

City of Coachella

Development Status Report

December 2009



Prepared By
Department of Community Development

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City of Coachella

Development Status Report

December 2009

| | Case | No. | Name / Description | Location | Contact Person | Expiration Date & Status |
|--|-----------------|-----------------------|--|---|--|---|
| | AR | 03-15 Re-vision | 160 SF Subdivision Navarro Revision to AR 03-15 TTM 31508 | SWC Frederick & Avenue 52 | Centennial Homes 75110 St. Charles Place Palm Desert, Ca 92260 (760) 241-9394 | P.C. Approved 9/7/05 |
| | AR EA CUP | 04-22 04-18 201 | Jackson Square Commercial Center 136,452 Sq. Ft. | SEC of Jackson and Avenue 48 | Jackson Street Retail Invest LLC % Capstone Advisors 11682 El Camino Real, Ste. 300 San Diego, Ca 92130 (858) 794-7000 Fax (858) 794-8010 | PC Approved 1/19/05 Under construction |
| | AR | 04-25 | 292 SF Subdivision La Paloma Estates See TTM 30910 | SWC of Avenue 48 and Calhoun | Forecast Homes 40925 Country Center Dr, Ste 110 Temecula CA. 92591 (951) 587-0514 | PC Approved 1/05/05 Subdivision complete |
| | AR | 04-28 | 112 SF Subdivision Rancho Mariposa See TTM 30831 | Avenue 50 & Frederick | J & R Montana LLC 1622 Ocean Park Blvd Santa Monica, CA 90405 | PC Approved 1/19/05 Under construction |
| | AR | 05-04 | 112 SF Subdivision Prado See TTM 32075 | Between Avenue 50 & Avenue 51, East of Van Buren | CRV Rilington-Diego Coachella,L.P. 41865 Boardwalk, Suite 205 Palm Desert, CA 92211 (760) 779-0705 | PC Approved 5/4/05 Construction on hold |
| | AR | 05-05 | 153 SF Subdivision Somerset See TTM 31664 | NWC of Avenue 54 and Frederick Street APN 765-191-008 37 Acres | Jim Rizzi KB Home 41-517 Gore Indio, CA 92201 (760) 424-9130 | Approved PC 4/20/05 Subdivision complete |
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City of Coachella

Development Status Report

December 2009

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| | AR | 05-08 | 171 SF Subdivision La Morada 41 Acres See TTM 30830 | NWC Van Buren and 50 th | Lennar Homes 40004 Cook St. Palm Desert, CA 92211 (760) 325-4289 | PC Approved 5/4/05 Subdivision complete |
| | AR | 05-13 | 108 SF Subdivision Valencia 28.4 acres TTM 31698 | SEC of Ave. 50 & Van Buren | Van Buren Partners II, LLC 50855 Washington Street #204 La Quinta, CA 92253 (760) 398-7702 | PC Approval 7/20/05 Construction on hold |
| | AR | 05-22 | 269 SF Subdivision Los Jardinies See TTM 31533 | Avenue 52, West of Tyler | Ryland homes 5740 Fleet Street, suite 200 Carlsbad, CA (760) 931-4444 (760) 931-4404 | P.C. Approved 12/07/05 Construction on hold |
| | AR | 05-28 | 4,000 sq ft addition to existing facility | 51-301 Douma St. | Coachella Valley Boxing Club 51-301 Douma Street Coachella, Ca 92236 | PC Approved 12/21/05 Construction complete |
| | AR | 05-30 | 158 SF Subdivision Bellissima 38 acres See TTM 31978 | SEC Avenue 53 & Frederick St. | 54 th Street LLC 610 Belardo Road #200 Palm Springs, CA 92262 (760) 323-5310 | PC Approved 1/18/06 Construction on hold |
| | AR | 05-31 | 282 SF Subdivision Vista Escondido 46.64 Acres See TTM 32264 | NWC Shady Lane & Avenue 54 | Lennar homes of California, Inc. 40004 Cook St. Palm Desert, Ca 92211 (760) 601-3100 | PC Approved 1/18/06 Construction on hold |
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City of Coachella

