

Exhibit A – Resolution No. PC2024-05**ADDITIONAL CONDITIONS OF APPROVAL FOR
ARCHITECTURAL REVIEW NO. 16-03 (Modification), CONDITIONAL USE PERMIT
266, TENTATIVE TRACT MAP 37040 ENVIRONMENTAL ASSESSMENT 16-01
COACHELLA VINEYARDS LUXURY RV PARK MODIFICATION****General Conditions**

116. The applicant shall comply with all environmental mitigation requirements and conditions of approval as included in the Environmental Assessment No. 16-01, Conditional Use Permit 266, Architectural Review 16-03, and Tentative Tract Map 37040 as listed in City Council Resolution No. 2018-58, 2018-59, and 2018-60, and subsequent condition amendments associated with any approved Tentative Tract Map time extensions.
117. At the discretion of the Development Services Director, a parking study or other parking analysis may be requested from the applicant to determine on-site parking need for the project. The Director may require revisions or changes to the approved plans to reduce or increase parking on-site to address the findings from a parking study or other parking analysis for the project. This includes but is not limited to, findings that the project provides significantly more or less parking than is needed on-site.
118. Monument Signage final design will be approved by the Development Services Director.
119. Any proposed fencing visible from the public R.O.W shall include a stone veneer design with decorative cap, or alternatively the applicant may propose a combination of vines and landscaping to reduce the visual impact of fencing.
120. $\frac{3}{4}$ inch gravel material shall be provided in all common area landscape areas visible from the public R.O.W or larger gravel size may be permitted.
121. Common Area Landscape areas visible from the public R.O.W shall provide a diversity of shrubs including flowering varieties.
122. Rows of high-branching deciduous trees with relatively open canopy structure are required to be implemented along the pedestrian-oriented streets, to provide shade, to spatially define those streets and the parking lots they organize, while providing visibility of buildings and signage. Some shade trees shall be implemented in all landscape areas throughout the site including adjacent to townhomes, landscape common areas adjacent to Tyler Street and Vista Del Norte, open space areas, sidewalk, parking lots, etc. May be some combination of shade and palm trees to the satisfaction of the Development Services Director.
123. Applicant shall enter into a Landscape Maintenance Agreement with the City of Coachella prior to issuance of a certificate of occupancy of any component to the project.
124. Final landscape design plans for landscaping and fencing may be approved by the Development Services Director.

125. A plan for exterior lighting shall be submitted for review. The lighting plan shall be designed to minimize glare onto adjoining properties. The lighting plan shall show lighting standards, locations, and light levels throughout the site, and shall be approved by the Development Services Director.

Architectural Design and Character

126. The parking Structure shall be designed to reduce unnecessary glare to the satisfaction of City Staff.
127. At the discretion of the Development Services Director, the vertical decorative elements for the Parking Structure may be revised to provide a more unique and high quality design. Eastern Elevation of parking structure shall provide additional decorative elements to be approved by the Development Services Director. The applicant shall coordinate with the City of Coachella Economic Development Director on the feasibility of art in public places opportunities at the parking structure.
128. Elevations of all structures visible from the public R.O.W shall provide sufficient fenestration, vertical and horizontal modulation, and high quality and well-designed façade finishes and elements to ensure visual interest and appeal from the public R.O.W.
129. Parking Structure and townhomes shall enhance the finish of the building with some decorative stone veneer, ledgestone, or other high quality design elements to be approved by the Development Services Director, and shall not provide a simple flat brick finish as proposed on the elevations of these structures. The townhomes shall increase the amount of stone veneer design at the front elevations of the townhomes, and shall provide some façade elements and/or stone veneer design at the rear elevation to match the design of the front elevation.
130. Parking at the top level of the parking structure shall provide sufficient shade structures for parking to the satisfaction of the Development Services Director. Roof-top structures shall be designed to be substantially compatible with the overall design of the parking structure.

Building Comments

131. The owner will be required to reimburse the city for the addition of a dedicated inspector of record for this project. This will help the developer and the city avoid delays in inspection requested for a project of this magnitude. The inspector of record will be hired, chosen, overseen and contracted by the city.
132. The project will adhere to the 2022 California Building Codes.
133. Certified geologist must conduct complete fault line studies before any building permit is issued.

Engineering Conditions

***The Engineering comments listed below #134 - #171 will supersede and replace all previous engineering comments, comments #18 - #45, from Resolution No. 2018-58 and Resolution No. 2018-59, Conditions Of Approval for the Coachella Vineyards Project Including Conditional Use Permit (CUP 266) And Architectural Review (AR 16-03).**

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

Tentative Map

134. 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.
135. 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.
136. 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.

