

**RESOLUTION NO. 2018-60**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 37040 FOR THE SUBDIVISION OF APPROXIMATELY 29 ACRES OF VACANT LAND INTO ONE HUNDRED EIGHTY EIGHT (188) LOTS FOR THE DEVELOPMENT OF A RECREATIONAL VEHICLE SUBDIVISION. THE SUBJECT SITE IS LOCATED AT THE NORTHEAST CORNER OF TYLER STREET AND VISTA DEL NORTE. COACHELLA VINEYARD ESTATES, LLC, APPLICANT.**

**WHEREAS**, Coachella Vineyard Estates, LLC, has filed an application for Tentative Tract Map No. 37040 to allow the subdivision of 29 acres of land into 188 lots on property located at the northeast corner of Tyler Street and Vista Del Norte (APN 601-620-012 and 601-620-014); and,

**WHEREAS**, the City has processed said application pursuant to the City Subdivision Ordinance, the Subdivision Map Act (commencing with Section 66400 of the Government Code) and the California Environmental Quality Act of 1970 as amended; and,

**WHEREAS**, on July 18, 2018, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Tract Map as presented by the applicant, adopting the findings, conditions, and staff recommendations; and,

**WHEREAS**, in compliance with the requirements of the California Environmental Quality Act (CEQA), prior to recommending approval of Tentative Tract Map 37040 the City Council of the City of Coachella has approved Resolution 2018-58 adopting a mitigated negative declaration and mitigation monitoring program for the Coachella Vineyard Estates RV Park project approvals which includes the subject Tentative Tract Map, and,

**WHEREAS**, on September 2, 2018 the City gave public notice as required under Government Code Section 66451.3 by mailing notices to property owners within at least 300 feet of the project and publishing a public notice in the Desert Sun of the holding of a public hearing at which the project would be considered; and,

**WHEREAS**, the City Council has previously considered and recommended adoption of the mitigated negative declaration (EA 16-01) for compliance with the California Environmental Quality Act; and,

**WHEREAS**, Tentative Tract Map No. 37040 is in conformance with the Coachella Municipal Code, the land use pattern and development standards of the Subdivision Ordinance when viewed in conjunction with the conditions that are imposed; and,

**WHEREAS**, the City Council of the City of Coachella finds that this subdivision is consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2035 and meets the findings required by the Municipal Code;

**WHEREAS**, on September 26, 2018 the City Council of the City of Coachella held a duly noticed and published Public Hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Tentative Tract Map and at which time the City Council considered the Tentative Tract Map as presented by the applicant, together with the recommendations of the Planning Commission and Development Services Director.

**NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

**SECTION 1.** The City Council of the City of Coachella does hereby approve Tentative Tract Map 37040 as shown on the map attached herein as “Exhibit A” and subject to the findings listed below, and subject to the conditions of approval attached herein as Exhibit “B”.

**SECTION 2.** The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

**Findings for Approval of Tentative Tract Map No. 37040:**

1. The proposed tentative map is consistent with the General Plan and the City of Coachella Official Zoning Map. The proposed subdivision is within a land use designation of General Neighborhood according to the General Plan 2035 Land Use Element that allows medium density residential. The subdivision is consistent with the development intensity permitted by the General Neighborhood Land Use category. Tentative Tract Map 37040 is in compliance with the standards of the Zoning Ordinance with respect to the C-T PUD (Commercial Tourist Planned Unit Development) including minimum lot size, minimum lot depth, and minimum lot width. Additionally, This District accommodates a variety of housing types and is consistent with the City’s vision for this planned development that historically has included RV subdivisions, and clustered housing projects. General Neighborhoods are intended to create walkable amenities such as parks, and services in close proximity to most residences.

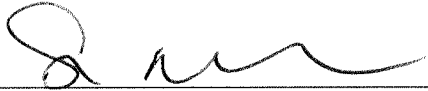
2. The site is physically suitable for the future commercial development and density. The proposed subdivision will provide adequate sized lots for future commercial development. All proposed lots will have adequate dimensions, and ingress and egress to accommodate future development. Furthermore, the subject site is located within sub-area 12 of the General Plan. Subarea 12 includes policy guidance that allows for a final designation mix that is composed of up to 10% Neighborhood Center, 40% Suburban Retail District, 25% Regional Retail District, and 25% Resort development in addition to the single family residential uses. Therefore, the project will be able to use these “floater” designations to accommodate the build-out of future gated communities on the project site. The commercial hotel and related uses are further accommodated by the Regional Retail opportunities within Sub-Area #12.

