

**Exhibit A - Resolution No. PC2024-13**

**CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 381, ARCHITECTURAL REVIEW NO. 24-07  
SUN COMMUNITY CREDIT UNION**

**General Conditions**

1. Conditional Use Permit No. 381 and Architectural Review 24-07 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
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. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice.
4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit or architectural review.
5. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
6. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

7. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 24-07, including architectural features, materials, and site layout.
8. Applicant shall work with City on a potential location for the City's Art in Public Places program that may include decorative, ornamental or architectural elements commissioned from an artist as an integral aspect of the project structure or site.
9. The applicant shall allow for shared access for the northerly proposed driveway at Cesar Chavez Street for future development proposed for the northerly parcel. The shared access shall be verified with the City Engineer prior to issuance of grading permits.
10. Lighting bollard shall be of a high quality construction type resistant to vandalism.
11. The sign program shall be revised to reflect logo sign at the westerly elevation. All wall and monument signs shall consist of halo-lit signs. A full construction detail of signage shall be included in the revised sign program for approval by the Development Services Director.
12. No roof mounted equipment or features after certificate of occupancy is issue may be added to the building without obtaining approval from the Development Services Department.
13. A design of the trash enclosure shall be consistent with the building architecture for approval by the Development services Director.
14. The appearance of the proposed roof screen RS-1 shall be consistency in appearance and color as the fiber cement siding (FC-1).
15. At the South and Westerly side of the northlerly property, install a barrier consisting of wood posts spaced at a minimum 15' connected by metal cable to deter dumping.

**Architectural Design, Character and Massing**

16. A lighting and photometric plan shall be provided during plan check. Parking lot lighting shall be provided at all times of the night and additional lighting may be required by the Development Services Director if necessary to ensure safety of patrons at the walk-up or drive up ATM.

17. All roof-top equipment must be architecturally screened from public view by screening materials of the same nature as the building's basic materials. Mechanical equipment generally shall be located below the parapet walls of the building. Please provide cross sections showing the line of site from street elevation, height of parapets, and height of rooftop mechanical equipment.

**Public Realm/Streetscape**

18. Incorporate pavers or alternative decorative paving at vehicle entrances at Cesar Chavez Street.

**General - Engineering**

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

**GENERAL:**

19. 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.
20. 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.
21. 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.

22. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. Applicant shall obtain approval of site access and circulation from Fire Marshall.
29. 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.
30. 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:**

31. Prepare and submit rough grading and erosion control plans for the project.
32. The project's soils engineer shall certify to the adequacy of the grading plan.
33. 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:**

34. 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.
35. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
36. 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.
37. 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:**

38. 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 %.
39. 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.

40. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.

1) Cesar Chavez Street- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. Dedication of land along northbound lane within project limits is not required. This street is classified as Primary Arterial with Bicycle Lanes with 94 feet of right-of-way per City of Coachella General Plan.
- b. Easterly curb shall be protected in its current location. Any deteriorated sections of existing curb shall be removed and replaced to the satisfaction of the City Engineer.
- c. Applicant shall recorded a 24-foot private ingress and egress easement that connects the 35-foot access easement on Cesar Chavez Street with the 35-foot access easement on Valley Road, as shown on Parcel Map 31405. The 24-foot private easement shall be recorded prior to building occupancy and shall be designed to the satisfaction of the City Engineer
- d. 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.
- e. 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.
- 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 to the satisfaction of the City Engineer.
- g. Driveway access on Cesar Chavez Blvd. shall only be permitted within the existing shared access easement located at the northwest corner of the parcel as shown on Parcel Map 31405.

2) Valley Road- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is classified as Residential Street with a existing R/W of 60-foot
- b. Street measured at Center line to northerly curb shall have a width of 20-foot min.
- c. 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.

- d. 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.
- e. 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 to the satisfaction of the City Engineer.
- f. Driveway access on Valley Rd. shall only be permitted within the existing shared access easement located at the southeast corner of the parcel as shown on Parcel Map 31405.

**SEWER and WATER IMPROVEMENTS:**

- 41. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
- 42. 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.
- 43. It is noted that existing Water lines exist within the central portion of the property. The property owner shall be responsible for the potholing and observation of the existing water lines to determine the exact location and depth and the owner shall be responsible for the full costs of design and relocation of the water lines, if needed. The final location and operation of the water line shall be protected to maintain existing service and capacity under its current designed intent.
- 44. All water mains that are proposed to exist within the property shall be located within City approved utility easements.

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

- 45. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
- 46. 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.

47. 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.
48. 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:**

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 Ci

**Landscaping**

61. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein. Landscape lighting shall be incorporated inclusive of uplighting for trees and elevated ring lighting for palm trees. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts and any tree caliper and planted tree heights. Weed barrier shall be integrated below decorative gravel to deter weed growth.
62. 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.
63. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be submitted that addresses



landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:

- a. Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
- b. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
- c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
- d. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
- e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.

64. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.
65. The applicant shall submit, and must obtain approval from the Development Services 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 within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.
66. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan.
67. The landscape plan shall be modified to substitute California Fan Palm with Date Palm planted at a minimum 10' trunk height. Substitute Palo Verde with another drought tolerant shade tree. Integrate shade trees to the Cesar Chavez Street landscape parkway to ensure sidewalk has shade cover for pedestrians. The decomposed granite in the landscape parkway shall be of a 3/4" size.

**Coachella Valley Water District:**

68. Applicant must comply with Coachella Valley Water District regulations pertaining to irrigation infrastructure protect-in-place practices, relocation or abandonment of infrastructure, if needed.

**Fire Department ([chris.cox@fire.ca.gov](mailto:chris.cox@fire.ca.gov))**

**Prior to Permit Issuance**

69. Prior to Permit Issuance - Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings and project is required per CFC Appendix B. Will Serve Letters from the responsible water purveyor with capabilities of water in the public street along the property line is required prior to a map recordation or 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.
70. Prior to Permit Issuance - 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. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2" x 2 1/2" (super hydrant). Reference CFC as amended and NFPA 24.
71. Prior to Permit Issuance – Fire Department Access Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code and Riverside County Fire Department Standards. Plans must be submitted to the Fire Marshal office for review and approval prior to building permit issuance.
72. Prior to Permit - Fire Department Plan Review Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. 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.

**Prior to Final**

73. Prior to Final (Deferred) - Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC as amended.

74. Prior to Final (Deferred) - 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 as amended.
75. Prior to Final – Fire Department Final Inspections Prior to issuance of a Building Certificate of Occupancy, the Fire Department shall perform all fire final inspections within the Building, fire suppression systems and other related fire permits.

**Environmental Compliance/Utilities:**

76. Submit water and sewer plans to Engineering for approval from Utilities Manager –project required to connect to City public sewer and water system
77. Water & Sewer impact fees to be paid prior to final approval of plans
78. Project to install 4G AMI master meters
79. Backflows required on all non-residential meters
80. Above ground DCDAs required on fire lines – per approved materials list, DCDAs also require a ¾” master meter.
81. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size), do not rely on W-8 standard drawing showing plastic service lines.
82. There is a water-line running behind sidewalk fronting this property, no large trees should be placed above the water line, City requires a 7’ off-set for any large trees and root barriers.
83. Submit landscaping plans to Utilities for approval for ensuring landscape does not interfere with water lines.
84. Water Improvement Note #4. Shall always be revised moving forward to: “Water services shall be type K soft copper tubing polywrap-c blue (6MIL, use applicable size)
85. Water Improvement Note #10. Shall always be revised moving forward to: “It shall be the water contractor’s responsibility to set water valves lid and cover to finish grade after paving in accordance with CVWD standards W-17 and W-18. Lid to say “WATER” and omit reference to CVWD. All valves must be “workable” at all times.
86. Additional requirements subject to water and sewer plan checking process
87. Complete wastewater discharge survey for approval and issuance of wastewater discharge permit.
88. All stormwater must be contained within the property via retention basins.
89. Outside drains exposed to rain events are prohibited from draining into the sanitary sewer.

**Building Division**

90. The following plans will be required prior to obtaining a building permit:
- a. Grading plans and permit from the City of Coachella Engineering Department.
  - b. Accessibility plans showing accessible site circulation and path of travel to all the amenities include material and slopes at walk ways.
  - c. Electrical plans for the proposed modifications with calculations and single line diagram. The current electrical system at the venue does not comply with the National Electrical Code and poses a significant safety risk to visitors and the venue.
  - d. Provide plans for all structures and improvements include a site plan, floorplan and use for each room.
91. All “field verify” notes will need to be field verified by the licensed professional and incorporated into the building documents and building plan submittal.
92. Existing structures and improvements shall be in compliance with the 2022 California Building Codes prior to a Certificate of Occupancy being issued.
93. Proposed plan must incorporate Electrical Vehicle chargers. (CGBSC Tbl.5.106.5.3.1)
94. Landscaping plans shall meet the requirements of the CGBSC 106.12- Shade Trees.
95. Provide accessible path of travel from the parking lots to the venue. Both routes must be accessible.
89. Obtain all necessary permits from all agencies as required for the use of the facility. Such as but not limited to the following:
- a. Riverside County Fire Department
  - b. Riverside County Health Department
  - c. City of Coachella Engineering Department
  - d. Building Permits
96. The venue underwent multiple improvements over the years, some with permits from the City and some without. Before a Certificate of Occupancy can be issued, all buildings and improvements must meet current building and state code requirements. It is essential to engage a licensed design professional to conduct a site inspection and identify all the necessary improvements to ensure compliance with the current building codes.