

RESOLUTION NO. 2004-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 32074 FOR THE SUBDIVISION OF APPROXIMATELY 38 ACRES (APN 765-140-007) INTO 155 RESIDENTIAL LOTS LOCATED AT THE SOUTHEAST CORNER OF AVENUE 50 AND CALHOUN STREET (WITHIN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE).

APPLICANT: JACKSON DEVELOPMENT, CO., LLC.

WHEREAS, Jackson Development, Co., LLC. has filed Tentative Tract Map No. 32074 to subdivide approximately 38 acres into a 155 lot Single Family residential subdivision, generally located at the southeast corner of Avenue 50 and Calhoun Street more particularly described in Exhibit "1" attached hereto and made a part hereof; and

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64380, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and

WHEREAS, on May 19, 2004, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Tract Map as presented by the applicant, together with the recommendations of the Department of Community Development; and

WHEREAS, the Planning Commission does recommend the approval of Tentative Tract Map No. 32074, subject to the following findings and conditions:

Findings:

1. That the proposed project is generally consistent with the goals, objectives, policies

and implementation measures of the Coachella General Plan 2020.

2. That the project is in substantial conformance with the City of Coachella Zoning Ordinance.
3. That Environmental Initial Study No. 04-06 was prepared pursuant to the State of California Environmental Quality Act Guidelines. A determination was made at a duly noticed public hearing by the Planning Commission on May 19, 2004, that the proposed project could not have a significant effect on the environment, because of the following mitigation measures:

Mitigation Measures:

Air Quality

AQ1 During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the following procedures, as specified in the South Coast Air Quality Management Districts Rules and Regulations.

Comply with AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. SCAQMD Rule 403.1, as amended, should be adhered to, ensuring the clean up of the construction-related dirt on approach routes to the site, and the application of water and/or chemical dust retardants that solidify loose soils, should be implemented for construction vehicle access, as directed by the City Engineer. This should include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).

- On-site vehicle speed will be limited to 15 miles per hour.
- All material excavated or graded will be sufficiently watered to prevent excessive amounts of dust. Watering will occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day.
- Unpaved haul roads shall be watered at least twice daily.
- All material transported on-site or off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized so as to prevent excessive amounts of dust.

- These control techniques will be indicated in Project specifications. Compliance with this measure will be subject to periodic site inspections by the City.

AQ2 Project grading plans shall show the duration of construction. Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Compliance with this measure will be subject to periodic inspections of construction equipment vehicles by the City.

AQ3 All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

Biological Resources

BIO1 Spring botanical surveys shall be conducted during Spring 2004 assuming appropriate weather conditions occur (i.e., appropriate rainfall) to determine if special status plant species are present or absent. If no special status plant species are identified within the study area, no further mitigation shall be required. If a sizeable population of special status plant species is located within the study area, mitigation shall be developed through either a conservation easement or mitigation plan. The mitigation plan shall include the following requirements:

A pre-construction survey conducted during the peak flowering period for each respective special status plant potentially occurring on the Project site shall be conducted by the Project biologist the spring prior to grading.

If a large population of special status plants (as determined by USFWS staff) is found during these surveys, the limits of each impacted location shall be clearly delineated with lath and brightly colored flagging.

The locations of special status plants shall be monitored every two weeks by the Project biologist to determine when the seeds are ready for collection. A qualified seed collector shall collect all of the seeds from the plants to be impacted when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or institution with appropriate storage facilities.

Following the seed collection, the top 12 inches of topsoil from special status plant populations shall be scraped, stockpiled and used in the selected mitigation location agreed upon by the City and the Project biologist.

The mitigation plan shall include detailed descriptions of maintenance appropriate for the Project site, monitoring requirements and annual reports requirements and shall have the full authority to suspend any operation on the Project site which is, in the qualified biologist's opinion, not consistent with the mitigation plan.

The performance criteria developed in the mitigation plan shall include requirements for a minimum of 60 percent germination of the number of plants impacted. The performance criteria shall also include percent cover, density and seed production requirements. These criteria shall be developed by the Project biologist following habitat analysis of an existing habitat. This information shall be recorded by a qualified biologist.

If the germination goal of 60 percent is not achieved following the first season, remediation measures shall be implemented and additional seeding may be necessary. Remedial measures would include at a minimum: soils testing, control of invasive species, soil amendments and physical disturbance (to provide scarification of the seed) of the planted areas by raking or similar actions. Additional mitigation measures may be suggested as determined necessary by the Project biologist.

Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the Project site following performance of remedial measures.

- BIO2** In order to avoid impacts to an occupied burrowing owl burrow, focused surveys shall be conducted prior to commencement of clearing or grading operations on the Project site. Additionally, if clearing or grading operations are planned during the breeding season for any of these species, a breeding raptor survey shall be conducted prior to any clearing or grading activities.

