



CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

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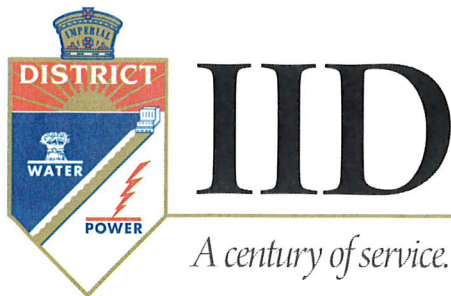
Date: 3/7/22
City Case Number: CUP 351
Project Name: Tripoli Mixed Use
Planner: Gabriel Perez, Development Services Director
Reviewed By: Chris Cox, Assistant Fire Marshal
Fire Department Case Number: FPCUP2200002
 East Office of the Fire Marshal Responsibility

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures in accordance with Riverside County Ordinances and/or referenced fire protection standards:

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering 3,250 GPM at 20 psi for a 3 hour duration. The required fire flow may be adjusted prior to building permit issuance depending on the proposed construction type. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. An approved fire access walkway shall be provided around building A. The access roads shall be capable of sustaining 60,000 lbs. over two axels and 75,000 lbs over three axles in all-weather conditions. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
3. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
4. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
5. Construction Permits: Building construction plans shall be submitted to the Office of the Fire Marshal for review and approval. Additional fire and life safety conditions may be determined during this review.
6. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. All new residential apartment buildings shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.

7. Fire sprinkler system risers shall not be obstructed in any manner. If a system riser is to be concealed by means of a wall, soffit, column, or other building construction, it shall be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches in width by six (6) feet eight (8) inches in height from the exterior of the building directly to the riser as approved by the fire code official Ref. RVC Fire IB 06-07
8. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and will be determined at the time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
9. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Gates installed across access walkways and maintained locked shall be provided with approved Knox equipment. Electric gate operators shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signal from the fire apparatus and remain in the fully open position for a minimum of 30 seconds. Ref. CFC 506.1
10. Addressing: All residential dwellings and commercial buildings shall display street numbers, building number/letter designators, and unit designators in a prominent location as approved by the Fire Department. Buildings over 25 feet in height shall have 24" high address numerals/letters posted in an approved location visible from the access road. CFC 505

If you have any questions or comments, then please contact me at 760-393-3386 or chris.cox@fire.ca.gov.



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February 28, 2022

Mr. Gabriel Perez
 Director
 Development Services Department
 City of Coachella
 1515 6th Street
 Coachella, CA 92236

SUBJECT: Tripoli Mixed-Use Project in Coachella, CA

Mr. Perez:

On February 14, 2022 the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the preliminary information for the Tripoli mixed-use project, Change of Zone 22-01, Conditional Use Permit 351. The applicant, David Davis, Chelsea Investment Corporation, proposes a development project consisting of 108 apartment units and two 1st floor commercial spaces on a 2.8-acre property located at the southeast corner of Harrison Street and 6th Street in Coachella, CA (APNs 778-081-003 and -001).

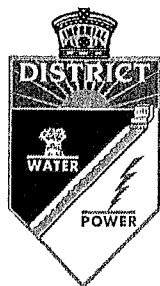
The IID has reviewed the project information and found that the comments provided in the May 27, 2021 district letter (see attached letter) continues to apply.

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

Respectfully,

Donald Vargas
 Compliance Administrator II

Enrique B. Martinez – General Manager
 Mike Pacheco – Manager, Water Dept.
 Marilyn Del Bosque Gilbert – Manager, Energy Dept.
 Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
 Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.
 Wayne K. Strumpfer, General Counsel
 Jamie Asbury – Assoc. General Counsel
 Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
 Laura Cervantes – Supervisor, Real Estate



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May 27, 2021

Mr. Luis Lopez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Tripoli Apartments Project in Coachella, CA (PAR 21-05) Dear Mr. Lopez:

On May 10, 2021, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the preliminary site plans for the Tripoli Apartments project (Pre-Application Review no. 21-05). The applicant, David Davis/Chelsea Investment Inc., proposes the development of 1,600 sq. ft. retail building and 71 affordable housing units ranging in size from 603 sq. ft. to 1,077 sq. ft. on 1.6 acres of vacant land located at 51-392 Cesar Chavez Street in Coachella, California (APNs 778-081-001, -003).