Development Status Report

December 2009

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| | AR | 05-32 | 155 SF Subdivision La Colonia 2 38 Acres See TTM 32074 | SEC 50 - Calhoun | Coachella Capital Partners 50-053 Calle Tolosa Coachella, CA 92236 (760) 398-8839 | PC Approved 1/18/06 AR expired |
| | AR | 06-06 | 32,700 sq ft truck service complex consisting of a tire warehouse, maintenance service bay, office, storage, repair bay | 53-401 Grapefruit Coachella, Ca 92236 | Pete's Road Service 2230 E. Orangethorpe Fullerton, Ca (714) 446-1207 | PC Approved 04/19/06 Construction complete |
| | AR | 06-08 | 150 SF Subdivision 38 acres Rancho Cielo See TTM 31714 | SWC of Tyler & Avenue 52 | K Hovnanian Forecast Homes 4240 E. Jurupa Street Ontario, CA 91761 (909) 937-3270 | PC Approved 04/01/06 Construction complete. CV Housing completing construction under separate A.R. |
| | AR | 06-13 | 252 SF Subdivision Aventine 60 acres See TTM 31551 | SEC Van Buren & Avenue 51 | KB Homes 7793 Las Montanas #101 Palm Desert, Ca 92211 (760) 834-2013 | PC Approved 04/19/06 Under construction |
| | AR CUP | 06-16 222 | Facade improvements for existing 24,230 s.f. retail & new construction of 3,200 sq. ft. pad building | 49-765 Harrison St. Coachella, Ca 92236 | Abesud Halum 44100 Monterey Ave suite 216 Palm Desert, CA 92260 | PC Approved 9/6/06 Ext approved PC 2/6/08 Expired |
| | AR EA | 07-02 07-01 | Coca Cola Distribution Center | S of Industrial Way W of Expressway 86 E of Grapefruit Blvd 7.89 Acres | Cadiz-Cadiz Architects 110 W. Escalones Suite A San Clemente CA (949) 361-0437 (949) 361-0696 FAX | PC Approved 5/2/07 Time ext to 5/2/09 Under construction |
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Development Status Report

December 2009

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| | AR EA CUP | 07-05 07-02 229 | Residential & Educational Complex | Frederick St between Ave 52 & 53 APN 765-170-004 4.78 Acres | Olive Crest Children Learning Center 50-855 Washington St #251 La Quinta CA 92253 (760) 564-6036 | PC Approved 4/4/07 Under Construction |
| | AR CUP | 07-12 232 | Santa Rosa Business Park Industrial Business Park, self storage facility, individual office, warehouse & industrial bldgs on 26 lots and condo bldgs See TPM 33669 | SEC Ave 54 & Tyler | Brian Malloy P. O. Box 1822 Rancho Mirage CA 92270 (760) 413-3612 | PC approved 10/17/07 |
| | AR | 07-13 | 2 office/warehouse bldgs 2.6 acres | Tyler Street & Tyler Lane | Jones Brothers Const Co | PC approved 8/15/07 |
| | AR | 07-18 | 40 SF Subdivision A portion of previously approved TTM 31158 | NEC Frederick & Ave 53 | Rancho Housing Alliance, Inc. 53-990 Enterprise Way Coachella CA 92236 (760) 391-5047 | PC Approved 10/17/07 Expired |
| | AR CUP EA | 07-20 233 07-16 | Commercial center 6.8 acres | SEC Harrison St & Ave 50 | Coachella Retail Realty Assoc. LP 3636 Birch Street, Suite 270 Newport Beach CA 92660 (949) 752-2515 | PC Approved 5/7/08 |
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City of Coachella

Development Status Report

December 2009

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| | AR | 08-02 | 72 SF Homes (See TTM 31714) | S of Ave 52 at Genoa Drive | C. V. Housing Coalition 45-701 Monroe Suite G Indio CA 92201 (760) 347-3157 | PC Approved 3/19/08 Under construction |
| | AR EA | 08-03 08-03 | Two 25,000 sq ft bldgs for industrial use 4.25 acres | 86-770 Industrial Way 763-131-051 | George Kirkjan 86-740 Industrial Way Coachella CA 92236 (760) 398-0999 | PC Approved 5/7/08 Building plans approved. |
| | AR EA CUP | 08-04 08-04 235 | Catholic Church Facility 9.98 acres | Ave 53 & Harrison 765-420-015, 016 & 017 | R. Bennett Lord Jr. 11650 Iberia Place Suite 210 San Diego CA 92128 (858) 485-6980 | PC Approved 5/21/08 Time extension to 5/21/2010 |
| | AR | 08-05 | Smog check business remodel | 51-741 Harrison | Ricardo Chavez P. O. Box 10450 Indio CA 92201 | PC Approved 11/5/08 |
| | AR | 08-06 | New model for Aventine project Related case AR 06-13 | SEC Van Buren & Ave 51 | KB Home Coastal, Inc. 36310 Inland Valley Drive Wildomar, CA 92595 (951) 691-5300 | PC Approved 12/4/08 Under construction |
| | AR EA | 09-02 09-03 | City Yard Relocation | Ave 52 between Enterprise Way & Storm Channel | City of Coachella 1515 6 th Street Coachella CA 92236 (760) 398-3102 | PC Approved 8/5/09 |
| | AR CUP | 09-04 238 | 1,890 sq ft restaurant & drive thru | Harrison St & Ave 52 APN 768-254-011 | Jesus Gonzalez 50-471 Polk Ave Coachella CA 92236 (760) 578-3686 | PC application 9/2/2009 |
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City of Coachella

