596.88	29.84	626.72
778-200-015	85536 NILE LN	1	596.88	29.84	626.72
778-200-016	85546 NILE LN	1	596.88	29.84	626.72
778-200-017	85556 NILE LN	1	596.88	29.84	626.72
778-200-018	51855 GENOA ST	1	596.88	29.84	626.72
778-200-019	85565 VINETA LN	1	596.88	29.84	626.72
778-200-020	85555 VINETA LN	1	596.88	29.84	626.72
778-200-021	85545 VINETA LN	1	596.88	29.84	626.72
778-200-022	85535 VINETA LN	1	596.88	29.84	626.72
778-200-023	85525 VINETA LN	1	596.88	29.84	626.72
778-200-024	85515 VINETA LN	1	596.88	29.84	626.72
778-200-025	85505 VINETA LN	1	596.88	29.84	626.72
778-200-026	85516 VINETA LN	1	596.88	29.84	626.72
778-200-027	85526 VINETA LN	1	596.88	29.84	626.72
778-200-028	85536 VINETA LN	1	596.88	29.84	626.72
778-200-029	85546 VINETA LN	1	596.88	29.84	626.72
778-200-030	85556 VINETA LN	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-200-031	51815 GENOA ST	1	596.88	29.84	626.72
778-200-032	85565 SYLMAR LN	1	596.88	29.84	626.72
778-200-033	85555 SYLMAR LN	1	596.88	29.84	626.72
778-200-034	85545 SYLMAR LN	1	596.88	29.84	626.72
778-200-035	85535 SYLMAR LN	1	596.88	29.84	626.72
778-200-036	85525 SYLMAR LN	1	596.88	29.84	626.72
778-200-037	85515 SYLMAR LN	1	596.88	29.84	626.72
778-200-038	85505 SYLMAR LN	1	596.88	29.84	626.72
778-200-039	85516 SYLMAR LN	1	596.88	29.84	626.72
778-200-040	85526 SYLMAR LN	1	596.88	29.84	626.72
778-200-041	85536 SYLMAR LN	1	596.88	29.84	626.72
778-200-042	85546 SYLMAR LN	1	596.88	29.84	626.72
778-200-043	85556 SYLMAR LN	1	596.88	29.84	626.72
778-200-044	51715 GENOA ST	1	596.88	29.84	626.72
778-200-045	51705 GENOA ST	1	596.88	29.84	626.72
778-200-046	85555 NAPOLI LN	1	596.88	29.84	626.72
778-200-047	85545 NAPOLI LN	1	596.88	29.84	626.72
778-200-048	85535 NAPOLI LN	1	596.88	29.84	626.72
778-200-049	85525 NAPOLI LN	1	596.88	29.84	626.72
778-200-050	85515 NAPOLI LN	1	596.88	29.84	626.72
778-200-051	85505 NAPOLI LN	1	596.88	29.84	626.72
778-200-052	85516 NAPOLI LN	1	596.88	29.84	626.72
778-200-053	85526 NAPOLI LN	1	596.88	29.84	626.72
778-200-054	85536 NAPOLI LN	1	596.88	29.84	626.72
778-200-055	85546 NAPOLI LN	1	596.88	29.84	626.72
778-200-056	85556 NAPOLI LN	1	596.88	29.84	626.72
778-200-057	85566 NAPOLI LN	1	596.88	29.84	626.72
778-200-058	85565 BAGDAD AVE	1	596.88	29.84	626.72
778-200-059	85555 BAGDAD ST	1	596.88	29.84	626.72
778-200-060	85545 BAGDAD ST	1	596.88	29.84	626.72
778-200-061	85535 BAGDAD ST	1	596.88	29.84	626.72
778-200-062	85525 BAGDAD ST	1	596.88	29.84	626.72
778-200-063	85515 BAGDAD ST	1	596.88	29.84	626.72
778-200-064	85505 BAGDAD ST	1	596.88	29.84	626.72
778-210-001	51740 CALLE PERA	1	596.88	29.84	626.72
778-210-002	85688 HILL ST	1	596.88	29.84	626.72
778-210-003	85692 HILL ST	1	596.88	29.84	626.72
778-210-004	51728 CALLE PERA	1	596.88	29.84	626.72
778-210-005	51716 CALLE PERA	1	596.88	29.84	626.72
778-210-006	51717 CALLE PERA	1	596.88	29.84	626.72
778-210-007	51725 CALLE PERA	1	596.88	29.84	626.72
778-210-008	51733 CALLE PERA	1	596.88	29.84	626.72
778-210-009	51741 CALLE PERA	1	596.88	29.84	626.72
778-210-010	51786 GENOA ST	1	596.88	29.84	626.72
778-210-011	51748 GENOA ST	1	596.88	29.84	626.72
778-210-012	51710 GENOA ST	1	596.88	29.84	626.72
778-210-013	51674 GENOA ST	1	596.88	29.84	626.72
778-210-014	51636 GENOA ST	1	596.88	29.84	626.72
778-210-015	85627 BAGDAD ST	1	596.88	29.84	626.72
778-210-016	85659 BAGDAD ST	1	596.88	29.84	626.72
778-210-017	85671 BAGDAD ST	1	596.88	29.84	626.72
778-211-002	85690 CALLE LIMON	1	596.88	29.84	626.72
778-211-003	85684 CALLE LIMON	1	596.88	29.84	626.72
778-211-004	85678 CALLE LIMON	1	596.88	29.84	626.72
778-211-005	85672 CALLE LIMON	1	596.88	29.84	626.72
778-211-006	85660 CALLE LIMON	1	596.88	29.84	626.72
778-211-007	85658 CALLE LIMON	1	596.88	29.84	626.72
778-211-008	51890 CAMINO CORTO	1	596.88	29.84	626.72
778-211-009	51882 CAMINO CORTO	1	596.88	29.84	626.72
778-211-010	51896 CAMINO CORTO	1	596.88	29.84	626.72
778-211-011	51867 CAMINO CORTO	1	596.88	29.84	626.72
778-211-012	51875 CAMINO CORTO	1	596.88	29.84	626.72
778-211-013	51883 CAMINO CORTO	1	596.88	29.84	626.72
778-211-014	85624 CALLE LIMON	1	596.88	29.84	626.72
778-211-015	85612 CALLE LIMON	1	596.88	29.84	626.72
778-211-016	51878 GENOA ST	1	596.88	29.84	626.72
778-211-017	51866 GENOA ST	1	596.88	29.84	626.72
778-211-018	85619 HILL ST	1	596.88	29.84	626.72
778-211-019	85627 HILL ST	1	596.88	29.84	626.72
778-211-020	85635 HILL ST	1	596.88	29.84	626.72
778-212-001	85680 AVENUE 52	1	596.88	29.84	626.72
778-212-002	85662 AVENUE 52	1	596.88	29.84	626.72
778-212-003	85646 AVENUE 52	1	596.88	29.84	626.72
778-212-004	85628 AVENUE 52	1	596.88	29.84	626.72
778-212-005	51998 GENOA ST	1	596.88	29.84	626.72
778-212-006	51986 GENOA ST	1	596.88	29.84	626.72
778-212-007	51974 GENOA ST	1	596.88	29.84	626.72
778-212-008	51962 GENOA ST	1	596.88	29.84	626.72
778-212-009	85625 CALLE LIMON	1	596.88	29.84	626.72
778-212-010	85637 CALLE LIMON	1	596.88	29.84	626.72
778-212-011	85649 CALLE LIMON	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-212-012	85661 CALLE LIMON	1	596.88	29.84	626.72
778-212-013	85673 CALLE LIMON	1	596.88	29.84	626.72
778-212-014	85685 CALLE LIMON	1	596.88	29.84	626.72
778-212-015	85697 CALLE LIMON	1	596.88	29.84	626.72
778-220-004	51800 SUNSET DR	1	596.88	29.84	626.72
778-220-005	51808 SUNSET DR	1	596.88	29.84	626.72
778-220-006	51812 SUNSET DR	1	596.88	29.84	626.72
778-220-007	51816 SUNSET DR	1	596.88	29.84	626.72
778-220-008	51856 SUNSET DR	1	596.88	29.84	626.72
778-220-009	51876 SUNSET DR	1	596.88	29.84	626.72
778-220-010	51896 SUNSET DR	1	596.88	29.84	626.72
778-220-011	51916 SUNSET DR	1	596.88	29.84	626.72
778-220-012	51926 SUNSET DR	1	596.88	29.84	626.72
778-220-013	51936 SUNSET DR	1	596.88	29.84	626.72
778-220-014	51946 SUNSET DR	1	596.88	29.84	626.72
778-220-015	51956 SUNSET DR	1	596.88	29.84	626.72
778-220-016	51966 SUNSET DR	1	596.88	29.84	626.72
778-220-017	51976 SUNSET DR	1	596.88	29.84	626.72
778-221-001	51801 SUNSET DR	1	596.88	29.84	626.72
778-221-002	51807 SUNSET DR	1	596.88	29.84	626.72
778-221-003	51815 SUNSET DR	1	596.88	29.84	626.72
778-221-004	51821 SUNSET DR	1	596.88	29.84	626.72
778-221-005	51855 SUNSET DR	1	596.88	29.84	626.72
778-221-006	51875 SUNSET DR	1	596.88	29.84	626.72
778-221-007	51895 SUNSET DR	1	596.88	29.84	626.72
778-221-008	51915 SUNSET DR	1	596.88	29.84	626.72
778-221-009	51925 SUNSET DR	1	596.88	29.84	626.72
778-221-010	51935 SUNSET DR	1	596.88	29.84	626.72
778-221-011	51945 SUNSET DR	1	596.88	29.84	626.72
778-221-012	51955 SUNSET DR	1	596.88	29.84	626.72
778-221-013	51965 SUNSET DR	1	596.88	29.84	626.72
778-240-001	52120 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-002	52138 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-004	52174 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-005	52192 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-006	52210 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-007	52228 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-008	52246 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-009	52264 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-010	52282 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-011	52300 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-012	52318 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-013	52336 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-014	52354 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-015	52372 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-016	52390 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-017	52408 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-018	52426 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-019	52444 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-020	52462 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-001	52119 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-002	52137 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-003	52155 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-004	52173 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-005	52191 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-006	52211 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-007	52229 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-008	52247 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-009	52265 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-010	52283 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-011	52299 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-012	52317 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-013	52335 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-014	52353 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-015	52371 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-016	52389 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-017	52407 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-018	52425 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-019	52443 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-020	52461 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-021	52120 JENNIFER WAY	1	596.88	29.84	626.72
778-241-022	52138 JENNIFER WAY	1	596.88	29.84	626.72
778-241-023	52156 JENNIFER WAY	1	596.88	29.84	626.72
778-241-024	52174 JENNIFER WAY	1	596.88	29.84	626.72
778-241-025	52192 JENNIFER WAY	1	596.88	29.84	626.72
778-241-026	52210 JENNIFER WAY	1	596.88	29.84	626.72
778-241-027	52228 JENNIFER WAY	1	596.88	29.84	626.72
778-241-028	52246 JENNIFER WAY	1	596.88	29.84	626.72
778-241-029	52264 JENNIFER WAY	1	596.88	29.84	626.72
778-241-030	52282 JENNIFER WAY	1	596.88	29.84	626.72
778-241-031	52300 JENNIFER WAY	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-241-032	52318 JENNIFER WAY	1	596.88	29.84	626.72
778-241-033	52336 JENNIFER WAY	1	596.88	29.84	626.72
778-241-034	52354 JENNIFER WAY	1	596.88	29.84	626.72
778-241-035	52372 JENNIFER WAY	1	596.88	29.84	626.72
778-241-036	52390 JENNIFER WAY	1	596.88	29.84	626.72
778-241-037	52408 JENNIFER WAY	1	596.88	29.84	626.72
778-241-038	52426 JENNIFER WAY	1	596.88	29.84	626.72
778-241-039	52444 JENNIFER WAY	1	596.88	29.84	626.72
778-241-040	52462 JENNIFER WAY	1	596.88	29.84	626.72
778-242-001	52119 JENNIFER WAY	1	596.88	29.84	626.72
778-242-002	52137 JENNIFER WAY	1	596.88	29.84	626.72
778-242-003	52155 JENNIFER WAY	1	596.88	29.84	626.72
778-242-004	52173 JENNIFER WAY	1	596.88	29.84	626.72
778-242-005	52191 JENNIFER WAY	1	596.88	29.84	626.72
778-242-006	52211 JENNIFER WAY	1	596.88	29.84	626.72
778-242-007	52229 JENNIFER WAY	1	596.88	29.84	626.72
778-242-008	52247 JENNIFER WAY	1	596.88	29.84	626.72
778-242-009	52265 JENNIFER WAY	1	596.88	29.84	626.72
778-242-010	52283 JENNIFER WAY	1	596.88	29.84	626.72
778-242-011	52299 JENNIFER WAY	1	596.88	29.84	626.72
778-242-012	52317 JENNIFER WAY	1	596.88	29.84	626.72
778-242-013	52335 JENNIFER WAY	1	596.88	29.84	626.72
778-242-014	52353 JENNIFER WAY	1	596.88	29.84	626.72
778-242-015	52371 JENNIFER WAY	1	596.88	29.84	626.72
778-242-016	52389 JENNIFER WAY	1	596.88	29.84	626.72
778-242-017	52407 JENNIFER WAY	1	596.88	29.84	626.72
778-242-018	52425 JENNIFER WAY	1	596.88	29.84	626.72
778-242-019	52443 JENNIFER WAY	1	596.88	29.84	626.72
778-242-020	85225 VALLEY RD	1	596.88	29.84	626.72
778-250-001	85296 AVENUE 52	1	596.88	29.84	626.72
778-250-002	52138 NELSON ST	1	596.88	29.84	626.72
778-250-003	52156 NELSON ST	1	596.88	29.84	626.72
778-250-004	52174 NELSON AVE	1	596.88	29.84	626.72
778-250-005	52192 NELSON ST	1	596.88	29.84	626.72
778-250-006	52210 NELSON ST	1	596.88	29.84	626.72
778-250-007	52228 NELSON ST	1	596.88	29.84	626.72
778-250-008	52246 NELSON ST	1	596.88	29.84	626.72
778-250-009	52264 NELSON ST	1	596.88	29.84	626.72
778-250-010	52282 NELSON ST	1	596.88	29.84	626.72
778-250-011	52300 NELSON ST	1	596.88	29.84	626.72
778-250-012	52318 NELSON ST	1	596.88	29.84	626.72
778-250-013	52336 NELSON ST	1	596.88	29.84	626.72
778-250-014	52354 NELSON ST	1	596.88	29.84	626.72
778-250-015	52372 NELSON ST	1	596.88	29.84	626.72
778-250-016	52390 NELSON ST	1	596.88	29.84	626.72
778-250-017	52408 NELSON ST	1	596.88	29.84	626.72
778-250-018	52426 NELSON ST	1	596.88	29.84	626.72
778-250-019	52444 NELSON ST	1	596.88	29.84	626.72
778-250-020	52462 NELSON ST	1	596.88	29.84	626.72
778-251-001	85286 AVENUE 52	1	596.88	29.84	626.72
778-251-002	52137 NELSON ST	1	596.88	29.84	626.72
778-251-003	52155 NELSON ST	1	596.88	29.84	626.72
778-251-004	52175 NELSON ST	1	596.88	29.84	626.72
778-251-005	52191 NELSON ST	1	596.88	29.84	626.72
778-251-006	52209 NELSON ST	1	596.88	29.84	626.72
778-251-007	52227 NELSON ST	1	596.88	29.84	626.72
778-251-008	52245 NELSON ST	1	596.88	29.84	626.72
778-251-009	52263 NELSON ST	1	596.88	29.84	626.72
778-251-010	52281 NELSON ST	1	596.88	29.84	626.72
778-251-011	52299 NELSON ST	1	596.88	29.84	626.72
778-251-012	52317 NELSON ST	1	596.88	29.84	626.72
778-251-013	52335 NELSON ST	1	596.88	29.84	626.72
778-251-014	52353 NELSON ST	1	596.88	29.84	626.72
778-251-015	52371 NELSON ST	1	596.88	29.84	626.72
778-251-016	52389 NELSON ST	1	596.88	29.84	626.72
778-251-017	52407 NELSON ST	1	596.88	29.84	626.72
778-251-018	52425 NELSON ST	1	596.88	29.84	626.72
778-251-019	52443 NELSON ST	1	596.88	29.84	626.72
778-251-020	52461 NELSON ST	1	596.88	29.84	626.72
778-251-021	85276 AVENUE 52 AVE	1	596.88	29.84	626.72
778-251-022	52138 MORGAN AVE	1	596.88	29.84	626.72
778-251-023	52156 MORGAN AVE	1	596.88	29.84	626.72
778-251-024	52174 MORGAN AVE	1	596.88	29.84	626.72
778-251-025	52192 MORGAN AVE	1	596.88	29.84	626.72
778-251-026	52210 MORGAN AVE	1	596.88	29.84	626.72
778-251-027	52228 MORGAN AVE	1	596.88	29.84	626.72
778-251-028	52246 MORGAN AVE	1	596.88	29.84	626.72
778-251-029	52264 MORGAN AVE	1	596.88	29.84	626.72
778-251-030	52282 MORGAN AVE	1	596.88	29.84	626.72
778-251-031	52300 MORGAN AVE	1	596.88	29.84	626.72
778-251-032	52318 MORGAN AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-251-033	52336 MORGAN AVE	1	596.88	29.84	626.72
778-251-034	52354 MORGAN AVE	1	596.88	29.84	626.72
778-251-035	52372 MORGAN AVE	1	596.88	29.84	626.72
778-251-036	52390 MORGAN AVE	1	596.88	29.84	626.72
778-251-037	52408 MORGAN AVE	1	596.88	29.84	626.72
778-251-038	52426 MORGAN AVE	1	596.88	29.84	626.72
778-251-039	52444 MORGAN AVE	1	596.88	29.84	626.72
778-251-040	85275 VALLEY RD	1	596.88	29.84	626.72
778-252-001	85266 AVENUE 52	1	596.88	29.84	626.72
778-252-002	52137 MORGAN AVE	1	596.88	29.84	626.72
778-252-003	52155 MORGAN AVE	1	596.88	29.84	626.72
778-252-004	52173 MORGAN AVE	1	596.88	29.84	626.72
778-252-005	52191 MORGAN AVE	1	596.88	29.84	626.72
778-252-006	52209 MORGAN AVE	1	596.88	29.84	626.72
778-252-007	52227 MORGAN AVE	1	596.88	29.84	626.72
778-252-008	52245 MORGAN AVE	1	596.88	29.84	626.72
778-252-009	52263 MORGAN AVE	1	596.88	29.84	626.72
778-252-010	52281 MORGAN AVE	1	596.88	29.84	626.72
778-252-011	52299 MORGAN AVE	1	596.88	29.84	626.72
778-252-012	52317 MORGAN AVE	1	596.88	29.84	626.72
778-252-013	52335 MORGAN AVE	1	596.88	29.84	626.72
778-252-014	52353 MORGAN AVE	1	596.88	29.84	626.72
778-252-015	52371 MORGAN AVE	1	596.88	29.84	626.72
778-252-016	52389 MORGAN AVE	1	596.88	29.84	626.72
778-252-017	52407 MORGAN AVE	1	596.88	29.84	626.72
778-252-018	52425 MORGAN AVE	1	596.88	29.84	626.72
778-252-019	52443 MORGAN AVE	1	596.88	29.84	626.72
778-252-020	85265 VALLEY RD	1	596.88	29.84	626.72
778-260-001	52124 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-002	52138 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-003	52156 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-004	52174 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-005	52192 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-006	52212 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-007	52234 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-008	52258 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-009	52280 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-010	52296 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-011	52316 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-012	52336 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-013	52356 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-014	52374 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-015	52390 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-016	52408 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-017	52426 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-018	52448 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-001	52119 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-002	52137 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-003	52155 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-004	52173 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-005	52191 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-006	52211 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-007	52233 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-008	52257 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-009	52279 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-010	52295 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-011	52317 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-012	52335 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-013	52355 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-014	52371 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-015	52391 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-016	52409 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-017	52427 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-018	52447 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-021	52156 OASIS PALMS AVE	1	596.88	29.84	626.72
778-261-022	52174 OASIS PALMS AVE	1	596.88	29.84	626.72
778-261-023	52192 OASIS PALMS AVE	1	596.88	29.84	626.72
778-261-024	52212 OASIS PALMS AVE	1	596.88	29.84	626.72
778-261-025	52234 OASIS PALMS AVE	1	596.88	29.84	626.72
778-261-026	52258 OASIS PALMS AVE	1	596.88	29.84	626.72
778-261-027	52280 OASIS PALMS AVE	1	596.88	29.84	626.72
778-261-028	52296 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-001	52119 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-002	52137 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-003	52155 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-004	52173 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-005	52191 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-006	52211 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-007	52233 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-008	52257 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-009	52279 OASIS PALMS AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-262-010	52295 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-011	52317 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-012	52335 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-013	52355 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-017	52427 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-018	52447 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-019	52120 LAS PALMAS ST	2	1,193.76	59.68	1,253.44
778-262-020	52138 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-021	52156 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-022	52174 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-023	52192 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-024	52210 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-025	52228 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-026	52246 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-027	52264 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-028	52282 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-029	52300 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-030	52318 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-031	52336 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-032	52354 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-033	52372 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-034	52390 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-035	52408 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-036	52426 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-037	52444 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-038	52462 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-001	52461 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-002	52443 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-003	52425 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-004	52407 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-005	52389 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-006	52371 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-007	52353 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-008	52335 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-009	52317 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-010	52299 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-011	52283 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-012	52265 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-013	52247 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-014	52229 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-015	52211 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-016	52191 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-017	52173 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-018	52155 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-019	85306 AVENUE 52	1	596.88	29.84	626.72
