

**CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT NO. 374 AND ARCHITECTURAL REVIEW NO. 23-16
ROOTS CAFE**

General Conditions

- 1.) The applicant shall comply with all requirements and conditions of approval as included in CUP 374, AR 23-16, and any modifications or extensions thereof, as listed in those Notice of Actions for each respective approval and Resolution No. PC2024-.
- 2.) Conditional Use Permit No. 374 and Architectural Review No. 23-16 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. Issuance of building permits and pursuit of construction will vest the Conditional Use Permit.
- 3.) 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
- 4.) Prior to building permit issuance, a final landscape, lighting and irrigation plan must be approved by the Development Services Department with added low intensity landscape lighting. Applicant shall also coordinate with Utilities Department for approval of landscape plan. Parking areas shall comply with City Parking Landscape Standards per Section 17.54 of the Coachella Municipal Code. All landscape, lighting, and irrigation requirements shall be met to the satisfaction and discretion of the Development Services Director. The applicant may provide an alternative to the requirements for the landscape, lighting, and irrigation plan that ensures a high quality design to be approved to the satisfaction and discretion of the Development Services Director.
 - a. Applicant shall provide shade trees, ¾ inch gravel, and a diversity of shrubs and flowering varieties along public R.O.W. Landscape planters along public R.O.W shall be completely ¾ inch rock with no D.G. and shall provide low intensity landscape up lighting. Landscape planters within the site shall implement ¾ inch rock.

- b. Applicant shall landscape common area landscape areas along all property frontage on Vista Del Norte and all property frontage on Dillon Road up to the I-10 off-ramp intersection to the satisfaction of the Development Services Director and City Engineer.
 - c. Vines shall be placed along face of the existing block wall and at trash enclosure.
 - d. Landscape planters shall be installed at the fuel pads adjacent to the parking spaces under the existing canopy structure.
 - e. For any driveways into the site that are removed at the direction of the City Engineer as part of this project, a landscape planter shall be installed in its place and shall connect to the adjacent landscape planters along the public right-of-way. This requirement shall be met at the discretion and feasibility determined by the Development Services Director.
- 5.) All on-site asphalt and concrete pavement shall be repaired to a high-quality, safe and sound condition to the satisfaction of the Development Service Director and City Engineer.
- 6.) The entire lot shall be paved with asphalt, concrete, or surfaced with landscape gravel to the satisfaction and discretion of the development services director and City Engineer.
- 7.) Perimeter chain-link fence shall be removed and shall be replaced with combo wall (block and wrought-iron). Applicant shall submit fence plan to be approved by Development Services Director prior to building permit issuance.
- 8.) Prior to building permit issuance, a detailed sign plan shall be submitted and approved by the Development Services Director. All on-site signage shall not be flat cabinet signs, and instead shall be individual channel lettering, embossed, or other high quality design to the satisfaction of the Development Services Director. Any existing sign structures not in use shall be removed prior to certificate of occupancy at the discretion of the Development Services Director.
- 9.) 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. The applicant shall enter into a landscape agreement with the City prior to issuance of a certificate of occupancy to ensure that all on-site and off-site landscaping is maintained in a first-class condition.
- 10.) 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.

- 11.) Prior to building permit issuance, site soil testing shall be conducted on site for pesticides, herbicides, and PFAS (an emerging contaminant), per the recommendation of the Phase 1 Environmental Assessment conducted on site. Any mitigations measures from soil testing report shall be implemented to plans submitted for building permit approval.
- 12.) The construction plans shall include written confirmation from the Coachella Valley Water District that there is no interference with agricultural drainage lines, right of way or easements.
- 13.) Prior to certificate of occupancy, any existing on-site damaged structures, light posts, signage, and pavement shall be repaired, including but not limited to, structures that shows signs of cracking, corrosion, vandalism, chipped paint, missing fixtures, and/or other damage.

Building and Safety Division

- 14.) Plans must be prepared by a licensed design professional. Business and Professions Code 5537&6737.
- 15.) Project is subject to comply with all the requirement of Chapter 11B- Handicap Accessibility of the California Building Code.
- 16.) Provide path of travel from both Dillon Rd. and Vista Del Norte.
- 17.) Landscaping shall be in compliance with California Green Building Standards Code (CGBSC):
 - a. CGBSC 5.106.12 Shade Trees Shade tree plantings, minimum No. 10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years. Exceptions: Surface parking area covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree plantings.
 - b. CGBSC 5.106.12.2 Landscape Areas – Shade tree plantings, minimum No. 10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.
 - c. 5.106.12.3 Hardscape Areas – Shade tree plantings, minimum No. 10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.
- 18.) Provide bicycle parking for visitors and staff show on proposed site plan per California Green Building Standards Code (CGBSC) Section 5.106.4.

