

RESOLUTION NO. 2016-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 37088 (TOWER ENERGY GROUP) TO ALLOW THE SUBDIVISION OF 20 ACRES INTO 4 PARCELS AND FURTHERMORE TO SUBDIVIDE PARCEL 4 INTO 115 SINGLE-FAMILY RESIDENTIAL LOTS, ON PROPERTY LOCATED NORTH OF AVENUE 50, WEST OF CALHOUN STREET. (TOWER ENERGY GROUP: APPLICANT).

WHEREAS, Tower Energy Group has filed an application for Tract 37088 to allow the subdivision of 20 acres of land into 4 lots and furthermore to subdivide lot 4 into 115 residential lots, on property located north of Avenue 50, west of Calhoun Street (APN 612-280- 018) and

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 66400, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and

WHEREAS, on June 15, 2016, 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, adopting the findings, revised conditions, and staff recommendations; and,

WHEREAS, the Planning Commission on June 15, 2016 recommended approval of Tentative Tract Map No. 37088 subject to the staff recommendations and the modified conditions as presented by staff and listed below; and,

WHEREAS, the City Council of the City of Coachella held a duly noticed public hearing on July 13, 2016 to review the proposed subdivision, and allowed public testimony on the matter; and,

WHEREAS, the City Council of the City of Coachella finds that Tentative Tract Map 37088 is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby approve Tentative Tract Map No. 37088 (attached herein as "Exhibit A") with the findings and conditions listed below.

Findings for Tentative Tract Map No. 37088

1. The proposed map and design of improvements are consistent with the General Plan and the City of Coachella Official Zoning Map. The subdivision is consistent with the development intensity permitted by the General Plan. Tentative Tract Map 37088 is in compliance with the subdivision standards of the Zoning Ordinance with respect to the R-PD (Residential-Planned Development) and CN-PD (Neighborhood Commercial-Planned Development) Zone.
2. The site is physically suitable for the type of development and the proposed density. The

proposed subdivision will provide adequately sized lots for future residential and commercial development. All proposed lots will have adequate dimensions, and ingress and egress to accommodate future development.

3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. All drainage from increased impervious material on the site will be contained on site for a 100-year storm event, as required by City regulations.
4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. The proposed subdivision would allow for future development of residential uses. All future development would be reviewed for compliance with applicable California Building Code regulations prior to issuance of any building permits.
5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision would create 4 lots for commercial and residential development and lot 4 will be further subdivided into 115 single-family lots with adequate street frontage, access, and utility connections to all properties. There are no known easements that would conflict with the proposed subdivision.
6. An Environmental Assessment/Initial Study (EA No. 16-02) was prepared for the subject project pursuant to the State of California Environmental Quality Act Guidelines (CEQA). On July 13, 2016, the City Council adopted a Mitigated Negative Declaration as part of EA 16-02 and approved Tentative Tract Map 37088. Therefore, no further environmental review is required.

Conditions of Approval for Tentative Tract Map No. 37088

Mitigation Measures – Air Quality:

1. As required by SCAQMD for all development projects in the Salton Sea Air Basin that would disturb one-acre or greater, Best Available Control Measures will be incorporated into a PM-10 Dust Control Plan prepared for the project prior to commencement of site grading or other construction activity where soil disturbance or other fugitive dust may be generated. BACMs are listed at the end of the MMRP.

Mitigation Measures – Biological Resources:

2. Prior to any land disturbance, including grading or construction, the applicant shall have a focused biological survey conducted at the project site to determine presence/absence of burrowing owl (*Athene cunicularia*). If the site survey determines the presence of burrowing owl, mitigation in accordance with the California Department of Fish and Wildlife (CDFW) shall be implemented as follows: If burrowing owls are identified as being resident on-site outside the breeding season (February 1 through August 31) they may be relocated to other sites by a permitted biologist (permitted by CDFW), as allowed in the department's *Staff*

Report on Burrowing Owl Mitigation (March 2012). If an active burrow is found during the breeding season, the burrow shall be treated as a nest site and temporary fencing shall be installed at a distance of 550 yards from the active burrow to prevent disturbance during grading or construction. This is the maximum buffer distance recommended in the *Staff Report on Burrowing Owl Mitigation*. Installation and removal of the fencing shall be done with a biological monitor present.