778-270-001	52120 SHADY LN	1	596.88	29.84	626.72
778-270-002	52138 SHADY LN	1	596.88	29.84	626.72
778-270-003	52156 SHADY LN	1	596.88	29.84	626.72
778-270-004	52174 SHADY LN	1	596.88	29.84	626.72
778-270-005	52192 SHADY LN	1	596.88	29.84	626.72
778-270-006	52212 SHADY LN	1	596.88	29.84	626.72
778-270-007	52234 SHADY LN	1	596.88	29.84	626.72
778-270-008	52258 SHADY LN	1	596.88	29.84	626.72
778-270-009	52280 SHADY LN	1	596.88	29.84	626.72
778-270-010	52296 SHADY LN	1	596.88	29.84	626.72
778-270-011	52316 SHADY LN	1	596.88	29.84	626.72
778-270-012	52336 SHADY LN	1	596.88	29.84	626.72
778-270-013	52356 SHADY LN	1	596.88	29.84	626.72
778-270-014	52374 SHADY LN	1	596.88	29.84	626.72
778-270-015	52390 SHADY LN	1	596.88	29.84	626.72
778-270-016	52408 SHADY LN	1	596.88	29.84	626.72
778-270-017	52426 SHADY LN	1	596.88	29.84	626.72
778-270-018	52448 SHADY LN	1	596.88	29.84	626.72
778-270-019	52466 SHADY LN	1	596.88	29.84	626.72
778-270-020	52488 SHADY LN	1	596.88	29.84	626.72
778-271-001	52119 SHADY LN	1	596.88	29.84	626.72
778-271-002	52137 SHADY LN	1	596.88	29.84	626.72
778-271-003	52155 SHADY LN	1	596.88	29.84	626.72
778-271-004	52173 SHADY LN	1	596.88	29.84	626.72
778-271-005	52191 SHADY LN	1	596.88	29.84	626.72
778-271-006	52211 SHADY LN	1	596.88	29.84	626.72
778-271-007	52233 SHADY LN	1	596.88	29.84	626.72
778-271-008	52257 SHADY LN	1	596.88	29.84	626.72
778-271-009	52279 SHADY LN	1	596.88	29.84	626.72
778-271-010	52295 SHADY LN	1	596.88	29.84	626.72
778-271-011	52317 SHADY LN	1	596.88	29.84	626.72
778-271-012	52335 SHADY LN	1	596.88	29.84	626.72
778-271-013	52355 SHADY LN	1	596.88	29.84	626.72
778-271-014	52371 SHADY LN	1	596.88	29.84	626.72
778-271-015	52391 SHADY LN	1	596.88	29.84	626.72
778-271-016	52409 SHADY LN	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-271-017	52427 SHADY LN	1	596.88	29.84	626.72
778-271-018	52447 SHADY LN	1	596.88	29.84	626.72
778-271-019	52465 SHADY LN	1	596.88	29.84	626.72
778-271-020	52487 SHADY LN	1	596.88	29.84	626.72
778-271-021	85456 AVENUE 52	1	596.88	29.84	626.72
778-271-022	52138 CYPRESS ST	1	596.88	29.84	626.72
778-271-023	52156 CYPRESS ST	1	596.88	29.84	626.72
778-271-024	52174 CYPRESS ST	1	596.88	29.84	626.72
778-271-025	52192 CYPRESS ST	1	596.88	29.84	626.72
778-271-026	52212 CYPRESS ST	1	596.88	29.84	626.72
778-271-027	52234 CYPRESS ST	1	596.88	29.84	626.72
778-271-028	52258 CYPRESS ST	1	596.88	29.84	626.72
778-271-029	52280 CYPRESS ST	1	596.88	29.84	626.72
778-271-030	52296 CYPRESS ST	1	596.88	29.84	626.72
778-271-031	52316 CYPRESS ST	1	596.88	29.84	626.72
778-271-032	52336 CYPRESS ST	1	596.88	29.84	626.72
778-271-033	52356 CYPRESS ST	1	596.88	29.84	626.72
778-271-034	52374 CYPRESS ST	1	596.88	29.84	626.72
778-271-035	52390 CYPRESS ST	1	596.88	29.84	626.72
778-271-036	52408 CYPRESS ST	1	596.88	29.84	626.72
778-271-037	52426 CYPRESS ST	1	596.88	29.84	626.72
778-271-038	52448 CYPRESS ST	1	596.88	29.84	626.72
778-271-039	52466 CYPRESS ST	1	596.88	29.84	626.72
778-271-040	52488 CYPRESS ST	1	596.88	29.84	626.72
778-272-001	85446 AVENUE 52	1	596.88	29.84	626.72
778-272-002	52137 CYPRESS ST	1	596.88	29.84	626.72
778-272-003	52155 CYPRESS ST	1	596.88	29.84	626.72
778-272-004	52173 CYPRESS ST	1	596.88	29.84	626.72
778-272-005	52191 CYPRESS ST	1	596.88	29.84	626.72
778-272-006	52211 CYPRESS ST	1	596.88	29.84	626.72
778-272-007	52233 CYPRESS ST	1	596.88	29.84	626.72
778-272-008	52257 CYPRESS ST	1	596.88	29.84	626.72
778-272-009	52279 CYPRESS ST	1	596.88	29.84	626.72
778-272-010	52295 CYPRESS ST	1	596.88	29.84	626.72
778-272-011	52317 CYPRESS ST	1	596.88	29.84	626.72
778-272-012	52335 CYPRESS ST	1	596.88	29.84	626.72
778-272-013	52355 CYPRESS ST	1	596.88	29.84	626.72
778-272-014	52371 CYPRESS ST	1	596.88	29.84	626.72
778-272-015	52391 CYPRESS ST	1	596.88	29.84	626.72
778-272-016	52409 CYPRESS ST	1	596.88	29.84	626.72
778-272-017	52427 CYPRESS ST	1	596.88	29.84	626.72
778-272-018	52447 CYPRESS ST	1	596.88	29.84	626.72
778-272-019	52465 CYPRESS ST	1	596.88	29.84	626.72
778-272-020	52487 CYPRESS ST	1	596.88	29.84	626.72
778-290-001	52996 LEE LN	1	596.88	29.84	626.72
778-290-002	52978 LEE LN	1	596.88	29.84	626.72
778-290-003	52950 LEE LN	1	596.88	29.84	626.72
778-290-004	52932 LEE LN	1	596.88	29.84	626.72
778-290-005	52920 LEE LN	1	596.88	29.84	626.72
778-290-006	52896 LEE LN	1	596.88	29.84	626.72
778-290-007	52876 LEE LN	1	596.88	29.84	626.72
778-290-008	52850 LEE LN	1	596.88	29.84	626.72
778-290-009	52832 LEE LN	1	596.88	29.84	626.72
778-290-010	52820 LEE LN	1	596.88	29.84	626.72
778-290-011	52821 LEE LN	1	596.88	29.84	626.72
778-290-012	52833 LEE LN	1	596.88	29.84	626.72
778-290-013	52851 LEE LN	1	596.88	29.84	626.72
778-290-014	52877 LEE LN	1	596.88	29.84	626.72
778-290-015	52895 LEE LN	1	596.88	29.84	626.72
778-290-016	52921 LEE LN	1	596.88	29.84	626.72
778-290-017	52933 LEE LN	1	596.88	29.84	626.72
778-290-018	52951 LEE LN	1	596.88	29.84	626.72
778-290-019	52977 LEE LN	1	596.88	29.84	626.72
778-290-020	52995 LEE LN	1	596.88	29.84	626.72
778-290-021	52998 ADAM LN	1	596.88	29.84	626.72
778-290-022	52976 ADAM LN	1	596.88	29.84	626.72
778-290-023	52952 ADAM LN	1	596.88	29.84	626.72
778-290-024	52930 ADAM LN	1	596.88	29.84	626.72
778-290-025	52940 ADAM LN	1	596.88	29.84	626.72
778-290-026	52898 ADAM LN	1	596.88	29.84	626.72
778-290-027	52876 ADAM LN	1	596.88	29.84	626.72
778-290-028	52852 ADAM LN	1	596.88	29.84	626.72
778-290-029	52830 ADAM LN	1	596.88	29.84	626.72
778-290-030	52820 ADAM LN	1	596.88	29.84	626.72
778-290-031	52819 ADAM LN	1	596.88	29.84	626.72
778-290-032	52831 ADAM LN	1	596.88	29.84	626.72
778-290-033	52853 ADAM LN	1	596.88	29.84	626.72
778-290-034	52875 ADAM LN	1	596.88	29.84	626.72
778-290-035	52897 ADAM LN	1	596.88	29.84	626.72
778-290-036	52919 ADAM LN	1	596.88	29.84	626.72
778-290-037	52931 ADAM LN	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-290-038	52953 ADAM LN	1	596.88	29.84	626.72
778-290-039	52975 ADAM LN	1	596.88	29.84	626.72
778-290-040	52997 ADAM LN	1	596.88	29.84	626.72
778-300-001	85352 HEATHER LN	1	596.88	29.84	626.72
778-300-002	85366 HEATHER LN	1	596.88	29.84	626.72
778-300-003	85382 HEATHER LN	1	596.88	29.84	626.72
778-300-004	85402 HEATHER LN	1	596.88	29.84	626.72
778-300-005	85416 HEATHER LN	1	596.88	29.84	626.72
778-300-006	85422 HEATHER LN	1	596.88	29.84	626.72
778-300-007	85428 HEATHER LN	1	596.88	29.84	626.72
778-300-008	85434 HEATHER LN	1	596.88	29.84	626.72
778-300-009	85440 HEATHER LN	1	596.88	29.84	626.72
778-300-010	85446 HEATHER LN	1	596.88	29.84	626.72
778-300-011	85452 HEATHER LN	1	596.88	29.84	626.72
778-300-012	85458 HEATHER LN	1	596.88	29.84	626.72
778-300-013	85468 HEATHER LN	1	596.88	29.84	626.72
778-300-014	85469 VALENCIA LN	1	596.88	29.84	626.72
778-300-015	85457 VALENCIA LN	1	596.88	29.84	626.72
778-300-016	85451 VALENCIA LN	1	596.88	29.84	626.72
778-300-017	85445 VALENCIA LN	1	596.88	29.84	626.72
778-300-018	85439 VALENCIA LN	1	596.88	29.84	626.72
778-300-019	85433 VALENCIA LN	1	596.88	29.84	626.72
778-300-020	85427 VALENCIA LN	1	596.88	29.84	626.72
778-300-021	85421 VALENCIA LN	1	596.88	29.84	626.72
778-300-022	85415 VALENCIA LN	1	596.88	29.84	626.72
778-300-023	85409 VALENCIA LN	1	596.88	29.84	626.72
778-300-024	85403 VALENCIA LN	1	596.88	29.84	626.72
778-300-025	85402 VALENCIA LN	1	596.88	29.84	626.72
778-300-026	85410 VALENCIA LN	1	596.88	29.84	626.72
778-300-027	85416 VALENCIA LN	1	596.88	29.84	626.72
778-300-028	85422 VALENCIA LN	1	596.88	29.84	626.72
778-300-029	85428 VALENCIA LN	1	596.88	29.84	626.72
778-300-030	85434 VALENCIA LN	1	596.88	29.84	626.72
778-300-031	85433 VALLEY RD	1	596.88	29.84	626.72
778-300-032	85427 VALLEY RD	1	596.88	29.84	626.72
778-300-033	85421 VALLEY RD	1	596.88	29.84	626.72
778-300-034	85415 VALLEY RD	1	596.88	29.84	626.72
778-300-035	85403 VALLEY RD	1	596.88	29.84	626.72
778-300-036	85383 VALLEY RD	1	596.88	29.84	626.72
778-300-037	85367 VALLEY RD	1	596.88	29.84	626.72
778-300-038	85351 VALLEY RD	1	596.88	29.84	626.72
778-300-039	52500 OASIS PALMS AVE	1	596.88	29.84	626.72
778-300-040	52550 OASIS PALMS AVE	1	596.88	29.84	626.72
778-300-041	52600 OASIS PALMS AVE	1	596.88	29.84	626.72
778-300-042	52650 OASIS PALMS AVE	1	596.88	29.84	626.72
778-300-043	52700 OASIS PALMS AVE	1	596.88	29.84	626.72
778-301-001	85495 VALLEY RD	1	596.88	29.84	626.72
778-301-002	85481 VALLEY RD	1	596.88	29.84	626.72
778-301-003	85469 VALLEY RD	1	596.88	29.84	626.72
778-301-004	85457 VALLEY RD	1	596.88	29.84	626.72
778-301-005	52500 CYPRESS ST	1	596.88	29.84	626.72
778-301-006	52530 CYPRESS ST	1	596.88	29.84	626.72
778-301-007	52560 CYPRESS ST	1	596.88	29.84	626.72
778-301-008	52590 CYPRESS ST	1	596.88	29.84	626.72
778-301-009	85458 VALENCIA LN	1	596.88	29.84	626.72
778-301-010	85470 VALENCIA LN	1	596.88	29.84	626.72
778-301-011	85480 VALENCIA LN	1	596.88	29.84	626.72
778-301-012	52596 SHADY LN	1	596.88	29.84	626.72
778-301-013	52600 SHADY LN	1	596.88	29.84	626.72
778-301-014	52650 SHADY LN	1	596.88	29.84	626.72
778-301-015	52700 SHADY LN	1	596.88	29.84	626.72
778-301-016	52712 SHADY LN	1	596.88	29.84	626.72
778-301-017	52724 SHADY LN	1	596.88	29.84	626.72
778-301-018	52736 SHADY LN	1	596.88	29.84	626.72
778-301-019	52750 SHADY LN	1	596.88	29.84	626.72
778-302-001	85469 HEATHER LN	1	596.88	29.84	626.72
778-302-002	85457 HEATHER LN	1	596.88	29.84	626.72
778-302-003	85451 HEATHER LN	1	596.88	29.84	626.72
778-302-004	85445 HEATHER LN	1	596.88	29.84	626.72
778-302-005	85439 HEATHER LN	1	596.88	29.84	626.72
778-302-006	85433 HEATHER LN	1	596.88	29.84	626.72
778-302-007	85427 HEATHER LN	1	596.88	29.84	626.72
778-302-008	85421 HEATHER LN	1	596.88	29.84	626.72
778-302-009	85415 HEATHER LN	1	596.88	29.84	626.72
778-302-010	85403 HEATHER LN	1	596.88	29.84	626.72
778-302-011	85383 HEATHER LN	1	596.88	29.84	626.72
778-302-012	85367 HEATHER LN	1	596.88	29.84	626.72
778-302-013	85351 HEATHER LN	1	596.88	29.84	626.72
778-310-001	52890 SHADY LN	1	596.88	29.84	626.72
778-310-002	52876 SHADY LN	1	596.88	29.84	626.72
778-310-003	52862 SHADY LN	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-310-004	52848 SHADY LN	1	596.88	29.84	626.72
778-310-005	52834 SHADY LN	1	596.88	29.84	626.72
778-310-006	52820 SHADY LN	1	596.88	29.84	626.72
778-310-007	52806 SHADY LN	1	596.88	29.84	626.72
778-310-008	52792 SHADY LN	1	596.88	29.84	626.72
778-310-009	52778 SHADY LN	1	596.88	29.84	626.72
778-310-010	52764 SHADY LN	1	596.88	29.84	626.72
778-311-001	85576 BRENDA LN	1	596.88	29.84	626.72
778-311-002	85570 BRENDA LN	1	596.88	29.84	626.72
778-311-003	85564 BRENDA LN	1	596.88	29.84	626.72
778-311-004	85558 BRENDA LN	1	596.88	29.84	626.72
778-311-005	85552 BRENDA LN	1	596.88	29.84	626.72
778-311-006	85546 BRENDA LN	1	596.88	29.84	626.72
778-311-007	85540 BRENDA LN	1	596.88	29.84	626.72
778-311-008		1	596.88	29.84	626.72
778-311-009	85528 BRENDA LN	1	596.88	29.84	626.72
778-311-010	85522 BRENDA LN	1	596.88	29.84	626.72
778-311-011	85516 BRENDA LN	1	596.88	29.84	626.72
778-311-012	85510 BRENDA LN	1	596.88	29.84	626.72
778-311-013		1	596.88	29.84	626.72
778-311-014	85501 BRENDA LN	1	596.88	29.84	626.72
778-311-015	85511 BRENDA LN	1	596.88	29.84	626.72
778-311-016	85517 BRENDA LN	1	596.88	29.84	626.72
778-311-017	85523 BRENDA LN	1	596.88	29.84	626.72
778-311-018	85529 BRENDA LN	1	596.88	29.84	626.72
778-311-019	85535 BRENDA LN	1	596.88	29.84	626.72
778-311-020	85541 BRENDA LN	1	596.88	29.84	626.72
778-311-021	85547 BRENDA LN	1	596.88	29.84	626.72
778-311-022	85553 BRENDA LN	1	596.88	29.84	626.72
778-311-023	85559 BRENDA LN	1	596.88	29.84	626.72
778-311-024	85565 BRENDA LN	1	596.88	29.84	626.72
778-311-025	85571 BRENDA LN	1	596.88	29.84	626.72
778-311-026	85577 BRENDA LN	1	596.88	29.84	626.72
778-311-027	85576 STACIE LN	1	596.88	29.84	626.72
778-311-028	85570 STACIE LN	1	596.88	29.84	626.72
778-311-029	85564 STACIE LN	1	596.88	29.84	626.72
778-311-030	85558 STACIE LN	1	596.88	29.84	626.72
778-311-031	85552 STACIE LN	1	596.88	29.84	626.72
778-311-032	85546 STACIE LN	1	596.88	29.84	626.72
778-311-033	85540 STACIE LN	1	596.88	29.84	626.72
778-311-034	85534 STACIE LN	1	596.88	29.84	626.72
778-311-035	85528 STACIE LN	1	596.88	29.84	626.72
778-311-036	85522 STACIE LN	1	596.88	29.84	626.72
778-311-037	85516 STACIE LN	1	596.88	29.84	626.72
778-311-038	85510 STACIE LN	1	596.88	29.84	626.72
778-311-039	85500 STACIE LN	1	596.88	29.84	626.72
778-311-040	85501 STACIE LN	1	596.88	29.84	626.72
778-311-041	85511 STACIE LN	1	596.88	29.84	626.72
778-311-042	85517 STACIE LN	1	596.88	29.84	626.72
778-311-043	85523 STACIE LN	1	596.88	29.84	626.72
778-311-044	85529 STACIE LN	1	596.88	29.84	626.72
778-311-045	85535 STACIE LN	1	596.88	29.84	626.72
778-311-046	85541 STACIE LN	1	596.88	29.84	626.72
778-311-047	85547 STACIE LN	1	596.88	29.84	626.72
778-311-048	85553 STACIE LN	1	596.88	29.84	626.72
778-311-049	85559 STACIE LN	1	596.88	29.84	626.72
778-311-050	85565 STACIE LN	1	596.88	29.84	626.72
778-311-051	85571 STACIE LN	1	596.88	29.84	626.72
778-311-052	85577 STACIE LN	1	596.88	29.84	626.72
778-330-001	85116 CALLE ROSA	1	596.88	29.84	626.72
778-330-002	85150 CALLE ROSA	1	596.88	29.84	626.72
778-330-003	85184 CALLE ROSA	1	596.88	29.84	626.72
778-330-004	85218 CALLE ROSA	1	596.88	29.84	626.72
778-330-005	85252 CALLE ROSA	1	596.88	29.84	626.72
778-330-006	85286 CALLE ROSA	1	596.88	29.84	626.72
778-331-001	53172 CALLE LINDA	1	596.88	29.84	626.72
778-331-002	53198 CALLE LINDA	1	596.88	29.84	626.72
778-331-003	53224 CALLE LINDA	1	596.88	29.84	626.72
778-331-004	53250 CALLE LINDA	1	596.88	29.84	626.72
778-331-005	53276 CALLE LINDA	1	596.88	29.84	626.72
778-331-006	53275 CALLE LINDA	1	596.88	29.84	626.72
778-331-007	53249 CALLE LINDA	1	596.88	29.84	626.72
778-331-008	53223 CALLE LINDA	1	596.88	29.84	626.72
778-331-009	53197 CALLE LINDA	1	596.88	29.84	626.72
778-331-010	53171 CALLE LINDA	1	596.88	29.84	626.72
778-331-011	53170 CALLE BONITA	1	596.88	29.84	626.72
778-331-012	53196 CALLE BONITA	1	596.88	29.84	626.72
778-331-013	53222 CALLE BONITA	1	596.88	29.84	626.72
778-331-014	53248 CALLE BONITA	1	596.88	29.84	626.72
778-331-015	53274 CALLE BONITA	1	596.88	29.84	626.72
778-332-001	53275 CALLE BONITA	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-332-002	53249 CALLE BONITA	1	596.88	29.84	626.72
778-332-003	53223 CALLE BONITA	1	596.88	29.84	626.72
778-332-004	53197 CALLE BONITA	1	596.88	29.84	626.72
778-332-005	53171 CALLE BONITA	1	596.88	29.84	626.72
778-332-006	53172 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-332-007	53198 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-332-008	53224 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-332-009	53250 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-332-010	53276 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-333-001	85106 CALLE ROSA	1	596.88	29.84	626.72
778-333-002	85096 CALLE ROSA	1	596.88	29.84	626.72
778-333-003	85084 CALLE ROSA	1	596.88	29.84	626.72
778-333-004	85074 CALLE ROSA	1	596.88	29.84	626.72
778-333-005	53143 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-333-006	53169 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-333-007	53195 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-333-008	53221 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-333-009	53247 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-333-010	53273 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-340-001	53300 CALLE BONITA	1	596.88	29.84	626.72
778-340-002	53326 CALLE BONITA	1	596.88	29.84	626.72
778-340-003	53352 CALLE BONITA	1	596.88	29.84	626.72
778-340-004	53378 CALLE BONITA	1	596.88	29.84	626.72
778-340-005	53404 CALLE BONITA	1	596.88	29.84	626.72
778-340-006	53430 CALLE BONITA	1	596.88	29.84	626.72
778-340-007	53456 CALLE BONITA	1	596.88	29.84	626.72
778-340-008	53482 CALLE BONITA	1	596.88	29.84	626.72
778-340-009	53508 CALLE BONITA	1	596.88	29.84	626.72
778-340-010	53515 CALLE BELLA	1	596.88	29.84	626.72
778-340-011	53489 CALLE BELLA	1	596.88	29.84	626.72
778-340-012	53463 CALLE BELLA	1	596.88	29.84	626.72
778-340-013	53427 CALLE BELLA	1	596.88	29.84	626.72
778-340-014	53401 CALLE BELLA	1	596.88	29.84	626.72
778-340-015	53373 CALLE BELLA	1	596.88	29.84	626.72
778-340-016	53351 CALLE BELLA	1	596.88	29.84	626.72
778-340-017	53327 CALLE BELLA	1	596.88	29.84	626.72
778-340-018	53326 CALLE BELLA	1	596.88	29.84	626.72
778-340-019	53350 CALLE BELLA	1	596.88	29.84	626.72
778-340-020	53374 CALLE BELLA	1	596.88	29.84	626.72
778-340-021	53400 CALLE BELLA	1	596.88	29.84	626.72
778-340-022	53428 CALLE BELLA	1	596.88	29.84	626.72
778-340-023	53464 CALLE BELLA	1	596.88	29.84	626.72
778-340-024	53490 CALLE BELLA	1	596.88	29.84	626.72
778-340-025	53516 CALLE BELLA	1	596.88	29.84	626.72
778-341-001	85323 CALLE NINOS	1	596.88	29.84	626.72
778-341-002	85289 CALLE NINOS	1	596.88	29.84	626.72
778-341-003	85255 CALLE NINOS	1	596.88	29.84	626.72
778-341-004	85221 CALLE NINOS	1	596.88	29.84	626.72
778-341-005	85153 CALLE NINOS	1	596.88	29.84	626.72
778-341-006	85119 CALLE NINOS	1	596.88	29.84	626.72
778-341-007	85111 CALLE NINOS	1	596.88	29.84	626.72
778-341-008	53509 CALLE BONITA	1	596.88	29.84	626.72
778-341-009	53483 CALLE BONITA	1	596.88	29.84	626.72
778-341-010	53457 CALLE BONITA	1	596.88	29.84	626.72
778-341-011	53431 CALLE BONITA	1	596.88	29.84	626.72
778-341-012	53405 CALLE BONITA	1	596.88	29.84	626.72
778-341-013	85095 CALLE FELIZ	1	596.88	29.84	626.72
778-341-014	85085 CALLE FELIZ	1	596.88	29.84	626.72
778-341-015	85075 CALLE FELIZ	1	596.88	29.84	626.72
778-341-016	53429 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-341-017	53403 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-341-018	53377 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-341-019	53351 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-341-020	53325 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-341-021	53299 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-342-001	53302 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-342-002	53328 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-342-003	53354 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-342-004	53380 CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-342-005	53379 CALLE BONITA	1	596.88	29.84	626.72
778-342-006	53353 CALLE BONITA	1	596.88	29.84	626.72
778-342-007	53327 CALLE BONITA	1	596.88	29.84	626.72
778-342-008	53301 CALLE BONITA	1	596.88	29.84	626.72
778-350-001	53110 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-002	53134 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-003	53158 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-004	53182 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-005	53206 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-006	53250 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-007	53274 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-008	53300 CALLE LA PAZ	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-350-009	53324 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-010	53348 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-011	53382 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-012	53406 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-013	53430 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-014	53454 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-015	53478 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-016	53502 CALLE LA PAZ	1	596.88	29.84	626.72
778-350-017	53526 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-001	53221 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-002	53195 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-003	53171 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-004	53168 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-005	53194 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-006	53220 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-007	53246 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-008	53272 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-009	53273 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-010	53247 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-011	53221 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-012	53195 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-013	53169 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-014	53507 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-015	53481 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-016	53455 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-017	53429 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-018	53403 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-019	53377 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-020	53349 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-021	53325 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-022	53299 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-023	53273 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-024	53245 CALLE LA PAZ	1	596.88	29.84	626.72
778-352-001	85320 CALLE ROSA	1	596.88	29.84	626.72
778-352-002	85354 CALLE ROSA	1	596.88	29.84	626.72
778-352-003	85388 CALLE ROSA	1	596.88	29.84	626.72
778-352-004	85422 CALLE ROSA	1	596.88	29.84	626.72
778-352-005	85456 CALLE ROSA	1	596.88	29.84	626.72
778-352-006	85490 CALLE ROSA	1	596.88	29.84	626.72
778-360-002	85421 CALLE NINOS	1	596.88	29.84	626.72
778-360-003	85389 CALLE NINOS	1	596.88	29.84	626.72
