

From: [Tyler Hull](#)
To: [Adrian Moreno](#)
Cc: [Tommy Fowlkes](#)
Subject: FW: RAC - CUP 377 AR 24-02 Coachella Gateway
Date: February 14 24 2:22:03 PM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[RAC Transmittal.docx](#)
[Site Plan and Elevations.pdf](#)

Hi Adrian-

CVWD has no comments for the proposed additional 4,627 shell building with drive-thru. Per the attached request for comments.

Thank you,

Tyler Hull
Utility Coordinator



Coachella Valley Water District
760-398-2661 ext. 2571
www.cvwd.org

FFrom: Adrian Moreno <amoreno@coachella.org>
Sent: Wednesday, February 14, 2024 9:26 AM
To: Gabriel Perez <gperez@coachella.org>; Adrian Moreno <amoreno@coachella.org>; Eva Lara <elara@coachella.org>; Maritza Martinez <mmartinez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Abraham Vega <avega@coachella.org>; Gabriel Martin <gmartin@coachella.org>; Lizzandro Diaz <ldiaz@coachella.org>; Andrew Simmons <asimmons@coachella.org>; Efrain Rodriguez <erodriguez@coachella.org>; Celina Jimenez <cjimenez@coachella.org>; ron@rgplanningconsultants.com; MAbbott@RIVCO.ORG; DVargas@IID.com; GBarraza@IID.com; jlgerardo@iid.com; sbliss@29palmsbomi-nsn.gov; abecerra@tmdci.org; ltorres@cvusd.us; patrick.cisneros@desertsands.us; rvasquez@riversidesheriff.org; IC-EnvironmentalServ <IC-EnvironmentalServ@cvwd.org>; IC-Engineering <IC-Engineering@cvwd.org>; rruofmplanningeast@fire.ca.gov; kohl.hetrick@fire.ca.gov; KTsang@rivco.org; MPablo@Rivco.org; rosa.f.clark@dot.ca.gov; cavalos@burrtecdesert.com; jguidry@sunline.org; malcala@sunline.org
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Hello Everyone,

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Please return comments by **Wednesday, February 28, 2024.**

Feel free to reach out with any questions.

Thanks,

Adrian Moreno | Associate Planner

City of Coachella • Development Services Department

53990 Enterprise Way • Coachella, CA 92236

Phone: 760-398-3502 Ext: 118

Email: amoreno@coachella.org



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

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Subject: RAC - CUP 377 AR 24-02 Coachella Gateway

Hello Everyone,

For your review, please find the attached Request for Agency Comments for **CUP 377 AR 24-02 Coachella Gateway** project.

The submittal for a Conditional Use Permit and Architectural Review for the proposed construction of a 4,627 square foot shell building with a drive-thru at the vacant parcel on Grapefruit Boulevard, south of Avenue 48, and north of the Dillon bridge at APN 603-220-057. A total of 27 new parking spaces are proposed, 18 spaces to the north and west of the building and 9 spaces on a separate landscape island. The proposed drive-thru provides vehicle stacking for approximately 22 vehicles. The billboard on this lot will be removed as part of this project. Attached are the site plan, landscaping, and elevations for the project.

You may also access the files via Bluebeam Session ID: 640-743-919

Session URL: <https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/640-743-919>

Please return comments by **Wednesday, February 28, 2024**.

Please reach out with any questions.

Thanks,

Adrian Moreno | Associate Planner

City of Coachella ° Development Services Department

53990 Enterprise Way ° Coachella, CA 92236

Phone: 760-398-3502 Ext: 118

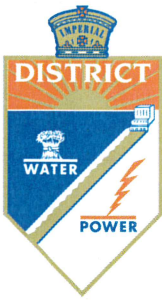
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IID

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February 28, 2024

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

SUBJECT: Coachella Gateway Project; CUP 377 AR 24-02

Dear Mr. Moreno:

On February 14, 2024, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Coachella Gateway project; Conditional Use Permit No. 377, Architectural Review No. 24-02. The applicant, Chandi & Karan, LLC; proposes the construction of a 4,627 sq. ft. shell building with a drive-thru at the vacant parcel on 48151 Grapefruit Boulevard, south of Avenue 48, and north of the Dillon bridge in Coachella, California (APN 603-220-057). A total of 27 new parking spaces are proposed, 18 spaces to the north and west of the building and 9 spaces on a separate landscape island. The proposed drive-thru will provide vehicle stacking for approximately 22 vehicles.

