

RESOLUTION NO. PC 2024-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT AND ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A PARKING LOT TO SERVE THE EXISTING BUILDING AT 84650 AVENUE 49. APPLICANT: ISLAMIC SOCIETY OF PALM SPRINGS

WHEREAS, Islamic Society of Palm Springs filed an application for Conditional Use Permit No. 375 and Architectural Review No. 23-14 for the construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 (APN: 603-250-015); and,

WHEREAS, on June 5, 2024, the Planning Commission conducted a duly noticed public hearing on the proposed project in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed development; 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, the proposed project is exempt from the California Environmental Quality Act, as amended; and,

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

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

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "Accessory Structures" (CEQA Guidelines, Section 15311), as the project consists of the new construction of a parking lot to be accessory to an existing use.

SECTION 3. Architectural Review Findings

With respect to Conditional Use Permit No. 375 and Architectural Review No. 23-14, the Planning Commission finds as follows for the proposed construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49.

1. The proposed architectural review and conditional use permit are consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 2.38-acre site with adequate access and lot dimensions to allow for the parking lot development in a manner consistent with the Neighborhood Center land use designation of the General Plan and Neighborhood Commercial Zoning Designation.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 would be located in the Neighborhood Commercial area and is compatible with existing adjacent uses that are similar land uses.
3. Consideration was given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, in any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed project use is a compatible use with existing similar uses in the area.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Development Services Department does not anticipate any potentially hazardous or disturbing impacts on existing or neighboring uses. The proposed construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 is anticipated to limit the negative transportation impacts of overflow parking from the existing use and is anticipated to limit the dust impacts from the site which works towards the City's long-term goals and policies to promote a physical environment that support's residential health as envision by the City of Coachella General Plan.

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 Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 6. Planning Commission Approval Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves Conditional Use Permit No. 375 and Architectural Review No. 23-14 for the construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 (APN: 603-250-015) subject to the Conditions of Approval as set forth in “Exhibit A” and the plans set forth in “Exhibit B”.

PASSED APPROVED and ADOPTED this 5th day of June 2024.



Jason Hernandez, Chairperson
Coachella Planning Commission

ATTEST:



Gabriel Perez (Aug 5, 2024 14:58 PDT)

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:



Carlos Campos (Aug 9, 2024 07:19 GMT+8)

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC 2024-07, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5th day of June 2024, by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Murillo, Commissioner Arvizu, Alternate Commissioner Fonseca, Vice Chair Gonzalez.

NOES: None.

ABSENT: Chair Hernandez.

ABSTAIN: None.

Gabriel Perez
Gabriel Perez (Aug 5, 2024 14:58 PDT)

Gabriel Perez
Planning Commission Secretary

Exhibit A – Resolution No. PC2024-07

**CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT NO. 375 and ARCHITECTURAL REVIEW NO. 23-14
Coachella Islamic Center Parking Lot**

General Conditions

1. CUP 375 and AR 23-14 are approved for the construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 (APN: 603-250-015).
2. 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.
3. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.
4. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
5. Applicant shall submit to the Riverside County Fire Department all plans that are required to be approved by the Fire Department, which may also include the landscape plan for the project. Applicant shall provide Staff with written confirmation from Fire Department if landscape plan approval from their department is or is not required by Fire Department.
6. All plan submittals shall have consistent and identical details of site work installations.
7. A detailed landscape, lighting, and irrigation plan shall be submitted and approved by the Development Services Director prior to building permit issuance that addresses landscape requirements for the project site. Applicant shall also coordinate with Utilities Department for approval of landscape plan. The applicant may provide an alternative to the requirements for the landscape, lighting, and irrigation plan that ensures a high quality design to be approved to the satisfaction and discretion of the Development Services Director. Applicant shall provide lighting to ensure parking lot safety to the satisfaction of the Development Services Director.
8. Applicant shall provide sidewalk, ¾ inch gravel, shade trees, and a diversity of shrubs and flowering varieties along landscape common area frontage along Avenue 49. Applicant shall design landscape common area with a 4 foot parkway, 6 foot sidewalk, and additional 4 foot landscape area to provide a separated sidewalk design. The applicant may propose a high quality alternative design to be approved to the satisfaction of the Development Services

Director and City Engineer. Landscape common area shall be installed prior to parking lot striping or other benchmark determined by the Development Services Director prior to permit final.

