

CITY OF COACHELLA
ENGINEERING DEPARTMENT
Tentative Tract Map No. 31158
COMMENTS AND RECOMMENDATION

Final Map

1. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
2. All public streets shall be dedicated to City of Coachella.
3. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.

4. Prior to approval of the Map, the applicant shall resolve CVWD issues related to any existing tile drain, or irrigation lines affected by the project. The tile drains or irrigation lines shall be relocated, or abandoned and in the case of relocation easement documents shall be prepared for the line in the new location. The easement shall be shown on the final map. Plans for any such relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities

Grading and Drainage

5. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the grading plan and shall include pavement recommendations (on-site & off-site). The report recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
6. A grading plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
7. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain an Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (1.5' max.) and within the public streets. The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the detention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Detention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell-drain field shall be constructed at all points where runoff enters the retention basin.
8. The retention/detention basins shall be designed to be suitable and safe for park use.
9. 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.
10. Applicant shall obtain approval of site access and circulation from Fire Marshall and trash disposal company.

11. Separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side. A 6' solid block wall shall be required for the perimeter of any subdivision. A 6' solid block wall shall be required for the property line between the retention/detention basin and any residential lot. A 6' wrought iron fence shall be required for the perimeter of the retention/detention basin adjacent to public streets. The gate shall include a Knox Box to provide for emergency access to the site when the gate is locked.

Street Improvements

12. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for Engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flowline grade shall have a minimum slope of 0.35 %.
13. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall be a minimum width of 16.00 feet.
14. Avenue 53 shall 50 foot right of way on the west side. Improvements shall include a 6 foot (half width) landscaped median with 6 inch type "D" curb, 32 feet (curb face to curb face) of 3 inches asphalt paving over 10 inches class 2 aggregate base, 6" type "B" curb and gutter, 6 foot sidewalks, 15,000 lumen HPS (150 watt bulb) street lights, and all other works necessary to complete the improvements according City standards.
15. Frederick Street shall 50 foot right of way on the west side. Improvements shall include a 6 foot (half width) landscaped median with 8 inch type "D" curb, 32 feet (curb face to curb face) of 3 inches asphalt paving over 10 inches class 2 aggregate base, 8" type "B" curb and gutter, 6 foot sidewalks, 15,000 lumen HPS (150 watt bulb) street lights, and all other works necessary to complete the improvements according City standards.
16. Interior streets shall be 60 foot right of way, 36' wide (curb to curb) with modified (wedge) curb and gutter, 5' sidewalks, 5,000 lumen (100 watt bulb) street lights, and all other works necessary to complete the improvements according City standards.
17. Provide "Speed Humps" on all interior streets. Locations shall be approved by the City Engineer.

Sewer and Water Improvements

GENERAL

18. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for Engineering plan check and City Engineer approval.
19. Applicant shall pay his share of the water main construction in Frederick Street. Applicant shall pay his share of sewer main construction in Frederick Street and in Avenue 53.
20. Minimum depth of sewer manholes shall be 5.00 feet (top of pipe to top of rim). Size and slope of sewer

mains shall be approved by the City Engineer. The minimum slope for sewer main shall be as follows: (1) 8" - 0.33 percent, (2) 10" - 0.24 percent, (3) 12" - 0.19 percent, (4) 15", 18", 24", 27" & 33" 0.14 percent.

Sewer:

21. Applicant shall construct 8" (min.) sewer mains through out the tract connecting to the existing main in Avenue 53 or the main in Frederick Street. System shall include all manholes, clean outs, and laterals to serve each residential lot, and all incidental works necessary to complete the sewer system in accordance with City Standards and specifications.

Water:

22. Applicant shall construct 8 inch water mains throughout the tract connecting the existing mains in Avenue 53 and in Fredrick Street, with 4" blowoffs at all construction phase breaks, including fire hydrants, valves, fittings and all incidental works necessary to complete the water system in accordance with City Standards and specifications.

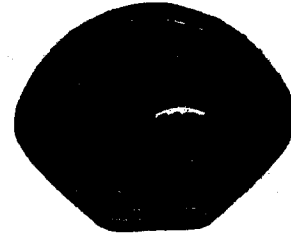
GENERAL

23. A composite utility plan showing all utilities shall be submitted for review and approval by the City Engineer. The applicant shall construct all other utilities such as gas, telephone, television cable, electrical, and any other incidental works necessary to complete the utility improvements. All utilities will be constructed underground and extended to the tract boundary. Existing overhead utilities within the limit of construction shall be relocated underground and behind sidewalk.
24. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities in amount of \$1,000 per acre or as determined by the City Engineer may be required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved and the original plans are in the engineering department at the City of Coachella.
25. The owner shall agree to the formation of a Lighting & Landscaping District for the maintenance of the lighting, perimeter wall, landscaping and irrigation. The owner shall prepare the improvement plans, Engineer's Report, Estimated Costs, and submit the mailing labels as required for the formation of the L&LM District. The actual costs of any additional work to be done by the City or its consultants for the formation of the L&LM District shall be paid for from the owner's funds deposited with the City prior to the recordation of the Final Map. The funds to be deposited shall be a minimum of \$1,000. Costs over \$1,000 shall be billed by the City to the owner for payment prior to the recordation of the Final Map.
26. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to Engineering Department for plan check.

27. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.



City of Coachella
POLICE DEPARTMENT
82695 Dr. Carreon
Indio, CA. 92201
(760) 863-8990



June 3, 2004

David Petritz, Associate Planner – Department of Community Development
City of Coachella
1515 Sixth Street
Coachella, California 92253

RE: Environmental Initial Study 04-07, Tentative Tract Map No. 31558

Dear Mr. Petritz,

Thank you for the opportunity to comment on the above described project. The following issues of concern related to public safety and law enforcement are presented.

PRE-CONSTRUCTION AND CONSTRUCTION PHASES:

Construction site: Prior to construction on any structure, a material storage area should be established and enclosed by a six foot chain link fence to minimize theft of materials and/or equipment.

It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. Thefts and burglaries of building materials, fixtures, and appliances from construction storage areas and buildings under construction are on the rise. To reduce thefts and burglaries during the construction phases of this project, the developer and builders need to provide site security. The Coachella Police Department recommends the developer and builders use bonded security guards licensed by the State of California Bureau of Security & Investigative Services Department to handle project security.

The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Coachella Police Department.

The developer and/or builders name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness All entrances and exits should be clearly marked.

Designate and establish specific parking areas for construction site workers and

employees. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

LIGHTING:

Have adequate security lighting throughout the project. All lighting fixtures should be resistant to vandalism tampering. The standards should be of a height to reduce any tampering or damage. Lighting should provide for identifications of persons from up to 25'.

GRAFFITI REDUCTION TIPS:

Prior to occupancy, the surface walls, fences, buildings, logo monuments, etc. should be graffiti resistant wither through surface composition, applied paint types and/or planned shielding by landscaping or plants. Wrought iron fencing has worked well in other projects to reduce graffiti.

LANDSCAPING:

Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. This includes shrubbery being maintained so that it never exceeds three feet in height, and tree canopied should be maintained at a height in excess of six feet. Security planting materials are encouraged along fence and property lines and under vulnerable windows. Samples of plant materials and landscaping suggestions can be located at the following web-site:
<http://ci.lexington.ma.us/Police/CrimePrevention/landscaping.htm>

LINE OF SIGHT/NATURAL SURVEILLANCE:

Wide-angled peepholes should be incorporated into all dwelling front doors and to all solid doors where visual scrutiny to the door from public or private space is compromised.