The IID has reviewed the project information and has the following comments:

1. IID will not begin any studies, engineering or estimate costs to provide electrical service to the project until the applicant submits a customer project application (available at <http://www.iid.com/home/showdocument?id=12923> and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the project, including but not limited to the construction of distribution overhead and/or underground line extensions, underground conduit systems, the re-configuration of distribution circuits and/or other upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.
2. However, based on the preliminary information provided to the IID, the district can accommodate the power requirements of the project by extending distribution lines (conduit and cable) with a loop configuration from existing facilities to the project. The district's ability to provide service from existing infrastructure is based on currently available capacity, which may be impacted by future development in the area. It is important to note that a detailed and final study will be developed once a customer project application and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures. The conditions of service could change as a result of the additional studies.

Luis Lopez
May 27, 2021
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3. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes, transformers, commercial meter panels, residential meter concentrations and pads should be installed following IID approved plans. Physical field installation of underground infrastructure should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website <https://www.iid.com/home/showdocument?id=14229>).
4. IID Regulations governing line extensions can be found at:
No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
No. 15 (<http://www.iid.com/home/showdocument?id=2555>),
No. 20 (<http://www.iid.com/home/showdocument?id=2560>) and
No. 23 (<https://www.iid.com/home/showdocument?id=17897>).
5. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.
6. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
7. The applicant will be required to provide rights-of-way and easements for any power line extensions and overhead or underground infrastructure needed to serve the project.
8. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
9. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.

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10. Public utility easements over all private public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
11. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
12. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.
13. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <https://www.iid.com/energy/vegetation-management>.

Luis Lopez
May 27, 2021
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Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Jamie Asbury – Assoc. General Counsel
Vance Taylor – Asst. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate



MEMBERS: Desert Hot Springs Palm Springs Cathedral City Rancho Mirage
Palm Desert Indian Wells La Quinta Indio Coachella Riverside County

March 17, 2022

Gabriel Perez, Development Services Director
City of Coachella
53-990 Enterprise Way
Coachella, CA 92236

RE: Tripoli Apartments

Dear Mr. Perez,

This letter is in response to your request for comments regarding the proposed Tripoli Apartments located on the southeast corner of Cesar Chavez Street and Bagdad Ave within the City of Coachella. SunLine Transit Agency's (SunLine) staff has reviewed the specific plan and offers the following comments:

SunLine currently provides direct transit service to the proposed project site, with the closest bus stop #115 located on Cesar Chavez at Bagdad Ave, 300 feet from the project site, served by Route 8. SunLine is recommending to create a bus turnout on the farside of Cesar Chavez St at Bagdad Ave adjacent to the project location that would replace bus stop #115. Having a turnout would help improve road mobility as the buses would not impede the flow of traffic on Cesar Chavez while they service the bus stop and it would also directly service the community that will be living in those apartments giving them easy access to a bus stop for public transportation.

The general measurements for a bus turnout for one bus are the following:

- 60 feet of transition both in the front and the back of the cutout combined
- 50 feet of actual turnout
- Total of 110 feet

Please note internal transit-friendly pedestrian access can be accomplished by following the guiding principles listed below:

- Pedestrian walkways to bus stops should be designed to meet the needs of all passengers, including the disabled, seniors and children. All pedestrian walkways should be designed to be direct from the street network to the main entrance of buildings.
- Pedestrian walkways should be designed to provide convenient connections between destinations, including residential areas, schools, shopping centers, public services and institutions, recreation, and transit.
- Provide a dedicated sidewalk and/or bicycle paths through new development that are direct to the nearest bus stop or transit facilities.
- Provide shorter distance between building and the bus stop by including transit friendly policies that address transit accessibility concerns to encourage transit-oriented development. These policies can be achieved through zoning policies, setback guidelines, building orientation guidelines, and parking requirements.
- Limit the use of elements that impede pedestrian movement such as meandering sidewalks, walled communities, and expansive parking lots.
- Eliminate barriers to pedestrian activities, including sound walls, berms, fences, and landscaping which obstructs pedestrian access or visibility. Gates should be provided at restricted areas to provide access to those using transit services.
- Pedestrian pathways should be paved to ensure that they are accessible to everyone. Accessible circulation and routes should include curb cuts, ramps, visual guides and railing where necessary. ADA compliant ramps should be placed at each corner of an intersection.
- A minimum horizontal clearance of 48 inches (preferable 60 inches) should be maintained along the entire pathway.
- A vertical clearance of 84 inches (preferable 96 inches) should also be maintained along the pathway.

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1511.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Guidry". The signature is written in a cursive, flowing style.

Jeff Guidry

Superintendent of Transportation

cc: Isabel Acosta, Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager