

RESOLUTION NO. 2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA CONDITIONALLY APPROVING ENTERTAINMENT PERMIT NO. 26-01 FOR TEMPORARY CAMPGROUND EVENTS IN APRIL 2026, LOCATED AT 83272 51ST AVENUE ON APPROXIMATELY 7.79 ACRES OF LAND (ASSESSOR'S PARCEL NUMBER 779-310-012 AND 779-310-013), AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 (EXISTING FACILITIES). APPLICANT: CLAUDIA LUA ALVARADO

WHEREAS, on February 18, 2026, the applicant, Claudia Lua Alvarado submitted an Entertainment Permit application to conduct temporary campground events in from April 9 through April 13, 2026; April 16 through April 20, 2026, and April 23 through April 27, 2026, at 83272 51st Avenue (“the Project”); and

WHEREAS, the Site is located within the City of Coachella at 83272 51st Avenue on approximately 7.79 acres of land within Riverside County, California (Assessor’s Parcel Number 779-310-012 and 779-310-013) (“Property”); and

WHEREAS, the subject property at Assessor’s Parcel Number 779-310-012 and 779-310-013 have zoning designation of Residential Estate and a General Plan 2035 land use designation of Estate Rancho; and

WHEREAS, the Project is consistent with and intended to implement the vision of the Coachella Municipal Code and the General Plan 2035 pertaining to land use patterns and site design; and

WHEREAS, the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301); and

WHEREAS, the proposed temporary campground events are not likely to be detrimental to public health, safety, or welfare as the conditions of approval will ensure the project operates in a manner consistent with the zoning ordinances that regulate the Project Site; and

WHEREAS, a notice of a public hearing to consider Entertainment Permit No. 26-01 was issued in accordance with Coachella Municipal Code Section 17.74.010G, inclusive of the publication on March 15, 2026, of a legal public hearing notice which was published in the Desert Sun, the City’s newspaper of record and mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on March 11, 2026; and

WHEREAS, on March 25, 2026, the City Council held a duly noticed public

hearing to consider the application for the Project during which evidence, both written and oral, including the staff report and supporting documents, was presented at said hearing; and

WHEREAS, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for Entertainment Permit to allow the Project; and

WHEREAS, the conditions of approval as stipulated by the City are necessary to protect the public health, safety and welfare of the community; and

WHEREAS, the site for the proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and

WHEREAS, at the conclusion of the public hearing and following discussion, the City Council approved this Resolution for the conditional approval of the Rancho 51 Festival Campground Project as conditioned with the motion vote outcome specified in the meeting minutes for the March 25, 2026, City Council meeting.

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA DOES HEREBY FIND DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The City Council hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct and are incorporated into this Resolution by reference and constitute a material part of this Resolution.

SECTION 2. Environmental Findings. The City Council has independently reviewed the administrative record for the proposed project, including all oral and written comments received during the document circulation period, public hearing, the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Community Development Department for the City of Coachella, and the City Council finds that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "Existing Facilities" (CEQA Guidelines, Section 15301);

SECTION 3. Entertainment Permit Findings. Based upon the evidence presented at the hearing, including the staff report, the City Council hereby finds and determines the Project complies with the necessary findings as required by Coachella Municipal Code Section 5.24 and hereby finds that:

1. The information provided in the application is accurate, complete and truthful, as evidenced by staff review.
2. There are no known violations of any laws, ordinances, or regulations related to the

applicant's fitness to manage or operate the proposed temporary campground special events, as evidenced by staff. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

3. The applicant does possess the requisite moral character to comply with the requirements of this chapter, or any reasonable conditions imposed on the permit, or other applicable laws, ordinances, or regulations as evidenced by staff. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. The operation of the temporary campground event will be subject to the conditions of approval for this project which include conditions which are similar to those required of the applicant for their 2025 temporary event permit for a similar event in scope within the Riverside County jurisdiction. As a result, the operator is familiar with the expectations required of those conditions of approval as conditioned by this permit. Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary campground special events. The Riverside County Sheriff Department noted no issues for the proposed event. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.
4. The applicant does possess the requisite moral character to manage and operate an entertainment establishment within the city in accordance with the requirements of this chapter. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary campground special events and regarding any incident reports for the subject property.