Other line of sight obstructions including recessed doorways, alcoves, etc., should be avoided on building exterior walls.

TRAFFIC RECOMMENDATIONS:

Due to the increased traffic as a result of the construction of this residential community, the following suggestions are being made in the interest of public safety.

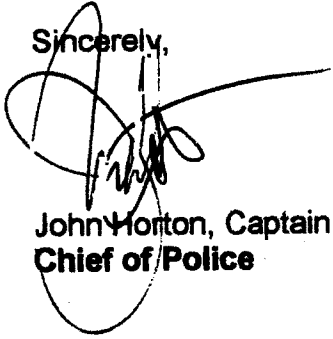
- 1) The highways surrounding the complex should be improved and/or widened to accommodate the increased traffic demand that will result from the construction of this community.
- 2) Exit points into the communities should be controlled by stop signs with limit lines.
- 3) Consideration as to the construction of traffic control signals at the major intersections surrounding the complex should be discussed.
- 4) Bus stops should be established inside of the community so as to prevent excessive pedestrian traffic on the more traveled roadways around the complex.

ADDITIONAL RECOMMENDATIONS:

As a condition of approval, we request that a Community Facilities District Tax be established and applied to all property owners within this district. This will help finance adequate police services due to the increased population to be generated by this community.

Should the community development department, developer or construction staff have any questions regarding the listed law enforcement and public safety concerns, please contact Officer Damen Butvidas at (760) 863-8462.

Sincerely,

A handwritten signature in black ink, appearing to read "John Horton", with a large, sweeping flourish extending to the right.

**John Horton, Captain
Chief of Police**

CITY OF COACHELLA
Department of Community Development



1515 Sixth Street
Coachella CA 92236
(760) 398-3102
(760) 398-5421 Fax

Request for Agency Comments
Intent to Adopt a Mitigated Negative Declaration
Tentative Tract Map No. 31558

Project Name: North American Residential Communities, Inc.

Project Location: The project site is located at the northeast corner of Frederick Street and Avenue 53 and is bounded by Calle Verde at its northern-most border and by Calle Emplame at its eastern-most border.

Case Number Assigned: Environmental Initial Study 04-07
Tentative Tract Map No. 31558

Applicant: North American Residential Communities, Inc.

Date: May 28, 2004

The proposed project consists of the subdivision of approximately 29.7 gross acres (APN 767-170-001 and 767-170-003) into 115 single family lots and 13 lettered lots for roadway/drainage facilities.

The City of Coachella is requesting comments regarding the attached initial environmental study for the above referenced projects. Your comments are requested with respect to:

- Physical impacts of the project on public resources, facilities and/or services;
- Recommended conditions that your agency believes would improve the design of the project within the scope of your agency's authority; or
- Recommended improvements to satisfy other regulations and concerns from which your agency is responsible.

Please respond in writing by **June 21, 2004**, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments.

- 1) Existing water system cannot support this ~~water~~ project.
- 2) water supply line should loop into track from two directions

RECEIVED
JUN 09 2004
By _____

Comments made by: *Richard Pomeroy* Date: 6-8-2004
Printed Name & Title: Richard Pomeroy
Agency: City of Coachella Telephone #: 398-4602

Please return your comments to:
CITY OF COACHELLA
Attn: David James Petritz, Associate Planner
Department of Community Development
1515 6th Street
Coachella, CA 92236
(760) 398-3102x266 (760) 398-5421 FAX

Please respond in writing by **June 21, 2004**, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments.

We have cable television service adjacent to this proposed project.

RECEIVED
JUN 17 2004
By _____

Comments made by: Don Knox Date: 6/11/04
Printed Name & Title: DON KNOX, Designer
Agency: Time Warner Cable Telephone #: 674-5472

Please return your comments to:
CITY OF COACHELLA
Attn: David James Petritz, Associate Planner
Department of Community Development
1515 6th Street
Coachella, CA 92236
(760) 398-3102x266 (760) 398-5421 FAX



RIVERSIDE COUNTY FIRE DEPARTMENT

*In cooperation with the
California Department of Forestry and Fire Protection*

210 West San Jacinto Avenue • Perris, California 92570 • (909) 940-8900 • Fax (909) 940-8910

June 8, 2004

DECEIVE
JUN 08 2004

Tom Tisdale
Fire Chief

To: City of Coachella, Planning Department

From: Dale A. Evenson, Fire Safety Specialist

The following conditions are requested on TR31558 / EIS 04-07:

By _____

Proudly serving the unincorporated areas of Riverside County and the Cities of:

- Banning
- ◆
- Beaumont
- ◆
- Calimesa
- ◆
- Canyon Lake
- ◆
- Coachella
- ◆
- Desert Hot Springs
- ◆
- Indian Wells
- ◆
- Indio
- ◆
- Lake Elsinore
- ◆
- La Quinta
- ◆
- Moreno Valley
- ◆
- Palm Desert
- ◆
- Perris
- ◆
- Rancho Mirage
- ◆
- San Jacinto
- ◆
- Temecula

For residential areas, approved standard fire hydrants, located at each intersection and spaced 330 feet apart with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for a 2-hour duration at 20 PSI.

Blue dot retro-reflectors shall be placed in the street 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.

Any turns or turn-arounds requires a minimum 38-foot turning radius.

All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.

The minimum dimension for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.

The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.

The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

For the EA:

The proposed project as with any in the City of Coachella will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. It is recommended that the project developers participate in a fire mitigation fee program. This will provide funding for capitol improvements such as land, equipment purchases and station construction. This project will have a minor impact with mitigation measures as outlined.

Board of Supervisors

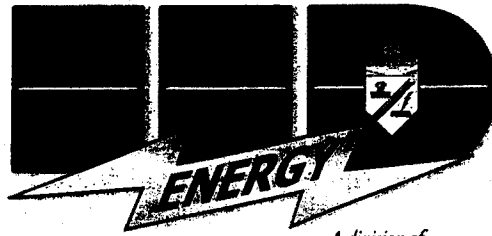
Bob Buster,
District 1

John Tavaglione,
District 2

Jim Venable,
District 3

Roy Wilson,
District 4

Marion Ashley
District 5



*A division of
Imperial Irrigation District*

81-600 Avenue 58 • La Quinta, CA 92253 • www.iid.com

IIDPD-DDC

June 17, 2004

City of Coachella
David James Petritz, Associate Planner
1515 6th Street
Coachella, CA 92236

Subject: EIS 04-07, Tentative Tract Map No. 31558

Dear Mr. Petritz:

Review of the plans for the above mentioned project determined it would impact electric service to the area.

The cumulative impact of projects of this size increase the electrical demand on the IID's existing facilities at peak loading periods, and results in the need for additional generation, transmission, substation, and distribution facilities. When additional facilities are needed, projects of this magnitude directly impact power rates in the IID's service area and may results in higher electric rates in future years.

Although the Imperial Irrigation District has received these preliminary plans for impact assessment, we will not begin to engineer nor derive cost estimates for this project until the owner/developer/contractor applies for electrical service. This procedure helps eliminate wasted manpower spent on projects that never reach construction stage.