IID has reviewed the project information has the following comments:

1. Based on the preliminary information provided to the IID, the district can accommodate the power load requirements for the project by extending/upgrading distribution backbone lines (conduit and cable) from N76 circuit with a loop configuration.
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 \$300.000 (subject to change without notice), as well as the cost of any other related upgrades and applicable 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. Line and feeder extensions to serve the project will be made in accordance with IID Regulations:
 - No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
 - No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
 - No. 15 (<http://www.iid.com/home/showdocument?id=2555>)
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. Public utility easements over all private public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
11. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such

as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

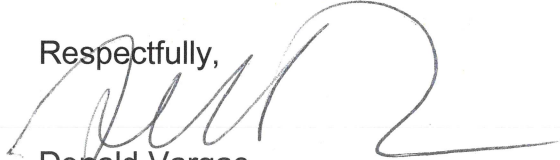
12. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and/or distribution lines, ancillary facilities associated with the conveyance of energy service; the acquisition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

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

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

Respectfully,



Donald Vargas
Compliance Administrator II



February 27, 2024

Project Name: Coachella Gateway

Dear Chandi & Karan, LLC.,

Thank you for contacting Burrtec to review your plans for waste and recycling enclosure specifications. Per the site plans and construction information you provided for the proposed building at 48151 Grapefruit Blvd. in Coachella, Burrtec would be able to service the waste enclosure as seen on the plans.

Please see below for additional details pertaining to our recommendation:

Requires the following services:

- Solid waste service: Minimum level of service 3 yard/1 time per week
- Recycling service: Minimum level of service 3 yard/1 time per week meets AB341 Law
- Organics recycling service: Minimum level of service (1) 64-gallon commercial service/1 time per week meets AB1826/SB1383 Law
- De Minimis Waiver for Organics: Reviewed and organic matter not referenced
Business type: _____
Explanation: Approximate organic waste produced: Below 20-gallon/1 time per week threshold (subject to a follow-up post project completion)

Enclosure Details: Commercial standard 3 yard bins are 81" wide (3.75') and 42" deep (3.5') with 6" curbs along the sides; rear facing commercial bins with the bins backing up to the sidewalls with 4' of clearance between them. Two 3 yard commercial bins can easily fit into an enclosure that is 12' wide and 9' deep.

That said, enclosure location appears to meet Burrtec requirements for service vehicle accessibility, safety and clearance. Burrtec is proud to service the City of Coachella. We look forward to providing services to your future project. Please contact me if you have any questions, or if I can be of further assistance at cavalos@burrtecdesert.com .

Sincerely,
Cynthia Avalos
District Environmental Coordinator

From: [Cynthia Avalos](#)
To: [Adrian Moreno](#)
Subject: Re: RAC - CUP 377 AR 24-02 Coachella Gateway
Date: February 27 24 3:48:07 PM
Attachments: [image002.png](#)
[image003.png](#)
[Outlook-tijj2v5i.png](#)
[Letter of Enclosure Service - Coachella Gateway.pdf](#)

Hello,

On behalf of Burrtec Waste & Recycling Services there are no comments regarding changes to the site plans provided.

I have attached a letter of enclosure service for your records.

Please have the builder contact me for help with the diversion plan and with help setting up services.

Thank you,

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



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From: Adrian Moreno <amoreno@coachella.org>
Sent: Tuesday, February 27, 2024 3:32 PM
To: Gabriel Perez <gperez@coachella.org>; Eva Lara <elara@coachella.org>; Maritza Martinez <mmartinez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Abraham Vega <avega@coachella.org>; Gabriel Martin <gmartin@coachella.org>; Lizzandro Diaz <ldiaz@coachella.org>; Andrew Simmons <asimmons@coachella.org>; Efrain Rodriguez <erodriguez@coachella.org>; Celina Jimenez <cjimenez@coachella.org>; ron@rgplanningconsultants.com <ron@rgplanningconsultants.com>; MAbbott@RIVCO.ORG <MAbbott@RIVCO.ORG>; DVargas@IID.com <DVargas@IID.com>; GBarraza@IID.com <GBarraza@IID.com>; jlgerardo@iid.com <jlgerardo@iid.com>; abecerra@tmdci.org <abecerra@tmdci.org>; ltorres@cvusd.us <ltorres@cvusd.us>; patrick.cisneros@desertsands.us

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Subject: RE: RAC - CUP 377 AR 24-02 Coachella Gateway

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Hello Everyone,

I just wanted to provide a friendly reminder that if your department has any comments for the CUP 377 AR 24-02 Coachella Gateway, **please provide by the end of the day tomorrow Wednesday, February 28, 2024.**

Feel free to reach out with any questions.