778-360-004	85357 CALLE NINOS	1	596.88	29.84	626.72
778-360-005	53513 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-006	53487 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-007	53461 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-008	53425 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-009	53399 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-010	53371 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-011	53349 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-012	53325 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-013	53324 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-014	53348 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-015	53370 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-016	53398 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-017	53426 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-018	53460 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-019	53486 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-020	53512 CALLE AMIGOS	1	596.88	29.84	626.72
778-370-001	85660 DIEGO CT	1	596.88	29.84	626.72
778-370-002	85684 DIEGO CT	1	596.88	29.84	626.72
778-370-003	85708 DIEGO CT	1	596.88	29.84	626.72
778-370-004	85732 DIEGO CT	1	596.88	29.84	626.72
778-370-005	85756 DIEGO CT	1	596.88	29.84	626.72
778-370-006	85780 DIEGO CT	1	596.88	29.84	626.72
778-370-007	85779 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-008	85755 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-009	85731 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-010	85707 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-011	85681 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-012	85659 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-013	85586 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-016	85658 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-017	85682 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-018	85706 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-019	85730 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-020	85754 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-021	85778 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-022	85777 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-023	85753 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-024	85729 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-025	85705 VIA TEPEYAC	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-370-026	85681 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-027	85657 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-028	85633 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-029	85609 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-034	85585 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-035	85561 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-036	53256 CALLE SOLEDAD	1	596.88	29.84	626.72
778-370-037	53280 CALLE SOLEDAD	1	596.88	29.84	626.72
778-370-038	53304 CALLE SOLEDAD	1	596.88	29.84	626.72
778-370-039	53328 CALLE SOLEDAD	1	596.88	29.84	626.72
778-370-041	85610 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-042	85634 GUADALUPANA CT	1	596.88	29.84	626.72
778-371-001	53375 CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-002	53351 CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-003	53327 CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-004	53303 CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-005	53279 CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-006	53255 CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-007	53231 CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-008	53207 CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-009	53183 CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-010	53159 CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-011	53135 CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-012	53111 CALLE SOLEDAD	1	596.88	29.84	626.72
778-372-001	53112 CALLE SOLEDAD	1	596.88	29.84	626.72
778-372-002	53136 CALLE SOLEDAD	1	596.88	29.84	626.72
778-372-003	85562 VIA TEPEYAC	1	596.88	29.84	626.72
778-372-004	85586 VIA TEPEYAC	1	596.88	29.84	626.72
778-372-005	85610 VIA TEPEYAC	1	596.88	29.84	626.72
778-372-006	85575 AVENUE 53	1	596.88	29.84	626.72
778-372-008	85634 VIA TEPEYAC	1	596.88	29.84	626.72
778-372-009	53161 TEPEYAC CT	1	596.88	29.84	626.72
778-372-010	53137 TEPEYAC CT	1	596.88	29.84	626.72
778-372-011	53113 TEPEYAC CT	1	596.88	29.84	626.72
778-372-012	53112 TEPEYAC CT	1	596.88	29.84	626.72
778-372-013	53136 TEPEYAC CT	1	596.88	29.84	626.72
778-372-014	53160 TEPEYAC CT	1	596.88	29.84	626.72
778-372-015	53184 TEPEYAC CT	1	596.88	29.84	626.72
778-372-016	53181 SHADY LN	1	596.88	29.84	626.72
778-372-017	53157 SHADY LN	1	596.88	29.84	626.72
778-372-018	53133 SHADY LN	1	596.88	29.84	626.72
778-372-019	53109 SHADY LN	1	596.88	29.84	626.72
778-373-001	53114 SHADY LN	1	596.88	29.84	626.72
778-373-002	53138 SHADY LN	1	596.88	29.84	626.72
778-373-003	53162 SHADY LN	1	596.88	29.84	626.72
778-373-004	53186 SHADY LN	1	596.88	29.84	626.72
778-373-005	53210 SHADY LN	1	596.88	29.84	626.72
778-373-006	53234 SHADY LN	1	596.88	29.84	626.72
778-373-007	53258 SHADY LN	1	596.88	29.84	626.72
778-373-008	53282 SHADY LN	1	596.88	29.84	626.72
778-373-009	53306 SHADY LN	1	596.88	29.84	626.72
778-373-010	53330 SHADY LN	1	596.88	29.84	626.72
778-373-011	53354 SHADY LN	1	596.88	29.84	626.72
778-373-012	53378 SHADY LN	1	596.88	29.84	626.72
778-373-013	53402 SHADY LN	1	596.88	29.84	626.72
778-373-014	53426 SHADY LN	1	596.88	29.84	626.72
778-380-001	85781 DIEGO CT	1	596.88	29.84	626.72
778-380-002	85757 DIEGO CT	1	596.88	29.84	626.72
778-380-003	85733 DIEGO CT	1	596.88	29.84	626.72
778-380-004	85709 DIEGO CT	1	596.88	29.84	626.72
778-380-005	85685 DIEGO CT	1	596.88	29.84	626.72
778-380-006	85661 DIEGO CT	1	596.88	29.84	626.72
778-380-007	85637 DIEGO CT	1	596.88	29.84	626.72
778-380-011	85638 VIA MISIONERO	1	596.88	29.84	626.72
778-380-012	85662 VIA MISIONERO	1	596.88	29.84	626.72
778-380-013	85686 VIA MISIONERO	1	596.88	29.84	626.72
778-380-014	85710 VIA MISIONERO	1	596.88	29.84	626.72
778-380-015	85734 VIA MISIONERO	1	596.88	29.84	626.72
778-380-016	85758 VIA MISIONERO	1	596.88	29.84	626.72
778-380-017	85782 VIA MISIONERO	1	596.88	29.84	626.72
778-380-020	53352 CALLE SOLEDAD	1	596.88	29.84	626.72
778-380-021	53376 CALLE SOLEDAD	1	596.88	29.84	626.72
778-380-022	53400 CALLE SOLEDAD	1	596.88	29.84	626.72
778-380-023	53427 CALLE SOLEDAD	1	596.88	29.84	626.72
778-380-024	85566 VIA MISIONERO	1	596.88	29.84	626.72
778-380-025	85590 VIA MISIONERO	1	596.88	29.84	626.72
778-380-027	85614 VIA MISIONERO	1	596.88	29.84	626.72
778-380-028	85613 DIEGO CT	1	596.88	29.84	626.72
778-380-029	85589 DIEGO CT	1	596.88	29.84	626.72
778-381-001	85809 VIA MISIONERO	1	596.88	29.84	626.72
778-381-002	85785 VIA MISIONERO	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-381-003	85761 VIA MISIONERO	1	596.88	29.84	626.72
778-381-004	85737 VIA MISIONERO	1	596.88	29.84	626.72
778-381-005	85713 VIA MISIONERO	1	596.88	29.84	626.72
778-381-006	85689 VIA MISIONERO	1	596.88	29.84	626.72
778-381-007	85665 VIA MISIONERO	1	596.88	29.84	626.72
778-381-008	85641 VIA MISIONERO	1	596.88	29.84	626.72
778-381-009	85617 VIA MISIONERO	1	596.88	29.84	626.72
778-381-010	85593 VIA MISIONERO	1	596.88	29.84	626.72
778-381-011	85569 VIA MISIONERO	1	596.88	29.84	626.72
778-381-012	85545 VIA MISIONERO	1	596.88	29.84	626.72
778-381-013	53543 CALLE SOLEDAD	1	596.88	29.84	626.72
778-381-014	53519 CALLE SOLEDAD	1	596.88	29.84	626.72
778-381-015	53495 CALLE SOLEDAD	1	596.88	29.84	626.72
778-381-016	53471 CALLE SOLEDAD	1	596.88	29.84	626.72
778-381-017	53447 CALLE SOLEDAD	1	596.88	29.84	626.72
778-381-018	53423 CALLE SOLEDAD	1	596.88	29.84	626.72
778-381-019	53399 CALLE SOLEDAD	1	596.88	29.84	626.72
778-400-001	53948 CALLE BALDERAS	1	596.88	29.84	626.72
778-400-002	53940 CALLE BALDERAS	1	596.88	29.84	626.72
778-400-003	53932 CALLE BALDERAS	1	596.88	29.84	626.72
778-400-004	53926 CALLE BALDERAS	1	596.88	29.84	626.72
778-400-005	53918 CALLE BALDERAS	1	596.88	29.84	626.72
778-400-006	53910 CALLE BALDERAS	1	596.88	29.84	626.72
778-400-007	53902 CALLE BALDERAS	1	596.88	29.84	626.72
778-400-008	53894 CALLE BALDERAS	1	596.88	29.84	626.72
778-400-009	53886 CALLE BALDERAS	1	596.88	29.84	626.72
778-400-010	53878 CALLE BALDERAS	1	596.88	29.84	626.72
778-400-011	53870 CALLE BALDERAS	1	596.88	29.84	626.72
778-400-012	53862 CALLE BALDERAS	1	596.88	29.84	626.72
778-400-013	53865 CALLE SANBORN	1	596.88	29.84	626.72
778-400-014	53873 CALLE SANBORN	1	596.88	29.84	626.72
778-400-015	53881 CALLE SANBORN	1	596.88	29.84	626.72
778-400-016	53889 CALLE SANBORN	1	596.88	29.84	626.72
778-400-017	53897 CALLE SANBORN	1	596.88	29.84	626.72
778-400-018	53901 CALLE SANBORN	1	596.88	29.84	626.72
778-400-019	53909 CALLE SANBORN	1	596.88	29.84	626.72
778-400-020	53917 CALLE SANBORN	1	596.88	29.84	626.72
778-400-021	53925 CALLE SANBORN	1	596.88	29.84	626.72
778-400-022	53933 CALLE SANBORN	1	596.88	29.84	626.72
778-400-023	53941 CALLE SANBORN	1	596.88	29.84	626.72
778-400-024	53949 CALLE SANBORN	1	596.88	29.84	626.72
778-400-025	53957 CALLE SANBORN	1	596.88	29.84	626.72
778-400-026	53965 CALLE SANBORN	1	596.88	29.84	626.72
778-400-027	53973 CALLE SANBORN	1	596.88	29.84	626.72
778-401-001	53846 CALLE BALDERAS	1	596.88	29.84	626.72
778-401-002	53838 CALLE BALDERAS	1	596.88	29.84	626.72
778-401-003	53830 CALLE BALDERAS	1	596.88	29.84	626.72
778-401-004	53822 CALLE BALDERAS	1	596.88	29.84	626.72
778-401-005	53814 CALLE BALDERAS	1	596.88	29.84	626.72
778-401-006	53806 CALLE BALDERAS	1	596.88	29.84	626.72
778-401-007	53798 CALLE BALDERAS	1	596.88	29.84	626.72
778-401-008	53790 CALLE BALDERAS	1	596.88	29.84	626.72
778-401-009	53782 CALLE BALDERAS	1	596.88	29.84	626.72
778-401-010	53774 CALLE BALDERAS	1	596.88	29.84	626.72
778-401-011	53773 CALLE SANBORN	1	596.88	29.84	626.72
778-401-012	53781 CALLE SANBORN	1	596.88	29.84	626.72
778-401-013	53789 CALLE SANBORN	1	596.88	29.84	626.72
778-401-014	53797 CALLE SANBORN	1	596.88	29.84	626.72
778-401-015	53805 CALLE SANBORN	1	596.88	29.84	626.72
778-401-016	53831 CALLE SANBORN	1	596.88	29.84	626.72
778-401-017	53821 CALLE SANBORN	1	596.88	29.84	626.72
778-401-018	53829 CALLE SANBORN	1	596.88	29.84	626.72
778-401-019	53837 CALLE SANBORN	1	596.88	29.84	626.72
778-401-020	53845 CALLE SANBORN	1	596.88	29.84	626.72
778-402-001	53846 CALLE SANBORN	1	596.88	29.84	626.72
778-402-002	53838 CALLE SANBORN	1	596.88	29.84	626.72
778-402-003	53830 CALLE SANBORN	1	596.88	29.84	626.72
778-402-004	53822 CALLE SANBORN	1	596.88	29.84	626.72
778-402-005	53814 CALLE SANBORN	1	596.88	29.84	626.72
778-402-006	53806 CALLE SANBORN	1	596.88	29.84	626.72
778-402-007	53798 CALLE SANBORN	1	596.88	29.84	626.72
778-402-008	53790 CALLE SANBORN	1	596.88	29.84	626.72
778-402-009	53782 CALLE SANBORN	1	596.88	29.84	626.72
778-402-010	53774 CALLE SANBORN	1	596.88	29.84	626.72
778-402-011	53773 CALLE RUIZ	1	596.88	29.84	626.72
778-402-012	53781 CALLE RUIZ	1	596.88	29.84	626.72
778-402-013	53789 CALLE RUIZ	1	596.88	29.84	626.72
778-402-014	53797 CALLE RUIZ	1	596.88	29.84	626.72
778-402-015	53805 CALLE RUIZ	1	596.88	29.84	626.72
778-402-016	53813 CALLE RUIZ	1	596.88	29.84	626.72
778-402-017	53821 CALLE RUIZ	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-402-018	53829 CALLE RUIZ	1	596.88	29.84	626.72
778-402-019	53837 CALLE RUIZ	1	596.88	29.84	626.72
778-402-020	53845 CALLE RUIZ	1	596.88	29.84	626.72
778-403-001	53866 CALLE SANBORN	1	596.88	29.84	626.72
778-403-002	53874 CALLE SANBORN	1	596.88	29.84	626.72
778-403-003	53882 CALLE SANBORN	1	596.88	29.84	626.72
778-403-004	53890 CALLE SANBORN	1	596.88	29.84	626.72
778-403-005	53898 CALLE SANBORN	1	596.88	29.84	626.72
778-403-006	53906 CALLE SANBORN	1	596.88	29.84	626.72
778-403-007	53914 CALLE SANBORN	1	596.88	29.84	626.72
778-403-008	53922 CALLE SANBORN	1	596.88	29.84	626.72
778-403-009	53930 CALLE SANBORN	1	596.88	29.84	626.72
778-403-010	53938 CALLE SANBORN	1	596.88	29.84	626.72
778-403-011	53946 CALLE SANBORN	1	596.88	29.84	626.72
778-403-012	53954 CALLE SANBORN	1	596.88	29.84	626.72
778-403-013	53962 CALLE SANBORN	1	596.88	29.84	626.72
778-403-014	53970 CALLE SANBORN	1	596.88	29.84	626.72
778-403-015	85142 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-016	85146 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-017	85150 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-018	85154 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-019	85158 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-020	85162 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-021	85166 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-022	85170 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-023	85174 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-024	85178 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-025	85182 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-026	85181 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-027	85177 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-028	85173 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-029	85169 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-030	85165 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-031	85161 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-032	85157 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-033	53925 CALLE RUIZ	1	596.88	29.84	626.72
778-403-034	53917 CALLE RUIZ	1	596.88	29.84	626.72
778-403-035	53909 CALLE RUIZ	1	596.88	29.84	626.72
778-403-036	53901 CALLE RUIZ	1	596.88	29.84	626.72
778-403-037	53897 CALLE RUIZ	1	596.88	29.84	626.72
778-403-038	53889 CALLE RUIZ	1	596.88	29.84	626.72
778-403-039	53881 CALLE RUIZ	1	596.88	29.84	626.72
778-403-040	53873 CALLE RUIZ	1	596.88	29.84	626.72
778-403-041	53865 CALLE RUIZ	1	596.88	29.84	626.72
778-403-042	53933 CALLE RUIZ	1	596.88	29.84	626.72
778-404-001	85158 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-002	85162 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-003	85166 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-004	85170 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-005	85174 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-006	85178 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-007	85182 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-008	85181 AVENIDA TACUBA	1	596.88	29.84	626.72
778-404-009	85177 AVENIDA TACUBA	1	596.88	29.84	626.72
778-404-010	85173 AVENIDA TACUBA	1	596.88	29.84	626.72
778-404-011	85169 AVENIDA TACUBA	1	596.88	29.84	626.72
778-404-012	85165 AVENIDA TACUBA	1	596.88	29.84	626.72
778-404-013	85161 AVENIDA TACUBA	1	596.88	29.84	626.72
778-404-014	85157 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-001	85158 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-002	85162 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-003	85166 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-004	85170 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-005	85174 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-006	85178 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-007	85182 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-008	85181 AVENIDA REFORMA	1	596.88	29.84	626.72
778-405-009	85177 AVENIDA REFORMA	1	596.88	29.84	626.72
778-405-010	85173 AVENIDA REFORMA	1	596.88	29.84	626.72
778-405-011	85169 AVENIDA REFORMA	1	596.88	29.84	626.72
778-405-012	85165 AVENIDA REFORMA	1	596.88	29.84	626.72
778-405-013	85161 AVENIDA REFORMA	1	596.88	29.84	626.72
778-405-014	85157 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-001	85158 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-002	85162 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-003	85166 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-004	85170 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-005	85174 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-006	85178 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-007	85182 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-008	85181 AVENIDA DEL PRADO	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-406-009	85177 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-406-010	85173 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-406-011	85169 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-406-012	85165 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-406-013	85161 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-406-014	85157 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-001	85158 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-002	85162 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-003	85166 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-004	85170 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-005	85174 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-006	85178 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-007	85182 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-410-001	85186 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-002	85190 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-003	85194 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-004	85198 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-005	85202 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-006	85206 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-007	85210 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-008	85214 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-009	85213 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-010	85209 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-011	85205 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-012	85201 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-013	85197 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-014	85193 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-015	85189 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-016	85185 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-001	85186 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-002	85190 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-003	85194 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-004	85198 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-005	85202 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-006	85206 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-007	85210 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-008	85214 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-009	85218 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-010	85222 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-011	85226 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-012	85230 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-013	85234 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-014	85238 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-015	85237 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-016	85233 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-017	85229 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-018	85225 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-019	85221 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-020	85217 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-021	85213 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-022	85209 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-023	85205 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-024	85201 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-025	85197 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-026	85193 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-027	85189 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-028	85185 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-001	85214 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-002	85218 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-003	85222 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-004	85226 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-005	85230 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-006	85234 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-007	85238 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-008	85237 AVENIDA REFORMA	1	596.88	29.84	626.72
778-412-009	85233 AVENIDA REFORMA	1	596.88	29.84	626.72
778-412-010	85229 AVENIDA REFORMA	1	596.88	29.84	626.72
778-412-011	85225 AVENIDA REFORMA	1	596.88	29.84	626.72
778-412-012	85221 AVENIDA REFORMA	1	596.88	29.84	626.72
778-412-013	85217 AVENIDA REFORMA	1	596.88	29.84	626.72