Surveys for burrowing owl shall be conducted according to a protocol prepared by the Burrowing Owl Consortium of the Santa Cruz Predatory Bird Research Group. Surveys shall be conducted by walking through suitable habitat over the entire Project site and in areas within approximately 500 feet of the Project impact zone. Any active burrows found during survey efforts shall be mapped on the construction plans. If no active burrowing owl burrows are found, no further mitigation is required. Results of the surveys shall be provided to the CDFG.

- BIO3** If burrowing owl nest sites are found, the following restrictions on construction are required between March 1 and August 31 (or until nests are no longer active as determined by a qualified biologist):

Clearing limits shall be established with a minimum of 250 feet, or as otherwise determined by a qualified biologist, in any direction from any occupied burrow exhibiting nesting activity; and

Access and surveying shall not be allowed within 100 feet of any burrow exhibiting nesting activity. Any encroachment into the 250/100-foot buffer area around the known nest is allowed only if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants.

If construction occurs outside of the breeding season, exclusion of burrowing owls from their burrow is a practice generally accepted by the CDFG. Exclusion of burrowing owls involves placement of one-way doors at the opening of known occupied burrows to allow egress from and preventing ingress to the burrow. In this manner the burrowing owl is forced to look for another suitable roosting location. One-way doors should be left in place for 48 hours to ensure owls have left the burrow before excavation. Whenever possible, burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe or burlap bags shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

BIO4 Surveys for the Coachella Valley round-tailed ground squirrel shall be conducted according to guidelines provided by the USFWS and consist of the following:

A minimum of three surveys conducted between May 1 and July 31;

Each survey must be conducted from one hour after sunrise to four hours after sunrise;

Temperatures in the shade must range from 80 degrees to 91.4 degrees Fahrenheit (27 degrees to 33 degrees Centigrade);

Wind speeds must be low; and

100 percent of the study area must be covered, using walking transects spaced approximately 32 feet (10 meters) apart.

BIO5 Adequate fees shall be paid according to the adopted Multiple Species Habitat Conservation Plan (MSHCP) and the Natural Community Conservation Plan (NCCP) shall it become adopted prior to Project development.

Cultural Resources

- CUL1** Prior to construction, the applicant shall hire a certified archaeologist to observe grading/ major trenching activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall establish, in cooperation with the City, procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of the artifacts, as appropriate. If the archaeological resources are found to be significant, the archaeologist shall determine appropriate actions, in consultation with the City, for exploration and/or salvage.

Geology and Soils

- GEO1** All structures shall be designed as confirmed during the building design plan checking, to withstand anticipated groundshaking caused by future earthquakes within an acceptable level of risk (i.e., high risk zone), as designated by the City's latest adopted edition of the Uniform Building Code.
- GEO2** Prior to the issuance of a grading permit, a site specific geologic and soils report shall be prepared by a registered geologist or soils engineer and submitted to the City Building and Safety Division for approval. The report shall specify design parameters necessary to remediate any soil and geologic hazards.
- GEO3** All grading, landform modifications and construction shall be in conformance with state-of-the-practice design and construction parameters. Typical standard minimum guidelines regarding regulations to control excavations, grading, earthwork construction, including fills and embankments and provisions for approval of plans and inspection of grading construction are set from the latest version of the Uniform Building Code. Compliance with these standards shall be evident on grading and structural plans. This measure shall be monitored by the City Building and Safety Division through periodic site inspections.
- GEO4** Type 5 cement shall be used for all foundations and slabs on grade.
- GEO5** Precise grading plans shall include an Erosion, Siltation and Dust Control Plan to be approved by the City Building Division. The Plan's provisions may include sedimentation basins, sand bagging, soil compaction, revegetation, temporary irrigation, scheduling and time limits on grading activities, and construction equipment restrictions on-site. This plan shall also demonstrate compliance with South Coast Air Quality Management District Rule 403, which regulates fugitive dust control.
- GEO6** As soon as possible following the completion of grading activities, exposed

soils shall be seeded or vegetated seed mix and/or native vegetation to ensure soil stabilization.

