



STAFF REPORT
1/24/2024

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TO: Honorable Mayor and City Council Members

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

SUBJECT: Authorize the City of Coachella City Manager to Finalize and Execute a Memorandum of Understanding between the City of Coachella and the Twenty Nine Palms Mission Indians For Establishment of Dillon Road Maintenance Area, And, Approve Installation of a New Signalized Intersection on Dillon Road Serving the Main Entrance to the 29 Palms Coachella Complex.

STAFF RECOMMENDATION:

Authorize the City of Coachella City Manager to Finalize and Execute a Memorandum of Understanding between the City of Coachella and the Twenty Nine Palms Mission Indians For Establishment of Dillon Road Maintenance Area.

Approve Installation of a New Signalized Intersection on Dillon Road Serving the Main Entrance to the 29 Palms Coachella Complex.

BACKGROUND:

The Coachella Complex is the portion of Land that encompasses Spotlight 29 casino on the Northwest side of Dillon Road between Harrison Place and Vista Del Sur. Currently this section of road is a 4 lane road with center medians. The Center Medians have no existing landscaping or lighting and no sidewalks or pedestrian facilities exist on either side of the roadway. Per the City General Plan and per approved Regional Specific and Transportation plans, the roadway is designated as a “Major Arterial with enhanced Bicycle Facilities” and a traffic signal has been envisioned at the primary Complex entrance between Harrison Place and Vista Del Sur.

DISCUSSION/ANALYSIS:

During the 2023 calendar year, the 29 Palms Band of Mission Indians (Tribe) approached City staff to discuss improvements to the Spotlight 29 Casino property, also known as the Coachella Complex Improvements (Complex). Plans for the Tribe Complex include construction of a gasoline dispensing travel center, a restaurant and an expansion of the casino facilities to include hotel accommodations. The totality of the proposed Complex improvements on the Tribal land is not subject to review and approval by the City, but the Tribe graciously worked with the City to

complete Street Improvement plans that fully complied with both the City and CVAG regional transportation plans. Thus, the Complex project is proposing to install full frontage improvements, including installation and repair of existing asphalt, widened traffic lanes, curbs gutter, sidewalks, landscaping along the frontage and landscaped medians. These design elements are in conformance with the design guidelines in the City General Plan for a Major Arterial. These improvements are in conformance with what the City would require of a similar development under a Conditional Use Permit process.

In addition to the proposed frontage improvements, the Tribe has also conducted a full project Traffic analysis, which meets the standards of typical engineering analysis, conducted for city projects. Per the Recommendations of the Traffic Analysis the Tribe will also be installing a fully operation Traffic Signal at the Complex entrance and making improvements to the signalized intersection at Harrison Place and Dillon Road. The Traffic Signal plans and proposed operation have been reviewed by both the City and CVAG and will be designed to fully compatible with the regional CVSYNC functionality and will be timed in conjunction with the Harrison and SR 86 traffic signals for synchronized operations. A copy of the proposed Improvement Plans are attached as Exhibit B

In addition to providing the needed frontage improvements and signalized intersection at the Complex, the Tribe also desires to enter into a Memorandum of Understanding (MOU) regarding the future maintenance and operations of the proposed improvements. A copy of the draft MOU is attached herein as Exhibit A. While minor details are still being worked out within the MOU, a summary of the agreement is as follows:

- The Tribe will take responsibility for the maintenance and operation of all sidewalks, landscaping, lighting, artwork, etc. along the project frontage. This includes responsibility for water and utility bills associated with irrigation and lighting needs. The Tribe will also assume all responsibility for the operation and maintenance of the proposed traffic signal.
- The City will continue to be responsible for the future maintenance of the asphalt roadway surface and existing City utilities that exist within the right-of-way. Since the Tribe project is installing new asphalt, it is anticipated that asphalt maintenance will be minimized.

FISCAL IMPACT:

There is no fiscal impact to the City to enter into the MOU or approve the Traffic Signal. The Tribe shall be financially responsible for maintenance and operations of all new and enhanced frontage installations. The City shall only be financially responsible for asphalt and utility maintenance in accordance with our existing obligations.

ATTACHMENTS:

1. Exhibit A – City/Tribe Dillon Road Draft MOU.
2. Exhibit B – Dillon Road Improvement Plans.