778-412-014	85213 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-001	85186 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-002	85190 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-003	85194 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-004	85198 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-005	85202 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-006	85206 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-007	85210 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-008	85214 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-009	85218 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-010	85222 AVENIDA REFORMA	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-413-011	85226 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-012	85225 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-013	85221 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-014	85217 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-015	85213 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-016	85209 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-017	85205 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-018	85201 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-019	85197 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-020	85193 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-021	85189 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-022	85185 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-001	85186 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-002	85190 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-003	85194 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-004	85198 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-005	85202 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-006	85206 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-007	85210 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-008	85214 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-009	85218 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-010	85222 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-011	85226 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-012	85230 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-013	85234 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-014	85238 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-015	53780 SHADY LN	1	596.88	29.84	626.72
778-414-016	53788 SHADY LN	1	596.88	29.84	626.72
778-414-017	53796 SHADY LN	1	596.88	29.84	626.72
778-414-018	53804 SHADY LN	1	596.88	29.84	626.72
778-414-019	53812 SHADY LN	1	596.88	29.84	626.72
778-414-020	53820 SHADY LN	1	596.88	29.84	626.72
778-414-021	53828 SHADY LN	1	596.88	29.84	626.72
778-414-022	53836 SHADY LN	1	596.88	29.84	626.72
778-414-023	53844 SHADY LN	1	596.88	29.84	626.72
778-414-024	53852 SHADY LN	1	596.88	29.84	626.72
778-414-025	53860 SHADY LN	1	596.88	29.84	626.72
778-414-026	53868 SHADY LN	1	596.88	29.84	626.72
778-414-027	53876 SHADY LN	1	596.88	29.84	626.72
778-414-028	53884 SHADY LN	1	596.88	29.84	626.72
778-414-029	53910 SHADY LN	1	596.88	29.84	626.72
778-414-030	53918 SHADY LN	1	596.88	29.84	626.72
778-414-031	53926 SHADY LN	1	596.88	29.84	626.72
778-414-032	53934 SHADY LN	1	596.88	29.84	626.72
778-414-033	53942 SHADY LN	1	596.88	29.84	626.72
778-414-034	53950 SHADY LN	1	596.88	29.84	626.72
778-414-035	53954 SHADY LN	1	596.88	29.84	626.72
778-414-036	53958 SHADY LN	1	596.88	29.84	626.72
778-414-037	53962 SHADY LN	1	596.88	29.84	626.72
778-414-038	53970 SHADY LN	1	596.88	29.84	626.72
778-415-001	85237 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-415-002	85233 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-415-003	53948 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-415-004	53956 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-415-005	53964 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-415-006	53970 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-430-001	52786 CALLE FLORENA	1	596.88	29.84	626.72
778-430-002	52774 CALLE FLORENA	1	596.88	29.84	626.72
778-430-003	52762 CALLE FLORENA	1	596.88	29.84	626.72
778-430-004	52752 CALLE FLORENA	1	596.88	29.84	626.72
778-430-005	52740 CALLE FLORENA	1	596.88	29.84	626.72
778-430-006	52728 CALLE FLORENA	1	596.88	29.84	626.72
778-430-007	52718 CALLE FLORENA	1	596.88	29.84	626.72
778-430-008	52706 CALLE FLORENA	1	596.88	29.84	626.72
778-430-009	52694 CALLE FLORENA	1	596.88	29.84	626.72
778-430-010	85854 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-011	85848 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-012	85842 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-013	85836 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-014	85830 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-015	85822 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-016	85820 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-017	85814 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-018	85806 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-019	85804 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-020	85796 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-021	85790 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-022	85784 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-023	85778 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-024	85774 AVENIDA VERONICA	1	596.88	29.84	626.72
778-431-001	52691 GENOA ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-431-002	52705 GENOA ST	1	596.88	29.84	626.72
778-431-003	52717 GENOA ST	1	596.88	29.84	626.72
778-431-004	52729 GENOA ST	1	596.88	29.84	626.72
778-431-005	52739 GENOA ST	1	596.88	29.84	626.72
778-431-006	52751 GENOA ST	1	596.88	29.84	626.72
778-431-007	52763 GENOA ST	1	596.88	29.84	626.72
778-431-008	52775 GENOA ST	1	596.88	29.84	626.72
778-432-001	85700 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-002	85840 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-003	85852 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-004	52774 GENOA ST	1	596.88	29.84	626.72
778-432-005	52762 GENOA ST	1	596.88	29.84	626.72
778-432-006	52750 GENOA ST	1	596.88	29.84	626.72
778-432-007	52738 GENOA ST	1	596.88	29.84	626.72
778-432-008	52728 GENOA ST	1	596.88	29.84	626.72
778-432-009	52716 GENOA ST	1	596.88	29.84	626.72
778-432-010	85783 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-011	85789 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-012	85795 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-013	85799 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-014	85805 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-015	85811 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-016	85815 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-017	85823 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-018	85827 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-019	85833 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-020	85841 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-021	52719 CALLE FLORENA	1	596.88	29.84	626.72
778-432-022	52731 CALLE FLORENA	1	596.88	29.84	626.72
778-432-023	52741 CALLE FLORENA	1	596.88	29.84	626.72
778-432-024	52753 CALLE FLORENA	1	596.88	29.84	626.72
778-432-025	52765 CALLE FLORENA	1	596.88	29.84	626.72
778-432-026	52775 CALLE FLORENA	1	596.88	29.84	626.72
778-432-027	85834 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-028	52774 JULIA CT	1	596.88	29.84	626.72
778-432-029	52764 JULIA CT	1	596.88	29.84	626.72
778-432-030	52756 JULIA CT	1	596.88	29.84	626.72
778-432-031	52748 JULIA CT	1	596.88	29.84	626.72
778-432-032	52757 JULIA CT	1	596.88	29.84	626.72
778-432-033	52765 JULIA CT	1	596.88	29.84	626.72
778-432-034	52775 JULIA CT	1	596.88	29.84	626.72
778-432-035	85822 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-036	85816 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-037	85810 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-038	85804 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-039	85798 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-040	52774 ADRIANA CT	1	596.88	29.84	626.72
778-432-041	52764 ADRIANA CT	1	596.88	29.84	626.72
778-432-042		1	596.88	29.84	626.72
778-432-043	52748 ADRIANA CT	1	596.88	29.84	626.72
778-432-044	52757 ADRIANA CT	1	596.88	29.84	626.72
778-432-045	52765 ADRIANA CT	1	596.88	29.84	626.72
778-432-046	52775 ADRIANA CT	1	596.88	29.84	626.72
778-432-047	85784 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-048	85776 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-440-001	85873 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-002	85867 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-003		1	596.88	29.84	626.72
778-440-004	85857 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-005	85851 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-006	85845 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-007	85839 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-008	85833 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-009	85827 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-010	85821 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-011	85815 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-012	85811 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-013	85805 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-014	85799 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-015	85793 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-016	85787 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-017	85781 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-018	85765 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-441-001	52891 GENOA ST	1	596.88	29.84	626.72
778-441-002	52881 GENOA ST	1	596.88	29.84	626.72
778-441-003	52869 GENOA ST	1	596.88	29.84	626.72
778-441-004	52857 GENOA ST	1	596.88	29.84	626.72
778-441-005	52845 GENOA ST	1	596.88	29.84	626.72
778-441-006	52833 GENOA ST	1	596.88	29.84	626.72
778-441-007	52821 GENOA ST	1	596.88	29.84	626.72
778-441-008	52811 GENOA ST	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-441-009	52805 GENOA ST	1	596.88	29.84	626.72
778-441-010	52799 GENOA ST	1	596.88	29.84	626.72
778-441-011	52793 GENOA ST	1	596.88	29.84	626.72
778-441-012	52787 GENOA ST	1	596.88	29.84	626.72
778-441-013	52781 GENOA ST	1	596.88	29.84	626.72
778-442-001	52794 GENOA ST	1	596.88	29.84	626.72
778-442-002	52798 GENOA ST	1	596.88	29.84	626.72
778-442-003	52806 GENOA ST	1	596.88	29.84	626.72
778-442-004	52810 GENOA ST	1	596.88	29.84	626.72
778-442-005	52822 GENOA ST	1	596.88	29.84	626.72
778-442-006	52832 GENOA ST	1	596.88	29.84	626.72
778-442-007	52844 GENOA ST	1	596.88	29.84	626.72
778-442-008	52856 GENOA ST	1	596.88	29.84	626.72
778-442-009	52857 CALLE JOYCE	1	596.88	29.84	626.72
778-442-010	52845 CALLE JOYCE	1	596.88	29.84	626.72
778-442-011	52831 CALLE JOYCE	1	596.88	29.84	626.72
778-442-012	52821 CALLE JOYCE	1	596.88	29.84	626.72
778-442-013	52809 CALLE JOYCE	1	596.88	29.84	626.72
778-442-014	85794 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-015	85800 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-016	85804 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-017	85812 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-018	85816 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-019	85822 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-020	85828 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-021	85834 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-022	85840 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-023	85846 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-024	52813 CALLE FLORENA	1	596.88	29.84	626.72
778-442-025	52805 CALLE FLORENA	1	596.88	29.84	626.72
778-442-026	52797 CALLE FLORENA	1	596.88	29.84	626.72
778-442-027	85785 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-028	85791 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-029	85797 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-030	85805 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-031	85811 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-032	85817 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-033	85821 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-034	85827 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-035	85833 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-036	85839 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-037	85845 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-443-001	85873 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-443-002	85861 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-443-003	85868 AVENIDA GRACE	1	596.88	29.84	626.72
778-443-004	85874 AVENIDA GRACE	1	596.88	29.84	626.72
778-444-001	52826 CALLE FLORENA	1	596.88	29.84	626.72
778-444-002	52838 CALLE FLORENA	1	596.88	29.84	626.72
778-444-003	52850 CALLE FLORENA	1	596.88	29.84	626.72
778-445-001	52851 CALLE FLORENA	1	596.88	29.84	626.72
778-445-002	52839 CALLE FLORENA	1	596.88	29.84	626.72
778-445-003	52825 CALLE FLORENA	1	596.88	29.84	626.72
778-445-004	85845 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-005	85839 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-006	85833 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-007	85827 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-008	85821 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-009	85815 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-010	85811 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-011	85805 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-012	85806 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-013	85810 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-014	85816 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-015	85822 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-016	85828 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-017	85832 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-018	85840 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-019	85846 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-450-001	52880 CALLE EMELIA	1	596.88	29.84	626.72
778-450-002	52868 CALLE EMELIA	1	596.88	29.84	626.72
778-450-003	52856 CALLE EMELIA	1	596.88	29.84	626.72
778-450-004	52844 CALLE EMELIA	1	596.88	29.84	626.72
778-450-005	52834 CALLE EMELIA	1	596.88	29.84	626.72
778-450-006	52822 CALLE EMELIA	1	596.88	29.84	626.72
778-450-007	52812 CALLE EMELIA	1	596.88	29.84	626.72
778-450-008	52798 CALLE EMELIA	1	596.88	29.84	626.72
778-450-009	52788 CALLE EMELIA	1	596.88	29.84	626.72
778-450-010	52776 CALLE EMELIA	1	596.88	29.84	626.72
778-450-011	52764 CALLE EMELIA	1	596.88	29.84	626.72
778-451-001	85965 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-002	85959 AVENIDA ALEENAH	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-451-003	85953 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-004	85947 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-005	85941 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-006	85935 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-007	85929 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-008	85925 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-009	85919 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-010	85913 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-011	85907 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-012	85901 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-013	85897 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-014	85891 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-015	85885 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-016	85879 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-017	85880 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-018	85886 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-019	85892 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-020	85898 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-021	85902 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-022	85908 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-023	85914 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-024	85920 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-025	85926 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-026	85930 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-027	85936 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-028	85942 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-029	85948 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-030	85954 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-031	85960 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-032	85966 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-001	85965 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-002	85959 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-003	85953 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-004	85947 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-005	85941 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-006	85935 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-007	85929 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-008	85925 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-009	85919 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-010	85913 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-011	85907 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-012	85901 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-013	85897 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-014	85891 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-015	85885 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-016	85879 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-017	85878 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-018	85886 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-019	85892 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-020	85898 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-021	85902 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-022	85908 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-023	85914 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-024	85920 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-025	85926 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-026	85930 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-027	85936 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-028	12845 SUNNYMEADOWS DR	1	596.88	29.84	626.72
778-452-029	85948 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-030	85954 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-031	85960 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-032	85966 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-001	85965 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-002	85959 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-003	85953 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-004	85947 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-005	85941 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-006	85935 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-007	85929 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-008	85925 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-009	85919 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-010	85913 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-011	85907 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-012	85901 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-013	85897 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-014	85891 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-015	85885 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-016	85879 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-460-001	52043 GENOA DR	1	596.88	29.84	626.72
778-460-002	52065 GENOA DR	1	596.88	29.84	626.72
778-460-003	52091 GENOA DR	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-460-004	52117 GENOA DR	1	596.88	29.84	626.72
778-460-005	52143 GENOA DR	1	596.88	29.84	626.72
778-460-006	52171 GENOA DR	1	596.88	29.84	626.72
778-460-007	52118 CHANNING CT	1	596.88	29.84	626.72
778-460-008	52082 CHANNING CT	1	596.88	29.84	626.72
778-460-009	52066 CHANNING CT	1	596.88	29.84	626.72
778-460-010	52065 CHANNING CT	1	596.88	29.84	626.72
778-460-011	52081 CHANNING CT	1	596.88	29.84	626.72
778-460-012	52117 CHANNING CT	1	596.88	29.84	626.72
778-460-013	52143 CHANNING CT	1	596.88	29.84	626.72
778-460-014	52171 CHANNING CT	1	596.88	29.84	626.72
778-460-015	52193 CHANNING CT	1	596.88	29.84	626.72
778-460-016	52215 GENOA DR	1	596.88	29.84	626.72
778-460-017	52239 GENOA DR	1	596.88	29.84	626.72
778-460-018	52261 GENOA DR	1	596.88	29.84	626.72
778-461-001	52044 GENOA DR	1	596.88	29.84	626.72
778-461-002	52066 GENOA DR	1	596.88	29.84	626.72
778-461-003	52088 GENOA DR	1	596.88	29.84	626.72
778-461-004	52112 GENOA DR	1	596.88	29.84	626.72
778-461-005	52134 GENOA DR	1	596.88	29.84	626.72
778-461-006	85428 AVENIDA MARIA	1	596.88	29.84	626.72
778-461-007	85440 AVENIDA MARIA	1	596.88	29.84	626.72
778-461-008	85450 AVENIDA MARIA	1	596.88	29.84	626.72
778-461-009	85462 AVENIDA MARIA	1	596.88	29.84	626.72
778-461-010	85474 AVENIDA MARIA	1	596.88	29.84	626.72
778-461-011	52133 CALLE DANIELLE	1	596.88	29.84	626.72
778-461-012	52111 CALLE DANIELLE	1	596.88	29.84	626.72
778-461-013	52087 CALLE DANIELLE	1	596.88	29.84	626.72
778-461-014	52065 CALLE DANIELLE	1	596.88	29.84	626.72
778-461-015	85486 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-016	85498 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-017	85508 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-018	85520 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-019	85530 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-020	85542 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-021	85554 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-022	85566 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-023	85578 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-026	52102 CALLE ANABELLA	1	596.88	29.84	626.72
