

Exhibit A – Resolution No. PC2026-26**CONDITIONS OF APPROVAL FOR TENTATIVE MAP NO. 39330****General Conditions**

1. Tentative Tract Map 39330 is approved for the “COVA” project proposing the development of a hotel, resort, residential, and public beach club located on approximately 87 acres on four contiguous parcels (APNs 780-040-001, 780-040-003, 780-060-001, and 780-060-002) south of Avenue 52, west of Van Buren Street and east of Calhoun Street, and finding that the previously certified Environmental Impact Report adequately address all environmental impacts and no further environmental review is necessary pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15183.
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. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.
4. CC&R’s. The Project shall adopt Conditions, Covenants and Restrictions (CC&R’s), and act as a liaison to the City for review of the placement, type, architectural style, materials, and landscaping of all units and lots. The proposed CC&R’s shall be submitted for City and Riverside County Fire review prior to recordation of final map and the City shall be a signatory of the CC&R’s. The CC&Rs shall stipulate a restriction on the duration of stay for any Resort patron, to no more than 30 days. The Resort includes the hotel, villas, and residences within the Resort area. The CC&R’s shall stipulate the maintenance of all common area improvements and perimeter walls, or landscape maintenance required may be stipulated through a separate Landscape Maintenance Agreement to be submitted and approved by the city.
5. Prior to the recordation of the final map the applicant shall submit detailed landscaping irrigation plans and sign plans for review and approval by the City Engineer and Development Services Director.
6. Landscape. The landscape plans for the street medians and the common area frontages along Van Buren Street, Avenue 52, and Calhoun Street shall be revised to remove any proposed decomposed granite and replace it with a minimum three-quarter inch (¾-inch) gravel, subject to the discretion, review, and approval of the Community Development Director. This requirement shall not apply to the required 10-foot-wide decomposed granite multi-purpose trail. Landscape medians shall be designed in accordance with the

2008 median design guidelines to the satisfaction of the Community Development Director.

7. Landscape. A landscape weed barrier shall be provided on city-maintained landscape areas, at the discretion of the Community Development Director and Public Works Director.
8. Landscape. The common area landscape frontages along Avenue 52 and Van Buren Street shall include a minimum 10-foot-wide decomposed granite multi-purpose trail with metal landscape edging or concrete mow curb on both edges of the trail and equestrian rail fencing, subject to review and approval by the Community Development Director.
9. Lighting. Final design of the light poles visible from the public right-of-way shall be subject to the discretion, review, and approval of the Community Development Director and Public Works Director.
10. Landscape. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
11. Landscape. The applicant shall submit, and must obtain approval from the Community Development Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas shall be replaced per approved landscape plans upon landscape inspection by the Community Development Department and prior to issuance of a certificate of occupancy.
12. Landscape. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.
13. Signage. Identification signs for the project shall include high quality and durable design with accent lighting. A detailed sign plan shall be submitted to the Community Development Director and the final design shall be approved by the Community Development Director. The Community Development Director may, at their discretion, elevate the review of the proposed monument signage to the Planning Commission for review as a non-hearing item.
14. Artwork. Installation of artwork visible from the public right-of-way shall be in accordance with the Coachella Municipal Code. Prior to placement of an approved artwork, applicant and the owner of the site shall execute and record a covenant in a form approved by the city for maintenance of the artwork. Review by the Public Arts Commission shall be required per municipal code requirements.

