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December 11, 2024

Ms. Anahi Fernandez
 Management Analyst
 Development Services Department
 City of Coachella
 53990 Enterprise Way
 Coachella, CA 92236

SUBJECT: Clinica Coachella Project in Coachella, CA; AR 24-10 (2nd Submittal)

Dear Ms. Fernandez:

On November 26, 2024, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Clinica Coachella project; Architectural Review 24-10. The applicant, Alpha Rue, LLC; proposes to develop a new one-story 6,901 sq. ft. building that will include 4,837 sq. ft. of medical office space and a 1,925 sq. ft. commercial suite at Van Buren Street & Avenue 50th in Coachella, CA (APN 603-260-056).

The IID has reviewed the project information and found that the comments provided in the September 30, 2024 district letter (see attached) continue 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

Jamie Asbury – General Manager
 Mike Pacheco – Manager, Water Dept.
 Matthew H Smelser – Manager, Power Dept.
 Paul Rodriguez – Deputy Mgr. Power Dept. Power Dept.
 Guillermo Barraza – Mgr. of Distribution Svcs. & Maint. Oprtns., Power Dept.
 Geoff Holbrook - General Counsel
 Michael P. Kemp – Superintendent General, Fleet & Compliance Services
 Laura Cervantes. – Supervisor, Real Estate



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September 30, 2024

Ms. Anahi Fernandez
 Management Analyst
 Development Services Department
 City of Coachella
 53990 Enterprise Way
 Coachella, CA 92236

SUBJECT: Clinica Coachella Building Project in Coachella, CA; AR No. 24-10

Dear Ms. Fernandez:

On September 16, 2024, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Clinica Coachella project; Architectural Review 24-10. The applicant, Alpha Rue, LLC; proposes to build a new 6,900 sq. ft. one-story medical clinic at Van Buren Street and Avenue 50th in Coachella, California (APN 603-260-056).

IID has reviewed the project information has the following comments:

1. Based on the preliminary information provided to the IID, to accommodate the power load to service the proposed development will require the site acquisition, design, construction and commissioning of a new substation with two (2) 28 MVA 92/13.2 kV transformer banks in addition to distribution getaways, transmission line extensions and commissioning. The required substation is currently anticipated to be constructed under a cost-share agreement and/or pursuant to one or more reimbursement agreements with one or more joint powers authorities, with a high-level cost estimate based on 2024 IID Rates of \$25 Million (subject to change without notice, including adjustments in costs of materials, supply or labor). As a result the project is not likely solely responsible for the entire cost of the substation, but the plan of service for the project is contingent upon the implementation of the substation and related upgrades, and the project will be required to contribute to the to a pro rata share of the cost of the substation and upgrades, and which contribution shall be paid pursuant to one or more cost-share agreements and/or reimbursement agreements with one or more joint powers authorities, or such other financial arrangement reasonably acceptable to IID. To the extent that the substation is not constructed through and of the foregoing mechanisms, the project may be required to facilitate construction of the substation.