If you have any questions regarding this matter, or if I can be of further assistance, please contact me at (760) 398-5818.

Sincerely,


Alfonso Rodríguez
Distribution Supervisor



COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

FACILITIES & MAINTENANCE DEPARTMENTS ♦ 83-733 AVENUE 55 ♦ THERMAL, CA 92274
(760) 398-5909 ♦ FAX (760) 398-1224

June 28, 2004

Mr. David Petritz, Associate Planner
City of Coachella Planning Department
1515 Sixth Street
Coachella, CA 92236

RE: Tentative Tract Map No. 31158
Access of Students to and from Peter Pendleton School

Dear Mr. Petritz:

The City of Coachella has indicated its desire to have the developer of the above-mentioned tract provide a safe passageway from the northern border of the development to the local elementary school, in order to safely facilitate the access of elementary school-aged children to and from Peter Pendleton Elementary School.

The school district recognizes the potential difficulty, under the plan currently on file, of children getting from the interior of the development to Peter Pendleton Elementary School. The school district supports the placement of a condition upon the development which provides a safe passageway to and from the elementary school. However, the current undeveloped condition of Calle Verde and the current conditions of adjacent residential properties are such, that any passageway created from the new development onto and across Calle Verde creates a potentially unsafe condition for children walking through that area.

Unfortunately, due to the fact that school is currently not in session, the school district has limited access to school and community persons with whom the district would normally discuss options for establishing a safe access for children through this area. Therefore, the school district is not prepared to offer a specific design for a safe passageway at this time.

If the City decides to place a condition upon the developer to establish access from the development to the elementary school, the district respectfully requests that the specific design be mutually developed and agreed upon by the City, the developer and the school district prior to final approval of the project.

Thank you for your consideration of the school district's concerns and the safety of our students. If you have any questions, please feel free to contact me at (760) 398-5909, Ext. 205.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Eugene Vorwaller".

E. Eugene Vorwaller
Director of Facilities

EEV/mv

Cc Carey Carlson, CVUSD
Jesse Alvarez, CVUSD
File

Please respond in writing by **June 21, 2004**, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments.

No Comments from building department
at this time

Comments made by: Patricia E. Browne Date: 6/11/04
Printed Name & Title: Patricia E. Browne Sr. Bldg. Insp.
Agency: City of Coachella Telephone #: (760) 398-3002

Please return your comments to:
CITY OF COACHELLA
Attn: David James Petritz, Associate Planner
Department of Community Development
1515 6th Street
Coachella, CA 92236
(760) 398-3102x266 (760) 398-5421 FAX



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June 8, 2004

Tom Tisdale
Fire Chief

To: City of Coachella, Planning Department
From: Dale A. Evenson, Fire Safety Specialist

DECEIVE
JUN 08 2004
By _____

Proudly serving the
unincorporated
areas of Riverside
County and the
Cities of:

- Banning
- ◆
- Beaumont
- ◆
- Calimesa
- ◆
- Canyon Lake
- ◆
- Coachella
- ◆
- Desert Hot Springs
- ◆
- Indian Wells
- ◆
- Indio
- ◆
- Lake Elsinore
- ◆
- La Quinta
- ◆
- Moreno Valley
- ◆
- Palm Desert
- ◆
- Perris
- ◆
- Rancho Mirage
- ◆
- San Jacinto
- ◆
- Temecula

Board of Supervisors

Bob Buster,
District 1

John Tavaglione,
District 2

Jim Venable,
District 3

Roy Wilson,
District 4

Marion Ashley
District 5

The following conditions are requested on TR31558 / EIS 04-07:

For residential areas, approved standard fire hydrants, located at each intersection and spaced 330 feet apart with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for a 2-hour duration at 20 PSI.

Blue dot retro-reflectors shall be placed in the street 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.

Any turns or turn-arounds requires a minimum 38-foot turning radius.

All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.

The minimum dimension for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.

Roadways may not exceed 1320 feet without secondary access/egress. The access may be restricted to emergency vehicles only however, public egress must be unrestricted. It appears that this project may exceed 1320 and require secondary access/egress. I do not have a scaled drawing to check on this subject.

The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.

The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

For the EA:

The proposed project as with any in the City of Coachella will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. It is recommended that the project developers participate in a fire mitigation fee program. This will provide funding for capitol improvements such as land, equipment purchases and station construction. This project will have a minor impact with mitigation measures as outlined.

David Petritz

From: Steve Brown

Sent: Wednesday, June 09, 2004 4:05 PM

To: David Petritz

Subject: North American Residential Communities, Inc. EIS 04-07, TTM No. 31558

The Neighborhood Services Department supports the 115 single family residential project with the condition that potential buyers who are eligible and qualified for the City of Coachella First Time Homebuyers Down Payment Assistance Program have the opportunity to purchase homes in this subdivision. Permanent Financing for these buyers shall be provided by the California Housing Finance Agency (CALFHA).

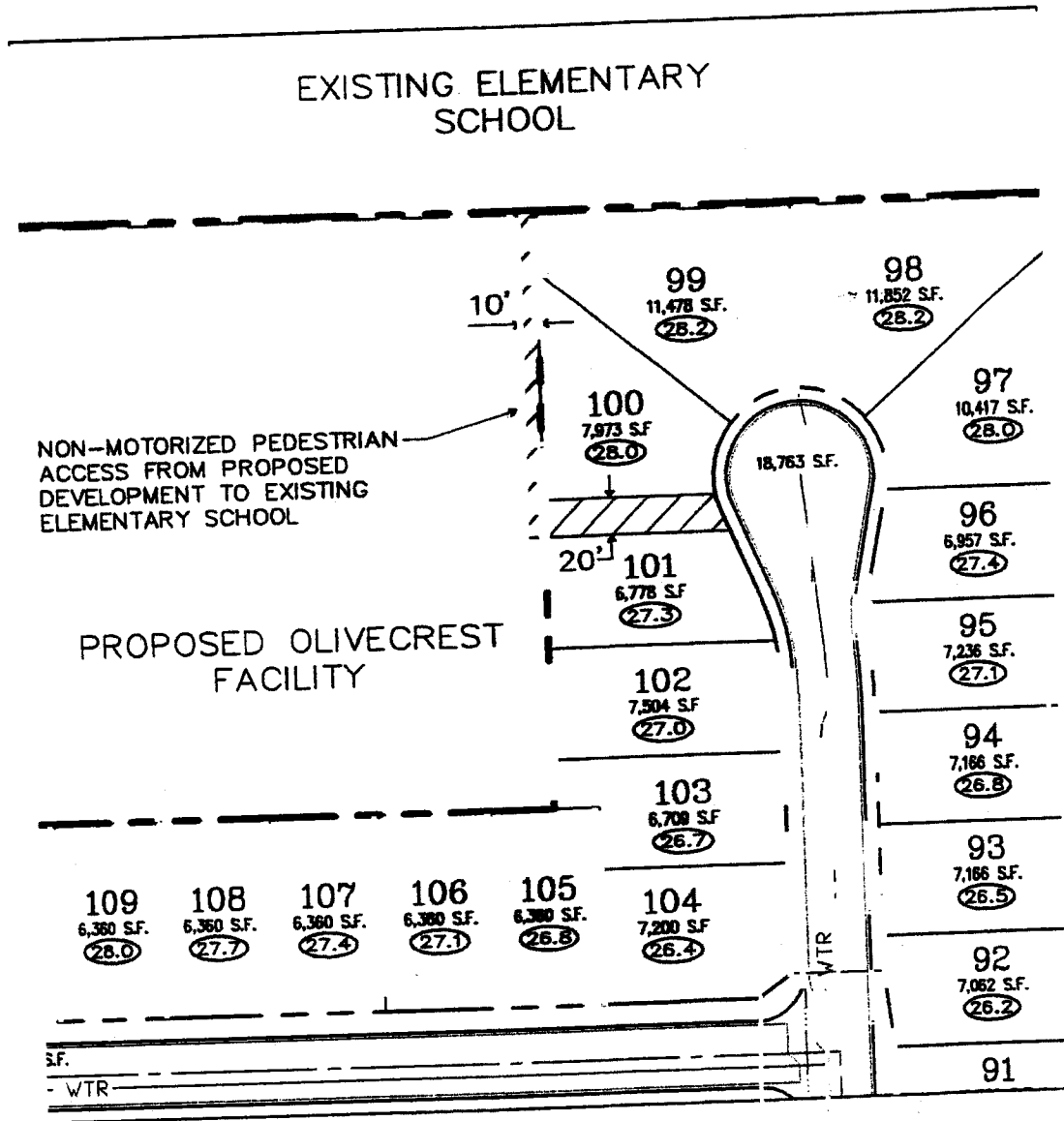
This department also requests that the applicant complies with the Building Industry Association (BIA) Directional Sign Program in the City of Coachella and is aware that any other signage on the site be approved and permitted by Community Development Department. The applicant will be aware that any off site directional or promotional signage is in violation of the city's ordinance.