9. Landscaping within the parking lot shall include $\frac{3}{4}$ inch gravel, a diversity of shrubs and flowering varieties, vines along trash enclosure, and shade trees. Shade Trees shall be planted along northeastern edge of proposed parking lot to ensure shade coverage for parking spaces and to obscure undeveloped area in the northeastern portion of the property to the satisfaction of the Development Services Director.
10. Landscape medians adjacent to parking space shall provide concrete step to ensure persons existing their vehicles don't damage landscaping.
11. Prior to building permit issuance, applicant shall submit trash enclosure plans and elevations.
12. A detailed fence plan shall be submitted to address any proposed fencing alterations on site frontage. Prior to issuance of building permits, a fence plan shall be submitted and approved by the Development Services Director or his/her designee.
13. The proposed entry driveways along Avenue 49 shall incorporate decorative paving such as scored colored concrete, decorative pavers, or similar treatment, for the full width of the driveway and a minimum depth of 20 feet.
14. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable and in accordance with the approved landscape plan.
15. Any on-site events that result in overflow parking off the premises, or large gatherings where 200 or more persons are expected to be part of the special event or temporary street closures, be reviewed through the City's Special Event Permit procedure.
16. Any observed parking overflow above capacity by the City Engineer or Development Services Director shall require implementation of parking mitigation plan as required by the City Engineer or Development Services Director. Failure to mitigate overflow parking as required by the City Engineer or Development Services Director shall result in CUP revocation by the Planning Commission.
17. Prior to building permit issuance, Applicant shall enter into a Landscape Maintenance Agreement with the City of Coachella.
18. Missing offsite improvements shall be installed at the satisfaction of the City Engineer.
19. The owner will be required to consult with the Utilities Manager and Environmental Programs Coordinator regarding any water and sewer connections, and utility connection impact fees, and any proposed sewer dump connections.

Building

20. Handicap accessible parking spaces shall be located on the shortest accessible route from parking spaces to and accessible building entrance. CBC 11B208.3.1-General
21. Provide shade trees to cover 50% of the parking area within 15 years. CGBSC-5.106.12 Shade Trees.
22. Handicap spaces shall be located nearest to the building entrances.
23. Provide bicycle parking, 5% of vehicle parking spaces. CGBSC 5.106.4.1-Bicycle parking.
24. It is advisable but not required to install conduit with pull boxes for future electrical vehicle charging. CGBSC-5.106.5.3 Electrical Vehicle charging.
25. Waste bins shall be on an accessible path of travel. CBC 11B206.2.2
26. Complete an accessibility worksheet, 20% of the projects valuation shall be dedicated to accessibility improvements. CBC 11B-202.4

Utilities

27. All stormwater runoff must be contained within the property.
28. Submit landscaping plans to Utilities for approval for ensuring landscape does not interfere with water lines and sewer.
29. Water valves lids and covers must be finish to grade after paving. Lid to say "WATER". All valves must be "workable" at all times.
30. Backflows required on all nonresidential meters.
31. Additional requirements subject to water and sewer plan checking process.

Engineering

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

GENERAL:

32. All proposed development shall conform to the approved engineering studies and environmental migration measures as identified in the approved traffic, drainage, soils, hydrology, etc. studies developed under the tentative and final map process.
33. 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.

34. 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.
35. 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.
36. 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.
37. 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:

38. Prepare and submit rough grading and erosion control plans for the project.
39. The project's soils engineer shall certify to the adequacy of the grading plan.
40. 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:

41. 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.
42. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.

43. 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.
44. 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.

STREET IMPROVEMENTS:

45. Applicant shall complete off-site frontage improvements and/or Street repairs such as, but not limited to; any uncompleted street trench at 49th avenue and Las Cruces Street and Sewer Manhole adjustments, sidewalks, landscaping, lighting, irrigation, etc., to the satisfaction of the City Engineer

Waste & Recycling

46. Once construction is scheduled to begin, applicant shall have the construction company reach out to the District Environmental Coordinator at Burrtec for a Diversion Plan and scheduling of equipment. Applicant shall provide the city confirmation from Burrtec this item was complete to the satisfaction of Burrtec.

Fire

47. Prior to issuance of a final permit, the Fire Department shall perform all fire final inspections on all related fire permits.

GRADING PLAN GENERAL NOTES:

1. ALL CONSTRUCTION ON-SITE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF COACHELLA, TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 3 AND THE CALIFORNIA BUILDING CODE.
2. ALL EXISTING UTILITIES SHALL BE IDENTIFIED BY THE EXISTING UTILITIES DATA SHEET ATTACHED TO THE GRADING PLAN. THE LOCATION AND DEPTH OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF COACHELLA AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGED MEASURES.
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GENERAL CONSTRUCTION NOTES:

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UTILITY CONTACTS:

- ELECTRIC: METROPOWER DISTRICT (951) 343-7788 FX.
- GAS: SOUTHWEST GAS CORPORATION (951) 343-7788 FX.
- WATER: SOUTHWEST WATER SUPPLY (951) 343-7788 FX.
- SEWER: SOUTHWEST WATER SUPPLY (951) 343-7788 FX.