Mitigation Measures – Cultural Resources:

3. A qualified archaeological monitor, as well as a Native American monitor shall be present during at least the initial phases of site grading, and shall also inspect any trenches and proposed water quality basins, 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. 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.
4. A qualified paleontological monitor shall be present during at least the initial phases of renewed site grading, and shall also inspect all trenches and proposed water quality basins, to ensure that if any paleontological resources are discovered during construction activities, all work shall be halted in the vicinity of the find. The paleontologist 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 paleontologist, in coordination with the City, shall determine the appropriate actions to be taken. The appropriate measures may include as little as recording the resource with the San Bernardino County Museum or as much as excavation, recording, and preservation of the sites that have outstanding paleontological significance.
5. 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. Shall the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of said remains.
6. If the coroner determines that the remains are not recent and may be Native American, in accordance with Public Resource Code 5097.94, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of the find. The NAHC will then determine the Most Likely Descendant (MLD). The City will work with the designated MLD to determine the final disposition of the human remains.

Mitigation Measures – Geology and Soils:

7. Development of the project as proposed shall comply with recommendations for design and construction identified in the following documents: 1) "Geotechnical Investigation Proposed Residential Development Tentative Tract 36680 APN 612-280-018, Coachella California. Prepared by Sladden Engineering, December 31, 2013; 2) Geotechnical Investigation, Proposed Apartment Complex and MiniMart, Prepared by Sladden Engineering, February 12, 2012.

Mitigation Measures – Traffic and Transportation:

8. The applicant shall contribute to the City a fair share contribution for future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street and at Avenue 50 and Jackson Street. Said contribution may be satisfied through full payment or with a letter of credit prior to the issuance of a building permit, or as otherwise approved by the City Engineer.
9. The applicant shall pay applicable City of Coachella Development Impact Fees (DIF) and County of Riverside Transportation Uniform Mitigation Fees (TUMF) in effect at that time.
10. Five (5) sets of copies of check prints. 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.
11. The applicant shall pay plan check fees. \$750.00 per sheet of improvement plans, and \$350.00 for PM 10 plan.

Engineering – Grading and Drainage:

12. 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. Paving for public and private streets shall be constructed per City Standard unless more stringent standards are recommended by the geotechnical investigation.
13. A precise 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.
14. 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 a 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 (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 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 as required by the approved geotechnical investigation recommendations. 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.

15. 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.
16. Applicant shall obtain approval of site access and circulation from Fire Marshall.
17. Separate permits shall be required for all perimeter walls for the residential project. The maximum height of any wall shall be limited to six (6) feet as measured from the higher elevation of grade on either side.

Engineering – Street Improvements:

18. 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 flow line grade shall have a minimum slope of 0.35 percent.
19. 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 standard for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances. New sidewalks shall be installed on the existing site along Avenue 50 and Calhoun Street.
20. An additional dedication of land will be required along the north half of Avenue 50 and the west half of Calhoun Street as shown on the 2035 City of Coachella General Plan. Calhoun

Street will be constructed as a 88 foot "Collector Street with Enhanced Bicycle Facility". Avenue 50 will be constructed as a 118 foot "Major Arterial Street with Enhanced Bicycle Facility" with landscaped median, as approved by the City Engineer.

21. Applicant shall contribute its fair share contribution for the cost of future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street.
22. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
23. Sewer and Water service is available to the site. The applicant shall plot location of existing service mains on the existing grading plan.

Engineering – General:

24. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated, and easement document prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any relocation plans.
25. 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 \$2,000 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 and the original plans are in the engineering department at the City of Coachella.
26. "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.
27. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
28. Prior to the issuance of a certificate of occupancy, all public improvements, including landscaping and lighting of retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

29. An amount of \$9,112.28 shall be paid to the City to reimburse the cost of previously constructed water services under approval of "Reimbursement Agreement with Rilington Canyon LLC" for the extension of Water Main in Avenue 50.

Development Services – Landscaping:

30. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein.
31. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department.
32. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
33. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 22-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.
34. Landscaped areas shall be dressed with a minimum 2-inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
35. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size.
36. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office. Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.
37. Six-inch concrete bands shall be used as mow strip borders for planting areas where separating turf areas or synthetic turf areas.
38. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface.

39. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative ground coating.