778-461-027	52124 CALLE ANABELLA	1	596.88	29.84	626.72
778-461-028	52148 CALLE ANABELLA	1	596.88	29.84	626.72
778-461-029	52170 CALLE ANABELLA	1	596.88	29.84	626.72
778-461-032	85586 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-033	52080 CALLE ANABELLA	1	596.88	29.84	626.72
778-462-001	85567 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-002	85555 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-003	85543 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-004	85533 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-005	85521 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-006	85509 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-007	85497 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-008	85498 AVENIDA MARIA	1	596.88	29.84	626.72
778-462-009	85508 AVENIDA MARIA	1	596.88	29.84	626.72
778-462-010	85522 AVENIDA MARIA	1	596.88	29.84	626.72
778-462-011	85532 AVENIDA MARIA	1	596.88	29.84	626.72
778-462-012	85544 AVENIDA MARIA	1	596.88	29.84	626.72
778-462-013	85556 AVENIDA MARIA	1	596.88	29.84	626.72
778-462-014	85568 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-001	85401 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-002	85413 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-003	85425 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-004	85437 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-005	85449 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-006	85461 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-007	85473 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-008	85485 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-009	85495 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-010	85507 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-011	85519 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-012	85531 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-013	85541 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-014	85553 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-015	85565 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-016	85577 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-017	85589 AVENIDA MARIA	1	596.88	29.84	626.72
778-470-001	52223 CALLE ALICIA	1	596.88	29.84	626.72
778-470-002	52245 CALLE ALICIA	1	596.88	29.84	626.72
778-470-003	52267 CALLE ALICIA	1	596.88	29.84	626.72
778-470-004	52289 CALLE ALICIA	1	596.88	29.84	626.72
778-470-005	523130 CALLE ALICIA	1	596.88	29.84	626.72
778-470-006	52335 CALLE ALICIA	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
778-470-007	52357 CALLE ALICIA	1	596.88	29.84	626.72
778-470-008	52379 CALLE ALICIA	1	596.88	29.84	626.72
778-470-009	52401 CALLE ALICIA	1	596.88	29.84	626.72
778-470-010	52425 CALLE ALICIA	1	596.88	29.84	626.72
778-470-011	52447 CALLE ALICIA	1	596.88	29.84	626.72
778-470-012	85603 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-013	85625 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-014	85637 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-015	85651 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-016	85663 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-017	85671 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-018	85685 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-019	85697 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-020	85701 AVENIDA NICOLE	1	596.88	29.84	626.72
778-471-001	85725 HUXLEY CT	1	596.88	29.84	626.72
778-471-002	85735 HUXLEY CT	1	596.88	29.84	626.72
778-471-003	85747 HUXLEY CT	1	596.88	29.84	626.72
778-471-004	85740 HUXLEY CT	1	596.88	29.84	626.72
778-471-005	52402 MICHELLE DR	1	596.88	29.84	626.72
778-471-006	52380 MICHELLE DR	1	596.88	29.84	626.72
778-471-007	52358 MICHELLE DR	1	596.88	29.84	626.72
778-471-008	52334 MICHELLE DR	1	596.88	29.84	626.72
778-471-009	52312 MICHELLE DR	1	596.88	29.84	626.72
778-471-010	52290 MICHELLE DR	1	596.88	29.84	626.72
778-471-011	52268 MICHELLE DR	1	596.88	29.84	626.72
778-471-012	52246 MICHELLE DR	1	596.88	29.84	626.72
778-471-013	85718 MICHELLE DR	1	596.88	29.84	626.72
778-471-014	85710 MICHELLE DR	1	596.88	29.84	626.72
778-471-015	85702 MICHELLE DR	1	596.88	29.84	626.72
778-471-016	85688 MICHELLE DR	1	596.88	29.84	626.72
778-471-017	85676 MICHELLE DR	1	596.88	29.84	626.72
778-471-018	85664 MICHELLE DR	1	596.88	29.84	626.72
778-471-019	85652 MICHELLE DR	1	596.88	29.84	626.72
778-471-020	85640 MICHELLE DR	1	596.88	29.84	626.72
778-471-021	85632 MICHELLE DR	1	596.88	29.84	626.72
778-472-001	85625 MICHELLE DR	1	596.88	29.84	626.72
778-472-002	85637 MICHELLE DR	1	596.88	29.84	626.72
778-472-003	85651 MICHELLE DR	1	596.88	29.84	626.72
778-472-004	85663 MICHELLE DR	1	596.88	29.84	626.72
778-472-005	85675 MICHELLE DR	1	596.88	29.84	626.72
778-472-006	85683 MICHELLE DR	1	596.88	29.84	626.72
778-472-007	85697 MICHELLE DR	1	596.88	29.84	626.72
778-472-008	52289 MICHELLE DR	1	596.88	29.84	626.72
778-472-009	52313 MICHELLE DR	1	596.88	29.84	626.72
778-472-010	52335 MICHELLE DR	1	596.88	29.84	626.72
778-472-011	52357 MICHELLE DR	1	596.88	29.84	626.72
778-472-012	52379 MICHELLE DR	1	596.88	29.84	626.72
778-472-013	52401 MICHELLE DR	1	596.88	29.84	626.72
778-472-014	85688 AVENIDA NICOLE	1	596.88	29.84	626.72
778-472-015	85676 AVENIDA NICOLE	1	596.88	29.84	626.72
778-472-016	52368 CATARINA CT	1	596.88	29.84	626.72
778-472-017	52346 CATARINA CT	1	596.88	29.84	626.72
778-472-018	52324 CATARINA CT	1	596.88	29.84	626.72
778-472-019	52292 CATARINA CT	1	596.88	29.84	626.72
778-472-020	52291 CATARINA CT	1	596.88	29.84	626.72
778-472-021	52323 CATARINA CT	1	596.88	29.84	626.72
778-472-022	52345 CATARINA CT	1	596.88	29.84	626.72
778-472-023	52367 CATARINA CT	1	596.88	29.84	626.72
778-472-024	85654 AVENIDA NICOLE	1	596.88	29.84	626.72
778-472-025	85642 AVENIDA NICOLE	1	596.88	29.84	626.72
778-472-026	52402 CALLE ALICIA	1	596.88	29.84	626.72
778-472-027	52380 CALLE ALICIA	1	596.88	29.84	626.72
778-472-028	52358 CALLE ALICIA	1	596.88	29.84	626.72
778-472-029	52334 CALLE ALICIA	1	596.88	29.84	626.72
778-472-030	52312 CALLE ALICIA	1	596.88	29.84	626.72
778-472-031	52290 CALLE ALICIA	1	596.88	29.84	626.72
779-250-019	83265 AVENUE 50 ST	1	596.88	29.84	626.72
779-260-001	50214 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-002	50188 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-003	50162 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-004	50136 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-005	50110 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-006	50084 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-007	50058 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-008	50032 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-009	83464 SAN REY DR	1	596.88	29.84	626.72
779-260-010	83458 SAN REY DR	1	596.88	29.84	626.72
779-261-001	50031 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-002	50057 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-003	50083 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-004	50109 SAN SOLANO RD	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
779-261-005	50135 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-006	50161 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-007	50187 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-008	50213 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-009	50239 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-010	50238 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-011	50212 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-012	50186 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-013	50160 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-014	50134 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-015	50108 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-016	50082 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-017	50056 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-018	50030 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-001	50029 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-002	50055 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-003	50081 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-004	50107 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-005	50133 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-006	50159 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-007	50185 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-008	50211 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-009	50237 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-010	50236 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-011	50210 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-012	50184 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-013	50158 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-014	50132 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-015	50106 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-016	50080 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-017	50054 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-018	50028 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-001	83446 SAN REY DR	1	596.88	29.84	626.72
779-263-003	83432 SAN REY DR	1	596.88	29.84	626.72
779-263-004	50001 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-005	50027 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-006	50053 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-007	50079 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-008	50105 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-009	50131 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-010	50157 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-011	50183 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-012	50209 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-013	50235 CALLE TOLOSA	1	596.88	29.84	626.72
779-270-001	50055 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-002	50049 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-003	50043 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-004	50037 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-005	50031 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-006	50025 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-007	50019 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-008	50013 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-009	50007 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-010	50001 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-011	83500 AVENIDA CAMPANAS	1	596.88	29.84	626.72
779-270-012	83506 AVENIDA CAMPANAS	1	596.88	29.84	626.72
779-270-013	83512 AVENIDA CAMPANAS	1	596.88	29.84	626.72
779-270-014	83518 AVENIDA CAMPANAS	1	596.88	29.84	626.72
779-270-015	83524 AVENIDA CAMPANAS	1	596.88	29.84	626.72
779-270-016	83530 AVENIDA CAMPANAS	1	596.88	29.84	626.72
779-270-017	83536 AVENIDA CAMPANAS	1	596.88	29.84	626.72
779-270-018	83542 AVENIDA CAMPANAS	1	596.88	29.84	626.72
779-270-019	83548 AVENIDA CAMPANAS	1	596.88	29.84	626.72
779-271-001	50052 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-002	50046 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-003	50040 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-004	50034 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-005	50028 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-006	50022 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-007	50016 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-008	50010 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-009	50097 CAMINO CONVENTO	1	596.88	29.84	626.72
779-271-010	50103 CAMINO CONVENTO	1	596.88	29.84	626.72
779-271-011	50109 CAMINO CONVENTO	1	596.88	29.84	626.72
779-271-012	50115 CAMINO CONVENTO	1	596.88	29.84	626.72
779-271-013	50121 CAMINO CONVENTO	1	596.88	29.84	626.72
779-271-014	50127 CAMINO CONVENTO	1	596.88	29.84	626.72
779-271-015	50133 CAMINO CONVENTO	1	596.88	29.84	626.72
779-271-016	50136 CAMINO CONVENTO	1	596.88	29.84	626.72
779-271-017	50130 CAMINO CONVENTO	1	596.88	29.84	626.72
779-271-018	50124 CAMINO CONVENTO	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
779-271-019	50118 CAMINO CONVENTO	1	596.88	29.84	626.72
779-271-020	50112 CAMINO CONVENTO	1	596.88	29.84	626.72
779-271-021	50106 CAMINO CONVENTO	1	596.88	29.84	626.72
779-271-022	50100 CAMINO CONVENTO	1	596.88	29.84	626.72
779-271-023	50181 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-024	50187 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-025	50193 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-026	50199 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-027	50205 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-028	50211 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-029	50217 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-030	50220 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-031	50214 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-032	50208 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-033	50202 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-034	50196 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-035	50190 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-036	50184 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-039	50304 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-040	50298 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-041	50292 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-042	50286 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-043	50280 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-044	50274 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-045	50268 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-046	50265 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-047	50271 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-048	50277 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-049	50283 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-050	50289 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-051	50295 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-052	50301 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-290-001	50265 SAN SOLANO RD	1	596.88	29.84	626.72
779-290-002	50291 SAN SOLANO RD	1	596.88	29.84	626.72
779-290-003	50317 SAN SOLANO RD	1	596.88	29.84	626.72
779-290-004	50343 SAN SOLANO RD	1	596.88	29.84	626.72
779-290-005	50369 SAN SOLANO RD	1	596.88	29.84	626.72
779-290-006	50395 SAN SOLANO RD	1	596.88	29.84	626.72
779-290-007	50394 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-290-008	50368 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-290-009	50342 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-290-010	50316 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-290-011	50290 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-290-012	50264 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-001	50263 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-002	50289 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-003	50315 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-004	50341 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-005	50367 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-006	50393 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-007	50392 CALLE TOLOSA	1	596.88	29.84	626.72
779-291-008	50366 CALLE TOLOSA	1	596.88	29.84	626.72
779-291-009	50340 CALLE TOLOSA	1	596.88	29.84	626.72
779-291-010	50314 CALLE TOLOSA	1	596.88	29.84	626.72
779-291-011	50288 CALLE TOLOSA	1	596.88	29.84	626.72
779-291-012	50262 CALLE TOLOSA	1	596.88	29.84	626.72
779-292-001	50287 CALLE TOLOSA	1	596.88	29.84	626.72
779-292-002	50313 CALLE TOLOSA	1	596.88	29.84	626.72
779-292-003	50339 CALLE TOLOSA	1	596.88	29.84	626.72
779-292-004	50365 CALLE TOLOSA	1	596.88	29.84	626.72
779-292-005	50391 CALLE TOLOSA	1	596.88	29.84	626.72
779-292-006	50390 SOLEDAD PL	1	596.88	29.84	626.72
779-292-007	50364 SOLEDAD PL	1	596.88	29.84	626.72
779-292-008	50338 SOLEDAD PL	1	596.88	29.84	626.72
779-292-009	50312 SOLEDAD PL	1	596.88	29.84	626.72
779-292-010	50286 SOLEDAD PL	1	596.88	29.84	626.72
779-293-001	83418 SANTO LN	1	596.88	29.84	626.72
779-293-002	83412 SANTO LN	1	596.88	29.84	626.72
779-293-003	83406 SANTO LN	1	596.88	29.84	626.72
779-293-004	50363 SOLEDAD PL	1	596.88	29.84	626.72
779-293-005	50389 SOLEDAD PL	1	596.88	29.84	626.72
779-293-006	83392 SAN ASIS DR	1	596.88	29.84	626.72
779-293-007	83386 SAN ASIS DR	1	596.88	29.84	626.72
779-293-008	83380 SAN ASIS DR	1	596.88	29.84	626.72
779-293-009	83379 SAN ASIS DR	1	596.88	29.84	626.72
779-293-010	83385 SAN ASIS DR	1	596.88	29.84	626.72
779-293-011	83391 SAN ASIS DR	1	596.88	29.84	626.72
779-293-012	83397 SAN ASIS DR	1	596.88	29.84	626.72
779-293-013	83405 SAN ASIS DR	1	596.88	29.84	626.72
779-293-014	83411 SAN ASIS DR	1	596.88	29.84	626.72
779-293-015	83417 SAN ASIS DR	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
779-293-016	83425 SAN ASIS DR	1	596.88	29.84	626.72
779-293-017	83431 SAN ASIS DR	1	596.88	29.84	626.72
779-293-018	83437 SAN ASIS DR	1	596.88	29.84	626.72
779-293-019	83445 SAN ASIS DR	1	596.88	29.84	626.72
779-293-020	83451 SAN ASIS DR	1	596.88	29.84	626.72
779-293-021	83457 SAN ASIS DR	1	596.88	29.84	626.72
779-293-022	83465 SAN ASIS DR	1	596.88	29.84	626.72
779-293-023	83471 SAN ASIS DR	1	596.88	29.84	626.72
779-293-024	50292 SAN SOLANO RD	1	596.88	29.84	626.72
779-293-025	50266 SAN SOLANO RD	1	596.88	29.84	626.72
779-293-026	50240 SAN SOLANO RD	1	596.88	29.84	626.72
779-300-001	50346 CAMINO LORETO	1	596.88	29.84	626.72
779-300-002	50340 CAMINO LORETO	1	596.88	29.84	626.72
779-300-003	50334 CAMINO LORETO	1	596.88	29.84	626.72
779-300-004	50328 CAMINO LORETO	1	596.88	29.84	626.72
779-300-005	50322 CAMINO LORETO	1	596.88	29.84	626.72
779-300-006	50316 CAMINO LORETO	1	596.88	29.84	626.72
779-300-007	50310 CAMINO LORETO	1	596.88	29.84	626.72
779-300-008	50307 CAMINO LORETO	1	596.88	29.84	626.72
779-300-009	50313 CAMINO LORETO	1	596.88	29.84	626.72
779-300-010	50319 CAMINO LORETO	1	596.88	29.84	626.72
779-300-011	50325 CAMINO LORETO	1	596.88	29.84	626.72
779-300-012	50331 CAMINO LORETO	1	596.88	29.84	626.72
779-300-013	50337 CAMINO LORETO	1	596.88	29.84	626.72
779-300-014	50343 CAMINO LORETO	1	596.88	29.84	626.72
779-300-016	50094 CALLE FRONTERA	1	596.88	29.84	626.72
779-300-017	50088 CALLE FRONTERA	1	596.88	29.84	626.72
779-300-018	50082 CALLE FRONTERA	1	596.88	29.84	626.72
779-300-019	50076 CALLE FRONTERA	1	596.88	29.84	626.72
779-300-020	50070 CALLE FRONTERA	1	596.88	29.84	626.72
779-300-021	50064 CALLE FRONTERA	1	596.88	29.84	626.72
779-300-022	50058 CALLE FRONTERA	1	596.88	29.84	626.72
779-300-023	50175 CAMINO CORAS	1	596.88	29.84	626.72
779-300-024	50169 CAMINO CORAS	1	596.88	29.84	626.72
779-300-025	50163 CAMINO CORAS	1	596.88	29.84	626.72
779-300-026	50157 CAMINO CORAS	1	596.88	29.84	626.72
779-300-027	50151 CAMINO CORAS	1	596.88	29.84	626.72
779-300-028	50145 CAMINO CORAS	1	596.88	29.84	626.72
779-300-029	50139 CAMINO CORAS	1	596.88	29.84	626.72
779-300-030	50142 CAMINO CORAS	1	596.88	29.84	626.72
779-300-031	50148 CAMINO CORAS	1	596.88	29.84	626.72
779-300-032	50154 CAMINO CORAS	1	596.88	29.84	626.72
779-300-033	50160 CAMINO CORAS	1	596.88	29.84	626.72
779-300-034	50166 CAMINO CORAS	1	596.88	29.84	626.72
779-300-035	50172 CAMINO CORAS	1	596.88	29.84	626.72
779-300-036	50178 CAMINO CORAS	1	596.88	29.84	626.72
779-300-037	50259 CAMINO EL FARO	1	596.88	29.84	626.72
779-300-038	50253 CAMINO EL FARO	1	596.88	29.84	626.72
779-300-039	50247 CAMINO EL FARO	1	596.88	29.84	626.72
779-300-040	50241 CAMINO EL FARO	1	596.88	29.84	626.72
779-300-041	50235 CAMINO EL FARO	1	596.88	29.84	626.72
779-300-042	50229 CAMINO EL FARO	1	596.88	29.84	626.72
779-300-043	50223 CAMINO EL FARO	1	596.88	29.84	626.72
779-300-044	50226 CAMINO EL FARO	1	596.88	29.84	626.72
779-300-045	50232 CAMINO EL FARO	1	596.88	29.84	626.72
779-300-046	50238 CAMINO EL FARO	1	596.88	29.84	626.72
779-300-047	50244 CAMINO EL FARO	1	596.88	29.84	626.72
779-300-048	50250 CAMINO EL FARO	1	596.88	29.84	626.72
779-300-049	50256 CAMINO EL FARO	1	596.88	29.84	626.72
779-300-050	50262 CAMINO EL FARO	1	596.88	29.84	626.72
779-301-010	83573 AVENIDA SAN DOMINGO	1	596.88	29.84	626.72
779-301-011	83567 AVENIDA SAN DOMINGO	1	596.88	29.84	626.72
779-301-012	83561 AVENIDA SAN DOMINGO	1	596.88	29.84	626.72
779-301-013	83555 AVENIDA SAN DOMINGO	1	596.88	29.84	626.72
779-301-014	83549 AVENIDA SAN DOMINGO	1	596.88	29.84	626.72
779-301-015	83543 AVENIDA SAN DOMINGO	1	596.88	29.84	626.72
779-301-016	83537 AVENIDA SAN DOMINGO	1	596.88	29.84	626.72
779-301-017	83531 AVENIDA SAN DOMINGO	1	596.88	29.84	626.72
779-301-018	83525 AVENIDA SAN DOMINGO	1	596.88	29.84	626.72
779-301-019	83519 AVENIDA SAN DOMINGO	1	596.88	29.84	626.72
779-301-020	83513 AVENIDA SAN DOMINGO	1	596.88	29.84	626.72
779-301-021	83507 AVENIDA SAN DOMINGO	1	596.88	29.84	626.72
779-301-022	83501 AVENIDA SAN DOMINGO	1	596.88	29.84	626.72
779-611-037	50475 PASEO OCHOA	1	596.88	29.84	626.72
779-611-038	50483 PASEO OCHOA	1	596.88	29.84	626.72
779-613-001	50498 PASEO OCHOA	1	596.88	29.84	626.72
779-613-002	50482 PASEO OCHOA	1	596.88	29.84	626.72
779-613-003	50468 PASEO OCHOA	1	596.88	29.84	626.72
779-613-005	50438 PASEO OCHOA	1	596.88	29.84	626.72
779-613-006	50416 PASEO OCHOA	1	596.88	29.84	626.72
779-620-020	83840 CALLE MORENO	1	596.88	29.84	626.72