Hazards and Hazardous Materials

- HAZ1** Any hazardous waste that is generated on-site shall be transported to an appropriate disposal facility by a licensed hauler in accordance with the appropriate State and Federal laws.
- HAZ2** All miscellaneous vehicles, maintenance equipment and materials, construction/irrigation materials, miscellaneous stockpiled debris, ASTs, 1 and 5-gallon containers and former agricultural equipment, shall be removed off-site and properly disposed of at an approved landfill facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. Results of the sampling (if necessary) shall indicate the level of remediation efforts that may be required.
- HAZ3** The interior of individual on-site structures and storage trailers within the Project site shall be visually inspected prior to demolition or renovation activities, with particular attention to all industrial uses. Should hazardous materials be encountered with any on-site structure, the materials shall be tested and properly disposed of in accordance with State and Federal regulatory requirements. Any stained soils or surfaces underneath the removed materials shall be sampled. Results of the sampling shall indicate the appropriate level of remediation efforts that may be required.
- HAZ4** All stained concrete shall be removed and disposed of to an appropriate permitted facility. Once removed, exposed soils shall be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils shall be tested to identify appropriate remedial activities (if necessary).
- HAZ5** A visual inspection of the interior of all structures is recommended. In the event that hazardous materials are encountered, they shall be properly tested and then properly disposed of pursuant to State and Federal regulations.
- HAZ6** The purpose and past use of the two (2) identified excavated pits shall be identified.
- HAZ7** Due to visible evidence of dark surface soil staining of oil/petroleum products located immediately adjacent to the metal-sided maintenance shop and water well area, soil shall be excavated to determine the exact vertical extent of the contamination. If during soil removal, staining (evidence of petroleum products) appears to continue below the ground

surface, sampling shall be performed characterize the extent of contamination and identify appropriate remedial measures.

HAZ8 Soil sampling shall occur throughout the Project site, including the maintenance yard. The sampling shall determine if pesticide concentrations exceed established regulatory requirements and shall identify proper handling procedures that may be required.

HAZ9 The on-site water wells shall be properly removed and abandoned pursuant to the latest procedures required by the local agency with closure responsibilities for the wells. Any associated equipment shall be removed off-site properly disposed of at a permitted landfill. A visual inspection of the areas beneath the removed materials (if present) shall be performed.

HAZ10 Any transformers to be removed/relocated during site construction/demolition shall be conducted under the purview of the local utility purveyor to identify proper handling procedures regarding potential PCBs.

HAZ11 The terminus of all undocumented pipes shall be defined. The primary concern with pipes that extend into the ground surface is the potential for the pipe(s) to act as a ventilation apparatus for an undocumented UST. Should USTs be present, the USTs shall be removed and properly disposed of at an approved landfill facility. Once the UST is removed, a visual inspection of the areas beneath and around the removed UST shall be performed. Any stained soils observed underneath the UST shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

HAZ12 The National Emission Standards for Hazardous Air Pollutants (NESHAP) mandates that building owners conduct an asbestos survey to determine the presence of ACMs prior to the commencement of any remedial work, including demolition. Prior to demolition work, it is recommended that areas be sampled as part of an asbestos survey.

HAZ13 Any demolition of the existing buildings must comply with State law, which requires a contractor, where there is asbestos-related work involving 100 square feet or more of ACMs, to be certified and that certain procedures regarding the removal of asbestos be followed.

HAZ14 If during demolition of the structures, paint is separated from the building material (e.g., chemically or physically), the paint waste shall be evaluated independently from the building material to determine its proper management. According to the Department of Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material could be

disposed of as construction debris (a non-hazardous waste). It is recommended that the landfill operator be contacted in advance to determine any specific requirements they may have regarding the disposal of lead-based paint materials.

- HAZ15** If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contract shall:

Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
Notify the Project Engineer of the implementing Agency;
Secure the area as directed by the Project Engineer; and
Notify the implementing agency's Hazardous Waste/Materials Coordinator.

Hydrology and Water Quality

- HYD1** The applicant shall obtain a Notice of Intent from the State of California Regional Water Quality Control Board, as the approximately 38-acre proposed Project would result in the disturbance of one or more acres. A copy of the Notice of Intent acknowledgement from the State of California Regional Water Quality Control Board must be submitted to the City of Coachella before issuance of grading permits.

- HYD2** Prior to the issuance of grading permits, Best Management Practices (BMPs) shall be developed in compliance with the City of Coachella and the Coachella Valley Water District NPDES Permit. Specific measures shall include:

Siltation of drainage devices shall be handled through a maintenance program to remove silt/dirt from channels and parking areas;

Surplus or waste materials from construction shall not be placed in drainage ways or within the 100-year floodplain surface waters;

All loose piles of soil, silt, clay, sand, debris or other earthen materials shall be protected in a reasonable manner to eliminate any discharge to waters of the State;

During construction, temporary gravel or sandbag dikes shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff;

Stabilizing agents such as straw, wood chips and/or soil sealant/dust retardant shall be used during the interim period after grading in order to strengthen exposed soil until permanent solutions are implemented; and

Revegetated areas shall be continually maintained in order to assure adequate growth and root development.

