



STAFF REPORT
2/26/2020

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Kismet Coachella Dispensary

- SPECIFICS:**
- a) Ordinance No. 1146 approving Change of Zone No. 18-07 that proposes to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6th Street. (*First Reading*)
 - b) Resolution No. 2020-09 approving Conditional Use Permit No. 305 to convert an existing vacant commercial tenant space into a 3,050 square foot cannabis dispensary with 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4,500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6th Street.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the Kismet Coachella project by taking the following actions:

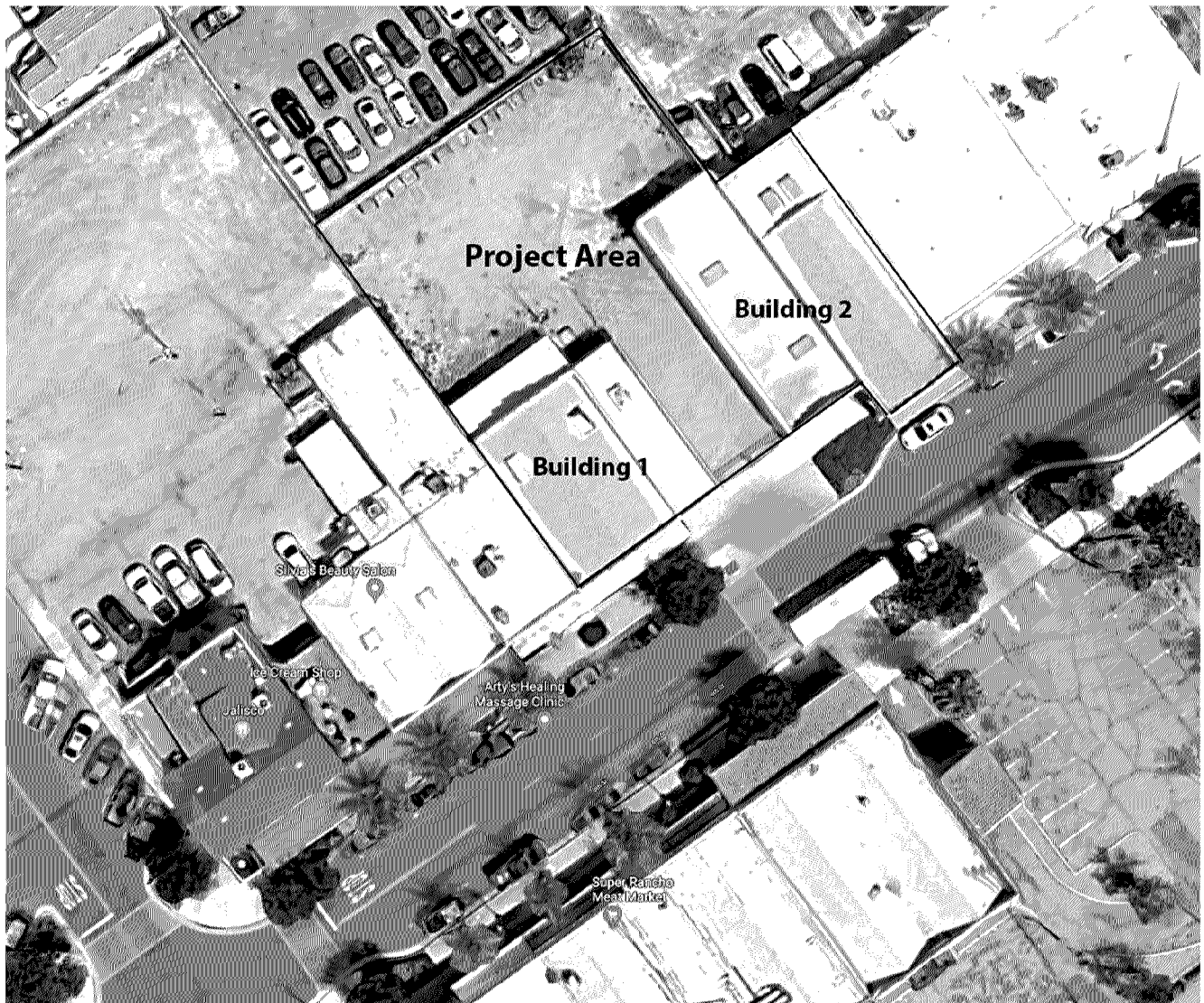
- 1) Introduce for first reading, by title only, Ordinance No. 1146 to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6th Street.
- 2) Adopt Resolution No. 2020-09 approving Conditional Use Permit No. 305 that proposes to convert existing vacant commercial tenant space into a 3,050 square foot cannabis dispensary with 750 square feet for check-in and waiting area, 1,800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4,500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6th Street.

EXECUTIVE SUMMARY:

The Kismet Coachella Project is proposing to convert four existing vacant tenant spaces on the north side of 6th Street into the following uses: a 3050 square foot cannabis dispensary that includes the following uses: a 750 square feet area for check-in and waiting area; 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging that would be located in Building No. 1. A 4500 square foot coffee shop, art display and office/event space is proposed to be located in Building No. 2.

BACKGROUND:

The above referenced applications are proposed within four existing commercial buildings at 1639, 1645, 1657 and 1669 Sixth Street as illustrated on the following aerial photograph:



The photograph below is looking north at the existing buildings from Sixth Street. The retail cannabis business is proposed for this building.



The photograph below is looking at Building #2 that is proposed for the coffee shop, art display and office/event space.

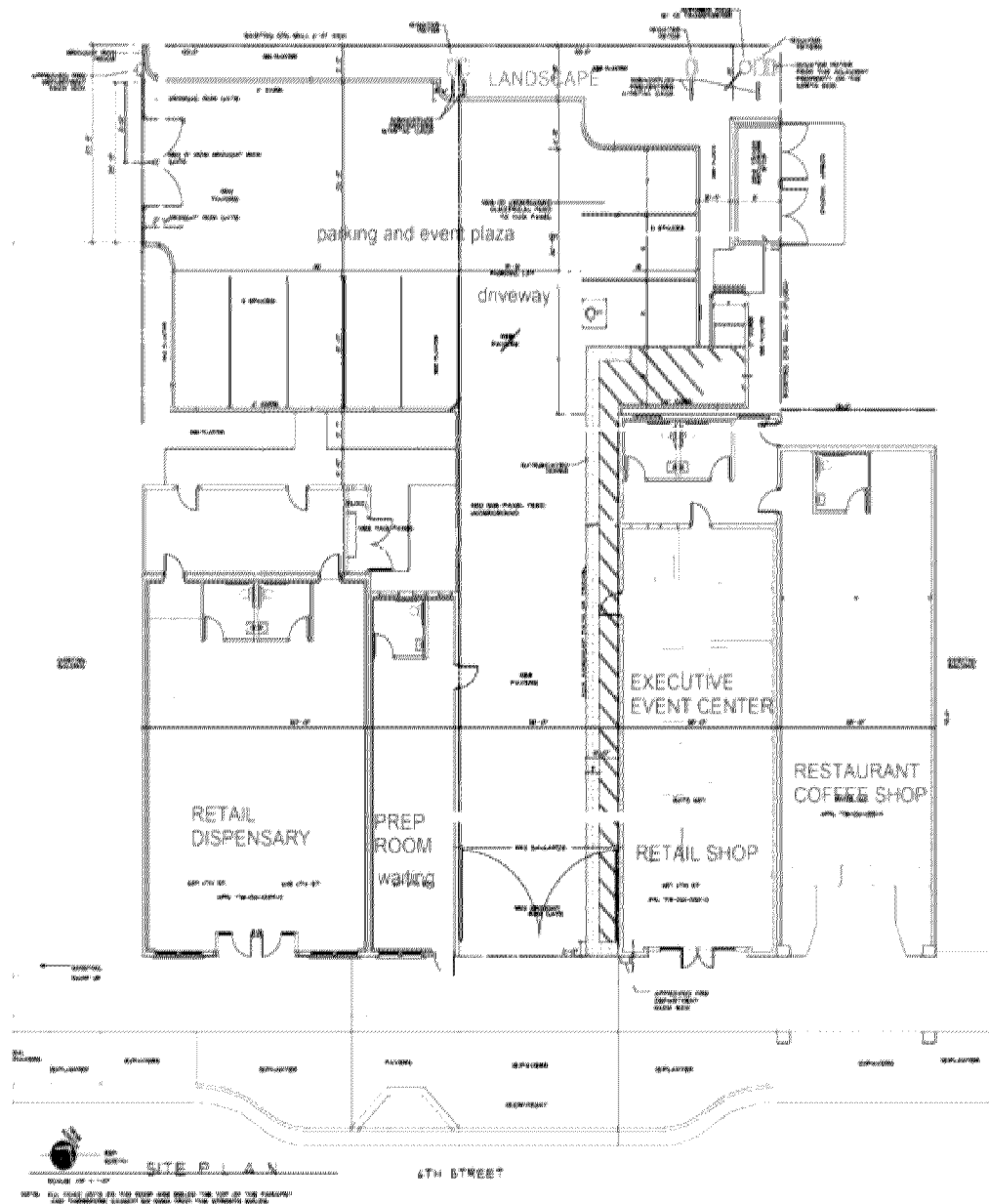


History of the Existing Buildings

According to information obtained from Riverside County, the four lots on which the buildings exist were recorded on June 1, 1902 and the buildings were constructed around 1930. Staff has reviewed the building permits that have been issued for the property. (see attachment 4) The first record of a building permit was issued on November 30, 1972 for the refurbishing of a women's clothing store. On June 18, 1975 a permit was issued for a sign for the United Farm Workers and on April 4, 1978 a permit was issued to repair the roof. The next building permits were issued in 2013 to retrofit wall anchorage and re-roof the buildings. Additional permits were issued in 2015 for interior demolition and asbestos remediation. The last building permit was issued on April 23, 2019 for alterations and additions to demolish and discard all interior, "non-bearing" walls, framing, electrical outlets and HVAC, remove or grind down to slab anchor bolts flush. The Applicant has stated that these buildings have been vacant for at least twenty years.

Overview of the Kismet Coachella Project (CUP 305)

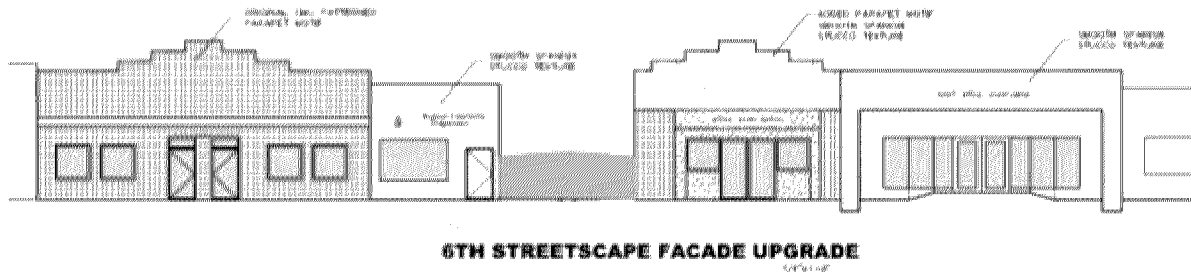
The project proposes the following uses as shown on the site plan below: a 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6th Street; and a new 8 space parking lot including 1 disabled space in the rear of the building with new landscaping and a new trash enclosure.



As seen from the exhibit below, the Applicant is proposing the following modifications to the outside of the buildings: new smooth Spanish stucco texture; a new curved awning over the dispensary building; new gates across the driveway with a curved arbor over the driveway area and new signs over each of the proposed uses.