3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. For future development proposed on the site, all drainage from increased impervious material on the site will be contained on site for a 100-year storm event, as required by City regulations. As such there would be no impact to the Coachella Valley Whitewater Channel.

4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. The proposed subdivision would allow for future development of commercial uses intended and identified in the General Plan and the zoning code. All future development would be reviewed for compliance with applicable California Building Code regulations prior to issuance of any building permits.

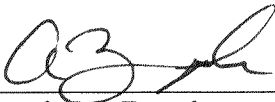
5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision would create two lots for future commercial development with adequate street frontage, access, and utility connections to all properties. There are no known easements that would conflict with the proposed subdivision.

**PASSED, APPROVED and ADOPTED** this 26<sup>th</sup> day of September, 2018.



\_\_\_\_\_  
Steven A. Hernandez  
Mayor

**ATTEST:**



\_\_\_\_\_  
Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**



\_\_\_\_\_  
Carlos Campos  
City Attorney

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


**I HEREBY CERTIFY** that the foregoing Resolution No. 2018-60 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26<sup>th</sup> day of September, 2018 by the following vote of Council:

AYES:            Councilmember Bautista, Councilmember Brown, Councilmember Martinez, Mayor Pro Tem Sanchez, and Mayor Hernandez.

NOES:            None.

ABSENT:          None.

ABSTAIN:         None.

  
\_\_\_\_\_  
Andrea J. Carranza, MMC  
Deputy City Clerk



**“EXHIBIT B”**

**CONDITIONS OF APPROVAL FOR TTM 37040 FOR THE COACHELLA VINEYARDS  
RECREATIONAL VEHICLE SUBDIVISION (TTM 37040)**

**General Conditions**

1. Tentative Tract Map No. 37040 is approved for 24 months from the final date of City Council approval unless a one-year time extension is requested by the applicant and approved by the Planning Commission. Exhibit 1 (attached) is approved herein by reference.
2. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to recordation of Tentative Tract Map 37040 and prior to the issuance of any building permits for construction of off-site improvements or residential buildings.
3. The subdivider or successor in interest shall install “purple pipe” for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the subdivision including perimeter landscaping, entry features and median island planters, and retention basins, subject to review and approval by the City Engineer. The “purple pipe” water lines shall be installed along the street frontages according to City standards.
4. Prior to recordation of the final map, the subdivider or successor in interest shall pay the City of Coachella a Supplemental Water Supply Charge fee, based on the signed Memorandum of Understanding (MOU) between the City of Coachella and CVWD, to ensure sufficient water supplies for the new lots created as part of Tentative Tract Map No. 37040. The amount paid for supplemental water supplies shall be based on CVWD’s Supplemental Water Supply Charge for similar development types and water requirements in effect at the time paid. Alternatively, this condition of approval may be deemed satisfied, if approved by the City, by collection of the SWSC through an approved phasing plan that is comparable to CVWD fee- collection policies in effect at that time consistent with the MOU between CVWD and the City of Coachella.

**Final Map**

5. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
6. All public streets shall be dedicated to City of Coachella.
7. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.

8. Prior to approval of the Final Map, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.

### **Grading and Drainage**

9. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
10. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
11. Civil plans shall include all utilities easements inside or around the property and location of services within the easements.
12. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log

that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

13. 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.
14. Applicant shall obtain approval of site access and circulation from Fire Marshall.
15. 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**

16. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including streetlights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
17. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
18. Dedication of land along Vista Del Norte Street is required for right-of-way purposes, including construction of half of width improvements. This street is classified as a Collector with Bike Lanes with 90 feet of right-of-way as per the City of Coachella General Plan.
19. Dedication of land along Tyler Street is required for right-of-way purposes, including construction of half of width improvements and one lane to the west as minimum. Street improvements shall reflect continuation of Future Street to the north of Tyler Street. Interim turnaround on Tyler Street requires approval by the City Engineer while street improvements are complete for the length of the street. This street is classified as a Collector with Bike Lanes with 90 feet of right-of-way as per City of Coachella General Plan.
20. Underground of utility power lines is required along vista Del Norte prior to construction of offsite improvements. The applicant shall contact utility company, IID, during the process of this condition.



21. Applicant shall contact utility company CVWD for potential abandonment of irrigation lines if required. The applicant shall submit to the City a letter from CVWD if there is any issue on this matter.
22. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

### **Sewer, Water and Storm Drain Improvements**

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

### **General**

25. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
26. 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.
27. 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.
28. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the

applicant upon approval of the Final WQMP.

**Completion**

29. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
  
30. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

