

**Exhibit A - Resolution No. PC2023-06**

**CONDITIONS OF APPROVAL**

**ARCHITECTURAL REVIEW NO. 22-07 Jordan Central**

**CONDITIONS OF APPROVAL FOR ARCHITECTURE REVIEW 22-07:**

1. Architecture Review 22-07 are approved for 24 months from the effective date of approval unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the proposed project which includes all three application mentioned above.
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 City of Coachella in the amount of \$50 for filing the CEQA Notice with Riverside County.
4. The Building Plans and Engineering Plans for plan check shall include within the first four pages a list of all conditions of approval included in this resolution.
5. The building material shall be compatible with development standards. Approved building materials would include concrete tilt-up, conventional construction, and/or a combination of building materials may be proposed.
6. Project screening consisting of a solid decorative masonry wall shall be a minimum of six (6) feet and shall not exceed eight (8) feet in height of any materials stored outside necessary to the conduct of the primary permitted use. Pilasters and other decorative features must be included as part of the wall design.
7. Any proposed fencing not required for purposes of screening shall consist of wrought iron fencing materials. Chain link is prohibited.
8. Display of vehicles proposed on the project frontage shall occur on delineated pads to avoid any disturbance of landscape areas and shall not conflict with pedestrian walkways/sidewalks.
9. The proposed landscape shall be in conformance with the City’s Landscape Development

Guidelines and should include water-efficient plantings as encouraged for the industrial park areas. 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:

- 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.
  - 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.
  - Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
  - 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.
  - All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
10. All decomposed granite for landscape areas shall be  $\frac{3}{4}$  inch size and shall also be included in landscape plan for all retention basin areas.  $\frac{3}{8}$  inch decomposed granite may be use for compacted areas for vehicle display.
  11. Enhanced entry landscape features should be considered at the main entry, to include raised planters, iconic palm trees or accent trees, monumentation, or public art installation that may qualify to meet the City's Art in Public Places Ordinance.
  12. A final landscape plan shall be submitted for the proposed development during building plan check. 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.
  13. Industrial driveways are limited to 30 feet in width pursuant to Section 12.16.040 of the Coachella Municipal Code, measured from top of curb cut.
  14. 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.

15. A trash and recyclables bin enclosure (minimum 6-ft high masonry wall with opaque metal gates) must be shown on the site plan conforming to the standards of Burrtec Waste Disposal, and located such that it does not conflict with the vehicular circulation pattern on the site. The trash enclosure shall include a solid roof element to prevent rainfall from enter the enclosure and to prevent wind dispersal.
16. The Applicant shall submit information regarding outdoor security lighting and parking lot lighting showing standard specifications for lighting fixtures should be included in the plans.
17. All new proposed signage shall comply with the guidelines established under Chapter 17.56 of the City of Coachella Municipal Code:
  - a. All proposed sign shall be channel lettering or individual lettering casings and logos in lieu of cabinets or painted signs.
  - b. The allowable sign area be based on ten (10) square feet of sign per acre to a maximum area of seventy-five (75) square feet per face.
  - c. Signs shall not exceed maximum height of six feet for a monument sign or twenty-five (25) for a freestanding sign.
18. The applicant will be required to comply with the City's Art in Public Places Ordinance. If the applicant elects to place artwork on the project site, the applicant shall place artwork in outdoor areas of the private property accessible to the public in a manner satisfactory to the Public Arts Commission. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.
19. The undeveloped portion of project shall remain free of debris and trash and may not be utilized for storage of any equipment, products, or vehicles and etc.
20. The applicant shall receive all clearances required by the Coachella Valley Water District (CVWD) for placement of identification signs that may conflict with CVWD facilities.

**Engineering Division Comments:**

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

**GENERAL:**

21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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:**

28. Prepare and submit rough grading and erosion control plans for the project.

29. The project's soils engineer shall certify to the adequacy of the grading plan.
30. 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:**

31. 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.
32. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
33. 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:**

34. 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 %.
35. 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.
36. Applicant shall construct and dedicate the following streets and street improvements to

conform to the General Plan and/or requirements of Traffic Study.

a.) 54<sup>th</sup> Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:

- i. Dedication of land along westbound lane within project limits is required. This street is classified as Primary Arterial with Bicycle Lanes with 118 feet of right-of-way as per City of Coachella General Plan.
- ii. Street measured at Center line to northerly curb shall have a width of 49-foot
- iii. 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.
- iv. 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.
- v. Applicant shall underground all ~~existing~~ **proposed** 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~~ **at westbound lane within project limits.**

b.) Polk Street- Roadway as shown on the RAC and per these comments shall include the following:

- i. Dedication of land along southbound lane within project limits is required. This street is classified as Primary Arterial with Bicycle lane with 118 feet of right-of-way as per City of Coachella General Plan.
- ii. Street measured at Center line to westerly curb shall have a width of 49-foot
- iii. 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.

- iv. 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.
- v. Applicant shall underground all proposed dry utilities at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry

**SEWER and WATER IMPROVEMENTS:**

- 37. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
- 38. 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:**

- 39. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
- 40. 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.
- 41. 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.
- 42. 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:**

43. 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.