2. A larger than standard 315' by 315' site at a strategic location (final site dimensions will be determined once evaluation is completed), pre-approved by IID, will be required. Additional requirements include but are not limited to, grading, fencing, permits, zoning change, environmental compliance documentation, landscaping (if required by the City), and all rights-of-way and easements for the substation, and access rights for both ingress and egress, as well as for transmission and distribution power line facilities, all of which are required to be provided to IID before starting the substation implementation.
3. The substation site proposed dimensions do not take into account any catch basing or any other storm water improvement. All setbacks, rights-of-ways, sidewalks, berms, public utility easements, catch basins, etc. are considered off-site improvements, and it is the developer(s) responsibility to include the substation's storm water plans and mitigation measures as part of the project's overall plan.
4. The applicant will be required to extend one (1) distribution feeder (conduit and cable) from the new substation to the proposed development with a high level cost of \$1.5 Million (subject to change without notice, considering adjustments in costs of materials, supply or labor). This cost is in addition to the cost share for the substation. In addition, the applicant will be required to install the necessary conduit/vault systems following the Permanent Plan of Service as well as distribution getaways conduit systems from the required substation.
5. IID will not begin any engineering studies to provide electrical service to the project until the applicant submits a customer project application (available for download 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 additional facilities deemed necessary to provide electrical service to the project, including but not limited to distribution feeder/backbone extensions, distribution overhead and/or underground line extensions, as well as any other related upgrades and applicable permits, zoning changes, landscaping (if required by the County) and rights-of-way and easements.
6. The applicant should be advised that pursuant to IID process, the standard time frame for the implementation of a new substation (engineering, equipment procurement and construction) requires an average of 36 months. As a result, the applicant should adjust the project's in-service dates accordingly.
7. Any underground infrastructure needed including trenching, conduits, pull boxes, switch boxes and pads should be installed following IID approved plans and within the public utility easement or a dedicated easement, if applicable. Physical field installation of underground infrastructures should be verified and approved by an

Anahi Fernandez
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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>).

8. Line extensions to serve the project will be made in accordance with IID Regulations:
 - No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
 - No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
 - No. 15 (<http://www.iid.com/home/showdocument?id=2555>)
9. 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.
10. It is important to note that IID's policy is to extend its electrical facilities only to those project that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
11. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.
12. The project proponent will be required to provide and bear all costs associated with acquisition of rights of way, easements, and infrastructure relocations deemed necessary to accommodate street or road improvements imposed by the municipality.
13. 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/departments-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
14. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and/or distribution lines, ancillary facilities associated with the

conveyance of energy service; the acquisition and dedication of real property, rights of way and/or easements for the siting and construction of electrical utility substations, electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

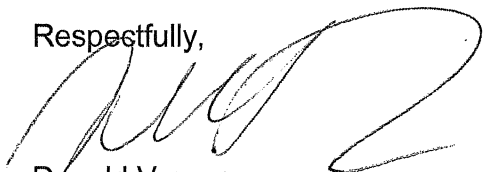
15. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces 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.
16. When the project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, and determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

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

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

Respectfully,

A handwritten signature in black ink, appearing to read 'DVargas', is written over the word 'Respectfully,'.

Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Power Dept.
Paul Rodriguez – Deputy Mgr. Power Dept. Power Dept.
Geoff Holbrook – General Counsel
Michael P. Kemp – Superintendent General, Fleet & Compliance Services
Laura Cervantes. – Supervisor, Real Estate



CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

BILL WEISER - FIRE CHIEF
Office of the County Fire Marshal
4080 Lemon Street, 10th Floor, Riverside, CA 92501
(951) 955-4777 www.rvcfire.org

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DISTRICT 4

DR. YXSTIAN GUTIERREZ
DISTRICT 5

Planning Case Conditions

Date: OCTOBER 14, 2024

City Case Number: RAC - AR No. 24-10

Project Name: Clinica Coachella

Planner: Anahi Fernandez, Management Analyst

Reviewed By: Carlos Rodriguez, Supervising Fire Marshal

Fire Department Permit Number: FPARC2400005

East Office of the Fire Marshal Responsibility

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (**as it is noted above**) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org

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

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

PLANNING CONDITIONS OF APPROVAL

GENERAL CONDITIONS

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code and Riverside County Ordinances.

- 1) Certain designed areas will be required to be maintained as fire lanes and will require approved signs and/or stenciling in accordance with CVC 22500.1.
 - 2) Building shall be provided with KNOX Box rapid entry access box.
 - 3) Access Roadways shall not be less than 24 feet in width and shall have unobstructed vertical clearance not less than 13 feet 6 inches.
- Reference Guideline OFM-01A.

WATER AND ACCESS PRIOR TO COMBUSTIBLE MATERIALS ON-SITE

- 1) An observable minimum fire flow shall be present upon testing.
- 2) Fire hydrant caps shall be in place and marked in accordance with local requirements.
- 3) Blue roadway reflector shall be installed in the completed roadway to identify the location of all fire hydrants.