NO.	REVISIONS BY	DATE	REASON
1	SAKE	6/11/2024	SEE ABOVE
2	SAKE	7/23/2025	FOR ISSUANCE

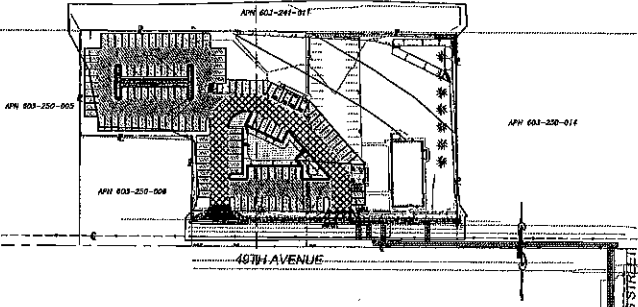
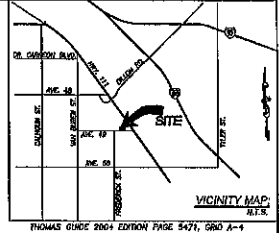
CITY OF COACHELLA

PRECISE GRADING PLAN

FOR
84650 49TH AVENUE
COACHELLA, CA 92236

SHEET INDEX

SHEET	TITLE
1	TITLE SHEET
2	PRECISE GRADING PLAN
3	EROSION CONTROL PLAN
4	BEST MANAGEMENT PRACTICES



SOILS ENGINEER:

CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGED MEASURES.



BENCHMARK:

CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGED MEASURES.

OWNER/DEVELOPER:

CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGED MEASURES.

ASSESSORS PARCEL NO.:

CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGED MEASURES.

LEGAL DESCRIPTION:

CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGED MEASURES.

NOTE:

CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGED MEASURES.

ENGINEER'S NOTICE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN VERIFIED BY A LICENSED PROFESSIONAL ENGINEER...

DECLARATION OF ENGINEER OF RECORD:

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND THAT I CONFORM TO THE GRADING REQUIREMENTS OF THE CITY OF COACHELLA AND THE CALIFORNIA BUILDING CODE...

INDEX MAP



LEGEND:

- 0.00 — FINISH GRADE
- 1.00 — PROPOSED GRADE
- 2.00 — EXISTING GRADE
- 3.00 — PROPOSED GRADE
- 4.00 — EXISTING GRADE
- 5.00 — PROPOSED GRADE
- 6.00 — EXISTING GRADE
- 7.00 — PROPOSED GRADE
- 8.00 — EXISTING GRADE
- 9.00 — PROPOSED GRADE
- 10.00 — EXISTING GRADE

ABBREVIATIONS:

- AD = AREA DATA
- AS = AREA SURVEY
- BL = BENCH MARK
- CL = CENTER LINE
- CR = CURB
- DN = DOWN
- EN = EROSION CONTROL
- EX = EXISTING
- FIN = FINISH
- GR = GRADE
- HP = HYPOTHETICAL
- IP = IMPROVED
- IS = INTERSECTION
- MC = MUD CATCHER
- ND = NORTH DIRECTION
- NO = NORTH
- OR = ORIGIN
- PRO = PROPOSED
- RT = RIGHT
- SP = SPREADER
- SR = SURFACE
- TG = TYPICAL
- UT = UTILITIES
- VE = VERIFICATION
- WH = WALL
- WM = WEDDING WALL
- WM = WEDDING WALL
- WM = WEDDING WALL

EARTHWORK QUANTITIES		
ITEM	DESCRIPTION	QUANTITY
1	CUT AND FILL	5000.00 CY
2	GRASS STRIP	100.00 L.F.
3	EROSION CONTROL	100.00 L.F.
4	SEWER MAIN	100.00 L.F.
5	WATER MAIN	100.00 L.F.