The Riverside County Sherriff Department noted no issues for the proposed event. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

5. Staff finds that the applicant does possess sufficient financial resources, or experience, or experienced employees to manage or operate an entertainment establishment within the city in accordance with the requirements of this chapter. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. Throughout this time, the applicant has extensive experience managing multi-day overnight stays to single-day events with specific operating hours. The applicant team includes Claudia Alvarado and Juan Alvarado. Claudia Alvarado has experience producing and hosting fashion shows throughout the United States, and Juan Alvarado has work experience with organizations such as AEG and the LA Galaxy. Juan Alvarado's experience with AEG and LA Galaxy consisted of working as front office staff. Juan Alvarado was in sales, marketing, and event/game day management, and gained experience managing crowds of up to 27,000 spectators and setting up smaller events for nonprofit soccer organization for the LA Galaxy. Together, the applicant team's combined expertise and years' operating the subject property for special events exhibits the ability of their team to have sufficient financial resources and experience to manage and operate the proposed temporary campground special events as proposed in this entertainment permit.


SECTION 4. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 6. City Council Approval. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council conditionally approves Entertainment Permit No. 26-01, for temporary campground events in April 2026, located at 83272 51st avenue on approximately 7.79 acres of land (Assessor's Parcel Number 779-310-012 and 779-310-013), and determining that the proposed project is categorically exempt pursuant to

California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit "A" and Site Plan "Exhibit B" of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella's entertainment permit approval. Where the term "Applicant" is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

PASSED APPROVED and ADOPTED this 25th day of March 2026.



~~Steven A. Hernandez~~ Frank Figueroa
Mayor, **Pro TEM**


ATTEST:



Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

BEST, BEST & KRIEGER



City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2026-16 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 25th day of March 2026, by the following vote of Council:

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen, and Mayor Pro Tem Dr. Figueroa

NOES: None

ABSENT: None

ABSTAIN: None



Delia Granados
Deputy City Clerk

Exhibit A – Resolution No. 2026-16

**CONDITIONS OF APPROVAL FOR ENTERTAINMENT PERMIT NO. 26-01 RANCHO
51 FESTIVAL CAMPGROUND**

General Conditions

1. Entertainment Permit 26-01 (“Permit”) is for a temporary campground event that includes 45 glamping tents and 50 vacant spaces where individuals can bring their own tents (“Event”). The Event will include restrooms, shower trailers, beauty bar, food trucks and DJ. Parking will be located on-site and can accommodate up to 161 vehicles. Alcohol service is permitted.
2. The approval of the Permit is based on the site plan and details submitted for the Event by the applicant, and conditioned on the following restrictions and requirements. The applicant is responsible for ensuring compliance with these conditions of approval during the Event. Violation of any of the conditions of approval shall be cause for revocation of the Permit. Misrepresentations of the Event to the City by applicant shall be cause for revocation of the Permit. Any portion of the Event found to be detrimental to public health, safety, or general welfare, or a public nuisance, shall be cause for revocation of the Permit.
3. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
4. The Permit shall be valid for 12 months after the effective date set by city council approval. A request for renewal must be submitted by the applicant in order to extend the term of the Permit after the initial term of 12 months has lapsed, at which time the City Council will review compliance with the conditions of approval and consider granting up to a 36-month renewal of the entertainment permit. Relinquishment of the Permit will require an amendment to this resolution, subject to review by the City Council. The Permit is nontransferable.
5. Any violation of any of the conditions of approval for the Permit may result in the issuance of citations and fines, and may result in revocation of the Permit.
6. Hours of operation and restrictions are listed below for the Event.
 - a) Thurs. April 9, 2026 (start @ 3:00 pm) – Mon. April 13, 2026 (end @ 11:00 am)
 - b) Thurs. April 16, 2026 (start @ 3:00 pm) – Mon. April 20, 2026 (end @ 11:00 am)
 - c) Thurs. April 23, 2026 (start @ 3:00 pm) – Mon. April 27, 2026 (end @ 11:00 am)

Hours Restrictions

- d) Quiet hours for overnight areas must be observed from 10:00 p.m. to 6:00 a.m. As such there will be no amplified noise permitted after 10:00 p.m. for this Event.
- 7. A maximum of 200 guests are permitted on-site for the Event at any given time. The applicant shall maintain a count of all Event participants on-site at all times during the Event. Event counts shall be maintained by Event staff at the main entrance and made available upon request by the Coachella Police or City Staff.
- 8. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control.
- 9. The applicant shall obtain any other permits or approvals necessary for activities taking place during the Event (e.g. providing food trucks necessitates Healthy Food Truck Permits). Applicant is responsible for ensuring that any vendors also obtain any permits or approvals necessary for the services they are performing at the Event.
- 10. The applicant shall ensure that the Event complies with all applicable local, state, and federal laws and regulations, including but not limited to any City ordinances specified in these conditions.
- 11. The applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