15. Entertainment Permit. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall submit an Entertainment Permit application for review and approval by the City Council.
16. Parking. Applicant shall submit off-site parking agreements or equivalent parking measures to the City for review and approval. Prior to issuance of a Certificate of Occupancy for the Beach Club commercial area the applicant shall execute a signed and notarized off-site parking agreement, complete required off-site parking improvements, or implement other equivalent measures, to the satisfaction of the Community Development Director and City Engineer. If the applicant proposes to satisfy this requirement through the construction of off-site parking improvements, the construction of off-site parking improvements shall be subject to an Architectural Review public hearing in accordance with the requirements of the Municipal Code.
17. Based on the City's parking analysis, the project shall be required to provide up to 183 parking spaces for the Beach Club commercial area and 48 parking spaces for the resort component. The applicant may request approval of a reduced number of parking spaces by submitting a parking analysis or other documentation to the satisfaction of city staff that demonstrates that fewer parking spaces will adequately serve the proposed use and operational characteristics of the project. Approval of a reduction of up to ten percent (10%) of the minimum required parking identified above shall be submitted to the Community Development Director for consideration and approval as a Minor Modification. Approval or denial of the Minor Modification shall be at the discretion of the Community Development Director. If a reduction exceeding ten percent (10%) of the minimum required parking is requested by the applicant, the request shall be considered through a public hearing item as either a Modification to the approved project or Variance request from the applicant. The Planning Commission shall have the discretion to approve, conditionally approve, or deny the request.
18. Parking. The city may require additional parking measures during the duration of this active use, if it is determined by the Community Development Director or City Engineer that the Beach Club Commercial or resort area traffic impacts are significant and not sufficiently mitigated with existing parking measures for the site. Additional parking measures may include the requirement of additional off-site parking, or the implementation of other equivalent measures as determined by the Community Development Director and the City Engineer. These parking measures required by staff determination shall be implemented by the property owner.
19. Phasing. Prior to the first certificate of occupancy for Phase 1, all off-site common areas and median landscape and irrigation improvements shall be completed. This condition shall be met at the discretion of the Community Development Director.
20. Energy Efficient Design and Heat Island Reduction Strategies. New development shall submit an energy efficient design and heat island reduction plan that incorporates heat island reduction strategies such as light-colored cool roofs, light-colored paving, permeable paving, substantial shade tree coverage, shade structures and shaded asphalt paving. Energy efficient building and site design strategies shall be incorporated such as appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and

shading. Shade tree plantings in surface parking areas shall be installed to provide shade over fifty (50) percent of the parking area within ten (10) years. Solar photovoltaic shade structures or shade structures with cool roofing materials shall be permitted in whole or in part in lieu of shade tree plantings. At the direction of the Community Development Director, may require substitutions in trees, paving, or other items to address the energy efficient design and heat reduction plan strategies, and as described in this condition of approval.

21. The project shall comply with all applicable provisions of the City of Coachella Alcohol Ordinance and the requirements of the California Department of Alcoholic Beverage Control (ABC). The applicant shall demonstrate compliance with all applicable alcohol-related zoning requirements to the satisfaction of the Community Development Director. The applicant, property owner, or operator shall submit an application for a modification to the Conditional Use Permit or, as applicable, a separate Conditional Use Permit to establish or clarify alcohol-related uses proposed by specific vendors or operators.

22. The project shall implement all mitigation measures as recommended by the Project CEQA 15183 Consistency Analysis Memorandum.

Building

23. All amenities shall be accessible and on an accessible path of travel.

24. Because of the anticipated demand for building inspections associated with this project and the city's limited resources for building inspectors, the owner shall compensate the city for an inspector/s or record. The inspector of record will be selected and report to the City Building Official.

25. Include required electrical vehicle charging stations and electrical vehicle charging ready spaces in parking demand calculations. (CGBSC-5.106.5)

26. Include bicycle parking in parking demand calculations. (CGBSC 5.106.4)

Utilities

27. The project is located within the service area of the City's Coachella Water Authority and Coachella Sanitary District.

28. The applicant shall submit water and sewer plans for approval.

29. The first submittal shall not be accepted without the completion of the hydraulic model.

30. A \$5,000 deposit is required to initiate hydraulic modeling.

31. The City of Coachella may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The developer may

be required to install these facilities and provide land and/or easements on which some of these facilities will be located.

32. New water and sewer connections are subject to the collection of impact fees.
33. All fire lines require the installation of Double Check Detector Assemblies.
34. Backflow devices are required on all non-residential connections installed within 12” of the meter box.
35. All buildings may require individual meters.
36. Irrigation may require its own meter.
37. All water connections shall install 4G AMI master meters.
38. All service lines shall be copper tubing per the approved list of materials.
39. All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
40. No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.
41. Trees/shrubs must have a minimum of 15’ separation distance from the Utilities water/sewer laterals. Or minimum 10’ separation distance from water/sewer laterals with root barrier.
42. Provide plumbing blueprints depicting sanitary, industrial, and/or grease waste line. (all lines that are applicable)
43. Illustrate domestic water and sewer point of connection to the City’s utilities.
44. Provide plumbing code fixture schedule with total DFU’s listed.
45. Business establishments must complete Utilities Department’s wastewater discharge survey and submit to Development Services.
 - a. For tenant improvements, current and proposed plumbing code fixture schedule must be provided
46. Pretreatment equipment/Sample box: (if applicable) Provide manufacture specifications and sizing chart.
 - a. Pretreatment Equipment Minimum Requirements:
 - i. 750 gal minimum
 - ii. Clean outs and vents before and after pretreatment equipment
 - iii. Sample box immediately downstream of the pretreatment equipment
 - iv. Multi suite buildings requesting pretreatment installation require separate sewer lateral connection per pretreatment device
 - v. Made from precast concrete form