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
779-620-021	83848 CALLE MORENO	1	596.88	29.84	626.72
779-620-022	83856 CALLE MORENO	1	596.88	29.84	626.72
779-620-023	83868 CALLE MORENO	1	596.88	29.84	626.72
779-620-024	83876 CALLE MORENO	1	596.88	29.84	626.72
779-620-025	83888 CALLE MORENO	1	596.88	29.84	626.72
779-620-026	83896 CALLE MORENO	1	596.88	29.84	626.72
779-620-027	83908 CALLE MORENO	1	596.88	29.84	626.72
779-620-028	83920 CALLE MORENO	1	596.88	29.84	626.72
779-620-029	83932 CALLE MORENO	1	596.88	29.84	626.72
779-620-030	83940 CALLE MORENO	1	596.88	29.84	626.72
779-620-031	83948 CALLE MORENO	1	596.88	29.84	626.72
779-620-032	83958 CALLE MORENO	1	596.88	29.84	626.72
779-620-033	83931 CALLE MORENO	1	596.88	29.84	626.72
779-620-034	83917 CALLE MORENO	1	596.88	29.84	626.72
779-620-035	83905 CALLE MORENO	1	596.88	29.84	626.72
779-620-036	83904 PYRAMID RANCH DR	1	596.88	29.84	626.72
779-620-037	83920 PYRAMID RANCH DR	1	596.88	29.84	626.72
779-620-038	83934 PYRAMID RANCH DR	1	596.88	29.84	626.72
779-621-001	83885 CALLE MORENO	1	596.88	29.84	626.72
779-621-002	83873 CALLE MORENO	1	596.88	29.84	626.72
779-621-003	83861 CALLE MORENO	1	596.88	29.84	626.72
779-621-004	83851 CALLE MORENO	1	596.88	29.84	626.72
779-621-005	83843 CALLE MORENO	1	596.88	29.84	626.72
779-621-023	83874 PYRAMID RANCH DR	1	596.88	29.84	626.72
779-621-024	83884 PYRAMID RANCH DR	1	596.88	29.84	626.72
779-622-004	50574 PASEO FERRERA	1	596.88	29.84	626.72
779-622-005	50586 PASEO FERRERA	1	596.88	29.84	626.72
779-622-006	50505 PASEO OCHOA	1	596.88	29.84	626.72
779-622-007	50535 PASEO OCHOA	1	596.88	29.84	626.72
779-622-008	50557 PASEO OCHOA	1	596.88	29.84	626.72
779-622-009	50573 PASEO OCHOA	1	596.88	29.84	626.72
779-622-010	50587 PASEO OCHOA	1	596.88	29.84	626.72
779-623-001	83883 PYRAMID RANCH DR	1	596.88	29.84	626.72
779-623-002	83875 PYRAMID RANCH DR	1	596.88	29.84	626.72
779-624-001	50584 PASEO OCHOA	1	596.88	29.84	626.72
779-624-002	50570 PASEO OCHOA	1	596.88	29.84	626.72
779-624-003	50554 PASEO OCHOA	1	596.88	29.84	626.72
779-624-004	50528 PASEO OCHOA	1	596.88	29.84	626.72
780-350-003	83054 55TH AVE	1	596.88	0.00	596.88
780-370-001	55050 RUE MARANDE	1	596.88	0.00	596.88
780-370-002	83091 55TH AVE	1	596.88	0.00	596.88
780-370-003	83092 ROSA AVE	1	596.88	0.00	596.88
780-370-004	55100 RUE MARANDE	1	596.88	0.00	596.88
780-370-010	83155 55TH AVE	1	596.88	0.00	596.88
780-370-011	83175 55TH AVE	1	596.88	0.00	596.88
780-371-001	55150 RUE MARANDE	1	596.88	0.00	596.88
780-371-003	83111 ROSA ST	1	596.88	0.00	596.88
780-371-006	83181 ROSA AVE	1	596.88	0.00	596.88
780-371-007	83209 ROSA AVE	1	596.88	0.00	596.88
780-372-001	55110 JACKSON ST	1	596.88	0.00	596.88
780-380-001	83480 ELLA AVE	1	596.88	0.00	596.88
780-380-002	83440 ELLA AVE	1	596.88	0.00	596.88
780-380-003	83420 ELLA AVE	1	596.88	0.00	596.88
780-380-004	83400 ELLA AVE	1	596.88	0.00	596.88
780-380-005	83380 ELLA AVE	1	596.88	0.00	596.88
780-380-008	83320 ELLA AVE	1	596.88	0.00	596.88
780-380-009	83300 ELLA AVE	1	596.88	0.00	596.88
780-380-010	83280 ELLA AVE	1	596.88	0.00	596.88
780-380-011	55400 CECIL ST	1	596.88	0.00	596.88
780-380-012	83305 ROSA AVE	1	596.88	0.00	596.88
780-380-013	83325 ROSA AVE	1	596.88	0.00	596.88
780-380-014	83345 ROSA AVE	1	596.88	0.00	596.88
780-380-015	83365 ROSA AVE	1	596.88	0.00	596.88
780-380-016	83385 ROSA AVE	1	596.88	0.00	596.88
780-380-017	83395 ROSA AVE	1	596.88	0.00	596.88
780-380-018	83415 ROSA AVE	1	596.88	0.00	596.88
780-380-019	83445 ROSA AVE	1	596.88	0.00	596.88
780-380-020	83475 ROSA AVE	1	596.88	0.00	596.88
780-381-001	83265 ROSA AVE	1	596.88	0.00	596.88
780-381-002	83260 ELLA AVE	1	596.88	0.00	596.88
780-382-001	83480 ROSA AVE	1	596.88	0.00	596.88
780-382-002	83440 ROSA AVE	1	596.88	0.00	596.88
780-382-003	83420 ROSA AVE	1	596.88	0.00	596.88
780-382-004	83400 ROSA AVE	1	596.88	0.00	596.88
780-382-005	83380 ROSA AVE	1	596.88	0.00	596.88
780-382-006	83360 ROSA AVE	1	596.88	0.00	596.88
780-382-007	83340 ROSA AVE	1	596.88	0.00	596.88
780-382-008	83320 ROSA AVE	1	596.88	0.00	596.88
780-382-009	83300 ROSA AVE	1	596.88	0.00	596.88
780-382-010	83280 ROSA AVE	1	596.88	59.68	656.56
780-382-017	55021 CALHOUN ST	2	1,193.76	0.00	1,193.76