Security

- 12. 24/7 Licensed security guards shall be required. These guards must possess State of California guard cards issued through the California Department of Consumer Affairs. Additional guards shall be used as needed to adequately patrol the parking areas. The City Manager, Community Development Director, Code Enforcement Manager, or Chief of Police may modify the entertainment permit security plan as deemed necessary to preserve the safety and welfare of guests and the public. The applicant shall provide a security services agreement for the Event upon request.
- 13. Security guards shall wear vests or uniforms, making them readily identifiable.
- 14. The Event shall have a centralized "security command post" that will serve as logical center for Event security, local agencies, and Event staff.
- 15. The following preventative measures shall be undertaken to reduce the potential for alcohol-related problems:
 - a) Food service shall remain available during all hours of operation;
 - b) Taxicab phone numbers shall be posted in visible locations at all times in the area(s) where alcohol is served;
 - c) All employees selling or serving alcohol shall be required to participate in an alcohol management training program prior to the operation of selling/serving alcohol; and

- d) The availability of a variety of non-alcoholic beverages shall be made known and offered to customers.
16. No Parking is permitted to occur on Avenue 51 and shall be strictly enforced by the applicant.
 17. Any and all weapons shall be prohibited at the premises or on the parking lot of the premises except by those individuals lawfully permitted to possess such.
 18. The Chief of Police shall have the authority and power to pause the Event when it becomes apparent that a situation exists wherein there is a probability that the general welfare and safety of the patrons or of the public may be in jeopardy.
 19. The applicant shall comply with Municipal Code requirements of Chapter 5.24.
 20. The applicant shall employ the use of hand-held metal detectors at all entrances if deemed necessary by the Chief of Police to protect the safety and general welfare of patrons or of the public.
 21. The applicant shall not use any residential pool/body of water as part of Event.
 22. The applicant shall have staff directing vehicular traffic accessing the Event.
 23. Any threats of violence or suspicious objects during the Event must be immediately reported to the City.
 24. Event staff shall be trained to respond to any threats of violence or suspicious objects and to evacuate Event attendees, if necessary.
 25. Ongoing utility outages must be reported to the City.
 26. Event staff shall be trained to respond to utility outages.
 27. Hazardous materials must be disposed of pursuant to applicable law.
 28. The applicant shall have procedures in place to respond to threats of violence, suspicious objects, earthquakes, hazardous materials, and utility outages during the Event.
 29. The applicant shall provide Event attendees with overview of emergency procedures.
 30. The applicant must provide first aid services to Event attendees.
 31. The applicant shall implement and maintain a system by which the applicant separately identifies each and every adult at the Event so as to distinguish each adult from any and all minors at the Event during the service of alcohol. At a minimum, such system of adult identification shall require the applicant to place a bracelet on either hand of each adult at the Event. In addition, the Chief of Police is hereby authorized to require other methods and procedures to be implemented and maintained by any applicant to assure compliance with the requirement that each adult remain separately identified from any minor at the Event.

Nuisance Abatement

32. The applicant shall ensure that the Event complies with the standards and limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the Event.
33. The applicant shall comply with Noise Control standards of the Municipal Code (Chapter 7.04). Any amplified sound equipment shall be oriented to reduce noise impacts off-site with consultation from the Code Enforcement Manager. The applicant shall utilize a noise decibel meter on-site during the Event to monitor noise levels for compliance with the City Noise Ordinance. If noise nuisances are observed by the Chief of Police or Code Enforcement Manager, the City Manager or designee may require that the applicant use electronic noise sensors on-site for the Event and that noise measurement data from the noise sensors be available to the Code Enforcement Manager.
34. The applicant shall ensure adequate dust control measures are in place to the satisfaction of the Code Enforcement Manager and the City Engineer. The City Manager, Code Enforcement Manager, or City Engineer may require additional dust control measures as may deemed necessary.
35. On-site Event lighting shall be directed away from vehicle and pedestrian traffic on Avenue 51 and away from surrounding properties. Event operations shall include protocols to avoid light glare onto adjacent properties.
36. All garbage, debris, and litter must be properly disposed of at the conclusion of the Event.
37. The applicant shall provide trash bins throughout the Event.

