

CITY OF COACHELLA

Development Services Department



53990 Enterprise Way
Coachella CA 92236
(760) 398-3102

Request for Agency Comments

Conditional Use Permit No. 369, Architectural Review 23-06, Variance 23-02

Project Name: Sunridge Self-Storage – CUP 369, AR 23-06, VAR 23-02

Project Location: APN: 763-141-018; 4.85 acres with access taken through Tyler Ln.

Case Numbers Assigned: Conditional Use Permit No. 369 (CUP 369), Architectural Review 23-06 (AR 23-06), Variance 23-02 (VAR 23-02)

Bluebeam Studio Session:
Session ID: 506-909-942
Session URL:
<https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/506-909-942>

Applicant: Sunridge Storage
James Delhamer
38375 Turnberry Court
Murrieta, CA 92562
jdelhammer@gmail.com

Date: 6/12/2023

The submittal for a Conditional Use Permit, Architectural Review, and Variance for a mini storage warehouse and recreational vehicle storage at 4.85 acres on APN 763-141-018, with access through Tyler Ln. Enclosed are the submittals for the project which include the site plans, architectural elevations, traffic study, environmental initial study, and preliminary technical documents. The project proposes to be built in two phases: (Phase 1: Leasing Office, Buildings 1-7 for storage & 60 uncovered parking stalls) and (Phase 2: Buildings 8-11 for storage and 71 covered parking stalls). The 60 parking stalls of Phase 1 will be built in that portion of the project where Buildings 8-11 are to be built in Phase 2 of the project. The Variance is for parking.

The City of Coachella Development Services Department is requesting comments regarding the project design with respect to:

- Recommended changes to the size, layout and configuration of the proposed facilities and ancillary infrastructure such as driveways and parking areas;

- 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 **July 5, 2023** to amoreno@coachella.org, 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. Comments emailed in electronic format are preferred.

1. Access from the public right of way to the office shall be made from the North side of Tyler Relocate proposed accessible path of travel from the public right of way. Sidewalk improvements have been made on the North side of Tyler Street and no sidewalk improvement have been made to the South side of Tyler Street.

2. Proposed landscaping does not provide minimum requirements of the California Green Building Standards Code sections 5.106.12 through section 5.106.12.3- Shade Trees.

Comments made by: Lizzandro Diaz, Building Official Date: 6/14/2023

Agency: City of Coachella, Building and Safety Telephone #: 442-637-2735

Please return your comments to:

CITY OF COACHELLA
Attn: Adrian Moreno, Associate Planner
Development Services Department
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3102

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Applicant: Sunridge Storage
James Delhamer
38375 Turnberry Court
Murrieta, CA 92562
jdellhammer@gmail.com

Date: 6/12/2023

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- 1. Submit water and sewer plans to Engineering for approval from Utilities Manager – project required to connect to City public sewer and water system**
- 2. Water & Sewer impact fees to be paid prior to final approval of plans**
- 3. Project to install 4G AMI master meters**
- 4. Backflows required on all meters**
- 5. Above ground DCDA's required on fire lines**
- 6. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)**
- 7. A title report is required to verify easements**
- 8. Lines may need to be relocated if structures are proposed to be built over them**
- 9. Potholing will be required to verify existing pipe alignments, concerns about water lines being along the north property line adjacent to the cvwd easement.**
- 10. Additional requirements subject to water and sewer plan checking process**
- 11. Access to the well site highlighted needs to be addressed.**



Comments made by: _____ Castulo Estrada _____ Date: _____ 8/10/23 _____

Printed Name & Title: _____ Utilities Manager _____

Agency: _____ City's Utilities Department _____ Telephone #: _____

Please return your comments to:
CITY OF COACHELLA
Attn: Adrian Moreno, Associate Planner
Development Services Department
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3102

**CITY OF COACHELLA
ENGINEERING DEPARTMENT
CUP 369, AR 23-06, VAR 23-02, APN# 763-141-018, Sunridge Self-Storage**

Request for Agency Comments

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

GENERAL:

1. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
2. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.
3. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention

under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

4. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
5. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
6. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
7. 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.
8. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
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.
11. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
12. 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.