Development Services – Project Design:

40. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 16-05 elevations and color/material board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.
41. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building prior to final inspection.
42. Trash enclosures installed for the project shall be compatible architecturally with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards. The location of the trash enclosure shall be approved by both Burrtec Waste Management and the City Engineer.
43. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.
44. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from Avenue 50 and Calhoun Street.

Riverside County Fire Department:

45. The applicant shall submit building plans for review and approval by the Riverside County Fire Department and pay any applicable fees prior to the issuance of a building permit by the City.
46. A final inspection and clearance of the building shall be required from the Fire Department prior to occupancy of the building.
47. For any buildings with public access, provide or show a water system capable of delivering a fire flow 3250 gallons per minute for 3 hours duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site. CFC 2013 Edition Section Table B105.1. *50% reduction has been applied for the proposed sprinklered building provision.*
48. For any building with public access, including all having one or two dwelling units of less than 3,600 square feet - provide or show a water system capable of delivering a fire flow of 1,000 gallons per minute for 1 hour duration at 20 psi residual operating pressure. **50% reduction has been applied for the proposed sprinklered building provision*

49. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
50. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
51. Blue dot retro-reflectors pavement markers shall be provided on private streets, public streets and driveways to indicated location of the fire hydrant. 06-05 (located at www.rvcfire.org)
52. Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 60,000 pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.
53. Any turn-around shall require a minimum 38-foot turning radius.
54. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
55. The minimum dimensions for access roads and gates are 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.
56. Roadways may not exceed 660 feet without secondary access. This access may be restricted to emergency vehicles only however public egress must be unrestricted.
57. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane printing and/or signs.

Imperial Irrigation District:

58. Any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities (e.g. power lines).
59. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Utilities:

60. Water and sewer plans outside the buildings and interior plumbing or mechanical plans (i.e. floor drains and sinks, equipment which discharges to the sewer system, chemical storage and spill containment measures) shall be provided to the City Utilities Department for review and approval.
61. A Source Control "Short Form" (and the Source Control application if required) shall be completed and turned into Source Control (Utilities Department) by the applicant.
62. Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.
63. Adequate fire protection shall be included and the public water supply shall be protected with a DCDA or greater on all fire water lines to commercial/industrial facilities.
64. An RP shall be correctly installed within 12" of all water meters servicing domestic usage, landscape, commercial and/or industrial facilities.
65. All landscaping shall be on a separate water meter with an RP ensuring the establishment is not assessed sewer fees for water used on landscape.
66. All mechanical and plumbing plans shall be submitted to the Utilities Department for review to determine if pretreatment and/or a sample location is required.
67. All facilities and landscape plumbing which have water or wastewater (sewer) services shall obtain approval from the Environmental Compliance (Source Control), Water and Sanitary Sewer Divisions prior to receipt of the Certificate of Occupancy.
68. Fire hydrants must be at the end of each dead end for flushing.
69. RPZ Style Backflow devices shall be installed on commercial and landscape meters.
70. Above ground DCDA backflows must be installed for all fire line services.
71. Master-metered, radio-read water meters shall be utilized for the project.

Fees:

72. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; this also includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
73. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.

74. The applicant shall pay all applicable school impact fees to the Coachella Valley Unified School District prior to the issuance of a building permit.
75. The applicant shall pay all required water connection fees.
76. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for commercial and residential development prior to issuance of building permits.
77. The applicant shall comply with the City's Art in Public Places Ordinance. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.
78. The project is subject to payment of all commercial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Miscellaneous:

79. Installation of sidewalks along Avenue 50 and Calhoun Street may be satisfied by an improvement agreement subject to review and approval by the City Engineer. The 1st phase of development shall include completion of all off-site improvements on Calhoun Street and the service station portion of the commercial frontage on Avenue 50.
80. Final design plans for proposed landscaping and fencing along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.
81. The floor plans for the single family residential dwellings shall incorporate a trash bin storage area within the enclosed garages, and an A/C and mechanical equipment area in the covered porch area in order to avoid obstructions in the side yards.
82. The City Engineer or designee shall review the hydrology plans to mitigate drainage impacts of occasional large-storm rain events.
83. The applicant shall submit a comprehensive Sign Program for review by the Planning Commission through a non-hearing review, prior to the issuance of a certificate of occupancy for the first commercial buildings.
84. The applicant shall submit a photometric lighting plan for review and approval by the Development Services Director prior to the issuance of a building permit for exterior lighting fixtures within the commercial center.
85. The sub-divider or successor in interest shall annex the subject property into City of Coachella Community Facilities District (CFD) 2005-01 for City police, fire and paramedic services, prior to recordation of Tentative Tract Map 37088 and prior to the issuance of any

building permits for construction of off-site improvements or residential buildings. The sub-divider shall submit an assessment plat map exhibit prepared by a licensed design professional, along with the petition and ballot, and any other documents necessary to annex the subject property into the City of Coachella CFD 2005-01.

