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

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 01, 2026
6:00 PM

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

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

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

    Written comments may be submitted to the 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.

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

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

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

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes June 17, 2026

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Request for Continuance to a Date and Time Uncertain - KPC Project: General Plan Amendment (GPA) No. 22-03, Specific Plan (SP) No. 22-01, Change of Zone (CZ) No. 22-04, and Certification of Environmental Impact Report (EA 22-06) located in the eastern portion of Coachella near Interstate 10 (I-10). Applicant: The KPC Group.

3. A Public Hearing to Consider Resolution No. PC2026-21 and Resolution No. PC2026-22 of the Planning Commission of the City of Coachella for the recommendation of conditional approval of Conditional Use Permit (CUP) No. 402 and Architectural Review (AR) No. 26-03 for the construction of a new 910 square foot drive-thru coffee shop (7 Brew) within an existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054), and determining that the proposed project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). Applicant: LeAnne Scott

INFORMATIONAL:

ADJOURNMENT:

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

June 17, 2026
6:00 PM

CALL TO ORDER: 6:01 P.M.

PLEDGE OF ALLEGIANCE:
Commissioner Fonseca.

ROLL CALL:
Commissioners Present:

X	Chairperson Lara
	Vice Chairperson Torres
X	Commissioner Fonseca
X	Commissioner Ordorica
	Commissioner Murillo

Staff Present:
*Kendra Reif, Community Development Director.
*Adrian Moreno, Associate Planner.
*Vanessa Sanchez-Meza, Planning Technician.
*Jesus Medina, Information Technology Tech.
*Jason Stevens, Information Technology Manager.

APPROVAL OF AGENDA:

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

MOTION MOVED BY COMMISSIONER FONSECA SECONDED BY VICE CHAIPERSON TORRES TO APPROVE THE AGENDA.

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

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes May 20, 2026.

MOTION MOVED BY COMMISSIONER FONSECA SECONDED BY CHAIRPERSON LARA TO APPROVE THE MINUTES.

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

WRITTEN COMMUNICATIONS:

THERE WERE NO WRITTEN COMMENTS RECEIVED.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

Public Comments Opened at 6:03 PM by Chairperson Lara.

Public Comments Closed at 6:04 PM by Chairperson Lara.

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. A Public Hearing to Consider Resolution No. PC2026-17 of the Planning Commission of the City of Coachella for the recommendation of conditional approval of AR No. 25-13 for the construction of a new 3,360-square-foot repair and maintenance accessory building to serve the existing business (Eberhard Equipment) located at 86100 Avenue 54 (APN 763-141-007 and 763-141-009), and determining that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). Applicant: Steve Eberhard

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

Public Comments Opened at 6:09 PM by Chairperson Lara.

Public Comments Closed at 6:10 PM by Chairperson Lara.

After the opening and closing of the public comment period Chairperson Lara invited the applicant team up to provide comment. The applicant, Steve Eberhard, provided comment.

IT WAS MOVED BY CHAIRPERSON LARA AND SECOND BY COMMISSIONER ORDORICA TO APPROVE RESOLUTION NO. PC 2026-17 AS RECOMMENDED BY STAFF WITH THE ADDITION OF A CONDITION TO REQUIRE LANDSCAPE IMPROVEMENTS ON AVENUE 54 WITHIN ONE YEAR AND A HALF AFTER IMPROVEMENTS HAVE BEEN INSTALLED.

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

INFORMATIONAL:

* New city manager Gus Romo started Monday June 15th. The new city manager plans to attend a future planning commission meeting.
*Alternate Planning Commissioner Stephanie Ambriz was selected at the 6/10/26 city council meeting. The Alternate Commissioner is planned to be sworn in at the upcoming July 1st planning commission meeting.
*The next planning commission meeting is scheduled for July 1st.
*The City Attorney Daniel Trevino mentioned he is open to scheduling one on one meetings with the commissioners in case they have questions, such as the Brown Act or other questions.

ADJOURNMENT: 6:25 P.M.

RESPECTFULLY SUBMITTED BY,

KENDRA REIF

PLANNING COMMISSION SECRETARY

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

STAFF REPORT
7/01/26

TO: Planning Commission

FROM: Ron Goldman Project Consultant
Kendra Reif, Community Development Director

SUBJECT: The KPC Project includes the following applications:

1. General Plan Amendment No. 22-03: The general plan amendment proposes to amend the existing Coachella General Plan 2035 land use designation from Resort District to a Specific Plan General Plan Land Use Designation and to amend the current general plan text as it relates to the KPC Project site.

2. Specific Plan No. 22-01: The specific plan proposes the following land uses: a maximum of 9538 dwelling units; 2,040,518 square feet of mixed use development including a 375 room hotel; 71 acres for 3 elementary schools and 1 middle school; 379 acres for parks, greenways and amenity corridors; 68 acres for new agricultural production; 723 acres for drainage and other open space and 170 acres for right of way including the new I-10/Avenue 50 interchange.

3. Change of Zone No. 22-04: The change of zone proposes to change the current City zoning designation on the project site from Resort District to Specific Plan (SP).

6. Environmental Impact Report 22-06: Pursuant to the California Environmental Quality Act (CEQA) guidelines, a Program Environmental Impact Report (EIR 22-06) has been prepared for the proposed project to inform decision makers and the public of the potential significant environmental effects associated with the proposed project.

STAFF RECOMMENDATION

At the Applicant's request, Staff is recommending that the Planning Commission continue the above referenced items to a date uncertain, to be re-advertised for a future Planning Commission meeting with the KPC Development Agreement and Tentative Tract Map.

STAFF REPORT
7/1/2026

TO: Planning Commission Chair and Commissioners

FROM: Vanessa Sanchez-Meza, Planning Technician

SUBJECT: A Public Hearing to Consider Resolution No. PC2026-21 and Resolution No. PC2026-22 of the Planning Commission of the City of Coachella for the recommendation of conditional approval of Conditional Use Permit (CUP) No. 402 and Architectural Revie (AR) No. 26-03 for the construction of a new 910 square foot drive-thru coffee shop (7 Brew) within an existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054), and determining that the proposed project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). Applicant: LeAnne Scott

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STAFF RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing, receive public testimony, and adopt resolutions No. PC 2026-21 and No. PC 2026-22 conditionally approving Conditional Use Permit (CUP) No. 402 and Architectural Review (AR) No. 26-03 for a 910-square-foot drive-thru coffee shop within the existing shopping center located at 49723 Cesar Chavez Street (APNs 603-281-053 and 603-281-054), and determine that the project is categorically exempt from CEQA pursuant to Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). Applicant: LeAnne Scott.

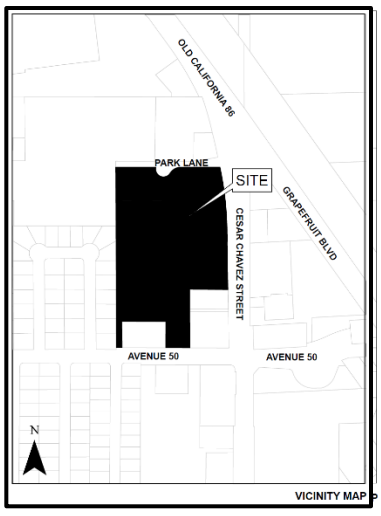


Figure 1 - Vicinity Map

EXECUTIVE SUMMARY

Applicant LeAnne Scott requests Planning Commission approval of the following entitlements for the construction of a new 910- square-foot 7 brew drive-thru coffee shop within the existing shopping center located at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054):

- **Architectural Review No. 26-03-** To construct a new 910 square foot drive-thru coffee shop 7 Brew on a previously developed 10.5 – acre site. The project does not include indoor dining, but instead provides a walk-up ordering window at the exterior of the building.
- **Conditional Use Permit No. 402-** To allow a drive-thru retail use, which is permitted subject to approval of a Conditional Use Permit pursuant to Section 17.24.020(C)(17) of the Coachella Municipal Code within the Commercial Neighborhood (C-N) zoning district.



Figure 2 – Ariel Map

BACKGROUND:

On December 7, 2010, the Planning Commission conditionally approved CUP No. 245, CUP No. 246, and AR No. 10-05 for the construction of a 2,203-square-foot self-service car wash, a small-scale recycling facility, and a 192-square-foot ice vending kiosk within the existing Coachella Shopping Center. As identified in the Notice of Action dated December 7, 2010, those approvals have since expired and were never developed.

On April 17, 2026, applicant LeAnne Scott submitted applications for Architectural Review No. 26-03 and Conditional Use Permit No. 402 to construct a new 910-square-foot 7 Brew drive-thru coffee shop within the existing Coachella Shopping Center located at 49723 Cesar Chavez Street (APNs 603-281-053 and 603-281-054).

The proposed project would be developed on a vacant pad site within the existing 10.5-acre portion of the shopping center. Improvements include a new commercial building, dual-lane drive-thru facilities, a walk-up ordering window, landscaping, parking and circulation improvements, lighting, and associated utility connections. No indoor customer seating is proposed.

The project site is designated Neighborhood Center by the General Plan and zoned Neighborhood Commercial (C-N). Drive-thru retail uses are permitted in the C-N zone subject to approval of a Conditional Use Permit pursuant to Section 17.24.020(C)(17) of the Coachella Municipal Code. Architectural Review approval is required for the construction of new commercial structures.

Existing land uses surrounding the project site are identified in Table 1 below.

Table 1

General Plan, Zoning, and Surrounding Existing Uses

	General Plan	Zoning	Surrounding Existing Uses
Site:	Neighborhood Center	(C-N) Neighborhood Commercial	Coachella Shopping Center
North:	Neighborhood Center and General Neighborhood	(C-N) Neighborhood Commercial and (R-MH) Mobile Home	Commercial Center and Coachella Mobile Home Park
South:	Neighborhood Center	(C-N) Neighborhood Commercial	Commercial Center
East:	Downtown Center	(DT-PV) Downtown	Commercial Center
West:	Suburban Neighborhood	(S-N) Suburban Neighborhood	Single-Family Dwellings and Coachella Mobile Home Park

ARCHITECTURE

The proposed project consists of a 910-square-foot drive-thru building. The proposed project is 19’ 2” in height, constructed with a white board and batten façade design with “black onyx” brick. The roof and canopy structure provide a “bristol blue” metal design. The project will include an LED flex light on the roof and canopy of the structure that will provide an LED light strip that will be visible at night. The proposed trash enclosure provides a brick design that is compatible with the proposed 7 Brew building.



Figure 2 - South and West Elevations



Figure 3 - North and East Elevations



Figure 4 - Conceptual Night-time Lighting Exhibit

LANDSCAPE DESIGN:

The conceptual landscape plan for the 7 Brew project includes landscape improvements to replace missing and dried up landscaping at existing on-site parking areas, and new landscape areas that serve the proposed project. The project also includes new drought tolerant landscape improvements for the project frontage along Cesar Chavez Street. All landscape areas will include a ¾ inch landscape design and drought tolerant landscaping. The project frontage will also include 2"-4" decorative rock, landscape boulders, shrubs, and Mexican Fan Palms.



Figure 5 - Landscape Palette

PARKING/MINOR MODIFICATION:

The proposed 7 Brew building is required to provide 5 parking spaces to accommodate the proposed building use, in accordance with the City Parking Ordinance. Per Section 17.54.010(C)(4)(m) of the Coachella Municipal Code, a drinking establishment that is required to provide one space for each forty-five (45) square feet of customer area, plus one space for each

two hundred (200) square feet of noncustomer area. The project provides 7 new parking spaces. As a result, the project is compliant with the City Parking Ordinance.

The proposed 7 Brew building is constructed over 47 existing parking spaces for the existing shopping center. Staff found that the existing shopping center is required to provide 492 required parking spaces, pursuant to Section 17.54.010(C)(1), the existing commercial building would be required to provide one (1) parking space per two hundred fifty (250) square feet of gross floor area. The existing commercial center has an existing 501 available parking spaces, and the construction of the project would reduce parking below the minimum required parking spaces for the center. The applicant requests a minor modification in accordance with Section 17.70.120 of the Coachella Municipal Code. If a minor modification is approved to reduce parking by 10%, the shopping center is required to provide a minimum of 443 parking spaces. The project would reduce overall parking for the center to 454 parking spaces, 11 spaces more than the minimum of 443 parking spaces required with the approval of a 10% minor modification approval. As a result, if the minor modification of a 10% reduction of the site parking is approved by the Planning Commission for the project, the project would provide sufficient parking. Staff recommends approval of a 10% reduction of parking and recommends the findings as listed below. Attached to this report is a parking analysis.

The scope of work for the project includes slurry seal improvements of the parking lot surrounding the proposed project. The project will also remove two existing driveways within project limits and replace them with new ADA compliance commercial driveways to the satisfaction of the City Engineer, as required by conditions of approval for the project.

Coachella Shopping Center (Today)

Minimum Required Parking Spaces (Municipal Code)	492 Spaces
Existing Available Parking Spaces	501 Spaces (Compliant)

Coachella Shopping Center (After Construction of 7 Brew Project)

Minimum Required Parking Spaces (Municipal Code)	492 Spaces
Available Parking Spaces (After Construction)	**454 Spaces (Non-Compliant)**

Coachella Shopping Center (Approval of 10% Minor Modification)

Minimum Required Parking Spaces (10% Minor Modification)	443 Spaces
Existing Available Parking Spaces	**454 Spaces (Compliant)**

CONSISTENCY WITH GENERAL PLAN

The project site is within the Neighborhood Center land use designation of the City's General Plan 2035 Update (General Plan). 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. Generally located at the intersection of two major roadways, Neighborhood Centers balance the need to provide convenient access and parking for passing motorists with the need to provide a comfortable, walkable environment for shoppers and diners. Buildings face public streets (either the primary roadway or new internal streets) with attractive shopfronts designed to display merchandise, dining rooms,, patios and signage to passersby. Streets connect the center to adjacent neighborhoods and to the urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit.

Allowed land uses include primarily neighborhood-serving retail and services, with residential uses on upper floors of mixed-use buildings and in multi-family buildings at the edge of the center where it transitions to the adjoining neighborhood. The allowed development intensity is 15-40 du/ac, and a FAR of 0.5 and 1.5. The proposed project does not propose residential development, and does not exceed the maximum FAR of the Neighborhood Center general plan designation. The project meets the intent and purpose, intended physical character, allowed land uses, and development intensity allowed in the Neighborhood Center general plan designation. The project is compatible with the design standards for network connectivity, street design, parks and open space, and urban form guidelines of the Neighborhood Center general plan designation.

The project is within Subarea 4 – Harrison Street Corridor. The Harrison Street corridor extends from approximately 54th Avenue north to the intersection of Harrison Street and SR111 (at approximately 49th Avenue). Presently, the corridor is an automobile oriented roadway with shopping centers, large surface parking lots and limited pedestrian facilities. Over time, the Harrison Street Corridor will become a pedestrian-oriented mixed-use corridor with a diverse mix of retail, commercial and residential uses. New development will be more urban in design with buildings that frame the street and parking located back of the buildings. While transformed over time, the corridor will continue to serve as a major thoroughfare and a major retail street for the City, focusing on goods and services that meet the daily needs of residents. The project proposes a drive-thru retail use that is consistent with the uses and policy direction envisioned by Subarea 4 – Harrison Street Corridor.

CONSISTENCY WITH ZONING

The Project site is within the Neighborhood Commercial (C-N) zone, which implements the Neighborhood Center land use designation. The Project is subject to the Zoning Ordinance of the City of Coachella which includes Chapter 17.24 – C-N Neighborhood Commercial Zone. The Project proposes a drive-thru retail use, which is a permitted land use subject to obtaining a conditional use permit within the C-N zone. The project is compliant with the permitted uses and property development standards of Chapter 17.24 C-N Neighborhood Commercial Zone, as indicated in Table 1 below.

Table 1 – (C-N) Property Development Standards Compliance

Zoning Ordinance	Complies with Code?

Residential Density. 15-40 du/ac	**N/A**. No residential development proposed.
Lot Area Requirements. Minimum Lot Area: 5,000 SF Minimum Lot Width: 50 SF Minimum Lot Depth: None. Maximum Lot Coverage: No Limit.	**Yes.** The project uses an existing lot, and does not propose to subdivide the lot.
Yard Requirements Front Yard: Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones Side Yard: Where a C-N (Neighborhood Commercial) zone adjoins a street or a residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining such street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear. Rear Yard. Where the C-N (Neighborhood Commercial) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. In the case of a building or structure for residential use, there shall be a rear yard of not less than twenty (20) feet. Permitted Encroachments in Required Rear Yard. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line. Landscape. Maintain Landscape and Weekly Pressure Washing Schedule	**Yes.** Front Yard. The proposed is located at APN 603-281-053, the northern and southern parcel are the same C-N zone and not a residential zone. Therefore, N/A. Side Yard. Same as above, N/A Rear Yard. Same as above, N/A Permitted Encroachments in Required Rear Yard. Same as above, N/A Landscape. Compliant, per Condition of Approval.

Height Limit. Four stories or fifty (50) feet, whichever is less	**Yes.** The project height is 19'2"
Distance Between Buildings Buildings not actually adjoining shall be provided with a minimum eight-foot separation.	**Yes.**
Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.	**Yes, upon approval of a 10% minor modification** The project is required to provide 5 parking spaces, the project provides 7 parking spaces. The commercial center requires a minimum of 492 parking spaces. A 10% minor modification would allow a minimum of 443 parking spaces. The construction of the project would modify the center to leave a remaining 454 parking spaces. Therefore, the project is compliant with parking requirements with the approval of a 10% minor modification.
Screening. Adjacent Neighborhood Screening. Where the C-N (Neighborhood Commercial) zone abuts upon any residential zone, there shall be provided screening not less than six feet or more than eight feet in height on the zoning boundary line. Said screening shall be reduced to forty-two (42) inches in height within a setback area adjacent to a street or highway. Rooftop Screening. Rooftop mechanical equipment shall be screened by a parapet wall or other architectural features. Any rooftop screening elements shall be architecturally consistent and well-integrated with overall building architecture.	**Yes.** Adjacent Neighborhood Screening. N/A Rooftop Screening. Compliant, per condition of approval.
Landscape Setback Residential and Hotel. The minimum perimeter landscape setback for residential or hotel projects without buildings frontages along perimeter streets shall equal at minimum	**Yes.** N/A, the project is not a residential or hotel project. The project is an existing developed site.

ten (10) feet at any point and have an average perimeter landscape setback of 20-foot for the entire frontage. Shade tree plantings shall be installed to provide shade of twenty (20) percent of landscape area within ten (10) years. Shade structures with cool roofing materials may be permitted in whole or in part in lieu of shade tree plantings.	
Energy Efficient Design and Heat Island Reduction Strategies	**Yes, per condition of approval.**
Other Property Development Standards All residential uses shall follow the site development standards for U-N (Urban Neighborhood) zone, except as noted in this subsection. Any structure originally designed or intended for residential purposes may be used for service businesses, (except clothes cleaning, etc.) as permitted in this zone, subject to all provisions of this article, and further subject to the following conditions. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, and automobile service stations permitted subject to Section 17.24.020(C)(3).	**Yes.**
Cesar Chavez Street Sidewalk Improvements Sidewalks shall be constructed at a minimum nine feet for new development projects. The city engineer may permit deviations from this standard to ensure connectivity between existing public improvements and that may be necessary so as not to be detrimental to the public health, safety, or welfare.	**N/A.** The project is an existing developed site with existing sidewalk and landscape areas.
New Development on Cesar Chavez Street New development projects on Cesar Chavez Street shall maximize building frontage along the street and demonstrate consistency with the Improving Neighborhood Connections Along Coachella's Harrison Street Corridor Report.	**Yes.** The proposed project is proposed to maximize building frontage at the shopping center. The project will be the nearest building along Cesar Chavez Street, compared to the existing buildings on-site on the subject property.

	The proposed project implements a pedestrian walkway path that leads to the public sidewalk along Cesar Chavez Street, which provides pedestrian connectivity compatible with the guidelines in the Coachella Harrison Street Corridor Report. - Harrison Corridor Plan (Page 19). Improve pedestrian facilities. This includes placing curb extensions wherever appropriate (e.g. at intersections of streets with on-street parking) to reduce the crossing distance and exposure, and improve visibility for both pedestrians and motorists. Prominently marking and signing crosswalks, and adding new mid-block crossing points where needed. The proposed project implements drought tolerant landscape improvements along Cesar Chavez Street, which improves the pedestrian public realm for the shopping center. Landscape improvements are compatible with the guidelines of the Coachella Harrison Street Corridor Report. - Harrison Corridor Plan (Page 19). Improve the appearance of the street. This can be done with more trees and landscaping in planting strips, medians, and roundabouts. - Harrison Corridor Plan (Page 55). Longer term projects include full landscaping in the corridor. - Harrison Corridor Plan (Page 57). Use landscaping and street trees to enhance the public realm. - Harrison Corridor Plan (page 60). Significant new landscaping for the area.
Multi-Family	**N/A**
Architectural Review Architectural Review required by the Planning Commission	**Yes.**

Conditional Use Permit

Pursuant to Coachella Municipal Guidelines Chapter 17.74, Conditional Uses, subject to the provisions of this chapter, the Planning Commission must make the following findings for Conditional Use Permit approval:

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.

The project site is within the Neighborhood Center land use designation of the City's General Plan 2035 Update (General Plan). 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. Generally located at the intersection of two major roadways, Neighborhood Centers balance the need to provide convenient access and parking for passing motorists with the need to provide a comfortable, walkable environment for shoppers and diners. Buildings face public streets (either the primary roadway or new internal streets) with attractive shopfronts designed to display merchandise, dining rooms,, patios and signage to passersby. Streets connect the center to adjacent neighborhoods and to the urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit.

Allowed land uses include primarily neighborhood-serving retail and services, with residential uses on upper floors of mixed-use buildings and in multi-family buildings at the edge of the center where it transitions to the adjoining neighborhood. The allowed development intensity is 15-40 du/ac, and a FAR of 0.5 and 1.5. The proposed project does not propose residential development, and does not exceed the maximum FAR of the Neighborhood Center general plan designation. The project meets the intent and purpose, intended physical character, allowed land uses, and development intensity allowed in the Neighborhood Center general plan designation. The project is compatible with the design standards for network connectivity, street design, parks and open space, and urban form guidelines of the Neighborhood Center general plan designation.

The project is within Subarea 4 – Harrison Street Corridor. The Harrison Street corridor extends from approximately 54th Avenue north to the intersection of Harrison Street and SR111 (at approximately 49th Avenue). Presently, the corridor is an automobile oriented roadway with shopping centers, large surface parking lots and limited pedestrian facilities. Over time, the Harrison Street Corridor will become a pedestrian-oriented mixed-use corridor with a diverse mix of retail, commercial and residential uses. New development will be more urban in design with buildings that frame the street and parking located back of the buildings. While transformed over time, the corridor will continue to serve as a major thoroughfare and a major retail street for the City, focusing on goods and services that meet the daily needs of residents. The project proposes a drive-thru retail use that is consistent with the uses and policy direction envisioned by Subarea 4 – Harrison Street Corridor.

As a result, 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.

The proposed project is compatible with the intended physical character guidelines of the Neighborhood Center general plan designation. Generally located at the intersection of two major roadways, Neighborhood Centers balance the need to provide convenient access and parking for passing motorists with the need to provide a comfortable, walkable environment for shoppers and diners. Buildings face public streets (either the primary roadway or new internal streets) with attractive shopfronts designed to display merchandise, dining rooms,, patios and signage to passersby. Streets connect the center to adjacent neighborhoods and to the urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit. The proposed project provides a pedestrian walking path to the public sidewalk that helps ensure there is a comfortable, walkable environment for shoppers and diners.

The proposed project is compatible with the network and connectivity, street design, and parks and open space guidelines of the Neighborhood Center general plan designation. The project is proposed on an existing developed site with existing sidewalk, driveways, and internal streets. The project site plan and conditions of approval include improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. The project will not be inconsistent with the network and connectivity, street design, and parks and open space guidelines of the Neighborhood Center general plan designation.

The proposed project is compatible with the urban form guidelines of the Neighborhood Center general plan designation. In the Neighborhood Center general plan designation, a variety of building types are allowed, ranging from Rowhouse/Townhouse to Main Street/Mixed-Use. Building entrances are direct from the sidewalk, generally via shopfronts. Building heights are generally one to three stories. Vehicular access is provided to parking lots via common drives detailed as small streets and by alleys. Services and trash should be located behind the buildings in alleys. The proposed project provides a high-quality commercial building design that is not incompatible with general plan guidelines. The proposed project does provide a pedestrian walkway path that provides a direct connection to the sidewalk along Cesar Chavez Street. The proposed project is a one-story building that is 19’2” in height. The proposed project will improve existing commercial driveways to be ADA compliant as required by the conditions of approval for the project. The proposed trash enclosure provides a brick design compatible with the main building design and is located behind the building and not facing Cesar Chavez Street.

As a result, 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.

The proposed project is physically suitable for the proposed project. The proposed project is compatible with the general plan guidelines of the Neighborhood Center general plan designation. The project is not in conflict with the density requirements and development intensity of the Neighborhood Center general plan designation.

The project is proposed on an existing developed site with existing sidewalk, driveways, and internal streets. The project site plan and conditions of approval include improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. Infrastructure to serve the proposed parcels have been assessed and determined to be available from the water and electric utilities. Furthermore, the site is an existing developed site therefore there are no topographical constraints and the proposed uses are consistent with that has been analyzed in the General Plan and Coachella Municipal Code. Therefore, it can be determined that the proposed subdivision is physically suitable for the site.

As a result, it can be determined that the proposed project is physically suitable for the site, and that that consideration was 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.

The proposed development will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties and improvements in the vicinity, as the project consists of a new 910 square foot drive-thru retail use in an existing commercial shopping center. The proposed project design is consistent with applicable General Plan and Zoning Code requirements. The project site plan and conditions of approval include improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. Any future modifications to the site or structure shall obtain all applicable permits and licenses prior to the completion of tenant improvements and operations. For these reasons, the proposed project would be compatible with the surrounding Neighborhood Center, Suburban Neighborhood, Downtown Center general plan designation as envisioned by the General Plan. Therefore, the proposed project is not anticipated to be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, the project is justified by the common public interest as a benefit to the community as a whole.

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 project is proposed within an existing shopping center, an existing developed site that has existing sidewalk, driveways, and internal streets. The project site plan and conditions of approval will require improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. The existing shopping center has five existing vehicular access points which include two located on the south side of the shopping center that provide access to Avenue 50, and three located on the east side of the shopping center that provide access to Cesar Chavez Street. The existing vehicular access driveways to the property were determined suitable for the proposed use by the City Engineer/Public Works Director and the Riverside County Fire Marshall. As a result, the conditions of approval and the existing vehicular approaches to the property are designed for reasonable minimal interference with traffic on surrounding public streets or roads.

Conclusion:

Staff concludes that the findings set forth in Coachella Municipal Code Chapter 17.74.020 can affirmatively be made for the proposed Conditional Use Permit No. 402, a proposed drive-thru retail use. The proposed conditional use is in harmony with and in accordance with the objectives of the general plan. The proposed project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. Consideration was 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. It is determined that the project is justified by the common public interest as a benefit to the community as a whole. The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads. The required conditions of approval ensure the Project will not be detrimental to the public health, safety, or welfare, and the conditions prevent material injury to properties or improvements in the vicinity.

Architectural Review

Pursuant to Coachella Municipal Guidelines Chapter 17.72, Architectural Review, subject to the provisions of this chapter, the Planning Commission must make the following findings for Architectural Review approval:

1. The proposed project is consistent with the General Plan.

The project site is within the Neighborhood Center land use designation of the City's General Plan 2035 Update (General Plan). 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. Generally located at the intersection of two major roadways, Neighborhood Centers balance the need to provide convenient access and parking for passing motorists with the need to provide a comfortable, walkable environment for shoppers and diners. Buildings face public streets (either the primary roadway or new internal streets) with attractive shopfronts designed to display merchandise, dining rooms,, patios and signage to passersby. Streets connect the center to adjacent neighborhoods and to the urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit.

Allowed land uses include primarily neighborhood-serving retail and services, with residential uses on upper floors of mixed-use buildings and in multi-family buildings at the edge of the center where it transitions to the adjoining neighborhood. The allowed development intensity is 15-40 du/ac, and a FAR of 0.5 and 1.5. The proposed project does not propose residential development, and does not exceed the maximum FAR of the Neighborhood Center general plan designation. The project meets the intent and purpose, intended physical character, allowed land uses, and development intensity allowed in the Neighborhood Center general plan designation. The project is compatible with the design standards for network connectivity, street design, parks and open space, and urban form guidelines of the Neighborhood Center general plan designation.

The project is within Subarea 4 – Harrison Street Corridor. The Harrison Street corridor extends from approximately 54th Avenue north to the intersection of Harrison Street and SR111 (at approximately 49th Avenue). Presently, the corridor is an automobile oriented roadway with shopping centers, large surface parking lots and limited pedestrian facilities. Over time, the Harrison Street Corridor will become a pedestrian-oriented mixed-use corridor with a diverse mix of retail, commercial and residential uses. New development will be more urban in design with buildings that frame the street and parking located back of the buildings. While transformed over time, the corridor will continue to serve as a major thoroughfare and a major retail street for the City, focusing on goods and services that meet the daily needs of residents. The project proposes a drive-thru retail use that is consistent with the uses and policy direction envisioned by Subarea 4 – Harrison Street Corridor. As a result, the proposed project is consistent with the General Plan.

2. The proposed project complies with zoning regulations.

The Project site is within the Neighborhood Commercial (C-N) zone, which implements the Neighborhood Center land use designation. The Project is subject to the Zoning Ordinance of the City of Coachella which includes Chapter 17.24 – C-N Neighborhood Commercial Zone. The Project proposes a drive-thru retail use, which is a permitted land use subject to obtaining a conditional use permit within the C-N zone. The project is compliant with the intent and purpose, permitted uses, and property development standards of Chapter 17.24 C-N Neighborhood Commercial Zone.

The project would require approval of a minor modification to approve a 10% reduction in parking for the existing shopping center. The project itself meets parking requirements, however the

construction of the proposed project will remove parking spaces utilized by the center and would require approval of a minor modification to ensure the shopping center is in compliance with the Parking Ordinance of the Coachella Municipal Code. The proposed 7 Brew building is constructed over 47 existing parking spaces for the existing shopping center. The existing shopping center is required to provide 492 required parking spaces, pursuant to Section 17.54.010(C)(1), the existing commercial building would be required to provide one (1) parking space per two hundred fifty (250) square feet of gross floor area. The existing commercial center has an existing 501 available parking spaces, and the construction of the project would reduce parking below the minimum required parking spaces for the center. The applicant requests a minor modification in accordance with Section 17.70.120 of the Coachella Municipal Code. The approval of a minor modification to reduce parking by 10% would result in a minimum of 443 parking spaces required for the existing shopping center. The project would reduce overall parking for the center to 454 parking spaces, 11 spaces more than the minimum of 443 parking spaces required with the approval of a 10% minor modification approval. As a result, approval of a minor modification for a 10% reduction in required parking for the existing shopping center would ensure the parking for the existing shopping center is consistent with the Coachella Municipal Code requirements. As a result, the proposed project complies with zoning regulations.

3. The proposed project is consistent with the city's design guidelines.

The location of the project site has a General Plan land use designation of Neighborhood Center. The project is compatible with the design standards for network connectivity, street design, parks and open space, and urban form guidelines of the Neighborhood Center general plan designation.

The proposed project consists of a 910-square-foot drive-thru coffee building. The proposed project is 19’ 2” in height, constructed with a white board and batten façade design with “black onyx” brick. The roof and canopy structure provide a “bristol blue” metal design. The project will include a led flex light on the roof and canopy of the structure that will provide a led light strip that will be visible at night. The proposed trash enclosure provides a brick design that is compatible with the proposed 7 Brew building. The proposed project is consistent with the property development standards of the Neighborhood Commercial (C-N) zone. For the foregoing reasons, the project is consistent with the city’s design guidelines.

4. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

The proposed development will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties and improvements in the vicinity, as the project consists of a new 910 square foot drive-thru retail use in an existing commercial shopping center. The proposed project design is consistent with applicable General Plan and Zoning Code requirements. The project site plan and conditions of approval include improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. Any future modifications to the site or structure shall obtain all applicable permits and licenses prior to the completion of tenant

improvements and operations. For these reasons, the proposed project would be compatible with the surrounding Neighborhood Center, Suburban Neighborhood, Downtown Center general plan designation as envisioned by the General Plan. Therefore, the proposed project is not anticipated to be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, the project is justified by the common public interest as a benefit to the community as a whole

5. The proposed project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area.

The proposed project is compatible with the intended physical character guidelines of the Neighborhood Center general plan designation. Generally located at the intersection of two major roadways, Neighborhood Centers balance the need to provide convenient access and parking for passing motorists with the need to provide a comfortable, walkable environment for shoppers and diners. Buildings face public streets (either the primary roadway or new internal streets) with attractive shopfronts designed to display merchandise, dining rooms, patios and signage to passersby. Streets connect the center to adjacent neighborhoods and to the urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit. The proposed project provides a pedestrian walking path to the public sidewalk that helps ensure there is a comfortable, walkable environment for shoppers and diners.

The proposed project is compatible with the network and connectivity, street design, and parks and open space guidelines of the Neighborhood Center general plan designation. The project is proposed on an existing developed site with existing sidewalk, driveways, and internal streets. The project site plan and conditions of approval include improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. The project will not be inconsistent with the network and connectivity, street design, and parks and open space guidelines of the Neighborhood Center general plan designation.

The proposed project is compatible with the urban form guidelines of the Neighborhood Center general plan designation. In the Neighborhood Center general plan designation, a variety of building types are allowed, ranging from Rowhouse/Townhouse to Main Street/Mixed-Use. Building entrances are direct from the sidewalk, generally via shopfronts. Building heights are generally one to three stories. Vehicular access is provided to parking lots via common drives detailed as small streets and by alleys. Services and trash should be located behind the buildings in alleys. The proposed project provides a high-quality commercial building design that is not incompatible with general plan guidelines. The proposed project does provide a pedestrian walkway path that provides a direct connection to the sidewalk along Cesar Chavez Street. The proposed project is a one-story building that is 19’2” in height. The proposed project will improve existing commercial driveways to be ADA compliant as required by the conditions of approval for the project. The proposed trash enclosure provides a brick design compatible with the main building design and is located behind the building and not facing Cesar Chavez Street.

As a result, the proposed project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area-

6. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act (Minor Modification).

The Project is categorically exempt from the provisions of the California Environmental Quality Act under State CEQA Guidelines section 15303 – Class 3 New Construction or Conversion of Small Structures. Examples of Class 3 exempted projects include stores, restaurants or similar structures that do not involve the use of significant amounts of hazardous substances and do not exceed 2500 square feet in floor area. Here, the Project consists of the construction of a 910-square-foot drive-thru coffee building on a developed 10.5 lot located at 49723 Cesar Chavez Street (APN 603-281-053)on a site zoned for such uses. The Project does not involve the use of significant amounts of hazardous substances, and all necessary public services and facilities are available. Therefore, the Project falls within the Class 3 exemption.

Furthermore, none of the exceptions to the use of categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply. The Project will not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies .There is no possibility of a significant cumulative impact as staff does not anticipate that other projects of the same type will take place at the Project site or the surrounding area. The Project does not present any unusual circumstances such as unusual resources, an unusual location, or unusual physical qualities inherent to the Project site that might result in significant impacts. The Project area is developed and does not contain any environmentally sensitive areas. The Project would not damage any scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. The Project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5 and the proposed Project will not cause a substantial adverse change in the significance of a historical resource because there are no historical resources near the proposed Project such that Project impacts would not have any substantial adverse changes in the significance of a historical resource. A Notice of Exemption should be prepared and filed a with the County Clerk and the State Clearinghouse within five working days of approval of the Project.

Conclusion:

Staff concludes that the findings set forth in Coachella Municipal Code Chapter 17.72.010 be made for the proposed Architectural Review No. 26-03 for the 7 Brew drive-thru coffee building. Staff concludes that the findings set forth in Coachella Municipal Code Chapter 17.70.120 be made for the proposed minor modification to allow a 10% numeric deviation from the minimum required parking for the existing shopping center. The proposed project is consistent with the general plan. The proposed project complies with zoning regulations. The proposed project is consistent with the city's design guidelines. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. The

proposed project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act.

PUBLIC HEARING NOTICE:

A notice of public hearing to consider the Project was published in the Desert Sun, the newspaper of record, on June 21, 2026, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on June 17, 2026, pursuant to Section 17.74.010(G) of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

ENVIRONMENTAL REVIEW:

The Project is categorically exempt from the provisions of the California Environmental Quality Act under State CEQA Guidelines section 15303 – Class 3 New Construction or Conversion of Small Structures. Examples of Class 3 exempted projects include stores, restaurants or similar structures that do not involve the use of significant amounts of hazardous substances and do not exceed 2500 square feet in floor area. Here, the Project consists of the construction of a 910-square-foot drive-thru coffee building on a developed 10.5 lot located at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054) on a site zoned for such uses. The Project does not involve the use of significant amounts of hazardous substances, and all necessary public services and facilities are available. Therefore, the Project falls within the Class 3 exemption.

Furthermore, none of the exceptions to the use of categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply. The Project will not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies .There is no possibility of a significant cumulative impact as staff does not anticipate that other projects of the same type will take place at the Project site or the surrounding area. The Project does not present any unusual circumstances such as unusual resources, an unusual location, or unusual physical qualities inherent to the Project site that might result in significant impacts. The Project area is developed and does not contain any environmentally sensitive areas. The Project would not damage any scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. The Project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5 and the proposed Project will not cause a substantial adverse change in the significance of a historical resource because there are no historical resources near the proposed Project such that Project impacts would not have any substantial adverse changes in the significance of a historical resource. A Notice of Exemption should be prepared and filed a with the County Clerk and the State Clearinghouse within five working days of approval of the Project.

CUP NO. 402 ALTERNATIVES:

1) Adopt Resolution No. PC2026-21 to conditionally approve CUP No. 402 with the findings and conditions as recommended by Staff.

2) Adopt Resolution No. PC2026-21 to conditionally approve CUP No. 402 with the findings and conditions as recommended by Staff, with modifications as proposed by Planning Commission.

3) Deny Resolution No. PC2026-21.

4) Continue this item and provide staff and the applicant with direction.

AR NO. 26-03 ALTERNATIVES:

1) Adopt Resolution No. PC2026-22 to conditionally approve AR No. 26-03 with the findings and conditions as recommended by Staff.

2) Adopt Resolution No. PC2026-22 to conditionally approve AR No. 26-03 with the findings and conditions as recommended by Staff, with modifications as proposed by Planning Commission.

3) Deny Resolution No. PC2026-22.

4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 for CUP No. 402 and AR No. 26-03.

Attachments:

1. Resolution No. PC2026-21 (CUP)
    a. Exhibit A – Conditions of Approval
    b. Exhibit B – Development Plan Set
2. Resolution No. PC2026-21(AR)
    a. Exhibit A – Conditions of Approval
    b. Exhibit B – Development Plan Set
3. 7 Brew Letter - Energy Efficient Design & Heat Island Reduction Compliance
4. Staff Parking Analysis
5. Published Copy of the Notice of Public Hearing
6. Site Photos

RESOLUTION NO. PC2026-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO. 402 FOR THE PROPOSED DRIVE-THRU RETAIL USE, FOR THE CONSTRUCTION OF A NEW 910 SQUARE FOOT DRIVE-THRU COFFEE SHOP "7 BREW" ON A DEVELOPED 10.5 - ACRE LOT AT THE EXISTING SHOPPING CENTER AT 49723 CESAR CHAVEZ STREET (APN 603-281-053 AND 603-281-054), AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER STATE CEQA GUIDELINES SECTION 15303 (CLASS 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES). APPLICANT: LEANNE SCOTT

WHEREAS, on April 17, 2026, the applicant, LeAnne Scott, submitted an application for Architectural Review and Conditional Use Permit for the proposed drive thru retail use, for the construction of a new 910 square foot drive-thru coffee shop on a developed 10.5 - acre lot at the existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054) ("Project"); and,

WHEREAS, the site is located at APN 603-281-053 and 603-281-054 at the southwest corner of Park Lane and Cesar Chavez Street ("Property"); and,

WHEREAS, the site has a zoning designation of C-N (Neighborhood Commercial) and a General Plan 2035 land use designation of the Neighborhood Center; and,

WHEREAS, the Project is consistent with and intended to implement the vision of the Coachella Municipal Code and the General Plan 2035 pertaining to land use patterns, building and site design, and public right-of-way improvements; and

WHEREAS, a notice of a public hearing to consider Conditional Use Permit No. 402 and Architectural Review No. 26-03 was issued in accordance with Coachella Municipal Code Section 17.72.010, inclusive of the publication on June 21, 2026, of a legal public hearing notice which was published in the Desert Sun, the City's newspaper of record and mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on June 17, 2026; and,

WHEREAS, on July 1, 2026, the Planning Commission held a duly noticed public hearing to consider the application for the Project during which evidence, both written and oral, including the staff report and supporting documents, was presented at said hearing; and,

WHEREAS, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution No. PC2026-21 to conditionally approve Conditional Use Permit No. 402 for the proposed drive-thru retail use, for the construction of a new 910 square foot drive-thru coffee shop "7 Brew" on a developed 10.5 - acre lot at

the existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054 as conditioned with the motion vote outcome specified in the meeting minutes for the July 1, 2026, Planning Commission meeting.

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

SECTION 1. **Incorporation of Recitals.** The Planning Commission hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct and are incorporated into this Resolution by reference and constitute a material part of this Resolution.

SECTION 2. Compliance with the California Environmental Quality Act.

The Project is categorically exempt from the provisions of the California Environmental Quality Act under State CEQA Guidelines section 15303 – Class 3 New Construction or Conversion of Small Structures. Examples of Class 3 exempted projects include stores, restaurants or similar structures that do not involve the use of significant amounts of hazardous substances and do not exceed 2500 square feet in floor area. Here, the Project consists of the construction of a 910-square-foot drive-thru coffee building on a developed 10.5 lot located at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054) on a site zoned for such uses. The Project does not involve the use of significant amounts of hazardous substances, and all necessary public services and facilities are available. Therefore, the Project falls within the Class 3 exemption.

Furthermore, none of the exceptions to the use of categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply. The Project will not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is no possibility of a significant cumulative impact as staff does not anticipate that other projects of the same type will take place at the Project site or the surrounding area. The Project does not present any unusual circumstances such as unusual resources, an unusual location, or unusual physical qualities inherent to the Project site that might result in significant impacts. The Project area is developed and does not contain any environmentally sensitive areas. The Project would not damage any scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. The Project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5 and the proposed Project will not cause a substantial adverse change in the significance of a historical resource because there are no historical resources near the proposed Project such that Project impacts would not have any substantial adverse changes in the significance of a historical resource.

Staff is hereby authorized and directed to prepare, execute, and file a Notice of Exemption

with the County Clerk and the State Clearinghouse within five working days of approval of the Project.

SECTION 3. Conditional Use Permit Findings. Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

1. The project site is within the Neighborhood Center land use designation of the City's General Plan 2035 Update (General Plan). 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. Generally located at the intersection of two major roadways, Neighborhood Centers balance the need to provide convenient access and parking for passing motorists with the need to provide a comfortable, walkable environment for shoppers and diners. Buildings face public streets (either the primary roadway or new internal streets) with attractive shopfronts designed to display merchandise, dining rooms, patios and signage to passersby. Streets connect the center to adjacent neighborhoods and to the urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit.

   Allowed land uses include primarily neighborhood-serving retail and services, with residential uses on upper floors of mixed-use buildings and in multi-family buildings at the edge of the center where it transitions to the adjoining neighborhood. The allowed development intensity is 15-40 du/ac, and a FAR of 0.5 and 1.5. The proposed project does not propose residential development, and does not exceed the maximum FAR of the Neighborhood Center general plan designation. The project meets the intent and purpose, intended physical character, allowed land uses, and development intensity allowed in the Neighborhood Center general plan designation. The project is compatible with the design standards for network connectivity, street design, parks and open space, and urban form guidelines of the Neighborhood Center general plan designation.

   The project is within Subarea 4 – Harrison Street Corridor. The Harrison Street corridor extends from approximately 54th Avenue north to the intersection of Harrison Street and SR111 (at approximately 49th Avenue). Presently, the corridor is an automobile oriented roadway with shopping centers, large surface parking lots and limited pedestrian facilities. Over time, the Harrison Street Corridor will become a pedestrian-oriented mixed-use corridor with a diverse mix of retail, commercial and residential uses. New development will be more urban in design with buildings that frame the street and parking located back of the buildings. While transformed over time, the corridor will continue to serve as a major thoroughfare and a major retail street for the City, focusing on goods and services that meet the daily needs of residents. The project proposes a drive-thru retail use that is consistent with the uses and policy direction envisioned by Subarea 4 – Harrison Street Corridor.

As a result, 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 project is compatible with the intended physical character guidelines of the Neighborhood Center general plan designation. Generally located at the intersection of two major roadways, Neighborhood Centers balance the need to provide convenient access and parking for passing motorists with the need to provide a comfortable, walkable environment for shoppers and diners. Buildings face public streets (either the primary roadway or new internal streets) with attractive shopfronts designed to display merchandise, dining rooms, patios and signage to passersby. Streets connect the center to adjacent neighborhoods and to the urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit. The proposed project provides a pedestrian walking path to the public sidewalk that helps ensure there is a comfortable, walkable environment for shoppers and diners.

   The proposed project is compatible with the network and connectivity, street design, and parks and open space guidelines of the Neighborhood Center general plan designation. The project is proposed on an existing developed site with existing sidewalk, driveways, and internal streets. The project site plan and conditions of approval include improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. The project will not be inconsistent with the network and connectivity, street design, and parks and open space guidelines of the Neighborhood Center general plan designation.

   The proposed project is compatible with the urban form guidelines of the Neighborhood Center general plan designation. In the Neighborhood Center general plan designation, a variety of building types are allowed, ranging from Rowhouse/Townhouse to Main Street/Mixed-Use. Building entrances are direct from the sidewalk, generally via shopfronts. Building heights are generally one to three stories. Vehicular access is provided to parking lots via common drives detailed as small streets and by alleys. Services and trash should be located behind the buildings in alleys. The proposed project provides a high-quality commercial building design that is not incompatible with general plan guidelines. The proposed project does provide a pedestrian walkway path that provides a direct connection to the sidewalk along Cesar Chavez Street. The proposed project is a one-story building that is 19’2” in height. The proposed project will improve existing commercial driveways to be ADA compliant as required by the conditions of approval for the project. The proposed trash enclosure provides a brick design compatible with the main building design and is located behind the building and not facing Cesar Chavez Street.

   As a result, 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. The proposed project is physically suitable for the proposed project. The proposed project is compatible with the general plan guidelines of the Neighborhood Center general plan designation. The project is not in conflict with the density requirements and development intensity of the Neighborhood Center general plan designation.

   The project is proposed on an existing developed site with existing sidewalk, driveways, and internal streets. The project site plan and conditions of approval include improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. Infrastructure to serve the proposed parcels have been assessed and determined to be available from the water and electric utilities. Furthermore, the site is an existing developed site therefore there are no topographical constraints and the proposed uses are consistent with that has been analyzed in the General Plan and Coachella Municipal Code. Therefore, it can be determined that the proposed project is physically suitable for the site.

   As a result, it can be determined that the proposed project is physically suitable for the site, and that consideration was 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. The proposed development will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties and improvements in the vicinity, as the project consists of a new 910 square foot drive-thru retail use in an existing commercial shopping center. The proposed project design is consistent with applicable General Plan and Zoning Code requirements. The project site plan and conditions of approval include improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. Any future modifications to the site or structure shall obtain all applicable permits and licenses prior to the completion of tenant improvements and operations. For these reasons, the proposed project would be compatible with the surrounding Neighborhood Center, Suburban Neighborhood, Downtown Center general plan designation as envisioned by the General Plan. Therefore, the proposed project is not anticipated to be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, the project is justified by the common public interest as a benefit to the community as a whole.

5. The project is proposed within an existing shopping center, an existing developed site that has existing sidewalk, driveways, and internal streets. The project site plan and conditions of approval will require improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. The existing shopping center has five existing vehicular access points which include two located

on the south side of the shopping center that provide access to Avenue 50, and three located on the east side of the shopping center that provide access to Cesar Chavez Street. The existing vehicular access driveways to the property were determined suitable for the proposed use by the City Engineer/Public Works Director and the Riverside County Fire Marshall. As a result, the conditions of approval and the existing vehicular approaches to the property are designed for reasonable minimal interference with traffic on surrounding public streets or roads.

SECTION 4. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Chairperson shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

SECTION 6. Planning Commission Approval. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission conditionally approves Conditional Use Permit No. 402 for the proposed drive-thru retail use, for the construction of a new 910 square foot drive-thru coffee shop "7 Brew" on a developed 10.5 - acre lot at the existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054), and determining that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction Or Conversion Of Small Structures). The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit "A", and Development Plan Set in "Exhibit B" of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella's conditional use permit approval. Where the term "Applicant" is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission of the City of Coachella hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

PASSED APPROVED and ADOPTED this 1st day of July 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eva Lara, Chairperson
City of Coachella

ATTEST:

_____
Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

_____
Best Best & Krieger
City Attorney

Exhibit B – Resolution No. PC2026-21

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 402

General Conditions

1. Conditional Use Permit 402 is approved for 12 months from the effective date of approval unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Conditional Use Permit as well as Architectural Review 26-03 approval on the site. Conditional Use Permit 402 is approved for the use of a drive-thru restaurant aisle as part of a restaurant use only, and it is contingent upon Planning Commission approval of Architectural Review 26-03.

2. The construction shall be in conformance with the plans submitted and conditions imposed herein for Conditional Use Permit. This shall include the materials and colors as shown on the approved plans and the material sample board submitted as part of this application.

3. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by staff to not be within substantial conformance with this approval, will require an amendment to the approval of Conditional Use Permit No. 402 or Architectural Review No. 26-03, including architectural features, materials, and site layout.

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

5. If it is observed by the City Engineer that the drive through lane capacity is consistently exceeded so as to create a conflict with on-site circulation, the applicant upon notice by the City Engineer shall propose measures to reduce such impacts such as placement of employees to expedite drive through orders, reconfiguration of the existing drive through lane to improve capacity, or other measures that best mitigate such conflicts.

6. Trash Enclosure shall be constructed. Trash enclosure shall be designed to be compatible with the primary building, and shall include overhead enclosure. The trash enclosure shall be of masonry construction with metal gates and shall be architecturally compatible with main commercial center. Trash enclosure shall be sufficient in size to fit trash bins. Applicant shall submit trash enclosure plans to be approved and installed prior to Certificate of Occupancy.

7. Burrtec. Applicant shall coordinate with Burrtec and meet their requirements for the project. This business may require the (3) waste program which include trash, recycling and organic recycling services.

8. Rooftop Equipment. Screening of rooftop equipment is required. The design and materials of the visual barrier shall comply with the following requirements: Screening be comprised of parapets, screen walls, trellis systems, or mechanical penthouses and shall include common design elements and finish materials of the building facades. Screening shall be as high and wide or higher and wider than the equipment it screens. Mechanical equipment screening shall be to the satisfaction of the Community Development Director.

9. Landscape. Property Owner shall rehabilitate existing landscape and irrigation areas. Landscape areas shall be rehabilitated along per the conceptual landscape plan, project frontage along Cesar Chavez Street, and all on-site parking lot landscape areas, to the satisfaction of the Community Development Director. The property owner shall submit a final landscape exhibit to be approved by the Community Development Director prior to Certificate of Occupancy. The following improvements shall be included on the required landscape plans:

    a) Replace missing, dead, or decaying landscaping.

    b) Add complete ¾ inch gravel California Gold in all on-site parking lot landscape areas to the satisfaction of the Community Development Director to ensure compatibility with proposed project landscape design.

    c) Shall provide varieties of flowering and shrubs, including high quality desert landscape plants to be approved by the Community Development Director.

    d) Shall ensure new and existing on-site and off-site irrigation is in functional condition.

    e) Landscape areas shall include shade trees, varieties of flowering and shrubs.

    f) Repair all concrete curb of existing parking lot landscape areas where landscape and gravel improvements will be made, to the satisfaction of the Community Development Director and City Engineer.

    g) Applicant shall install a weed fabric below gravel to prevent weeds for landscape areas to the satisfaction of the Community Development Director.

    h) The Community Development Director may require modifications to the landscape plans to ensure project complies drought tolerant landscaping requirements.

    i) All landscape areas shall be maintained consistent with approved landscape plans and commercial building frontage hardscape areas shall establish a weekly pressure washing schedule. Landscape modifications shall be approved by the Community Development Director and referred to the planning commission for review at the director's discretion.

10. Lighting. Applicant shall repair all damaged lighting in their project area to a functional condition.

11. All on-site and off-site requirements for the project shall be completed prior to Certificate of Occupancy to the satisfaction of the Community Development Director.

12. Maintenance Agreement. Applicant or property owner shall enter into a Maintenance

Agreement with the City of Coachella for all commercial center on-site and off-site landscape areas, parking lot asphalt pavement, the establishment of a weekly sidewalk power washing schedule, and site lighting on the subject property. Maintenance Agreement shall ensure commercial irrigation and landscaping is maintained in a first-class condition. Asphalt pavement shall be improved clear of cracks and other visible deterioration. Parking lot and site lighting shall be in a functional condition. Landscape Maintenance Agreement shall include approved landscape and irrigation plan, and a detailed list of maintenance standards. The Maintenance Agreement shall be reviewed by the City Engineer, Community Development Director, and Code Enforcement Manager.

13. Parking Lot. Applicant shall repair the on-site parking lot, curb, driveway, and driveway approach pavement to a high quality and safe condition in conformance with the standards of the City Municipal Code to the satisfaction of the City Engineer. Parking lot parking spaces to be slurry and restriped to the satisfaction of the City Engineer and Community Development Director. Parking Lot repairs shall be submitted to the engineering department, approved, and installed prior to the Certificate of Occupancy.

14. Signs. Any exterior wall signs shall consist of internally illuminated channel lettering and shall require a City building permit. Signage shall not provide flat signage backing. Signage shall be in compliance with Coachella Shopping Center sign program to the satisfaction of the Community Development Director.

15. Allowable signs affixed to windows shall in no case exceed 20% of the occupancy frontage window area per the requirements of the City of Coachella Signage Ordinance.

Building Division Conditions

16. Applicant should show required bicycle parking. (CGBSC 5.016.4)

Utilities Department Conditions

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

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

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

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

21. Pretreatment equipment/Sample box: (if applicable) Provide manufacture specifications and sizing chart.
    a. 750 gal minimum
    b. Clean outs and vents before and after pretreatment equipment
    c. Sample box immediately downstream of the pretreatment equipment
    d. Multi suite buildings requesting pretreatment installation require separate sewer lateral connection per pretreatment device
    e. Made from precast concrete form

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

Riverside County Fire Department Conditions

23. Fire Department Fire Protection Water Supply and Access Review – The Fire Department will require a submittal of a site plan, building information and other supporting documentation for the review of required fire protection water supply and access. Reference CFC as amended.

24. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B or other approved method. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC as amended.

25. Fire Protection Water Supplies/Hydrants - Fire hydrants shall be located no more than 400 feet from all portions of the exterior of all buildings, or 600 feet from all portions of the exterior of the building equipped with an approved fire sprinkler system, along an approved route on a fire apparatus access road/driveway, unless otherwise approved by the Fire Department. The maximum distance to a fire hydrant can be increased utilizing direction from the Riverside County Office of the Fire Marshal Policies and Standards. Reference CFC as amended.

26. These conditions are preliminary and further review will occur upon receipt of construction plans. Additional requirements may be required based upon the adopted codes at the time of submittal.

Engineering Conditions

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

GENERAL:

27. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.

28. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a $3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

29. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of $2,000.00 per acre of gross area, and a one-time cash deposit of $2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original

plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.

30. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

31. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.

32. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.

33. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

PRECISE GRADING:

34. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.

35. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.

36. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured

from an average of the ground elevations on either side.

37. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

STREET IMPROVEMENTS:

38. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

39. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

40. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan requirements.

    1) Cesar Chavez Street Public Roadway as shown on the RAC and per these comments shall include the following:

        a. This street is classified as Major Arterial with Bicycle Lanes with 118 feet of right-of-way as per City of Coachella General Plan.

        b. Applicant shall re-construct all appurtenant roadway components within project limits such as, but not limited to: damage sidewalk, deteriorated curb and gutter, Traffic control striping, legends, to the satisfaction of the City Engineer.

        c. Applicant shall remove two existing driveways within project limits and replace them with new ADA compliance commercial driveways to the satisfaction of the City Engineer.

        d. Applicant shall underground all existing dry utilities if existing within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities.

SEWER and WATER IMPROVEMENTS:

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

42. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.

PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

43. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.

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

45. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

ACREAGE SUMMARY TABLE

PARCEL	± 17,105 SF (0.39 AC)
PERVIOUS AREA	± 2,955 SF (0.07AC)
IMPERVIOUS AREA	± 14,150 SF (0.32 AC)

PARKING TABLE

	SPACES REQUIRED	SPACES PROVIDED
STANDARD CAR PARKING	4 SPACES	13 SPACES
ACCESSIBLE PARKING	1 SPACE	1 SPACE
TOTAL CAR PARKING	5 SPACE	14 SPACES

SITE INFORMATION

ZONING	NEIGHBORHOOD COMMERCIAL (C-N)
BUILDING FOOTPRINT (TOTAL, 1 STRUCTURE)	910 SF
BUILDING HEIGHT	19'
SETBACKS	
NORTH	10' BUILDING; 10' LANDSCAPE
SOUTH	10' BUILDING; 10' LANDSCAPE
EAST	10' BUILDING; 10' LANDSCAPE
WEST	10' BUILDING; 10' LANDSCAPE

ADJACENT ZONING INFORMATION

NORTH	NEIGHBORHOOD COMMERCIAL (C-N)
SOUTH	NEIGHBORHOOD COMMERCIAL (C-N)
EAST	DOWNTOWN (DT-PV)
WEST	SUBURBAN NEIGHBORHOOD (S-N)

0 20' 30' 40'

SCALE IN FEET

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

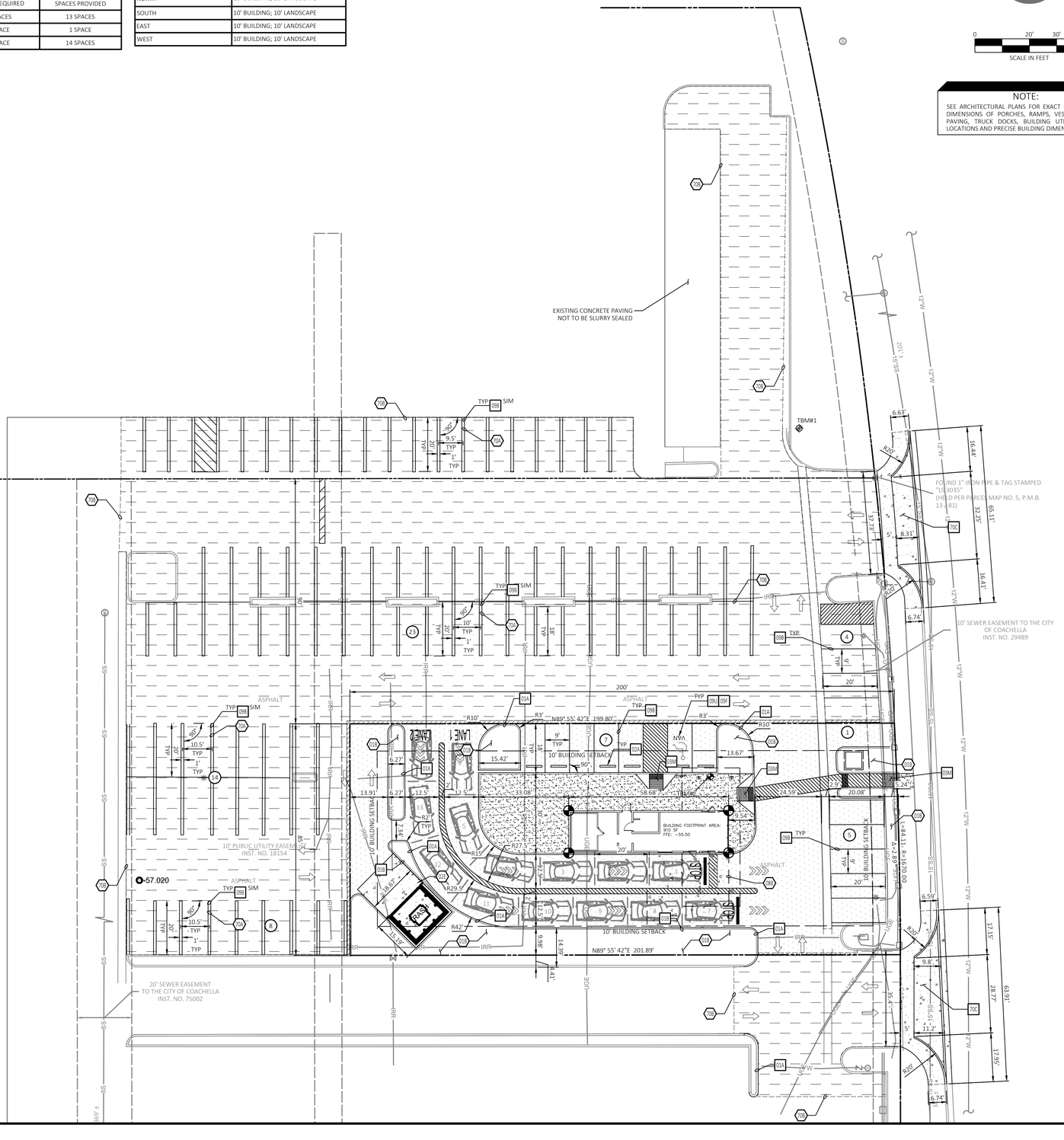
811 Know what's **below.** **Call** before you dig.

SITE BENCHMARK
TBM#1
SET CUT SQUARE ON LIGHT POST CONCRETE BASE
ELEVATION:-53.00'
NORTHING: 2193878.33
EASTING: 6582374.52

TBM#2
SET CUT "X" IN CURB
ELEVATION:-55.71'
NORTHING: 2193750.46
EASTING: 6582342.00



VICINITY MAP
NOT TO SCALE



LEGEND

EXISTING LEGEND

●	FOUND MONUMENT AS NOTED	NG	NATURAL GROUND
◆	COMPUTED POINT	(M)	MEASURED/CALCULATED DIMENSION
⋈	IRRIGATION CONTROL VALVE	(R)	RECORD DIMENSION
◈	TEMPORARY BENCHMARK (TBM)	(R1)	RECORD DIMENSION PER PARCEL MAP NO. 5, P.M.B. 13 / 81
▭	SIGN		
FH	FIRE HYDRANT	N/F	NOW OR FORMERLY
WM	WATER METER	PS	PARKING SPACES
BFP	BACK FLOW PREVENTER	POC	POINT OF COMMENCEMENT
✱	LIGHT	POB	POINT OF BEGINNING
MH	SANITARY MANHOLE (SMH)	CC	CONCRETE
FL	FLOW LINE		PROPERTY LINE
TC	TOP OF CONCRETE		EASEMENT LINE
EC	EDGE OF CONCRETE		RIGHT-OF-WAY LINE
TA	TOP OF ASPHALT	SS	UNDERGROUND SANITARY SEWER LINE
EA	EDGE OF ASPHALT	IRR	UNDERGROUND IRRIGATION LINE
BOC	BACK OF CURB	UGE	UNDERGROUND ELECTRIC LINE
		W	UNDERGROUND WATER LINE
		GAS	UNDERGROUND GAS LINE

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL PAVING PLAN
- CURB INLET
- BUILDING CONTROL POINT
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCHITECTURAL PLANS)

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 09N.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

F. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03M WHEELCHAIR RAMP IN SIDEWALK
09B NINETY DEGREE PARKING SPACE STRIPING
09F 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
09U ACCESSIBLE PARKING SYMBOL
70C COMMERCIAL DRIVE APPROACH (WITH SIDEWALK AT CURB) PER COUNTY OF RIVERSIDE STANDARD NO. 207A

SITE NOTES

01B LANDSCAPE AREA. SEE LANDSCAPE PLAN.
02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
08B OVERHEAD CANOPY - (TYP.-PER ARCH. PLANS).
70A DOUBLE 4" SOLID WHITE LINE, 12" O.C.
70B LIMITS OF WORK FOR SLURRY SEAL AND PARKING STALL STRIPING.

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

CTAR INC.
49723 CESAR CHAVEZ STREET
COACHELLA, CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

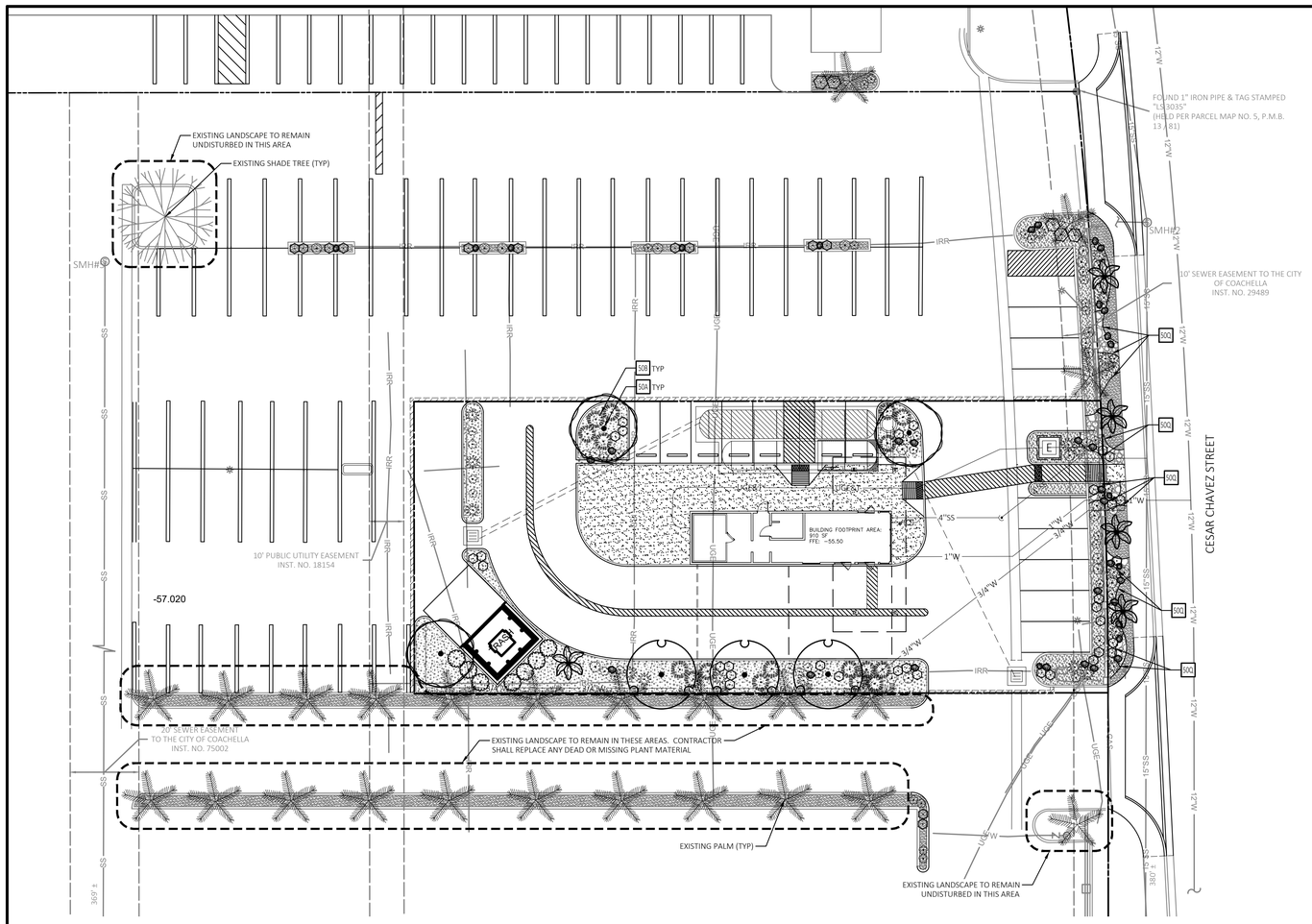
PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	MAS
DESIGNER	JAC
CEI PROJECT NUMBER	34748
DATE	6/12/2026
REVISION	REV-1

SITE PLAN
SHEET TITLE

SHEET NUMBER
C2.0

DRAWING LOCATION - P:\34000\34748.00\DRAWINGS\DESIGN\WORKING\34748_SP.DWG – SAVED BY - JCUEVAS

© 2026 CEI ENGINEERING ASSOCIATES, INC.



NOTE TO CONTRACTOR:
ANY PROPOSED LANDSCAPE AREAS SHOWN OUTSIDE OF THE LIMITS OF THE SEVEN BREW PROPERTY SHALL BE IRRIGATED SEPARATELY. IRRIGATION SHALL BE PROVIDED BY EXPANSION/REHABILITATION OF EXISTING IRRIGATION SYSTEM. IF NO EXISTING SYSTEM IS PRESENT LANDSCAPE CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING FULL COVERAGE TO ALL PLANT MATERIAL IN COORDINATION WITH THE SHOPPING CENTER OWNER/MANAGEMENT.

0 20' 30' 40'
SCALE IN FEET

Know what's **below.** **Call** before you dig.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK
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SET CUT SQUARE ON LIGHT POST CONCRETE BASE
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EASTING: 6582374.52

TBM#2
SET CUT "X" IN CURB
ELEVATION:-55.71'
NORTHING: 2193750.46
EASTING: 6582342.00

LEGEND

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- STORM DRAIN

LANDSCAPE DETAILS

50A TREE PLANTING
50B SHRUB PLANTING
50Q STEEL EDGING, COLOR: BLACK. INSTALL AT GRADE

GENERAL LANDSCAPE NOTES

A. REFER TO LANDSCAPE NOTES SHEET FOR NOTES AND DETAILS

LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
PARKING AREA	A MIN OF 5% OF THE PARKING AREA SHALL BE LANDSCAPED	11,767 SF OF PARKING LOT x 5% = 588 SF REQUIRED	632 SF PROVIDED
	A MIN OF 50% OF THE PARKING AREA SHALL BE SHADED WITHIN 15 YEARS	11,767 SF OF PARKING LOT x 50% = 5,883 SF OF SHADE REQUIRED	6 SHADE TREES x 1200 SF PER TREE = 7,200 SF PROVIDED

2026-06-16 12:55

LANDSCAPE ROCK SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	3/4" DECORATIVE ROCK. COLOR: DESERT GOLD DEPTH: 4" DEPTH	2,338 SF	
	2'-3' DIA. LANDSCAPE BOULDER COLOR: BROWN/TAN	37	
	3/4" DIA. CRUSHED GRANITE WASHED. COLOR: CALIFORNIA GOLD DEPTH: 4"	3,232 SF	
	2"-4" DIA. DECORATIVE ROCK. COLOR: HONEY QUARTZ DEPTH: 4"	201 SF	

2026-06-11 10:59

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
TREES					
	3	PARKINSONIA FLORIDA / BLUE PALO VERDE	24" BOX	50A	2.00" CAL.
	3	PROSOPIS X 'AZT' / AZT THORNLESS MESQUITE	24" BOX	50A	2.00" CAL.
	5	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	24" BOX	50A	2.00" CAL.
SYMBOL	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**DETAIL**	
SHRUBS					
	18	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL	50B	
	42	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	50B	
	17	JUNIPERUS CHINENSIS 'SAN JOSE' / SAN JOSE JUNIPER	5 GAL	50B	
	44	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL	50B	
	7	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' / SILVERADO TEXAS SAGE	5 GAL	50B	
	5	SALVIA GREGGII 'ALBA' / WHITE TEXAS SAGE	5 GAL	50B	
	29	SALVIA GREGGII 'SIERRA LINDA' / SIERRA LINDA AUTUMN SAGE	5 GAL	50B	

NOTE: BOTH INSTALL HEIGHT AND CALIPER SHALL BE MET AT TIME OF PLANTING.

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELO AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE DATE

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

CTAR INC.
49723 CESAR CHAVEZ STREET
COACHELLA, CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD	SAB
PROJECT MANAGER	MAS
DESIGNER	MMP
CEI PROJECT NUMBER	34748
DATE	6/11/2026
REVISION	REV-1

LANDSCAPE PLAN
SHEET TITLE

SHEET NUMBER
L1.0

DRAWING LOCATION - P:\34000\34748.0\DRAWINGS\DESIGN\WORKING\34748_LP.DWG — SAVED BY - MPARKS
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GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
4. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
8. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
11. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
13. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
14. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
15. IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
16. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
17. SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
18. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
2. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW ADJACENT PAVEMENT SURFACES.
3. LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
4. ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
5. TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
6. ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
7. TOPSOIL DEPTH SHALL BE AS FOLLOWS :
   PLANTER BEDS - 12" MINIMUM
   GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
8. BACKFILL ALL TREES, SHRUBS, GROUNDCOVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
10. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
12. ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST
13. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
14. ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
15. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
16. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
18. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
19. ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
20. ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
21. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
22. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
23. A FOUR INCH (4") TOP DRESSING/MULCHING OF 1" - 2" DIA. CRUSHED ROCK SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.
24. THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
    EVERGREEN SHRUBBERY NOVEMBER-MARCH
    DECIDUOUS SHRUBBERY & TREES NOVEMBER-MARCH
    EVERGREEN TREES NOVEMBER-MARCH

PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE

A. GUARANTEE:
   ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERIMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

B. REPLACEMENT:
   ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.

C. MAINTENANCE:
   GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THERE AFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

HERBICIDES NOTES

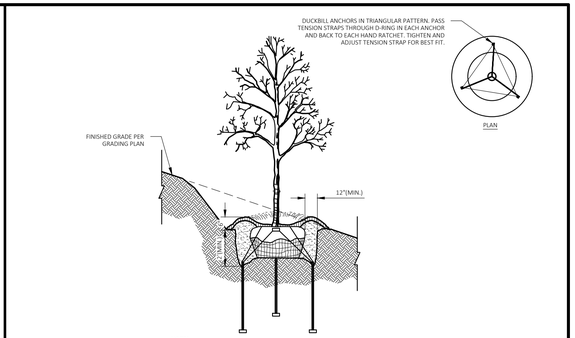
1. APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
2. IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE
3. NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
4. CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.

SOIL MANAGEMENT PLAN NOTES

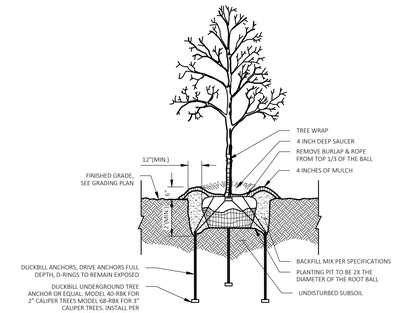
1. SOIL TESTING
   1.1. THE CONTRACTOR SHALL OBTAIN A SOILS TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER. SOIL TESTING SHALL OCCUR AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADE ESTABLISHED, BUT PRIOR TO SOIL PREPARATION.
   1.2. THE SOILS REPORT SHALL CONTAIN AN ANALYSIS OF SOIL TEXTURE, INFILTRATION RATE, PH, TOTAL SOLUBLE SALTS, SODIUM, AND PERCENT ORGANIC MATTER. THE SOILS REPORT SHALL ALSO CONTAIN RECOMMENDATIONS FOR SOIL PREPARATION, AMENDED SOIL, AND FERTILIZATION.
   1.3. A MINIMUM OF TWO LOCATIONS SHALL BE SAMPLED, AND ADDITIONAL SAMPLES REQUIRED AT THE RATE OF ONE PER EVERY 10,000 SF OF LANDSCAPE AREA.
   1.4. TWO SAMPLES PER LOCATION SHALL BE TAKEN. ONE AT A DEPTH OF 10" AND ONE AT A DEPTH OF 36". EACH SAMPLE SHALL CONTAIN APPROXIMATELY ONE QUART OF SOIL AND BE LABELED PER LOCATION AND DEPTH.
   1.5. THE SOILS REPORT SHALL BE FURNISHED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO IMPLEMENTATION.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS:

1. SEE CIVIL PLANS FOR GRADING PLAN.
2. A SOILS REPORT IS REQUIRED PER THE SOIL MANAGEMENT PLAN NOTES ABOVE.
3. PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMEND PLANTING HOLES NEEDED TO MEET THIS REQUIREMENT.
4. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO THE RECOMMENDATIONS OF THE SOILS REPORT.
5. FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF 4 CU.YDS. PER 1,000 SF OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOILS. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6" ARE EXEMPT FROM ADDING COMPOST AND TILLING.
6. A MINIMUM OF A THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. UP TO 5% OF THE LANDSCAPE MAY BE LEFT WITHOUT MULCH FOR INSECT HABITAT AND MUST BE NOTED ON THE PLANS.

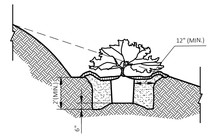


NOTES:
1. DEPICTION ABOVE IS FOR TREE PLANTING ON A SLOPE.
2. ALL OTHER SPECIFICATIONS SHALL BE AS SHOWN BELOW IN THE TREE PLANTING DETAIL.
3. SEE TREE PLANTING DETAIL BELOW FOR TREE ANCHORING SYSTEM.

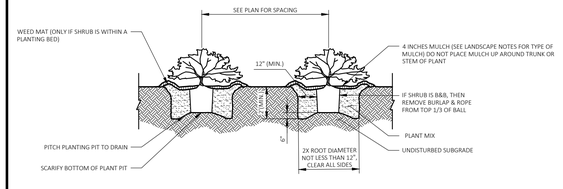


NOTES:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2. CONTRACTOR TO ENSURE PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION.
3. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IF PERCOLATION CANNOT BE ACHIEVED.

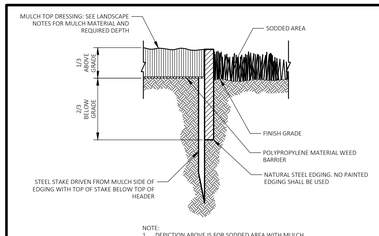
TREE PLANTING
N.T.S. 50A



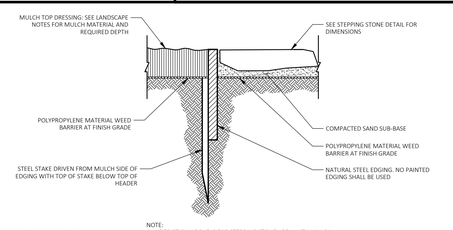
NOTE:
1. DEPICTION ABOVE IS FOR SHRUB PLANTING ON SLOPE.
2. ALL OTHER SPECIFICATIONS SHALL BE SHOWN BELOW IN THE PLANTING DETAIL.



SHRUB PLANTING
N.T.S. 50B



NOTE:
1. DEPICTION ABOVE IS FOR SODDED AREA WITH MULCH.



NOTE:
1. DEPICTION ABOVE IS FOR STEPPING STONE AREA WITH MULCH.

STEEL EDGING
N.T.S. 50C

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELO AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE DATE

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

CTAR INC.
49723 CESAR CHAVEZ STREET
COACHELLA, CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	MAS
DESIGNER	JAC
CEI PROJECT NUMBER	34748
DATE	6/11/2026
REVISION	REV-1

LANDSCAPE NOTES
SHEET TITLE

SHEET NUMBER
L1.1

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BLUE PALO VERDE



THORNLESS HONEY MESQUITE



MEXICAN FAN PALM

2026-06-11 10:59

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
TREES					
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	42	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	50B	
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	7	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' / SILVERADO TEXAS SAGE	5 GAL	50B	
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	29	SALVIA GREGGII 'SIERRA LINDA' / SIERRA LINDA AUTUMN SAGE	5 GAL	50B	

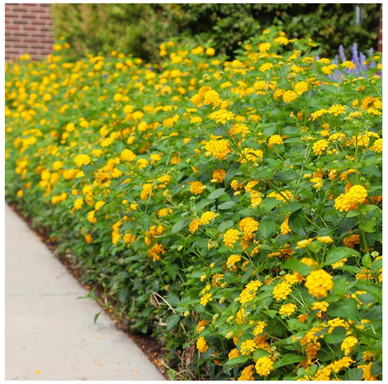
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LANDSCAPE ROCK SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	3/4" DECORATIVE ROCK. COLOR: DESERT GOLD DEPTH: 4" DEPTH	730 SF	
	2"-3" DIA. LANDSCAPE BOULDER COLOR: BROWN/TAN	37	
	3/4" DIA. CRUSHED GRANITE WASHED. COLOR: CALIFORNIA GOLD DEPTH: 4"	3,232 SF	
	2"-4" DIA. DECORATIVE ROCK. COLOR: HONEY QUARTZ DEPTH: 4"	201 SF	

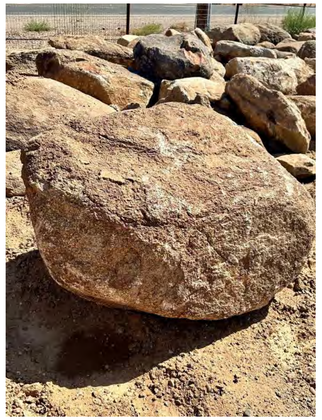


SERRA LINDA AUTUMN SAGE



NEW GOLD LANTANA

RED YUCCA



LANDSCAPE BOULDER

2"-4" DIA HONEY QUARTZ ROCK



GREY DESERT SPOON



SAN JOSE JUNIPER



SILVERADO TEXAS SAGE



3/4" CALIFORNIA GOLD CRUSHED GRANITE



3/4" DESERT GOLD DECORATIVE ROCK

CEI
Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

7 BREW COFFEE
SEVEN DRIVE THRU

CTAR INC.
49723 CESAR CHAVEZ STREET
COACHELLA, CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	MAS
DESIGNER	JAC
CEI PROJECT NUMBER	34748
DATE	6/11/2026
REVISION	REV-1

LANDSCAPE IMAGES

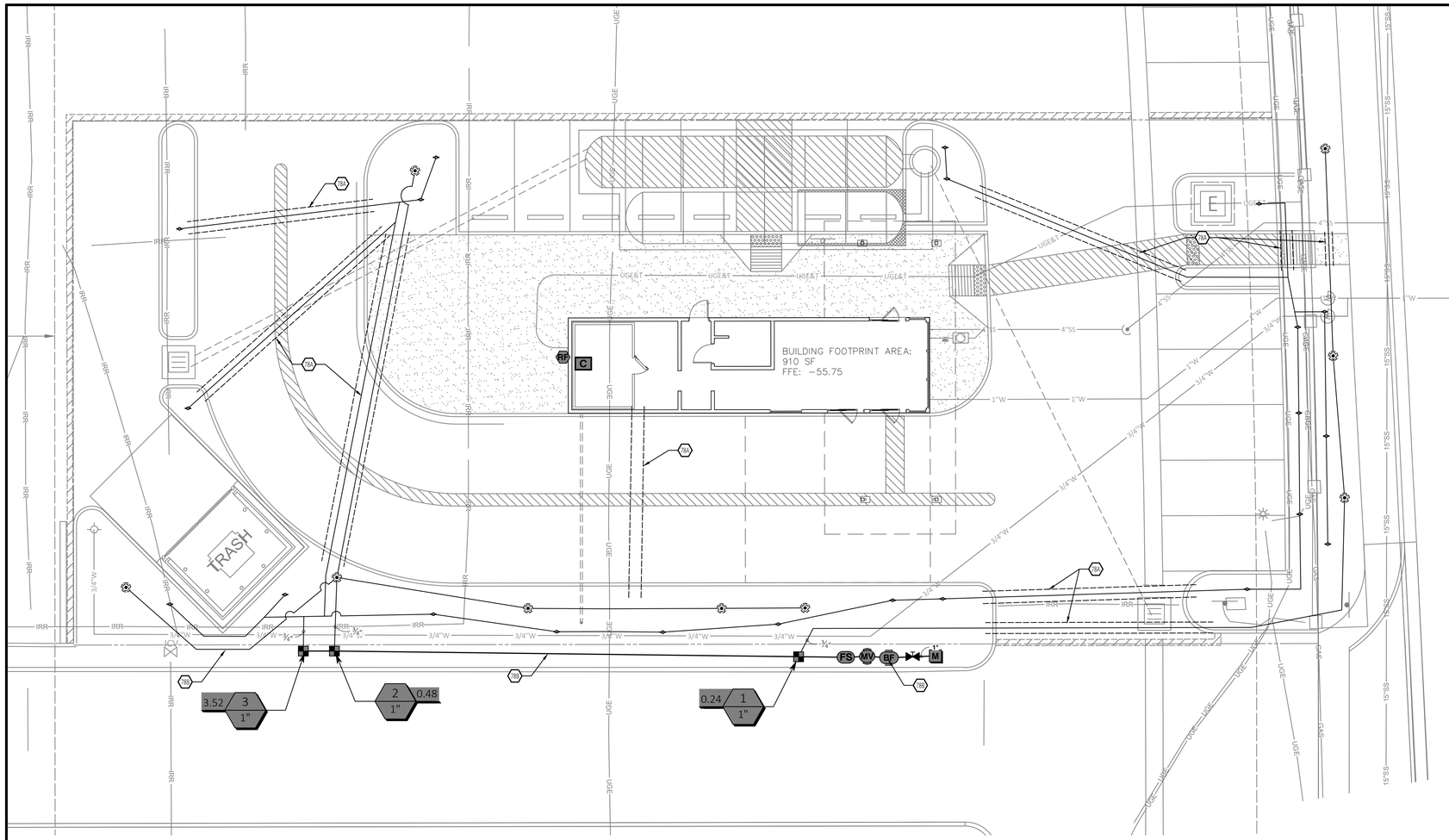
SHEET TITLE

SHEET NUMBER

L1.2

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NOTE TO CONTRACTOR:
ANY PROPOSED LANDSCAPE AREAS SHOWN OUTSIDE OF THE LIMITS OF THE SEVEN BREW PROPERTY SHALL BE IRRIGATED SEPARATELY. IRRIGATION SHALL BE PROVIDED BY EXPANSION/REHABILITATION OF EXISTING IRRIGATION SYSTEM. IF NO EXISTING SYSTEM IS PRESENT LANDSCAPE CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING FULL COVERAGE TO ALL PLANT MATERIAL IN COORDINATION WITH THE SHOPPING CENTER OWNER/MANAGEMENT.

0 10' 15' 20'
SCALE IN FEET

Know what's below. Call before you dig.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK
TBM#1
SET CUT SQUARE ON LIGHT POST CONCRETE BASE
ELEVATION:-53.00'
NORTHING: 2193878.33
EASTING: 6582374.52

TBM#2
SET CUT "X" IN CURB
ELEVATION:-55.71'
NORTHING: 2193750.46
EASTING: 6582342.00

LEGEND

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

	BOUNDARY LINE/RIGHT OF WAY LINE
	STORM DRAIN

IRRIGATION NOTES

78A IRRIGATION SLEEVE; SLEEVES IN NEWLY PAVED AREAS SHALL BE PLACED PRIOR TO PAVEMENT; SLEEVES IN EXISTING PAVEMENT SHALL BE SAWCUT OR BORED UNDER PAVEMENT. ALL DAMAGED PAVEMENT SHALL BE REPAIRED BY LANDSCAPE CONTRACTOR TO MATCH EXISTING.

78B IRRIGATION EQUIPMENT AND LINES SHOWN HERE FOR GRAPHIC PURPOSES. CONTRACTOR SHALL VERIFY FINAL LOCATION OF METER AND PREFERRED PLACEMENT OF ASSOCIATED EQUIPMENT PRIOR TO CONSTRUCTION. ALL EQUIPMENT AND LINES SHALL BE INSTALLED WITHIN THE PROPERTY LINE.

GENERAL IRRIGATION NOTES

A. REFER TO IRRIGATION NOTES SHEET FOR NOTES AND DETAILS

B. REFER TO MEWLO CALCULATION SHEET FOR WATER EFFICIENCY CALCULATIONS

2026-04-07 09:46

CRITICAL ANALYSIS

Generated:	2026-04-07 09:38
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	3/4"
Flow Available	18.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Elevation Change:	0 ft
Service Line Size:	1"
Length of Service Line:	5 ft
Pressure Available:	65 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	3.52 GPM
Flow Available at POC:	18.2 GPM
Residual Flow Available:	14.68 GPM
Critical Station:	3
Design Pressure:	30 PSI
Friction Loss:	0.5 PSI
Fittings Loss:	0.05 PSI
Elevation Loss:	0 PSI
Loss through Valve:	7 PSI
Pressure Req. at Critical Station:	37.5 PSI
Loss for Fittings:	0.04 PSI
Loss for Main Line:	0.38 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.5 PSI
Loss for Master Valve:	1.55 PSI
Loss for Water Meter:	0.5 PSI
Critical Station Pressure at POC:	52.5 PSI
Pressure Available:	65 PSI
Residual Pressure Available:	12.5 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	3
	RAIN BIRD XFS-CV-04-18 DRIP RING	9
360	RAIN BIRD XBD81-PRS W/XB-10 XERI-BIRD 8 MULTI OUTLET EMISSION DEVICE WITH XERI-BUG EMITTERS AT 1 GPH EACH, WITH BUILT-IN 200 MESH FILTER. PRESSURE REGULATOR IN-STEM.	22

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	BRASS SHUT OFF VALVE	1
MV	RAIN BIRD PESB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
BF	WATTS U009 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESP4ME3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
RF	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-100-B 1IN. FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXVM(P)	LXD	LXME2(P)	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 3/4"	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4"	895.2 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	102.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40	275.1 LF

Valve Callout
Valve Number
Valve Flow
Valve Size

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELO AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE DATE

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
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REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW COFFEE DRIVE THRU

CTAR INC.
49723 CESAR CHAVEZ STREET
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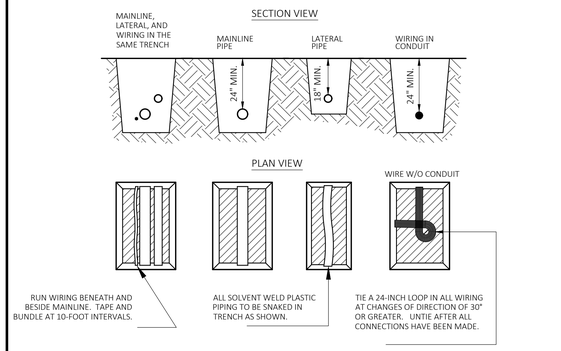
IRRIGATION PLAN
SHEET TITLE
SHEET NUMBER
L2.0

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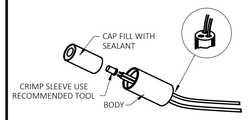
GENERAL IRRIGATION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
4. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR.
5. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
6. CONTRACTOR IS TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN THE DESIGN WATER PRESSURE OF 65 PSI.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED PER LOCAL REQUIREMENTS.
8. ANY EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
9. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
10. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
11. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN SO AS TO PROVIDE POSITIVE DRAINAGE OF IRRIGATION MAIN DURING WINTER MONTHS, OR PROVIDE BLOWOUT ASSEMBLY.
12. ALL LATERAL LINES SHALL BE EQUIPPED WITH AUTOMATIC DRAIN VALVES AT LOW POINTS.
13. IRRIGATION CONTRACTOR SHALL COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE (2) 1" ELECTRICAL CONDUITS FOR IRRIGATION CONTRACTOR'S POWER/DATA CONNECTION TO CONTROLLER. SEE ARCHITECTURAL ELECTRICAL PLAN FOR ELECTRICAL CONNECTION TO THE IRRIGATION CONTROLLER. IRRIGATION CONTRACTOR SHALL COORDINATE CONSTRUCTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
15. ALL BELOW GRADE LOW VOLTAGE WIRING CONNECTIONS SHALL BE INSTALLED PER WIRE CONNECTION DETAIL.
16. DO NOT INSTALL IRRIGATION AT PYLON / MONUMENT SIGN LOCATION UNTIL SIGN HAS BEEN INSTALLED.
17. LOCATION FOR IRRIGATION SYSTEM AS SHOWN IS FOR DRAWING PURPOSES ONLY. UNSLEEVED PIPES MAY BE SHOWN IN PAVEMENT AREAS FOR CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPE AREAS WHERE NECESSARY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF PROPOSED IRRIGATION SYSTEM. ALL PROPOSED IRRIGATION LINES AND EQUIPMENT SHALL BE INSTALLED WITHIN THE BOUNDARIES OF THE PROJECT SITE. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
18. MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE AS PER DETAIL 64A.
19. IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
20. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3" OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE.
21. ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SHEDULE 40 AND SHALL BE INSTALLED PRIOR TO ANY HARDSCAPE MATERIAL. IRRIGATION CONTRACTOR TO PROVIDE SLEEVES BETWEEN 12" AND 15" BELOW GRADE AT ALL DRIVE ENTRANCES AND SIDEWALKS. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
22. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF FENCES, RETAINING WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING AND TIMING, ETC. REFER TO CIVIL ENGINEERING PLANS FOR GRADING, METHODS OF DRAINAGE, IRRIGATION METERS, AND BACKFLOW PREVENTION DEVICE LOCATION.
23. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED, SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, DETAILS AND SPECIFICATIONS. ACCEPTABLE MANUFACTURERS INCLUDE RAINBIRD, HUNTER, OR NETAFIM
24. ANY DRIP SYSTEM PIPING IN PLANTING BEDS IS DIAGRAMMATIC. CONTRACTOR CAN ROUTE PIPING IN A FREEFORM MANNER (AVOIDING OBJECTS SUCH AS LIGHT POLES, TRANSFORMERS PADS, EQUIPMENT VAULTS, SUBSURFACE ROCK TOO LARGE TO REMOVE, ETC...) AS LONG AS ALL PLANT MATERIAL RECEIVES THE PROPER NUMBER OF EMITTERS PER SCHEDULE AND THE VINYL DISTRIBUTION TUBING DOES NOT EXCEED THE MAXIMUM DESIGN LENGTHS PER MANUFACTURER'S RECOMMENDATIONS.
25. UNLESS OTHERWISE REQUIRED, BACKFLOW PREVENTION DEVICES LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET ENCLOSURE AND PAINTED TO MATCH THE PRIMARY BUILDING COLORS. SEE CIVIL PLANS FOR LOCATION.
26. ALL JOINTS AND BENDS 2" OR LARGER SHALL HAVE CONCRETE THRUST BLOCKING. THRUST BLOCKING SHALL BE A MINIMUM OF 1 CUBIC FOOT OF CONCRETE. PIPE SHALL NOT BE ENCASED IN CONCRETE. SEE DETAIL 31C FOR THRUST BLOCKING ON CIVIL PLANS.
27. CONTRACTOR WILL PROVIDE OWNER WITH A COMPLETE AND REPRODUCIBLE DRAWING OR IRRIGATION SYSTEM LAYOUT AS IT WAS INSTALLED. DRAWING SHOULD INCLUDE, BUT NOT BE LIMITED TO, LOCATIONS OF ZONES VALVES, MAIN, LATERAL AND DISTRIBUTION LINES, SLEEVES, WATER METER, BACKFLOW PREVENTION DEVICE, SENSORS AND CONTROLLER.
28. ALL LATERAL LINE SIZING SHALL REFER TO LABELS AND PIPE SCHEDULE. **ALL LATERALS NOT LABELED SHALL BE 3/4" MIN.**



NOTES:
1. UNLESS OTHERWISE NOTED ON PLANS ALL LATERAL LINES SHALL BE SDR-13.5 OR SDR-21/CLASS 200 PVC PIPE. ALL MAIN LINES SHALL BE SCHEDULE 40 PVC PIPE.
2. SLEEVES BELOW ALL HARDSCAPE ELEMENTS SHALL BE SCH. 40 PVC AND SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
3. ALL LATERAL LINES SHALL BE BURIED NO LESS THAN 18" DEEP. ALL MAIN LINES AND ELECTRICAL LINES SHALL BE NO LESS THAN 24" DEEP.

IRRIGATION PIPE AND WIRE TRENCHING 64A
N.T.S.



WIRE CONNECTION 61A
N.T.S.

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELO AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE DATE

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

7 BREW COFFEE
SEVEN DRIVE THRU

CTAR INC.
49723 CESAR CHAVEZ STREET
COACHELLA, CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	MAS
DESIGNER	JAC
CEI PROJECT NUMBER	34748
DATE	6/11/2026
REVISION	REV-1

IRRIGATION NOTES
SHEET TITLE

SHEET NUMBER
L2.1

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Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	Coachella	Name of City
ET_o of City from Appendix A	88.10	ET_o (inches/year)
	0	Overhead Landscape Area (ft^2)
	2028	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	2,028	
Results:		
$(ET_o) \times (0.62) \times [(0.45 \times LA) + (1.0 - 0.45) \times SLA)]$	49,846	Gallons
	6,663	Cubic Feet
	67	HCF
	0	Acre-feet
	0	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	88	ET_o (inches/year)
Total Landscape Area	2,028	LA (ft^2)
Special Landscape Area	0	SLA (ft^2)
		Total annual precipitiation (inches/year)
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)
Results:		
$MAWA = [(ET_o - Eppt) \times (0.62)] \times [(0.45 \times LA) + ((1.0 - 0.45) \times SLA)]$	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.0

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Drip	Low	0.20	168	0.81	41
Zone 2	Drip	Low	0.30	1,776	0.81	658
Zone 3	Drip	Low	0.30	84	0.81	31
Zone 4						
Zone 5						
Zone 6						
Zone 7						
Zone 8						
Zone 9						
Zone 10						
Zone 11						
Zone 12						
Zone 13						
Zone 14						
Zone 15						
Zone 16						
Zone 17						
Zone 18						
Zone 19						
Zone 20						
Zone 21						
Zone 22						
Zone 23						
Zone 24						
Zone 25						
Zone 26						
Zone 27						
Zone 28						
Zone 29						
Zone 30						
Zone 31						
Zone 32						
Zone 33						
Zone 34						
Zone 35						
						730
		SLA		0		0
			Sum	2,028		

Results

MAWA = 49,846

ETWU = 39,893 Gallons
5,333 Cubic Feet
53.33 HCF
0.12 Acre-feet
0.04 Millions of Gallons

ETWU complies with MAWA

CEI ENGINEERING ASSOCIATES, INC.
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MEWLO CALCULATIONS

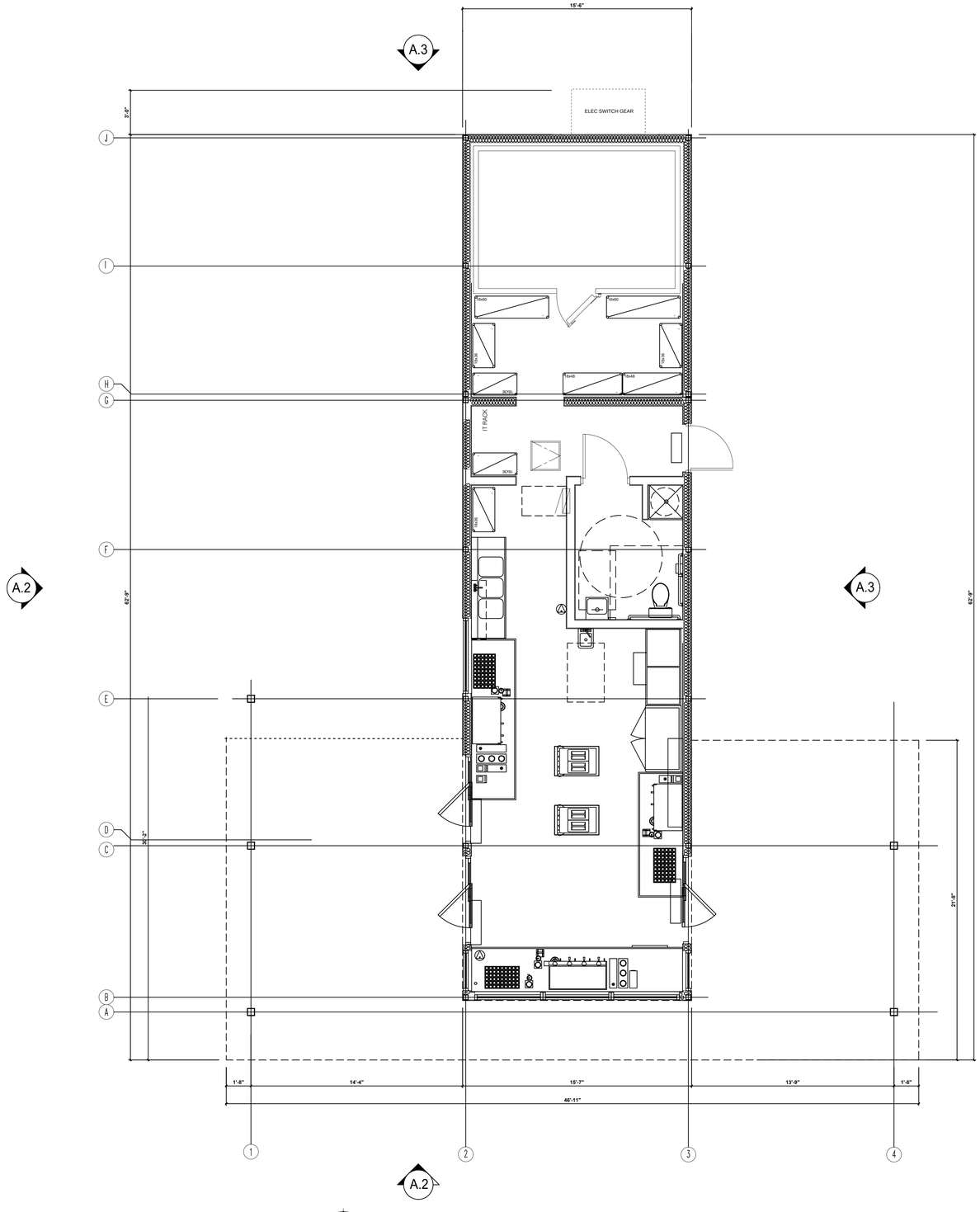
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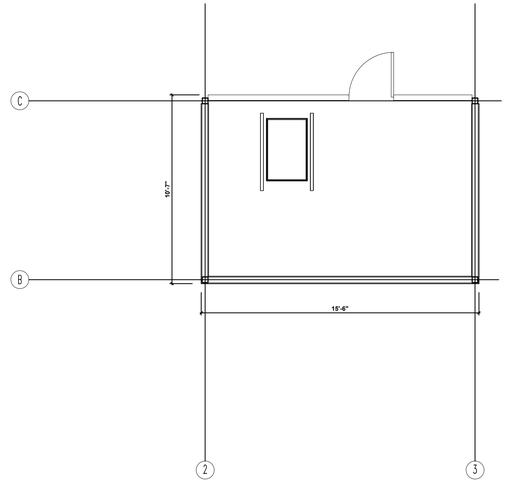


FLOOR PLAN

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

Building Area Breakdown

TOTAL GROUND FLOOR AREA:	910.00 S.F.
DESCRIPTION:	AREA
SERVICE AREA	704.00 SF.
RESTROOM	66.00 SF.
COOLER	140.00 SF.
MECH ACCESS ROOM	164.00 SF.



MECH. ACCESS ROOM PLAN

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

KD
Kinetic Design
29833 Santa Margarita Pkwy., Suite 300
Rancho Santa Margarita, CA 92688
Main. 951.710.6334 Web. kineticdesign.build
Email. info@kineticdesign.build

NOT FOR CONSTRUCTION

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REVISIONS

No.	DATE	DESCRIPTION

CLIENT INFORMATION

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
CONCEPTUAL FLOOR PLANS

DRAWN | CHECKED

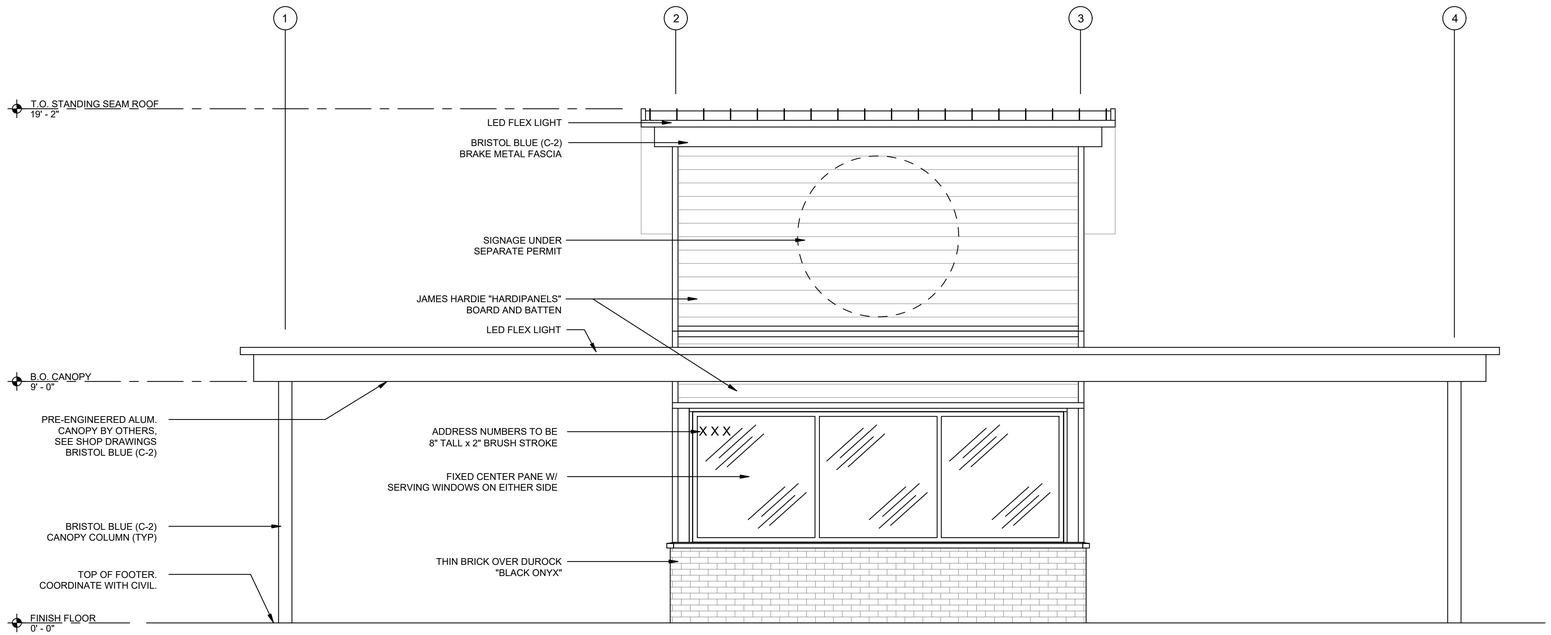
DATE 04/30/26

SCALE

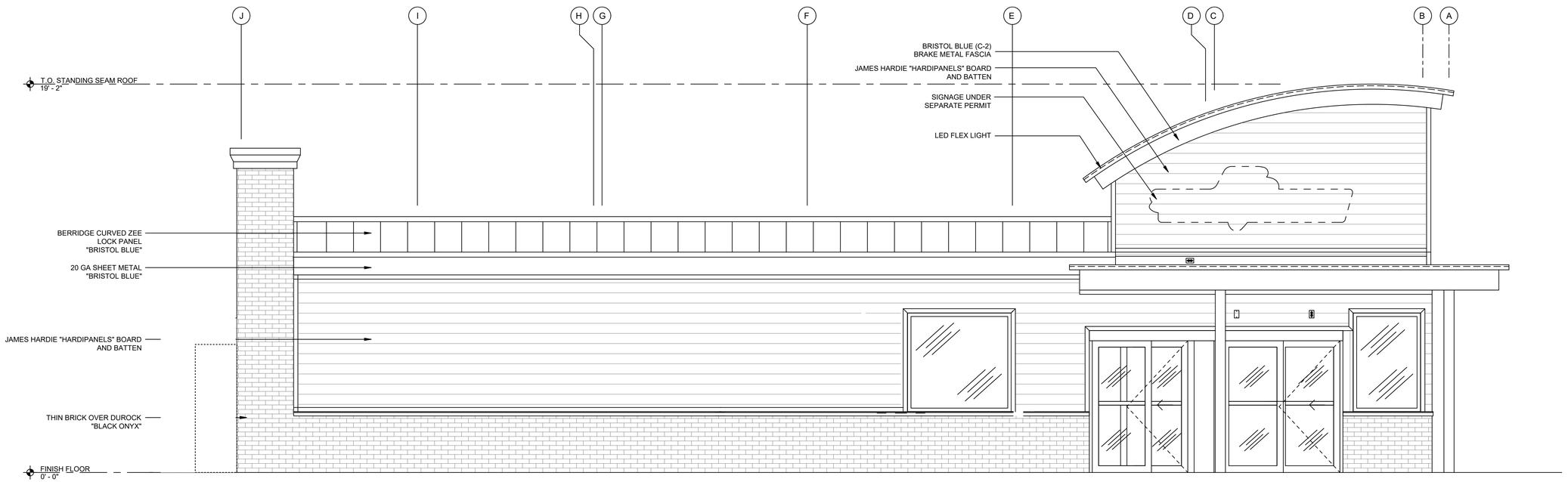
PROJECT NUMBER

SHEET
A1

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FACING EAST ELEVATION



FACING SOUTH ELEVATION

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REVISIONS

No.	DATE	DESCRIPTION

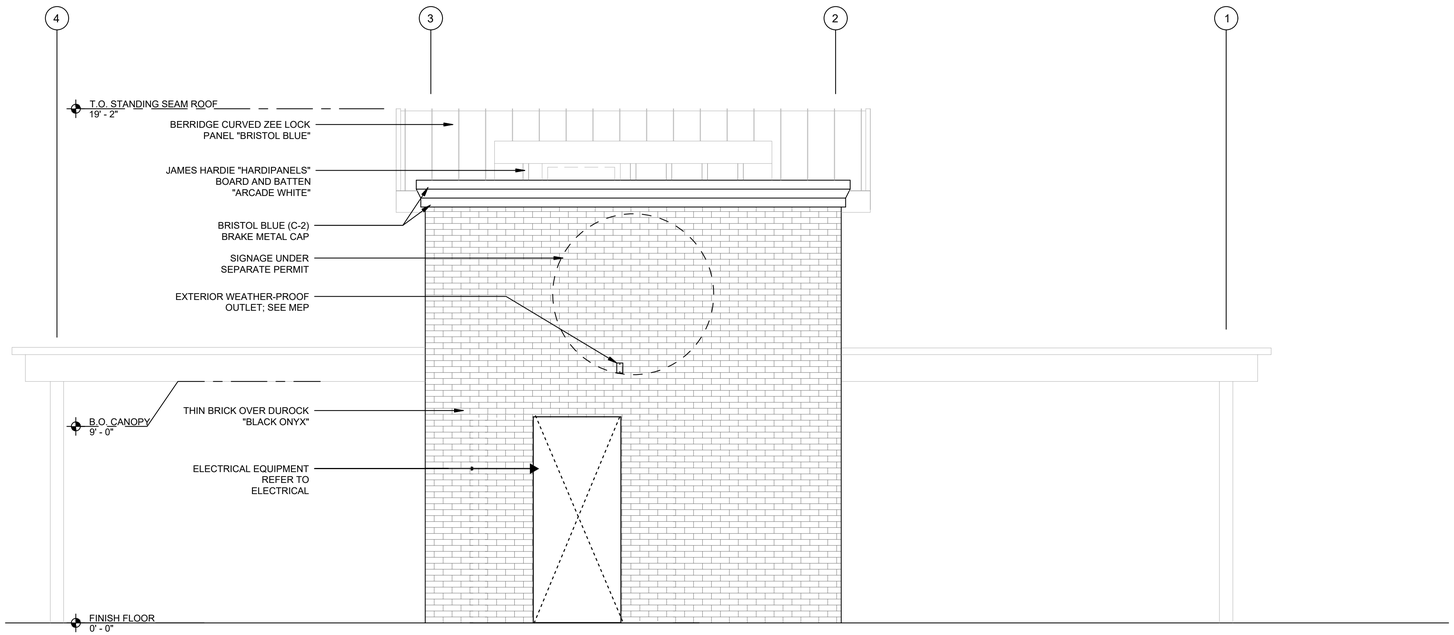
CLIENT INFORMATION

SEVEN BREW 7B DRIVE THRU COFFEE

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

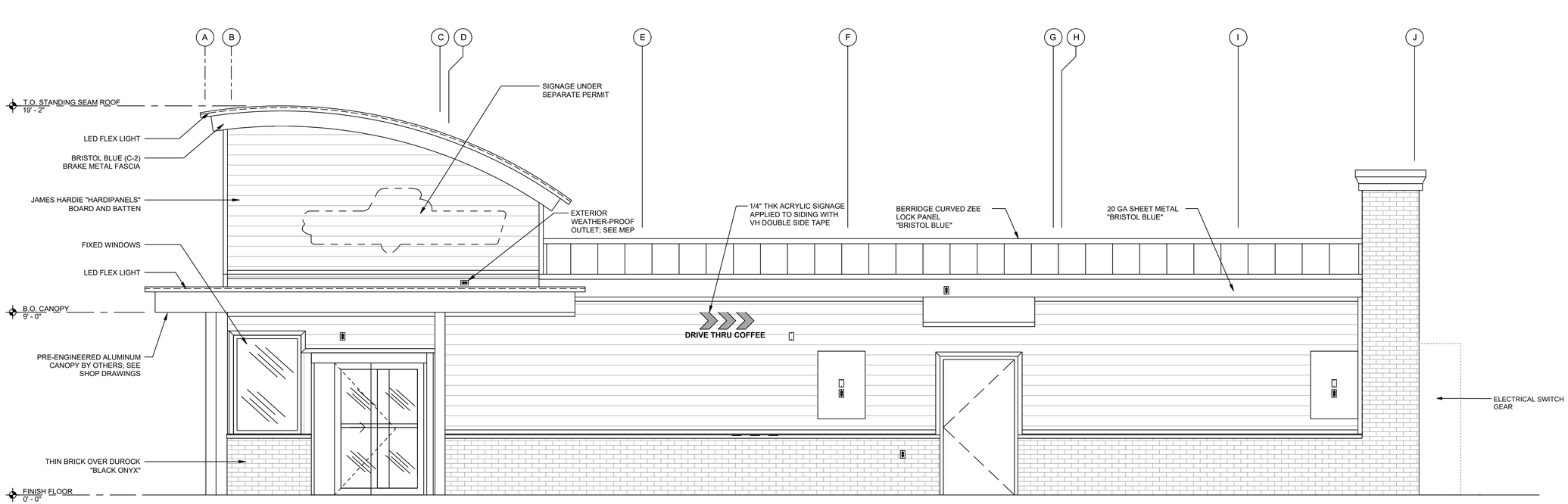
SHEET NAME
CONCEPTUAL ELEVATIONS

DRAWN	CHECKED
DATE	04/30/26
SCALE	
PROJECT NUMBER	
SHEET	A2



FACING WEST ELEVATION

FACING SOUTH ELEVATION



FACING NORTH ELEVATION

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REVISIONS

No.	DATE	DESCRIPTION
1	03/19/26	PLANNING

CLIENT INFORMATION

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
CONCEPTUAL ELEVATIONS

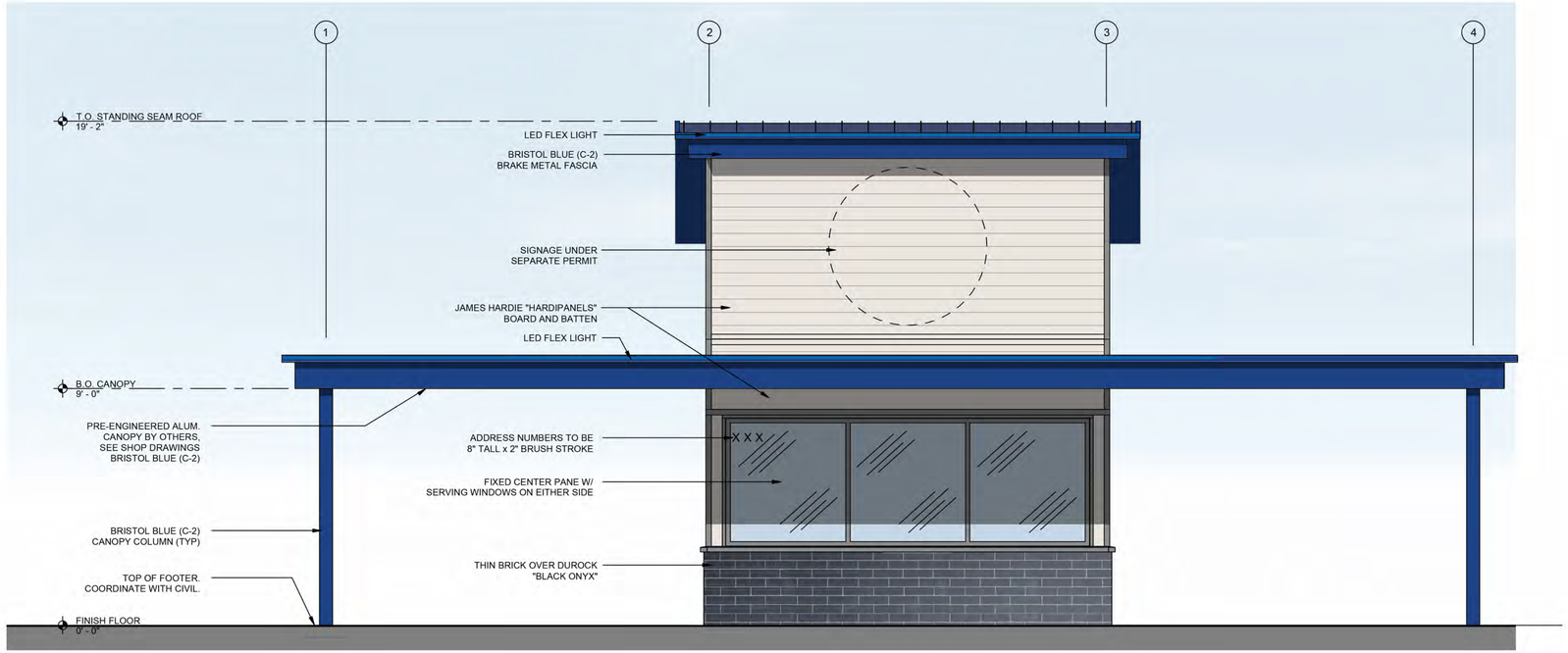
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DATE 04/30/26

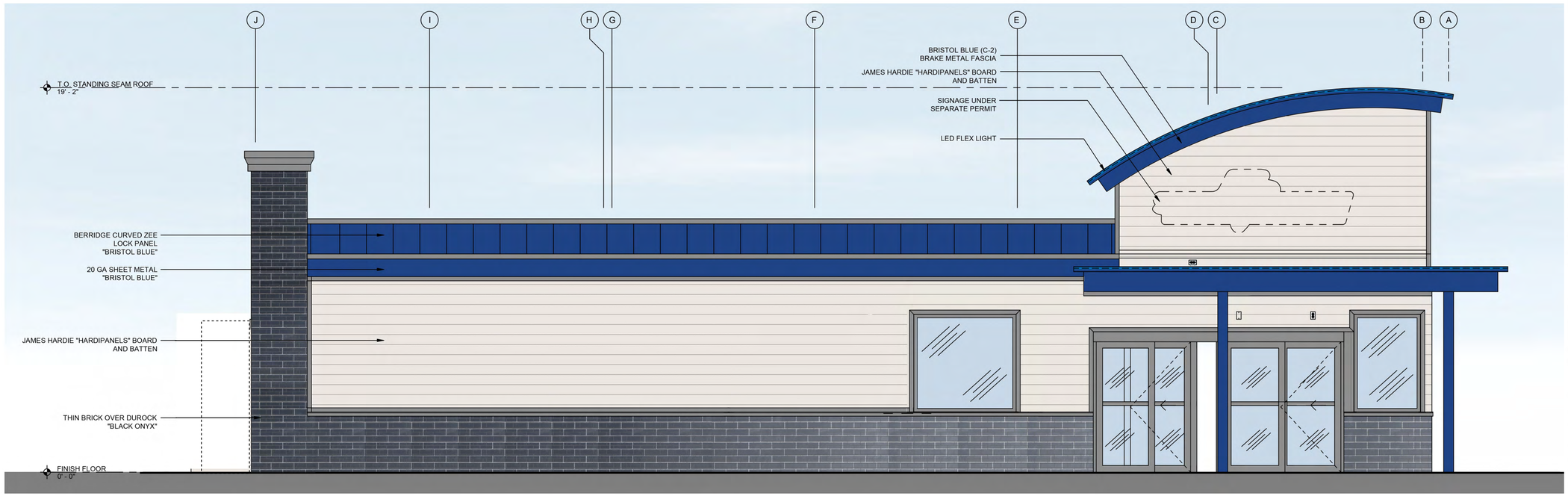
SCALE

PROJECT NUMBER

SHEET
A3



FACING EAST ELEVATION



FACING SOUTH ELEVATION

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REVISIONS

No.	DATE	DESCRIPTION
1	03/19/26	PLANNING

CLIENT INFORMATION

SEVEN BREW 7B DRIVE THRU COFFEE

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
COLORED ELEVATIONS

DRAWN | CHECKED

DATE 04/30/26

SCALE

PROJECT NUMBER

SHEET
A4



FACING WEST ELEVATION

FACING NORTH ELEVATION

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REVISIONS

No.	DATE	DESCRIPTION
1	03/19/26	PLANNING

CLIENT INFORMATION

7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

COLORED ELEVATIONS

DRAWN | CHECKED

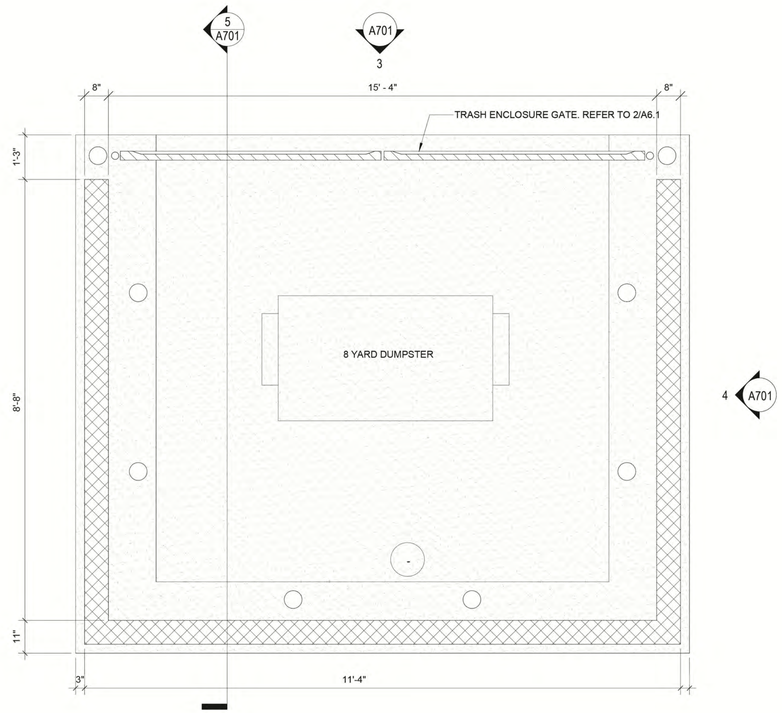
DATE 04/30/26

SCALE

PROJECT NUMBER

SHEET A5

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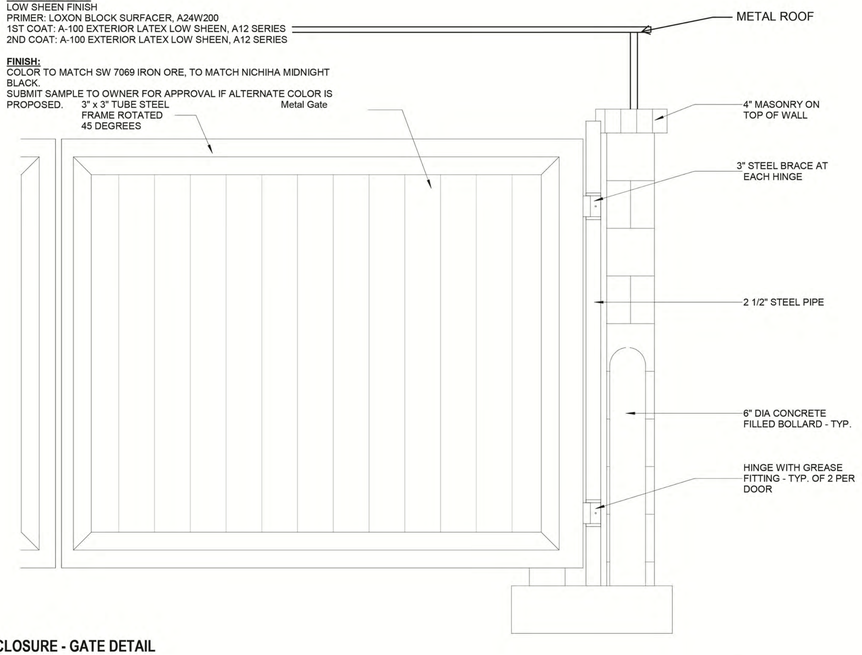
TRASH ENCLOSURE

1 — 1/2" = 1'-0"

DESIGNER NOTE: WHERE JURISDICTION REQUIRED, PAINT SPEC

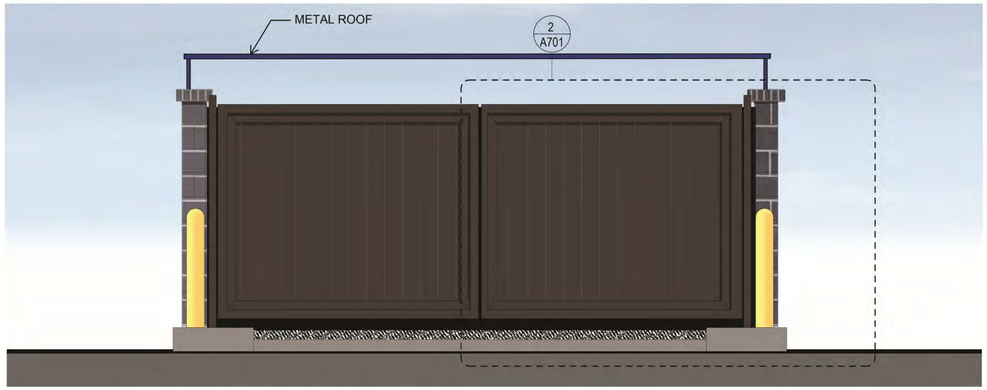
CMU PAINT SPEC:
LOW SHEEN FINISH
PRIMER: LOXON BLOCK SURFACER, A24W200
1ST COAT: A-100 EXTERIOR LATEX LOW SHEEN, A12 SERIES
2ND COAT: A-100 EXTERIOR LATEX LOW SHEEN, A12 SERIES

FINISH:
COLOR TO MATCH SW 7069 IRON ORE, TO MATCH NICHIHA MIDNIGHT BLACK.
SUBMIT SAMPLE TO OWNER FOR APPROVAL IF ALTERNATE COLOR IS PROPOSED.