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
780-383-001	83260 ROSA AVE	1	596.88	0.00	596.88
780-390-001	55160 JACKSON ST	1	596.88	0.00	596.88
780-390-002	83060 ELLA AVE	1	596.88	0.00	596.88
780-391-001	83100 ELLA AVE	1	596.88	0.00	596.88
780-391-002	83110 ELLA AVE	1	596.88	0.00	596.88
780-391-003	83120 ELLA AVE	1	596.88	0.00	596.88
780-391-004	83130 ELLA AVE	1	596.88	0.00	596.88
780-391-005	83140 ELLA AVE	1	596.88	0.00	596.88
780-391-006	83150 ELLA AVE	1	596.88	0.00	596.88
780-391-007	83160 ELLA AVE	1	596.88	0.00	596.88
780-391-008	83170 ELLA AVE	1	596.88	0.00	596.88
780-391-009	83180 ELLA AVE	1	596.88	0.00	596.88
780-391-010	83190 ELLA AVE	1	596.88	0.00	596.88
780-392-001	83050 RUE PARAY	1	596.88	0.00	596.88
780-392-002	55401 RUE MARANDE	1	596.88	0.00	596.88
780-392-003	55351 RUE MARANDE	1	596.88	0.00	596.88
780-392-004	55301 RUE MARANDE	1	596.88	0.00	596.88
780-392-005	55251 RUE MARANDE	1	596.88	0.00	596.88
780-392-006	83055 ELLA AVE	1	596.88	0.00	596.88
780-392-008	55200 JACKSON ST	1	596.88	0.00	596.88
780-392-009	55350 JACKSON ST	1	596.88	0.00	596.88
780-392-011	55400 JACKSON ST	1	596.88	0.00	596.88
780-392-012	55450 S JACKSON ST	1	596.88	0.00	596.88
780-393-001	83103 RUE PARAY	1	596.88	0.00	596.88
780-393-002	83085 RUE PARAY	1	596.88	0.00	596.88
780-393-003	83065 RUE PARAY	1	596.88	0.00	596.88
780-393-004	55300 JACKSON ST	1	596.88	0.00	596.88
780-393-005	83115 RUE PARAY	1	596.88	0.00	596.88
780-393-006	83135 RUE PARAY	1	596.88	0.00	596.88
780-393-007	83155 RUE PARAY	1	596.88	0.00	596.88
780-393-008	83175 RUE PARAY	1	596.88	0.00	596.88
780-393-009	83195 RUE PARAY	1	596.88	0.00	596.88
780-393-010	83205 RUE PARAY	1	596.88	0.00	596.88
780-393-011	83215 RUE PARAY	1	596.88	0.00	596.88
780-394-001	83220 RUE PARAY	1	596.88	0.00	596.88
780-394-002	83210 RUE PARAY	1	596.88	0.00	596.88
780-394-003	83184 RUE PARAY	1	596.88	0.00	596.88
780-394-004	83166 RUE PARAY	1	596.88	0.00	596.88
780-394-006	83124 RUE PARAY	1	596.88	0.00	596.88
780-394-007	83106 RUE PARAY	1	596.88	0.00	596.88
780-394-008	83185 RUE CHATEAU	1	596.88	0.00	596.88
780-394-009	83175 RUE CHATEAU	1	596.88	0.00	596.88
780-394-010	83165 RUE CHATEAU	1	596.88	0.00	596.88
780-394-011	83155 RUE CHATEAU	1	596.88	0.00	596.88
780-394-012	83145 RUE CHATEAU	1	596.88	0.00	596.88
780-394-013	83135 RUE CHATEAU	1	596.88	0.00	596.88
780-394-014	55297 RUE MONTIGNY	1	596.88	0.00	596.88
780-394-015	55275 RUE MONTIGNY	1	596.88	0.00	596.88
780-394-016	55227 RUE MONTIGNY	1	596.88	0.00	596.88
780-394-017	55205 RUE MONTIGNY	1	596.88	0.00	596.88
780-394-018	83115 ELLA ST	1	596.88	0.00	596.88
780-394-019	55200 RUE MARANDE	1	596.88	0.00	596.88
780-394-020	55220 RUE MARANDE	1	596.88	0.00	596.88
780-394-021	55300 RUE MARANDE	1	596.88	0.00	596.88
780-394-022	55350 RUE MARANDE	1	596.88	0.00	596.88
780-394-023	55400 RUE MARANDE	1	596.88	0.00	596.88
780-394-024	55450 RUE MARANDE	1	596.88	0.00	596.88
780-395-001	55190 RUE MONTIGNY	1	596.88	0.00	596.88
780-395-003	83130 RUE CHATEAU	1	596.88	0.00	596.88
780-395-004	83142 RUE CHATEAU	1	596.88	0.00	596.88
780-395-005	83146 RUE MARLENE	1	596.88	0.00	596.88
780-395-006	83162 RUE MARLENE	1	596.88	0.00	596.88
780-395-008	83180 RUE CHATEAU	1	596.88	0.00	596.88
780-395-010	55225 RUE MARNE	1	596.88	0.00	596.88
780-395-011	83185 ELLA AVE	1	596.88	0.00	596.88
780-395-012	83177 ELLA AVE	1	596.88	0.00	596.88
780-395-013	83167 ELLA AVE	1	596.88	0.00	596.88
780-395-014	83157 ELLA AVE	1	596.88	0.00	596.88
780-395-015	83147 ELLA AVE	1	596.88	0.00	596.88
780-396-001	55230 RUE MARNE	1	596.88	0.00	596.88
780-396-002	55260 RUE MARNE	1	596.88	0.00	596.88
780-396-003	55310 RUE MARNE	1	596.88	0.00	596.88
780-396-004	55360 RUE MARNE	1	596.88	0.00	596.88
780-396-005	55440 RUE MARNE	1	596.88	0.00	596.88
780-396-006	55480 RUE MARNE	1	596.88	0.00	596.88
780-410-001	55520 S JACKSON ST	1	596.88	0.00	596.88
780-410-002	83050 ALVARADO AVE	1	596.88	0.00	596.88
780-410-003	83060 ALVARADO AVE	1	596.88	0.00	596.88
780-410-004	83070 ALVARADO AVE	1	596.88	0.00	596.88
780-410-005	83080 ALVARADO AVE	1	596.88	0.00	596.88
780-410-006	83090 ALVARADO AVE	1	596.88	0.00	596.88