SUBJECT TO FIELD INSPECTION

- 1) No combustible materials shall be on site **prior to accessible water.**

ACCESS DURING CONSTRUCTION

Fire department access roads for emergency response during construction shall comply with CFC Chapter 33 and the provisions listed in this section and, where applicable, elsewhere in this guideline. Construction activities at job sites not complying with these requirements may be suspended at the discretion of the RVC - OFM Inspector until a reasonable level of compliance is achieved.

At no time shall construction projects impair or obstruct any existing fire access roads or access to and operation of existing fire hydrants serving other structures. Should existing roads or hydrants need to be moved or otherwise altered during construction, the developer shall provide alternative access routes and other mitigation features to ensure adequate fire and life-safety protection. Such alternatives and features shall be submitted to RVC-OFM for review and approval prior to alteration of existing conditions.

Access Inspection— An inspection shall be scheduled with an RVC-OFM inspector to verify that access roads and other access features have been provided for buildings under construction per the following timelines:

- 1) For buildings of Type I through V construction (and non-combustible structures that may have a portion of the exterior walls, façade, or other building elements comprised of wood or other combustible material on-site), the access inspection shall occur prior to Building Permit Issuance
 - a) The street address of the site shall be prominently posted at each entrance. For projects on streets that do not have a name or street signs posted yet, the sign shall include the project name and tract/lot number.

- b) Gates through construction fencing shall be equipped with a Knox padlock.
- c) When required by the RVC-OFM Fire Inspector, fire lanes shall be posted with "Fire Lane—No Parking" signs or no parking areas shall be otherwise identified to maintain them free of obstructions during construction.
- d) Provisions shall be made to ensure that fire hydrants are not blocked by vehicles or obstructed by construction material or debris. A three-foot clear space shall be provided around the perimeter of the hydrant and no parking or similar obstructions shall be allowed along THE ADJACENT ROAD WITHIN 15 FT OF THE HYDRANT. Inoperable hydrants shall be bagged.

Prior To Final

- 1) Approved building address number and or lettering shall be placed in such a position as to be plainly visible and legible from the street and rear access if applicable. Building address numbers shall be a minimum of 12" tall.

Numbers for new buildings shall be internally or externally illuminated, to be visible at night. This requirement also applies to monuments.

NOTE: Reflective type numbers may be acceptable for a single lot residential development project, when specifically approved by RVC-OFM.

All addressing must be on each building and be legible and of a contrasting color with the background to be visible from the street at all hours.

All rooms shall be properly identified. (room name, number and or letter)

- 2) Install portable fire extinguishers per Title 19, but not less than 2A10BC in rating, every 75 feet. Contact a certified extinguisher company for proper placement and spacing.
- 3) Applicable room door(s) shall be posted "ELECTRICAL", "FACP", "FIRE RISER" and "ROOF ACCESS" on the outside of the door so it is visible and in a contrasting color.
- 4) A durable sign stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" shall be placed on or adjacent to the front exit doors. The sign shall be in letters not less than one inch high on a contrasting background.
- 5) Illuminated exit signage and egress illumination placement and functional test will be witnessed by OFM Fire Inspector at time of final inspection.

Please be advised that the following plans by the appropriate specialty contractors will be necessary and will require **separate submittal and approval** by the Office of the Fire Marshal.

DEFERRED SUBMITTALS

- 1) FIRE LIFE SAFETY PLAN (Prior to beginning any construction) Per CFC Ch. 33
- 2) FIRE SPRINKLER
- 3) FIRE ALARM
- 4) HOOD SUPPRESSION SYSTEMS

The Fire Marshal's job card, permit holder, approved plans, and conditions letter must be at the job site or NO inspection will be performed.

Applicant/installer shall be responsible to contact the Fire Marshal's Office to schedule inspection(s) a minimum of 72 hours prior to the requested inspection date via email at rruofmscheduling@fire.ca.gov