SAKE ENGINEERS, INC.	NO. 1	REVISIONS BY	DATE	REASON
SAKE ENGINEERS, INC.	2	SAKE	7/23/2025	FOR ISSUANCE

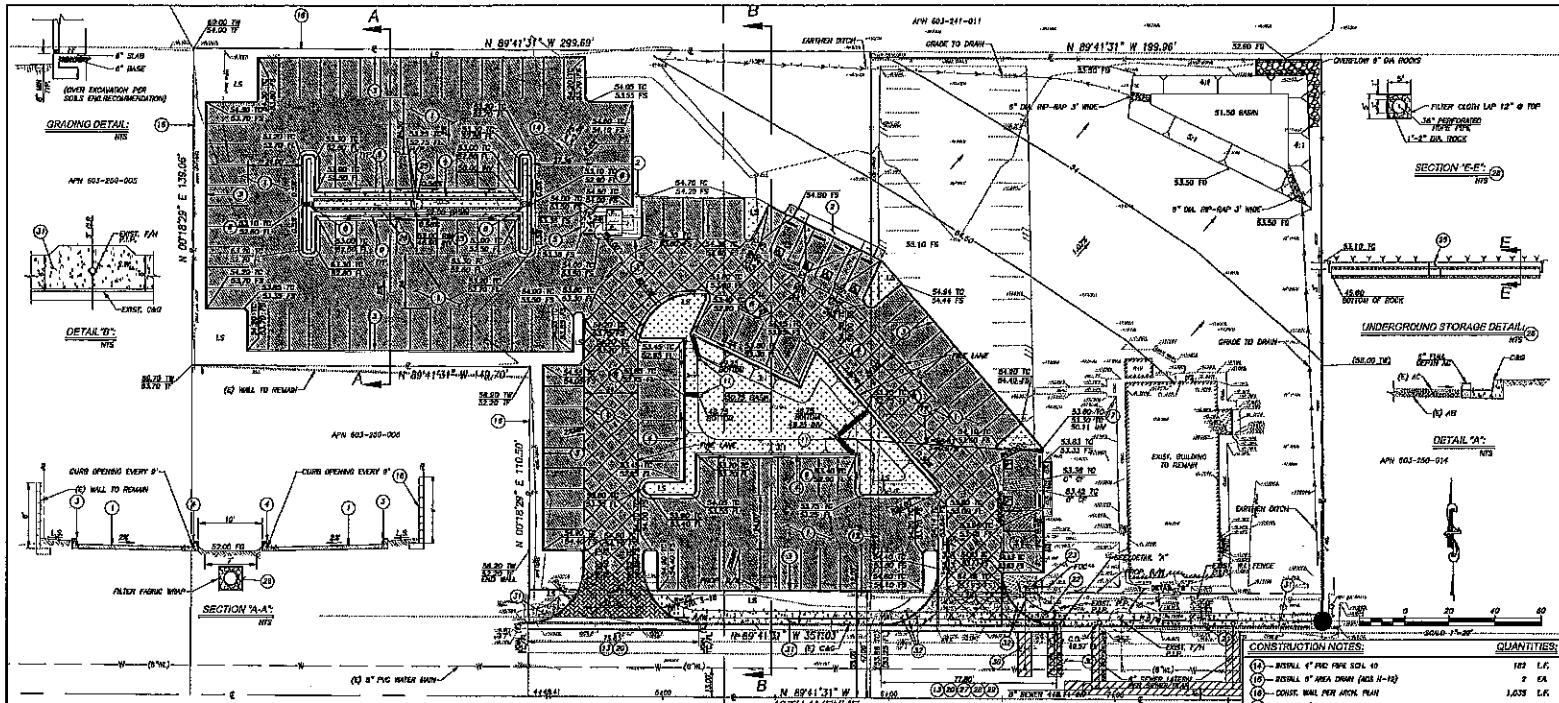
PUBLIC WORKS

APPROVED FOR APPROVAL BY:
DATE: 12-11-25

CITY OF COACHELLA
APPROVED FOR CONSTRUCTION:
DATE: 8-30-24

CITY OF COACHELLA
GRADING PLAN
DATE: 8-30-24

G-1



CONSTRUCTION NOTES:	QUANTITIES:
(1) - CONST. 12" CONC. CURB EVERY 5'	14,100 S.F.
(2) - CONST. 1" CONC. WALKWAY (ON PER PLAN)	1,620 S.F.
(3) - CONST. 6" CONC. 18" CURB PER CITY STD. 3-10	1,400 S.F.
(4) - CONST. 6" CONC. & REINFORCED 18" CURB PER CITY STD. 3-10	870 S.F.
(5) - CONST. 8" CONC. SLAB PERIE O.C.E.M.	172 S.F.
(6) - CONST. 18" CONC. CUT	4 S.F.
(7) - INSTALL 12" 18" GUTCH BUSHY BROOKS PRODUCT WITH TRAPED GATE	1 S.F.
(8) - INSTALL 18" 18" GRADE INLET AND CONNECT TO 30" PIPE	3 S.F.
(9) - CONST. 12" CONC. CUT EVERY 5'	20 S.F.
(10) - INSTALL 18" ARCH DRAIN (JOB 11-11)	2 S.F.
(11) - INSTALL 24" 24" CURB ALUM. BROOKS PRODUCT WITH TRAPED GATE PER LOCAL PRACTICE	3 S.F.
(12) - REMOVE EXIST. CURB	600 S.F.
(13) - CONST. COMMERCIAL DRIVEWAY PER CITY STD. 3-10	1 S.F.