The overall project and streetscape including both buildings is illustrated below:

Front Elevations Building 1 and Building 2 along 6th Street



1639
2,300 SF

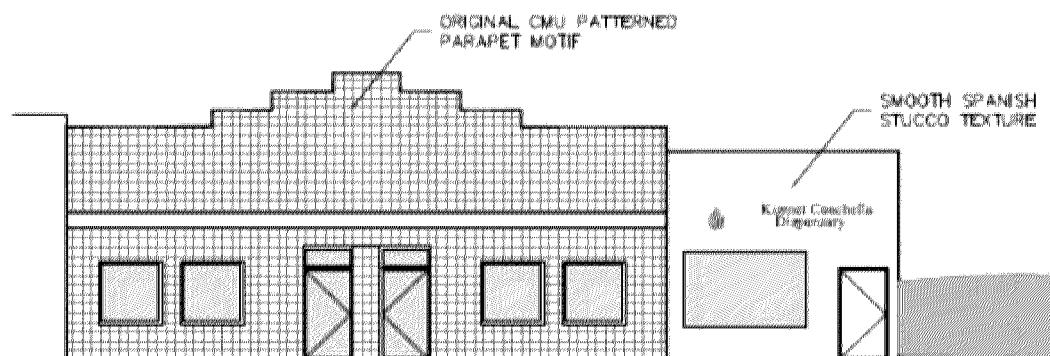
#1645
750 SF

#1657
2,200 SF

#1669
2,300 SF

The dispensary is proposed for Building 1 as illustrated and described below:

Building 1 (Dispensary)



Building 1 -- Dispensary

1639 6th Street – 2,300 SF

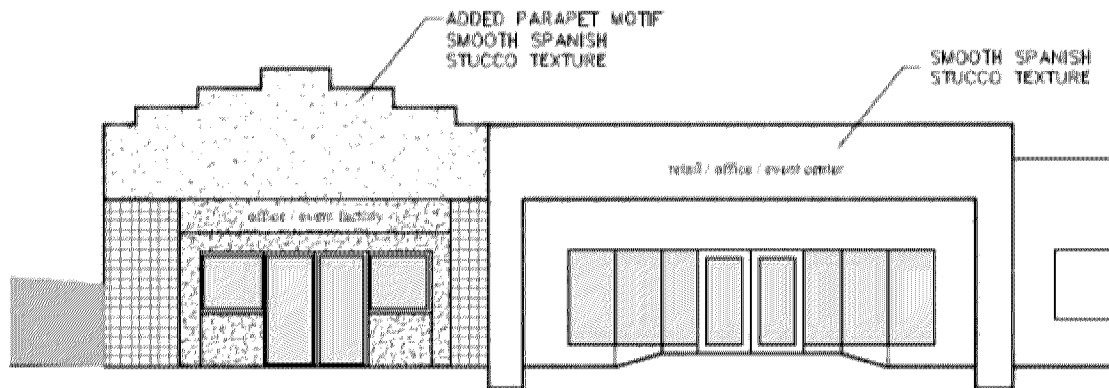
1645 6th Street – 750 SF

These two addresses are adjoining and considered one building.

Kismet has control of these two buildings in agreement with the property owner.

The proposed coffee shop, art displays and office/event space is illustrated and described below.

Building 2 (Coffee & Art)



Building 2 – Coffee Shop, Art Displays, & Office/Event Space

1657 6th Street – 2,200 SF

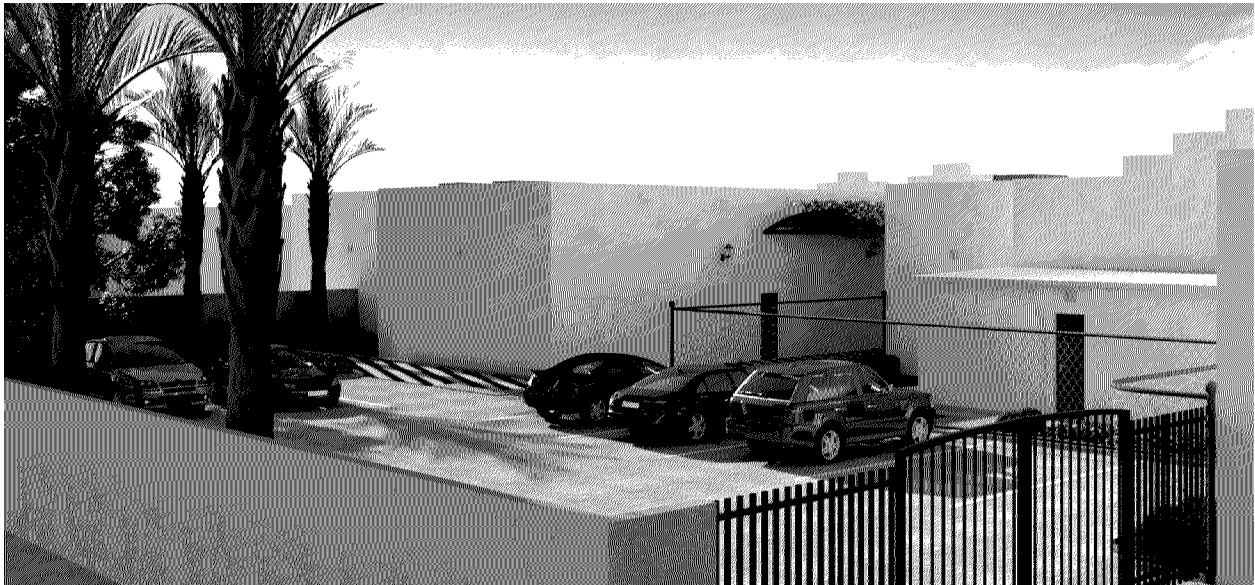
1669 6th Street – 2,300 SF

Artist renderings of the completed buildings are illustrated on the two exhibits below:





The exhibit below shows the view towards the rear of the building looking at the proposed parking lot.



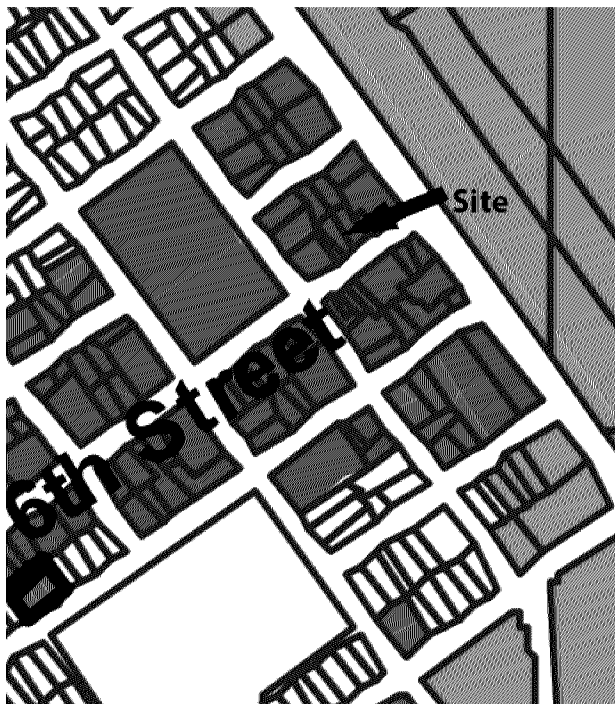
The two exhibits below illustrate the interior of the cannabis dispensary.



The above exhibit illustrates the proposed coffee bar, check in reception and waiting area of the proposed cannabis dispensary.

DISCUSSION/ANALYSIS:**Environmental Setting:**

The site is designated as being within the Downtown Center on the 2035 Coachella General Plan as illustrated on the exhibit below:



The project site is zoned General Commercial (C-G) as illustrated on the exhibit below. Surrounding properties to the north, south and west are zoned C-G (General Commercial).

Surrounding land uses to the north, south, east and west of the site consist of commercial land uses.

Consistency with the Coachella General Plan

The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use Element. The project is consistent with the

development intensity permitted by the Downtown Center land use category.

Consistency with the (C-G) General Commercial Zone

The parcels in question were created in 1902 within the jurisdiction of Riverside County, 44 years before the City incorporated in December 1946.

As stated previously, the buildings were constructed around 1930, before the current development standards of the General Commercial (C-G) zone were enacted by the City of Coachella.

Because the buildings were constructed prior to the General Commercial (C-G) zoning standards were established within the City of Coachella, they do not meet the current standards for minimum lot width, minimum side yard setback, nor does the project meet the requirement for a 15 foot front yard setback, as the buildings were constructed on the front and side yard property lines.

Consistency with Section 17.54.010 Parking and Landscaping Requirements

The total square footage of the proposed project is 7550 square feet. Based on the Municipal Code, a total of 19 parking spaces would be required. As mentioned earlier in the staff report, the buildings were constructed around 1930. The site plan includes a total of 8 parking spaces, 11 less than what the Municipal Code requires.

The Planning Department has retained a consultant that is currently conducting a block by block assessment of downtown parking needs based on current land uses and build out anticipated by the General Plan as well as the Pueblo Viejo Plan. This study will lead to overall parking recommendations for the downtown area. As stated previously, based on the size of the lots and the size of the existing buildings, it would be impossible for any proposed retail use to provide the required number of off-street parking spaces.

Section J of Section 17.54.010 specifies the landscaping requirements for projects within the City. Because the lots were created and the buildings constructed before these standards were in existence it is impossible for the proposed project to meet the requirements of this section. Section 17.54.010, J4 requires that internal landscaping equal a minimum 5% of the parking area. The Applicant is proposing landscaping within the parking area at the rear of the buildings, in excess of the 5% required by the Municipal Code.

The Planning Department considers the existing buildings a non-conforming use and as such, the Director has the discretion of allowing the proposed uses to proceed without adherence to the above reference specific zoning standards.

Furthermore, the existing building will be brought up to all current building codes prior to the issuance of a certificate of occupancy.

Consistency with Section 17.47: RC Retail Cannabis Overlay Zone

The proposed project is within Sub-Zone 1 as identified within Chapter 17.47 of the Municipal Code. The project meets the property development standards as identified in Section 17.47.060, A-E as outlined below, except for Standard F1 and F2 regarding adherence to on and off-site parking:

17.47.060 - Property development standards.

- A. **Project Area/Lot/Building Height Requirements.** Except as specified in the applicable development agreement, CUP or regulatory permit, the project area, lot size, lot coverage and building height requirements of the underlying zone shall apply.
- B. **No Drive-Thru Retail Cannabis Facilities.** No retail cannabis business within the RC Overlay Zone shall operate "drive-thru", "drive up", "window service" or similar facilities whereby a customer can order, purchase and receive retail cannabis without leaving his or her vehicle.
- C. **No Non-Storefront Retailers.** No retail cannabis business within the RC overlay zone shall be operated as "non-storefront" or "delivery only". Delivery may only be approved as ancillary to the operation of a permitted cannabis retail business which is physically located within the RC overlay zone and which primarily provides cannabis to customers on the premises.
- D. **Distance Restrictions.** No retail cannabis business within the RC overlay zone shall be located within two hundred fifty (250) feet of any public or private school (K-12), day care center or youth center. The distance shall be measured from the nearest point between any part of the building containing the retail cannabis business to any lot line of the other use. For purposes of this paragraph, the following definitions shall apply:
 - 1. "Day care center" means any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities and school age child care centers.
 - 2. "Youth center" means any public or private facility that is primarily used to house recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.
- E. **Location of Customer Entrance.** No retail cannabis business shall have a customer entrance that is adjacent to or directly across the street from a residentially zoned lot.
- F. **On-Street/Off-Street Parking and Loading.**
 - 1. **Off-Street Parking and Loading.** Off-street parking and loading facilities for a retail cannabis business shall be provided in accordance with the provisions of Section 17.54.010-C (1) of this title.
 - 2. **On-Street Parking and Loading.** On-street parking or loading shall be prohibited for a retail cannabis business.