Development Status Report

December 2009

| | Case | No. | Name / Description | Location | Contact Person | Expiration Date & Status |
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| | AR | 09-05 | Addition of new floor plan See Tract 31551 & 31551-1 | SEC Van Buren St & Ave 51 | KB Homes Southern CA Coastal 36310 Inland Valley Dr Wildomar, CA 92595 (951) 691-5300 | PC approved 6/3/09 |
| | AR | 09-06 | 205 SF Subdivision See TTM 31533 | N of Ave 53 and W of Tyler | C. V. Housing Coalition 45-701 Monroe St Suite G Indio, CA 92201 (760) 347-3157 | PC approved 6/3/09 |
| | AR | 09-07 | Construct 2900 sf single family home | 84-550 Ave 54 | Robert Richey P. O. Box 767 Coachella CA 92236 (760) 880-0162 | Under construction |
| | AR CUP | 09-09 242 | New Drive thru restaurant & retail building | SWC Ave 52 & Harrison St. | Nachhattar S. Chandi P. O. Box 2817 Indio CA 92202 (760) 396-9260 | PC Approved 9/2/09 Building plans currently in plan check review. |
| | AR | 09-10 | New Single Family Dwelling, Granny Flat and Garage | 84-650 Avenue 54 | Leticia C. Torres 51-572 Calle Avila Coachella, CA. 92236 (760) 574-8638 | In process. Pending agency comments. |
| | AR | 09-11 | Auto Retail Complex | 85-610 Grapefruit Blvd. | Ajit Singh 51-701 Highway 111 B-1 Coachella (760) 398-2010 | In process. |
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City of Coachella

Development Status Report

December 2009

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| | CUP | 236 | Small Beverage Container Recycling Center | 49-231 Grapefruit Blvd | Derrick Prodigalidad 13648 Burbank Blvd Sherman Oaks CA 91401 (818) 786-8960 | PC Approved 7/9/08 |
| | CUP | 239 | Thrift Store | 1544 6 th Street | C. V. Rescue Mission P. O. Box 10660 Indio CA 92202 | PC Approved 7/1/09 |
| | CUP | 240 | | | Royal Street Communications | |
| | CZ EA | 06-05 06-08 | Annexation 55 930 acres | W of Pierce St. & South of Ave. 52 | Cocopah Nurseries 81880 Arus Avenue Indio, Ca 92201 760-347-7906 | PC Approved 7/05/06 CC Approved 7/26/06 LAFCO protest hearing rescinded annexation |
| | CZ EA | 06-06 06-09 | Annexation 56 | North of Avenue 52 bet Van Buren and Calhoun | David Labbe T.I.C. Corporation 300-303 Carlsbad Village Drive #108A Carlsbad, CA 92005 (760) 685-2102 | PC Approved 7/05/06 CC Approved 8/9/06 LAFCO Approved 3/13/08 |
| | CZ EA | 07-09 07-15 | Citywide Senior Housing Overlay | Citywide | City of Coachella 1515 6 th Street Coachella CA 92236 | |
| | EA | 08-08 | Initial Study for Housing Element | Citywide | City of Coachella 1515 6 th Street Coachella CA 92236 | PC Approved 3/4/09 |
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City of Coachella

Development Status Report

December 2009

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|--|--------------------------|-------------------------------|---|---|--|---|
| | GPA CZ EA Annex | 07-07 07-10 07-17 61 | 85 acres Zoning change to CG | SWC Ave 52 & Van Buren | Gordon Chuchian 85-215 Ave 50 Coachella CA 92236 (760) 275-5208 | PC approved 1/2/08 |
| | GPA CZ EA | 08-03 08-03 08-07 | Change land designation from Res to Commercial | NEC Ave 52 & Calhoun | David Labbe 75597 Desert Horizon Drive Indian Wells, CA 92210 (760) 685-0350 | SB18 Review 7/29/08 PC Approved 11/5/08 |
| | GPA EA PAM | 09-04 09-05 09-02 | GPA from RL (Low Density Res) to RH (High Density Res) | SWC Calle Avila & Bagdad | Bagdad Apartments LLC 42760 Madio Street Indio CA 92201 | P.C. approved 9/16/09 CC approved 10/28/09 |
| | SP | | Lennar Desert Lakes, LLC 7,300 S.F. Residences, golf, Commercial | North of I-10 in NE corner of Coachella | Lennar Desert Lakes, LLC 40004 Cook Street Palm Desert, CA 92260 | |
| | SP | | Rancho Coachella 189 acres Residential 46 acres Commercial 25 acres Recreation <i>Total 260 Acres</i> | SEC of Ave 54 & Fillmore | Kyle Denning, Lusardi Co. 1570 Linda Vista Drive San Marcos CA 92069 (760) 744-3133 | EIS & Specific Plan Approved No Tentative Maps or Development Plans Submitted |
| | SP | | Brandenburg/Butters Specific Plan 348.5 acres | SEC of Ave 50 & Polk Street | Brandenburg Butters 33 W. Santa Clara Street # 1212 San Jose, CA 95113 (408) 279-5200 | EIS & Specific Plan Approved No Tentative Maps or Development Plans Submitted |