- HYD3** The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP), which identifies construction and post construction BMPs to the City for review and approval.
- HYD4** Prior to the issuance of building permits, the applicant shall submit a Water Quality Management Plan (WQMP) pursuant to the Coachella Valley Water District and the City of Coachella local implementation plan, specifically identifying BMPs that shall be used on-site to control predictable pollutant runoff.
- HYD5** Prior to the issuance of building permits, the applicant shall obtain coverage under NPDES Statewide Industrial Stormwater Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to the City.
- HYD6** The Project applicant shall submit stormdrain plans to the City Engineer for approval, prior to approval of the Tentative Tract Map.

Land Use and Planning

- LAN1** The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Community Development Department regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impacts of new development. One of these fees is the General Plan Fee to be paid at the time permits are issued. If permits are issued prior to the approval of a development impact fee, a fee shall be paid at the time permits are issued as a mitigation of the environmental impacts associated with this project. The fees shall be as follows: Buildings - \$50.00 per Dwelling Unit.

Noise

- N1** During all Project site excavation and grading, the Project Contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- N2** The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site.

- N3** The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.

Public Services

- PS1** The developer is subject to school assessment fees pursuant to California State law. The developer shall provide evidence of compliance to the City prior to issuance of building permits.
- PS2** The developer is subject to park assessment fees pursuant to California State law. The developer shall provide evidence of either the dedication of land or fees paid in lieu of, to the City prior to issuance of building permits.

Transportation/Traffic

- TR1** The Project applicant's payment to the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fund (TUMF) Fee Program and to the City of Coachella Environmental Fee Program for Traffic Signals shall pay for the Project's fair share contribution to the identified mitigation measures as follows:

Van Buren Street/Avenue 50 - Modify westbound Avenue 50 approach from one shared left-turn/through lane and one right-turn lane to consist of one shared left-turn/through lane and one shared through/right-turn lane.

- TR2** The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development, as follows: The approved development impact fee for Traffic Signal be paid at the time permits are issued. A fee shall be paid at the time the permits are issued as a mitigated of the environmental impacts associated with this project. The fees shall be as follows: Building - \$192.00 per dwelling unit.

- TR3** The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development as follows: The approved development impact fee for Bridge and Grade Separation be paid at that

permits are issued. If permits are issued prior to the approval of a development impact fee, a fee shall be paid at the time the permits are issued as a mitigation of the environmental impacts associated with this project. The fee shall be as follows: Buildings - \$422.00 per dwelling unit.

TR4 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development. The approved development impact fee for Bus Shelter and Bus Stop Safety Zone shall be paid at the time permits are issued. A fee shall be paid at the time the permits are issued as a mitigation for environmental impacts associated with the project. The fees shall be as follows: Bus Shelters - \$50.00 per dwelling unit.

TR5 Prior to Project plan approval, the quantity, location, width and type of driveways shall be subject to the approval of the City Engineer. An effective sight distance for vehicular traffic shall be maintained at the driveway entrances on Avenue 50 and Calhoun Street. Adequate sight distance shall also be maintained within the development at all driveway intersections to the satisfaction of the City Engineer.

Utilities and Service Systems

UTIL1 All required sewer improvements shall be designed and constructed to City Standards. All tentative tract maps, site plans and other plans within the Project area shall be accompanied by adequate plans for sewer improvements prepared by a registered professional engineer.

UTIL2 Prior to the issuance of building permits, the applicant shall submit for approval of the City Engineering Department, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff.

4. That the evidence before the Planning Commission supports the conclusion that Tentative Tract Map No. 32074 be approved as does the record consisting of the staff report, case file, exhibits on display and public hearing testimony.

Conditions:

1. Tentative Tract Map No. 32074 is approved for 24 months from the final date of City Council approval unless a one year time extension is requested by the applicant and approved by the Planning commission.

Final Map

2. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
3. All public streets shall be dedicated to City of Coachella.
4. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.
5. Prior to approval of the Tentative Map, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved duplicate originals of any such relocation plans.

Grading and Drainage

6. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the grading plan and shall include pavement recommendations (on-site & off-site). The report recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
7. A grading plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
8. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain an Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (1.5' max.) and within the public streets. The basin shall be designed to

evacuate a 10-year storm event within 72 hours. The size of the detention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Detention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell-drain field shall be constructed at all points where runoff enters the retention basin.

9. The retention/detention basins shall be designed to be suitable and safe for park use.
10. 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.
11. Applicant shall obtain approval of site access and circulation from Fire Marshall and trash disposal company.
12. 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. A 6' solid block wall shall be required for the perimeter of any subdivision. A 6' solid block wall shall be required for the property line between the retention/detention basin and any residential lot. A 6' wrought iron fence shall be required for the perimeter of the retention/detention basin adjacent to public streets. The gate shall include a Knox Box to provide for emergency access to the site when the gate is locked.