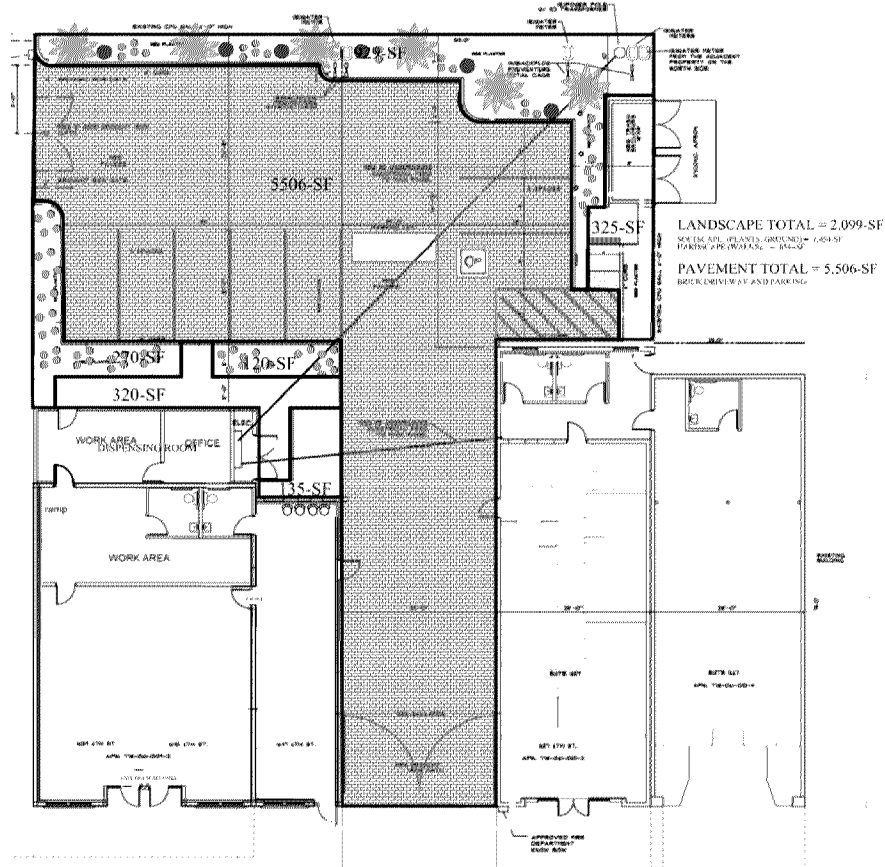
The proposed conditional use permit meets all the above development standards except for Standard F1, off-street parking and F2-On-Street parking. A discussion on overall downtown parking is discussed previously in the staff report.

Architectural Review/Building Materials

The artist renderings on pages 6, 7 and 8 of this staff report provide an overview of the modifications and enhancements proposed for the two buildings.

Landscaping

The project proposes two new landscape planters in the rear parking lot: One is adjacent to the rear of the building and the other is adjacent to the block wall at the rear property line. The parking area includes 5506 square feet of pavement area. Of that area the project proposes 2099 square feet of landscaped area, or 38%, in excess of the 5% required by the Municipal Code. Because the buildings were constructed around 1930 and are considered non-conforming structures, conformance to current City landscaping standards is not possible. Specifically, since the buildings were constructed to the front property line, construction of a 15 foot landscaped planter is not possible.



ENVIRONMENTAL REVIEW:

The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

CORRESPONDENCE

The City has not received any correspondence for the proposed project

ALTERNATIVES:

- 1) Approve Conditional Use Permit No. 305 and Change of Zone No. 18-07 with the findings and conditions as recommended by the Planning Commission and Staff.
- 2) Deny Conditional Use Permit No. 305 and Change of Zone 18-07.
- 3) Continue these items and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

It is staff's recommendation that the City Council open the public hearing and allow input from all proponents and opponents of the proposed project. Because the proposed Project is in conformance with the City's General Plan and the proposed use would be consistent with the Municipal Code and compatible with the surrounding uses in the area, it is staff's recommendation that the proposed project be approved by taking the following actions:

1. Motion to introduce for first reading, by title only, Ordinance No. 1146, approving Change of Zone 18-07 with the attached findings.
2. Motion to adopt Resolution No. 2020-09 approving Conditional Use Permit No. 305 with the findings and attached conditions of approval.

Attachments:

Attachment No. 1: Ordinance No. 1146 for CZ 18-07
 Attachment No. 2: Resolution No. 2020-09 for CUP 305
 Attachment No. 3: Exhibit A: Conditions of Approval for CUP 305
 Attachment No. 4: Historical Building Permits

ORDINANCE NO. 1146**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE 18-07 TO ADD THE THE RETAIL CANNABIS OVERLAY ZONE (RC) TO THE EXISTING GENERAL COMMERCIAL ZONE (C-G) ON PROPERTY LOCATED AT 1639 AND 1645 SIXTH STREET; ED SAPIGAO, APPLICANT.**

WHEREAS, Ed Sapigao (on behalf of Kismet Organic Cultivation) filed an application for Change of Zone 18-07 on property located at 1639 and 1645 Sixth Street, and attendant applications Conditional Use Permit 305, Assessor's Parcel No. 778-061-009 ("Project"); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Change of Zone 18-07 and CUP 305 on November 6, 2019 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California and recommended that the City Council approve Change of Zone 18-07 and CUP 305; 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 Chapter 17.47 of the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit to allow 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 City Council conducted a duly noticed public hearing on Change of Zone 18-07 and CUP 305 on February 26 2020 at the Coachella City Hall, 1515 6th Street, Coachella, California and allowed public testimony; and,

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS, the site for 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 Project is exempt from the provisions of the California Environmental Quality Act, as amended; and,

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHILLA CALIFORNIA, DOES HEREBY ORDANIN AS FOLLOWS:

Section 1. That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 18-07 map marked “Exhibit A” from C-G (General Commercial) to CG-RC (General Commercial with the Retail Cannabis Overlay zone) on property located at 1639 and 1645 Sixth Street, with the findings listed below:

Findings for Change of Zone 18-07:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. The proposed change of zone is in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan proposes a cannabis retail business. The Project complies with applicable C-G (General Commercial) and Section 17.47.020 property development standards as proposed.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed change of zone is compatible with existing surrounding land uses that include commercial land uses.
4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project propose a cannabis business that is permitted in the C-G (General Commercial) zone pursuant to an approved Conditional Use Permit. Surrounding properties to the project site include commercial land uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.
5. The Project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

Section 2. SEVERABILITY. The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final

court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after it's second reading by the City Council.

Section 4. CERTIFICATION. The City Clerk shall certify to the adoption of this Ordinance and shall cause it to be published and circulated in the City of Coachella.

ORDINANCE PASSED APPROVED and ADOPTED this 26th day of February 2020.

Steven A. Hernandez, Mayor

ATTEST:

Angela M. Zepeda, City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I, Angela M. Zepeda, City Clerk, City of Coachella, California, certify that the foregoing Ordinance No. 1146 was adopted by the City Council at a regular meeting held on the 26th day of February 2020, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angela M. Zepeda, City Clerk

“EXHIBIT A”

Existing Zoning: C-G (General Commercial)

Proposed Zoning: CG-RC (General Commercial-Retail Cannabis Overlay)



RESOLUTION NO. 2020-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CONDITIONAL USE PERMIT NO. CUP 305 TO CONVERT EXISTING VACANT COMMERCIAL TENANT SPACE INTO THE FOLLOWING USES: A 3050 SQUARE FOOT CANNABIS DISPENSARY INCLUDING 750 SQUARE FEET FOR CHECK-IN AND WAITING AREA, 1800 SQUARE FEET OF RETAIL DISPLAY AREA AND 500 SQUARE FEET OF REAR STORAGE, INVENTORY CONTROL AND PACKAGING TO BE LOCATED IN BUILDING 1 LOCATED AT 1639 AND 1645 6TH STREET; AND A 4500 SQUARE FOOT COFFEE SHOP, ART DISPLAY AND OFFICE/EVENT SPACE TO BE LOCATED IN BUILDING 2 LOCATED AT 1657 AND 1669 6TH STREET; LOCATED IN THE C-G (GENERAL COMMERCIAL ZONE); KISMET ORGANIC, APPLICANT.

WHEREAS, Ed Sapiago (on behalf of Kismet Organic Cultivation) filed an application for Conditional Use Permit 305 to convert existing vacant commercial tenant space into the following uses: a 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6th Street; Assessor's Parcel No's. 778-061-009 and 778-061-010 ("Project"); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 305 on November 6, 2019 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California and recommended that the City Council approve Conditional Use Permit No. 305; 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 Chapter 17.38 of the Coachella Municipal Code, and the attendant applications for Conditional Use Permit and a Change of Zone to allow 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 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 City Council conducted a duly noticed public hearing on CUP No. 305 on February 26, 2020 at the Coachella City Hall, 1515 6th Street, Coachella, California and allowed public testimony; and,

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby approve of Conditional Use Permit No. 305, subject to the findings listed below and the attached Conditions of Approval for the Kismet Coachella Project (contained in “Exhibit A” and made a part herein).

Findings for Conditional Use Permit No. 305

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plans proposes a cannabis microbusiness including an indoor cannabis lounge where cannabis products will be sold and consumed. The Project complies with applicable CG-RC (General Commercial-Retail Cannabis Overlay) zoning standards as proposed.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Downtown Center land use designation of the City’s general plan. This category provides for a broad spectrum of commercial and residential land uses. The proposed uses are compatible with existing adjacent land uses.
4. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

PASSED, APPROVED and ADOPTED this 26th day of February 2020.

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. 2020-09 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 26th day of February 2020 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

“EXHIBIT A”
CONDITIONS OF APPROVAL FOR THE KISMET COACHELLA PROJECT
INCLUDING A RETAIL CANNIBIS DISPENSARY AND COFFEE SHOP,
ART DISPLAY AND OFFICE/EVENT SPACE
(CUP 305).

General Conditions

1. Conditional Use Permit No. 305 is contingent upon City Council approval of the attendant Change of Zone 18-07 application. Conditional Use Permit No. 305 hereby approves the following uses: A 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area; 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging located in Building 1 located at 1639 and 1645 Sixth Street; and a 4500 square foot coffee shop, art display and office/event space located in building 2 located at 1657 and 1669 Sixth Street. The applicant shall secure building permits for tenant improvements for the new businesses through the City’s Building Division and the Riverside County Fire Marshal’s office prior to the commencement of business activities. Hours of operation for the cannabis dispensary retail business may be from 7:00 am to 10:00 pm daily, unless otherwise restricted by the State of California. The owner shall procure a City Cannabis Regulatory Permit and a State License prior to commencement of business activities.
2. Conditional Use Permit No. 305 shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Conditional Use Permit.
3. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Kismet Coachella Project and the conditions of approval imposed below:
 - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Kismet Coachella Project Development applications.
 - b. All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division.
 - c. All parking lot lighting for the Project shall be consistent with the architectural design exhibits of the Project, as approved by the Development Services Director.
 - d. All masonry/wrought iron perimeter walls and garden walls shall be consistent with the submitted plans, subject to review by the Development Services Director, and subject to the City’s Building Codes.

