

Exhibit A – Resolution No. PC2023-31

**CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT NO. 369, ARCHITECTURAL REVIEW NO. 23-06
SUNRDIGE SELF-STORAGE PROJECT**

General Conditions

1. CUP 369 and AR 23-06 is approved for the construction of a mini storage warehouse and recreational vehicle storage facility on a 4.85 acre parcel at APN 763-141-018, a CUP that permits the mini storage warehouse and recreational vehicle storage use; and an Architectural Review that includes 62,979 square feet of self-storage units, covered parking stalls, and a 900 foot leasing office.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. Prior to issuance of building permits, a final landscape plan shall be submitted and approved by the Development Services Director or his/her designee. Proposed 5/8 inch decomposed granite shall be modified to 3/4 inch decorative gravel. All landscaping shall be maintained in a first-class condition and per standards of care identified in the final landscape plan.
4. All new proposed signage shall comply with the guidelines established under Chapter 17.56 of the City of Coachella Municipal Code. The applicant shall modify the proposed sign plan to include individual channel lettering and logos in lieu of the proposed cabinets or painted signs. A detailed sign plan shall be submitted to the Development Services Director and the final design shall be approved by the Development Services Director or his/her designee.
5. The applicant will be required to comply with the City's Art in Public Places Ordinance. If the applicant elects to place artwork on the project site, the applicant shall place artwork in outdoor areas of the private property accessible to the public in a manner satisfactory to the Public Arts Commission. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.

Building Division

6. Access from the public right of way to the office shall be made from the North side of Tyler Relocate proposed accessible path of travel from the public right of way. Sidewalk

improvements have been made on the North side of Tyler Street and no sidewalk improvement have been made to the South side of Tyler Street.

7. Landscaping shall meet minimum requirements of the California Green Building Standards Code sections 5.106.12 through section 5.106.12.3- Shade Trees.

Utilities Department

8. Submit water and sewer plans to Engineering for approval from Utilities Manager –project required to connect to City public sewer and water system
9. Water & Sewer impact fees to be paid prior to final approval of plans
10. Project to install 4G AMI master meters
11. Backflows required on all meters
12. Above ground DCDA's required on fire lines
13. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)
14. A title report is required to verify easements
15. Lines may need to be relocated if structures are proposed to be built over them
16. Potholing will be required to verify existing pipe alignments, concerns about water lines being along the north property line adjacent to the cvwd easement.
17. Additional requirements subject to water and sewer plan checking process
18. Access to the well site highlighted needs to be addressed. See Agency Comments from Utilities Department.

Riverside County Fire Department

19. Fire Protection Water Supplies/Fire Flow - Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering 1,250 gallons per minute at 20 psi for 2 hours. Specific design features may increase or decrease the required fire flow.
20. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24: 7.2.3
21. Fire Department Access - The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Where parking is not permitted

along one OR both sides of a fire apparatus access road, the no parking area shall be identified by painted red curbing or by installation of signs along one or both sides of the fire apparatus access road as applicable. Parallel parking is permitted on both sides of a required fire apparatus access road when the clear width is a minimum of 36 feet. Parallel parking is permitted on one side of a required fire apparatus access road when the clear width is a minimum of 30 feet. Reference the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002

22. Fire Department Building Construction Permit Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1
23. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger, including shade canopies for vehicles, are required to be protected with a fire sprinkler system. Reference CFC 903.2 as amended by the County of Riverside
24. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2
25. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be reviewed and approved by the Office of the Fire Marshal before construction. Reference CFC 503.4.1
26. Driveway Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Reference CFC 506.1

Coachella Valley Water District

27. The City of Coachella (City) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm. In addition, flood protection measures shall comply with California Drainage Law and provide that offsite stormwater flows are received onto the property and discharged from the property in a manner that is reasonably compatible with redevelopment conditions. Coachella Valley Water District (CVWD) requests review of said flood protection measures for compliance with California Drainage Law from a regional valley floor drainage perspective
28. Design for retention basins for this area must consider high groundwater levels and clay soils.
29. There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. The City shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the City with written confirmation that there is no interference. The USB conflicts include but are not limited to

Irrigation Lateral 119.64-2.6-3.7. Developer should contact CVWD to obtain drawings of these facilities. A permit from CVWD and/or USBR may be necessary for any encroachments or modifications.

30. The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.
31. Any entity producing more than 25 acre-feet of water during any year from one or more wells must equip the wells) with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.
32. The Sustainable Groundwater Management Act (SGMA) is a law requiring that groundwater basins are managed to achieve sustainability. In accordance with the SGMA, CVWD submitted the Coachella Valley Water Management Plan as an alternative to a Groundwater Sustainability Plan (Alternative Plan) for the Indio Subbasin. On July 17, 2019, the Department of Water Resources (DWR) sent a notification approving the Alternative Plan. The goal of the Alternative Plan is to reliably meet current and future water demands in a cost-effective and sustainable manner. This development lies within the Indio Subbasin and will contribute to the total water demand in the subbasin. The elements and actions described in the Alternative Plan shall be incorporated into the design, construction, and operation of this development to reduce its negative impact on the Indio Subbasin.

ENGINEERING DEPARTMENT

PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:

GENERAL:

33. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
34. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.
35. A comprehensive 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 pre- and post-development hydrology maps 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 (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention 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 vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

36. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
37. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
38. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
39. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
40. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
41. 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.

42. Applicant shall obtain approval of site access and circulation from Fire Marshall.
43. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
44. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

ROUGH GRADING:

45. Prepare and submit rough grading and erosion control plans for the project.
46. The project's soils engineer shall certify to the adequacy of the grading plan.
47. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

PRECISE GRADING:

48. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
49. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
50. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
51. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.
52. All permanent onsite parking, ingress/egress paths and areas subject to vehicular traffic shall have an engineered hard surface, such as asphalt concrete or engineered pavers and shall include engineered cross sections and subgrade preparation recommendations in compliance with the findings of an approved soils report.
53. All temporary onsite parking, ingress/egress paths and areas subject to vehicular traffic that are not proposed to have a hard surface shall have at a minimum an engineered gravel surface, and shall include engineered cross sections and subgrade preparation recommendations in

compliance with the findings of an approved soils report.

STREET IMPROVEMENTS:

54. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
55. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
56. Applicant shall construct the street improvements to conform to the General Plan and/or requirements of Traffic Study.
 - 1) Tyler lane Public Roadway as shown on the RAC and per these comments shall include the following:
 - a. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.
 - b. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
 - c. Applicant shall remove and replace existing curb and gutter that is not on good shape condition such as, but not limited to: crack, deteriorated or any kind of concrete fractures to the satisfaction of the City Engineer
 - d. Applicant shall underground all existing dry utilities if existing at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

SEWER and WATER IMPROVEMENTS:

57. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
58. 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.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

59. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
60. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R), or an equivalent document for review and approval. The proposed document shall contain the Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way private streets, and ingress and egress areas. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.
61. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. 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.
62. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

63. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. 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.