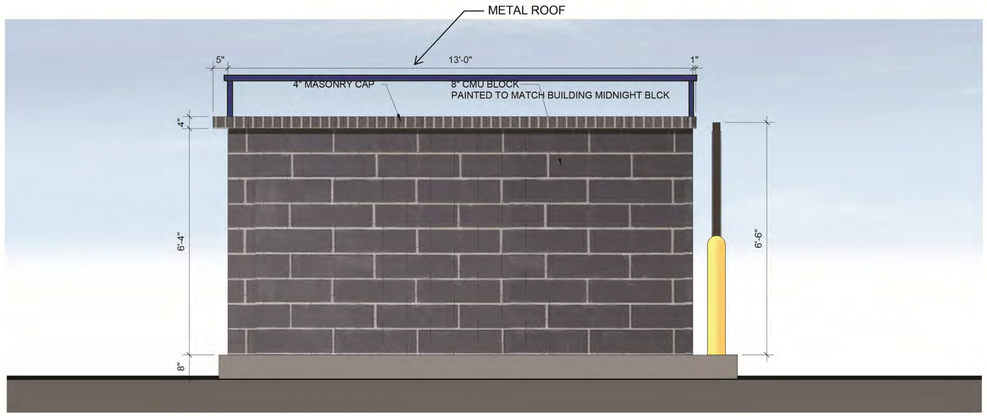
TRASH ENCLOSURE - GATE DETAIL

2 — 1" = 1'-0"



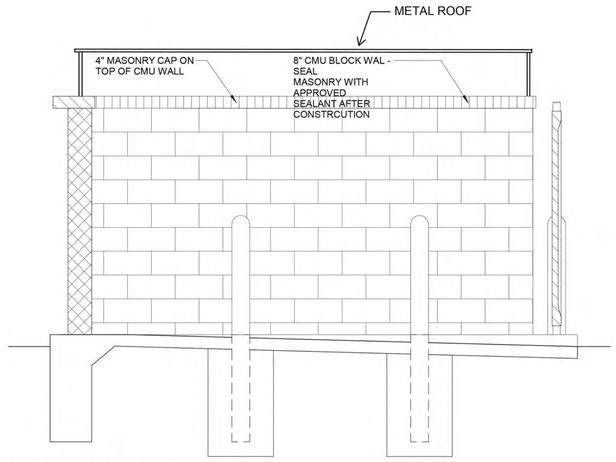
TRASH ENCLOSURE - FRONT ELEVATION

3 — 1/2" = 1'-0"



TRASH ENCLOSURE - SIDE ELEVATION

4 — 1/2" = 1'-0"



SECTION THROUGH TRASH ENCLOSURE

5 — 1/2" = 1'-0"

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STAMP

REVISIONS

No.	DATE	DESCRIPTION

CLIENT INFORMATION

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
TRASH ENCLOSURE DETAILS

DRAWN	CHECKED
HL	JL

DATE 02-11-2026
SCALE
PROJECT NUMBER
SHEET A701

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LEFT - REAR SIDE VIEW



RIGHT -REAR SIDE VIEW



FRONT - RIGHT SIDE VIEW



FRONT - LEFT SIDE VIEW

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REVISIONS

No.	DATE	DESCRIPTION
1	03/19/26	PLANNING

CLIENT INFORMATION

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
COLORED ELEVATIONS

DRAWN
CHECKED
DATE 04/30/26
SCALE
PROJECT NUMBER
SHEET A6



FIBER CEMENT PANEL
BRAND: NICHIHA - MODERN BRICK
COLOR: MIDNIGHT
FINISH: SMOOTH



CLEAR ANODIZED WINDOW FRAME
BRAND: KAWNEER - TRIFAB II 451
COLOR: CLEAR ANODIZED
FINISH: BRUSHED ALUMINUM



LIGHT GRAY



GRAY METAL COPING & FLASHING
BRAND: KINKSPAN - MORIN
COLOR: ZINC GRAY
FINISH: SMOOTH



BLUE METAL STANDING SEAM
BRAND: KINGSPAN - MORIN
COLOR: REGAL BLUE
FINISH: SMOOTH

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REVISIONS

No.	DATE	DESCRIPTION

CLIENT INFORMATION

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
MATERIAL COLOR BOARD

DRAWN | CHECKED

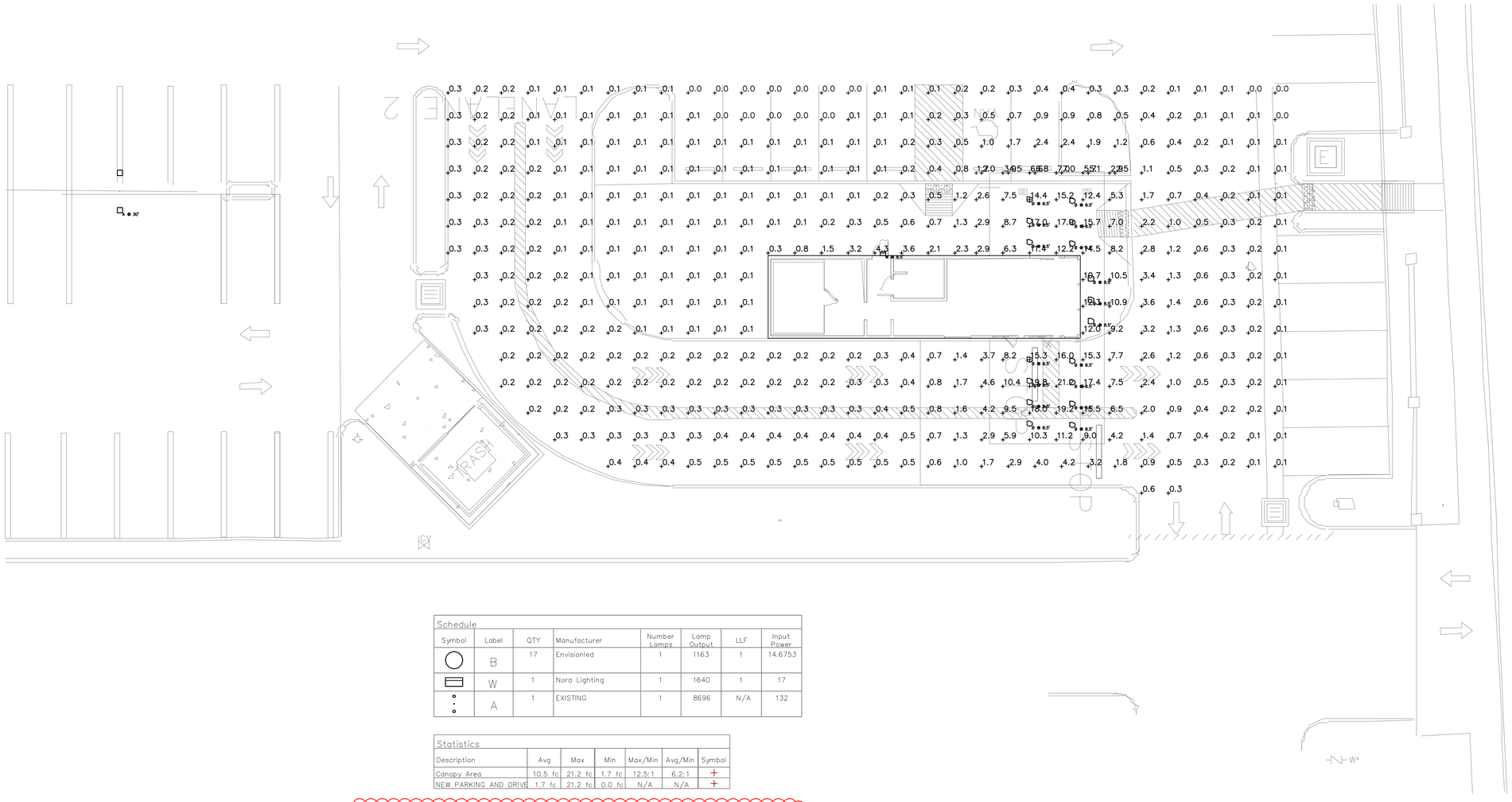
DATE 04/30/26

SCALE

PROJECT NUMBER

SHEET
A7

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Schedule							
Symbol	Label	QTY	Manufacturer	Number Lamps	Lamp Output	LLF	Input Power
◯	B	17	Envisionled	1	1163	1	14.6753
▭	W	1	Nora Lighting	1	1640	1	17
⋮	A	1	EXISTING	1	8696	N/A	132

Statistics						
Description	Avg	Max	Min	Max/Min	Avg/Min	Symbol
Canopy Area	10.5 fc	21.2 fc	1.7 fc	12.5:1	6.2:1	+
NEW PARKING AND DRIVE	1.7 fc	21.2 fc	0.0 fc	N/A	N/A	+

Existing damage site lighting lamps within the lease limits that are damaged shall be replaced

SITE PHOTOMETRIC

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

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REVISIONS

No.	DATE	DESCRIPTION

CLIENT INFORMATION

SEVEN BREW 73 DRIVE THRU COFFEE

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
SITE PHOTOMETRIC PLAN

DRAWN | CHECKED

DATE 01/28/26

SCALE

PROJECT NUMBER

SHEET
E1

RESOLUTION NO. PC2026-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA CONDITIONALLY APPROVING ARCHITECTURAL REVIEW NO. 26-03 FOR THE PROPOSED DRIVE-THRU RETAIL USE, FOR THE CONSTRUCTION OF A NEW 910 SQUARE FOOT DRIVE-THRU COFFEE SHOP "7 BREW" ON A DEVELOPED 10.5 - ACRE LOT AT THE EXISTING SHOPPING CENTER AT 49723 CESAR CHAVEZ STREET (APN 603-281-053 AND 603-281-054), AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER STATE CEQA GUIDELINES SECTION 15303 (CLASS 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES). APPLICANT: LEANNE SCOTT

WHEREAS, on April 17, 2026, the applicant, LeAnne Scott, submitted an application for Architectural Review and Conditional Use Permit for the proposed drive thru retail use, for the construction of a new 910 square foot drive-thru coffee shop on a developed 10.5 - acre lot at the existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054) ("Project"); and,

WHEREAS, the site is located at APN 603-281-053 and 603-281-054 at the southwest corner of Park Lane and Cesar Chavez Street ("Property"); and,

WHEREAS, the site has a zoning designation of C-N (Neighborhood Commercial) and a General Plan 2035 land use designation of the Neighborhood Center; and,

WHEREAS, the Project is consistent with and intended to implement the vision of the Coachella Municipal Code and the General Plan 2035 pertaining to land use patterns, building and site design, and public right-of-way improvements; and

WHEREAS, a notice of a public hearing to consider Conditional Use Permit No. 402 and Architectural Review No. 26-03 was issued in accordance with Coachella Municipal Code Section 17.72.010, inclusive of the publication on June 21, 2026, of a legal public hearing notice which was published in the Desert Sun, the City's newspaper of record and mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on June 17, 2026; and,

WHEREAS, on July 1, 2026, the Planning Commission held a duly noticed public hearing to consider the application for the Project during which evidence, both written and oral, including the staff report and supporting documents, was presented at said hearing; and,

WHEREAS, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution No. PC2026-22 to conditionally approve Architectural Review No. 26-03 for the proposed drive-thru retail use, for the construction of a new 910 square foot drive-thru coffee shop "7 Brew" on a developed 10.5 - acre lot at

the existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054 as conditioned with the motion vote outcome specified in the meeting minutes for the July 1, 2026, Planning Commission meeting.

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

SECTION 1. Incorporation of Recitals. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct and are incorporated into this Resolution by reference and constitute a material part of this Resolution.

SECTION 2. Compliance with the California Environmental Quality Act.

The Project is categorically exempt from the provisions of the California Environmental Quality Act under State CEQA Guidelines section 15303 – Class 3 New Construction or Conversion of Small Structures. Examples of Class 3 exempted projects include stores, restaurants or similar structures that do not involve the use of significant amounts of hazardous substances and do not exceed 2500 square feet in floor area. Here, the Project consists of the construction of a 910-square-foot drive-thru coffee building on a developed 10.5 lot located at 49723 Cesar Chavez Street (APN 603-281-053)on a site zoned for such uses. The Project does not involve the use of significant amounts of hazardous substances, and all necessary public services and facilities are available. Therefore, the Project falls within the Class 3 exemption.

Furthermore, none of the exceptions to the use of categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply. The Project will not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is no possibility of a significant cumulative impact as staff does not anticipate that other projects of the same type will take place at the Project site or the surrounding area. The Project does not present any unusual circumstances such as unusual resources, an unusual location, or unusual physical qualities inherent to the Project site that might result in significant impacts. The Project area is developed and does not contain any environmentally sensitive areas. The Project would not damage any scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. The Project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5 and the proposed Project will not cause a substantial adverse change in the significance of a historical resource because there are no historical resources near the proposed Project such that Project impacts would not have any substantial adverse changes in the significance of a historical resource.

Staff is hereby authorized and directed to prepare, execute, and file a Notice of Exemption with the County Clerk and the State Clearinghouse within five working days of approval

of the Project.

SECTION 3. Architectural Review and Minor Modification Findings. Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

1. The project site is within the Neighborhood Center land use designation of the City's General Plan 2035 Update (General Plan). 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. Generally located at the intersection of two major roadways, Neighborhood Centers balance the need to provide convenient access and parking for passing motorists with the need to provide a comfortable, walkable environment for shoppers and diners. Buildings face public streets (either the primary roadway or new internal streets) with attractive shopfronts designed to display merchandise, dining rooms,, patios and signage to passersby. Streets connect the center to adjacent neighborhoods and to the urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit.

   Allowed land uses include primarily neighborhood-serving retail and services, with residential uses on upper floors of mixed-use buildings and in multi-family buildings at the edge of the center where it transitions to the adjoining neighborhood. The allowed development intensity is 15-40 du/ac, and a FAR of 0.5 and 1.5. The proposed project does not propose residential development, and does not exceed the maximum FAR of the Neighborhood Center general plan designation. The project meets the intent and purpose, intended physical character, allowed land uses, and development intensity allowed in the Neighborhood Center general plan designation. The project is compatible with the design standards for network connectivity, street design, parks and open space, and urban form guidelines of the Neighborhood Center general plan designation.

   The project is within Subarea 4 – Harrison Street Corridor. The Harrison Street corridor extends from approximately 54th Avenue north to the intersection of Harrison Street and SR111 (at approximately 49th Avenue). Presently, the corridor is an automobile oriented roadway with shopping centers, large surface parking lots and limited pedestrian facilities. Over time, the Harrison Street Corridor will become a pedestrian-oriented mixed-use corridor with a diverse mix of retail, commercial and residential uses. New development will be more urban in design with buildings that frame the street and parking located back of the buildings. While transformed over time, the corridor will continue to serve as a major thoroughfare and a major retail street for the City, focusing on goods and services that meet the daily needs of residents. The project proposes a drive-thru retail use that is consistent with the uses and policy direction envisioned by Subarea 4 – Harrison Street Corridor. As a result,

the proposed project is consistent with the General Plan.

2. The Project site is within the Neighborhood Commercial (C-N) zone, which implements the Neighborhood Center land use designation. The Project is subject to the Zoning Ordinance of the City of Coachella which includes Chapter 17.24 – C-N Neighborhood Commercial Zone. The Project proposes a drive-thru retail use, which is a permitted land use subject to obtaining a conditional use permit within the C-N zone. The project is compliant with the intent and purpose, permitted uses, and property development standards of Chapter 17.24 C-N Neighborhood Commercial Zone.

   The project would require approval of a minor modification to approve a 10% reduction in parking for the existing shopping center. The project itself meets parking requirements, however the construction of the proposed project will remove parking spaces utilized by the center and would require approval of a minor modification to ensure the shopping center is in compliance with the Parking Ordinance of the Coachella Municipal Code. The proposed 7 Brew building is constructed over 47 existing parking spaces for the existing shopping center. The existing shopping center is required to provide 492 required parking spaces, pursuant to Section 17.54.010(C)(1), the existing commercial building would be required to provide one (1) parking space per two hundred fifty (250) square feet of gross floor area. The existing commercial center has an existing 501 available parking spaces, and the construction of the project would reduce parking below the minimum required parking spaces for the center. The applicant requests a minor modification in accordance with Section 17.70.120 of the Coachella Municipal Code. The approval of a minor modification to reduce parking by 10% would result in a minimum of 443 parking spaces required for the existing shopping center. The project would reduce overall parking for the center to 454 parking spaces, 11 spaces more than the minimum of 443 parking spaces required with the approval of a 10% minor modification approval. As a result, approval of a minor modification for a 10% reduction in required parking for the existing shopping center would ensure the parking for the existing shopping center is consistent with the Coachella Municipal Code requirements. As a result, the proposed project complies with zoning regulations.

3. The location of the project site has a General Plan land use designation of Neighborhood Center. The project is compatible with the design standards for network connectivity, street design, parks and open space, and urban form guidelines of the Neighborhood Center general plan designation.

   The proposed project consists of a 910-square-foot drive-thru coffee building. The proposed project is 19’ 2” in height, constructed with a white board and batten façade design with “black onyx” brick. The roof and canopy structure provide a “bristol blue” metal design. The project will include a led flex light on the roof and canopy of the structure that will provide a led light strip that will be visible at night. The proposed trash enclosure provides a brick design that is compatible with the proposed 7 Brew building. The proposed project is consistent with the property development

standards of the Neighborhood Commercial (C-N) zone. For the foregoing reasons, the project is consistent with the city's design guidelines.

4. The proposed development will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties and improvements in the vicinity, as the project consists of a new 910 square foot drive-thru retail use in an existing commercial shopping center. The proposed project design is consistent with applicable General Plan and Zoning Code requirements. The project site plan and conditions of approval include improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. Any future modifications to the site or structure shall obtain all applicable permits and licenses prior to the completion of tenant improvements and operations. For these reasons, the proposed project would be compatible with the surrounding Neighborhood Center, Suburban Neighborhood, Downtown Center general plan designation as envisioned by the General Plan. Therefore, the proposed project is not anticipated to be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, the project is justified by the common public interest as a benefit to the community as a whole.

5. The proposed project is compatible with the intended physical character guidelines of the Neighborhood Center general plan designation. Generally located at the intersection of two major roadways, Neighborhood Centers balance the need to provide convenient access and parking for passing motorists with the need to provide a comfortable, walkable environment for shoppers and diners. Buildings face public streets (either the primary roadway or new internal streets) with attractive shopfronts designed to display merchandise, dining rooms, patios and signage to passersby. Streets connect the center to adjacent neighborhoods and to the urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit. The proposed project provides a pedestrian walking path to the public sidewalk that helps ensure there is a comfortable, walkable environment for shoppers and diners.

   The proposed project is compatible with the network and connectivity, street design, and parks and open space guidelines of the Neighborhood Center general plan designation. The project is proposed on an existing developed site with existing sidewalk, driveways, and internal streets. The project site plan and conditions of approval include improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. The project will not be inconsistent with the network and connectivity, street design, and parks and open space guidelines of the Neighborhood Center general plan designation.

   The proposed project is compatible with the urban form guidelines of the Neighborhood Center general plan designation. In the Neighborhood Center general

plan designation, a variety of building types are allowed, ranging from Rowhouse/Townhouse to Main Street/Mixed-Use. Building entrances are direct from the sidewalk, generally via shopfronts. Building heights are generally one to three stories. Vehicular access is provided to parking lots via common drives detailed as small streets and by alleys. Services and trash should be located behind the buildings in alleys. The proposed project provides a high-quality commercial building design that is not incompatible with general plan guidelines. The proposed project does provide a pedestrian walkway path that provides a direct connection to the sidewalk along Cesar Chavez Street. The proposed project is a one-story building that is 19'2" in height. The proposed project will improve existing commercial driveways to be ADA compliant as required by the conditions of approval for the project. The proposed trash enclosure provides a brick design compatible with the main building design and is located behind the building and not facing Cesar Chavez Street.

As a result, the proposed project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area.

6. The Project is categorically exempt from the provisions of the California Environmental Quality Act under State CEQA Guidelines section 15303 – Class 3 New Construction or Conversion of Small Structures. Examples of Class 3 exempted projects include stores, restaurants or similar structures that do not involve the use of significant amounts of hazardous substances and do not exceed 2500 square feet in floor area. Here, the Project consists of the construction of a 910-square-foot drive-thru coffee building on a developed 10.5 lot located at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054)on a site zoned for such uses. The Project does not involve the use of significant amounts of hazardous substances, and all necessary public services and facilities are available. Therefore, the Project falls within the Class 3 exemption.

   Furthermore, none of the exceptions to the use of categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply. The Project will not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is no possibility of a significant cumulative impact as staff does not anticipate that other projects of the same type will take place at the Project site or the surrounding area. The Project does not present any unusual circumstances such as unusual resources, an unusual location, or unusual physical qualities inherent to the Project site that might result in significant impacts. The Project area is developed and does not contain any environmentally sensitive areas. The Project would not damage any scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. The Project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5 and the proposed Project will not cause a substantial adverse change in the significance of a historical resource because there are no historical resources near the proposed Project

such that Project impacts would not have any substantial adverse changes in the significance of a historical resource. A Notice of Exemption should be prepared and filed a with the County Clerk and the State Clearinghouse within five working days of approval of the Project.

SECTION 4. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Chairperson shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

SECTION 6. Planning Commission Approval. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission conditionally approves Architectural Review No. 26-03 for the proposed drive-thru retail use, for the construction of a new 910 square foot drive-thru coffee shop "7 Brew" on a developed 10.5 - acre lot at the existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054), and determining that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction Or Conversion Of Small Structures). The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit "A", and Development Plan Set in "Exhibit B" of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella's Architectural Review conditional use permit approval. Where the term "Applicant" is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission of the City of Coachella hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

PASSED APPROVED and ADOPTED this 1st day of July 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eva Lara, Chairperson
City of Coachella

ATTEST:

_____
Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

_____
Best Best & Krieger
City Attorney

Exhibit A – Resolution No. PC2026-22

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 26-03

General Conditions

1. Architectural Review No. 26-03 is approved for the "7 Brew" for the construction of a new 910 square foot drive-thru coffee shop on a developed 10.5 - acre lot at the existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054), and the determination that the project is compliant with Section 15303 of the California Environmental Quality Act (CEQA) Guidelines.

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

3. The applicant shall comply with all requirements and conditions of approval as included in Conditional Use Permit No. 402, Architectural Review No. 26-03, and any modifications or extensions thereof, as listed in those Resolutions for each respective approval, and Resolution No. PC2026-21 unless otherwise modified per the requirements and conditions of approval per this resolution.

ACREAGE SUMMARY TABLE

PARCEL	± 17,105 SF (0.39 AC)
PERVIOUS AREA	± 2,955 SF (0.07AC)
IMPERVIOUS AREA	± 14,150 SF (0.32 AC)

PARKING TABLE

	SPACES REQUIRED	SPACES PROVIDED
STANDARD CAR PARKING	4 SPACES	13 SPACES
ACCESSIBLE PARKING	1 SPACE	1 SPACE
TOTAL CAR PARKING	5 SPACE	14 SPACES

SITE INFORMATION

ZONING	NEIGHBORHOOD COMMERCIAL (C-N)
BUILDING FOOTPRINT (TOTAL, 1 STRUCTURE)	910 SF
BUILDING HEIGHT	19'
SETBACKS	
NORTH	10' BUILDING; 10' LANDSCAPE
SOUTH	10' BUILDING; 10' LANDSCAPE
EAST	10' BUILDING; 10' LANDSCAPE
WEST	10' BUILDING; 10' LANDSCAPE

ADJACENT ZONING INFORMATION

NORTH	NEIGHBORHOOD COMMERCIAL (C-N)
SOUTH	NEIGHBORHOOD COMMERCIAL (C-N)
EAST	DOWNTOWN (DT-PV)
WEST	SUBURBAN NEIGHBORHOOD (S-N)

0 20' 30' 40'
SCALE IN FEET

Know what's **below.** **Call** before you dig.

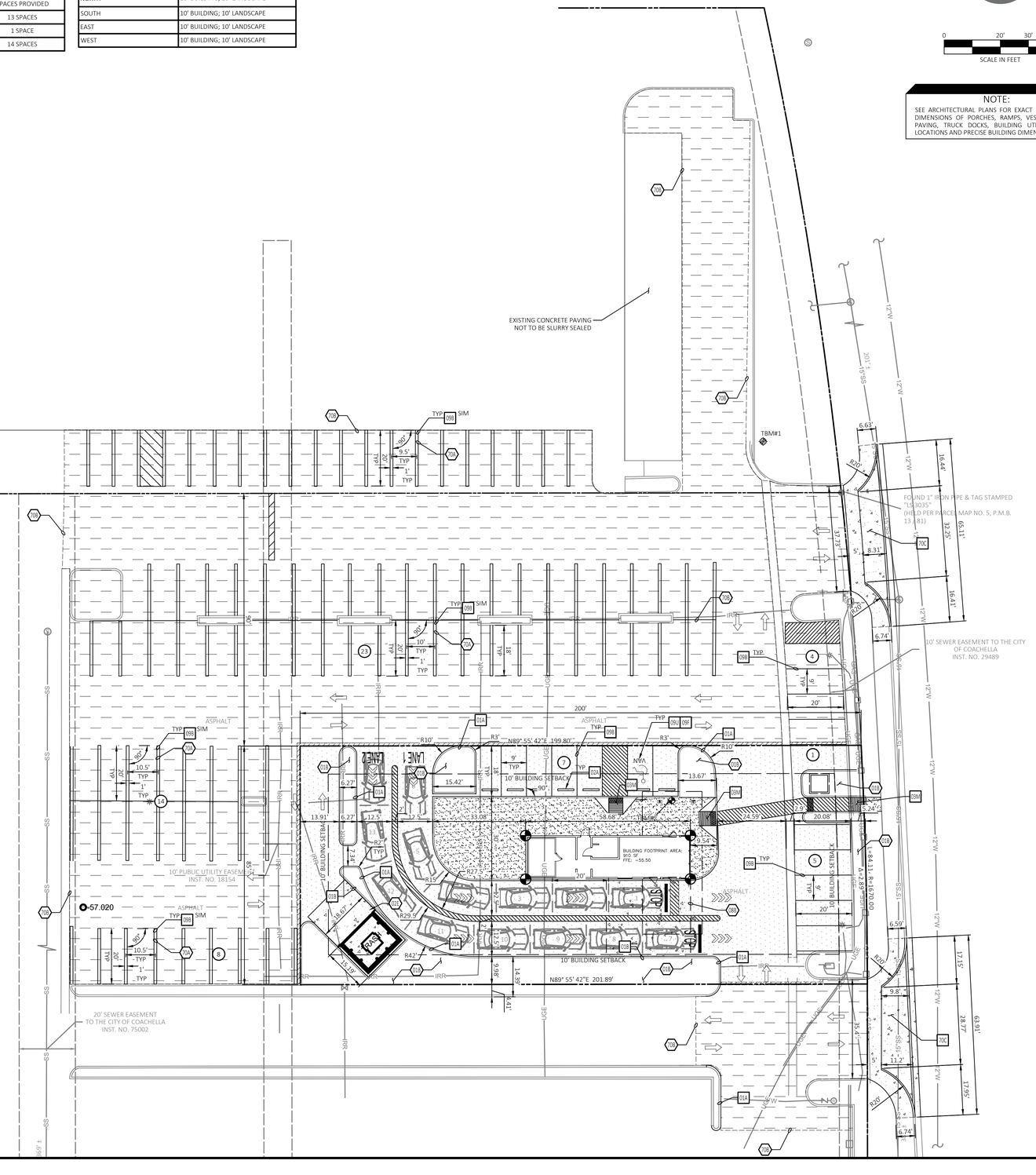
NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK
TBM#1
SET CUT SQUARE ON LIGHT POST CONCRETE BASE
ELEVATION:-53.00'
NORTHING: 2193878.33
EASTING: 6582374.52

TBM#2
SET CUT "X" IN CURB
ELEVATION:-55.71'
NORTHING: 2193750.46
EASTING: 6582342.00



VICINITY MAP
NOT TO SCALE



LEGEND

EXISTING LEGEND

●	FOUND MONUMENT AS NOTED	NG	NATURAL GROUND
◆	COMPUTED POINT	(M)	MEASURED/CALCULATED DIMENSION
⋈	IRRIGATION CONTROL VALVE	(R)	RECORD DIMENSION
◈	TEMPORARY BENCHMARK (TBM)	(R1)	RECORD DIMENSION PER PARCEL MAP NO. 5, P.M.B. 13 / 81
▭	SIGN		
FH	FIRE HYDRANT	N/F	NOW OR FORMERLY
WM	WATER METER	PS	PARKING SPACES
BFP	BACK FLOW PREVENTER	POC	POINT OF COMMENCEMENT
✱	LIGHT	POB	POINT OF BEGINNING
Ⓢ	SANITARY MANHOLE (SMH)	CC	CONCRETE
FL	FLOW LINE		PROPERTY LINE
TC	TOP OF CONCRETE		EASEMENT LINE
EC	EDGE OF CONCRETE		RIGHT-OF-WAY LINE
TA	TOP OF ASPHALT	SS	UNDERGROUND SANITARY SEWER LINE
EA	EDGE OF ASPHALT	IRR	UNDERGROUND IRRIGATION LINE
BOC	BACK OF CURB	UGE	UNDERGROUND ELECTRIC LINE
		W	UNDERGROUND WATER LINE
		GAS	UNDERGROUND GAS LINE

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL PAVING PLAN
- CURB INLET
- BUILDING CONTROL POINT
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCHITECTURAL PLANS)

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 09N.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

F. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

☐ SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03M WHEELCHAIR RAMP IN SIDEWALK
09B NINETY DEGREE PARKING SPACE STRIPING
09F 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
09U ACCESSIBLE PARKING SYMBOL
70C COMMERCIAL DRIVE APPROACH (WITH SIDEWALK AT CURB) PER COUNTY OF RIVERSIDE STANDARD NO. 207A

⬡ SITE NOTES

01B LANDSCAPE AREA. SEE LANDSCAPE PLAN.
02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
08B OVERHEAD CANOPY - (TYP.-PER ARCH. PLANS).
70A DOUBLE 4" SOLID WHITE LINE, 12" O.C.
70B LIMITS OF WORK FOR SLURRY SEAL AND PARKING STALL STRIPING.