ROUGH GRADING:

13. Prepare and submit rough grading and erosion control plans for the project.

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

PRECISE GRADING:

16. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
17. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
18. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
19. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.
20. All permanent onsite parking, ingress/egress paths and areas subject to vehicular traffic shall have an engineered hard surface, such as asphalt concrete or engineered pavers and shall include engineered cross sections and subgrade preparation recommendations in compliance with the findings of an approved soils report.
21. All temporary onsite parking, ingress/egress paths and areas subject to vehicular traffic that are not proposed to have a hard surface shall have at a minimum an engineered gravel surface, and shall include engineered cross sections and subgrade preparation recommendations in compliance with the findings of an approved soils report.

STREET IMPROVEMENTS:

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

23. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
24. Applicant shall construct the street improvements to conform to the General Plan and/or requirements of Traffic Study.
 - 1) Tyler lane Public Roadway as shown on the RAC and per these comments shall include the following:
 - a. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.
 - b. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
 - c. Applicant shall remove and replace existing curb and gutter that is not on good shape condition such as, but not limited to: crack, deteriorated or any kind of concrete fractures to the satisfaction of the City Engineer
 - d. Applicant shall underground all existing dry utilities if existing at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

SEWER and WATER IMPROVEMENTS:

25. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
26. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

27. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.

28. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R), or an equivalent document for review and approval. The proposed document shall contain the Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way private streets, and ingress and egress areas. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.
29. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
30. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

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

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



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

CLERK OF THE BOARD
Sylvia Bermudez

ASSISTANT GENERAL MANAGER
Dan Charlton

June 20, 2023

VIA U.S. MAIL AND EMAIL AT AMORENO@COACHELLA.ORG

Adrian Moreno
Department of Building and Planning
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Mr. Moreno:

Subject: City of Coachella, Request for Agency Comments,
CUP 369, Sunridge Self-Storage, 4.85 acres APN 763-141-018

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The City of Coachella (City) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm. In addition, flood protection measures shall comply with California Drainage Law and provide that offsite stormwater flows are received onto the property and discharged from the property in a manner that is reasonably compatible with redevelopment conditions. Coachella Valley Water District (CVWD) requests review of said flood protection measures for compliance with California Drainage Law from a regional valley floor drainage perspective.

Design for retention basins for this area must consider high groundwater levels and clay soils.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. The City shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the City with written confirmation that there is no interference. The USBR conflicts include but are not limited to Irrigation Lateral 119.64-2.6-3.7. Developer should contact CVWD to obtain drawings of these facilities. A permit from CVWD and/or USBR may be necessary for any encroachments or modifications.

Adrian Moreno
Department of Building and Planning
City of Coachella
June 20, 2023
Page 2

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

Any entity producing more than 25 acre-feet of water during any year from one or more wells must equip the well(s) with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

The Sustainable Groundwater Management Act (SGMA) is a law requiring that groundwater basins are managed to achieve sustainability. In accordance with the SGMA, CVWD submitted the Coachella Valley Water Management Plan as an alternative to a Groundwater Sustainability Plan (Alternative Plan) for the Indio Subbasin. On July 17, 2019, the Department of Water Resources (DWR) sent a notification approving the Alternative Plan. The goal of the Alternative Plan is to reliably meet current and future water demands in a cost-effective and sustainable manner. This development lies within the Indio Subbasin and will contribute to the total water demand in the subbasin. The elements and actions described in the Alternative Plan shall be incorporated into the design, construction, and operation of this development to reduce its negative impact on the Indio Subbasin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant
Director of Engineering

cc: Shantel Bacon
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

TH: m\Eng\Dev Svcs\2023\June\DRL PZ 23-14820 City of Coachella :
File: 0163.1, 0421.1, 0721.1, 1150.10
Geo. 060809-3
PZ 23-14820



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July 17, 2023

Mr. Adrian Moreno
Associate Planner
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Sunridge Self-Storage Project in Coachella, CA (CUP 369, AR 23-06, VAR 23-02)

Dear Mr. Moreno:

On July 5, 2023, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Sunridge Self-Storage project (Conditional Use Permit No. 369, Architectural Review No. 23-06, Variance No. 23-02). The applicant proposes to build a mini warehouse and recreational vehicle storage facility in two phases: phase 1 consists of a leasing office, seven (7) buildings for storage and 60 uncovered parking stalls and phase 2 consists of four (4) buildings for storage and 71 covered parking stalls. The 4.85-acre project site is located immediately west of the property located at 53-301 Grapefruit Avenue and east of Tyler Street in Coachella, CA (APN 763-141-018).