86. Prior to recordation of the final map, the sub-divider or successor in interest shall pay the City of Coachella a Supplemental Water Supply Charge fee, based on the signed Memorandum of Understanding (MOU) between the City of Coachella and CVWD, to ensure sufficient water supplies for the new residential lots created as part of Tentative Tract Map 37088. The amount paid for supplemental water supplies shall not exceed CVWD's Supplemental Water Supply Charge for similar development types and water requirements in effect at the time paid. Alternatively, this condition of approval may be deemed satisfied, prior to recordation of the final map, if the City adopts a standardized development impact fee to collect the Supplemental Water Supply Charge fee collected at the time of issuance of a building permit for new homes, consistent with the MOU between CVWD and the City of Coachella.
87. 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.
88. "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.
89. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
90. Prior to issuance of a Certificate of Occupancy, the applicant shall dedicate artwork for display in common space(s) such as project entryways, perimeter to the development; the specific artwork to be dedicated shall be approved by the City of Coachella Development Services Director prior to installation.

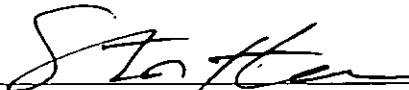
PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Coachella held on July 13, 2016 by the following roll call vote:

AYES: Councilmember Bautista, Councilmember Sanchez
Mayor Pro Tem Martinez and Mayor Hernandez

NOES: None

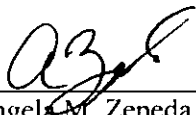
ABSENT: Councilmember Perez

ABSTAIN: None



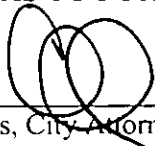
Steven A. Hernandez, Mayor

ATTEST:



Angela M. Zepeda, City Clerk

APPROVED AS TO FORM:



Carlos Campos, City Attorney

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

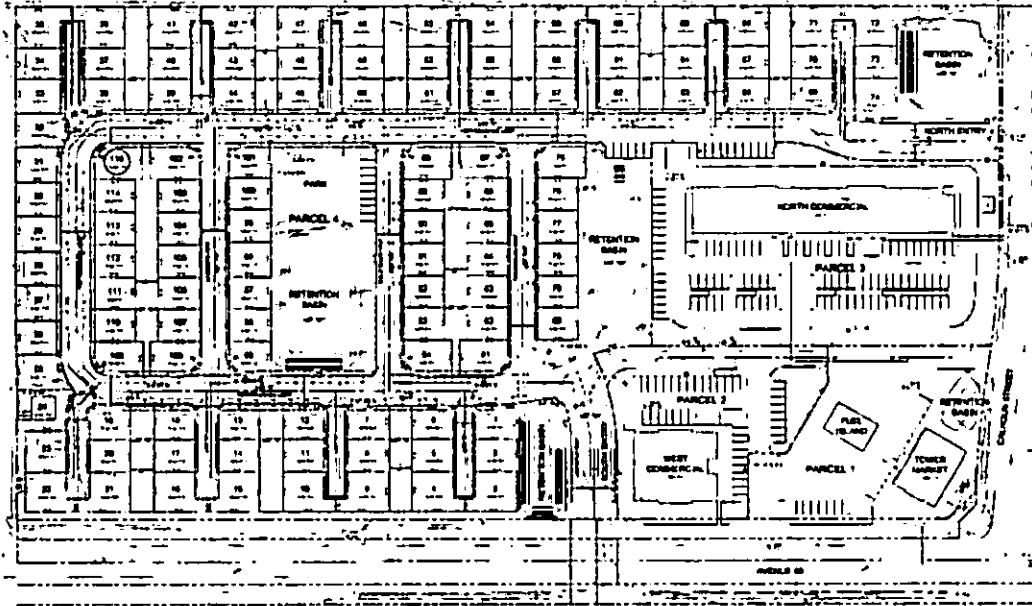
I, Angela M. Zepeda, City Clerk of the City of Coachella, do hereby certify that the foregoing is a full, true and correct copy of Resolutions No. 2016-28, adopted by City Council of the City of Coachella at a regular meeting therefore duly held and convened on the 13th day of July.