137. Identify and clearly show all necessary drainage easements to implement the project in accordance with drainage law.
138. 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.
139. Applicant shall obtain approval of site access and circulation from Fire Marshall.

Final Map

140. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
141. All public streets shall be dedicated to City of Coachella.
142. 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.
143. 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.
144. All Primary streets, including Tyler Street and Vista del Norte shall be completed prior to final occupancy for the first structure at the Tract.
145. 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.
146. Full Street Improvements plans, Street Improvements Bonds and Monument Bonds shall be approved prior to Approval of the Final Maps.
147. Internal roads shall be complete prior to final occupancy of any adjacent house.

GENERAL:

148. 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.
149. 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.
150. 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.
151. 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.
152. 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.
153. 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.
154. 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:

155. Prepare and submit rough grading and erosion control plans for the project.
156. The project's soils engineer shall certify to the adequacy of the grading plan.
157. 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:

158. 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.
159. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
160. 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.
161. 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:

162. 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 %.
163. 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.
164. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.
 - 1) Tyler 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 and connection with Dillon Road 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 from curb to westerly edge of pavement shall have a width of 59-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 and street name signs to the satisfaction of the City Engineer.

- d. Applicant shall construct four lanes from property limits and shall connect with Dillon road going north as required to the satisfaction of the City Engineer
 - 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 and all other appurtenances as required to the satisfaction of the City Engineer.
 - f. Applicant shall be responsible only for the installation of curb and gutter, sidewalk and ADA ramps on East side of Tyler street from Vista Del Norte to Dillon Road to the satisfaction of the City Engineer.
 - g. 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) Dillon Road- 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 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 Southerly and Easterly 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 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 and all other appurtenances as required to the satisfaction of the City Engineer.
 - e. Applicant shall be require to do full improvements of Dillon Road and Tyler Street Intersection; including new ADA ramp, Striping and Traffic Signal where applicant shall need to pay a fair share contribution towards a future signalized intersection at Vista Del Norte to the Satisfaction of the City Engineer.
 - f. Applicant shall underground all existing dry utilities if existing at the location within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities.
- 3) Vista del Norte- 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 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 and street name signs to the satisfaction of the City Engineer.
- d. Applicant shall be require to do improvements at Tyler street and Vista del Norte such as, but not limited to: full roundabout, ADA ramps, Curb and Gutter, Sidewalk, Traffic Control Striping and signs to the satisfaction of the City Engineer.
- e. Applicant shall construct appropriate transition street lane from property limits going west determined by the Traffic analysis as required to the satisfaction of the City Engineer
- f. 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 and all other appurtenances as required to the satisfaction of the City Engineer.
- g. 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:

165. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
166. 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:

167. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
168. 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.

169. 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.
170. 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:

171. 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.

Utilities Conditions

172. Submit water and sewer plans to Engineering for approval from Utilities Manager –project required to connect to City public sewer and water system
173. Water & Sewer impact fees to be paid prior to final approval of plans
174. Project to install 4G AMI master meters
175. Backflows required on all nonresidential meters
176. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)
177. Additional requirements subject to water and sewer plan checking process
178. Don't show new meters on Landscaping plans, show all service connections on water improvement plans.
179. **Conditions per Resolution No.2018-58 and Resolution No. 2018-59 shall remain applicable at the direction of the Utilities Manager**

180. Submit water and sewer plans to Engineering for approval from Utilities Manager –project required to connect to City public sewer and water system.
181. Water & Sewer impact fees to be paid prior to final approval of plans.
182. Project to install 4G AMI master meters.
183. Backflows required on all nonresidential meters.
184. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size) 6.
185. Additional requirements subject to water and sewer plan checking process 7.
186. All new water service connections must be shown on water improvement plans 8.
187. If there is an existing sewer connection, it will have to be inspected via camera at the project's expense to determine acceptance. 9.
188. For capacity charges, project must submit a breakdown of units.
189. Environmental:
 - a. Plumbing blueprints depicting water, sanitary, and grease waste line. (Grease waste lines if applicable)
 - b. Plumbing code fixture schedule with total DFU's listed.
 - c. Complete wastewater discharge survey.
 - d. All required modifications shall be completed prior to issuance of a certificate of occupancy.
 - e. Pretreatment equipment/Sample box: (if applicable) Provide manufacture scarifications and sizing chart.
 - f. Project must implement the State's drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip or micro-spray systems.