Code Enforcement

- 19.) Code Enforcement violations shall be abated prior to issuance of building permits to the satisfaction of the Code Enforcement Manager.

Utilities Department

- 20.) The project may be required to connect to the City's public water and wastewater systems. In the event that new connections are required, the applicant shall submit water and sewer plans for approval.
- 21.) New water and sewer connections are subject to the collection of impact fees.
- 22.) All fire lines require the installation of Double Check Detector Assemblies.
- 23.) Applicant is responsible for repairs on the existing water and/or sewer connection if required and determined by the department.
- 24.) All buildings may require individual meters.
- 25.) Irrigation may require its own meter.
- 26.) All water connections shall install 4G AMI master meters.
- 27.) All service lines shall be copper tubing per the approved list of materials.
- 28.) All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
- 29.) No new water connections shall be shown on the landscape plans, all connections shall be in the water improvement plans.
- 30.) Complete Wastewater Discharge Survey in order to be granted a Wastewater Discharge Permit.
- 31.) 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.
- 32.) Plumbing blueprints depicting water and sanitary lines.
- 33.) Water and sewer point of connection to the City's utilities.
- 34.) Backflow devices are required on all non-residential connections installed within 12" of the meter box.

- 35.) Plumbing code fixture schedule with total DFU's listed.
 - a. For tenant improvements, current and proposed plumbing code fixture schedule must be provided.

Engineering Department

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

GENERAL:

- 36.) Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
- 37.) 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.
- 38.) 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.
- 39.) 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.
- 40.) Applicant shall obtain approval of site access and circulation from Fire Marshall.
- 41.) 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.
- 42.) 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.

PRECISE GRADING:

- 43.) 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, parking lot improvements and all other pertinent information shall be submitted for review and approval by the City Engineer.
- 44.) Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
- 45.) 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:

- 46.) 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.
- 47.) Applicant shall construct following Streets improvements to conform to the General Plan and/or requirements of Traffic Study.
 - 1) Dillon Road - Public Roadway as shown on the RAC and per these comments shall include the following:
 - a. This street is classified as Major Arterial with Bicycle lane with 118 feet of right-of-way as per City of Coachella General Plan.
 - b. Applicant shall remove the northerly driveway on Dillon Road that is too close to the intersection of Vista del Norte and replace it with new concrete sidewalk.
 - c. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements 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, legends, Traffic control signs and street name signs within project limits and shall be require to extend curb and gutter, sidewalk to the I-10 off-ramp intersection and install an ADA ramp at the southerly terminus of the new sidewalk to 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.
- 2) Vista del Norte - Public Roadway as shown on the RAC and per these comments shall include the following:
- a. This street is classified as Collector with bicycle lane with 90 feet of right-of-way as per City of Coachella General Plan.
 - b. Applicant shall remove one of the driveways on Vista del Norte and replace it with new concrete sidewalk.
 - c. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements 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, legends, Traffic control signs and street name signs within project limits to 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.

SEWER and WATER IMPROVEMENTS:

- 48.) Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
- 49.) 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:

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

Riverside County Fire Department

- 51.) Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show a (existing/proposed) water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.
- a. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
- 52.) 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. Where new water mains are extended along streets where hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 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 ½" x 2 ½" (super hydrant). Reference CFC as amended and NFPA 24.
- 53.) Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. 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. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
- a. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage shall be in compliance with Riverside County Fire Department Standards.
- 54.) Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 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.

- 55.) Fire Department Building Construction Plan 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 the 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 as amended.
- 56.) Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system.
- 57.) Cannabis Facilities - Deferred submittals shall be required for Carbon Dioxide Gas Enrichments Systems and Plant Processing/Extraction Systems. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
- 58.) Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted for evaluation purposes, resulting in denial or approval by the Fire Code Official. Reference CFC as amended.
- 59.) Gate Access - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended.
- 60.) UST Remediation – Environmental Health - Provide documentation of the remediation of any existing or previous Underground Storage Tanks utilized for the prior use of the fueling and service center. Riverside County Environmental Health shall be contacted and any requests or conditions for compliance shall be satisfied.