City of Coachella

Development Status Report

December 2009

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| | SP GPA EIR CZ DA | 04-01 04-03 04-01 04-01 04-01 | Shadow View Country Club Mixed Use Development Also see TTM 34865 | Between I-10 and 86S Southeast of Dillon Road North of Avenue 49 | T. R. Co. - Bill Webster 160 Newport Center Dr Suite 240 Newport Beach, CA (949) 719-4975 Fax (949) 719-4976 | PC Approved 7/19/06 CC Approved 7/24/06 |
| | TPM | 32691 | Subdivide one Commercial Parcel into 2 Commercial Parcels | SW of Avenue 50 & Harrison Street Von's Shopping Center Complex | Michael & Karen Parks 2778 Hayloft Ct. Morgan Hill, CA 95037 (408) 779-7733 | PC Approved 3/16/05 CC Approved 05/25/05 Map expired 5/25/07 PC approved 1/21/09 CC approved 3/11/09 AB 333 Ext to 3/11/13 |
| | TPM EA | 33669 05-13 | Santa Rosa Design Center See AR 07-12 | SEC Ave. 54 & Tyler Street APN 763-260-001 | Brian Malloy 73733 Fred Waring Drive #110 Palm Desert, CA 92201 (760) 674-3505 | PC Approved 12/21/05 CC Approved 1/11/06 1 yr ext to 1/11/09 SB1185 Ext to 1/11/10 AB 333 Ext to 1/11/12 |
| | TPM EA | 34368 08-01 | 38 industrial lots 50.44 gross acres | W of Harrison E of RR S of Ave 48 | A. Galstain Trust 106 West Broadway Suite 950 Glendale CA (818) 956-7999 (818) 244-2044 FAX | PC Approved 3/19/08 CC Approved 4/9/08 SB1185 Ext to 4/9/11 AB 333 Ext to 4/9/13 |
| | TPM | 34921 | Two parcel division | NEC Vista del Norte & Tyler | Mayer Luce Group Inc. 14080 Palm Dr Suite E Desert Hot Springs CA 92240 (760) 288-4312 | On Hold |
| | TPM AR | 34848 06-23 | Subdivide 17.58 acres into 5 commercial parcels for a | SWC Van Buren and Ave 48 | 48 Van Buren LLC Attn: Kevin Novak | PC Approved 11/1/06 Final Map Recorded |

City of Coachella

Development Status Report

December 2009

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|--|-------------------------------------|---|--|--|---|---|
| | CUP | 227 | community shopping center including a supermarket, drug store and bank Related cases: GPA 04-04, CZ 04-10 and EIS 04-22 | | 1770 N. Buffalo Drive, Suite 101 Las Vegas NV 89128 (702) 220-4500 | 10/1/07 |
| | TPM EIR GPA CZ SP DA | 34993 04-01 04-03 04-03 04-01 | 540 ± acres into 15 parcels Shadow View See related case TTM 34865 | SE of Dillon Road between I-10 and 86 Expressway | T. R. Co - Bill Webster 160 Newport Center Drive Suite 240 Newport Beach, CA 92660 (949) 719-4975 | PC - no action CC Approved 9/12/07 SB1185 Ext to 9/12/10 AB 333 Ext to 9/12/12 |
| | TPM EA CZ GPA | 35428 07-08 07-04 07-02 | 35 acres TPM & Zoning for future commercial center. Remainder parcel for future medium density residential | E of Van Buren between Ave 52 & 53 | Leja Farms Terrie Miller 5285 Diamond Heights Blvd #214 San Francisco CA 94131 | PC approved 5/2/07 CC approved 6/13/07 SB1185 Ext to 6/13/10 AB 333 Ext to 6/13/12 |
| | TPM EA CZ GPA | 35491 07-10 07-06 07-03 | 20 acres into 2 parcels 1 parcel for 200 unit high density apt complex 1 parcel sf residences | SWC Ave 51 & Van Buren | Steve Gilfenbain 9777 Wilshire Blvd. #918 Beverly Hills CA 90210 | PC approved 3/5/08 CC approved 5/28/08 LAFCO approved 3/13/08 SB1185 Ext to 5/28/11 AB 333 Ext to 5/28/13 |
| | TPM | 35538 | Divide into 2 parcels 60.2 acres | West of All American Canal bisected by I-10 Freeway | Jeff & Seyed Yassdi P. O. Box 737390 San Clemente CA 92673 (949) 492-3113 | PC approved 7/18/07 CC approved 8/8/07 Final Map recorded 5/26/09 |