IID has reviewed the project information has the following comments:

1. Based on the preliminary information provided to IID, the district can accommodate the power requirements of the project by extending distribution lines from the K65 circuit (conduit and cable) to the frontage of the project, reconfiguring circuits and installing a switch to provide a normally open tie to the K123 circuit.
2. IID will not begin any studies, engineering or estimate costs to provide electrical service to the development project until the applicant submits a customer project application (available at <http://www.iid.com/home/showdocument?id=12923> and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the development project, including but not limited to the construction of of distribution feeder backbone and line extensions, underground conduit systems and the re-configuration of distribution lines and related upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.

3. The district's ability to provide service from existing infrastructure is based on current available capacity, which may be impacted by future development in the area.
4. It is important to note that a detailed and final study will be developed once a customer project application and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures. The conditions of service could change as a result of the additional studies.
5. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes and pads should be installed following IID approved plans. Physical field installation of underground infrastructures should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website <https://www.iid.com/home/showdocument?id=14229>).
6. Line extensions to serve the project will be made in accordance with IID Regulations:
 - No. 2 (<http://www.iid.com/home/showdocument?id=2540>)
 - No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
 - No. 15 (<http://www.iid.com/home/showdocument?id=2555>),
 - No. 20 (<http://www.iid.com/home/showdocument?id=2560>) and
 - No. 23 (<https://www.iid.com/home/showdocument?id=17897>).
7. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.
8. It is important to note that IID's policy is to extend its electrical facilities only to those project that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
9. The applicant will be required to provide rights-of-way and easements for power line extensions and/or any other infrastructure needed to serve the project.
10. Any construction or operation on IID property or within its existing and proposed right of way or easements 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; will require an encroachment permit, or encroachment agreement (depending on the

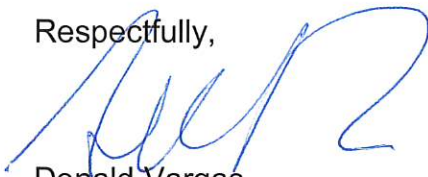
circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

11. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and/or distribution lines, ancillary facilities associated with the conveyance of energy service; the acquisition and dedication of real property, rights of way and/or easements for the siting and construction of electrical utility substations, electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
12. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.

13. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <https://www.iid.com/energy/vegetation-management>.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II



CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

BILL WEISER - FIRE CHIEF

Office of the County Fire Marshal
77933 Las Montañas Rd, Ste. 201, Palm Desert, CA 92211
(760) 863-8886 www.rvcfire.org

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DISTRICT 5

June 22, 2023

City Case Number: CUP 369, AR 23-06

Project Name: Sunridge Self-Storage

Reviewed By: Chris Cox, Assistant Fire Marshal

Fire Department Case Number: FPCUP2300011

With respect to the planning conditions for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the 2022 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

1. Fire Protection Water Supplies/Fire Flow - Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering 1,250 gallons per minute at 20 psi for 2 hours. Specific design features may increase or decrease the required fire flow.
2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2" x 2 1/2" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24: 7.2.3
3. Fire Department Access - The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Where parking is not permitted along one OR both sides of a fire apparatus access road, the no parking area shall be identified by painted red curbing or by installation of signs along one or both sides of the fire apparatus access road as applicable. Parallel parking is permitted on both sides of a required fire apparatus access road when the clear width is a minimum of 36 feet. Parallel parking is permitted on one side of a required fire apparatus access road when the clear width is a minimum of 30 feet. Reference the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002
4. Fire Department Building Construction Permit Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1
5. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger, including shade canopies for vehicles, are required to be protected with a fire sprinkler system. Reference CFC 903.2 as amended by the County of Riverside

6. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2
7. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be reviewed and approved by the Office of the Fire Marshal before construction. Reference CFC 503.4.1
8. Driveway Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Reference CFC 506.1

From: Cox, Chris@CALFIRE <Chris.Cox@fire.ca.gov>
Sent: October 04 23 8:05 PM
To: Adrian Moreno
Cc: Gabriel Perez
Subject: RE: Sunridge Self Storage (APN: 763-141-018)

Adrian,

I reviewed the updated set and I determined the conditions from the letter dated June 2023 will not need to be updated.