Street Improvements

13. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for Engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flowline grade shall have a minimum slope of 0.35 %.
14. 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 be a minimum width of 16.00 feet.
15. The applicant shall improve the south side of Avenue 50 to 32 feet paved roadway, plus 11 feet landscaped median (half width). Street improvements shall include 4 inches of A.C. pavement over 12 inches of class 2 aggregate base 8 inch type "B" curb and gutter, 6 foot wide sidewalks, 15,000 lumen HPS street lights (150 watt bulbs) and any other incidental works necessary to complete the improvements.

16. On-site collector streets shall be improved to 40 feet (full width) paved roadway consisting of 3 inches A.C. over 5 inches of class 2 aggregate base, 6" type "A" curb and gutter, driveway approaches, 5 feet wide sidewalks, 8,000 lumen HPS street lights(100 watt bulb), "speed humps" (locations to approved by the City Engineer), temporary turn- arounds shall be constructed at all phase breaks and shall be 2" A.C. over compacted native soil.
17. Calhoun Street shall be improved to 32 feet (half width) paved roadway. Street improvements shall include 3 inches of A.C. pavement over 10 inches of class 2 aggregate base, 6 inch type "B" curb and gutter, 6 feet wide sidewalk, 15,000 lumen HPS street lights (150 watt bulb) and any other incidental works necessary to complete the improvements.
18. Provide "Speed Humps" on all interior streets. Locations shall be approved by the City Engineer.

Water Improvements

19. Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for Engineering plan check and City Engineer approval.
20. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.
21. Applicant shall construct 8 inch water mains throughout the tract connecting the existing mains in Calhoun Street and Avenue 50, including fire hydrants, valves, blow-offs, fittings and all incidental works necessary to complete the water system.
22. Applicant shall pay his share of the water main construction costs in Avenue 50 along the frontage of tract in the amount of \$16,090.28.

Sewer Improvements

23. Sewer Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for Engineering plan check and City Engineer approval.
24. Applicant shall construct all off-site and on-site sewer improvements and any other incidental works necessary to complete the improvements. Size and location of sewer improvements shall be approved by the City Engineer.
25. Applicant shall construct 8" (min.) sewer mains through out the tract connecting to the existing main in Avenue 50. System shall include all manholes, clean outs, and laterals to serve each residential lot, and all incidental works necessary to complete the sewer system.

26. Applicant shall pay his share of the sewer main construction costs in Avenue 50 along frontage of this tract in the amount of \$12,817.75.

General

27. A composite utility plan showing all utilities shall be submitted for review and approval by the City Engineer. The applicant shall construct all other utilities such as gas, telephone, television cable, electrical, and any other incidental works necessary to complete the utility improvements. All utilities will be constructed underground and extended to the tract boundary. Existing overhead utilities within the limit of construction shall be relocated underground and behind sidewalk.
28. 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 amount of a \$2,000 cash deposit and \$2,000 per acre performance bond, is required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved and the original plans are in the engineering department at the City of Coachella.
29. The owner shall agree to the formation of a Lighting & Landscaping District for the maintenance of the lighting, perimeter wall, landscaping and irrigation. The owner shall prepare the improvement plans, Engineer's Report, Estimated Costs, and submit the mailing labels as required for the formation of the L&LM District. The formation of the L&LM district shall be completed prior to the filing of the final map for recordation. The actual costs of any additional work to be done by the City or its consultants for the formation of the L&LM District shall be paid for from the owner's funds deposited with the City prior to the recordation of the Final Map. The funds to be deposited shall be a minimum of \$1,000. Costs over \$1,000 shall be billed by the City to the owner for payment prior to the recordation of the Final Map.
30. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to Engineering Department for plan check.
31. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
32. No pad elevations shall be more than one foot above the highest lot corner measured at top of curb.
33. All pavement markings (Stops, Limit Bars, and Speed Humps) should be Thermoplast