Bathrooms and Water Access

38. ADA accessible restrooms shall be provided and available to use by all guests on-site during the Event and shall require inspection by the Building Official prior to commencement of the Event under this entertainment permit.
39. Potable water must be provided without charge for all guests. The applicant shall provide water vendor information for bottled water company or proof of potable water service for the Event upon request.

Additional Approvals

40. The applicant shall obtain all other applicable permits, if required, from the appropriate agencies (i.e. Fire Department, Building Division, Sheriffs Department, Department of Public Health, Riverside County Department of Environmental Health etc.).
41. The applicant shall submit paperwork required two weeks prior to the event to the Riverside County Department of Environmental Health.
42. All structures, including stages, tents, cabanas, and bleachers shall be installed, used and taken down per the engineered specifications stamped by a licensed engineer and on file with the City of Coachella.
43. Any signs displayed shall comply with the City of Coachella Sign Ordinance.

44. Signs advertising brands of alcoholic beverages or the availability of alcoholic beverages at the subject site shall not be visible from the public right-of-way or anywhere off the site.
45. The applicant must maintain a City of Coachella Business License covering the Event.
46. All vendors at the Event must obtain City of Coachella Business Licenses.
47. Applicant must comply with the applicable provisions of Coachella Municipal Code Chapter 4.28 inclusive of obtaining a Transient Occupancy Tax Certificate and Reporting and Remitting Transient Occupancy Tax.
48. All structures on Event grounds must have Building Inspection approval prior to the Event.

Building

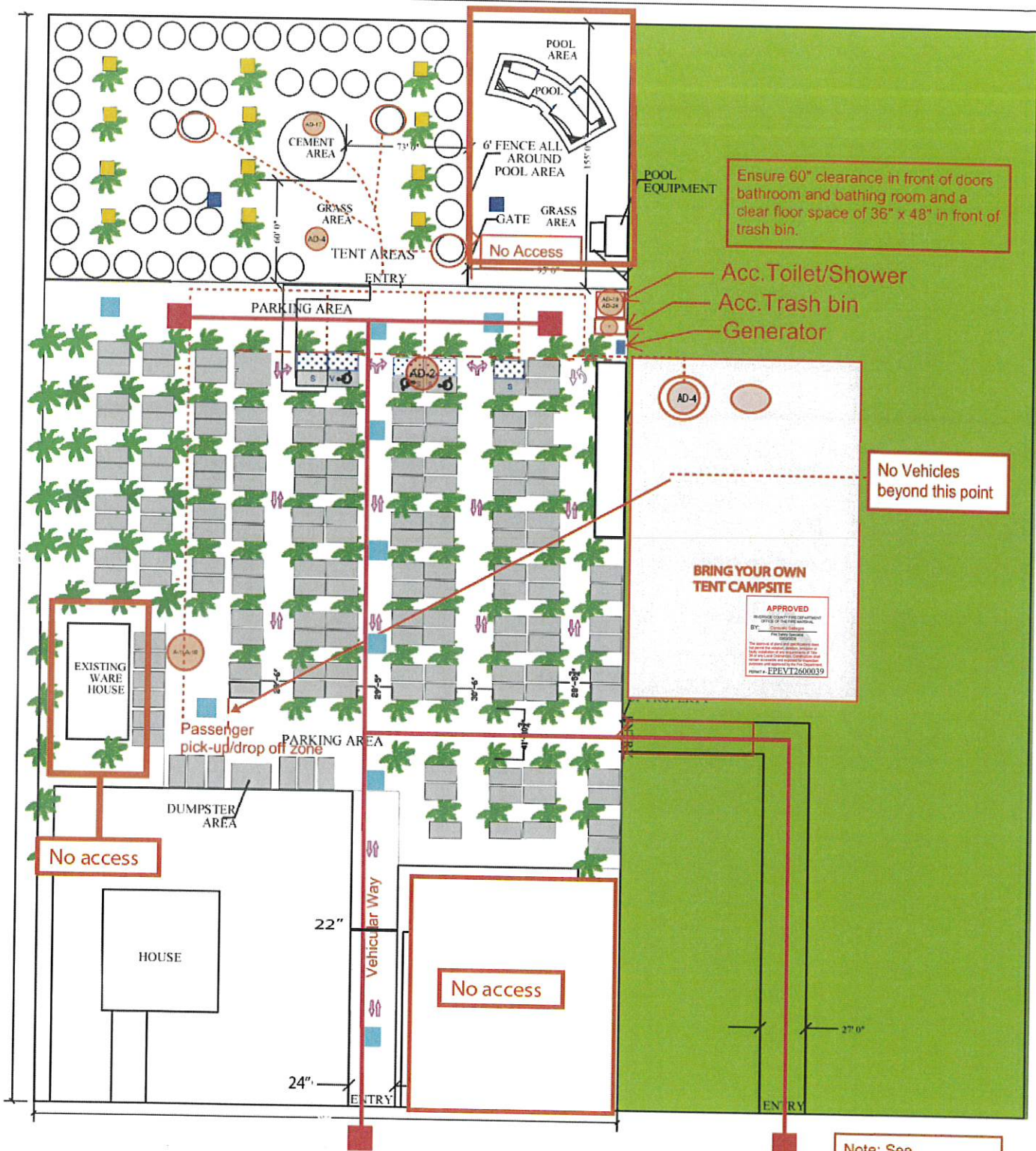
49. Existing pool is not intended for commercial use. Provide Riverside County Environmental Health Approval for use or post signage at the event stating the pool shall not be used.
50. At least two campsites and one additional campsite for each 100 campsites or fraction thereof, shall be accessed by and connected to sanitary facilities by travel routes with a maximum slope of 1:12. Permanent toilet and bathing facilities serving campsites shall comply with "Toilet and bathing rooms." (California Building Code 11B-246.2) Provide proof of service contract.
51. The Building Official has designated the event as Assembly-2 (A-2) occupancy. Therefore, the event must comply with the 2025 Uniform Plumbing Code Table 422.1. The following minimum plumbing fixtures are required: three (3) water closets for males and two (2) urinals, four (4) water closets for females, a minimum of four handwashing facilities, at least one service sink and provisions of drinking water. Provide proof of potable water service.
52. Provide information about shower availability, include information for accessible showers
53. Contact Burrtec and provide a waste management plan with proof of service.
54. Obtain a building permit for the special event, from the Building Division.
55. Provide a California Associability Specialist Program (CASp) inspection approval at the time of the Building and Safety inspection prior to any guests arriving on site.
56. Provide a minimum of 7 accessible camp sites distributed at every type of camp site.
57. All site amenities shall be accessible and on an accessible path of travel including access to waste bins.
58. Implement dust control measure to ensure the site complies with AQMD Rule 403-Dust Control.
59. Obtain permits for any permanent or temporary structures.
60. Obtain an electrical permit for any temporary electrical system including but not limited generators. Submit load calculations for each separate system.