4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permits, including architectural features, materials and site layout.
5. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
6. 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.
7. 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.
8. Prior to the issuance of building permits, grading or construction, the following mitigation measures shall be implemented:
 - a) In the event any onsite structures are demolished, an asbestos inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. The inspection shall include, but not be limited to

visual inspection, sampling, and laboratory analysis for the presence of asbestos products, including asbestos-containing material (ACM) and asbestos-containing construction material (ACCM). Polarized Light Microscopy and other methods consistent with the US EOA 600 method shall be applied to this investigation. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.

- b) In the event any onsite structures are demolished, a lead-based paint inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. Inspections shall be carried out in accordance with US Department of Housing and Urban Development (HUD) guidelines, as well as OSHA Lead Exposure in Construction, Code of Federal Regulations, Title 29, Section 1926. The inspection shall include, but not be limited to visual inspection, sampling, and analysis of materials suspected of containing lead paint or other lead-based materials and coatings. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.
- c) Prior to the start of any activity that might disturb materials potentially containing asbestos, lead, and/or other hazardous or potentially hazardous materials, a qualified and licensed contractor shall be hired to complete necessary abatement procedures. All demolition and other project related actions that might potentially disturb hazardous materials shall be performed by properly trained and qualified personnel. Remediation actions are expected to include but will not be limited to the following:
 - 1. Each part of the building from which asbestos is being removed shall, as appropriate, be sealed off in order to prevent contamination of the other area. Methods of area containment may include polyethylene film, duct tape, negative air pressure machines and other appropriate means depending on the type of asbestos materials encountered.
 - 2. Specially designed vacuum cleaners that are designed for asbestos containment (class H) can be safely used when cleaning up during and after asbestos removal.
 - 3. Removed asbestos and materials with embedded or coated with asbestos shall, as appropriate, be double wrapped in plastic and driven to a landfill.
- d) If surficial or buried materials within the project site are found to contain potentially hazardous materials (such as: asbestos-containing material, lead-based paint, and mercury or PCB-containing material) such materials shall be removed properly prior to any further site disturbance in the affected area, and disposed of at appropriate landfills or recycled, in accordance with the regulatory guidance provided in California Code of Regulation (CCR) and following the requirements of the Universal Waste Rule (40 CFR part 9).
- e) During project construction and implementation, the handling, storage, transport, and

disposal of all chemicals, including herbicides and pesticides, runoff, hazardous material and waste used on, or at, the project site, shall be in accordance with applicable local, state, and federal regulations.

- f) Vapor Encroachment Screening shall be conducted in accordance with the ASTM Standard E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions to identify the likelihood of migrating vapors to encroach on the subject property, thereby creating a Vapor Encroachment Condition (VEC). A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of building permits.
- g) A vapor intrusion risk evaluation shall be conducted in accordance with most recent version of the CalEPA Department of Toxic Substances Control's "Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air" to identify the likelihood of vapor intrusion into future buildings and potential impacts on indoor air quality. A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of grading and building permits.
- h) The applicant shall provide the City with copies of permits required by the South Coast Air Quality Management District, or a written confirmation that no permits are necessary.
- i) The applicant shall satisfy all requirements of the Fire Department relating to construction, operation, and emergency response. No building permits shall be issued, and no occupancy of the buildings shall be permitted prior to written approval by the Fire Department.

Engineering – Grading and Drainage:

- 9. 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.
- 10. If the 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.

Engineering – Street Improvements:

- 11. 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.

12. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Engineering-Sewer and Water Improvements

13. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
14. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements

Engineering – General:

15. Applicant shall take into consideration City's project titled "Grapefruit Boulevard Urban Greening & Connectivity Project" and match improvements proposed for Grapefruit Blvd. Engineering department will provide direction on this matter.
16. 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.
17. 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.
18. 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 plancheck 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.

Engineering – Completion:

19. "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 City Engineer prior to acceptance of improvements for maintenance by the City.

20. 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.

Environmental Compliance:

21. The applicant shall comply with the following items prior to issuance of building permits:
- a) Verify that asbestos has been mitigated and submit disposal and closure plan
 - b) Submit detailed plumbing and mechanical plans
 - c) Facility required to submit a source control survey;
 - d) Backflow devices; will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution; 1
 - e) Install separate AMI metering system for each building;
 - f) Install separate AMI water service meter for irrigation system;
 - g) The project must implement the State's drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip or microspray systems;
22. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
23. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
24. The applicant shall pay all required water connection fees.

Coachella Valley Unified School District

25. The Coachella Valley Unified School District is authorized by the State Legislature to levy developer fees on commercial development. The Applicant or successor in interest shall pay fees in effect at the time of building permit issuance. The fees collected will be used to assist in the housing of students within the District.

26. The owner/operator of the retail cannabis business shall assign an employee to act as parking monitor to direct vehicles to parking spaces during business hours to improve traffic safety.

27. The applicant shall obtain separate sign permits for all wall signs. All signs may be channel lettering or logo signs with “halo” lighting and reduced illumination or backlit with gooseneck lamps.

HARD COPY MUST BE POSTED ON BUILDING SITE

BUILDING PERMIT No. 2361
CITY OF COACHELLA, CALIFORNIA
Phone (714) 398-0161 398-0104
65-262-003
OWNER Henry Juarez (2nd St. 1st)
85-051 Orange Grove, Indio, Calif.

CONTRACTOR self

JOB ADDRESS 1639045 6th St., Coachella

LOT 6 BLK 27 TRACT

ARCHITECT

ENGINEER

PURPOSE OF PERMIT Rebuilding building for a women clothing store

PLAN CK SPECIAL INSP

AIR COND PLUMB ELECT

LOT SIZE BLDG. SIZE

VALUATION \$300.00 FOOTAGE

OCCUPANCY GROUP USE ZONE

TYPE CONSTR. FIRE ZONE

SETBACK-FRONT REAR SIDE

CURBING 1 in TYPE V. CEMENT

DATE REC 11-30-72 DATE APP 11-30-72

APPROVED BY Joe Palomino, ig

SPECIAL NOTES:

OWNER-BUILDER CONTRACTOR

I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of California.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State laws applicable.

Signed *[Signature]*

FEES: PLAN CK BUILDING 5.00

TOTAL OF ALL FEES

NOTICE TO CONTRACTORS & SUB-CONTRACTORS

Final inspection of this job may be withheld until all contractors or sub-contractors having performed work under the above building permit have signed this card below as having valid Coachella business licenses:

GRADING
SEWERS
FRAMING
ROOFING
PLUMBING
LATHING
FLOORING
TILES BY
PAVING
PAINTING
OTHER
CEMENT
MASONRY
ELECTRIC
HEATING

P A I D
NOV 30 1972
CITY OF COACHELLA

[Signature]
347

INSPECTION RECORD

EXCAVATION & SETBACKS:

Pour no concrete until signed here. INT. DATE

SETBACKS

FOOTINGS

FORMS OR STEEL

CONCRETE SLAB FLOOR:

Do not pour until signed

ELECTRIC Gnrk

PLUMBING Gnrk

SLAB HEIGHT

ELECT GROUND

CRUSHED ROCK

ROUGH INSPECTIONS:

Cover no work until signed

ELECTRIC

PLUMBING

T & P VALVE

GAS LINES

A/C & HEATING

ATTIC ACCESS

ATTIC VENTS

GARAGE VENTS

FRAMING

ROOF NAILING

OTHER:

SPECIAL INSPECTION:

Cover no work until signed

INSULATION

LATH & PLASTER:

Cover no work until signed

EXT LATH

INT LATH

SHOWER BACKING

CORNER BEAD

VENEER ANCHORS

FINISH INSPECTION:

Do not occupy until signed

ELECTRICAL

PLUMBING

GAS

A/C & HEATING

BUILDING

SEWAGE

CURBING

PARKING

DOOR CLOSER

T & P VALVE

OTHER:

AIR CONDITIONING PERMIT

AMOUNT CLASSIFICATION

PERMIT

APPLIANCES

AIR DUCTS

VENTS

VENT DUCTS

COMPRESSORS

COILS

TOWERS

COOLERS

PRE-COOLERS

SPECIAL INSP

OTHER:

TOTAL FEE

Special Notes:

ELECTRICAL PERMIT

AMOUNT CLASSIFICATION FEE

PERMIT

SERVICE

ONE CENT RATE

1/2 CENT RATE

FIXTURES

GENERATORS

APPLIANCES

MISC.

MOTORS

OUTLETS

SIGNS

CONSTR POLE

TRANSFORMERS

ANNUAL PERMIT

SPECIAL INSP

OTHER:

TOTAL FEE

Special Notes:

PLUMBING PERMIT

AMOUNT CLASSIFICATION FEE

PERMIT

FIXTURES

SEWER

PRIVATE SEWER

WATER HEATER

GAS PIPING

WATER PIPING

DRAINAGE

SPRINKLERS

OTHER:

TOTAL FEE

Special Notes:

BUILDING PERMIT**CITY OF COACHELLA, CALIFORNIA****Phone (714) 398-6131 N^o 4071**OWNER **George Thomas 763-262-012**CONTRACTOR **Ortin Roofing**JOB ADDRESS **1639 6th St.**

LOT _____ BLK _____ TRACT _____

ARCHITECT _____

ENGINEER _____

PURPOSE OF PERMIT **Regular roof**

PLAN CK _____ SPECIAL INSP _____

AIR COND _____ PLUMB _____ ELECT _____

LOT SIZE _____ BLDG. SIZE _____

VALUATION **\$435.00** FOOTAGE _____

OCCUPANCY GROUP _____ USE ZONE _____

TYPE CONSTR. _____ FIRE ZONE _____

SETBACK-FRONT _____ REAR _____ SIDE _____

CURBING _____ TYPE V CEMENT _____

DATE REC. _____ DATE APP. **4-4-78**

APPROVED BY _____

SPECIAL NOTES: _____

OWNER-BUILDER**CONTRACTOR**

I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workman's compensation laws of California.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State laws applicable.

Signed: _____

FEES: PLAN CK _____ BUILDING **\$10.00**TOTAL OF ALL FEES **\$10.00****NOTICE TO CONTRACTORS & SUB-CONTRACTORS**

Final inspection of this job may be withheld until all contractors or sub-contractors having performed work under the above building permit have signed this card below as having valid Coachella business licenses.

GRADING **Final 8/31/78**SEWERS **8/31/78**FRAMING **8/31/78**ROOFING **8/31/78**PLUMBING **8/31/78**LATHING **8/31/78**FLOORING **8/31/78**TILES **8/31/78**PAVING **8/31/78**PAINTING **8/31/78**CEMENT **8/31/78**MASONRY **8/31/78**ELECTRIC **8/31/78**HEATING **8/31/78**

PLASTERING _____

CABINETS _____

GLAZING _____

SHEET METAL _____

INSULATION _____

OTHER: _____

INSPECTION RECORD**EXCAVATION & SETBACKS:**

Pour no concrete until

signed here.

INT.