Chris

From: Adrian Moreno <amoreno@coachella.org>
Sent: Tuesday, October 3, 2023 2:21 PM
To: Cox, Chris@CALFIRE <Chris.Cox@fire.ca.gov>
Cc: Gabriel Perez <gperez@coachella.org>
Subject: FW: Sunridge Self Storage (APN: 763-141-018)

Warning: this message is from an external user and should be treated with caution.

Hello Chris,

I just wanted to follow up and see if your department has any comments on the revised site plan for the Sunridge Self-Storage project located at APN: 763-141-018. I sent the revised full set site plan in a separate email, also attached is the revised grading plan. For your reference, attached are the comments we received from your department for this project.

Let me know if you have any questions or comments. If possible, could you please respond by **Tuesday, Oct. 10 2023**.

Thanks,

Adrian Moreno | Associate Planner
City of Coachella ◦ Development Services Department
53990 Enterprise Way ◦ Coachella, CA 92236
Phone: 760-398-3502 Ext: 118
Email: amoreno@coachella.org



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

Closed Fridays

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From: Munoz, Araceli@CALFIRE <Araceli.Munoz@fire.ca.gov>
Sent: November 08 23 11:20 AM
To: Adrian Moreno
Cc: Jimenez, Brandy@CALFIRE; Hetrick, Kohl@CALFIRE
Subject: RE: COA- PLANNING CASE- CUP369,AR23-06, EA23-05 -Sunridge Self-Storage-FPCUP2300015

Good morning,

As I mentioned over the phone, I will go ahead and void FPCUP2300015 as it is a duplicate. The existing CUP 369, AR 23-06 has been review By Chris Cox.

Thank you.



Araceli Munoz, Office Assistant III
CAL FIRE/Riverside County Fire Department
East County Office of the Fire Marshal
Office 760-863-8886
Araceli.munoz@fire.ca.gov | rivcoplus.org

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The Office of the County Fire Marshal is committed to facilitating fire and life safety solutions by empowering its employees to serve our community through innovation and partnership.

From: Adrian Moreno <amoreno@coachella.org>
Sent: Wednesday, November 8, 2023 6:54 AM
To: Munoz, Araceli@CALFIRE <Araceli.Munoz@fire.ca.gov>
Cc: Jimenez, Brandy@CALFIRE <Brandy.Jimenez@fire.ca.gov>; Hetrick, Kohl@CALFIRE <Kohl.Hetrick@fire.ca.gov>
Subject: RE: COA- PLANNING CASE- CUP369,AR23-06, EA23-05 -Sunridge Self-Storage-FPCUP2300015

Warning: this message is from an external user and should be treated with caution.

Hello Araceli,

I just wanted to let you know that this project, Sunridge Self-Storage, was reviewed by the Fire Department. See the attached comments we received from the department. Also, I sent the updated plan set to Chris Cox, and he did not have any more comments, see attached correspondence.

The project is scheduled for public hearing on 11/15/23.

Thanks,

Adrian Moreno | Associate Planner
City of Coachella ° Development Services Department
53990 Enterprise Way ° Coachella, CA 92236
Phone: 760-398-3502 Ext: 118

Email: amoreno@coachella.org



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From: Munoz, Araceli@CALFIRE <Araceli.Munoz@fire.ca.gov>

Sent: November 07 23 9:05 AM

To: Adrian Moreno <amoreno@coachella.org>

Cc: Jimenez, Brandy@CALFIRE <Brandy.Jimenez@fire.ca.gov>; Hetrick, Kohl@CALFIRE <Kohl.Hetrick@fire.ca.gov>

Subject: COA- PLANNING CASE- CUP369,AR23-06, EA23-05 -Sunridge Self-Storage-FPCUP2300015

Good morning,

Received.

Kohl, fire permit # for this project is FPCUP2300015, it is ready for review. City of Coachella is requesting comments by **5:00 PM on Nov 14, 2023**.

Adrian, after fire review has been completed, we will be sending you an invoice for our fire review. Please register to our PLUS portal at rivcoplus.org in the meantime, this way once we send you your invoice #, you would just need to log in and make payment.

Thank you.