61. An inspection by the City Building Official will be required. Prior to the event, you must be cleared by the Building and Safety Department by way of a Pre-Event Life and Safety Inspection.

Fire

62. No designated fire lanes, fire hydrants or any other Fire Department appliances shall be blocked or obstructed. Fire lanes shall be clearly identified in an approved manner throughout the Event grounds by posting "NO PARKING FIRE LANE" or other approved means. All motor vehicles shall be parked in designated parking areas.
63. A class K extinguisher is required for any cooking operations that involve the release of grease laden vapors, which include but are not limited to deep fryer and griddle operations. Cooking that produces sparks or grease laden vapors shall not be performed inside of the kitchen tents LPG tanks (empty or full) used for cooking operations shall be secured and kept a safe distance away from open flames.
64. Cooking without necessary licenses is prohibited.
65. At least one 2A10BC fire extinguisher, with a current service tag (within one year), shall be provided within every 75 feet of travel distance.
66. Smoking shall not be permitted in tents or membrane structures. Approved "No Smoking" signs shall be conspicuously posted
67. All fabric or pliable canopy covers, side/back drop, and/or decorative material must be inherently fire resistive and labeled as such or may be treated with a State Fire Marshal approved fire-retardant chemical.
68. All extension cords shall be undamaged, 12/3-gauge wire or greater, with approved connectors. The use of multi plug connections is prohibited.
69. Portable generators shall be maintained a minimum of 10 feet from all combustible materials and/or LPG tanks. Each generator shall be isolated from the public by a physical guard and provided a minimum of one 2A10BC rated fire extinguisher.
70. All food truck apparatus shall be easily relocatable in the event of an emergency or where otherwise required. All food trucks shall have their own compliment of a minimum one 2A10BC (5lb) fire extinguisher as well as a K Type fire extinguisher, both shall have a current service tag from a California State Fire Marshal approved contractor. All food trucks that have fuel-fire equipment shall be provided with adequate ventilation and a commercial kitchen hood extinguishing system. The hood, plenum and duct shall be maintained in a clean and safe operation. The hood suppression system shall be operational and provided with current service tag.
71. Wood, charcoal or other solid burning material shall be stored away from any combustible material and usage shall be confined to an approved cooking device for that material. All hot material shall be disposed of in a proper container.
72. All motor vehicles shall be parked in designated parking areas. Fire lanes and fire hydrants shall not be blocked. Fire lanes are to be maintained.

