

Exhibit A – Resolution No. PC2024-06
CONDITIONS OF APPROVAL FOR
ARCHITECTURAL REVIEW NO. 23-10
Armtec Defense Technologies

General Conditions

1. AR 23-10 is approved for the construction of solar canopies and a ground mount-solar grid system on two separate parcels, a 15 acre parcel at APN 778-420-013 and a 37.7 acre parcel at APN 778-390-008, an Architectural review that includes (7) solar canopies that range from 2,581 square feet to 7,770 square feet and (1) ground mount-solar grid system at 33,878 square feet.
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 the City Attorney, within five days of the effective date of this approval.
3. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.
4. Payment of missing \$3,050 special study fee shall be submitted within 5 days of planning commission approval.
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. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. Prior to issuance of building permits, a final landscape plan shall be submitted and approved by the Development Services Director or his/her designee.
7. Landscape Plan shall include ¾ inch gravel and a diversity of shrubs including flowering varieties.
8. Prior to building permit issuance, Applicant shall enter into a Landscape Maintenance Agreement with the City of Coachella.
9. Applicant shall not remove palm trees along the southern portion of old Avenue 53 for the construction and installation of the solar canopies.

10. Missing offsite improvements shall be installed along north fence line along new Ave 53 at APN: 778-420-013 to the satisfaction of the Development Services Department and City Engineer.
11. The truck staging area at the southwest corner of APN 778-420-013, shall not be accessible to any vehicle use, and shall be blocked through the use of barricades. Future use of the area for vehicle access shall require a permit from the City of Coachella to be paved.
12. An Access and Use Easement is required over the ground-mount solar grid system at APN: 778-420-013. Prior to building permit issuance, Applicant shall submit the Access and Use Easement for review and approval of the City Engineering Department.
13. The owner will be required to consult with the Utilities Manager and Environmental Programs Coordinator regarding water and sewer connections, and utility connection impact fees, and any proposed sewer dump connections.

Building

14. Electrical system shall be a C1D1 system due to the use of the facility.

Utilities

15. Armtec is to perform a survey and “pot hole” to verify the water line running across APN 778-420-013 is within the existing easement.
16. The project shall reference the location of the water line and the easement on the ground mount solar drawings for construction before plans can receive final approval.
17. The project is to verify location of the water line at three locations, one at the south boundary of the parcel as the line appears to enter the parcel, one at the center of the line between the south and north boundary and one at the north boundary as the line exits the parcel.
18. Drawings for construction shall require the signature of the Utilities Department.

Engineering

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

GENERAL:

19. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
20. 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.

21. 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.
22. 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.
23. Applicant shall obtain approval of site access and circulation from Fire Marshall.
24. 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.
25. 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:

26. Prepare and submit rough grading and erosion control plans for the project.
27. The project's soils engineer shall certify to the adequacy of the grading plan.
28. 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:

29. 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.
30. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
31. 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:

32. 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 %.
33. 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.
34. Applicant shall construct and dedicate the following Street and street improvements to conform to the General Plan and/or requirements of Traffic Study.
- 1) 53rd Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
 - a. This street is classified as Industrial Collector with 80 feet of right-of-way as per City of Coachella General Plan.
 - b. 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.
 - c. 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. It is noted that existing curb gutter and street lights shall be protected in place to the best or removed and replaced only if necessary.
 - d. Sidewalk, landscaping, and other improvements listed herein shall extend along the southerly half of Ave 53 from the intersection of Tyler Street to the edge of the existing fenced in area adjacent to the entirety of the proposed solar field lot, APN: 778-420-013
 - 2) Tyler Street- Public Roadway as shown on the RAC and per these comments shall include the following:
 - a. Adjacent to the proposed Solar Field, (APN 778-420-013) north of the Armtec Primary Driveway entrance, Tyler Street has been constructed to its ultimate right-of-way improvements on the west half of the road. No additional curb gutter or sidewalk improvements are requested at this time.

SEWER and WATER IMPROVEMENTS:

35. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
36. 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:

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

Fire

38. The plan shows the canopies separated across the driveway by a horizontal distance of 22 feet, 7 inches. The minimum fire lane width is 24 feet and the minimum vertical clearance of the fire lane is 13 feet, 6 inches. Therefore, the part of the canopy hanging over the fire lane should be a minimum height of 13 feet, 6 inches or the canopies should not hang over the required width of the fire lane.

CVWD

39. Comply with CVWD project related comments.

Cultural & Paleontological Resources

40. Prior to the start of Project excavation, a qualified archaeologist shall be retained, and create a Worker's Environmental Awareness Program (WEAP) pamphlet that will be prepared by the Project Archaeologist and provided by the Archaeologist as a training class to project personnel, so they understand the regulatory requirements for the protection of cultural resources. This training class shall include examples of cultural resources to look for during project excavation and the protocols to follow if discoveries are made.
41. Archaeological resources monitoring shall be conducted by a professional archaeological resources monitor during Project related earth-disturbing activities, per OHP standards, under the supervision of a qualified Project Archaeologist. Monitoring will entail visual inspection of project related earth-disturbing activities in native soil.
42. As requested by the Agua Caliente Band of Cahuilla Indians, an approved Native American monitor, with documented ancestral ties to the area consistent with the standards of the Native American Heritage Commission (NAHC), shall be present for all ground disturbing activities that involve excavation of previously undisturbed soil, until the archaeologist and Native American monitor deems that they are no longer in soil that may contain prehistoric and/or historic artifacts, sites, or features. Monitoring will entail visual inspection of all Project-related earth-disturbing activities.