DATE

SETBACKS

FOOTINGS

FORMS OR STEEL

CONCRETE SLAB FLOOR:

Do not pour until signed

ELECTRIC Gnwrk

PLUMBING Gnwrk

SLAB HEIGHT

ELECT GROUND

CRUSHED ROCK

ROUGH INSPECTIONS:

Cover no work until signed

ELECTRIC

PLUMBING

T & P VALVE

GAS LINES

A/C & HEATING

ATTIC ACCESS

ATTIC VENTS

GARAGE VENTS

FRAMING

ROOF NAILING

OTHER: _____

SPECIAL INSPECTION:

Cover no work until signed

INSULATION

LATH & PLASTER:

Cover no work until signed

EXT LATH

INT LATH

SHOWER BACKING

CORNER BEAD

VENEER ANCHORS

FINISH INSPECTION:

Do not occupy until signed

ELECTRICAL

PLUMBING

GAS

A/C & HEATING

BUILDING

SEWAGE

CURBING

PARKING

DOOR CLOSER

T & P VALVE

OTHER: _____

AIR CONDITIONING PERMIT

AMOUNT	CLASSIFICATION	20.	FEE
	PERMIT		
	APPLIANCES		
	AIR DUCTS		
	VENTS		
	VENT DUCTS		
	COMPRESSORS		
	COILS		
	TOWERS		
	COOLERS		
	PRE-COOLERS		
	SPECIAL INSP		
	OTHER:		
TOTAL FEE			

Special Notes: _____

ELECTRICAL PERMIT

AMOUNT	CLASSIFICATION	FEE
	PERMIT	
	SERVICE	
	ONE CENT RATE	
	1/2 CENT RATE	
	FIXTURES	
	GENERATORS	
	APPLIANCES	
	MISC.	
	MOTORS	
	OUTLETS	
	SIGNS	
	CONSTR POLE	
	TRANSFORMERS	
	ANNUAL PERMIT	
	SPECIAL INSP.	
	OTHER:	
TOTAL FEE		

Special Notes: _____

PLUMBING PERMIT

AMOUNT	CLASSIFICATION	FEE
	PERMIT	
	FIXTURES	
	SEWER	
	PRIVATE SEWER	
	WATER HEATER	
	GAS PIPING	
	WATER PIPING	
	DRAINAGE	
	SPRINKLERS	
	OTHER:	
TOTAL FEE		

Special Notes: _____

**CITY OF COACHELLA
BUILDING PERMIT
COMMUNITY & DEVELOPMENT SERVICES**

Inspection Request Require 24 Hour Notice
(760) 398-3002



DATE: 10/29/2013
PERMIT NO: BL-2013-01-09443
USE ZONE: General Commercial
OCCUPANCY: CONSTR TYPE: SQ FT:

20.

Project Address: 1667 6TH ST
COACHELLA CA 92236

Project Valuation: \$ 30,000.00

PARCEL #: 765262010

LOT #: 9

TRACT #: 0.00

Applicant's Name: GENEVIEVE THOMAS

Owner's Name: GENEVIEVE THOMAS

Owner's Address: PO BOX 6
COACHELLA CA 92236

Phone: (760) 899-0984

Fax:

Contractor's Name:

Phone:

Contractor's Address:

Fax:

Business Lic:

State Licence:

Contact Phone:

Contact Person:

Project Name:

Permit Type: MISCELLANEOUS BUILDING PERMIT

Description of Work: RETROFIT WALL ANCHORAGE AND REROOF BUILDINGS AT 1667, 1657, 1639, 1645 AND 1647

Condition: SIXTH STREET

FEE(S):

BUILDING FEE	\$502.50	Plan Check Fees	\$567.50	Strong Motion Instrumentation	\$6.30
Senate Bill 1473	\$2.00				

TOTAL FEES: \$ 1,078.30

CERTIFICATION APPEARING ON APPLICATIONS

I have carefully examined the above completed "Application and Permit" and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued, to comply with all City, County, and State laws governing building construction, whether specified herein or not, and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granted of this permit.

The issuance of this permit is based upon plans and specifications filed with the City of Coachella and shall not prevent the building official from thereafter requiring the correction of errors in said plans and specifications.

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is

Genevieve Thomas
(Applicant Signature)

[Signature] 10/29/13
Building

BUILDING PERMIT NO. _____

CITY OF COACHELLA, CA
1515 SIXTH STREET
COACHELLA, CA. 92236 (760) 398-3002

Building Address: _____

Applicant: _____

Mailing Address: _____

City: _____ **Zip:** _____ **Tel:** _____

Owner: _____

Mailing Address: _____

City: _____ **Zip:** _____ **Tel:** _____

Contractor: _____

Mailing Address: _____

City: _____ **Zip:** _____ **Tel:** _____

State Lic. & Class: _____ **City License #:** _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provision of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: _____ **License #:** _____

Date: _____ **Contractor:** _____

OWNER-BUILDER DECLARATION

I, hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 703.1.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and professions Code) or that he or she is exempt there from and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own

Attachment 4

employees provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder shall have the burden of proving that he or she did not build or improve for the purpose of sale.).

☒ I, as owner of the property, am exclusively contracting with licensed contractor's to construct the project (Sec. 7044, business and Professions Code: the Contractor's License Law does not apply to owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____ B & P C for this reason _____

Date: Oct 29, 2013 **Owner:** Genevieve Thomas

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: _____ Policy # _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____ **Applicant:** _____

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provide for in Section 3706 of the Labor Code, Interest, and Attorney's fees.

CONSTRUCTION LENDING AGENCY

I, hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civ. C).

Lender's Name _____

Address: _____

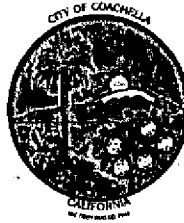
☐ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building

construction and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date: Oct 29, 2013 **Applicant Signature:** Genevieve Thomas

**CITY OF COACHELLA
BUILDING PERMIT
COMMUNITY & DEVELOPMENT SERVICES**

Inspection Request Require 24 Hour Notice
(760) 398-3002



DATE: 08/13/2015
PERMIT NO: BL-2015-08-11162
USE ZONE:
OCCUPANCY: CONSTR TYPE: SQ FT:

20.

Project Address: 1639 6TH ST
COACHELLA CA 92236

Project Valuation: \$ 0.00

PARCEL #:

LOT #:

TRACT #:

Applicant's Name: CALACON, INC.
Owner's Name: GENEVIEVE THOMAS

Owner's Address: 1639 6TH ST
COACHELLA CA 92236

Phone: (760) 275-4995

Fax:

Contractor's Name:

Phone: 760-275-4995

Contractor's Address:

Fax:

Business Lic:

State Licence:

Contact Phone:

Contact Person:

Scott Make

Project Name:

Permit Type: DEMOLITION PERMIT

Description of Work: DEMOLITION PERMIT

Condition:

FEE(S):

DEMO \$368.00

TOTAL FEES: \$368.00

CERTIFICATION APPEARING ON APPLICATIONS

I have carefully examined the above completed "Application and Permit" and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued, to comply with all City, County, and State laws governing building construction, whether specified herein or not, and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit.

The issuance of this permit is based upon plans and specifications filed with the City of Coachella and shall not prevent the building official from thereafter requiring the correction of errors in said plans and specifications.

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is

(Applicant Signature)

Building 8/13/15

Demo Permit

RECEIVED

20.

AUG 13 2015

DATE: 8/13/2015

PERMIT NO: _____

USE ZONE: _____

OCCUPANCY: CONSTR TYPE: SQ FT:



CITY OF COACHELLA
BUILDING PERMIT
COMMUNITY & DEVELOPMENT SERVICES

INSPECTION REQUEST REQUIRE 24 HOUR NOTICE
(760) 398-3002

Project Address:

Dirección del Proyecto:

Project Valuation:

Evaluación del Proyecto:

PARCEL# APN 778-061-009-2

LOT#: APN 778-061-012-4

TRACT#: APN 778-061-010-2

Phone Number: APN 778-061-010-2

Número de Teléfono

APN 778-061-011-3

Fax:

Fax:

Applicant's Name: GENEVIEVE Thomas

Nombre del Solicitante

Owner's Name:

Nombre del Propietario:

Owner's Address: PO Box 6

Dirección del Propietario Coachella CA 92236

Contractor's Name: CALAXON INC

Nombre del Contratista

Contractor's Address: 59-800 Avenida Calumbre

Dirección del Contratista: mountain center CA

Phone Number: (760) 275-4995

Número de Teléfono:

Fax: Email CALAXONINC@AOL.COM

Fax:

Bus Lic/ Licencia:

State Lic/Licencia del Estado:

Contact Phone: 760 275-4995

Teléfono de Contacto:

Contact Person: Scott mabe

Persona de Contacto (760) 275-4995

Project Name/ Nombre del Proyecto:

Permit Type/ Tipo de Permiso:

Description of Work/ Descripción de los trabajos:

Condition/ Condición: Demo Interior Stairs 1639, 1645, 1647, 1657, 1667

ELECTRICAL	MECHANICAL	PLUMBING
# OF SVCS 600 V/UP TO 200 AMPS	# AC/ BOILERS UP TO 100K BTU	# OF BACKFLOW DEVICES <=2"
# OF SVCS 600 V/ OVER 200 AMPS	# A/C BROILERS 100K-500K BTU	# OF BACKFLOW DEVICES >=2"
# OF SVCS 600 V/ OVER 1000 AMPS	# AC/BROILERS 500K BTU- 1M BTU	# OF PLUMBING FIXTURES:
# OF TEMP POWER SERVICES	# AC/BROILERS 1M BTU- 1.75M BTU	# OF PRIVATE SEWAGE DISPOSAL
# OF SUB-POLES	# AC/BROILERS OVER 1.75M BTU	# OF SEPTIC TANKS
# OF ELECT GENERATORS/RIDES	# OF A/C UNITS	# OF SEWER CONNECTIONS
# OF BOOTH LIGHTING	# OF AIR HANDLERS < 10K CFM	# OF WATER SERVICE
# OF FIXTURES FOR REPAIR/ALT	# OF AIR HANDLERS > 10K CFM	# OF WATER HEATERS
# OF ELECTRICAL FIXTURES	# OF APPLIANCE VENTS	# OF GAS SYSTEMS
# OF RESIDENTIAL APPLIANCES	# OF FURNACES UP TO 100K BTU	# OF VACUUM/BACKFLOW DEVICES
# OF RECEPTACLES/SWITCHES/OUTLETS	# OF FURNACES OVER 100K BTU	# OF LAWN SPRINKLERS
# OF POWER APPARATUS	# OF INCINERATORS- DOMESTIC	# SWIMMING POOL/PUBLIC POOL
# OF PRIVATE SWIMMING POOL(S)	# OF EXHAUST FANS	# OF SWIMMING POOL/PUBLIC SPA
	# COMM. RANGE HOODS	# OF SWIMMING POOL/PRIVATE POOL
		# OF SWIMMING POOL/PRIVATE SPA
		# OF INDUST WASTE INTERCEPTOR

CERTIFICATION APPEARING ON APPLICATIONS have carefully examined the above completed "Application and Permit" and do hereby certify that all information herein is true and correct, and I further certify and agree, if a permit is issued, to comply with all City, County, and State laws governing building construction, whether specified herein or not, and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit.

The issuance of this permit is based upon plans and specifications filed with the City of Coachella and shall not prevent the building official from thereafter requiring the correction of errors in said plans and specifications. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Applicant's Signature

Building

Planning

BUILDING PERMIT NO. _____

CITY OF COACHELLA, CA
1515 SIXTH STREET

COACHELLA, CA. 92236 (760) 398-3002

Building Address: 1639/45, 47, 57, 67/6th St

Applicant: GENEVIVE Thomas

Mailing Address: PO Box 6

City: Coachella Zip: 92236 Tel: _____

Owner: GENEVIVE Thomas

Mailing Address: PO Box 6

City: Coachella Zip: 92236 Tel: _____

Contractor: CALCON INC. Scott Mabe

Mailing Address: 59-820 AUSDIA LaCumbre

City: Mountain Center CA Zip: 92561 Tel: 760 275-4995

State Lic. & Class: B City License #: 622308

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provision of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: B License #: 622308

Date: 8/13/15 Contractor: CALCON INC

OWNER-BUILDER DECLARATION

I, hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and professions Code) or that he or she is exempt there from and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own

Attachment 4
employees provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-build 20 have the burden of proving that he or she did not build or improve for the purpose of sale.).

