

# IID

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May 20, 2024

Ms. Anahi Fernandez  
 Management Analyst  
 Development Services Department  
 City of Coachella  
 1515 6th Street  
 Coachella, CA 92236

SUBJECT: Roots Cafe Cannabis Project in Coachella, CA; CUP 374 and AR 23-16 (2<sup>nd</sup> Submittal)

Dear Ms. Fernandez

On this date, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Roots Cafe cannabis project in Coachella, California; Conditional Use Permit No. 374, Architectural Review no. 23-16 (2<sup>nd</sup> Submittal). The applicant, Greg Klivanov, is requesting to be allowed to establish a 1,750 sq. ft. retail cannabis business within an existing building located at 45-800 Dillon Road in Coachella, CA (APN 696-550-008).

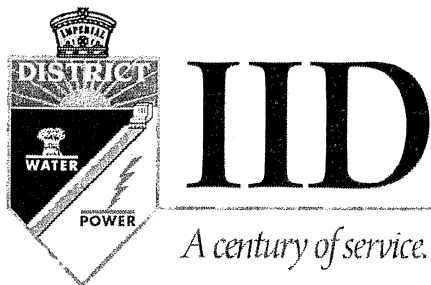
IID has reviewed the project information and found that the comments provided in the January 31, 2024 district letter (see attached letter) continue to apply.

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

Respectfully,

Donald Vargas  
 Compliance Administrator II

Jamie Asbury – General Manager  
 Mike Pacheco – Manager, Water Dept.  
 Matthew H Smelser – Manager, Energy Dept.  
 Paul Rodriguez – Deputy Mgr. Energy Dept  
 Guillermo Barraza – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.  
 Geoff Holbrook - General Counsel  
 Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance  
 Laura Cervantes. – Supervisor, Real Estate



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January 31, 2024

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Coachella, CA 92236

SUBJECT: Roots Cafe Cannabis Project in Coachella, CA; CUP 374 and AR 23-16

Dear Ms. Fernandez

On January 16, 2024, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Roots Cafe cannabis project in Coachella, California; Conditional Use Permit No. 374, Architectural Review no. 23-16. The applicant, Greg Klibanov, is requesting to be allowed to establish a 1,750 sq. ft. retail cannabis business within an existing building located at 45-800 Dillon Road in Coachella, CA (APN 696-550-008).

IID has reviewed the project information and has the following comments:

1. Based on the preliminary information provided to the IID, the district can accommodate the additional power load requirements for the project by extending/upgrading distribution lines (conduit and cable) to the project site.
2. It is important to note that a final study will be developed once a customer project application and approved plans 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 as well as costs. The conditions of service could change as a result of the additional studies.
3. IID will not begin any studies to provide electrical service to a project until the applicant submits a customer project application (available for download at the district website <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 project, including but not limited to the construction of distribution line extensions, underground conduit systems and the re-configuration of distribution lines, which based on current 2024 IID rates are estimated to be \$25,000 (subject to change without notice), as well as the cost of any other related upgrades and applicable

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permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.

4. 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. IID is unable to hold system capacity to the detriment of other customers.
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. Any line extensions and/or additions, reconfigurations or other mitigation measures required to connect the project to the IID grid, will be made in accordance with IID Regulations:  

No. 2	<a href="http://www.iid.com/home/showdocument?id=2540">http://www.iid.com/home/showdocument?id=2540</a> )
No. 13	<a href="http://www.iid.com/home/showdocument?id=2553">http://www.iid.com/home/showdocument?id=2553</a> ),
No. 15	<a href="http://www.iid.com/home/showdocument?id=2555">http://www.iid.com/home/showdocument?id=2555</a> ),
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 ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.
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)

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339-9239 for additional information regarding encroachment permits or agreements.

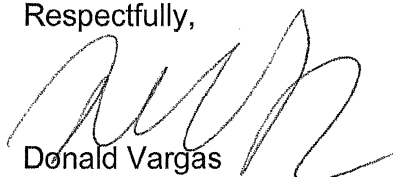
11. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and/or distribution lines, ancillary facilities associated with the conveyance of energy service; the acquisition 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

Anahi Fernandez  
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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](mailto:dvargas@iid.com). Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas  
Compliance Administrator II

Jamie Asbury – General Manager  
Mike Pacheco – Manager, Water Dept.  
Matthew H Smelser – Manager, Energy Dept.  
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.  
Geoff Holbrook - General Counsel  
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance  
Laura Cervantes. – Supervisor, Real Estate



# CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

BILL WEISER – FIRE CHIEF

Office of the County Fire Marshal (East)  
77-933 Las Montañas Rd., Ste. #201, Palm Desert, CA 92211-4131  
Phone (760) 863-8886 Fax (760) 863-7072  
[www.rvcfire.org](http://www.rvcfire.org)

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INDIO  
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LA QUINTA  
MENIFEE  
MORENO VALLEY  
NORCO  
PALM DESERT  
PERRIS  
RANCHO MIRAGE  
RUBIDOUX CSD  
SAN JACINTO  
TEMECULA  
WILDOMAR

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DISTRICT 4  
YXSTIAN GUTIERREZ  
DISTRICT 5

## Planning Case Conditions

**Date:** 2/5/2024

**City Case Number:** CUP 374 / AR 23-16

**Project Name:** Roots Cafe – “The Cake House”

**Planner:** Anahi Fernandez

**Reviewed By:** SFM Kohl Hetrick

**Fire Department Permit Number:** FPCUP2400001

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (**as it is noted above**) is required on all correspondence.

Additional information is available at our website: [www.rvcfire.org](http://www.rvcfire.org)

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 77933 Las Montañas Suite 201, Palm Desert, CA 92211 (760) 863-8886.

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 current edition of California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show a (existing/proposed) water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.
  - a. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
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. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved

Riverside County Fire Department – Office of the County Fire Marshal  
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by the Fire Department. Where new water mains are extended along streets where hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC as amended and NFPA 24.

3. Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. 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. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
  - a. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage shall be in compliance with Riverside County Fire Department Standards.
4. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
5. Fire Department Building Construction Plan 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 the 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 as amended.
6. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system.

Riverside County Fire Department – Office of the County Fire Marshal  
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Reference CFC as amended. \*The existing structure would not require retroactive installation as currently proposed.

7. Cannabis Facilities - Deferred submittals shall be required for Carbon Dioxide Gas Enrichments Systems and Plant Processing/Extraction Systems. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
8. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted for evaluation purposes, resulting in denial or approval by the Fire Code Official. Reference CFC as amended.
9. Gate Access - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended.
10. UST Remediation – Environmental Health - Provide documentation of the remediation of any existing or previous Underground Storage Tanks utilized for the prior use of the fueling and service center. Riverside County Environmental Health shall be contacted and any requests or conditions for compliance shall be satisfied.

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

**Should you have any questions, or if some items are unclear, please phone our office at 760-863-8886 and speak with Supervising Fire Marshal Kohl Hetrick to assist you with these conditions.**

Kohl Hetrick  
Supervising Fire Marshal / Office of the County Fire Marshal  
Riverside County Fire Department