Fire Conditions

190. Fire Apparatus Access Roads shall provide a minimum clear width of 24-feet FL to FL. Conceptual Grading Plans showed some areas at 22-feet.
191. Landscaping impacts observed:
 - a. Landscaping and tree installations adjacent to Fire Apparatus Access Roads shall be placed so that at mature growth, plant material does not impact the minimum clear

width of the roadway of 24-feet and the clear height requirement of 13'-6". Not simply a matter of tree trimming maintenance.

- b. Landscaping shall provide a minimum 36-inch radius and 36-inch-wide unobstructed traversable path to all fire protection equipment (Hydrants, BF, OS&Y, PIV, FDC, etc).
*Notation and detail will suffice.

192. Hotel High Rise: Identify the location of the required Fire Command Control Room as detailed in CFC Section 508 as amended by Coachella Municipal Code. Ordinance amendments:

a. K. FIRE COMMAND CENTER.

- i. 1. Section 508.1 of the California Fire Code is deleted in its entirety and replaced with the following: 508.1 General. Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code, in buildings greater than 300,000 square feet in area and in Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and comply with Sections 508.1.1 through 508.1.8.
- ii. 2. Section 508.1.1 of the California Fire Code is deleted in its entirety and replaced with the following: 508.1.1 Location and access. The fire command center shall be located adjacent to the main lobby and shall be accessible from fire department vehicular access or as approved by the fire code official. The room shall have direct access from the building exterior at the lowest level of fire department access.
- iii. 3. Section 508.1.3 of the California Fire Code is amended to add the following:
Exception: A fire command center solely required because a building is greater than 300,000 square feet in area shall be a minimum of 96 square feet (9 m²) with a minimum dimension of 8 feet (2438mm).
- iv. 4. Section 508.1.6 of the California Fire Code is amended to add the following:
Exception: A fire command center solely required because a building is greater than 300,000 square feet in area shall comply with NFPA 72 and contain the features set forth in Section 508.1.6 subsections 5, 8, 10, 12, 13 and 14. The features set forth in Section 508.1.6 subsections 1, 2, 3, 4, 6, 7, 9, 11, 15, 16, 17, 18 and 19 shall be required when such building contains systems or functions related to these features.
- v. 5. A new Section 508.1.8 is added to Section 508 of the California Fire Code to read as follows: 508.1.8 Fire command center identification. The fire command center shall be identified by a permanent easily visible sign stating "Fire Dept. Command Center," located on the door to the fire command center. (4) In the northeast corner of the project is identified an Emergency Vehicle Access Only element. Identify if gate secured. *Shall provide for free egress of guests/resident vehicles. May restrict for only Fire/Emergency Access.

193. Provide an updated “Will Serve” letter from the responsible Water Utility provider identifying that they will provide a minimum fire flow to the project sight in the amount of 4,000 gallons-per-minute at a minimum residual water pressure of 20-psi for a minimum duration of 4-hours of that flow. If the water utility is not able to provide this amount of fire flow, pressure or duration – they should identify the capability of the water services that they can provide.
- a. Regional water supply pressures have been observed to be of low pressure/flow. On-site water storage and fire pumping may be required.
194. Historical Fire Planning Conditioning for the Environmental Impacts of this project does not appear to have been captured in the Mitigated Negative Declaration. Communication and discussion with the assigned Division Chief and the Fire Planning Division is required to verify continued impacts and any mitigations. The existing comments to these impacts are:
- a. **ADVERSE IMPACTS:** The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.
 - b. **STRATEGIC PLANNING:** The proposed project will contribute to a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include a rising number of emergency and public service calls due to the increased presence of structures, traffic and population. This project is situated in a location outside the service area of the existing City of Coachella fire station and will not have acceptable response times from that facility. Currently the closest fire station serving this area is FS 87 in the City of Indio which would not provide an acceptable response time to this facility. Therefore, an additional fire station with engine and crew is required to serve the area and will be needed prior to occupancy. As a part of the City's fire protection contract, it has a cost share agreement for the services of an Aerial Ladder Truck. This will assist in providing the enhanced service requirements that a hi-rise structure needs. Specific to the capital equipment needs, it is recommended that the City and project proponent discuss the funding needs of the fire department Aerial Ladder Truck which will service this high-rise structure, in anticipation of its scheduled replacement. While Developmental Impact Fees (DIF) might assist in the one-time mitigation for capital projects, considering ongoing governmental funding challenges, we encourage our administrative staff and legislative bodies to review and determine if mitigations are necessary for ongoing fiscal impacts to our operational services. If not already in place, we recommend that a Transient Occupancy Tax be put into initiated to help offset the costs of operational impacts.

CVWD

195. Comply with CVWD project related Comments (Exhibit D)