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

CTAR INC.
49723 CESAR CHAVEZ STREET
COACHELLA, CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

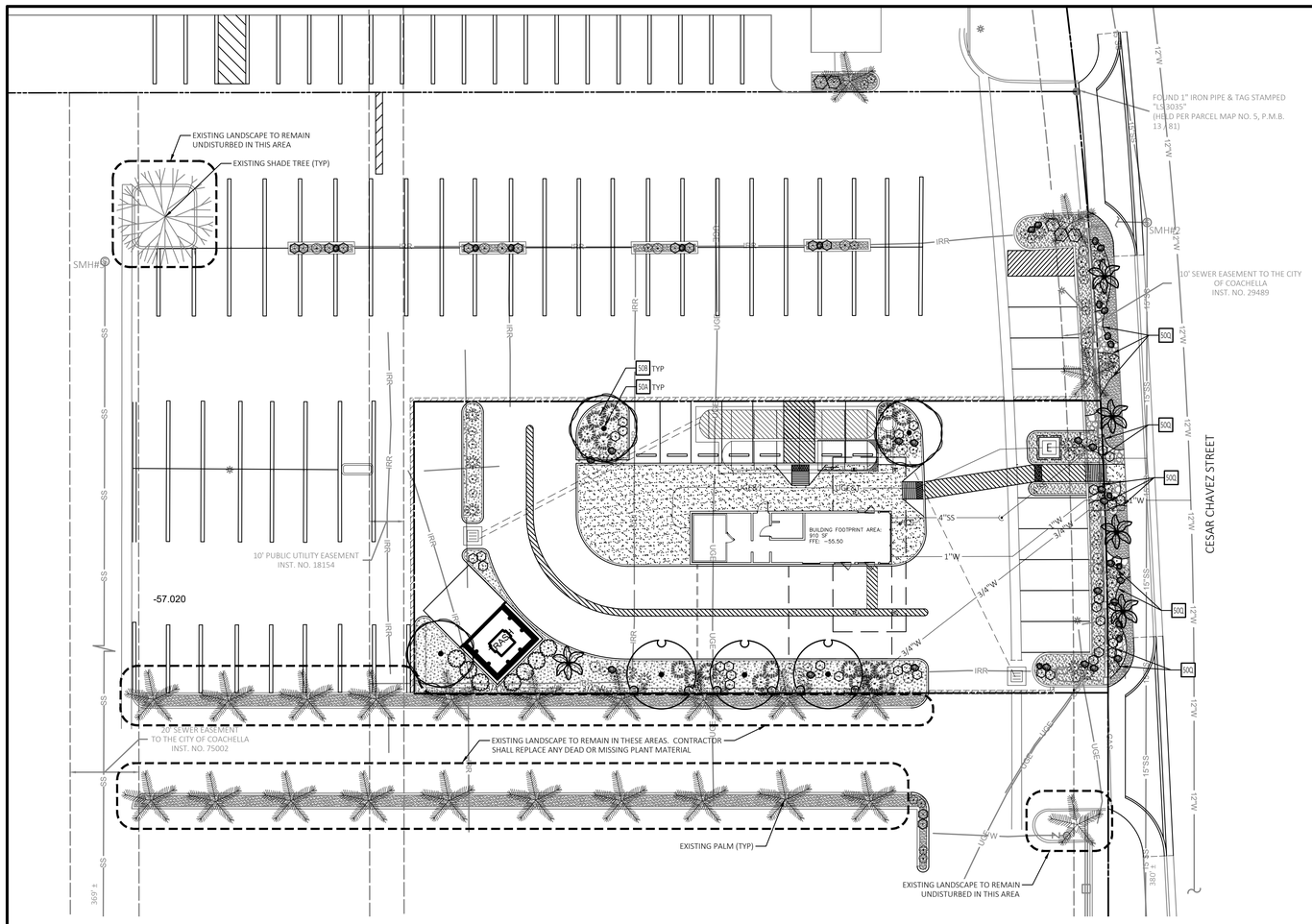
PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	MAS
DESIGNER	JAC
CEI PROJECT NUMBER	34748
DATE	6/12/2026
REVISION	REV-1

SITE PLAN
SHEET TITLE

SHEET NUMBER
C2.0

DRAWING LOCATION - P:\34000\34748.00\DRAWINGS\DESIGN\WORKING\34748_SP.DWG – SAVED BY - JCUEVAS

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NOTE TO CONTRACTOR:
ANY PROPOSED LANDSCAPE AREAS SHOWN OUTSIDE OF THE LIMITS OF THE SEVEN BREW PROPERTY SHALL BE IRRIGATED SEPARATELY. IRRIGATION SHALL BE PROVIDED BY EXPANSION/REHABILITATION OF EXISTING IRRIGATION SYSTEM. IF NO EXISTING SYSTEM IS PRESENT LANDSCAPE CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING FULL COVERAGE TO ALL PLANT MATERIAL IN COORDINATION WITH THE SHOPPING CENTER OWNER/MANAGEMENT.

0 20' 30' 40'
SCALE IN FEET

Know what's **below.**
Call before you dig.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK
TBM#1
SET CUT SQUARE ON LIGHT POST CONCRETE BASE
ELEVATION:-53.00'
NORTHING: 2193878.33
EASTING: 6582374.52

TBM#2
SET CUT "X" IN CURB
ELEVATION:-55.71'
NORTHING: 2193750.46
EASTING: 6582342.00

LEGEND

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- STORM DRAIN

LANDSCAPE DETAILS

50A TREE PLANTING
50B SHRUB PLANTING
50Q STEEL EDGING, COLOR: BLACK. INSTALL AT GRADE

GENERAL LANDSCAPE NOTES

A. REFER TO LANDSCAPE NOTES SHEET FOR NOTES AND DETAILS

LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
PARKING AREA	A MIN OF 5% OF THE PARKING AREA SHALL BE LANDSCAPED	11,767 SF OF PARKING LOT x 5% = 588 SF REQUIRED	632 SF PROVIDED
	A MIN OF 50% OF THE PARKING AREA SHALL BE SHADED WITHIN 15 YEARS	11,767 SF OF PARKING LOT x 50% = 5,883 SF OF SHADE REQUIRED	6 SHADE TREES x 1200 SF PER TREE = 7,200 SF PROVIDED

2026-06-16 12:55

LANDSCAPE ROCK SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	3/4" DECORATIVE ROCK. COLOR: DESERT GOLD DEPTH: 4" DEPTH	2,338 SF	
	2'-3' DIA. LANDSCAPE BOULDER COLOR: BROWN/TAN	37	
	3/4" DIA. CRUSHED GRANITE WASHED. COLOR: CALIFORNIA GOLD DEPTH: 4"	3,232 SF	
	2"-4" DIA. DECORATIVE ROCK. COLOR: HONEY QUARTZ DEPTH: 4"	201 SF	

2026-06-11 10:59

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
TREES					
	3	PARKINSONIA FLORIDA / BLUE PALO VERDE	24" BOX	50A	2.00" CAL.
	3	PROSOPIS X 'AZT' / AZT THORNLESS MESQUITE	24" BOX	50A	2.00" CAL.
	5	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	24" BOX	50A	2.00" CAL.
SYMBOL	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**DETAIL**	
SHRUBS					
	18	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL	50B	
	42	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	50B	
	17	JUNIPERUS CHINENSIS 'SAN JOSE' / SAN JOSE JUNIPER	5 GAL	50B	
	44	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL	50B	
	7	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' / SILVERADO TEXAS SAGE	5 GAL	50B	
	5	SALVIA GREGGII 'ALBA' / WHITE TEXAS SAGE	5 GAL	50B	
	29	SALVIA GREGGII 'SIERRA LINDA' / SIERRA LINDA AUTUMN SAGE	5 GAL	50B	

NOTE: BOTH INSTALL HEIGHT AND CALIPER SHALL BE MET AT TIME OF PLANTING.

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELO AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE DATE

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

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LANDSCAPE PLAN
SHEET TITLE

SHEET NUMBER
L1.0

DRAWING LOCATION - P:\34000\34748.0\DRAWINGS\DESIGN\WORKING\34748_LP.DWG — SAVED BY - MPARKS
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GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
4. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
8. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
11. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
13. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
14. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
15. IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
16. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
17. SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
18. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
2. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW ADJACENT PAVEMENT SURFACES.
3. LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
4. ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
5. TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
6. ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
7. TOPSOIL DEPTH SHALL BE AS FOLLOWS :
   PLANTER BEDS - 12" MINIMUM
   GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
8. BACKFILL ALL TREES, SHRUBS, GROUNDCOVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
10. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
12. ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST
13. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
14. ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
15. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
16. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
18. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
19. ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
20. ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
21. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
22. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
23. A FOUR INCH (4") TOP DRESSING/MULCHING OF 1" - 2" DIA. CRUSHED ROCK SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.
24. THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
    EVERGREEN SHRUBBERY NOVEMBER-MARCH
    DECIDUOUS SHRUBBERY & TREES NOVEMBER-MARCH
    EVERGREEN TREES NOVEMBER-MARCH

PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE

A. GUARANTEE:
   ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERIMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

B. REPLACEMENT:
   ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.

C. MAINTENANCE:
   GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THERE AFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

HERBICIDES NOTES

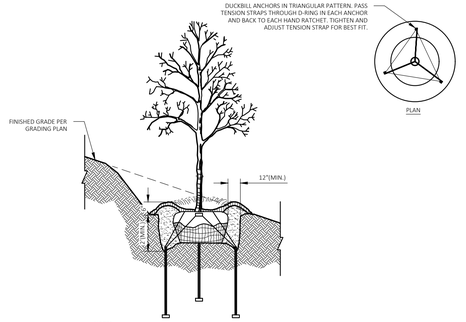
1. APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
2. IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE
3. NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
4. CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.

SOIL MANAGEMENT PLAN NOTES

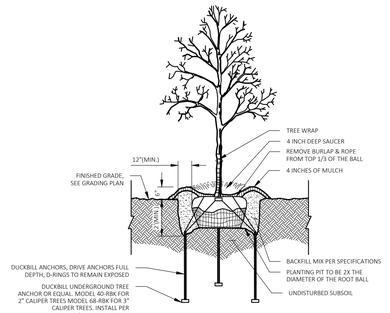
1. SOIL TESTING
   1.1. THE CONTRACTOR SHALL OBTAIN A SOILS TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER. SOIL TESTING SHALL OCCUR AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADE ESTABLISHED, BUT PRIOR TO SOIL PREPARATION.
   1.2. THE SOILS REPORT SHALL CONTAIN AN ANALYSIS OF SOIL TEXTURE, INFILTRATION RATE, PH, TOTAL SOLUBLE SALTS, SODIUM, AND PERCENT ORGANIC MATTER. THE SOILS REPORT SHALL ALSO CONTAIN RECOMMENDATIONS FOR SOIL PREPARATION, AMENDED SOIL, AND FERTILIZATION.
   1.3. A MINIMUM OF TWO LOCATIONS SHALL BE SAMPLED, AND ADDITIONAL SAMPLES REQUIRED AT THE RATE OF ONE PER EVERY 10,000 SF OF LANDSCAPE AREA.
   1.4. TWO SAMPLES PER LOCATION SHALL BE TAKEN. ONE AT A DEPTH OF 10" AND ONE AT A DEPTH OF 36". EACH SAMPLE SHALL CONTAIN APPROXIMATELY ONE QUART OF SOIL AND BE LABELED PER LOCATION AND DEPTH.
   1.5. THE SOILS REPORT SHALL BE FURNISHED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO IMPLEMENTATION.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS:

1. SEE CIVIL PLANS FOR GRADING PLAN.
2. A SOILS REPORT IS REQUIRED PER THE SOIL MANAGEMENT PLAN NOTES ABOVE.
3. PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMEND PLANTING HOLES NEEDED TO MEET THIS REQUIREMENT.
4. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO THE RECOMMENDATIONS OF THE SOILS REPORT.
5. FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF 4 CU.YDS. PER 1,000 SF OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOILS. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6" ARE EXEMPT FROM ADDING COMPOST AND TILLING.
6. A MINIMUM OF A THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. UP TO 5% OF THE LANDSCAPE MAY BE LEFT WITHOUT MULCH FOR INSECT HABITAT AND MUST BE NOTED ON THE PLANS.

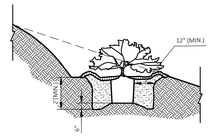


NOTES:
1. DEPICTION ABOVE IS FOR TREE PLANTING ON A SLOPE.
2. ALL OTHER SPECIFICATIONS SHALL BE AS SHOWN BELOW IN THE TREE PLANTING DETAIL.
3. SEE TREE PLANTING DETAIL BELOW FOR TREE ANCHORING SYSTEM.

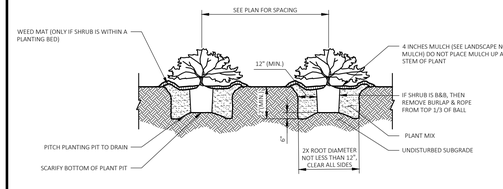


NOTES:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2. CONTRACTOR TO ENSURE PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION.
3. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IF PERCOLATION CANNOT BE ACHIEVED.

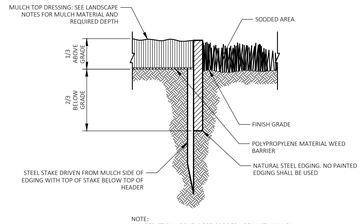
TREE PLANTING
N.T.S. 59A



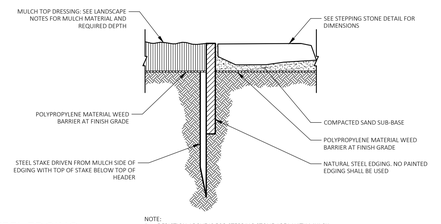
NOTE:
1. DEPICTION ABOVE IS FOR SHRUB PLANTING ON SLOPE.
2. ALL OTHER SPECIFICATIONS SHALL BE SHOWN BELOW IN THE PLANTING DETAIL.



SHRUB PLANTING
N.T.S. 59B



NOTE:
1. DEPICTION ABOVE IS FOR SODDED AREA WITH MULCH.



NOTE:
1. DEPICTION ABOVE IS FOR STEPPING STONE AREA WITH MULCH.

STEEL EDGING
N.T.S. 60

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELO AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE DATE

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

CTAR INC.
49723 CESAR CHAVEZ STREET
COACHELLA, CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	MAS
DESIGNER	JAC
CEI PROJECT NUMBER	34748
DATE	6/11/2026
REVISION	REV-1

LANDSCAPE NOTES
SHEET TITLE

SHEET NUMBER
L1.1

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BLUE PALO VERDE



THORNLESS HONEY MESQUITE



MEXICAN FAN PALM

2026-06-11 10:59

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
TREES					
	3	PARKINSONIA FLORIDA / BLUE PALO VERDE	24" BOX	50A	2.00" CAL.
	3	PROSOPIS X 'AZT' / AZT THORNLESS MESQUITE	24" BOX	50A	2.00" CAL.
	5	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	24" BOX	50A	2.00" CAL.
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	
SHRUBS					
	18	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL	50B	
	42	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	50B	
	17	JUNIPERUS CHINENSIS 'SAN JOSE' / SAN JOSE JUNIPER	5 GAL	50B	
	44	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL	50B	
	7	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' / SILVERADO TEXAS SAGE	5 GAL	50B	
	5	SALVIA GREGGII 'ALBA' / WHITE TEXAS SAGE	5 GAL	50B	
	29	SALVIA GREGGII 'SIERRA LINDA' / SIERRA LINDA AUTUMN SAGE	5 GAL	50B	

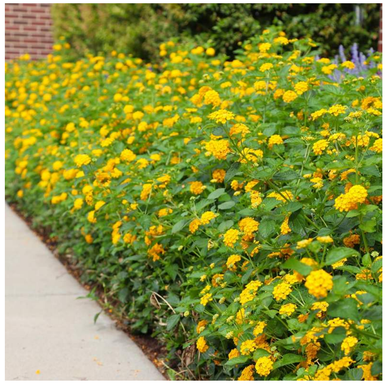
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LANDSCAPE ROCK SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	3/4" DECORATIVE ROCK. COLOR: DESERT GOLD DEPTH: 4" DEPTH	730 SF	
	2"-3" DIA. LANDSCAPE BOULDER COLOR: BROWN/TAN	37	
	3/4" DIA. CRUSHED GRANITE WASHED. COLOR: CALIFORNIA GOLD DEPTH: 4"	3,232 SF	
	2"-4" DIA. DECORATIVE ROCK. COLOR: HONEY QUARTZ DEPTH: 4"	201 SF	

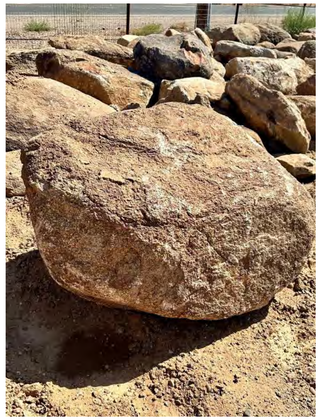


SERRA LINDA AUTUMN SAGE



NEW GOLD LANTANA

RED YUCCA



LANDSCAPE BOULDER

2"-4" DIA HONEY QUARTZ ROCK



GREY DESERT SPOON



SAN JOSE JUNIPER



SILVERADO TEXAS SAGE



3/4" CALIFORNIA GOLD CRUSHED GRANITE



3/4" DESERT GOLD DECORATIVE ROCK

CEI
Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

7 BREW COFFEE
SEVEN DRIVE THRU

CTAR INC.
49723 CESAR CHAVEZ STREET
COACHELLA, CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	MAS
DESIGNER	JAC
CEI PROJECT NUMBER	34748
DATE	6/11/2026
REVISION	REV-1

LANDSCAPE IMAGES

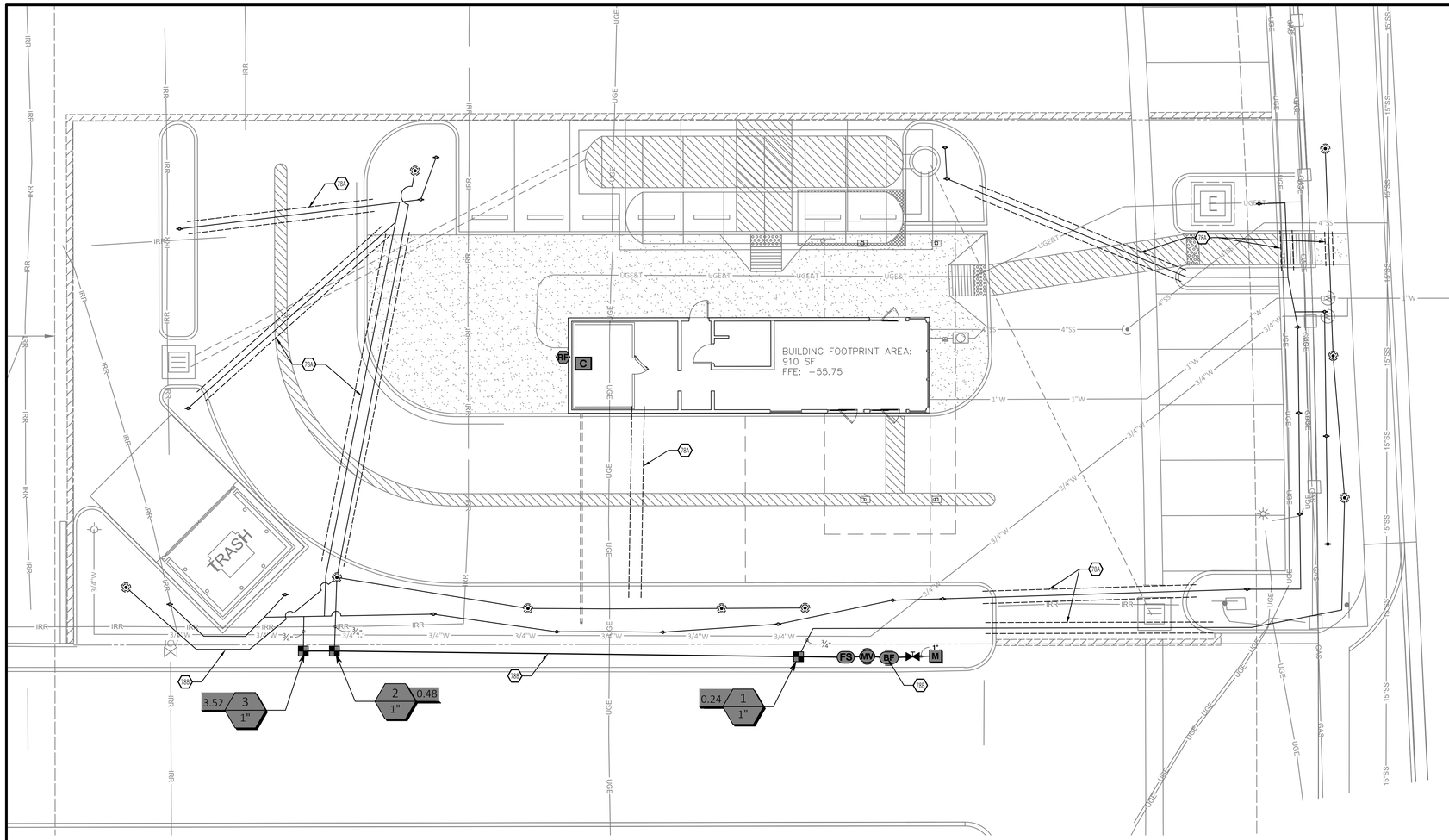
SHEET TITLE

SHEET NUMBER

L1.2

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NOTE TO CONTRACTOR:
ANY PROPOSED LANDSCAPE AREAS SHOWN OUTSIDE OF THE LIMITS OF THE SEVEN BREW PROPERTY SHALL BE IRRIGATED SEPARATELY. IRRIGATION SHALL BE PROVIDED BY EXPANSION/REHABILITATION OF EXISTING IRRIGATION SYSTEM. IF NO EXISTING SYSTEM IS PRESENT LANDSCAPE CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING FULL COVERAGE TO ALL PLANT MATERIAL IN COORDINATION WITH THE SHOPPING CENTER OWNER/MANAGEMENT.

0 10' 15' 20'
SCALE IN FEET

Know what's below. Call before you dig.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK
TBM#1
SET CUT SQUARE ON LIGHT POST CONCRETE BASE
ELEVATION:-53.00'
NORTHING: 2193878.33
EASTING: 6582374.52

TBM#2
SET CUT "X" IN CURB
ELEVATION:-55.71'
NORTHING: 2193750.46
EASTING: 6582342.00

LEGEND

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

	BOUNDARY LINE/RIGHT OF WAY LINE
	STORM DRAIN

IRRIGATION NOTES

78A IRRIGATION SLEEVE; SLEEVES IN NEWLY PAVED AREAS SHALL BE PLACED PRIOR TO PAVEMENT; SLEEVES IN EXISTING PAVEMENT SHALL BE SAWCUT OR BORED UNDER PAVEMENT. ALL DAMAGED PAVEMENT SHALL BE REPAIRED BY LANDSCAPE CONTRACTOR TO MATCH EXISTING.

78B IRRIGATION EQUIPMENT AND LINES SHOWN HERE FOR GRAPHIC PURPOSES. CONTRACTOR SHALL VERIFY FINAL LOCATION OF METER AND PREFERRED PLACEMENT OF ASSOCIATED EQUIPMENT PRIOR TO CONSTRUCTION. ALL EQUIPMENT AND LINES SHALL BE INSTALLED WITHIN THE PROPERTY LINE.

GENERAL IRRIGATION NOTES

A. REFER TO IRRIGATION NOTES SHEET FOR NOTES AND DETAILS

B. REFER TO MEWLO CALCULATION SHEET FOR WATER EFFICIENCY CALCULATIONS

2026-04-07 09:46

CRITICAL ANALYSIS

Generated:	2026-04-07 09:38
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	3/4"
Flow Available	18.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Elevation Change:	0 ft
Service Line Size:	1"
Length of Service Line:	5 ft
Pressure Available:	65 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	3.52 GPM
Flow Available at POC:	18.2 GPM
Residual Flow Available:	14.68 GPM
Critical Station:	3
Design Pressure:	30 PSI
Friction Loss:	0.5 PSI
Fittings Loss:	0.05 PSI
Elevation Loss:	0 PSI
Loss through Valve:	7 PSI
Pressure Req. at Critical Station:	37.5 PSI
Loss for Fittings:	0.04 PSI
Loss for Main Line:	0.38 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.5 PSI
Loss for Master Valve:	1.55 PSI
Loss for Water Meter:	0.5 PSI
Critical Station Pressure at POC:	52.5 PSI
Pressure Available:	65 PSI
Residual Pressure Available:	12.5 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	3
	RAIN BIRD XFS-CV-04-18 DRIP RING	9
360	RAIN BIRD XBD81-PRS W/XB-10 XERI-BIRD 8 MULTI OUTLET EMISSION DEVICE WITH XERI-BUG EMITTERS AT 1 GPH EACH, WITH BUILT-IN 200 MESH FILTER. PRESSURE REGULATOR IN-STEM.	22

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	BRASS SHUT OFF VALVE	1
MV	RAIN BIRD PESB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
BF	WATTS U009 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESP4ME3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
RF	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-100-B 1IN. FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P)	LXD	LXME2(P)	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 3/4"	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4"	895.2 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	102.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40	275.1 LF

Valve Callout
Valve Number
Valve Flow
Valve Size

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELO AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE DATE

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
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COACHELLA, CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	MAS
DESIGNER	JAC
CEI PROJECT NUMBER	34748
DATE	6/11/2026
REVISION	REV-1

IRRIGATION PLAN
SHEET TITLE

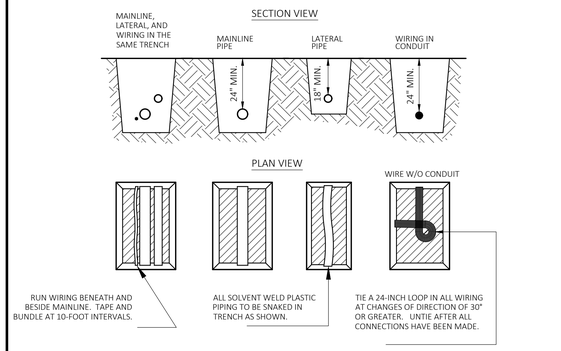
SHEET NUMBER
L2.0

DRAWING LOCATION: P:\34000\34748.0\DRAWINGS\DESIGN\WORKING\34748_I.P.DWG -- SAVED BY - MPARKS

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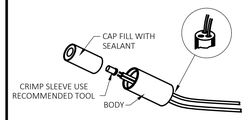
GENERAL IRRIGATION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
4. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR.
5. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
6. CONTRACTOR IS TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN THE DESIGN WATER PRESSURE OF 65 PSI.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED PER LOCAL REQUIREMENTS.
8. ANY EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
9. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
10. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
11. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN SO AS TO PROVIDE POSITIVE DRAINAGE OF IRRIGATION MAIN DURING WINTER MONTHS, OR PROVIDE BLOWOUT ASSEMBLY.
12. ALL LATERAL LINES SHALL BE EQUIPPED WITH AUTOMATIC DRAIN VALVES AT LOW POINTS.
13. IRRIGATION CONTRACTOR SHALL COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE (2) 1" ELECTRICAL CONDUITS FOR IRRIGATION CONTRACTOR'S POWER/DATA CONNECTION TO CONTROLLER. SEE ARCHITECTURAL ELECTRICAL PLAN FOR ELECTRICAL CONNECTION TO THE IRRIGATION CONTROLLER. IRRIGATION CONTRACTOR SHALL COORDINATE CONSTRUCTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
15. ALL BELOW GRADE LOW VOLTAGE WIRING CONNECTIONS SHALL BE INSTALLED PER WIRE CONNECTION DETAIL.
16. DO NOT INSTALL IRRIGATION AT PYLON / MONUMENT SIGN LOCATION UNTIL SIGN HAS BEEN INSTALLED.
17. LOCATION FOR IRRIGATION SYSTEM AS SHOWN IS FOR DRAWING PURPOSES ONLY. UNSLEEVED PIPES MAY BE SHOWN IN PAVEMENT AREAS FOR CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPE AREAS WHERE NECESSARY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF PROPOSED IRRIGATION SYSTEM. ALL PROPOSED IRRIGATION LINES AND EQUIPMENT SHALL BE INSTALLED WITHIN THE BOUNDARIES OF THE PROJECT SITE. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
18. MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE AS PER DETAIL 64A.
19. IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
20. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3" OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE.
21. ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SHEDULE 40 AND SHALL BE INSTALLED PRIOR TO ANY HARDSCAPE MATERIAL. IRRIGATION CONTRACTOR TO PROVIDE SLEEVES BETWEEN 12" AND 15" BELOW GRADE AT ALL DRIVE ENTRANCES AND SIDEWALKS. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
22. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF FENCES, RETAINING WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING AND TIMING, ETC. REFER TO CIVIL ENGINEERING PLANS FOR GRADING, METHODS OF DRAINAGE, IRRIGATION METERS, AND BACKFLOW PREVENTION DEVICE LOCATION.
23. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED, SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, DETAILS AND SPECIFICATIONS. ACCEPTABLE MANUFACTURERS INCLUDE RAINBIRD, HUNTER, OR NETAFIM
24. ANY DRIP SYSTEM PIPING IN PLANTING BEDS IS DIAGRAMMATIC. CONTRACTOR CAN ROUTE PIPING IN A FREEFORM MANNER (AVOIDING OBJECTS SUCH AS LIGHT POLES, TRANSFORMERS PADS, EQUIPMENT VAULTS, SUBSURFACE ROCK TOO LARGE TO REMOVE, ETC...) AS LONG AS ALL PLANT MATERIAL RECEIVES THE PROPER NUMBER OF EMITTERS PER SCHEDULE AND THE VINYL DISTRIBUTION TUBING DOES NOT EXCEED THE MAXIMUM DESIGN LENGTHS PER MANUFACTURER'S RECOMMENDATIONS.
25. UNLESS OTHERWISE REQUIRED, BACKFLOW PREVENTION DEVICES LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET ENCLOSURE AND PAINTED TO MATCH THE PRIMARY BUILDING COLORS. SEE CIVIL PLANS FOR LOCATION.
26. ALL JOINTS AND BENDS 2" OR LARGER SHALL HAVE CONCRETE THRUST BLOCKING. THRUST BLOCKING SHALL BE A MINIMUM OF 1 CUBIC FOOT OF CONCRETE. PIPE SHALL NOT BE ENCASED IN CONCRETE. SEE DETAIL 31C FOR THRUST BLOCKING ON CIVIL PLANS.
27. CONTRACTOR WILL PROVIDE OWNER WITH A COMPLETE AND REPRODUCIBLE DRAWING OR IRRIGATION SYSTEM LAYOUT AS IT WAS INSTALLED. DRAWING SHOULD INCLUDE, BUT NOT BE LIMITED TO, LOCATIONS OF ZONES VALVES, MAIN, LATERAL AND DISTRIBUTION LINES, SLEEVES, WATER METER, BACKFLOW PREVENTION DEVICE, SENSORS AND CONTROLLER.
28. ALL LATERAL LINE SIZING SHALL REFER TO LABELS AND PIPE SCHEDULE. **ALL LATERALS NOT LABELED SHALL BE 3/4" MIN.**



NOTES:
1. UNLESS OTHERWISE NOTED ON PLANS ALL LATERAL LINES SHALL BE SDR-13.5 OR SDR-21/CLASS 200 PVC PIPE. ALL MAIN LINES SHALL BE SCHEDULE 40 PVC PIPE.
2. SLEEVES BELOW ALL HARDSCAPE ELEMENTS SHALL BE SCH. 40 PVC AND SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
3. ALL LATERAL LINES SHALL BE BURIED NO LESS THAN 18" DEEP. ALL MAIN LINES AND ELECTRICAL LINES SHALL BE NO LESS THAN 24" DEEP.