CITY OF COACHELLA
SEWER CHARGE & UTILITY USERS TAX
PROPOSED FISCAL YEAR 2025/2026 ASSESSMENT ROLL

Assessor's Parcel Number	Situs Address	Units	Sewer Charge	Utility Users Tax 5%	Total Charge
780-410-007	83100 ALVARADO AVE	1	596.88	0.00	596.88
780-410-008	83110 ALVARADO AVE	1	596.88	0.00	596.88
780-410-009	83120 ALVARADO AVE	1	596.88	0.00	596.88
780-410-010	83130 ALVARADO AVE	1	596.88	0.00	596.88
780-410-011	83140 ALVARADO AVE	1	596.88	0.00	596.88
780-410-012	83150 ALVARADO AVE	1	596.88	0.00	596.88
780-410-013	83160 ALVARADO AVE	1	596.88	0.00	596.88
780-410-014	83170 ALVARADO AVE	1	596.88	0.00	596.88
780-410-015	83180 ALVARADO AVE	1	596.88	0.00	596.88
780-411-001	55750 JACKSON ST	1	596.88	0.00	596.88
780-411-002	55720 JACKSON ST	1	596.88	0.00	596.88
780-411-003	55670 JACKSON ST	1	596.88	0.00	596.88
780-411-004	55650 JACKSON ST	1	596.88	0.00	596.88
780-411-005	55600 S JACKSON ST	1	596.88	0.00	596.88
780-411-006	55520 WADE ST	1	596.88	0.00	596.88
780-411-007	55540 WADE ST	1	596.88	0.00	596.88
780-411-009	55580 WADE ST	1	596.88	0.00	596.88
780-411-010	83045 ALVARADO AVE	1	596.88	0.00	596.88
780-411-011	55560 JACKSON ST	1	596.88	0.00	596.88
780-411-015	55633 SUN SWEPT ST	1	596.88	0.00	596.88
780-411-016	55657 SUN SWEPT ST	1	596.88	0.00	596.88
780-411-017	55681 SUN SWEPT ST	1	596.88	0.00	596.88
780-411-018	55705 SUN SWEPT ST	1	596.88	0.00	596.88
780-411-019	55729 SUN SWEPT ST	1	596.88	0.00	596.88
780-411-020	55620 WADE ST	1	596.88	0.00	596.88
780-411-021	55644 WADE ST	1	596.88	0.00	596.88
780-411-022	55668 WADE ST	1	596.88	0.00	596.88
780-411-023	55692 WADE ST	1	596.88	0.00	596.88
780-412-001	83175 ALVARADO AVE	1	596.88	0.00	596.88
780-412-002	83165 ALVARADO AVE	1	596.88	0.00	596.88
780-412-003	83155 ALVARADO AVE	1	596.88	0.00	596.88
780-412-004	83145 ALVARADO AVE	1	596.88	0.00	596.88
780-412-005	83135 ALVARADO AVE	1	596.88	0.00	596.88
780-412-006	83125 ALVARADO AVE	1	596.88	0.00	596.88
780-412-007	83115 ALVARADO AVE	1	596.88	0.00	596.88
780-412-008	83105 ALVARADO AVE	1	596.88	0.00	596.88
780-412-009	83095 ALVARADO AVE	1	596.88	0.00	596.88
780-412-010	83085 ALVARADO AVE	1	596.88	0.00	596.88
780-412-011	83075 ALVARADO AVE	1	596.88	0.00	596.88
780-412-012	83076 MAJENTA LN	1	596.88	0.00	596.88
780-412-013	83086 MAJENTA LN	1	596.88	0.00	596.88
780-412-014	83096 MAJENTA LN	1	596.88	0.00	596.88
780-412-015	83106 MAJENTA LN	1	596.88	0.00	596.88
780-412-016	83116 MAJENTA LN	1	596.88	0.00	596.88
780-412-017	83126 MAJENTA LN	1	596.88	0.00	596.88
780-412-018	83136 MAJENTA LN	1	596.88	0.00	596.88
780-412-019	83146 MAJENTA LN	1	596.88	0.00	596.88
780-412-020	83156 MAJENTA LN	1	596.88	0.00	596.88
780-412-021	83166 MAJENTA LN	1	596.88	0.00	596.88
780-412-022	83176 MAJENTA LN	1	596.88	0.00	596.88
780-413-001	83074 PERSIMMON LN	1	596.88	0.00	596.88
780-413-002	83084 PERSIMMON LN	1	596.88	0.00	596.88
780-413-003	83094 PERSIMMON LN	1	596.88	0.00	596.88
780-413-004	83104 PERSIMMON LN	1	596.88	0.00	596.88
780-413-005	83114 PERSIMMON LN	1	596.88	0.00	596.88
780-413-006	83124 PERSIMMON LN	1	596.88	0.00	596.88
780-413-007	83134 PERSIMMON LN	1	596.88	0.00	596.88
780-413-008	83144 PERSIMMON LN	1	596.88	0.00	596.88
780-413-009	83154 PERSIMMON LN	1	596.88	0.00	596.88
780-413-010	83164 PERSIMMON LN	1	596.88	0.00	596.88
780-413-011	83174 PERSIMMON LN	1	596.88	0.00	596.88
780-413-012	83184 PERSIMMON LN	1	596.88	0.00	596.88
780-420-002	55790 JACKSON ST	1	596.88	0.00	596.88
Totals		**7,285**	**$4,348,270.80**	**$211,834.16**	**$4,560,104.96**
Parcel Count					**7,272**

Fictitious Business

FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as:
LJ Concrete Pumping
16160 Via Corto East, Desert Hot Springs, CA 92240
Riverside County
Full name of Registrant:
Jhoshua M Bahena Granados
16160 Via Corto East, Desert Hot Springs, CA 92240
This Business is conducted by: An Individual
Registrant commenced to transact business under the fictitious business name(s) listed above on
April 28, 2025
I declare that all the information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code, that the registrant knows to be false, is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
Signature/s/ Jhoshua M Bahena Granados
Typed or Printed Name(s): Jhoshua M Bahena Granados
NOTE: This statement expires 5 years from the filing date. The filing of this statement does not of itself authorize the use in this state of a Fictitious business name in violation of the rights of another under Federal, State, or Common Law (sec. 14411 et. sec. B&P)
This statement was filed
County of Riverside
Peter Aldana
Assessor- County Clerk- Recorder
File No. R- 202507605
June 12, 2025
June 18, 25, July 2, 9 2025
LYRK0317464

FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as:
SUSHI JOY LLC
40101 MONTEREY AVE. RANCHO MIRAGE CA 92270
Riverside County
Full name of Registrant:
AMOR G. GOCHIOCO
39343 Gainsborough Cir. Palm Desert CA 92211
This Business is conducted by: A Limited Liability Company
Registrant has not yet begun to transact business under the fictitious business name(s) listed above
I declare that all the information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code, that the registrant knows to be false, is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
Signature/s/ Amor G. Gochioco
Typed or Printed Name(s): AMOR G. GOCHIOCO
NOTE: This statement expires 5 years from the filing date. The filing of this statement does not of itself authorize the use in this state of a Fictitious business name in violation of the rights of another under Federal, State, or Common Law (sec. 14411 et. sec. B&P)
This statement was filed
County of Riverside
PETER ALDANA
RIVERSIDE COUNTY CLERK
File No. R-202507686
June 16, 2025
June 25, July 2, 9, 16 2025
LYRK0319297

Public Notices

CITY OF COACHELLA
PUBLIC HEARING NOTICE OF
SANITARY SEWER RATE CHARGES
TO BE PLACED ON THE RIVERSIDE COUNTY TAX ROLL

This meeting will be conducted by teleconference as provided in the meeting agenda and in-person with public access at Coachella City Hall, Council Chamber 1515 Sixth Street, Coachella, CA.

NOTICE IS HEREBY GIVEN that the Coachella Sanitary District proposes to place Fiscal Year 2025/2026 Residential Sanitary Sewer rate charges on the Riverside County tax roll for the forthcoming fiscal year. A report describing each parcel subject to the charges, and the proposed assessments to be imposed on such parcels, has been filed with the City Clerk and is available for review; residential sanitary sewer rates are available for review on the city's website www.coachella.org.

On Wednesday, July 23, 2025, the City Council will hold a public hearing to receive public comments, hear and consider all testimony at the City of Coachella Council Meeting.

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 city-clerk@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.

Said meeting will be available to the public live through the City's website at www.coachella.org.

Questions regarding the public hearing or the Fiscal Year 2025/2026 Residential Sanitary Sewer assessments should be directed to the Utilities Director at (760) 501-8100.

Please send written comments to:
City of Coachella Utilities Department
Attn: Utilities Director
53-462 Enterprise Way
Coachella, CA 92236
July 9, 16, 2025

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF RIVERSIDE, JUVENILE DIVISION

IN RE THE MATTER OF:
EZEQUIEL SALVADOR CHAVARRIA AKA
EZEKIEL SALVADOR CHAVARRIA (DOB:09/01/24)
MINOR

Case No. INJ017157
CITATION TO APPEAR

THE PEOPLE OF THE STATE OF CALIFORNIA
TO THE UNKNOWN FATHER AND ANYONE CLAIMING TO BE THE FATHER, OF THE ABOVE STATED MINOR:

By order of this Court you are hereby cited and required to appear before a Judge of the Superior Court, located at Larson Justice Center, 46-200 Oasis Street, Indio, California, 92201, on September 17, 2025, at 8:00 a.m., in Department 1A, to show cause, if any, why the above-named minors should not be declared free from the custody and control of the parents, pursuant to a hearing held in accordance with Welfare and Institutions Code Section 366.26. This hearing is for the purpose of terminating your parental rights forever and ordering that the minor be placed for adoption.

You are hereby notified of the following provisions of Welfare and Institutions Code:

Section 366.26(e)(2) provides that: "If you appear without counsel and are unable to afford counsel, the Court shall appoint counsel for you, unless such representation is knowingly and intelligently waived."

Section 366.26 provides: "The Court may continue the proceeding for a period not to exceed 30 days as necessary to appoint you counsel, and to enable counsel to become acquainted with your case."

Section 366.26(b)(1) provides: "At the hearing,...the court,...shall do one of the following: (1) Permanently sever your parental rights and order that the child be placed for adoption; (2) Without permanently terminating your parental rights, appoint a legal guardian for the minor and issue letters of guardianship; or (3) Order that the minor be placed in long-term foster care, subject to the regular review of the juvenile court."

Given under my hand and seal of the Superior Court of the County of Riverside, State of California, this 6th day of June, 2025.
JASON B. GALKIN
Executive Officer
Superior Court of the State of California, in and for the County of Riverside,
By: Irma Rodriguez, Deputy
July 9, 16, 23, 30 2025
LYRK0314563

Foreclosure / Sheriff Sales

EPP 44309
T.S. No. 24-71017 APN: 669-381-009 NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/22/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.Trustor: JONATHAN DEMIAN, AN UNMARRIED MANDuly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 8/28/2023, as Instrument No. 2023-0253360, of Official Records in the office of the Recorder of Riverside County, California, Date of Sale:7/30/2025 at 9:00 AM Place of Sale: In the Courtyard of the Historic Civic Center located at 815 W Sixth st, Corona, CA Estimated amount of unpaid balance and other charges: $749,689.19Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 485 WEST TRAMVIEW ROADPALM SPRINGS, CALIFORNIA 92262Described as follows: As more fully described in said Deed of TrustA.P.N #.: 669-381-009The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the 24-71017. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the 24-71017 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 7/1/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale OfficerThis office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 44309 Pub Dates 07/09, 07/16, 07/23/2025
July 9, 16, 23 2025
LYRK0327455

EPP 44103
T.S. No.: 2025-13677-CA APN: 522-211-004 Property Address: 15872 CORAL STREET, PALM SPRINGS, CA 92262NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/15/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Hosea Michael Knox, a single manDuly Appointed Trustee: Nestor Solutions, LLCDeed of Trust Recorded 12/2/2020 as Instrument No. 2020-0607670 in Book -- Page -- of Official Records in the office of the Recorder of Riverside County, CaliforniaDate of Sale: 7/17/2025 at 9:00 AM Place of Sale: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882Amount of unpaid balance and other charges: $149,677.38 Street Address or other common designation of real property: 15872 CORAL STREET PALM SPRINGS, CA 92262A.P.N.: 522-211-004The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2025-13677-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.NOTICE TO TENANTS: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. 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If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 6/13/2025 Nestor Solutions, LLC214 5th Street, Suite 205Huntington Beach, California 92648Sale Line: (888) 902-3989 Giovanna Nichelson, Sr. Trustee Sale Officer EPP 44103 Pub Dates 06/25, 07/02, 07/09/2025
June 25, July 2, 9 2025
LYRK0317543

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