Araceli Munoz, Office Assistant III
CAL FIRE/Riverside County Fire Department
East County Office of the Fire Marshal
Office 760-863-8886
Araceli.munoz@fire.ca.gov | rivcoplus.org

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From: Vega, Jaqueline <JaVega@RIVCO.ORG>
Sent: July 05 23 11:15 AM
To: Adrian Moreno
Subject: RE: RE: RAC - CUP 369, AR 23-06, VAR 23-02: Sunridge Self-Storage

Hello,

Please note that the proposed project is located in zone C of Jackie Cochran AIA, and review by ALUC is not required the City of Coachella is consistent with the compatibility plan for Jackie Cochran ALUCP. Additionally, there is no legislative actions proposed.

Should you have any questions, please contact me.

Jackie Vega
Urban Regional Planner II



Riverside County Airport Land Use Commission

4080 Lemon Street, 14th Floor
Riverside, Ca 92501
(951) 955-0982
Javega@RIVCO.ORG
www.rcaluc.org

From: Adrian Moreno <amoreno@coachella.org>
Sent: Wednesday, July 5, 2023 7:10 AM
To: mmartinez <mmartinez@coachella.org>; Jacob Alvarez <jalvarez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Gabriel Martin <gmartin@coachella.org>; Andrew Simmons <asimmons@coachella.org>; Efrain Rodriguez <erodriguez@coachella.org>; Celina Jimenez <cjimenez@coachella.org>; Abbott, Mark <MAbbott@RIVCO.ORG>; DVargas@IID.com; Barraza, Guillermo <GBarraza@IID.com>; Gerardo, Jose Luis <JLGerardo@IID.com>; Sarah Bliss <sbliss@29palmsbomi-nsn.gov>; mmirelez@tmdci.org; ltorres@cvusd.us; patrick.cisneros@desertsands.us; Vasquez, Randy <rvasquez@riversidesheriff.org>; ahernandez@burrtecdesert.com; cavalos@burrtecdesert.com; IC-EnvironmentalServ@cvwd.org; IC-Engineering@cvwd.org; rruofmplanningeast@fire.ca.gov; Tsang, Kevin <KTSANG@RIVCO.ORG>; Pablo, Marisela <MPABLO@RIVCO.ORG>; Vega, Jaqueline <JaVega@RIVCO.ORG>; rosa.f.clark@dot.ca.gov; lsalcido@sunline.org; Lizzandro Diaz <ldiaz@coachella.org>; Gabriel Perez <gperez@coachella.org>; Adrian Moreno <amoreno@coachella.org>; malcala@sunline.org; jguidry@sunline.org
Subject: FW: RE: RAC - CUP 369, AR 23-06, VAR 23-02: Sunridge Self-Storage

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Hello Everyone,

I just wanted to provide a friendly reminder that if your department has any comments for the **CUP 369, AR 23-06, VAR 23-02: Sunridge Self-Storage project**, please provide by the end of **today Tuesday, July 5, 2023**.

If you need more time to provide comments, please let me know.

Thanks,
Adrian

From: Adrian Moreno <amoreno@coachella.org>

Sent: June 12 23 6:27 PM

To: Maritza Martinez <mmartinez@coachella.org>; Jacob Alvarez <jalvarez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Gabriel Martin <gmartin@coachella.org>; Andrew Simmons <asimmons@coachella.org>; Efrain Rodriguez <erodriguez@coachella.org>; Celina Jimenez <cjimenez@coachella.org>; Abbott, Mark <MAbbott@RIVCO.ORG>; DVargas@IID.com; Barraza, Guillermo <GBarraza@IID.com>; Gerardo, Jose Luis <JLGerardo@IID.com>; Sarah Bliss <sbliss@29palmsbomi-nsn.gov>; mmirelez@tmdci.org; ltorres@cvusd.us; patrick.cisneros@desertsands.us; rvasquez@riversidesheriff.org; ahernandez@burrtecdesert.com; cavalos@burrtecdesert.com; IC-EnvironmentalServ@cvwd.org; IC-Engineering@cvwd.org; rruofmplanningeast@fire.ca.gov; KTsang@rivco.org; MPablo@Rivco.org; Vega, Jaqueline <JaVega@RIVCO.ORG>; rosa.f.clark@dot.ca.gov; lsalcido@sunline.org; Lizzandro Diaz <ldiaz@coachella.org>; Gabriel Perez <gperez@coachella.org>; Adrian Moreno <amoreno@coachella.org>; malcala@sunline.org; jguidry@sunline.org