SAKE ENGINEERS, INC. CONSULTING & ENGINEERING & LAND DEVELOPMENT 432 S. BRUSH AVE., STE. 302 COVINA, CALIFORNIA 91724 (626) 279-6241	NO. _____ REVISIONS BY _____ APPR. DATE _____ SERIAL _____ DESIGN HAZRD _____ SHEET NO. _____ SHEET OF _____	DIVISION _____ DATE _____ JOB NO. _____ OR. # _____	PUBLIC WORKS PREPARED UNDER THE DIRECT SUPERVISION OF _____ DATE _____ SHEET NO. _____ EXP. DATE _____	CITY OF COACHELLA APPROVED FOR CONSTRUCTION: DATE _____ APPROVED BY _____ DATE _____	CITY OF COACHELLA GRADING PLAN PROJECT: _____ SHEET ADDRESS: 8450 49TH AVENUE COACHELLA, CA 92336 LEGAL DESCRIPTION FOR LOT D AND DMS/126 SIZE OF SEC. 31 TOS REG. SEC. 31, T. 8. S., R. 8. E., S.B.B. 444 A.P.M. 603-150-014	G-2 OF _____ SHEET NO. _____
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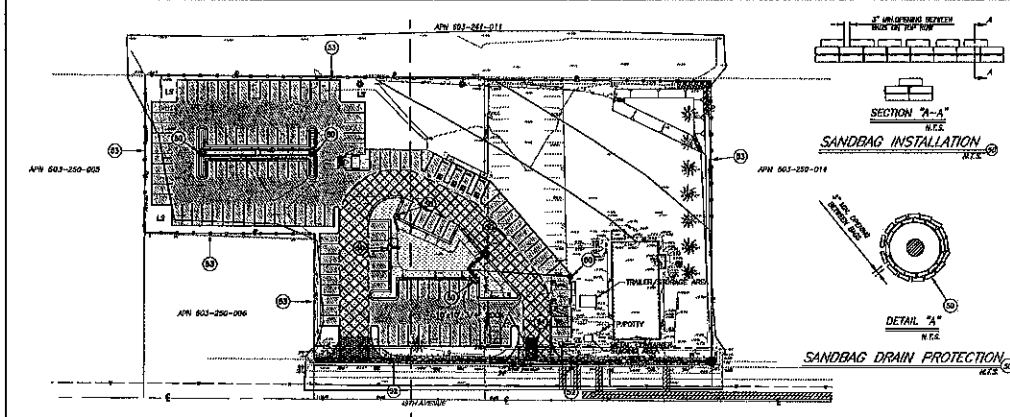
NOTE: PROPOSED GRADING AND AREAS SHOULD BE OVER EXAMINED AND COMPACTED TO SOILS ENGINEER RECOMMENDATION

CONSTRUCTION NOTES:

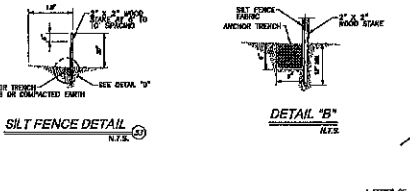
- CONST. 12" CONC. CURB EVERY 5'
- CONST. 1" CONC. WALKWAY (ON PER PLAN)
- CONST. 6" CONC. 18" CURB PER CITY STD. 3-10
- CONST. 6" CONC. & REINFORCED 18" CURB PER CITY STD. 3-10
- CONST. 8" CONC. SLAB PERIE O.C.E.M.
- CONST. 18" CONC. CUT
- INSTALL 12" 18" GUTCH BUSHY BROOKS PRODUCT WITH TRAPED GATE
- INSTALL 18" 18" GRADE INLET AND CONNECT TO 30" PIPE
- CONST. 12" CONC. CUT EVERY 5'
- INSTALL 18" ARCH DRAIN (JOB 11-11)
- INSTALL 24" 24" CURB ALUM. BROOKS PRODUCT WITH TRAPED GATE PER LOCAL PRACTICE
- REMOVE EXIST. CURB
- CONST. COMMERCIAL DRIVEWAY PER CITY STD. 3-10

QUANTITIES:

(1)	14,100 S.F.
(2)	1,620 S.F.
(3)	1,400 S.F.
(4)	870 S.F.
(5)	172 S.F.
(6)	4 S.F.
(7)	1 S.F.
(8)	3 S.F.
(9)	20 S.F.
(10)	2 S.F.
(11)	3 S.F.
(12)	600 S.F.
(13)	1 S.F.

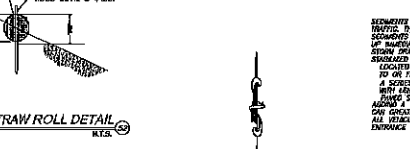


- SITE PREPARATION**
1. THE FOUNDATION FOUNDATION SHALL BE CHECKED FOR ALL REBAR, ANCHOR BOLTS, SCL, AND OTHER ITEMS. ALL ITEMS MUST BE REMOVED OR PROTECTED BEFORE ANY CONSTRUCTION BEGINS.
 2. ALL EXISTING CONCRETE FOUNDATIONS SHALL BE REINFORCED WITH REBAR TO PREVENT CRACKING.
 3. ALL EXISTING FOUNDATION WALLS SHALL BE REINFORCED WITH REBAR TO PREVENT CRACKING.



CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITIES
1	INSTALL SANDBAG DRAIN PROTECTION PER MEHA DESIGN	140 L.F.
2	INSTALL SANDBAG DRAIN PROTECTION PER MEHA DESIGN	1 EA.
3	INSTALL SILT FENCE PER MEHA DESIGN	312 L.F.
4	INSTALL SILT FENCE PER MEHA DESIGN	1032 L.F.