The Animal Control Officer has requested that the "gates" constructed by the developers have as little an opening as allowable by the municipal code as to prevent dogs from escaping from the rear yards.

Steve Brown
City of Coachella
Neighborhood Services Director
1515 Sixth Street
Coachella, CA 92236
(760) 398-4978 ext. 227
(760) 398-4760 (FAX)
sbrown@coachella.org

7/2/2004

EXHIBIT FOR TRACT NO. 31158



Palm Desert Office:
 75-150 Sheryl Avenue, Suite C
 Palm Desert, CA. 92211
 Tel. 760.341.6660
 Fax 760.346.6118

Exhibit 5. Proposed Pedestrian Access

RESOLUTION NO. 2004-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 31158 FOR THE SUBDIVISION OF APPROXIMATELY 29.7 ACRES (APN 765-170-001 and -003) INTO 115 SINGLE FAMILY RESIDENTIAL LOTS LOCATED AT THE NORTHEAST CORNER OF FREDERICK STREET AND AVENUE 53. APPLICANT: NORTH AMERICAN RESIDENTIAL COMMUNITIES.

WHEREAS, North American Residential Communities has filed Tentative Tract Map No. 31158 to subdivide approximately 29.7 acres into a 115 lot Single Family residential subdivision, located at the northeast corner of Avenue 53 and Frederick Street more particularly described in Exhibit "1" attached hereto and made a part hereof; and

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64580, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and

WHEREAS, on August 4, 2004, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Tract Map as presented by the applicant, together with the recommendations of the Department of Community Development; and

WHEREAS, the Planning Commission does recommend the approval of Tentative Tract Map No. 31158, subject to the following findings and conditions:

Findings:

1. That the proposed project is generally consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2020.

2. That the project is in substantial conformance with the City of Coachella Zoning Ordinance.
3. That Environmental Initial Study No. 04-07 was prepared pursuant to the State of California Environmental Quality Act Guidelines. A determination was made at a duly noticed public hearing by the Planning Commission on August 4, 2004, that the proposed project could not have a significant effect on the environment, because of the following mitigation measures:

I. Aesthetics:

MM1. In conjunction with development of the proposed project, the Applicant/Developer shall shield all on-site lighting so that it is directed within the project site, does not illuminate adjacent properties, and is consistent with the General Plan. A detailed lighting plan shall be submitted for review and approval of the Community Development Department and the Engineering Department in conjunction with the project improvement plans. The locations and design of the shielded light fixtures shall be submitted for the review and approval of the Community Development Department and Engineering Department in conjunction with the approval of improvement plans.

II. Agriculture Resources:

None required.

III. Air Quality:

MM2. Implement Mitigation Measure 23.

MM3. Prior to the issuance of grading permits, the project developer shall develop a dust control plan, as approved by the City, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD. These measures shall be implemented through the grading and construction phases of development.

- a. Apply approved non-toxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for four days or more).
- b. Replace ground cover in disturbed areas as quickly as possible.

- c. Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturers' specifications.
- d. Water active grading sites at least twice daily.
- e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.
- f. Provide temporary wind fencing consisting of 3- to 5-foot barriers with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded.
- g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 3 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
- h. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available).
- i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.
- j. Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces.

Enforce traffic speed limits of 15 mph or less on all unpaved roads. Pave construction roads when the specific roadway path would be utilized for 120 days or more.

IV. Biological Resources:

None required.

V. Cultural Resources:

MM4. A qualified archeological monitor, as well as a Native American monitors (either representing the Augustine Band of Cahuilla Indians or the Torres Martinez Desert Cahuilla Indians), shall be present during at least the initial phases of rough grading, and shall also inspect all piping trenches, to ensure that if any buried cultural resources are discovered during construction activities, all work shall be halted in the vicinity of the find. The archaeologist shall determine whether the find is an isolated example or part of a more complex resource. Upon determining the significance of the resource, the consulting archaeologist, in coordination with the City, shall determine the appropriate actions to be taken. As per General Plan policy, if a

finding of significance is made, an appropriate mitigation plan shall be implemented. The appropriate measures may include as little as recording the resource with the California Archaeological Inventory database or as much as excavation, recording, and preservation of the sites that have outstanding cultural or historic significance.

- MM5. Should human remains be uncovered, the Riverside County Coroner's Office shall be immediately contacted and all work halted until final disposition by the Coroner. State Health Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. Should the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of such remains.

VI. Geology and Soils:

- MM6. Prior to issuance of a grading permit, a final geologic and geotechnical report shall be conducted for the project site, which shall include a separate soils study, and shall also include the recommendations and remediations provided in the Geotechnical Investigation prepared for the project by Sladden Engineering.
- MM7. Prior to the issuance of building permits, the City Engineer shall ensure that the minimum seismic design of all structures complies with the 2001 edition of the California Building Code.
- MM8. Prior to the issuance of a grading permit, the applicant shall submit a grading plan to the City Engineer for review and approval. If the grading plan differs significantly from the proposed grading illustrated on the approved tentative tract map, a tentative map that is consistent with the new revised grading plan shall be provided for review and approval by the City Engineer.
- MM9. Any applicant for a grading permit shall submit an erosion control plan to the City Engineer for review and approval. This plan shall identify protective measures to be taken during construction, supplemental measures to be taken during the rainy season, the sequenced timing of grading and construction, and subsequent revegetation and landscaping work to ensure water quality in creeks and tributaries in the General Plan Area is not degraded from its present level. All protective measures shall be shown on the grading plans and specify the entity responsible for completing and/or monitoring the measure and include the circumstances and/or timing for implementation.