47. Outside drains connected to the sanitary sewer are prohibited unless drains are protected from rain water by having a permanent berm within a shade structure. Storm water is prohibited from entering the sanitary sewer.

Engineering

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

Tentative Map

48. A focused Traffic Impact Analysis (TIA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TIA, the engineer shall submit a scoping letter for the TIA 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.
49. 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.
50. 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.

51. Identify and clearly show all necessary drainage easements to implement the project in accordance with drainage law.
52. 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.
53. Applicant shall obtain approval of site access and circulation from Fire Marshall.

Final Map

54. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
55. All public streets shall be dedicated to City of Coachella.
56. 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.
57. Prior to approval of the Final Map, the applicant shall resolve potential 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 copies of any such relocation plans.
58. All Primary streets, including 52nd Avenue, Calhoun Street, Van Buren Street and Interior streets shall be completed prior to final occupancy for the first structure at the Tract.
59. Prepare and record necessary drainage easements, access easements and utility easements to implement the project in accordance with drainage law and site conditions to the satisfaction of the City Engineer prior to approval of the Final Maps.
60. Full Street Improvements plans, Street Improvements Bonds and Monument Bonds shall be approved prior to Approval of the Final Maps. Street improvement plans shall be in conformance with recommendations outlined in an approved Traffic Impact Analysis and may include off site intersection improvements, engineering analysis of fair share off site improvements and fully executed agreements for phasing of fair share payments if needed per the Traffic Impact analysis.
61. Internal roads shall be complete prior to final occupancy of any adjacent house.

GENERAL:

62. All proposed development shall conform to the approved engineering studies and environmental migration measures as identified in the approved traffic, drainage, soils, hydrology, etc. studies developed under the tentative and final map process.
63. 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.
64. 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.
65. 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.
66. 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.
67. 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.
68. 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:

69. Prepare and submit rough grading and erosion control plans for the project.
70. The project's soils engineer shall certify to the adequacy of the grading plan.
71. 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:

72. 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.
73. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
74. 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.
75. 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.

STREET IMPROVEMENTS:

76. 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 %.
77. 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.
78. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.
 - 1) 52nd Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
 - a. Dedication of land within project limits is required. This street will be required to be dedicated to the ultimate General Plan width as a Primary Arterial with Bicycle Lanes with 94 feet of right-of-way as per City of Coachella General Plan.
 - b. Street measured at Center line to Southerly curb shall have a width of 37-foot.
 - c. 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, full

improvements for Street median and Traffic signal light, Street Lights and street name signs to the satisfaction of the City Engineer.

- d. Applicant shall install curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drains, wells, street lights, any kind of tree and all other appurtenances as required to the satisfaction of the City Engineer.
 - e. Applicant shall improve Intersection at the Southwest corner of 52nd Avenue Van Buren Street including new ADA ramps, Traffic Signal relocation and/or modification (if required), Striping and Landscaping to the Satisfaction of the City Engineer and per the requirements of an approved Traffic Impact Analysis.
 - f. Applicant shall underground all existing dry utilities if existing within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities.
 - g. Additional offsite improvements, such as intersection improvements at 52nd Avenue and Calhoun Street, installation of turning lanes, lane widening, etc. shall be installed to the Satisfaction of the City Engineer and per the requirements of an approved Traffic Impact Analysis.
- 2) Calhoun Street- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. Dedication of land along northbound lane within the entire project limits is required. This street is classified as Collector with Bicycle Lanes with 90 feet of right-of-way as per City of Coachella General Plan.
 - b. Street measured at Center line to Easterly curb shall have a width of 35-foot.
 - c. 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, street name signs, turn left or right pocket to the satisfaction of the City Engineer.
 - d. Applicant shall construct transition street lanes south of the property limits as required to the satisfaction of the City Engineer and per the requirements of an approved Traffic Impact Analysis.
 - e. Applicant shall install curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm

drains, wells, street lights, any kind of tree and all other appurtenances as required to the satisfaction of the City Engineer.