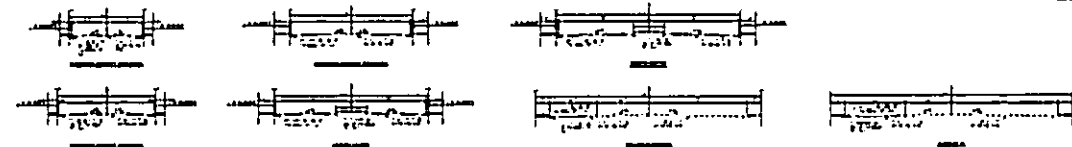
Angela M. Zepeda, City Clerk

"EXHIBIT A"

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 37088
SOUTH-WEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN



NO.	DESCRIPTION	AREA (SQ. FT.)
1	RETENTION BASIN	10,000
2	WEST COMMERCIAL	20,000
3	NORTH COMMERCIAL	20,000
4	PLAN 10, 200	5,000
5	TOWER MARKET	10,000
6	PARCEL 1	10,000
7	PARCEL 2	10,000
8	PARCEL 3	10,000
9	PARCEL 4	10,000
10	PARCEL 5	10,000
11	PARCEL 6	10,000
12	PARCEL 7	10,000
13	PARCEL 8	10,000
14	PARCEL 9	10,000
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41	PARCEL 36	10,000
42	PARCEL 37	10,000
43	PARCEL 38	10,000
44	PARCEL 39	10,000
45	PARCEL 40	10,000
46	PARCEL 41	10,000
47	PARCEL 42	10,000
48	PARCEL 43	10,000
49	PARCEL 44	10,000
50	PARCEL 45	10,000
51	PARCEL 46	10,000
52	PARCEL 47	10,000
53	PARCEL 48	10,000
54	PARCEL 49	10,000
55	PARCEL 50	10,000
56	PARCEL 51	10,000
57	PARCEL 52	10,000
58	PARCEL 53	10,000
59	PARCEL 54	10,000
60	PARCEL 55	10,000
61	PARCEL 56	10,000
62	PARCEL 57	10,000
63	PARCEL 58	10,000
64	PARCEL 59	10,000
65	PARCEL 60	10,000
66	PARCEL 61	10,000
67	PARCEL 62	10,000
68	PARCEL 63	10,000
69	PARCEL 64	10,000
70	PARCEL 65	10,000
71	PARCEL 66	10,000
72	PARCEL 67	10,000
73	PARCEL 68	10,000
74	PARCEL 69	10,000
75	PARCEL 70	10,000
76	PARCEL 71	10,000
77	PARCEL 72	10,000
78	PARCEL 73	10,000
79	PARCEL 74	10,000
80	PARCEL 75	10,000
81	PARCEL 76	10,000
82	PARCEL 77	10,000
83	PARCEL 78	10,000
84	PARCEL 79	10,000
85	PARCEL 80	10,000
86	PARCEL 81	10,000
87	PARCEL 82	10,000
88	PARCEL 83	10,000
89	PARCEL 84	10,000
90	PARCEL 85	10,000
91	PARCEL 86	10,000
92	PARCEL 87	10,000
93	PARCEL 88	10,000
94	PARCEL 89	10,000
95	PARCEL 90	10,000
96	PARCEL 91	10,000
97	PARCEL 92	10,000
98	PARCEL 93	10,000
99	PARCEL 94	10,000
100	PARCEL 95	10,000



STREET SECTIONS

	TENTATIVE TRACT MAP NO. 37088 IN THE COUNTY OF RIVERSIDE, CA IN THE CITY OF COACHELLA	APPROVED BY	DATE
		APPROVED BY	DATE
TENTATIVE TRACT MAP NO. 37088 IN THE COUNTY OF RIVERSIDE, CA IN THE CITY OF COACHELLA		APPROVED BY	DATE
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