Thanks,

Adrian Moreno | Associate Planner

City of Coachella ◦ Development Services Department

53990 Enterprise Way ◦ Coachella, CA 92236

Phone: 760-398-3502 Ext: 118

Email: amoreno@coachella.org



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Subject: RAC - CUP 377 AR 24-02 Coachella Gateway

Hello Everyone,

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The submittal for a Conditional Use Permit and Architectural Review for the proposed construction of a 4,627 square foot shell building with a drive-thru at the vacant parcel on Grapefruit Boulevard, south of Avenue 48, and north of the Dillon bridge at APN 603-220-057. A total of 27 new parking spaces are proposed, 18 spaces to the north and west of the building and 9 spaces on a separate landscape island. The proposed drive-thru provides vehicle stacking for approximately 22 vehicles. The billboard on this lot will be removed as part of this project. Attached are the site plan, landscaping, and elevations for the project.

You may also access the files via Bluebeam Session ID: 640-743-919

Session URL: <https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/640-743-919>

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CAL FIRE - RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

BILL WEISER - FIRE CHIEF

Office of the Fire Marshal (East)

77-933 Las Montanas Rd., Ste 201, Palm Desert, CA 92211

Bus: (760) 863-8886 ~ Fax: ~ rivcoplus.org

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DISTRICT 3
- V. MANUEL PEREZ
DISTRICT 4
- DR. YXSTIAN GUTIERREZ
DISTRICT 5

Chandi & Karan LLC

March 01, 2024

Attn:

Grapefruit Boulevard, south of Avenue 48, and north of the Dillon bridge
COACHELLA, CA

Project Name: RAC - CUP 377 AR 24-02 Coachella; **Permit Number:** FPCUP2400008
Gateway: Bluebeam Session ID: 640-743-919: The submittal for a Conditional Use Permit and Architectural Review for the proposed construction of a 4,627 square foot shell building with a drive-thru at the vacant parcel on Grapefruit Boulevard, south of Avenue 48, and north of the Dillon bridge at APN 603-220-057. A total of 27 new parking spaces are proposed, 18 spaces to the north and west of the building and 9 spaces on a separate landscape island. The proposed drive-thru provides vehicle stacking for approximately 22 vehicles. The billboard on this lot will be removed as part of this project.

Project Address: Grapefruit Boulevard, south of Avenue 48, and north of the Dillon bridge
COACHELLA, CA

Case Type: Fire Conditional Use Permit (F)

APN(s): 603220057

Reviewer: Kohl Hetrick

Review Number: 2

Riverside County Fire Department (RVCFD) Office of the Fire Marshal (OFM) has reviewed the submitted plans for the referenced project and they are approved with the following conditions.

015 - Fire

General Fire Department Advisory Comments - Commercial

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 (



CAL FIRE - RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

BILL WEISER - FIRE CHIEF

Office of the Fire Marshal (East)

77-933 Las Montanas Rd., Ste 201, Palm Desert, CA 92211

Bus: (760) 863-8886 ~ Fax: ~ rivcoplus.org

**PROUDLY SERVING THE
UNINCORPORATED AREA
OF RIVERSIDE COUNTY
AND THE CITIES OF:**

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BEAUMONT
COACHELLA
DESERT HOT SPRINGS
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INDIAN WELLS
INDIO
JURUPA VALLEY
LAKE ELSINORE
LA QUINTA
MENIFEE
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PERRIS
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TEMECULA
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DISTRICT 4

DR. YXSTIAN GUTIERREZ
DISTRICT 5

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 by the Fire Department. Where new water mains are extended along streets where hydrants are not needed for protection of structures, standal 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 1/2" x 2 1/2" (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 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.

5. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC as amended.

6. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC as amended.

7. 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 approval by the Fire Code Official. Reference CFC as amended.

8. 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 gate shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is



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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.

9. Water Plans - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.

We appreciate the opportunity to work together to ensure fire, rescue, medical and all hazard emergency services are provided to our County and all of the residents.

Should you have additional questions, please contact me via phone at or email at steven.gonzalez@fire.ca.gov.

Steven Gonzalez
Fire Safety Specialist

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DISTRICT 1

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DISTRICT 5

From: [Tsang, Kevin](#)
To: [Adrian Moreno](#)
Subject: RE: RAC - CUP 377 AR 24-02 Coachella Gateway
Date: February 27 24 4:46:39 PM
Attachments: [image002.png](#)
[image003.png](#)

Hello Adrian,

Thank you for the opportunity to review the development project. I do not have any comments to provide.