SAKE ENGINEERS, INC.
 ENGINEERING & SURVEYING & LAND DEVELOPMENT
 100 S. DODD AVE. SUITE 102
 COACHELLA, CALIFORNIA 92320
 (760) 233-1041

CONTRACT
 NO. 1
 DATE: 4/19/2024
 JOB NO.: 202
 06-07

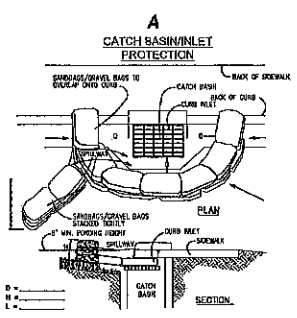
PUBLIC WORKS
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 DAN ANDERSON DATE: 8/20/2022
 PROJECT NO. 0.5039 EXP. 8/20/2022

CITY OF COACHELLA
 RECOMMENDED FOR APPROVAL BY:
 MUEL OROPEZ
 DATE: 8/20/2022

CITY OF COACHELLA
 GRADING PLAN
 8450 49TH AVENUE COACHELLA, CA 92320
 SHEET NO. 1 OF 2

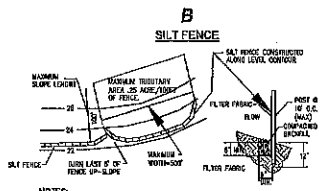
- THE FOLLOWING NOTES AND SHEETS AS NOTED AS BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK CALIFORNIA SLOPE QUALITY RISK FORCE, SACRAMENTO, CALIFORNIA AREA, OF THE LATEST REVISION, SHALL APPLY DURING THE CONSTRUCTION OF THE PROJECT. (ADDITIONAL NOTES MAY BE PROVIDED AT DISCRETION OF THE GRADING CONTRACTOR.)
- EROSION CONTROL NOTES**
1. EROSION CONTROL IS REQUIRED FOR ALL GRADING OPERATIONS ON A NEW ROAD OR EXISTING ROAD AS REQUIRED FOR ALL ROAD GRADING OPERATIONS.
 2. IN CASE OF EMERGENCY, CALL CALIFORNIA SOCIETY OF PROFESSIONAL ENGINEERS AT 760-233-2378.
 3. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL WORK AND CHANGE THAT WORK IN ACCORDANCE WITH APPROVED PLANS.
 4. ANY EROSION CONTROL WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES.
 5. THE PUBLIC WORKS BUREAU RESERVES THE RIGHT TO MAKE CHANGES TO THIS PLAN AS DEEMED NECESSARY.
 6. STUDENT CARRY FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKED AT CONSTRUCTION LOCATIONS TO FACILITATE THE CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP) OR TO REMEDY ANY DEFECTIVE BMP WHEN SUCH IS REQUIRED.
 7. AN EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS BUREAU FOR REVIEW AND APPROVAL. THE PLAN SHALL BE REVISIONED AS NECESSARY TO REFLECT ANY CHANGES TO THE PROJECT. THE PLAN SHALL BE REVISIONED AS NECESSARY TO REFLECT ANY CHANGES TO THE PROJECT.
 8. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
 9. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
 10. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES.
 12. AREAS SHALL BE MAINTAINED IN SUCH A MANNER THAT THE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).
 13. GRADED AREAS ALONG THE SITE PERIMETER MUST BE SLOPED AWAY FROM THE FACE OF SLOPE AT THE COMPLETION OF EACH WORKING DAY.
 14. TEMPORARY EROSION PROTECTION IS REQUIRED FOR ALL GRADING OPERATIONS. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
 15. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
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<p>SAKE ENGINEERS, INC. ENGINEERING & SURVEYING & LAND DEVELOPMENT 100 S. DODD AVE. SUITE 102 COACHELLA, CALIFORNIA 92320 (760) 233-1041</p>	<p>NO. PERSON BY APPROVAL DATE</p>	<p>CONTRACT NO. DATE</p>	<p>PROJECT NO. DATE</p>	<p>PREPARED UNDER THE DIRECT SUPERVISION OF</p>	<p>RECOMMENDED FOR APPROVAL BY</p>	<p>CITY OF COACHELLA APPROVED FOR CONSTRUCTION</p>	<p>CITY OF COACHELLA GRADING PLAN</p>	<p>G-3</p>
	<p>100 S. DODD AVE. SUITE 102 COACHELLA, CALIFORNIA 92320 (760) 233-1041</p>	<p>NO. PERSON BY APPROVAL DATE</p>	<p>CONTRACT NO. DATE</p>	<p>PROJECT NO. DATE</p>	<p>PREPARED UNDER THE DIRECT SUPERVISION OF</p>	<p>RECOMMENDED FOR APPROVAL BY</p>	<p>CITY OF COACHELLA APPROVED FOR CONSTRUCTION</p>	<p>CITY OF COACHELLA GRADING PLAN</p>