- MM10. Implement Mitigation Measure 3.
- MM11. Prior to approval of final facilities design, plans for drainage and stormwater runoff control systems and their component facilities shall be submitted to the Engineering Department for review and approval to ensure that these systems and facilities are non-erosive in design.
- MM12. Grading, soil disturbance, or compaction shall not occur during periods of rain or on ground that contains freestanding water. Soil that has been soaked and wetted by rain or any other cause shall not be compacted until completely drained and until the moisture content is within the limit approved by a Soil Engineer. Approval by a Soil Engineer shall be obtained prior to the continuance of grading operations. Confirmation of this approval shall be provided to the Engineering Department prior to commencement of grading.
- MM13. Implement Mitigation Measure 6.
- MM14. Implement Mitigation Measure 6.

VII. Hazards and Hazardous Materials:

- MM15. Prior to issuance of a demolition permit by the City for any on-site structures, the applicant/developer shall retain the services of a State-certified LBP and asbestos professional(s) to perform a LBP and asbestos survey on the farm office building for testing and confirmation of LBP and asbestos within and around the structure. Any LBP and/or asbestos found shall be removed according to Riverside County Department of Environmental Health, prior to demolition.
- MM16. In conjunction with the submittal of grading plans, the project applicant shall submit a detailed soils study to the City Engineer indicating that the levels of Organochlorine pesticide residues are below the State standards for residential development. The soil study shall be conducted and samples collected by a qualified soils engineer according to a Riverside County Environmental Health Department (RCEHD) pre-approved sampling protocol. The composite soil samples shall be submitted to a State-certified hazardous waste testing laboratory and analyzed for Organochlorine pesticides using EPA method series 6000/7000 AND 8080. Should the levels exceed acceptable State standards, a remediation plan shall be submitted to RCEHD and the City of Coachella. Remediation to the satisfaction of RCEHD and the City of Coachella shall occur prior to the issuance of grading permits.

VIII. Hydrology and Water Quality:

- MM17. Prior to the issuance of grading permits, the applicant/developer shall submit to the City Engineer for review and approval a Drainage Master Plan which implements Best Management Practices (BMPs) to control quality of stormwater runoff.
- MM18. Prior to the issuance of grading permits, a National Pollution Discharge Elimination System (NPDES) construction permit shall be obtained for any disturbance of more than one acre.

IX. Land Use and Planning:

- MM19. If permits are issued prior to approval of a development impact fee, a General Plan fee shall be paid at the time permits are issued as a mitigation of the environmental impacts associated with this project. The fees shall be as follows: Buildings - \$50.00 per Dwelling Unit (DU).

X. Mineral Resources:

None required.

XI. Noise:

- MM20. All construction equipment shall use properly operating mufflers, and no combustion equipment such as pumps or generators shall be allowed to operate within 300 feet of any occupied residence during construction hours, unless the equipment is surrounded by a noise protection barrier acceptable to the Community Development Department. These criteria shall be included in the grading plan submitted by the applicant/developer for review and approval of the Community Development Director prior to issuance of grading permits.

XII. Population and Housing:

None required.

XIII. Public Services:

- MM21. The applicant shall be subject to the further requirement that it participate in the Community Facilities District the City proposed to establish under the Mello-Roos Community Facilities Act of 1982, Section 5311 of the California Government Code, as amended, for all undeveloped property within the boundaries of the City, including the property subject to approval of TTM 31158 to finance City police and fire services for such undeveloped property. The applicant shall do everything necessary for inclusion of the property subject to this development approval within such District upon its establishment. This development approval is subject to such requirement as a condition subsequent, unless such District is established prior to the effectiveness of such approval, in which case, it shall be a condition precedent. Written verification of the applicant's participation in the CFD shall be submitted for review and approval of the City Engineer prior to occupancy of the proposed project.
- MM22. Implement Mitigation Measure 21.

XIV. Recreation:

None required.

XV. Transportation:

- MM23. Prior to initiating roadway construction, the applicant shall submit to the City Engineer, for review and approval, plans for the following roadway improvements:

~~Calle Verde shall be constructed from the western project boundary to the eastern project boundary at its ultimate half-section width as a collector.~~

Avenue 53 shall be constructed from Frederick Street to Calle Empalme at its ultimate half-section width as a Secondary **Thoroughfare.**

Frederick Street shall be constructed from the northerly project boundary to Avenue 53 at its ultimate half-section width as a secondary **Thoroughfare.**

Calle Empalme shall be constructed from the north project boundary to Avenue 53 at its ultimate half-section width as a

Collector.

Frederick Street shall be constructed as a 32-foot paved section between the northerly project boundary and the existing terminus south of Avenue 52 in conjunction with development.

A traffic signal shall be installed at the Harrison Street/Avenue 53 intersection with the costs credited toward payment of the City's impact fees and proportioned among other developments in the area. MM27, a mitigation fee for traffic lights, shall cover the applicant's entire financial responsibility in regard to the installation of the traffic light at this intersection.

The roadway improvements shall be complete prior to occupancy of the residential units (except the model home complex(es)).

- MM24. The City Engineer shall ensure, prior to approval, that the improvement plans includes the construction of Avenue 53, Frederick Street, Calle Verde and Calle Emplame roadway segments, which exist adjacent to the project site, to their ultimate half-widths.
- MM25. Prior to approval of final maps, the City Engineer shall ensure that the applicant has prepared and submitted a deficiency plan.
- MM26. Prior to the issuance of grading permits, the City Engineer shall ensure that the project participates in funding of off-site improvements, which are needed to serve cumulative future conditions through payment of appropriate fees (TUMF). The TUMF includes a network of regional facilities and endeavors to spread the cost on a regional basis through participation of the County and individual cities. The TUMF provides a key funding source for General Plan improvements in the area.
- MM27. The approved development impact fee for Traffic Signals shall be paid at the time building permits are issued. The fee paid at the time the permits are issued shall be as follows: Building - \$192.00 per DU.
- MM28. The approved development impact fee for Bridge and Grade Separation shall be paid at the time building permits are issued as follows: Buildings - \$422.00 per DU.
- MM29. Prior to approval of the final map, the City Engineer shall ensure that the following safety features are included within the project design:
- Stop controls provided at the project access points where they intersect with the public roadway system.

A 150-foot (minimum) southbound left turn pocket provided along Frederick Street at the westerly project driveway.
Sight distance at project entrances designed to comply with Caltrans and City of Coachella standards (shall also be indicated on final grading, landscape, and street improvement plans).

- MM30. Implement Mitigation Measures 23 and 29.
- MM31. The approved development impact fee for Bus Shelters and Bus stops shall be paid at the time permits are issued, and shall be as follows:
Bus Shelters - \$50.00 per dwelling unit.

XVI. Utilities and Service Systems:

None required.

XVII. Mandatory Findings of Significance:

None required.

- 4. That the evidence before the Planning Commission supports the conclusion that Tentative Tract Map No. 31155 be approved as does the record consisting of the staff report, case file, exhibits on display and public hearing testimony.

Conditions:

- 1. Tentative Tract Map No. 31158 is approved for 24 months from the final date of City Council approval unless a one year time extension is requested by the applicant and approved by the Planning commission.