- ☐ I, as owner of the property, am exclusively contracting with licensed contractor's to construct the project (Sec. 7044, business and Professions Code: the Contractor's License Law does not apply to owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

- ☐ I am exempt under Sec. _____ B & P C for this reason _____

Date: _____ Owner: _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

- ☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: State Fund Policy # 906629-14
(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 8/13/2013 Applicant: SMPE

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provide for in Section 3706 of the Labor Code, Interest, and Attorney's fees.

CONSTRUCTION LENDING AGENCY

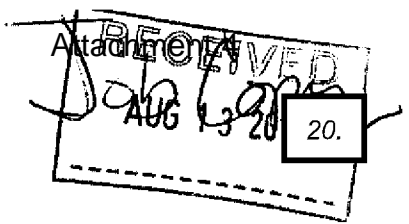
I, hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civ. C).

Lender's Name _____

Address: _____

- ☐ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date: _____ Applicant Signature: _____



INSPECTION REPORT

ASBESTOS

Conducted at

**1639-1667 – 6th St.
Coachella, CA**

Prepared for

**Genevieve Thomas
P.O. Box 6
Coachella, CA 92236**

Prepared by

**MASTERS ENVIRONMENTAL INC.
44719 ALEXANDRIA VALE
INDIO, CA 92201**

**ASBESTOS CONSULTANT
03-3365 – GREGORY MASTERS
CALIFORNIA LEAD INSPECTOR/ASSESSOR #18638**



August 11, 2015



ASBESTOS SURVEY

DATE OF SURVEY: July 27, 2015

LOCATION: 1639-1667 – 6th St.
Coachella, CA

BY:

Gregory Masters

California Certified Asbestos Consultant # 03-3365

Masters Environmental Inc.

44719 Alexandria Vale

Indio, CA 92201

760-200-2900

Survey authorized by: Genevieve Thomas
P.O. Box 6
Coachella, CA 92236

Methods:

All materials in the structures that were suspected of containing asbestos were sampled according to specified protocols. Samples were sent to a NAVLAP accredited laboratory, Patriot Environmental Laboratory Services, Fullerton, CA – Lab code 200358-0. They were analyzed by Polarized Light Microscopy according to Bulk Analysis Protocol EPA 600/R-93/116. The laboratory report is attached to this message for your inspection. Collection of suspect ACM's followed the National Emissions Standards of Hazardous Air Pollutants (NESHAPS) protocol for sample collection for a demolition/renovation survey.

Bulk Sampling of Asbestos

Bulk samples of all homogeneous materials from identified areas containing suspect ACM were collected. A homogeneous material is defined as a surfacing material, thermal system insulation (TSI), asbestos-containing construction material or miscellaneous material that is uniform in use, color, texture and age of construction. As materials were identified, bulk samples were placed into individual sampling bags. Each sample was given a discreet identification number and recorded on chain-of-custody forms.

Sampling Table:

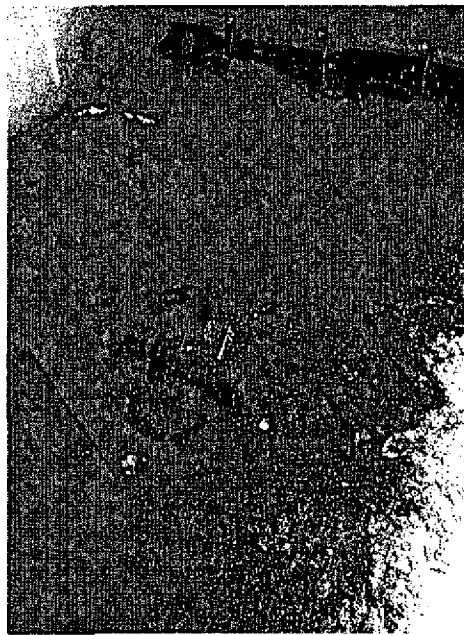
Sample	Location	Description	Friable	Quantity	Condition	Asbestos
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1665 - 6th St.

001	Office #1	Drywall & T.C.	F	TBD	Good	ND
002	Office #1	↓	F		Good	ND
003	Hall	↓	F		Good	ND
004	Insulation	Brown, floor	NF	20 cu.ft	Good	ND
005	Ceiling	Popcorn ceiling	F	75 sq.ft.	Good	5% Chrys
006	↓	↓	F		Good	5% Chrys
007	↓	↓	F		Good	5% Chrys



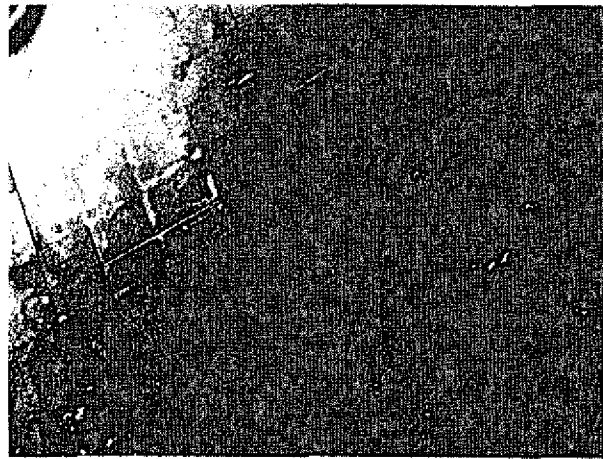
Popcorn ceiling



Popcorn ceiling debris

1667 – 6th St.

008	Floor	9x9 floor tile	NF	1334 sq.ft	Good	ND
009	↓	Mastic	NF		Good	ND
010	Ceiling	Drywall & T.C.	F	437 sq.ft	Good	ND
011		↓	F		Good	<1% Chrys
012			F		Good	<1% Chrys



9x9 floor tiles that test (surprise!) negative for asbestos

1647 – 6th St.

013	Ceiling	Drywall & T.C.	F	247 sq.ft	Good	<1% Chrys
014	↓	↓	F		Good	<1% Chrys
015	↓	↓	F		Good	<1% Chrys

1639, 1645 – 6th St.

016	Office #1	Drywall & T.C.	F	3700 sq.ft	Good	ND
017	Hall, site 1	↓	F		Good	ND
018	Hall, site 2	↓	F		Good	ND
019	Bathroom	12x12 floor tile	NF	55 sq.ft	Good	ND
020	↓	Mastic	NF		Good	ND

1000 point count

Asbestos samples that test positive for asbestos at <1% are re-tested by the laboratory with a process called POINT COUNT.

Patriot Environmental Laboratory Services was instructed to re-test by POINT COUNT a drywall sample from 1647 and 1667. These were put through the process. Results: Each sample tested at less than 0.1% asbestos.

Therefore, the drywall may be removed by ordinary workers who are not asbestos removal certified.

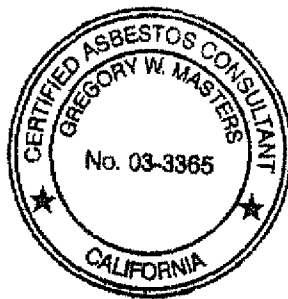
RESULTS:

The popcorn ceiling tested positive for Chrysotile asbestos at 5%. There is about 75 sq.ft on the ceiling. The rest is in floor debris, which is therefore considered contaminated. Whether on the ceiling or on the floor, It must be removed by certified workers who are trained, and who use safe and approved methods.

No guarantees are offered or implied.

We appreciate the opportunity to serve your asbestos needs, and look forward to working with you again.

Gregory Masters, CAC



Masters Environmental Inc.
44719 Alexandria Vale
Indio, CA 92201

760-200-2900
760-200-2901 FAX
gmasters@sonic.net

Certificate of Analysis
PLM Asbestos Identification

tel - 714-899-8900
free - 888-743-0998
fax - 714-899-7098
www.patriotlab.com

1041 S. Placentia Avenue, Fullerton, CA 92831



20.

Masters Environmental
44719 Alexandria Vale
Indio, CA 92201

Report Number: 576263
Project Number: 2392
Project Name:
Project Location: 1639-1667 6th St
Coachella CA

Date Collected: 7/27/2015
Date Received: 8/6/2015
Date Analyzed: 8/6/2015
Date Reported: 8/7/2015

Collected By:
Claim Number:
PO Number:
Number of Samples: 2

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
576263-001 011	Ceiling	Drywall and Taping Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint

Chrysotile <0.1 %
Total Asbestos < 0.1%

576263-002 013	Ceiling	Drywall and Taping Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
-------------------	---------	--------------------------------	-------	--

Chrysotile <0.1 %
Total Asbestos < 0.1%

Note: Sample(s) was/were analyzed following the EPA Point Count method using 1000 points to meet the Cal OSHA Detection Limit of 0.1%.

Melissa Sandoval - Analyst

Ian Reyes - Approved By

Bulk sample(s) submitted was (were) analyzed in accordance with the procedure outlined in the US Federal Register 40 CFR 763, Subpart F, Appendix A; EPA-600/R-93/116 (Method for Determination of Asbestos in Building Materials), and EPA-600/M4-82-020 (US EPA Interim Method for the Determination of Asbestos in Bulk Insulation Samples). Samples were analyzed using Calibrated Visual Estimations (CVES); therefore, results may not be reliable for samples of low asbestos concentration levels. Samples of wall systems containing discrete and separable layers are analyzed separately and reported as composite unless specifically requested by the customer to report analytical results for individual layers. This report applies only to the items tested. Results are representative of the samples submitted and may not represent the entire material from which the samples were collected. "None Detected" means that no asbestos was observed in the sample. "<1%" (less than one percent) means that asbestos was observed in the sample but the concentration is below the quantifiable level of 1%. This report was issued by a NIST/NVLAP (Lab Code 200358-0) and CADOHS- ELAP (Cert. No. 2540) accredited laboratory and may not be reproduced, except in full without the expressed written consent of Patriot Environmental Laboratory Services, Inc. This report may not be used to claim product certification, approval or endorsement by NIST, NVLAP, ELAP or any government agency.

*Point Count request Per Greg Masters

8/6/15 @ 11:21 AM 24HR TA

CHAIN OF CUSTODY

20.

