

Exhibit A – Resolution No. PC2025-20

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 25-12

General Conditions

1. Architectural Review 25-12 is approved for a 53 residential unit mixed-use commercial and residential building located on .86 acres at APN 778-113-001 and -002; and the determination that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15332 – In-fill Development Projects.
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 should include within the first four pages a list of all conditions of approval included in this resolution.
4. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to issuance of a building permit for construction.
5. The applicant shall submit detailed landscaping irrigation plans and sign plans for review, for approval by the Development Services Director and Utilities Director. Any damaged, dead or decayed landscaping landscape areas shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.
6. 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.
7. Screening Requirements. The project shall be in compliance with the screening requirements of Section 17.20.010 (F) of the Coachella Municipal Code. All exterior mechanical and electrical equipment, which includes, but is not limited to façade mounted or ground mounted Heating, Venting, and Cooling (HVAC) units, gas and electric utility meters, telecommunication equipment, backflow preventions, assemblies, irrigation control valves boxes, and electrical transformers shall be screened. Exterior utility panels and meters shall be located on building side yard or rear yard facades. Exposed mechanical equipment shall be visually screened by a seventy-five (75) percent (minimum) opaque or solid, non-reflective

visual barrier. Walls, landscaping, or the combination of these screens shall have a minimum of seventy-five (75) percent opacity and shall be a equal or exceed the height of the screened utilities. Screening walls shall utilize the same design elements, colors and materials of the building. Screening be comprised of parapets, screen walls, trellis systems, or mechanical penthouses and shall include common design elements and finish materials of the building facades. Screening shall be as high and wide or higher and wider than the equipment it screens.

8. The applicant shall work with staff on revising the sign program to require all retail wall signage to provide an individual channel lettering design to the satisfaction of the Community Development Director.
9. The applicant should consider adding additional parking spaces if feasible at the direction of the Community Development Director and City Engineer. This may include the reduction of some parking lot landscape areas.
10. The applicant shall integrate Juliet balconies on all elevations per the direction of the Community Development Director.

Building

11. Show to highlight required EV charging spaces and accessible EV charging spaces on site plan. CGBSC 4.106.4.2 & 4.106.4.2.2
12. Consider providing the attached trash enclosure clearances to make the trash enclosure accessible.
13. Providing one accessible space for each mobility accessible unit is advisable.
14. CGBSC- 4.303.2 Submeters for Multifamily Buildings and Dwelling Units in Mixed-Use Residential/Commercial Buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.
15. It is highly recommended to use walk in showers for the seniors safety.
16. Provide waste, recyclables and organic waste bins for waste disposal.
17. Highlight required solar on proposed plan. Will solar be roof mounted or on carports?
18. Consider incorporating architectural window shades to reduce the heat transmittal through glazing on the south elevation.

Fire

19. **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 there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease

the required fire flow. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.

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. 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.
3. **Fire Department Access** - Fire apparatus access roads shall be provided 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 no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet in length shall provide 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, Coachella City Ordinance, and Riverside County Fire Department Policies and Standards.
21. **Fire Lane marking:** Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.
22. **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 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.
23. **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 the California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.
24. **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.

25. **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.
26. **Traffic Calming Devices** - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.
27. **Water Plans** - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow.
28. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended. 11. **Fire Planning Review:** This planning case will also be reviewed by the Riverside County Fire Department's Fire Planning Division for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts. Questions for Fire Planning can be addressed to RVCPlanningSubmittals@fire.ca.gov.

Utilities

29. 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.
30. New water and sewer connections are subject to the collection of impact fees.
31. All fire lines require the installation of Double Check Detector Assemblies.
32. Backflow devices are required on all non-residential connections installed within 12" of the meter box.
33. All buildings may require individual meters.
34. Irrigation may require its own meter.
35. All water connections shall install 4G AMI master meters.
36. All service lines shall be copper tubing per the approved list of materials.
37. All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
38. No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.

39. 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.
40. Provide plumbing blueprints depicting sanitary, industrial, and/or grease waste line. (all lines that are applicable)
41. Illustrate domestic water and sewer point of connection to the City's utilities.
42. Provide plumbing code fixture schedule with total DFU's listed.
43. Provide number of units with bedroom sizes and number of commercial units.
44. 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
45. 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
46. 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

INTENTIONALLY LEFT BLANK.