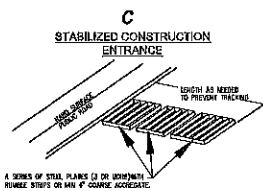
NOTES:

- CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF DEPOSITING OF NON-TERRAZO MATERIALS INTO A STREET OR DRAINAGE FACILITY.
- INSTALL PROTECTION IN PROGRESS. AS WITH OTHER POLLUTION PREVENTION MEASURES DRAINAGE FACILITY CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING INTO ADJACENT AREAS.
- INSTALL MULTI PROTECTION AS NECESSARY TO AVOID OPERATOR TRACKING MATERIALS.
- INSTALL MULTI PROTECTION MEASURES IN AREAS OF OPERATOR AND OPERATOR MATERIALS.
- BUILT PROTECTION SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. BUILT PROTECTION SHALL BE MAINTAINED AND MAINTAINED THROUGHOUT CONSTRUCTION. BUILT PROTECTION SHALL BE MAINTAINED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ADDITIONAL BARRIERS SHALL BE INSTALLED AS NECESSARY TO PREVENT TRACKING INTO ADJACENT AREAS.



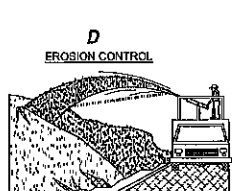
NOTES:

- CONSTRUCT THE SILT FENCE ALONG A LEVEL CORNER.
- SILT FENCES SHALL BE PLACED UP TO THE DISTURBED AREA IS PERMANENTLY PROTECTED.
- PROVIDE SUFFICIENT ROOM FOR MUD TO FILL BEHIND THE FENCE AND ALLOW SUFFICIENT ROOM FOR MUD TO FILL BEHIND THE FENCE AND ALLOW SUFFICIENT ROOM FOR MUD TO FILL BEHIND THE FENCE.
- TURN THE ENDS OF THE FILTER FABRIC UPWARD TO PREVENT STORMWATER FROM FLOWING UNDER THE FENCE.
- DO NOT PLACE IN THE AREA OF STORMWATER FLOWING CHANNELS.
- WHEN BUILT WITH FILTER FABRIC IN USE, A MAXIMUM SUPPORT FENCE SHALL BE PROVIDED TO PREVENT THE FENCE FROM COLLAPSE UNDER THE FORCE OF WATER.
- 1 FOOT LEAK TO THE STREET OR DRAINAGE FACILITY.



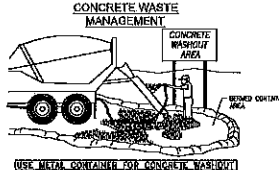
NOTES:

- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED ON ALL EXITS FROM THE SITE TO PREVENT TRACKING OF MUD AND OTHER MATERIALS INTO THE STREET OR DRAINAGE FACILITY.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE:
 - LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC HIGHWAY, STATE HIGHWAY, AND STATEWIDE OR FEDERAL HIGHWAY.
 - A SERIES OF STEEL PLATES WITH "DOUBLE STRIPS" AND AN 8" x 8" CURB OR ELEVATED CURB WITH 1" CURB AND 8" CURB.
 - ADDED TO THE FENCE WITH A SLOPE FROM THE ENTRANCE TO THE STABILIZED CONSTRUCTION ENTRANCE TO THE STREET OR DRAINAGE FACILITY.
 - ALL VEHICLES ENTERING THE CONSTRUCTION SITE SHALL BE STOPPED AT THE STABILIZED CONSTRUCTION ENTRANCE.



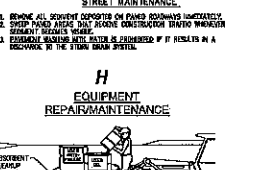
NOTES:

- EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION FROM OCCURRING AND TO PREVENT EROSION FROM AREAS AS SHOWN AS FEASIBLE AFTER EROSION CONTROL MEASURES SHALL BE INSTALLED. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN AS FEASIBLE AFTER EROSION CONTROL MEASURES SHALL BE INSTALLED.
- SOIL STABILIZATION SHALL BE INSTALLED ON ALL EXPOSED SOILS TO PREVENT EROSION FROM OCCURRING AND TO PREVENT EROSION FROM AREAS AS SHOWN AS FEASIBLE AFTER EROSION CONTROL MEASURES SHALL BE INSTALLED.
- STABILIZATION MEASURES SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT ENGINEERING PRACTICES AND PRACTICES TO REDUCE THE IMPACTS OF EROSION FROM OCCURRING AND TO PREVENT EROSION FROM AREAS AS SHOWN AS FEASIBLE AFTER EROSION CONTROL MEASURES SHALL BE INSTALLED.
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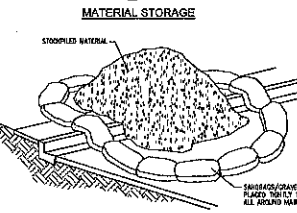
NOTES:

- CONCRETE WASTE SHALL NOT BE WASHED INTO THE STREET OR DRAINAGE FACILITY.
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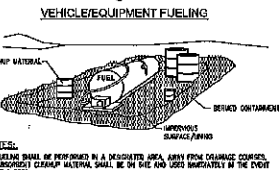
NOTES:

- VEHICLE REPAIR AND MAINTENANCE SHALL BE PERFORMED IN AN AREA THAT IS SEPARATE FROM THE CONSTRUCTION SITE AND THAT IS NOT IN THE PATH OF TRAFFIC.
- VEHICLE REPAIR AND MAINTENANCE SHALL BE PERFORMED IN AN AREA THAT IS SEPARATE FROM THE CONSTRUCTION SITE AND THAT IS NOT IN THE PATH OF TRAFFIC.
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NOTES:

- SOILS AND OTHER CONSTRUCTION RELATED MATERIALS PLACED ON THE STREET OR ON OTHER ADJACENT AREAS SHALL BE PROTECTED FROM TRACKING BY OPERATORS AND OPERATOR MATERIALS.
- ANY CONSTRUCTION MATERIALS STORED ON-SITE SHALL BE PROTECTED FROM TRACKING BY OPERATORS AND OPERATOR MATERIALS.
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NOTES:

- FUELING SHALL BE PERFORMED IN A DESIGNATED AREA AWAY FROM DRAINAGE FACILITIES.
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STORMWATER POLLUTION CONTROL PLAN

- GENERAL NOTES:**
- THIS PLAN IS A SUMMARY OF THE MEASURES TO BE TAKEN TO PREVENT POLLUTION FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
 - ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION CONTROL PLAN (SWPPP) DEVELOPED AND MAINTAINED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CALIFORNIA CLEAN WATER ACT (CWA) AND THE CLEAN WATER ACT (CWA).
 - THE SWPPP SHALL:
 - IDENTIFY POTENTIAL POLLUTION SOURCES AND LOCATE THE RECORD AND PLACEMENT OF SIGNS TO PREVENT POLLUTION FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
 - BE KEPT ON-SITE AND MAINTAINED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COURSE OF CONSTRUCTION.
 - BE KEPT UP TO DATE. ANY ADDITIONAL MEASURES RECOMMENDED BY AGENCY REPRESENTATIVES ARE TO BE MAINTAINED.
 - NON-EMPLOYER ACTIVITIES SHALL BE PROTECTED FROM EXCESSIVE ANY SOILS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
 - EXCESSIVE SOILS SHALL BE PREVENTED AND MAINTAINED FROM THE STATE OF CALIFORNIA. EXCESSIVE SOILS SHALL BE PREVENTED AND MAINTAINED FROM THE STATE OF CALIFORNIA.
 - PRELIMINARY SHALL BE KEPT FROM CONSTRUCTION TO THE MAXIMUM EXTENT FEASIBLE. (SWPPP) SHALL BE KEPT FROM CONSTRUCTION TO THE MAXIMUM EXTENT FEASIBLE.
 - A STORMWATER POLLUTION CONTROL PLAN SHALL BE AVAILABLE AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT. THE SWPPP SHALL BE KEPT FROM CONSTRUCTION TO THE MAXIMUM EXTENT FEASIBLE.
 - PRELIMINARY ACTIVITIES SHALL BE KEPT FROM CONSTRUCTION TO THE MAXIMUM EXTENT FEASIBLE.
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SAKE ENGINEERS, INC. REGISTERED & LICENSED PROFESSIONAL ENGINEERS 400 S. AVENUE, SUITE 201 COACHELLA, CALIFORNIA 92336 (760) 948-0000	DESIGNED BY: _____ DATE: _____ CHECKED BY: _____ DATE: _____ DRAWN BY: _____ DATE: _____	PUBLIC WORKS	APPROVED UNDER THE DIRECT SUPERVISION OF: SIGNATURE: _____ DATE: _____ TITLE: _____	CITY OF COACHELLA APPROVED FOR CONSTRUCTION: SIGNATURE: _____ DATE: _____ TITLE: _____	CITY OF COACHELLA PROJECT DESCRIPTION: 14000 46TH AVENUE COACHELLA, CA 92336 SITE ADDRESS: _____ LEGAL DESCRIPTION FOR LOT D AND 005/138 PART OF SEC 21 T8S 25N 30E SEC. 21, T. 8, S. 25, R. 30, E. S.B.M. 44 A.P.M. 603-206-014	G-4 SHEETS
	DATE: 4/12/2024 JOB NO.: _____ SHEET NO.: _____ OF _____					