73. No fireworks (including safe and sane, sparklers).
74. An inspection by the Office of the Fire Marshal will be required. Prior to the Event, you must be cleared by the Fire Department by way of a Pre-Event Fire Safety Inspection.
75. The applicant must immediately report any fire hazards during the Event to the City.
76. Event staff shall be trained to respond to fires and to evacuate Event attendees, if necessary.
77. The approval of plans and specifications does not permit the violation, deletion, omission or faulty installation of any requirements of California Code of Regulations, Title 19, Title 24, and locally adopted ordinances. The Fire Marshals job card, approved plans and condition letter must be at the Event grounds or NO inspection will be performed. Applicant/installer shall be responsible to contact the Fire Marshal's Office to schedule inspection(s) a minimum of 72 hours prior to the requested inspection date online rruofmscheduling@fire.ca.gov The approval of plans and specifications does not permit the violation, deletion, omission or faulty installation of any requirements of California Code of Regulations, Title 19, Title 24, and locally adopted ordinances.



Ensure 60" clearance in front of doors bathroom and bathing room and a clear floor space of 36" x 48" in front of trash bin.

- Acc. Toilet/Shower
- Acc. Trash bin
- Generator

No Vehicles beyond this point

BRING YOUR OWN TENT CAMPSITE

APPROVED
 I hereby certify that the information on this site plan is true and correct.
 BY: [Signature]
 TITLE: [Title]
 I am aware of the California Building Code and the California State Parks Accessibility Guidelines and certify that the information on this site plan is true and correct.
 Project # FPEVT2600039

EXISTING WARE HOUSE

Passenger pick-up/drop off zone

No access

No access

Note: See accessibility details page XX for specification for parking, bathroom, shower, accessible route, etc.

Applicable Codes:
 2010 American with Disability Act
 2022 California Building Code 2025
 2015 CA. State Parks Accessibility Guidelines

XX-XX Accessible details page

AVENUE 51



LEGEND

- Accessible camp site
- 123 CAR PARKING SPOT 5 accessible required (1 Van Space)
- 7 Handicap spaces
- Accessible route-60" wide
- Popup Irrigation sprinkler system

KEY NOTES

- Van accessible ADA Stall
- Graded parking lot
- Accessible aisles
- 27 Foot Driveway into property
- fire lane

SCALE 1" = 50'

Parking Plan SHEET L-1.0

DATE: 10/20/2023

DESIGNED BY: [Name]

A-1
RANCHO 51
 83272 51ST AVENUE
 COACHELLA, CA 92236



AVENUE 51

LEGEND

- WATER SOURCE
- 153 CAR PARKING SPOT
- 8 HANDICAP PARKING SPOT
- LOW VOLTAGE LIGHTS MOUNTED ON TREES
- LANDSCAPE LOW VOLTAGE LIGHTS

GENERAL NOTES:

PARKING LOT IS GRADED ROAD BASE MATERIAL



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<p>LANDSCAPE PLAN SHEET L-1.0</p> <p>SCALE 1" = 50'</p>	<p>DESIGNED BY: JUAN ALVARADO, JR.</p> <p>DATE: 01/15/2015</p>
	<p>PREPARED BY: JUAN ALVARADO, JR.</p> <p>DATE: 01/15/2015</p>
<p>DESIGNED BY: JUAN ALVARADO, JR.</p> <p>DATE: 01/15/2015</p>	<p>PREPARED BY: JUAN ALVARADO, JR.</p> <p>DATE: 01/15/2015</p>
<p>DESIGNED BY: JUAN ALVARADO, JR.</p> <p>DATE: 01/15/2015</p>	<p>PREPARED BY: JUAN ALVARADO, JR.</p> <p>DATE: 01/15/2015</p>

LANDSCAPE DESIGN BY:

Sands to Greens
LANDSCAPE

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1000 W. AVENUE 51
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LANDSCAPE PLAN FOR
RANCHO 51 RESIDENCE
83272 51ST AVENUE
COACHELLA, CA 92236