City of Coachella

Development Status Report

December 2009

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|-------|-------------------------------|---|--|---|---|---|
| Lopez | TPM EA Var | 35637 08-06 08-02 | Divide 6.4 acres into 3 parcels - 1 parcel for extended stay hotel; 1 parcel for restaurant; 1 parcel remains vacant | N of Vista Del Norte, adjacent to Fantasy Springs Golf Course | Van-Cal Projects Robert Pippin 73-111 El Paseo Dr, Suite 205 Palm Desert CA 92260 (760) 862-1111 (760) 776-4197 FAX | PC approved 9/3/08 CC approved 10/8/08 |
| Perez | TPM | 36105 | Subdivide 12.09 acres into 10 parcels | SEC Harrison St & Ave 52 | Coachella Retail Realty Associates 3636 Birch Street Suite 270 Newport Beach CA 92660 (749) 952-2515 | |
| | TTM CZ CUP AR EIS | 30117 01-04 187 01-06 01-11 | Rancho Heights The Vineyards 512 lot R.V. Park Subdivision and 9 hole Golf Course CT | North of Vista Del Norte, South of All American Canal and east of Dillon Road | Walter W. Luce/Robert Mayer Rancho Heights, LLC 66523 Pierson Blvd. Desert Hot Springs, CA 92240 (760) 251-6964 (760) 251-3963 FAX | P.C. and C.C. Approved TTM Appr 06/27/01 CZ Approved 6-27-01 CUP & AR Approved 6-6-01/ First Phase Recorded . Golf Course Completed Map expired 6/27/06 Project is in receivership |
| | TTM EA | 31158 04-07 | 115 S.F. Subdivision | E of Frederick, W of Calle Empalme, N of Avenue 53 | Stan Stringfellow North American Residential 326 W. Arrow Highway San Dimas, CA 91773 909-394-7773 | PC Approved 8-4-2004 CC Approved 8/25/2004 Final Map Recorded 1/25/06 On hold |
| | TTM EA AR CUP | 31508 03-05 03-15 196 | Sun Date 1 160 lot S.F. Subdivision CZ to R-PUD & AR on 40 Acres | SWC of Frederick St. And Avenue 52 | Dan Morgan Centennial Homes, Inc. 7533 Redwood Blvd. Navato, CA 94945 | PC Approved 11/19/03 CC Approved 12/10/04 Final Map Recorded 12/27/05 |

City of Coachella

Development Status Report

December 2009

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| | CZ | 03-03 | See AR 03-15 | | (415) 899-1962 (415) 899-1292 (FAX) | Under Construction |
| | TTM EA CZ GPA | 31533 04-12 04-05 04-03 | Los Jardines 265 SF Subdivision & a 31.96 Manufacturing Service Parcel See AR 05-22 | North of 53 South of 52 West of Tyler | Coachella Land LLC 50-855 Washington St. Ste 209 La Quinta, CA 92253 | PC Approved 7-7-04 CC Approved 9/22/04 Final Map Recorded - Phase 1 and 3 Undeveloped lots sold to Family Dev Group on 12/08, they are selling to CV Housing Coalition Phase 2 is MS parcel |
| | TTM EA | 31550 04-08 | 80 S.F. Subdivision | N of 54 th & E of Van Buren | Larry Hughes Brighton Properties 41800 Washington St., B-105-220 Bermuda Dunes, CA 92203 (760) 343-7297 | PC Approved 7-07-04 CC Approved 8/03/04 Time ext to 8/3/08 SB1185 Ext to 8/3/09 AB 333 Ext to 8/3/11 |
| | TTM EA | 31551 03-11 | Aventine 252 Lot S. F. Subdivision See AR 06-13 | SEC Avenue 51 and Van Buren | Alpine Group Attn: Lane Lowry P.O. Box 155 Thousand Palms, CA (760) 343-7285 | P.C. Approved 3-17-04 CC Approved 4/14/04 Time ext to 4/4/07 Final Map Recorded 8/2/06 |
| | TTM CUP CZ EA | 31694 210 06-07 06-10 | 477 SF Subdivision Travata 91 acres | SWC Ave. 50 & 86 Expressway | Coachella Development Group LLC 39755 Berkey Drive Palm Desert, CA 92260 (760) 404-1900 | PC Approved 06/21/06 CC Approved 7/12/06 Map Expired 7/12/08 |
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City of Coachella