Page 1 of 1

Lab Use Only

Report Number:

576263

MASTERS ENVIRONMENTAL	Project #: 2392
44719 ALEXANDRIA VALE	Project Name:
INDIO, CA 92201	Location: 1639-1667 6th St, Coachella, CA
760-200-2900	Sample Collection Date: 7-27-15
Contact Phone:	Preservative:
760-399-8769 (CELL)	Authorized By: Gayle Thomas
760-200-2901 (FAX)	PO#: Claim #:
Special Instructions:	

Analysis Requested

Turnaround Time

Asbestos

PCM (fiber count)

NIOSH 7400A

PLM (bulk asbestos)

EPA 800/R-93/116

CARB 436

Point Count 400

Point Count 1000

Gravimetric Reduction

Rush (Same Day)

24HR

48HR

72HR

Other

(specify):

Note: -STLC/CAL WET requires a minimum of 52 hrs turnaround

-TCLP requires a minimum of 22 hrs turnaround

-Cultures require 5-7 days turnaround

Lead by Flame AA Paint, Air Cassette, Dust Wipe, Waste Water, Soils, Misc. Solids EPA 3050B/7420mod, NIOSH 7082mod

Lead Waste Profile As necessary for disposal

* Note: Please provide at least 200-500 grams (approx. 1/2 - 1 lb) of sample for necessary analyses.

followed by Flame AA

-or individual tests by request-

1: TTLC Total Threshold by EPA 3050B mod

2: STLC/CAL WET Title 22 CCR Ch11 Article 5 App 2

3: TCLP EPA 1311

SAMPLE #	LOCATION	DESCRIPTION	QUANTITY	CONDITION
665	001	Office #1	Drywall & Taping Compound	TBD
	002	Office #1		Good
	003	Hall		Good
	004	Insulation	Insulation Brown Floor	20 cub. ft
	005	Ceiling	Popcorn Ceiling	75 sq. ft
	006		+ on floor	
	007			
1647	008	Floor	9 x 9 Floor tile	1334 sq. ft
	009		Tile mastic	
	010	Ceiling	Drywall & T.C.	437 sq. ft
	011			
	012			
647	013	Ceiling	Drywall & Taping Compound	247 sq. ft
	014			
	015			
639	016	Office #1	Drywall & Taping Compound	3700 sq. ft
645	017	Hall site #2		Good
	018	Hall site #3		
	019	Bathroom	12 x 12 floor tile	55 sq. ft
	020		Mastic	

Relinquished By: (Print) Greg Masters #033365	(Sign) Greg Masters	(Date) 7-27-15
Received By: (Print) Mikael Ortiz	(Sign) Mikael Ortiz	(Date) 7/28/15 11:40
Relinquished By: (Print)	(Sign)	(Date)
Received By: (Print)	(Sign)	(Date)
Relinquished By: (Print)	(Sign)	(Date)

8/7 9AM

Certificate of Analysis
PLM Asbestos Identification

tel - 714-899-8900
 free - 888-743-0998
 fax - 714-899-7098
 www.patriotlab.com

1041 S. Placentia Avenue, Fullerton, CA 92834



20.

Masters Environmental
 44719 Alexandria Vale
 Indio, CA 92201

Report Number: 574927
 Project Number: 2392
 Project Name:
 Project Location: 1639-1667 6th St
 Coachella CA

Date Collected: 7/27/2015
 Date Received: 7/28/2015
 Date Analyzed: 7/29/2015
 Date Reported: 7/29/2015

Collected By:
 Claim Number:
 PO Number:
 Number of Samples: 20

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
574927-001 001	Office 1	Drywall and Joint Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
Total Asbestos	None Detected			
574927-002 002	Office 1	Drywall and Joint Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
Total Asbestos	None Detected			
574927-003 003	Hall	Drywall and Joint Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
Total Asbestos	None Detected			
574927-004 004	Insulation	Insulation	Brown	100% Cellulose
Total Asbestos	None Detected			
574927-005 005	Ceiling	Popcorn Ceiling	Beige	75% Carbonate 15% Vermiculite 5% Paint
Chrysotile	5 %			
Total Asbestos	5 %			

Certificate of Analysis
PLM Asbestos Identification

20.

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 free - 888-743-0998
 fax - 714-899-7098
 www.patriotlab.com

1041 S. Placentia Avenue, Fullerton, CA 92831

Masters Environmental
 44719 Alexandria Vale
 Indio, CA 92201

Report Number: 574927
 Project Number: 2392
 Project Name:
 Project Location: 1639-1667 6th St
 Coachella CA

Date Collected: 7/27/2015
 Date Received: 7/28/2015
 Date Analyzed: 7/29/2015
 Date Reported: 7/29/2015

Collected By:
 Claim Number:
 PO Number:
 Number of Samples: 20

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
574927-006 006	Ceiling	Popcorn Ceiling	Beige	75% Carbonate 15% Vermiculite 5% Paint
Chrysotile	5 %			
Total Asbestos	5 %			
574927-007 007	Ceiling	Popcorn Ceiling	Beige	75% Carbonate 15% Vermiculite 5% Paint
Chrysotile	5 %			
Total Asbestos	5 %			
574927-008 008	Floor	9x9 Floor Tile	Black	100% Non- Fibrous Material
Total Asbestos	None Detected			
574927-009 009	Floor	Tile Mastic	Black	100% Tar
Total Asbestos	None Detected			
574927-010 010	Ceiling	Drywall and Tape Compound	Beige	90% Sulfate 7% Cellulose 3% Glass Fibers
Total Asbestos	None Detected			

Certificate of Analysis
PLM Asbestos Identification

20.

tel - 714-899-8980
 free - 888-743-8998
 fax - 714-899-7098
 www.patriotlab.com

1041 S. Placentia Avenue, Fullerton, CA 92831

Masters Environmental
 44719 Alexandria Vale
 Indio, CA 92201

Report Number: 574927
 Project Number: 2392
 Project Name:
 Project Location: 1639-1667 6th St
 Coachella CA

Date Collected: 7/27/2015
 Date Received: 7/28/2015
 Date Analyzed: 7/29/2015
 Date Reported: 7/29/2015

Collected By:
 Claim Number:
 PO Number:
 Number of Samples: 20

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
574927-011 011	Ceiling	Drywall and Tape Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint

Chrysotile <1 %
Total Asbestos < 1%

574927-012 012	Ceiling	Drywall and Tape Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
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Chrysotile <1 %
Total Asbestos < 1%

574927-013 013	Ceiling	Drywall and Tape Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
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Chrysotile <1 %
Total Asbestos < 1%

574927-014 014	Ceiling	Drywall and Tape Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
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Chrysotile <1 %
Total Asbestos < 1%

Certificate of Analysis
PLM Asbestos Identification

20.

tel - 714-899-8900
 free - 888-743-0998
 fax - 714-899-7098
 www.patriotlab.com

1041 S. Placentia Avenue, Fullerton, CA 92831

Masters Environmental
 44719 Alexandria Vale
 Indio, CA 92201

Report Number: 574927
 Project Number: 2392
 Project Name:
 Project Location: 1639-1667 6th St
 Coachella CA

Date Collected: 7/27/2015
 Date Received: 7/28/2015
 Date Analyzed: 7/29/2015
 Date Reported: 7/29/2015

Collected By:
 Claim Number:
 PO Number:
 Number of Samples: 20

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
574927-015 015	Ceiling	Drywall and Tape Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint

Chrysotile <1 %
Total Asbestos <1%

574927-016 016	Office 1	Drywall and Tape Compound	Beige	86% Sulfate 7% Cellulose 5% Carbonate 2% Paint
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Total Asbestos None Detected

574927-017 017	Hall Suite 2	Drywall and Tape Compound	White	86% Sulfate 7% Cellulose 5% Carbonate 2% Paint
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Total Asbestos None Detected

574927-018 018	Hall Suite 3	Drywall and Tape Compound	White	86% Sulfate 7% Cellulose 5% Carbonate 2% Paint
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Total Asbestos None Detected

574927-019 019	Bathroom	12x12 Floor Tile	Beige	100% Non-Fibrous Material
-------------------	----------	------------------	-------	---------------------------

Total Asbestos None Detected

Certificate of Analysis
PLM Asbestos Identification

20.

tel - 714-899-8900
free - 888-743-0998
fax - 714-899-7098
www.patriotlab.com

1041 S. Placentia Avenue, Fullerton, CA 92831

Masters Environmental
44719 Alexandria Vale
Indio, CA 92201

Report Number: 574927
Project Number: 2392
Project Name:
Project Location: 1639-1667 6th St
Coachella CA

Date Collected: 7/27/2015
Date Received: 7/28/2015
Date Analyzed: 7/29/2015
Date Reported: 7/29/2015

Collected By:
Claim Number:
PO Number:
Number of Samples: 20

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
574927-020 020	Bathroom	Mastic	Yellow	100% Non- Fibrous Material

Total Asbestos **None Detected**

574927-010 Sample Contained Drywall Only



Melissa Sandoval - Analyst



Ian Reyes - Approved By

Bulk sample(s) submitted was (were) analyzed in accordance with the procedure outlined in the US Federal Register 40 CFR 763, Subpart F, Appendix A; EPA-600/R-93/116 (Method for Determination of Asbestos in Building Materials), and EPA-600/M4-82-020 (US EPA Interim Method for the Determination of Asbestos in Bulk Insulation Samples). Samples were analyzed using Calibrated Visual Estimations (CVES); therefore, results may not be reliable for samples of low asbestos concentration levels. Samples of wall systems containing discrete and separable layers are analyzed separately and reported as composite unless specifically requested by the customer to report analytical results for individual layers. This report applies only to the items tested. Results are representative of the samples submitted and may not represent the entire material from which the samples were collected. "None Detected" means that no asbestos was observed in the sample. "<1%" (less than one percent) means that asbestos was observed in the sample but the concentration is below the quantifiable level of 1%. This report was issued by a NIST/NVLAP (Lab Code 200358-0) and CADOHS- ELAP (Cert. No. 2540) accredited laboratory and may not be reproduced, except in full without the expressed written consent of Patriot Environmental Laboratory Services, Inc. This report may not be used to claim product certification, approval or endorsement by NIST, NVLAP, ELAP or any government agency.

CHAIN OF CUSTODY

5197167

20.

Page 1 of 1

Lab Use Only
Report Number:

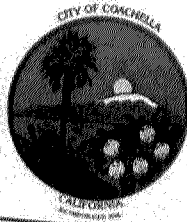
MASTERS ENVIRONMENTAL		Project #:	2392
44719 ALEXANDRIA VALE		Project Name:	
INDIO, CA 92201		Location:	1639-1667-6th St, Coachella, CA
760-200-2900		Sample Collection Date:	7-27-15
Contact Phone:		Preservative:	
760-399-8769 (CELL)		Authorized By:	Gayle Thomas
760-200-2901 (FAX)		PO#:	Claim #:
Special Instructions:			
Analysis Requested		Turnaround Time	
Asbestos		Rush (Same Day) <input type="checkbox"/> Other <input type="checkbox"/>	
PCM (fiber count)	NIOSH 7400A <input type="checkbox"/>	24HR	<input checked="" type="checkbox"/> (specify):
PLM (bulk asbestos)	EPA 800/R-93/116 <input checked="" type="checkbox"/>	48HR	<input type="checkbox"/>
	CARB 435 <input type="checkbox"/>	72HR	<input type="checkbox"/>
	Point Count 400 <input type="checkbox"/>	Note: -STLC/CAL WET requires a minimum of 52 hrs turnaround	
	Point Count 1000 <input type="checkbox"/>	-TCLP requires a minimum of 22 hrs turnaround	
	Gravimetric Reduction <input type="checkbox"/>	-Cultures require 5-7 days turnaround	
Lead by Flame AA Paint, Air Cassette, Dust Wipe, Waste Water, Soils, Misc. Solids EPA 3050B/7420mod, NIOSH 7082mod			
Lead Waste Profile As necessary for disposal <input type="checkbox"/>		* Note: Please provide at least 200-500 grams (approx. 1/2 - 1 lb) of sample for necessary analyses.	
followed by Flame AA			
-or individual tests by request-			
1: TTLC Total Threshold by EPA 3050B mod <input type="checkbox"/>			
2: STLC/CAL WET Title 22 CCR Ch11 Article 5 App 2 <input type="checkbox"/>			
3: TCLP EPA 1311 <input type="checkbox"/>			

SAMPLE #	LOCATION	DESCRIPTION	QUANTITY	CONDITION	
665	001	Office #1	Drywall & Taping Compound	TBD	Good
	002	Office #1			Good
	003	Hall			Good
	004	Insulation	Insulation Brown, Floor	20 cub. ft	—
	005	Ceiling	Popcorn Ceiling	75 sq. ft	Ser. Dam.
	006		+ on floor		
	007				
1667	008	Floor	9 x 9 Floor tile	1334 sq. ft	Good
	009		Tile mastic		
	010	Ceiling	Drywall & T.C.	437 sq. ft	Good
	011				
	012				
1647	013	Ceiling	Drywall & Taping Compound	247 sq. ft	Good
	014				
	015				
639 645	016	Office #1	Drywall & Taping Compound	3700 sq. ft	Good
	017	Hall site #2			
	018	Hall site #3			
	019	Bathroom	12 x 12 Floor tile	55 sq. ft	Good
	020		Mastic		

Relinquished By: (Print)	Greg Masters #033365	(Sign)	Gregory Masters	(Date)	7-27-15
Received By: (Print)	Mikie Ortiz	(Sign)	Mikie Ortiz	(Date)	7-28-15 11:45
Relinquished By: (Print)		(Sign)		(Date)	
Received By: (Print)		(Sign)		(Date)	
Relinquished By: (Print)		(Sign)		(Date)	

**CITY OF COACHELLA
BUILDING PERMIT
COMMUNITY & DEVELOPMENT SERVICES**

Inspection Request Require 24 Hour Notice
(760) 398-3002



Attachment 4

20.