Final Map

- 2. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
- 3. All public streets shall be dedicated to City of Coachella.
- 4. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.
- 5. Prior to approval of the Tentative Map, the applicant shall resolve CVWD issues related to any existing tile drain, or irrigation lines affected by the project. The tile

drains or irrigation lines shall be relocated, or abandoned and in the case of relocation easement documents shall be prepared for the line in the new location. The easement shall be shown on the final map. Plans for any such relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities

Grading and Drainage

6. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the grading plan and shall include pavement recommendations (on-site & off-site). The report recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
7. A grading plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
8. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain an Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (1.5' max.) and within the public streets. The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the detention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Detention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell- drain field shall be constructed at all points where runoff enters the retention basin.
9. The retention/detention basins shall be designed to be suitable and safe for park use. **Subject to Architectural Review approval, a rail fence shall be placed between these basins and the adjoining street for the purpose of providing a distinct separation between recreational user of the basin and the adjacent street traffic.**
10. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and

on-site streets as required.

11. Applicant shall obtain approval of site access and circulation from Fire Marshall and trash disposal company.
12. Separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side. A 6' solid block wall shall be required for the perimeter of any subdivision. A 6' solid block wall shall be required for the property line between the retention/detention basin and any residential lot. A 6' wrought iron fence shall be required for the perimeter of the retention/detention basin adjacent to public streets. The gate shall include a Knox Box to provide for emergency access to the site when the gate is locked.

Street Improvements

13. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for Engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flowline grade shall have a minimum slope of 0.35 %.
14. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall be a minimum width of 16.00 feet.
15. Avenue 53 shall be constructed with a 50 foot right of way on the west side; except where underground utilities will be constructed within the parkway, additional right of way is required for a total of a 15 foot parkway. Improvements shall include a 6 foot (half width) landscaped median with 6 inch type "D" curb, 32 feet (curb face to curb face) of 3 inches asphalt paving over 10 inches class 2 aggregate base, 6" type "B" curb and gutter, 6 foot sidewalks, 15,000 lumen HPS (150 watt bulb) street lights, and all other works necessary to complete the improvements according City standards.
16. ~~Frederick Street shall be improved to a 50 foot right of way on the west side; except where underground utilities will be constructed within the parkway, additional right of way is required for a total of a 15 foot parkway. Improvements shall include a 6 foot (half width) landscaped median with 8 inch type "D" curb, 32 feet (curb face to curb face) of 3 inches asphalt paving over 10 inches class 2 aggregate base, 8" type "B" curb and gutter, 6 foot sidewalks, 15,000 lumen HPS (150 watt bulb) street lights, and all other works necessary to complete the improvements according City standards.~~

Frederick Street shall be improved to a 50 foot right of way along the project's entire frontage with this street. Except where underground utilities will be constructed within the parkway, additional right of way is required for a total of a 15 foot parkway. Improvements shall include a 6 foot (half width) landscaped median with 8 inch type "D" curb, 32 feet (curb face to curb face) of 3 inches asphalt paving over 10 inches class 2 aggregate base, 8" type "B" curb and gutter, 6 foot sidewalks, 15,000 lumen HPS (150 watt bulb) street lights, and all other works necessary to complete the improvements according City standards.

The applicant is also responsible for providing a 30 foot strip of pavement that connects improvements required along the project's frontage with Frederick Street to the half-street improvement that have been previously been made on Frederick from approximately 321 feet north of the project to Avenue 52.

17. Interior streets shall be 60 foot right of way, 36' wide (curb to curb) with modified (wedge) curb and gutter, 5' sidewalks, 5,000 lumen (100 watt bulb) street lights, and all other works necessary to complete the improvements according City standards.
18. Provide "Speed Humps" on all interior streets. Locations shall be approved by the City Engineer.
19. Non-vehicular access to the adjacent Elementary School through the northern portion of the subject subdivision north of Calle Verde will be provided. The specific design for this access to be mutually agreed upon by the City of Coachella Planning Department, the developer and the school district **and subject to final approval of the City Engineer.**

Sewer and Water Improvements

GENERAL

20. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for Engineering plan check and City Engineer approval.
21. Applicant shall pay his share of the water main construction in Frederick Street. **As the applicant fair share contribution toward the cost of sewer main construction in Frederick Street and Avenue 53, the applicant shall pay be credited \$500 per residential unit constructed in TTM 31158. The method and timing of such payments to be determined by the City Engineer.**
22. Minimum depth of sewer manholes shall be 5.00 feet (top of pipe to top of rim). Size and slope of sewer mains shall be approved by the City Engineer. The minimum slope for sewer main shall be as follows: (1) 8" - 0.33 percent, (2) 10" - 0.24 percent, (3) 12" - 0.19 percent, (4) 15", 18", 24", 27" & 33" 0.14 percent.

23. Applicant shall construct 8" (min.) sewer mains through out the tract connecting to the existing main in Avenue 53 or the main in Frederick Street. System shall include all manholes, clean outs, and laterals to serve each residential lot, and all incidental works necessary to complete the sewer system in accordance with City Standards and specifications.

Water:

24. Applicant shall construct 8 inch water mains throughout the tract connecting the existing mains in Avenue 53 and in Frederick Street, with 4" blowoffs at all construction phase breaks, including fire hydrants, valves, fittings and all incidental works necessary to complete the water system in accordance with City Standards and specifications.
25. Water supply line shall loop into track from two directions.

GENERAL

26. A composite utility plan showing all utilities shall be submitted for review and approval by the City Engineer. The applicant shall construct all other utilities such as gas, telephone, television cable, electrical, and any other incidental works necessary to complete the utility improvements. All utilities will be constructed underground and extended to the tract boundary. Existing overhead utilities within the limit of construction shall be relocated underground and behind sidewalk.
27. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities in amount of \$1,000 per acre or as determined by the City Engineer may be required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved and the original plans are in the engineering department at the City of Coachella.
28. The owner shall agree to the formation of a Lighting & Landscaping District for the maintenance of the lighting, perimeter wall, landscaping and irrigation. The owner shall prepare the improvement plans, Engineer's Report, Estimated Costs, and submit the mailing labels as required for the formation of the L&LM District. The actual costs of any additional work to be done by the City or its consultants for the formation of the L&LM District shall be paid for from the owner's funds deposited with the City prior to the recordation of the Final Map. The funds to be deposited shall be a minimum of \$1,000. Costs over \$1,000 shall be billed by the City to the owner for payment prior to the recordation of the Final Map.
29. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to Engineering Department for plan

check.

30. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
31. No pad elevations shall be more than one foot above the highest lot corner measured at top of curb.
32. All pavement markings (Stops, Limit Bars, and Speed Humps) should be Thermoplast.
33. All applicable fees, including sewer connection fees must be paid to the City prior to connection to the collection system. The proposed sewer must be submitted for review and approval by City staff and must meet the requirements of the City's Standard Requirements and Specifications.
34. In every instance where side yards are along streets, there shall be a minimum of eight (8) feet landscape area in addition to sidewalk.
35. The applicant shall work with Sunline, CVUSD, and the City Engineer to locate a multiple-agency use bus safety zone. The bus stop shall be included within the Landscape and Lighting District.
36. The applicant shall provide water plans and calculations to the Fire Department and the City Engineer for review and approval for fire flow pursuant to the Fire Department comments.
37. Street lights shall be installed on Avenue 53, Frederick Steeet, Calle Verde, Calle Empalme on all internal project streets.
38. Transportation Uniform Mitigation Fees shall be paid prior to issuance of first building permit.
39. The applicant shall pay all required parkland mitigation fees pursuant to the City's Quimby Ordinance and Park Master Plan.
40. The applicant shall submit a list of alternative street names to the Community Development Department for review and approval by the Planning Commission and the City Council.
41. Community Mail Box Units (CMBU's) shall be located in coordination with the United States Post Office and with composite utility plan for the project to avoid conflicts.
42. Landscape and grading plans shall include a six (6) foot high solid masonry wall around the perimeter of the project, consisting of decorative elements incorporating a variations in the wall design, a decorative wall cap and entry treatments, and anti-

grafitti coating.