Development Status Report

December 2009

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| | TTM EA CZ | 31698 03-09 03-06 | Edgemoor Ventures 108 S.F. Lot Subdivision See AR 05-13 | SEC Avenue 50 & Van Buren Street | Edgemoor Ventures Mark Ladedda 77682 Country Club Dr. Suite B Palm Desert, CA (760) 200-5433 (760) 200-5430 FAX | P.C. Approved 4/07/04 CC Approved 4/28/04 Final Map recorded 3/13/06 On hold |
| | TTM EA | 31714 04-11 | 150 S. F. Dwellings See AR 06-08 | SEC Avenue 54 & Shady Lane | Brighton Properties 41800 Washington Street, Suite B 105-220 Bermuda Dunes, CA 92203 | P.C. Approved 9/15/04 CC Approved 9/22/04 Final Map Recorded 9/14/06 72 lots sold to C. V. Housing Coalition |
| | TTM EA CZ | 31978 04-13 04-07 | 160 S.F. Dwellings See AR 05-30 | SEC of Ave. 53 & Frederick | Brighton Properties 41800 Washington Street, Suite B 105-220 Bermuda Dunes, CA 92203 | PC Approved 9/15/04 CC Approved 10/13/04 Final Map Recorded - Phase 2 6/20/06 On hold |
| | TTM EA | 32074 04-06 | 155 S.F. Subdivision See AR 05-32 | SEC Avenue 50 & Calhoun | | PC Approved 5/19/04 CC Approved 6/9/04 Final Map Recorded 12/2/05 Project inactive - litigation pending |

City of Coachella

Development Status Report

December 2009

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| | TTM EA | 32075 04-05 | 232 S.F. Subdivision See AR 05-04 Prado | W of Frederick between Avenue 50 & 51 | See AR 05-04 for developer info | PC Approved 5/19/04 CC Approved 6/9/04 Final Map Recorded - Phase 1 8/16/05 1 yr ext to 6/9/08 SB1185 Ext to 6/9/10 AB 333 Ext to 6/9/12 Construction suspended - tract for sale |
| | TTM EA AR CUP CZ GPA | 32164 04-15 04-20 200 04-09 04-04 | 169 S. F. Dwellings See AR 04-20 Avalar | NWC Avenue 53 and Frederick | Dan Morgan Centennial Homes, Inc. 1 McInnis Parkway, St. 300 San Rafael, CA 94903 (415) 507-0815 (415) 899-1292 (FAX) | GPA PC Approved 1-19-2005 EA, AR, CUP, CZ, TTM PC Approved 2-15-06 CC Approved 3/22/06 Time ext to 3/22/09 SB1185 Ext to 3/22/10 AB 333 Ext to 3/22/12 |
| | TTM EA CUP CZ GPA | 32263 05-11 207 05-04 07-04 | 322 S. F. Subdivision 64.64 acres See AR 05-21 Nickelcreek | Ave 44, West of Dillon | Rilington Communities 30-885 Date Palm Drive Cathedral City, Ca 92234 760-328-0402 | PC Approved 9/5/07 CC Approved 9/12/07 SB1185 Ext to 9/12/10 AB 333 Ext to 9/12/12 |
| | TTM EA CZ | 32264 04-10 04-05 | Planned Unit Development See AR 05-31 | NWC of Avenue 54 & Shady Lane (P.U.D). | See AR 05-31 for contact info | PC Approved 7-07-04 CC Approved 8-3-04 Final Map Recorded 5/23/06 On hold |

City of Coachella

Development Status Report

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| | TTM EA CZ Annex | 32415 05-06 05-02 54 | 79 SF Subdivision 19.66 acres | N of 52 W of Van Buren | Van Buren Investments Alex Bowie 4920 Campus Drive Newport Beach CA 92660 | PC Approved 6-15-05 CC Approved 7-13-05 LAFCO approved 3/13/08 SB1185 Ext to 3/13/11 AB 333 Ext to 3/13/13 On hold |
| | TTM EA | 32478 04-09 | 232 S.F. Subdivision Revised Plan 212 S.F. Unit | N of Ave 54, between Fillmore & Polk Street | Brookfield CA Land Holding, LLC 1522 Brookhollow Drive, Suite 1 Santa Ana, CA 92705 (714) 979-2456 | PC Approved 9/15/04 CC Approved 4/26/06 1 yr ext to 4/26/09 SB1185 Ext to 4/26/10 AB 333 Ext to 4/26/12 |
| | TTM EA AR CUP | 32860 04-24 04-32 205 | 81 Townhouses - 200 Room Hotel 61.91 Acres See AR 04-32 | NEC of Vista Del Norte/Tyler | The Vineyards South, LLC 44-790 Dillon Road Coachella, Ca 92236 | PC Approved 02/02/05 CC Approved 2-23-05 PC Approved CUP 2-15-06 Final Map Recorded - Phase 1 5/2/06 |
| | TTM EA CZ | 33551 05-07 05-03 | 143 S. F. Subdivision Gated 37 acres | SEC Ave 49 & Calhoun | Lorin Dreyfuss P. O. Box 614 Rancho Mirage CA 92270 | PC Approved 8/17/05 CC Approved 9/28/2005 Time ext to 9/28/08 SB1185 Ext to 9/28/09 AB 333 Ext to 9/28/11 |
| | TTM AR EA CUP CZ | 33556 05-24 05-14 210 05-05 | 295 SF Subdivision Acreage: 90+ acres | N of I10 W of Harrison APN 601-400-001 | Cabazon Band of Mission Indians 84-245 Indio Springs Parkway Indio CA 92201 (760) 342-2593 Fax: (760) 342-0420 | PC Approved 10/18/06 CC Approved 11/29/06 SB1185 Ext to 11/29/09 AB 333 Ext to 11/29/11 |