Subject: RE: RAC - CUP 369, AR 23-06, VAR 23-02: Sunridge Self-Storage

Hello Everyone,

For your review, please find the attached Request for Agency Comments for the **Conditional Use Permit (CUP) No. 369, Architectural Review (AR) 23-06, Variance (VAR) 23-02: Sunridge Self-Storage project.**

Enclosed are the submittals for the project which include the application, site plans, architectural elevations, signage package, and traffic study. The environmental initial study, preliminary technical documents, preliminary WQMP, and preliminary grading were submitted for this project, please reach out to me if you would like to review those documents. The project proposes to be built in two phases: (Phase 1: Leasing Office, Buildings 1-7 for storage & 60 uncovered parking stalls) and (Phase 2: Buildings 8-11 for storage and 71 covered parking stalls). The 60 parking stalls of Phase 1 will be built in that portion of the project where Buildings 8-11 are to be built in Phase 2 of the project. The Variance is for parking.

You may also access the files via Bluebeam Session ID: 506-909-942

<https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/506-909-942>

If possible, please return comments by **July 5, 2023.**

If you have any questions, please feel free to contact me.

Thanks,
Adrian Moreno
Associate Planner | City of Coachella
53390 Enterprise Way
Coachella CA, 92236
Office: 760-398-3502

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[County of Riverside California](#)

From: Vega, Jaqueline <JaVega@RIVCO.ORG>
Sent: October 20 23 10:48 AM
To: Adrian Moreno
Subject: CUP369, AR23-06

Hello Adrian ,

Thank you for transmitting the above referenced project to ALUC for review. Please note that the proposed project is located within zone C of Jackie Cochran AIA, and review by ALUC is not required, because the City of Coachella is consistent with the compatibility plan for JCRC, and no legislative action is proposed.

Therefore, airport review can be conducted by City staff.

Should you have any questions, please contact me.

Jackie Vega
Urban Regional Planner II



Riverside County Airport Land Use Commission

4080 Lemon Street, 14th Floor
Riverside, Ca 92501

(951) 955-0982

Javega@RIVCO.ORG

www.rcaluc.org

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From: Dennis, Talvin L@DOT <talvin.L.dennis@dot.ca.gov>
Sent: June 13 23 10:55 AM
To: Adrian Moreno
Cc: Clark, Rosa F@DOT
Subject: RAC - CUP 369, AR 23-06, VAR 23-02: Sunridge Self-Storage

Good Afternoon:

Thank you for giving the LDR department a chance to review and comment on this development. After our review, we have decided that this development will have no impact to the SHS and therefore we have No Comment at this time.

However, we do ask that if there are any changes to this development that all updated documents please be sent to this department once again for further review of possible impact to the SHS.

Thank you
Talvin Dennis ATP

From: Cynthia Avalos <cavalos@burrtecdesert.com>
Sent: July 05 23 11:52 AM
To: Adrian Moreno
Subject: Re: Sunridge Self Storage

Thank you for the clarification.

On behalf of Burrtec Waste and Recycling Services there are no further comments at this moment.

Thank you.

Cynthia Avalos, BA
District Environmental Coordinator
Burrtec Waste and Recycling Services
Direct Number (760) 674-1034
Cell Number (760) 851-8930



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From: Adrian Moreno <amoreno@coachella.org>
Sent: Wednesday, July 5, 2023 11:44 AM
To: Cynthia Avalos <cavalos@burrtecdesert.com>
Subject: FW: Sunridge Self Storage

Hello Cynthia,

The proposed trash enclosure is for employee usage only, per key note #13 on page A1.10. No other trash enclosure is proposed for the project.

Thanks,
Adrian Moreno
Associate Planner | City of Coachella
53390 Enterprise Way
Coachella CA, 92236
Office: 760-398-3502

From: Cynthia Avalos <cavalos@burrtecdesert.com>
Sent: July 05 23 11:32 AM
To: Adrian Moreno <amoreno@coachella.org>
Subject: Sunridge Self Storage

Good morning,

I have a quick question regarding the enclosure on the plan for Sunridge Self Storage. Will there be another enclosure for customer use?

Or will customers have access to the enclosure labeled near the office building.

Thank you.

Cynthia Avalos, BA
District Environmental Coordinator
Burrtec Waste and Recycling Services
Direct Number (760) 674-1034
Cell Number (760) 851-8930



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