43. Project identification monumentation is required and shall be included with the landscape plan details and on the project grading plan.
44. All primary structures, landscaping (including perimeter, retention and individual lots) and decorative perimeter fencing are subject to review and approval by the Planning Commission as part of the Architectural Review process.
45. The applicant shall comply with all environmental mitigation requirements as included in the Environmental Assessment No. 03-07, and Tentative Tract Map 31158.
46. Surface improvements proposed over existing irrigation and drainage facilities will be constructed in consideration of anticipated traffic loads so as not to impact structural integrity of the facilities.
47. Accessibility to drainage and irrigation lines which will remain active upon project completion shall be maintained to facilitate operation and maintenance activities.
48. Any irrigation and agricultural drainage lines to be replaced or abandoned shall conform to all District specifications, including obtaining a District encroachment permit and the completion of the Bureau of Reclamation application for abandonment or replacement of irrigation lines if applicable.
49. The applicant shall work with the Coachella Valley Unified School District (CVUSD) to accommodate the proposed increase in school enrollment. A School impact fee shall be paid to CVUSD prior to issuance of building permits.
50. Any hazardous wastes/materials encountered during project construction shall be remediated in accordance with local, state, and federal regulations. The applicant shall comply with applicable regulations to investigate and/or remediate any issues on-site that may be identified as requiring remediation.
51. The applicant shall comply with all State regulations and policies regarding hazardous wastes/substances at the site.
52. Prior to import/disposal of soils (if necessary for the project), the project applicant shall comply with all local and state regulations regarding excavated soils.
53. If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contractor shall:
 - Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area.
 - Notify the Project Engineer of the implementing Agency.

- Secure the area as directed by the Project Engineer; and
 - Notify the implementing agency's Hazardous Waste/materials Coordinator.
54. For residential areas, approved standard fire hydrants, located at each intersection and spaced 330 feet apart with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for a 2-hour duration at 20 PSI.
 55. Blue dot retro-reflectors shall be placed in the street 8 inches from the centerline to the side that the fire hydrant is on, to identify fire hydrant locations.
 56. Any turn-around requires a minimum 38-foot turning radius.
 57. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
 58. The minimum dimension for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.
 59. Roadways may not exceed 1320 feet without secondary access. This access may be restricted to emergency vehicles only however, public egress must be unrestricted.
 60. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.
 61. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and / or signs.
 62. Abandon any existing water wells as per Riverside County Health Department Specifications.
 63. Potential buyers who are eligible and qualified for the City of Coachella First Time Homebuyers Down Payment Assistance Program shall have the opportunity to purchase homes in this subdivision. Permanent Financing for these buyers shall be provided by the California Housing Finance Agency (CALFHA).
 64. The Developer shall comply with the Building Industry Association (BIA) Directional Sign Program in the City of Coachella and is aware that any other signage on the site be approved and permitted by Community Development Department. (In this regard the applicant will be aware that any off site directional or promotional signage is in violation of the city's ordinance.)
 65. "Gates" for residences shall have as little an opening as allowable by the municipal code as to prevent dogs from escaping from the rear yards.

66. Public Safety and Law Enforcement issues:

Pre-Construction & Construction Phases:

Construction site: Prior to construction on any structure, a material storage area should be established and enclosed by a six foot chain link fence to minimize theft of material and /or equipment.

It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. Thefts and burglaries of building materials, fixtures, and appliances from construction storage areas and buildings under construction are on the rise.

The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Coachella Police Department.

The developer and/or builders name, address and phone numbers should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Lighting:

Have adequate security lighting throughout the project. All lighting fixtures should be resistant to vandalism and tampering. The standards should be a height to reduce any tampering or damage.

Graffiti Reduction Tips:

Prior to occupancy, the surfaces of walls, fences, buildings, logo monuments, etc. should be graffiti resistant either through surface composition, applied paint types and/or planned shielding by landscaping or plants. Wrought iron fencing has worked well in other projects to reduce graffiti.

Landscaping:

Landscaping shall be of type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.

Line of Sight/Natural Surveillance:

Wide-angle peepholes should be incorporated into all dwelling front doors and to all solid doors where visual scrutiny to the door from public or private space is compromised.

Other line of sight obstructions including recessed doorways, alcoves, etc., should be avoided on building exterior walls.

Additional Recommendations:

As a condition of approval, we request that the Community Facilities District tax be established and applied to all property owners within this district. This will help finance adequate police services due to the increase population to be generated by this community.

Should the Community Development Department, developer or construction staff have any questions regarding the listed law enforcement and public safety concerns, please contact Deputy Heather Olsen at (760) 863-8990.

- 67. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA).**
- 68. Applicant shall be subject to further requirement that it participate in the Community Facilities District the City proposes to establish under the Mello-Roos Community Facilities Act of 1982, Section 53311 of the California Government Code, as amended, for all undeveloped property within the boundaries of the City, including the property subject to this development approval (Tentative Tract Map No. 31158), to finance City police and fire services for such undeveloped property. Applicant shall do everything necessary for inclusion of the property subject to this development approval within such District upon its establishment. This development approval is subject to such requirement as a condition subsequent, unless such District is established prior to the effectiveness of such approval, in which case, it shall be a condition precedent.**

WHEREAS, the City Council considered Environmental Initial Study 04-07 for compliance with the California Environmental Quality Act, and has determined that the project will not have a significant impact on the environment and has adopted a Mitigated Negative Declaration for the project; and

WHEREAS, Tentative Tract Map No. 31158 is in conformance with the Coachella

Municipal Code, specifically the development standards of the Residential Single Family Development Zone and the Subdivision Ordinance when viewed in conjunction with the conditions that are imposed; and

WHEREAS, the City Council of the City of Coachella finds that this subdivision is consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2020 including the Low Density Residential Land Use designation and meets the findings required by the Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby approves Tentative Tract Map No. 31158, subject to the findings and conditions recommended by the Planning Commission on August 4, 2004; and


PASSED, APPROVED AND ADOPTED this 25th day of August, 2004, by the following roll call vote:

AYES: Councilwoman Contreras, Councilman De Lara, Councilman Ramirea, Mayor Pro-Tem Villarreal, Mayor Macknicki.

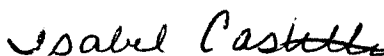
NOES: None.

ABSENT: None.

ABSTAIN:


Richard Macknicki, Mayor
City of Coachella

ATTEST:


Isabel Castillon, City Clerk
City of Coachella

I hereby certify that the foregoing is a true and correct copy of a resolution, being Resolution No. 2004-62, duly passed and adopted at a meeting of the City Council of the City of Coachella, California, held on August 25, 2004.