34. All applicable fees, including sewer connection fees must be paid to the City prior to connection to the collection system. The proposed sewer must be submitted for review and approval by City staff and must meet the requirements of the City's Standard Requirements and Specifications.
35. Calhoun Street has been designated as a ~~Secondary Arterial~~ **Collector** Street according to the City's General Plan Circulation Policy Diagram. Calhoun Street will be required to be developed as a ~~100' Secondary Arterial~~ **88' Collector Street** with a ~~50'-0" 44'-0"~~ half street right-of-way which is consistent with the General Plan, except where underground utilities will be constructed within the parkway additional right of way is required for a total 15 feet parkway. Off-site improvements shall include connecting pavement, curbs, gutters, raised median, sidewalk, street lights, extension and under grounding of utilities, and landscaping.
36. Avenue 50 has been designated as a Primary Arterial Street according to the City's General Plan Circulation Policy Diagram. Calhoun Street will be required to be developed as a 110' Primary Arterial Street with a 55'-0" half street right-of-way which is consistent with the General Plan, except where underground utilities will be constructed within the parkway additional right of way is required for a total 15 feet parkway. Off-site improvements shall include connecting pavement, curbs, gutters, sidewalk, street lights, extension and under grounding of utilities, and landscaping.
37. In every instance where side yards are along streets, there shall be a minimum of eight (8) feet landscape area in addition to sidewalk.
38. The applicant shall work with Sunline, CVUSD, and the City Engineer to locate a multiple-agency use bus safety zone. The bus stop shall be included within the Landscape and Lighting District.
39. The applicant shall provide water plans and calculations to the Fire Department and the City Engineer for review and approval for fire flow pursuant to the Fire Department comments.
40. Street lights shall be installed on Avenue 50, Calhoun Street, and on all internal project streets.
41. Transportation Uniform Mitigation Fees shall be paid prior to issuance of first building permit.
42. The applicant shall pay all required parkland mitigation fees pursuant to the City's Quimby Ordinance and Park Master Plan.
43. The applicant shall submit a list of alternative street names to the Community Development Department for review and approval by the Planning Commission and the City Council.

44. Community Mail Box Units (CMBU's) shall be located in coordination with the United States Post Office and with composite utility plan for the project to avoid conflicts.
45. Landscape and grading plans shall include a six (6) foot high solid masonry wall around the perimeter of the project, consisting of decorative elements incorporating a variations in the wall design, a decorative wall cap and entry treatments, and anti-graffiti coating.
46. Project identification monumentation is required and shall be included with the landscape plan details and on the project grading plan.
47. All primary structures, landscaping (including perimeter, retention and individual lots) and decorative perimeter fencing are subject to review and approval by the Planning Commission as part of the Architectural Review process.
48. The applicant shall comply with all environmental mitigation requirements as included in the Environmental Assessment No. 04-06, and Tentative Tract Map 32074.
49. Surface improvements proposed over existing irrigation and drainage facilities will be constructed in consideration of anticipated traffic loads so as not to impact structural integrity of the facilities.
50. Accessibility to drainage and irrigation lines which will remain active upon project completion shall be maintained to facilitate operation and maintenance activities.
51. Any irrigation and agricultural drainage lines to be replaced or abandoned shall conform to all District specifications, including obtaining a District encroachment permit and the completion of the Bureau of Reclamation application for abandonment or replacement of irrigation lines if applicable.
52. The applicant shall work with the Coachella Valley Unified School District (CVUSD) to accommodate the proposed increase in school enrollment. A School impact fee shall be paid to CVUSD prior to issuance of building permits.
53. Any hazardous wastes/materials encountered during project construction shall be remediated in accordance with local, state, and federal regulations. The applicant shall comply with applicable regulations to investigate and/or remediate any issues on-site that may be identified as requiring remediation.
54. The applicant shall comply with all State regulations and policies regarding hazardous wastes/substances at the site.
55. Prior to import/disposal of soils (if necessary for the project), the project applicant shall comply with all local and state regulations regarding excavated soils.

56. If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contractor shall:
- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area.
 - Notify the Project Engineer of the implementing Agency.
 - Secure the area as directed by the Project Engineer; and
 - Notify the implementing agency's Hazardous Waste/materials Coordinator.
57. For residential areas, approved standard fire hydrants, located at each intersection and spaced 330 feet apart with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for a 2-hour duration at 20 PSI.
58. Blue dot retro-reflectors shall be placed in the street 8 inches from the centerline to the side that the fire hydrant is on, to identify fire hydrant locations.
59. Any turn-around requires a minimum 38-foot turning radius.
60. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
61. The minimum dimension for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.
62. Roadways may not exceed 1320 feet without secondary access. This access may be restricted to emergency vehicles only however, public egress must be unrestricted.
63. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.
64. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and / or signs.
65. Abandon any existing water wells as per Riverside County Health Department Specifications.
66. In conjunction with development of the proposed project, the applicant/Developer shall shield all on-site lighting so that it is directed within the project site, does not illuminate adjacent properties, and is consistent with the General Plan. A detailed

lighting plan shall be submitted for review and approval of the Community Development Department and the Engineering Department in conjunction with the project improvement plans. The locations and design of the shielded light fixtures shall be submitted for the review and approval of the Community Development Department and Engineering Department in conjunction with the approval of improvement plans.

67. Potential buyers who are eligible and qualified for the City of Coachella First Time Homebuyers Down Payment Assistance Program have the opportunity to purchase homes in this subdivision. Permanent Financing for these buyers shall be provided by the California Housing Finance Agency (CALFHA).
68. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA).
69. Public Safety and Law Enforcement issues:

Pre-Construction & Construction Phases:

Construction site: Prior to construction on any structure, a material storage area should be established and enclosed by a six foot chain link fence to minimize theft of material and /or equipment.