Thanks

From: Adrian Moreno <amoreno@coachella.org>
Sent: Tuesday, February 27, 2024 3:33 PM
To: Gabriel Perez <gperez@coachella.org>; Eva Lara <elara@coachella.org>; mmartinez <mmartinez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Abraham Vega <avega@coachella.org>; Gabriel Martin <gmartin@coachella.org>; Lizzandro Diaz <ldiaz@coachella.org>; Andrew Simmons <asimmons@coachella.org>; Efrain Rodriguez <erodriguez@coachella.org>; Celina Jimenez <cjimenez@coachella.org>; ron@rgplanningconsultants.com; MAbbott@RIVCO.ORG; DVargas@IID.com; GBarraza@IID.com; jlgerardo@iid.com; abecerra@tmdci.org; ltorres@cvusd.us; patrick.cisneros@desertsands.us; Vasquez, Randy <rvasquez@riversidesheriff.org>; IC-EnvironmentalServ@cvwd.org; IC-Engineering@cvwd.org; rruofmplanningeast@fire.ca.gov; Hetrick, Kohl <Kohl.Hetrick@fire.ca.gov>; Tsang, Kevin <KTSANG@RIVCO.ORG>; Pablo, Marisela <MPABLO@RIVCO.ORG>; rosa.f.clark@dot.ca.gov; cavalos@burrtecdesert.com; jguidry@sunline.org; malcala@sunline.org; Christopher Nicosia <Christopher.Nicosia@29palmsbomi-nsn.gov>; Eric Jordan <Eric.Jordan@29palmsbomi-nsn.gov>
Subject: RE: RAC - CUP 377 AR 24-02 Coachella Gateway

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Hello Everyone,

I just wanted to provide a friendly reminder that if your department has any comments for the CUP 377 AR 24-02 Coachella Gateway, **please provide by the end of the day tomorrow Wednesday, February 28, 2024.**

Feel free to reach out with any questions.

Thanks,

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



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

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From: Adrian Moreno

Sent: February 14 24 9:26 AM

To: Gabriel Perez <gperez@coachella.org>; Adrian Moreno <amoreno@coachella.org>; Eva Lara <elara@coachella.org>; Maritza Martinez <mmartinez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Abraham Vega <avega@coachella.org>; Gabriel Martin <gmartin@coachella.org>; Lizzandro Diaz <ldiaz@coachella.org>; andrew Simmons (<asimmons@coachella.org> <asimmons@coachella.org>); Efrain Rodriguez <erodriguez@coachella.org>; Celina Jimenez <cjimenez@coachella.org>; ron@rgplanningconsultants.com; MAbbott@RIVCO.ORG; DVargas@IID.com; GBarraza@IID.com; ilgerardo@iid.com; sbliss@29palmsbomi-nsn.gov; abecerra@tmdci.org; ltorres@cvusd.us; patrick.cisneros@desertsands.us; rvasquez@riversidesheriff.org; IC-EnvironmentalServ@cvwd.org; IC-Engineering@cvwd.org; rroofmplanningeast@fire.ca.gov; kohl.hetrick@fire.ca.gov; KTsang@rivco.org; MPablo@Rivco.org; rosa.f.clark@dot.ca.gov; cavalos@burrtecdesert.com; jguidry@sunline.org; malcala@sunline.org

Subject: FW: RAC - CUP 377 AR 24-02 Coachella Gateway

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I am forwarding the development plan set at a reduced file size to ensure everyone was able to receive the email. Please see email below.

Please return comments by **Wednesday, February 28, 2024.**

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Subject: RAC - CUP 377 AR 24-02 Coachella Gateway

Hello Everyone,

For your review, please find the attached Request for Agency Comments for **CUP 377 AR 24-02 Coachella Gateway** project.

The submittal for a Conditional Use Permit and Architectural Review for the proposed construction of a 4,627 square foot shell building with a drive-thru at the vacant parcel on Grapefruit Boulevard, south of Avenue 48, and north of the Dillon bridge at APN 603-220-057. A total of 27 new parking spaces are proposed, 18 spaces to the north and west of the building and 9 spaces on a separate landscape island. The proposed drive-thru provides vehicle stacking for approximately 22 vehicles. The billboard on this lot will be removed as part of this project. Attached are the site plan, landscaping, and elevations for the project.

You may also access the files via Bluebeam Session ID: 640-743-919

Session URL: <https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/640-743-919>

Please return comments by **Wednesday, February 28, 2024**.

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[County of Riverside California](#)

From: Vasquez, Randy <rvasquez@riversidesheriff.org>
Sent: February 28 24 8:04 AM
To: Adrian Moreno
Subject: RE: RAC - CUP 377 AR 24-02 Coachella Gateway

No comments

Lieutenant Randy Vasquez #1541
Thermal Station
86625 Airport Boulevard
Thermal, CA 92274
E-mail: rvasquez@riversidesheriff.org
Office: 760-863-8990
Desk: 760-863-7962



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