IRRIGATION PIPE AND WIRE TRENCHING 64A
N.T.S.



WIRE CONNECTION 61A
N.T.S.

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELO AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE DATE

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

CTAR INC.
49723 CESAR CHAVEZ STREET
COACHELLA, CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	MAS
DESIGNER	JAC
CEI PROJECT NUMBER	34748
DATE	6/11/2026
REVISION	REV-1

IRRIGATION NOTES
SHEET TITLE

SHEET NUMBER
L2.1

DRAWING LOCATION - P:\34000\34748.00\DRAWINGS\DESIGN\WORKING\34748_LP.DWG - SAVED BY - MPARKS
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Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	Coachella	Name of City
ET_o of City from Appendix A	88.10	ET_o (inches/year)
	0	Overhead Landscape Area (ft^2)
	2028	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	2,028	
Results:		
$(ET_o) \times (0.62) \times [(0.45 \times LA) + (1.0 - 0.45) \times SLA)]$	49,846	Gallons
	6,663	Cubic Feet
	67	HCF
	0	Acre-feet
	0	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	88	ET_o (inches/year)
Total Landscape Area	2,028	LA (ft^2)
Special Landscape Area	0	SLA (ft^2)
		Total annual precipitiation (inches/year)
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)
Results:		
$MAWA = [(ET_o - Eppt) \times (0.62)] \times [(0.45 \times LA) + ((1.0 - 0.45) \times SLA)]$	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.0

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Drip	Low	0.20	168	0.81	41
Zone 2	Drip	Low	0.30	1,776	0.81	658
Zone 3	Drip	Low	0.30	84	0.81	31
Zone 4						
Zone 5						
Zone 6						
Zone 7						
Zone 8						
Zone 9						
Zone 10						
Zone 11						
Zone 12						
Zone 13						
Zone 14						
Zone 15						
Zone 16						
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Zone 23						
Zone 24						
Zone 25						
Zone 26						
Zone 27						
Zone 28						
Zone 29						
Zone 30						
Zone 31						
Zone 32						
Zone 33						
Zone 34						
Zone 35						
						730
		SLA		0		0
			Sum	2,028		

Results

MAWA = 49,846

ETWU = 39,893 Gallons
5,333 Cubic Feet
53.33 HCF
0.12 Acre-feet
0.04 Millions of Gallons

ETWU complies with MAWA

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MEWLO CALCULATIONS

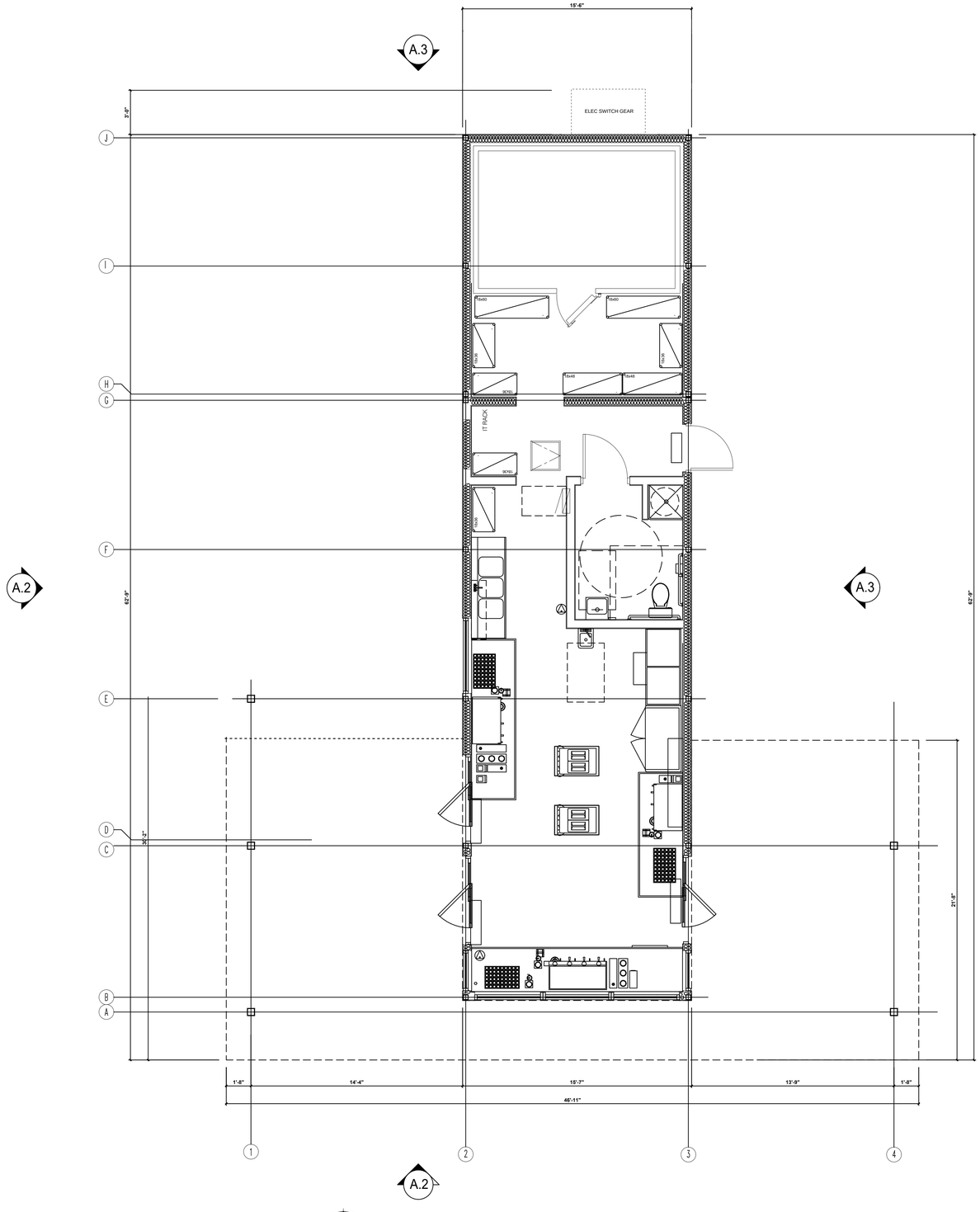
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SHEET NUMBER

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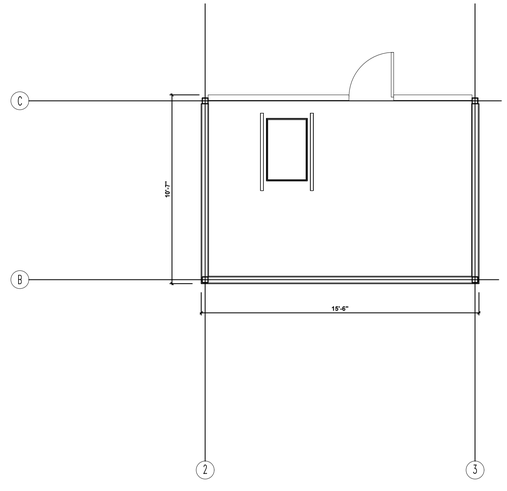
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Building Area Breakdown

TOTAL GROUND FLOOR AREA:	910.00 S.F.
DESCRIPTION:	AREA
SERVICE AREA	704.00 SF.
RESTROOM	66.00 SF.
COOLER	140.00 SF.
MECH ACCESS ROOM	164.00 SF.



FLOOR PLAN

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

MECH. ACCESS ROOM PLAN

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

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REVISIONS

No.	DATE	DESCRIPTION

CLIENT INFORMATION

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
CONCEPTUAL FLOOR PLANS

DRAWN | CHECKED

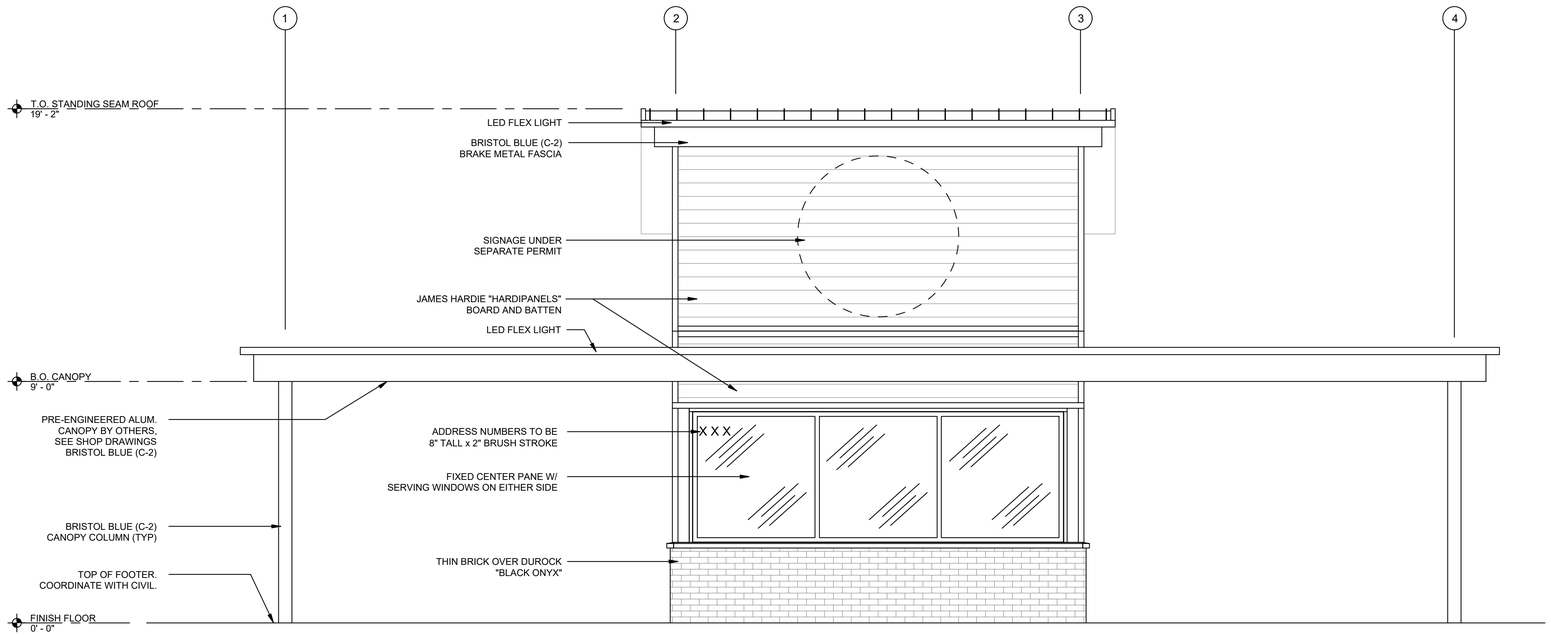
DATE 04/30/26

SCALE

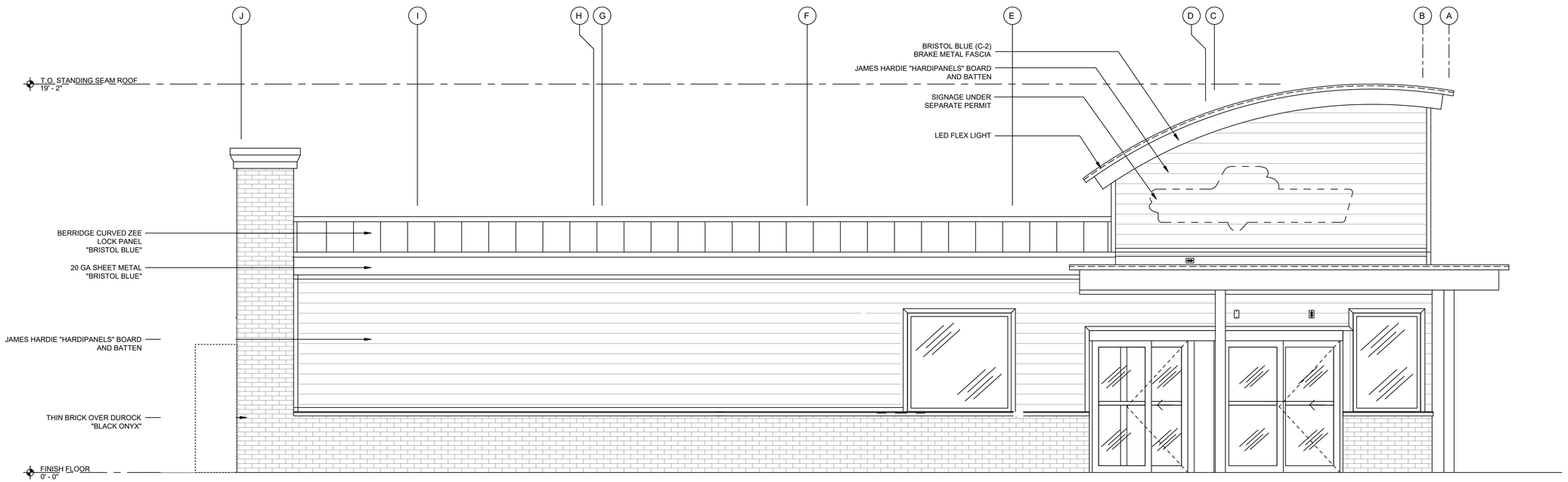
PROJECT NUMBER

SHEET
A1

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FACING EAST ELEVATION



FACING SOUTH ELEVATION

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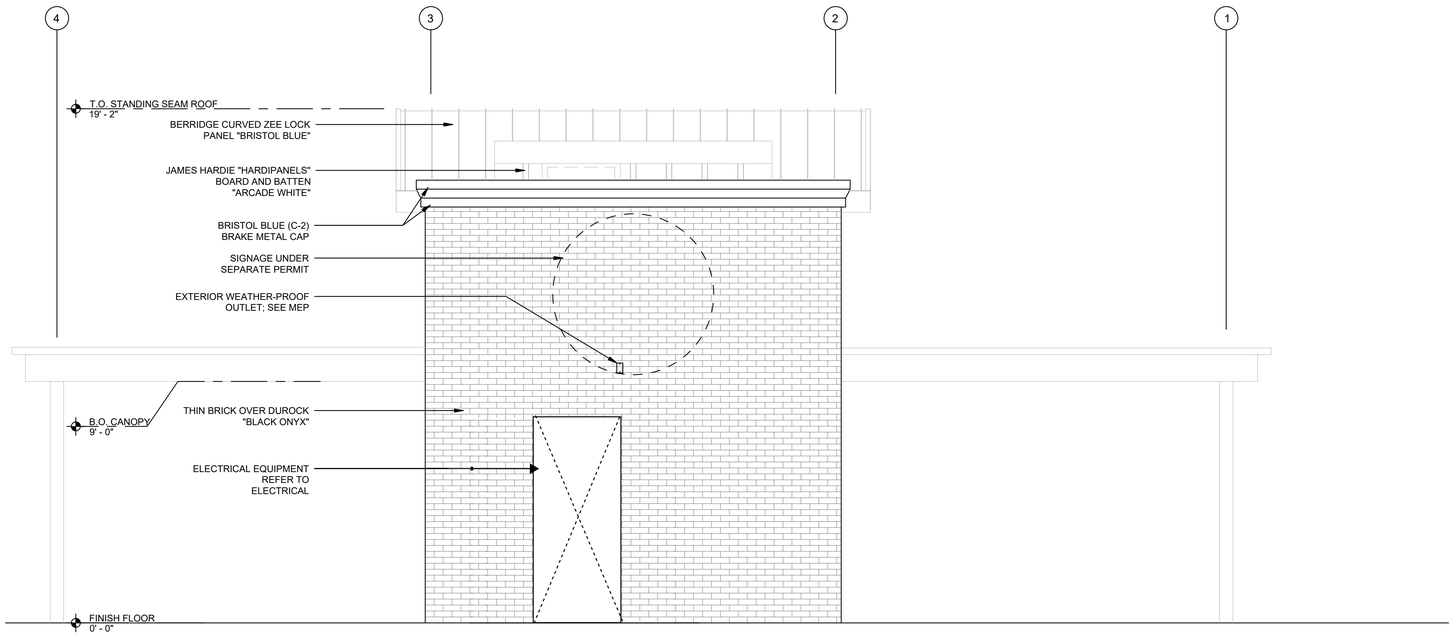
CLIENT INFORMATION

SEVEN BREW 7B DRIVE THRU COFFEE

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

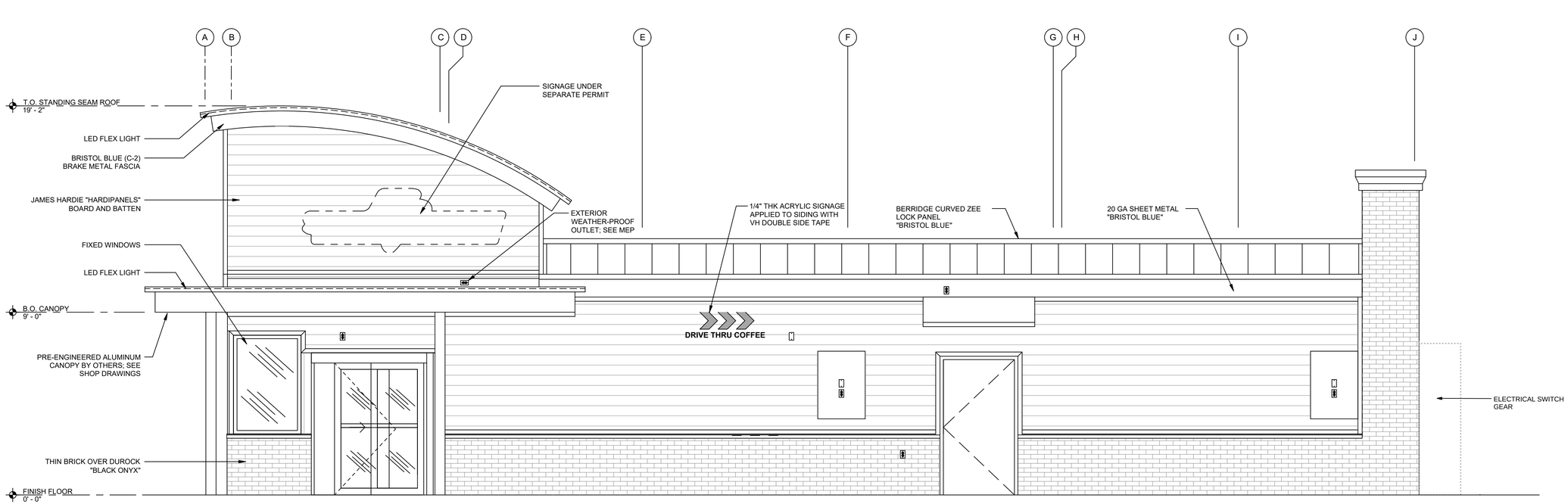
SHEET NAME
CONCEPTUAL ELEVATIONS

DRAWN	CHECKED
DATE	04/30/26
SCALE	
PROJECT NUMBER	
SHEET	A2



FACING WEST ELEVATION

FACING SOUTH ELEVATION



FACING NORTH ELEVATION

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1	03/19/26	PLANNING

CLIENT INFORMATION

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
CONCEPTUAL ELEVATIONS

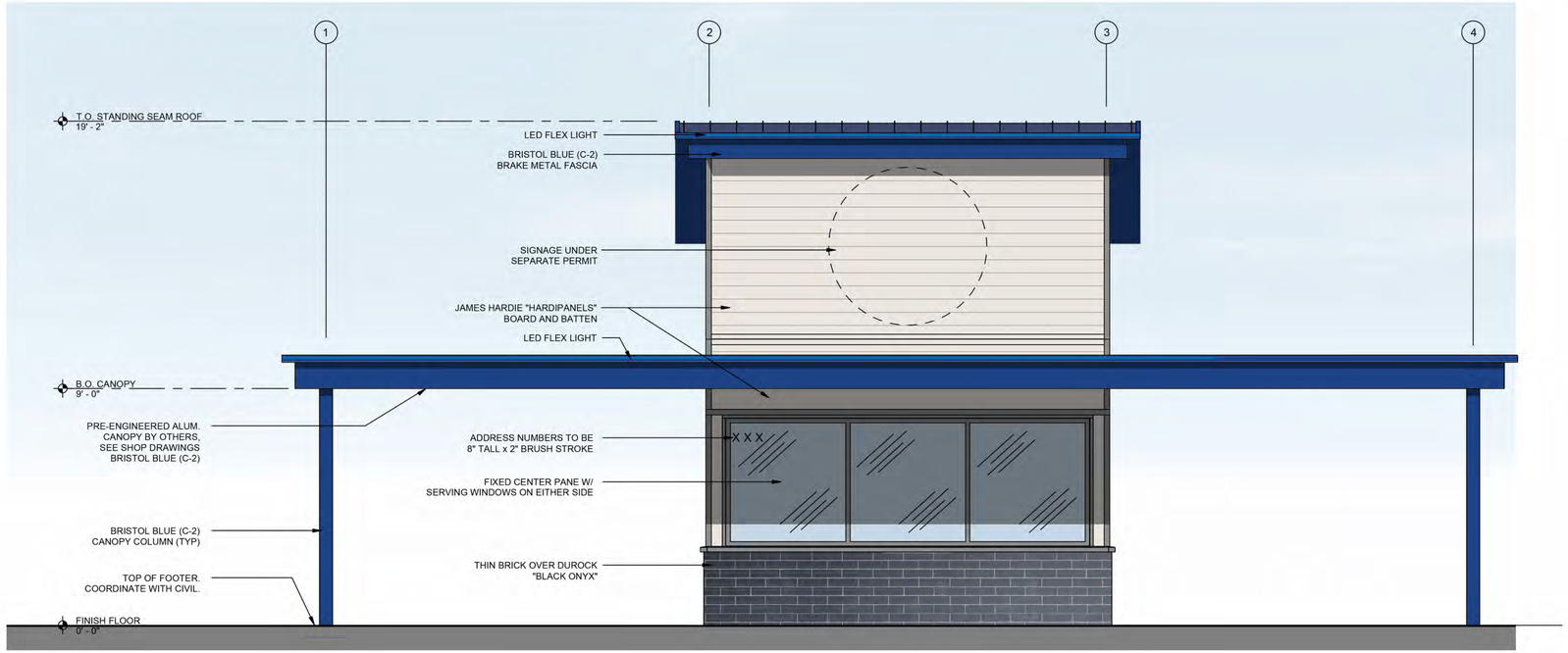
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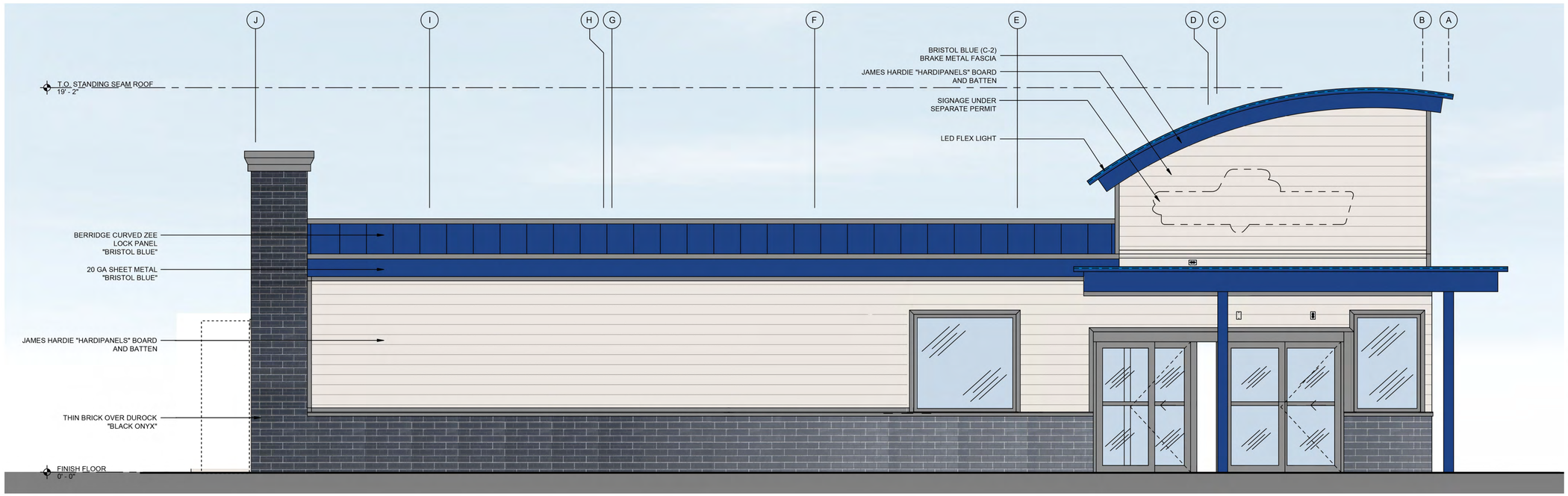
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PROJECT NUMBER

SHEET
A3



FACING EAST ELEVATION



FACING SOUTH ELEVATION

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REVISIONS

No.	DATE	DESCRIPTION
1	03/19/26	PLANNING

CLIENT INFORMATION

SEVEN BREW 73 DRIVE THRU COFFEE

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
COLORED ELEVATIONS

DRAWN | CHECKED

DATE 04/30/26

SCALE

PROJECT NUMBER

SHEET
A4



FACING WEST ELEVATION

FACING NORTH ELEVATION

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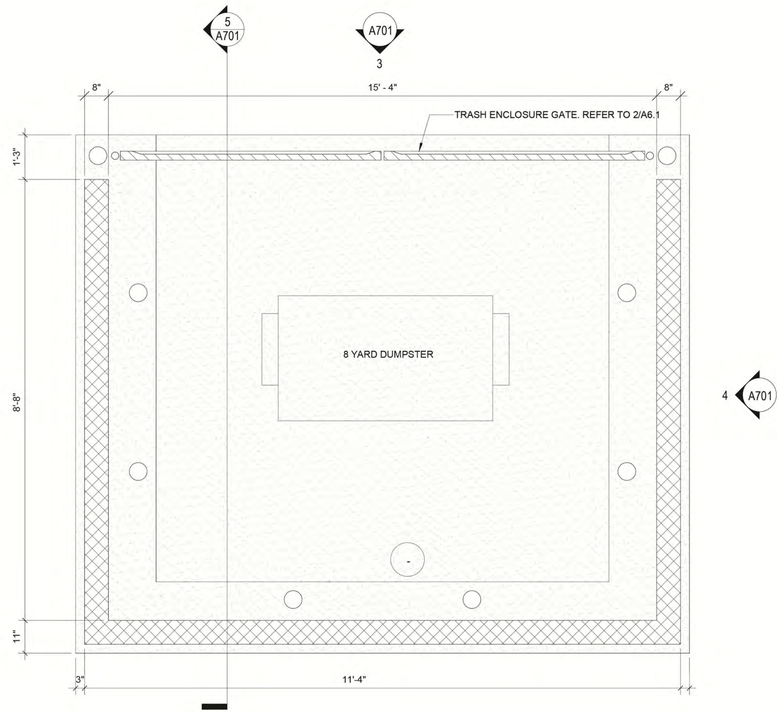
CLIENT INFORMATION

7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
COLORED ELEVATIONS

DRAWN	CHECKED
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PROJECT NUMBER	
SHEET	A5

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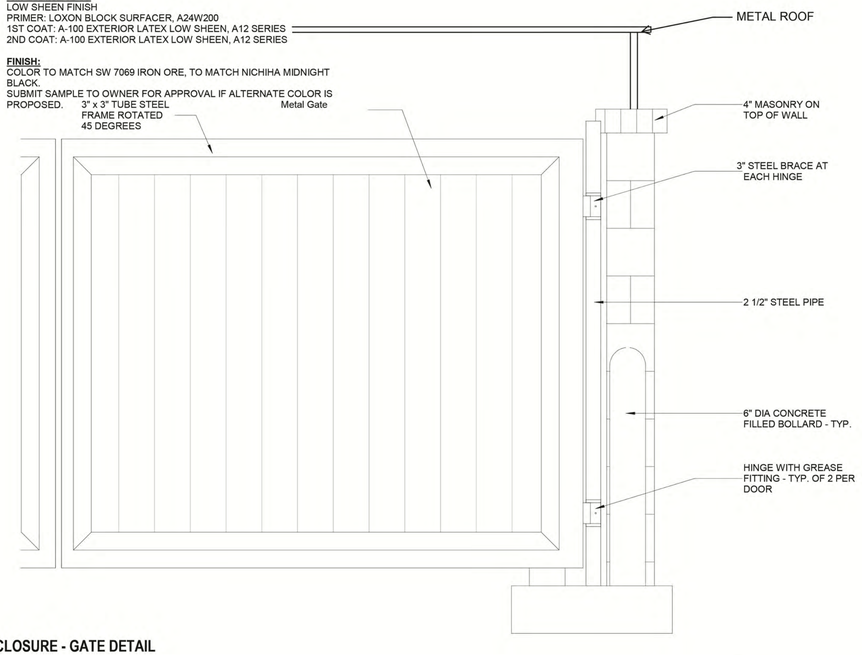
TRASH ENCLOSURE

1 — 1/2" = 1'-0"

DESIGNER NOTE: WHERE JURISDICTION REQUIRED, PAINT SPEC

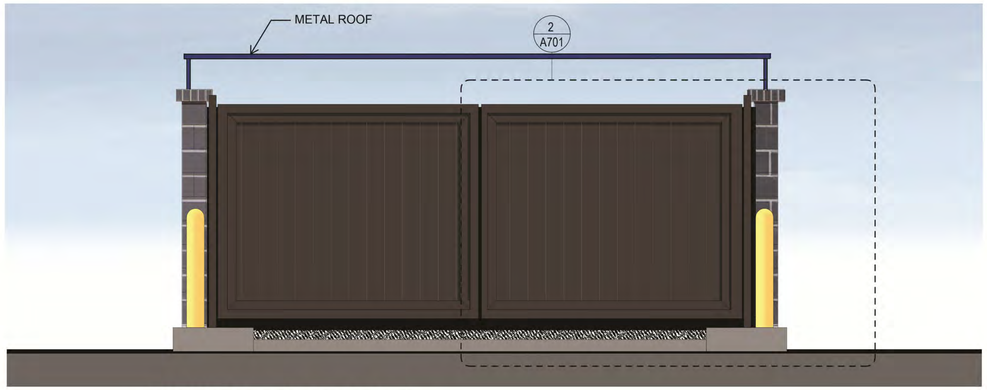
CMU PAINT SPEC:
LOW SHEEN FINISH
PRIMER: LOXON BLOCK SURFACER, A24W200
1ST COAT: A-100 EXTERIOR LATEX LOW SHEEN, A12 SERIES
2ND COAT: A-100 EXTERIOR LATEX LOW SHEEN, A12 SERIES

FINISH:
COLOR TO MATCH SW 7069 IRON ORE, TO MATCH NICHIHA MIDNIGHT BLACK.
SUBMIT SAMPLE TO OWNER FOR APPROVAL IF ALTERNATE COLOR IS PROPOSED.