It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. Thefts and burglaries of building materials, fixtures, and appliances from construction storage areas and buildings under construction are on the rise.

The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Coachella Police Department.

The developer and/or builders name, address and phone numbers should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Lighting:

Have adequate security lighting throughout the project. All lighting fixtures should be resistant to vandalism and tampering. The standards should be a height to reduce any tampering or damage.

Graffiti Reduction Tips:

Prior to occupancy, the surfaces of walls, fences, buildings, logo monuments, etc. should be graffiti resistant either through surface composition, applied paint types and/or planned shielding by landscaping or plants. Wrought iron fencing has worked well in other projects to reduce graffiti.

Landscaping:

Landscaping shall be of type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.

Line of Sight/Natural Surveillance:

Wide-angle peepholes should be incorporated into all dwelling front doors and to all solid doors where visual scrutiny to the door from public or private space is compromised.

Other line of sight obstructions including recessed doorways, alcoves, etc., should be avoided on building exterior walls.

Additional Recommendations:

As a condition of approval, we request that the Community Facilities District tax be established and applied to all property owners within this district. This will help finance adequate police services due to the increase population to be generated by this community.

Should the Community Development Department, developer or construction staff have any questions regarding the listed law enforcement and public safety concerns, please contact Deputy Heather Olsen at (738) 863-8990.

- 70. Applicant shall provide a transition element between the proposed subdivision and the Santa Rosa Community of Interest area.**

WHEREAS, the City Council considered Environmental Initial Study 04-06 for compliance with the California Environmental Quality Act, and has determined that the project will not have a significant impact on the environment and has adopted a

Mitigated Negative Declaration for the project; and

WHEREAS, Tentative Tract Map No. 32074 is in conformance with the Coachella Municipal Code, specifically the development standards of the Residential Single Family Development Zone and the Subdivision Ordinance when viewed in conjunction with the conditions that are imposed; and

WHEREAS, the City Council of the City of Coachella finds that this subdivision is consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2020 including the Low Density Residential Land Use designation and meets the findings required by the Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby approves Tentative Tract Map No. 32074, subject to the findings and conditions recommended by the Planning Commission on May 19, 2004; and

PASSED, APPROVED AND ADOPTED this 9th day of June, 2004, by the following roll call vote:

AYES: Councilwoman Contreras, Councilman De Lara, Councilman Ramirez, Mayor Pro-Tem Villarreal, Mayor Macknicki.

NOES: None.

ABSENT: None.

ABSTAIN: None.


Richard Macknicki, Mayor
City of Coachella

ATTEST:


Isabel Castillon, City Clerk
City of Coachella

I hereby certify that the foregoing is a true and correct copy of a resolution, being Resolution No. 2004-35, duly passed and adopted at a meeting of the City Council of the City of Coachella, California, held on June 9, 2004.

Isabel Castillon
Isabel Castillon, City Clerk
City of Coachella

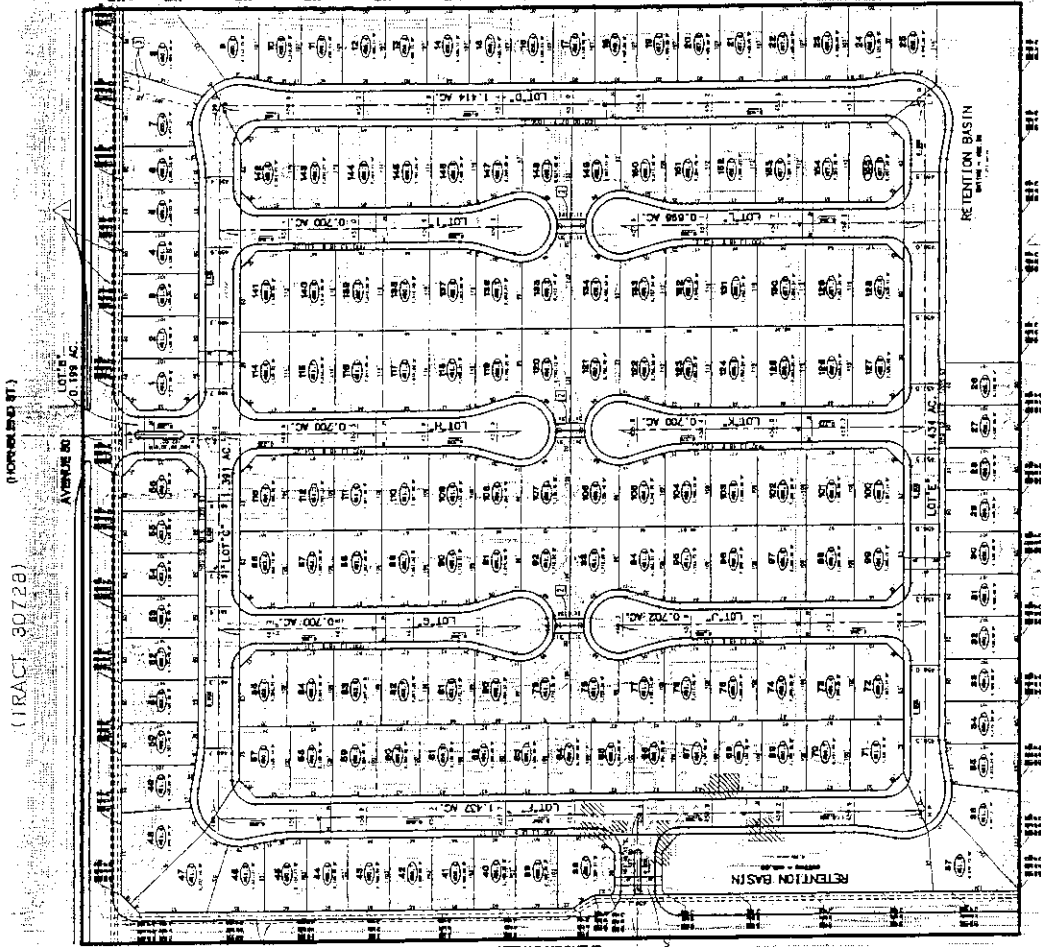
APPROVED AS TO FORM:

Jimmy Gutierrez
Jimmy Gutierrez, City Attorney
City of Coachella

ATTACHMENTS

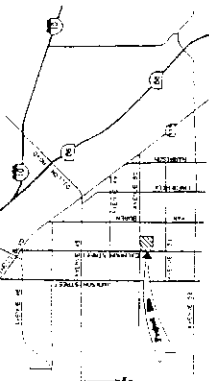
IN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 32074
 BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER
 OF SECTION 1, T. 6S., R. 7E., SAN BERNARDINO MERIDIAN

RBF
 CIVIL ENGINEER
 APRIL, 2004



(TRACT 30728) (HORNED ST.)

(TRACT 30871)



LEGAL NOTES
 1. THE TRACT MAP NO. 32074, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, T. 6S., R. 7E., SAN BERNARDINO MERIDIAN, WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON APRIL 1, 2004.
 2. THE TRACT MAP NO. 32074, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, T. 6S., R. 7E., SAN BERNARDINO MERIDIAN, WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON APRIL 1, 2004.
 3. THE TRACT MAP NO. 32074, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, T. 6S., R. 7E., SAN BERNARDINO MERIDIAN, WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON APRIL 1, 2004.

OWNER
 JACKSON DEVELOPMENT COMPANY, LLC
 A CALIFORNIA LIMITED LIABILITY COMPANY
 10000 JACKSON DRIVE, SUITE 100
 RIVERSIDE, CALIFORNIA 92504
 (951) 509-1111

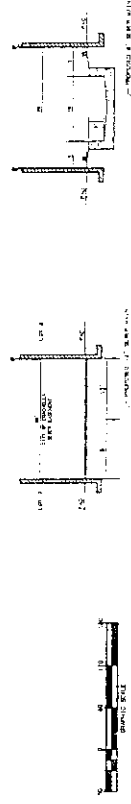
PREPARED BY
 JACKSON DEVELOPMENT COMPANY, LLC
 A CALIFORNIA LIMITED LIABILITY COMPANY
 10000 JACKSON DRIVE, SUITE 100
 RIVERSIDE, CALIFORNIA 92504
 (951) 509-1111

LEGAL DESCRIPTION
 LOT 1 AND 10 OF A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, T. 6S., R. 7E., SAN BERNARDINO MERIDIAN, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, T. 6S., R. 7E., SAN BERNARDINO MERIDIAN, AS SHOWN ON THE TRACT MAP NO. 32074, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, T. 6S., R. 7E., SAN BERNARDINO MERIDIAN, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON APRIL 1, 2004.

DEED
 THE TRACT MAP NO. 32074, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, T. 6S., R. 7E., SAN BERNARDINO MERIDIAN, WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON APRIL 1, 2004.

ASSURANCE
 THE TRACT MAP NO. 32074, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, T. 6S., R. 7E., SAN BERNARDINO MERIDIAN, WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON APRIL 1, 2004.

ADDITIONAL NOTES
 THE TRACT MAP NO. 32074, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, T. 6S., R. 7E., SAN BERNARDINO MERIDIAN, WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON APRIL 1, 2004.



1. PROPOSED EASEMENT AND RETENTION BASIN
 NOT TO SCALE
 2. PROPOSED EASEMENT AND RETENTION BASIN
 NOT TO SCALE

RBF
 CIVIL ENGINEER
 APRIL, 2004