DATE: 04/23/2019
PERMIT NO: BL-2019-04-13344
USE ZONE: General Commercial
OCCUPANCY: CONSTR TYPE: SQ FT:

Project Address: 1639 6TH ST
COACHELLA CA 92236

Applicant's Name: CALACON INC.
Owner's Name: GENEVIEVE THOMAS
Owner's Address: 1639 6TH ST
COACHELLA CA 92236

Contractor's Name: CALACON INC.
Contractor's Address: 59800 AVENIDA LA CUMBRE
MOUNTAIN CENTER CA 92561

Contact Person: SCOTT MABE

Project Name: ALTERATIONS AND ADDITIONS
Permit Type: 1639/67 6TH ST. DEMOLISH AND DISCARD ALL INTERIOR, "NON-BEARING" WALLS, FRAMING,
Description of Work: ELECTRICAL OUTLETS AN HVAC, REMOVE OR GRIND DOWN TO SLAB ANCHOR BULTS FLUSH
Condition:

Project Valuation: \$ 9,000.00
PARCEL #:
LOT #:
TRACT #:
Phone: (760) 275-4995
Fax:
Phone: (760) 275-4995
Fax:
Business Lic:
State Licence:
Contact Phone: (760) 275-4995

FEE(S):

CONSTRUCTION COST 1%
Senate Bill 1473

\$90.00 Plan Check Fees
\$1.00

\$288.00 Strong Motion Instrumentation \$1.17

TOTAL FEES: \$ 380.17

CERTIFICATION APPEARING ON APPLICATIONS

I have carefully examined the above completed "Application and Permit" and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued, to comply with all City, County, and State laws governing building construction, whether specified herein or not, and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granted of this permit.

The issuance of this permit is based upon plans and specifications filed with the City of Coachella and shall not prevent the building official from thereafter requiring the correction of errors in said plans and specifications.

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is

(Applicant Signature)

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Building

Planning

1639/67 6TH ST. DEMOLISH AND DISCARD ALL INTERIOR, "NON-BEARING" WALLS, FRAMING, ELECTRICAL OUTLETS AN HVAC, REMOVE OR GRIND DOWN TO SLAB ANCHOR BULTS FLUSH TO FINISH AS PER ATTACHED APPROVED PLANS.



CITY OF COACHELLA
BUILDING PERMIT
COMMUNITY & DEVELOPMENT SERVICES

Project Address: 1639 / 67 4th Street
Dirección del Proyecto:

Applicant's Name: CALACON INC
Nombre del Solicitante
Owner's Name: GENEVIEVE Laffey Thomas Est.
Nombre del Propietario:
Owner's Address: - Same -
Dirección del Propietario:

DATE:
PERMIT NO:
USE ZONE:
OCCUPANCY: CONSTR TYPE: SQ FT:

INSPECTION REQUEST REQUIRE 24 HOUR NOTICE
(760) 398-3002

Project Valuation: \$9,000
Evaluación del Proyecto:

PARCEL#

LOT#:

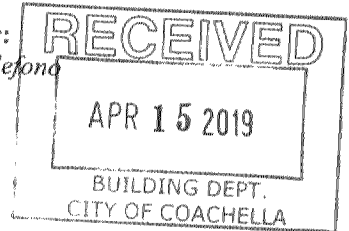
TRACT#:

Phone Number:

Numero de Telefono

Fax:

Fax:



Contractor's Name: CALACON INC.
Nombre del Contratista

Contractor's Address: 59-800 AVENIDA LACUMBRE
Dirreccion del Contratista: MOUNTAIN CENTER CA 92561

Phone Number: (760) 275-4995
Numero de Telefono:

Fax:

Fax:

Bus Lic/ Licencia:

State Lic/Licencia del Estado: 622308

Contact Phone: (760) 275-4995

Teléfono de Contacto:

Contact Person: Scott Mabe
Persona de Contacto

Project Name/ Nombre del Proyecto:

Permit Type/ Tipo de Permiso: Demo/Electric upgrade - Demo/Show & Discard all int.
Description of Work/Descripción de los trabajos: Non-bearing wall, framing, elect, outfit + HVAC, remount

Condition/Condición:

ELECTRICAL	MECHANICAL	PLUMBING
# OF SVCS 600 V/UP TO 200 AMPS	# AC/ BOILERS UP TO 100K BTU	# OF BACKFLOW DEVICES <=2"
# OF SVCS 600 V/ OVER 200 AMPS	# A/C BROILERS 100K-500K BTU	# OF BACKFLOW DEVICES >=2"
# OF SVCS 600 V/ OVER 1000 AMPS	# AC/BROILERS 500K BTU-1M BTU	# OF PLUMBING FIXTURES
# OF TEMP POWER SERVICES	# AC/BROILERS 1M BTU- 1.75M BTU	# OF PRIVATE SEWAGE DISPOSAL
# OF SUB-POLES	# AC/BROILERS OVER 1.75M BTU	# OF SEPTIC TANKS
# OF ELECT GENERATORS/RIDES	# OF A/C UNITS	# OF SEWER CONNECTIONS
# OF BOOTH LIGHTING	# OF AIR HANDLERS < 10K CFM	# OF WATER SERVICE
# OF FIXTURES FOR REPAIR/ALT	# OF AIR HANDLERS > 10K CFM	# OF WATER HEATERS
# OF ELECTRICAL FIXTURES	# OF APPLIANCE VENTS	# OF GAS SYSTEMS
# OF RESIDENTIAL APPLIANCES	# OF FURNACES UP TO 100K BTU	# OF VACUUM/BACKFLOW DEVICES
# OF RECEPTACLES/SWITCHES/OUTLETS	# OF FURNACES OVER 100K BTU	# OF LAWN SPRINKLERS
# OF POWER APPARATUS	# OF INCINERATORS- DOMESTIC	# SWIMMING POOL/PUBLIC POOL
# OF PRIVATE SWIMMING POOL(S)	# OF EXHAUST FANS	# OF SWIMMING POOL/PUBLIC SPA
	# COMM. RANGE HOODS	# OF SWIMMING POOL/PRIVATE POOL
		# OF SWIMMING POOL/PRIVATE SPA
		# OF INDUST WASTE INTERCEPTOR

CERTIFICATION APPEARING ON APPLICATIONS

have carefully examined the above completed "Application and Permit" and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued, to comply with all City, County, and State laws governing building construction, whether specified herein or not, and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granted of this permit.

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Applicant's Signature

Building

Planning



City of Coachella
Community Develop.
Services
1515 Sixth Street
Coachella, CA. 92236
(760) 398-3002

BUILDING PLAN CHECK CORRECTIONS

Project Address: 1639 6th St.

Plan Check #: TBD

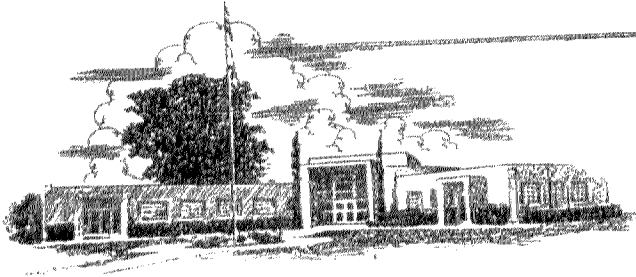
Review #: 1

Applicant: Coachella Organic

Date: 04/22/2019

1. Provide a clear scope of work on cover sheet.
2. Size any conduit to be installed as shown on plans.
3. Show use of adjacent suites and list total amount of square footage to be altered or demolished.
4. Provide a recycling plan for waste as required by CGBC 5.408.

Plan Checker: Brian F Gumpert CBO



City of Coachella
Community Develop.
Services
1515 Sixth Street
Coachella, CA. 92236
(760) 398-3002

BUILDING PLAN CHECK CORRECTIONS

Project Address: 1639 6th St.

Review #: 1

Plan Check #: TBD

Date: 04/22/2019

Applicant: Coachella Organic

1. Provide a clear scope of work on cover sheet.
2. Size any conduit to be installed as shown on plans.
3. Show use of adjacent suites and list total amount of square footage to be altered or demolished.
4. Provide a recycling plan for waste as required by CGBC 5.408.

Plan Checker: Brian F Gumpert CBO

City of Coachella
Utility
1515 6th Street
Coachella, CA 92236
760-398-2702
Welcome

000832-0008 Carmin T. 04/24/2019 08:43AM

PERMITS & INSPECTIONS

CALACON INC.

BL-2019-04-13344

ALTERATIONS AND ADDITIONS

1639/67 6TH ST. DEMOLISH

AND DISCARD ALL

pending

2019 Item: BL-2019-04-13344 380.17

Payment Id: 80065

380.17

Subtotal

380.17

Total

380.17

380.17

CHECK

Check Number 2638

0.00

Change due

Paid by: CALACON INC.

CALACON INC.		2638
DATE 4/24/2019		
CITY OF COACHELLA		\$ 380.17
Three Hundred Eighty \$		
1STBANK		
Pay to the Order of		

Thank you for your payment
Gracias por su pago

CUSTOMER COPY
DUPLICATE RECEIPT

BUILDING PERMIT NO. _____

CITY OF COACHELLA, CA
1515 SIXTH STREET
COACHELLA, CA. 92236 (760) 398-3002

Building Address: _____

Applicant: _____

Mailing Address: _____

City: _____ **Zip:** _____ **Tel:** _____

Owner: _____

Mailing Address: _____

City: _____ **Zip:** _____ **Tel:** _____

Contractor: CALACON INC.

Mailing Address: 59-800 Avenida LaCumbre

City: Mountain View **Zip:** 92561 **Tel:** (760) 275-4995

State Lic. & Class: B **City License #:** 622308

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provision of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: B **License #:** 622308

Date: 7/31/2019 **Contractor:** Scott Mabe
CALACON INC.

OWNER-BUILDER DECLARATION

I, hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 703.1.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and professions Code) or that he or she is exempt there from and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own

Attachment 4
employees provided that such improvement is not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder shall have the burden of proving that he or she did not build or improve for the purpose of sale.).

- ☐ I, as owner of the property, am exclusively contracting with licensed contractor's to construct the project (Sec. 7044, business and Professions Code: the Contractor's License Law does not apply to owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

- ☐ I am exempt under Sec. _____ B & P C for this reason _____

Date: _____ **Owner:** _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: State Fund Policy # 9066129-17
(This section need not be completed if the permit is for one hundred dollars (\$100) or less).
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____ **Applicant:** _____

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provide for in Section 3706 of the Labor Code, Interest, and Attorney's fees.

CONSTRUCTION LENDING AGENCY

I, hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civ. C).

Lender's Name _____

Address: _____

- ☐ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date: _____ **Applicant Signature:** _____