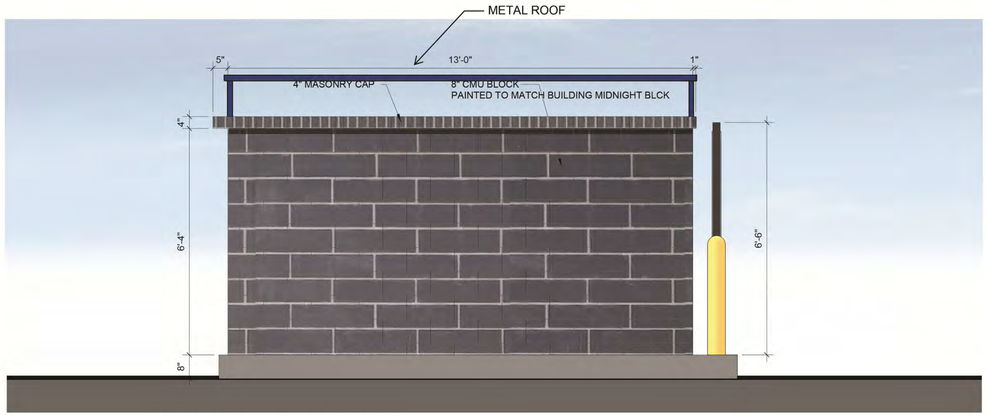
TRASH ENCLOSURE - GATE DETAIL

2 — 1" = 1'-0"



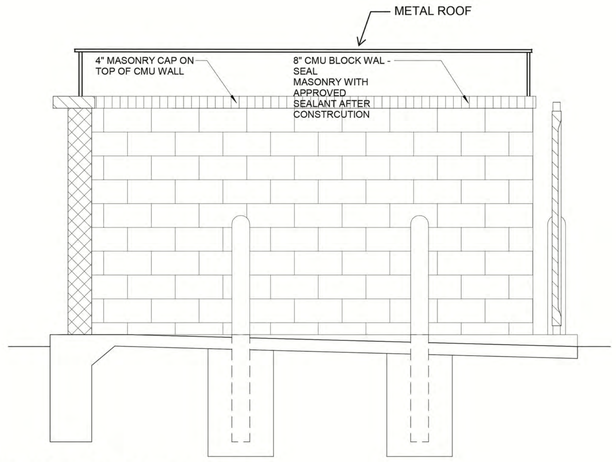
TRASH ENCLOSURE - FRONT ELEVATION

3 — 1/2" = 1'-0"



TRASH ENCLOSURE - SIDE ELEVATION

4 — 1/2" = 1'-0"



SECTION THROUGH TRASH ENCLOSURE

5 — 1/2" = 1'-0"

Kinetic Design
29833 SANTA MARGARITA PKWY, STE 300
RANCHO SANTA MARGARITA, CA 92688
TEL: 951.710.6334
WEB: KINETICDESIGN.BUILD
EMAIL: INFO@KINETICDESIGN.BUILD

STAMP

REVISIONS

No.	DATE	DESCRIPTION

CLIENT INFORMATION

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
TRASH ENCLOSURE DETAILS

DRAWN	CHECKED
HL	JL

DATE 02-11-2026

SCALE

PROJECT NUMBER

SHEET
A701

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LEFT - REAR SIDE VIEW



RIGHT -REAR SIDE VIEW



FRONT - RIGHT SIDE VIEW



FRONT - LEFT SIDE VIEW

KD
Kinetic Design
29833 Santa Margarita Pkwy., Suite 300
Rancho Santa Margarita, CA 92688
Main. 951.710.6334 Web. kineticdesign.build
Email. info@kineticdesign.build

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REVISIONS

No.	DATE	DESCRIPTION
1	03/19/26	PLANNING

CLIENT INFORMATION

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
COLORED ELEVATIONS

DRAWN | CHECKED

DATE 04/30/26

SCALE

PROJECT NUMBER

SHEET
A6

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FIBER CEMENT PANEL
BRAND: NICHIHA - MODERN BRICK
COLOR: MIDNIGHT
FINISH: SMOOTH



CLEAR ANODIZED WINDOW FRAME
BRAND: KAWNEER - TRIFAB II 451
COLOR: CLEAR ANODIZED
FINISH: BRUSHED ALUMINUM



LIGHT GRAY



GRAY METAL COPING & FLASHING
BRAND: KINKSPAN - MORIN
COLOR: ZINC GRAY
FINISH: SMOOTH



BLUE METAL STANDING SEAM
BRAND: KINGSPAN - MORIN
COLOR: REGAL BLUE
FINISH: SMOOTH

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REVISIONS

No.	DATE	DESCRIPTION

CLIENT INFORMATION

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
MATERIAL COLOR BOARD

DRAWN | CHECKED

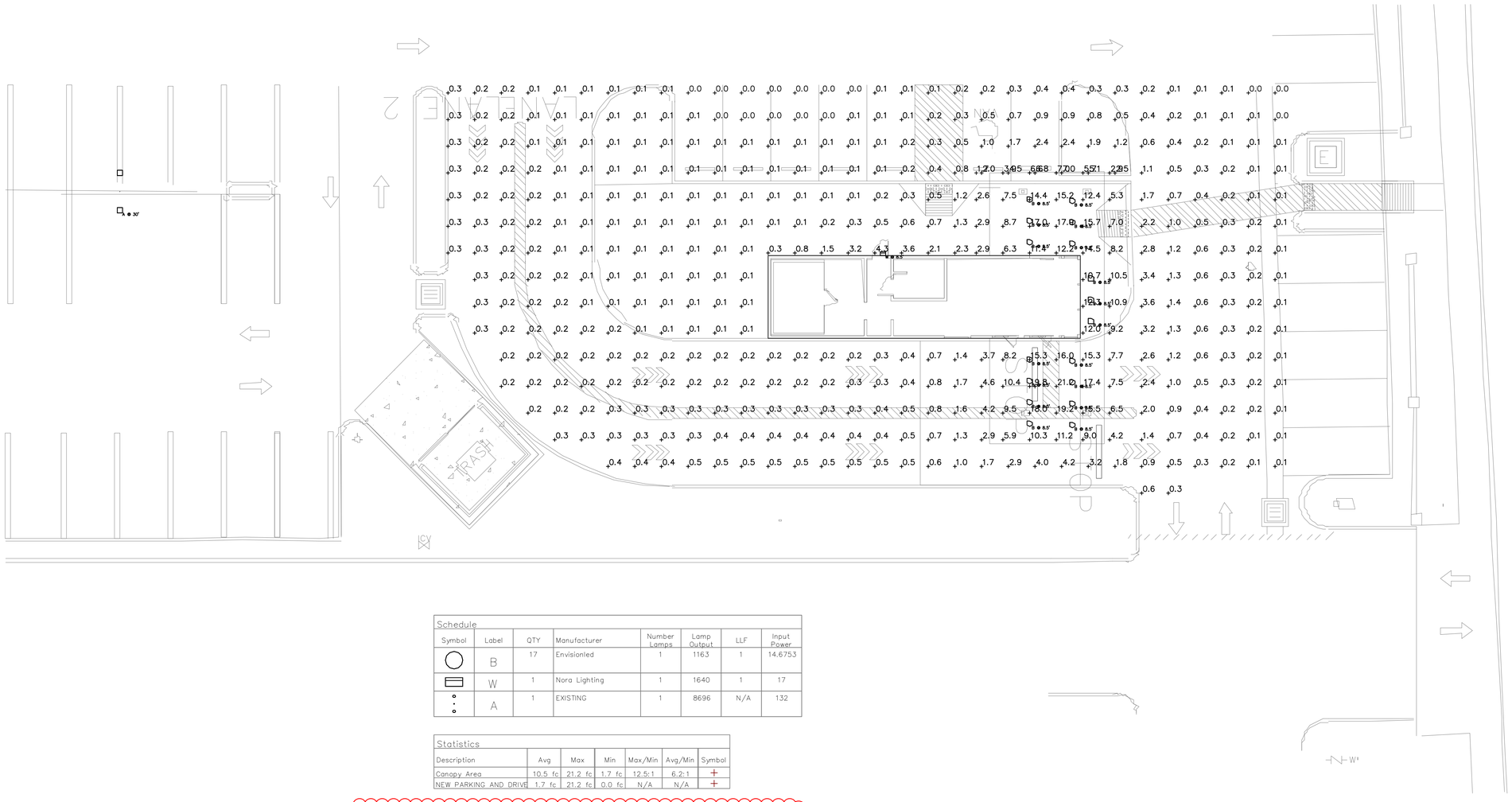
DATE 04/30/26

SCALE

PROJECT NUMBER

SHEET
A7

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Schedule

Symbol	Label	QTY	Manufacturer	Number Lamps	Lamp Output	LLF	Input Power
◯	B	17	Envisionled	1	1163	1	14.6753
▭	W	1	Nora Lighting	1	1640	1	17
⋮	A	1	EXISTING	1	8696	N/A	132

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min	Symbol
Canopy Area	10.5 fc	21.2 fc	1.7 fc	12.5:1	6.2:1	+
NEW PARKING AND DRIVE	1.7 fc	21.2 fc	0.0 fc	N/A	N/A	+

Existing damage site lighting lamps within the lease limits that are damaged shall be replaced

SITE PHOTOMETRIC

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

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REVISIONS

No.	DATE	DESCRIPTION

CLIENT INFORMATION

PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
49723 CESAR CHAVEZ ST
COACHELLA, CA 95020

SHEET NAME
SITE PHOTOMETRIC PLAN

DRAWN | CHECKED

DATE 01/28/26

SCALE

PROJECT NUMBER

SHEET
E1

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KAIDENCE GROUP
ADVISORS

April 17, 2026

City of Coachella
Community Development Department
1515 Sixth Street
Coachella, CA 92236

Re: 7 Brew Coffee Drive-Through – 49723 Cesar Chavez Street – Energy Efficient Design & Heat Island Reduction Compliance

City of Coachella Community Development Staff,

Thank you for sharing the City's example guidelines regarding Energy Efficient Design and Heat Island Reduction strategies. We appreciate the City's commitment to sustainable development and have reviewed the listed requirements in the context of our proposed 7 Brew Coffee drive-through project at 49723 Cesar Chavez Street.

Below is a summary of how the project aligns with the identified strategies:

Building Design

- **Shading & Overhangs:** The building incorporates overhangs and covered elements that provide effective shading, particularly on the south and west exposures, reducing solar heat gain on the building envelope.
- **Glazing Performance:** Window and glazing systems meet current California Energy Code (Title 24) requirements for thermal performance, limiting heat transfer and solar gain.
- **Cross-Ventilation:** The building incorporates openings on opposing sides to facilitate natural cross-ventilation where applicable.
- **Building Envelope Insulation:** The building envelope utilizes both cavity insulation and continuous insulation in full compliance with California Energy Code requirements.
- **Cool Roof:** Roofing materials include a light-colored, high-reflectance membrane consistent with cool roof standards, reducing roof surface temperatures and mitigating heat island effect.
- **Natural Daylighting:** Natural daylighting is incorporated through strategic window placement, reducing artificial lighting demand during daylight hours.

Site Design

Our civil site development plans confirms that the following site-level strategies are incorporated into the project design:

- **Light-Colored Concrete Paving with Low-Glare Finish:** All concrete paving areas are specified with a “light broom” finish. Light-colored, textured concrete has a significantly higher solar reflectance than standard asphalt, reducing surface temperatures and contributing to heat island mitigation.
- **Mixed Paving Strategy – Concrete and Asphalt:** The site design utilizes concrete paving for pedestrian areas, aprons, and key drive surfaces, with asphalt in the drive lane areas. This material differentiation reduces the proportion of dark, heat-absorbing pavement across the site.
- **Site Orientation:** The building is positioned on the parcel fronting Cesar Chavez Street (State Highway 86) with the drive lanes wrapping the building perimeter, allowing the structure itself to provide shading to portions of the drive lanes and queuing areas during peak afternoon sun hours.
- **Minimized Impervious Surface / Compact Site Footprint:** The total area of disturbance is 0.49 acres (21,267 SF), reflecting a compact site footprint that limits the extent of impervious heat-absorbing surfaces.
- **Landscaping and Irrigation:** The Landscape Plan and Irrigation Plan will show shade trees, plant material, and water-efficient irrigation design. These plans will provide additional heat island reduction through canopy shading and evapotranspiration. Specific plant palette and tree placement will be coordinated with the City’s requirements.
- **Topsoil Restoration and Permanent Planting:** All disturbed areas shall receive 4 inches of topsoil, be seeded, fertilized, mulched, and maintained until established. Permanent landscaping will further reduce exposed bare soil and heat-absorbing hardscape.

Based on the above, we believe the project as currently designed substantially addresses the City’s Energy Efficient Design and Heat Island Reduction guidelines through a combination of building design measures and site design strategies. We do not anticipate that these guidelines will require significant modifications to the current design.

We will continue to coordinate with the design team and the City to ensure full alignment with all applicable requirements as the project progresses through the entitlement and permitting process. Please do not hesitate to contact us with any questions or if additional information is needed.

Sincerely,

Kaidence Advisors

Parking Analysis (Staff Review)

1. **Parking**. **The project meets parking requirements with the approval of a 10% minor modification to parking requirements. See analysis below.**

    a. Analysis. The proposed 7 Brew building is constructed over 47 existing parking spaces required for the existing shopping center, and 2 parking spaces will be removed due to the pedestrian path to connect to the Cesar Chavez Street sidewalk for a total of 49 spaces. The project provides 7 new parking spaces. The proposed project is a drinking establishment that is required to provide one space for each forty-five (45) square feet of customer area, plus one space for each two hundred (200) square feet of noncustomer area. The proposed building at 910 square feet is required to provide 5 parking spaces. The 2 additional parking spaces can be credited towards the missing parking spaces at the center, which means the project removes 47 total parking spaces.

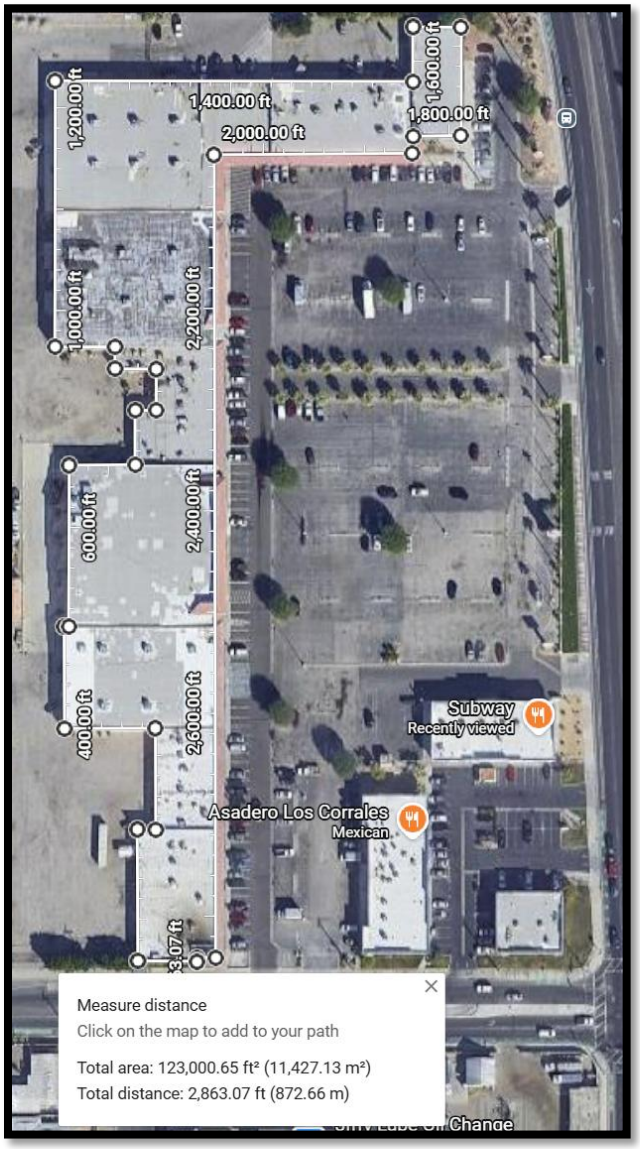
    b. Pursuant to Section C.1 of Chapter 17.54.010, existing commercial buildings are required to provide one (1) parking space per two hundred fifty (250) square feet of gross floor area. Based on this standard, a minimum of 492 parking spaces are required. The existing commercial center provides 501 available parking spaces (511 parking spaces are at the center, however an existing drive-thru ATM makes 10 parking spaces unavailable).

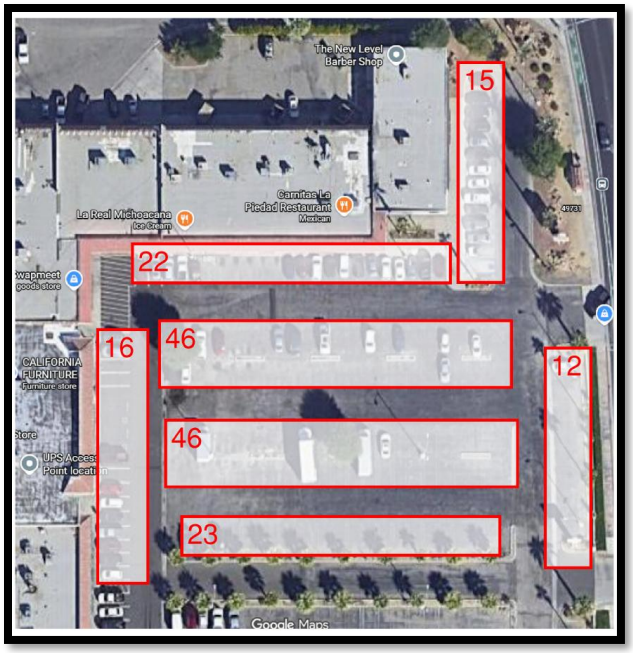
    c. The project may qualify for a minor modification pursuant to section 17.70.120, which allows for a 10% deviation from a numeric standard.

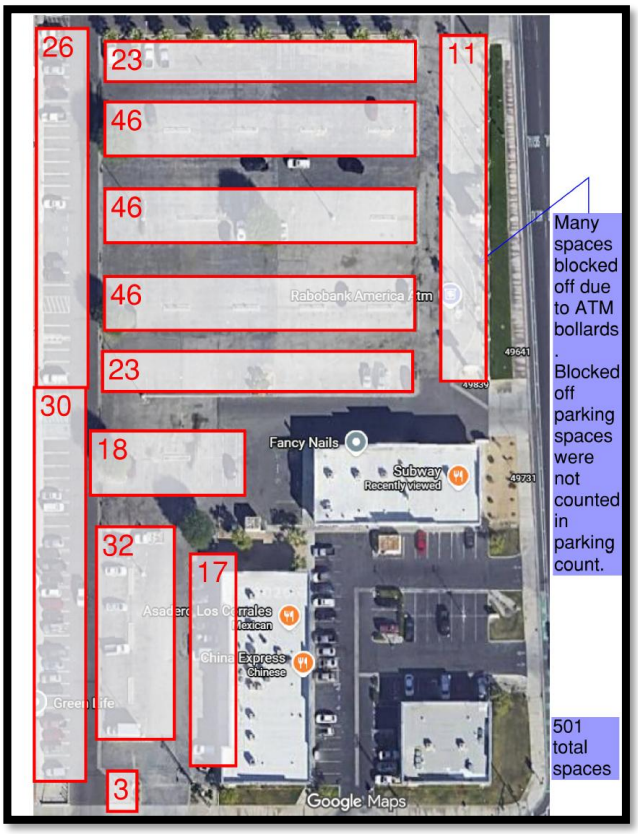
    d. See parking calculations below:

Existing Square Footage (approximate): 123,000	Minimum of 492 Required Parking Spaces (123,000/ 1 space for every 250 SF = 492 required spaces)
Existing Available Parking Spaces	501 Parking Spaces
7 Brew Removed Parking Spaces	47 missing parking spaces
Total Available Parking Spaces at the commercial center with the construction of 7 Brew Project	454 Available Parking Spaces for the Commercial Center (501 spaces- 47 spaces=454 spaces)
10% Modification	443 minimum parking spaces with the approval of a minor modification. (10% of 492 = 49 spaces allowed to be removed.) (492 required spaces – 49 allowable removed spaces = 443 spaces allowed with approval of a minor modification) The center would be at a surplus of 11 parking spaces if approved.

Conclusion:	**Since 454 spaces are more than the 443 minimum spaces required with the approval of a 10% minor modification, the project would be in compliance with parking standards with a minor modification.**




The New Level Barber Shop
15
Carnitas La Piedad Restaurant
Mexican
La Real Michoacana
Ice Cream
22
46
16
12
CALIFORNIA FURNITURE
Furniture store
46
UPS Access Point
23
Google Maps


26
23
11
46
46
Rabobank America
23
30
18
Fancy Nails
Subway
Recently viewed
32
17
Asadero Los Corrales
Mexican
China Express
Chinese
3
Google Maps
Many spaces blocked off due to ATM bollards. Blocked off parking spaces were not counted in parking count.
501 total spaces

USA TODAY CO.
LocaliQ
PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

Vanessa Sanches-Meza
City Of Coachella - Legals
53990 Enterprise WAY
Coachella CA 92236-3817

STATE OF WISCONSIN, COUNTY OF BROWN

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PDS Palm Springs Desert Sun 06/21/2026

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Sworn to and subscribed before on 06/21/2026

Legal Clerk

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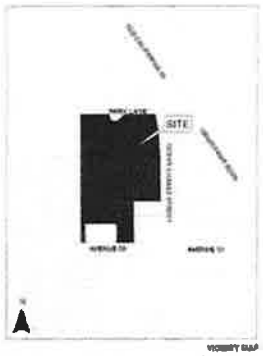
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VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING
CITY OF COACHELLA
PLANNING COMMISSION MEETING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Coachella will hold a public hearing on Wednesday, July 1, 2026 at 6:00 p.m. to consider oral and written testimony regarding Architectural Review No. 26-03 and Conditional Use Permit No. 402 for the construction of a new 910 square foot drive-thru coffee shop on a developed 10.5 - acre lot at the existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054), and determining that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). Applicant: LeAnne Scott

The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 – New Construction or Conversion of Small Structures. The proposed project is a 910 square foot drive-thru coffee shop at an existing developed site. The project site is zoned for such uses, and the project does not involve the use of significant amounts of hazardous substances, and where all necessary public services and facilities are available. Therefore, the Project falls within the Class 3 exemption.



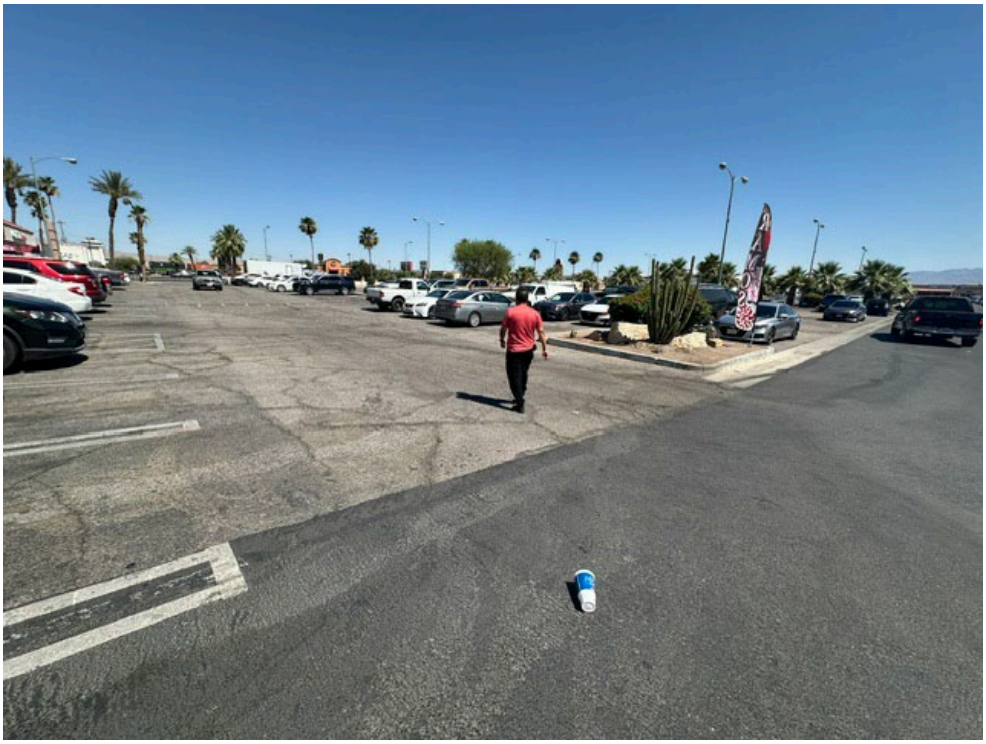
VICINITY MAP

Copies of the Application materials submitted are available for public inspection at the Coachella Development Services Department 53990 Enterprise Way, Coachella, CA 92236 between the hours of 7:00 am and 6:00 pm, Monday through Thursday. City Hall is closed on Fridays. (Se Habla Español).

In addition to submitting written comments at the address noted above, you may email amoreno@coachella.org or call (760) 398-3102 before 4:30 p.m. on the day of the meeting to leave a voice message. You may request to speak via zoom by contacting the Planning Commission Secretary through the above means before 4:30 p.m. on the day of the meeting and requesting a Zoom link to the meeting. Public comments either received via email, telephonically or via Zoom must be limited to a maximum of

250 words written or three minutes spoken.
The live stream of the meeting may be viewed online by accessing the City's website at www.coachella.org, and clicking on the "Agendas/Minutes" tab located on the home page, and finding the Zoom Meetings link to the meeting on the posted agenda.
If any individual or group challenges this action in court, issues raised may be limited to those issues raised at the public hearing described in this notice or in written testimony. Any questions or comments may be directed to:
Adrian Moreno, Associate Planner
53-990 Enterprise Way, Coachella, CA 922396
(760) 398-3102
BY ORDER OF PLANNING COMMISSION SECRETARY
PUBLISH: Sunday, June 21, 2026

5/21/26 Site Photos



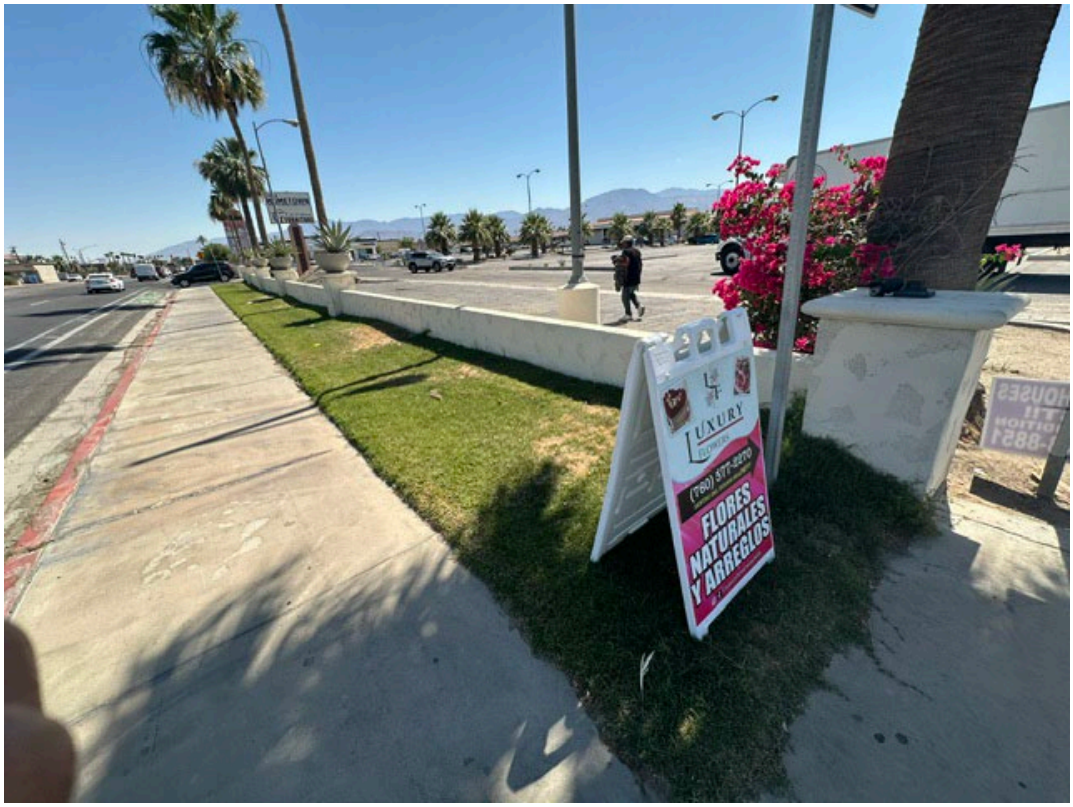











LUXURY
FLORES
NATURALES
Y ARREGLOS


WING-STOP

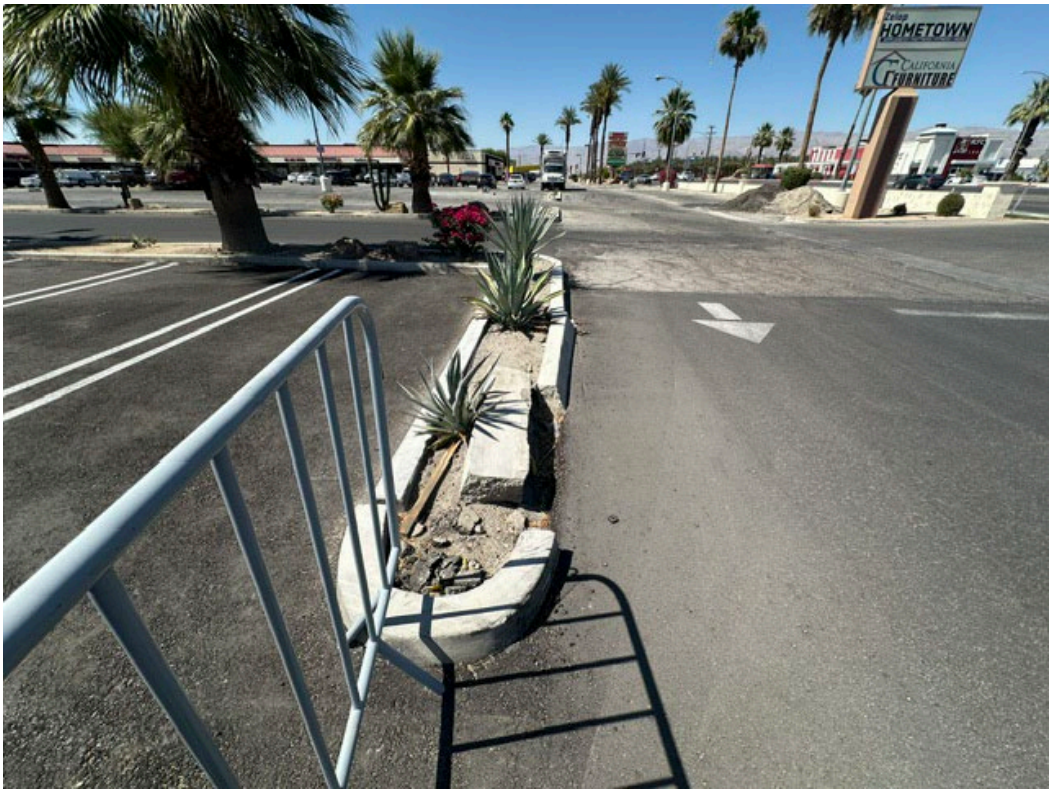



HOME TOWN








HOMETOWN
CALIFORNIA
FURNITURE


HOMETOWN
CALIFORNIA
FURNITURE