Isabel Castillon

Isabel Castillon, City Clerk
City of Coachella

APPROVED AS TO FORM:

Arturo N. Fierro

Arturo N. Fierro, City Attorney
City of Coachella

ATTACHMENTS

TENTATIVE TRACT MAP NO. 31158

IN THE CITY OF GONZALES, COUNTY OF AVARECE, STATE OF CALIFORNIA

APPLICANT: **WILSON DEVELOPMENT COMPANY, INC.**
 1415 BINGHAM AVENUE, SUITE 100
 GONZALES, CALIFORNIA 95028
 (408) 338-1111

TENTATIVE TRACT MAP NO. 31158
 APPLICANT & DEVELOPER:

OWNER:
 WILSON DEVELOPMENT COMPANY, INC.
 1415 BINGHAM AVENUE, SUITE 100
 GONZALES, CALIFORNIA 95028
 (408) 338-1111

ENGINEER (REGISTERED):
 JOHN J. WILSON, CIVIL ENGINEER
 1415 BINGHAM AVENUE, SUITE 100
 GONZALES, CALIFORNIA 95028
 (408) 338-1111

LOT SUMMARY:

ACREAGE:
 TOTAL ACRES: 10.12
 PUBLIC RIGHTS: 0.00
 TOTAL ACRES: 10.12

ZONING & LAND USE:
 ZONING: R-1
 LAND USE: SINGLE-FAMILY RESIDENTIAL

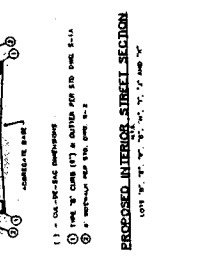
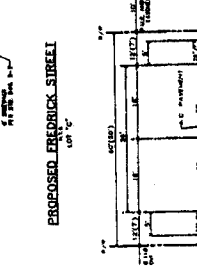
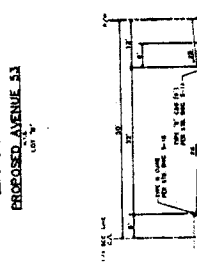
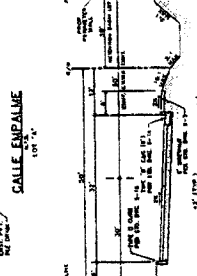
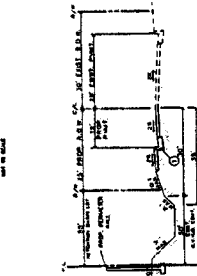
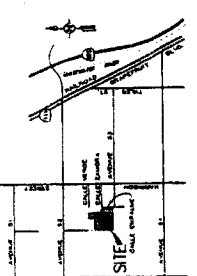
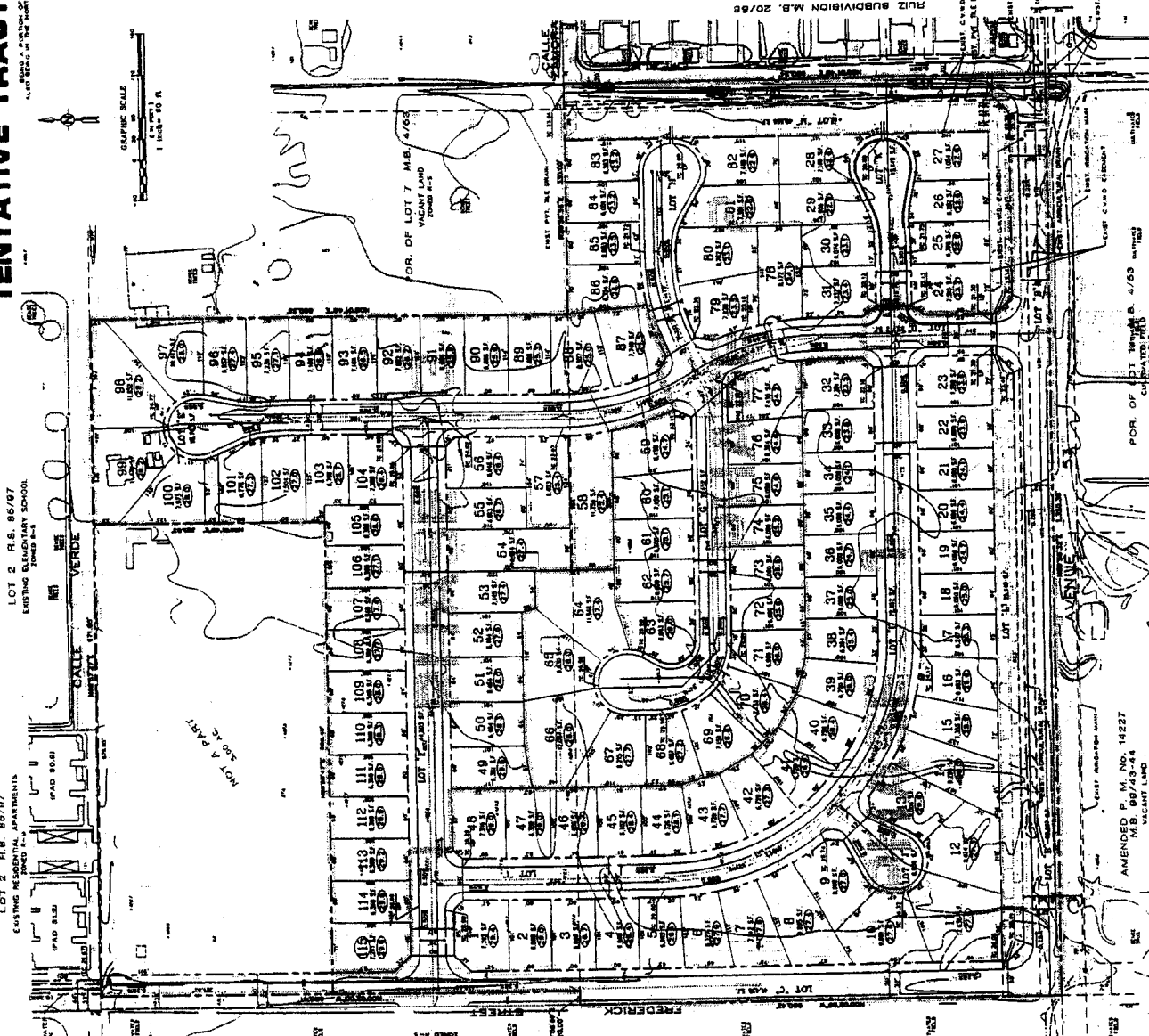
LEGAL DESCRIPTION:
 PART OF SECTION 17, TOWNSHIP 12N, RANGE 12E, S. 12E, GONZALES VALLEY MAP NO. 20768

GENERAL PLAN DESIGNATION:
 RESIDENTIAL

ASSESSOR'S PARCEL NO.:

UTILITIES:
 WATER: GONZALES VALLEY WATER DISTRICT
 SEWER: GONZALES VALLEY SEWER DISTRICT
 GAS: GONZALES VALLEY GAS COMPANY

NOTES:
 1. ALL LOTS SHALL BE 1/4 ACRES IN AREA.
 2. ALL LOTS SHALL BE 1/4 ACRES IN AREA.



PROPOSED INTERIOR STREET SECTION
 LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114

USED BY:
WILSON DEVELOPMENT COMPANY, INC.
 1415 BINGHAM AVENUE, SUITE 100
 GONZALES, CALIFORNIA 95028
 (408) 338-1111

Exhibit 2. Tentative Tract Map No. 31158

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ms. Mather

Address: WWS
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 10-1
10.4

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.