43. If an archaeological resource is encountered during excavation when a monitor is not on site, all excavation shall cease within at least 50 feet of the discovery and the Principal Investigator and Lead Archaeologist must be notified. Work cannot resume in the direct area of the discovery until it is assessed by the Principal Investigator and/or Lead Archaeologist and indicates that excavation can resume.
44. If an archaeological discovery cannot be preserved in situ and requires an excavation team or requires additional time to collect cultural resources, a Discovery and Treatment Plan (DTP) will be developed by the Lead Archaeologist, and the area will be cordoned off and secured so that an archaeological resources excavation team, led by the Principal Investigator and Lead Archaeologist, may recover the cultural resources out of that area. Once the Principal Investigator has determined that the collection process is complete for a given area or locality, construction activity can resume in that localized area.
45. If human remains are encountered, all work on the project will be suspended and the City of Coachella will be contacted immediately. The City of Coachella will contact the Riverside County coroner. If the remains are deemed Native American in origin, the coroner will contact the NAHC, which will identify a most likely descendant in compliance with Public Resources Code Section 5097.98 and California Code of Regulations Section 15064.5. After their notification by the Native American Heritage Commission, the most likely descendant will have 48 hours to visit the site and make recommendations as to the treatment and final deposition of the remains. Work may be resumed at the landowner's discretion but will only commence after consultation and treatment have been concluded to the satisfaction of the lead agency.
46. All significant cultural resources collected by the archaeologist will be prepared in a properly equipped laboratory to a point ready for curation. Artifacts will be identified, photographed, analyzed, catalogued, and delivered to an accredited museum repository for permanent curation and storage or to the appropriate Tribe. Accompanying notes, maps, and photographs shall also be filed at the repository. The cost of curation is assessed by the repository and is the responsibility of the Project proponent.
47. At the conclusion of laboratory work but prior to museum curation, a final (negative or positive) findings report will be prepared describing the results of the cultural mitigation monitoring efforts associated with the project. The report will include a summary of the field and laboratory methods, an overview of the cultural background within the project vicinity, a list of cultural resources recovered (if any), an analysis of cultural resources recovered (if any) and their scientific significance, and recommendations. A copy of the report will be prepared for the City of Coachella, the EIC, and be submitted to the designated museum repository (if applicable).
48. Prior to the commencement of grading or excavation activities, the Lead Paleontologist shall be retained and create a Worker's Environmental Awareness Program (WEAP) pamphlet that will be prepared and provided by the Project Paleontologist during the training class to project personnel, so they understand the regulatory requirements for the protection of paleontological resources. This training class shall include examples of paleontological resources to look for during project excavation and the protocols to follow if discoveries are made.

49. In the event that a paleontological resource is encountered when a monitor is not on site, all construction shall cease within at least 50 feet of the discovery and the Principal Investigator and/or Lead Paleontologist must be notified immediately. If the monitor is present at the time of discovery, then the monitor will have the authority to temporarily divert the construction equipment around the find until the Principal Investigator and/or Lead Paleontologist has assessed the resource for scientific significance. Work cannot resume in the direct area of the discovery until it is assessed by the Principal Investigator and/or Lead Paleontologist and he/she indicates that construction can resume.
50. In the event that significant paleontological resources are encountered, the Lead Paleontologist will implement the Paleontological Management Treatment Plan (PMTP) prepared for the Armtec Defense Products Co Solar Panel Project. The purpose of the PMTP is to achieve compliance with the California Environmental Quality Act (CEQA), and local governmental agencies concerning the treatment of unexpected paleontological finds which are significant at the federal, state, and/or local level.
51. If a paleontological discovery requires an excavation team or requires additional time to collect specimens, or the size of the discovery is more than a monitor can collect during standard daily monitoring services, a Discovery and Treatment Plan (DTP) will be developed and the area will be cordoned off and secured so that a paleontological resources excavation team, led by the Principal Investigator and/or Lead Paleontologist, may recover the fossil specimens out of that area once the DTP has been approved. Once the Principal Investigator and/or Lead Paleontologist has determined that the collection process is complete for a given area or locality, construction activity may resume in that localized area.
52. Once construction activities are complete, all fossil specimens collected will be prepared in a properly equipped paleontology laboratory to a point ready for curation. Laboratory preparation will include, but not be limited to, the careful removal of excess matrix from fossil remains, stabilizing and repairing specimens, identified to the lowest taxonomic level, analyzed, photographed, and catalogued before they are sent to the local repository for curation and permanent storage. Accompanying notes, maps, and photographs shall also be filed at the repository. The cost of curation is assessed by the repository and is the responsibility of the Project proponent.
53. At the conclusion of laboratory work and preparation for museum curation, a final (negative or positive) findings report will be prepared describing the results of the paleontological mitigation monitoring efforts associated with the project. The report will include a summary of the field and laboratory methods, an overview of the geology and paleontology in the project vicinity, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. If the monitoring efforts produced fossils, then a copy of the report will also be submitted to a designated museum repository.

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