City of Coachella

Development Status Report

December 2009

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| | TTM | 33589 | Land division for financing purposes - see TTM 35005 for project details | SEC Polk & Ave 50 | Don Christopher 305 Bloomfield Avenue Gilroy, CA 95020 (408) 847-1100 | PC Approved 6/18/08 CC Approved 7/9/08 SB1185 Ext to 7/9/11 AB 333 Ext to 7/9/13 |
| | TTM EA CUP CZ | 33955 06-18 228 06-13 | 1,085 SF Subdivision Rancho Coachella Vineyards | E of Expressway 86 S of Ave 54 N of Airport Blvd 240 Acres | Desert Highland Associates 40935 County Center Dr #A Temecula CA 92591 (951) 719-3899 (951) 719-3799 FAX | PC Approved 5/16/07 CC Approved 6/13/07 SB1185 Ext to 6/13/10 AB 333 Ext to 6/13/12 |
| | TTM EA CZ GPA EIR | 34087 06-16 06-12 06-04 06-01 | 272 SF Subdivision 80 acres | NWC Ave 55 and Pierce | Van Buren Investments 4920 Campus Drive Newport Beach CA 92660 (949) 851-1300 | PC Approved 1/3/07 CC Approved 1/24/07 SB1185 Ext to 1/24/10 AB 333 Ext to 1/24/12 |
| | TTM CUP | 34166 220 | 123 SF Subdivision 21.68 Acres | N of Vista del Norte East of Dillon | Rancho Heights 14080 Palm Drive, Ste. E Desert Hot Springs, CA 92240 (760) 288-4312 | Pending PC Review |
| | TTM AR CZ CUP EIS | 34174 06-01 06-01 214 06-01 | 469 SF Subdivision 108.45 Acre Project Avalar | S of Ave 52 N of Ave. 54, E of Van Buren | Centennial Homes Daniel H. Morgan, President 2 Ranch Drive Novato, CA 94945 (415) 507-0815 Fax (415) 899-1292 | PC Approved 02-15-06 CC Approved 3/22/06 Time ext to 3/22/09 SB1185 Ext to 3/22/10 AB 333 Ext to 3/22/12 On hold |

City of Coachella

Development Status Report

December 2009

| | Case | No. | Name / Description | Location | Contact Person | Expiration Date & Status |
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| | TTM CZ EA | 34237 06-02 06-03 | 140 Single Family Homes Serenata 39 Acres | S. Of Ave. 44 E of Dillon 601-390-019 | Family Development Rudy Herrera 73-081 Fred Waring Drive Palm Desert, Ca 92260 (760) 900-8989 | PC Approved 9/6/06 CC Approved 9/27/06 SB1185 Ext to 9/27/09 AB 333 Ext to 9/27/11 |
| | TTM AR CUP EA CZ | 34280 07-11 230 07-11 07-07 | 89 SF PUD Casa Del Rio 18.16 acres | W of Ave 52 E of Polk Street | Antoine Garabet 840 N. Pennsylvania Lane Glendora CA 91741 (626) 391-1298 (626) 763-5441 FAX | Project on hold per request of applicant |
| | TTM CZ EA | 34293 06-08 06-07 | 129 SF Subdivision | N of Ave 51, W of Filmore, W of Polk | Brighton Properties, LLC 41-800 Washington St. Bermuda Dunes, CA 92203 | PC Approved 6/7/06 CC Approved 6/28/06 Time Ext to 6/28/09 SB1185 Ext to 6/28/10 AB 333 Ext to 6/26/12 |
| | TTM | 34297 | 127 SF Subdivision 20.12 acres | N of Vista Norte S of Ave 45 W of Harrison's new right of way | Madison 58 Partners LLC 77-899 Wolf Road, Suite 102 Palm Desert CA 92211 (760) 360-4200 | Project on hold |
| | TTM EA CUP CZ GPA | 34434 07-05 07-06 229 07-01 | Van Buren Plaza Com Dev - 50,832 sq ft Residential - 167 Units 20 acres total - 7.19 commercial and 12.81 residential | NEC Ave 50 & Van Buren | Capstone Advisors 11682 El Camino Real Suite 300 San Diego CA (858) 794-7000 | PC Approved 7/18/07 CC Approved 8/8/07 Final Map Recorded - Phase 1 4/15/08 SB1185 Ext to 8/8/10 AB 333 Ext to 8/8/12 AR time ext to 7/18/10 |