- f. Applicant shall underground all existing dry utilities if existing at northbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities.
 - g. Applicant shall improve Full intersection of 52nd Avenue and Calhoun Street including new ADA ramps, Traffic Signal), Striping and Landscaping to the Satisfaction of the City Engineer and per the requirements of an approved Traffic Impact Analysis.
 - h. Additional offsite improvements, such as intersection improvements, installation of turning lanes, lane widening, etc. shall be installed to the Satisfaction of the City Engineer and per the requirements of an approved Traffic Impact Analysis.
- 3) Van Buren Street- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. Dedication of land along southbound lane within the entire project limits is required. This street is classified as Major Arterial with Bicycle Lanes with 118 feet of right-of-way as per City of Coachella General Plan.
 - b. Street measured at Center line to Westerly curb shall have a width of 49-foot.
 - c. 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, street name signs, full improvements for Street median and Traffic signal light to the satisfaction of the City Engineer.
 - d. Applicant shall construct transition street lanes south of the property limits as required to the satisfaction of the City Engineer and per the requirements of an approved Traffic Impact Analysis.
 - e. Applicant shall install curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drains, wells, street lights, any kind of tree and all other appurtenances as required to the satisfaction of the City Engineer.
 - f. 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.

- g. Applicant shall improve Southwest intersection of 52nd Avenue and Van Buren Street including new ADA ramps, relocate or modified Traffic Signal (If require), Striping and Landscaping to the Satisfaction of the City Engineer and per the requirements of an approved Traffic Impact Analysis.
 - h. Additional offsite improvements, such as intersection improvements, installation of turning lanes, lane widening, etc. shall be installed to the Satisfaction of the City Engineer and per the requirements of an approved Traffic Impact Analysis.
- 4) Interior Street - Private Roadway as shown on the RAC and per these comments shall include the following:
- a. Interior streets within project limits shall be maintained by Homeowners association and classified as Private Streets. These streets are classified as Suburban Residential with Parking with 56 feet of right-of-way as per City of Coachella General Plan.
 - 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 install curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drains, wells, street lights Traffic signal, and all other appurtenances as required to the satisfaction of the City Engineer.

SEWER and WATER IMPROVEMENTS:

- 79. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
- 80. 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:

- 81. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
- 82. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality

Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.

83. 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.
84. 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:

85. 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.

Fire

86. Fire Department Fire Protection Water Supply and Access Review – The Fire Department will require a submittal of a site plan, building information and other supporting documentation for the review of required fire protection water supply and access. Reference CFC as amended.
87. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B (, NFPA 1142) or other approved method. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC as amended.
88. Fire Protection Water Supplies/Hydrants - Fire hydrants shall be located no more than 400 feet from all portions of the exterior of all buildings, or 600 feet from all portions of the exterior of the building equipped with an approved fire sprinkler system, along an approved route on a fire apparatus access road/driveway, unless otherwise approved by the Fire Department. The maximum distance to a fire hydrant can be increased utilizing direction from the Riverside County Office of the Fire Marshal Policies and Standards. Reference CFC as amended.

89. Fire Department Access - Fire apparatus access roads/driveways shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Access shall comply with requirements from the Riverside County Fire Department Policies and Standards. Reference CFC as amended.
90. Fire Department Access Turn Around – On-parcel dead-end fire apparatus access roads exceeding 150 feet in length shall provide a bulb turnaround at the terminus measuring a minimum of 45 feet outside radius and 24 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the “T” dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
91. Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Ref. CRC.
92. Materials and Construction Methods for Exterior Wildfire Exposure - Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and State Responsibility Area Very High, High, and Moderate Fire Hazard Severity Zones shall comply with Chapter 3, R337 of the California Residential Code and California Code of Regulations Title 14 Fire Safety Regulations. Reference CFC as amended.