City of Coachella

Development Status Report

December 2009

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| | TTM EA CUP CZ GPA | 34512 06-14 223 06-11 06-03 | 349 SF Subdivision 4.5 ± acre park 74 ± acres | SWC Tyler & Ave 53 | Lansing Industries Inc 504 Via Florida San Clemente CA 92672 (949) 218-6870 | On Hold |
| | TTM EA CZ | 34517 07-09 07-05 | 12 lot Subdivision 3.34 acres | S of Ave 50 W of Tyler E of RR Tracks | Josue Coronel 84-639 Bagdad Coachella CA 92236 (760) 398-9656 | PC approved 8/1/07 CC continued to 11/14/07 mtg - pulled from agenda |
| | TTM CZ EA | 34527 06-09 06-12 | Annexation 57 Approx. 100 Acres | West of Van Buren bet. Ave. 51 & Ave. 52 | Nick Nigosian P. O. Box 276 Coachella, CA 92236 (760) 398-5182 | PC approved 09-06-06 CC approved 9/28/06 LAFCO apprpved 3/13/08 SB1185 Ext to 3/13/11 AB 333 Ext to 3/13/13 |
| | TTM EIR GPA CZ SP DA | 34865 04-01 04-03 04-03 04-01 | 1600 SF Subdivision 368 ± acres Shadow View See Related TPM 34993 | SE of Dillon Rd between I-10 and 86 Expressway | T. R. Co - Bill Webster 160 Newport Center Drive Suite 240 Newport Beach, CA 92660 (949) 719-4975 | PC - no action CC approved 09/12/07 SB1185 Ext to 09/12/10 AB 333 Ext to 9/12/12 |
| | TTM | 35005 | 842 SF Subdivision 244 Multi family units School site See related TTM 33589 | SEC Polk & Ave 50 | Don Christopher 305 Bloomfield Avenue Gilroy, CA 95020 (408) 847-1100 | PC Approved 6/18/08 CC Approved 7/9/08 SB1185 Ext to 7/9/11 AB 333 Ext to 7/9/13 |

City of Coachella

Development Status Report

December 2009

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| | TTM EA CZ GPA | 35370 08-05 08-02 08-02 | 40 acre commercial site | NEC Ave 52 & Van Buren | George Kirkjan 86-740 Industrial Way Coachella CA 92236 (760) 398-0999 | PC Approved 5/21/08 CC Approved 5/28/08 SB1185 Ext to 5/28/11 AB 333 Ext to 5/28/13 |
| | TTM AR EA CUP CZ GPA Annex | 35523 07-13 07-16 231 07-08 07-05 60 | 111 Single Family attached & detached residential Villa Palmeras 11.58 acres | South side of Ave 50 between Jackson St & Calhoun St | DSE Turco, L.P. Attn: Scott Carino 8910 University Center Ln Suite 690 San Diego CA 92122 (858) 458-3432 Fax (858) 458-3412 | PC Approved 1/16/08 CC Approved 5/28/08 SB1185 Ext to 5/28/11 AB 333 Ext to 5/28/13 |
| | TTM EA AR CUP CZ | 36045 09-01 09-01 237 09-01 | 61 Single family residences PUD 9.38 acres | 58-424 Calle Verde | Rancho Housing Alliance Inc 53-990 Enterprise Way #1 Coachella CA 92236 (760) 391-5050 | Scheduled for PC mtg. 1/06/2010 |
| | TTM EA AR CZ GPA Annex | 36053 09-04 09-03 09-02 09-03 62 | 100 unit townhouses 20 acres | E of Calhoun N of Ave 52 | Coachella 20 LLC 2800 W. Sahara Ave Suite 1H Las Vegas, NV 89102 (702) 734-1034 | Scheduled for PC mtg. 1/20/2010 |
| | ZOA EA | 05-03 05-16 | Hillside Conservation & Development Ordinance | Citywide | City of Coachella 1515 6 th Street Coachella, CA 92236 (760) 398-3102 | Pending CC direction |

City of Coachella
Development Status Report
December 2009

City of Coachella
Development Status Report
December 2009

PC = Planning Commission

CC = City Council

Types = SF Single Family, MF Multiple Family, RMH Residential Mobile Homes, CG Commercial General, IND Industrial,
MH Manufacturing Heavy, MS Manufacturing Service, RE Residential Estate

Status of Projects = Under Construction, Approved, Pending Approval

Status of Maps = Constructed, Under construction, Recorded, Approved Tentative, Pending Approval

AR Architectural Review

CUP Conditional Use Permit

CZ Change of Zone

DA Development Agreement

EIS Environmental Initial Study

GPA General Plan Amendment

PAM Pre Application Meeting

PD Planned Development

TTM Tentative Tract Map or Tentative Subdivision Map

TPM Tentative Parcel Map

ZOA Zoning Ordinance (Text) Amendment

Tentative Maps (Tract and Parcel) are approved for 2 years and may be extended an additional year three times upon approval of their request and payment of application fees.

Senate Bill (SB 1185) automatically grants a 12 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2008 and will normally expire before January 1, 2011.

Assembly Bill 333 automatically grants a 24 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2009 and will normally expire before January 2, 2012.