

**RESOLUTION NO. PC 2023-15**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING AMENDING CONDITION NO. 20 OF ARCHITECTURAL REVIEW NO. 16-18 AND CONDITIONAL USE PERMIT NO. 276 MODIFYING THE APPROVED PHASED DEVELOPMENT OF A MEDICAL MARIJUANA CULTIVATION COMPLEX INCLUDING EIGHTEEN INDUSTRIAL BUILDINGS TOTALING 255,800 SQUARE FEET AND COMMON PARKING, LANDSCAPING AND SECURITY FENCING AND AN INTERIM USE OF EIGHTEEN MOBILE UNITS TO BE LOCATED IN THE PLANNED SOUTHEAST PARKING AREA, ON A TOTAL OF 14 ACRES OF LAND IN THE M-W (WRECKING YARD) ZONE AT 84-851 AVENUE 48, COACHELLA WAREHOUSES, JOE QUERCIO (APPLICANT)**

**WHEREAS**, Joe Quercio (Applicant) filed an application for Architectural Review No. 16-18 and Conditional Use Permit 276 (Modification) to clarify existing project requirements for street improvements on Avenue 48 and Harrison Street for the construction of a medical marijuana cultivation complex including eighteen industrial buildings totaling 255,800 square feet and common parking and security fencing to be located on 14 acres of land at 84-851 Avenue 48, Assessor's Parcel No's. 603-232-031, 603-232-033 and 603-232-024 ("Project"); and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on Architectural Review No. 16-18 and Conditional Use Permit 276 (Modification), on June 21, 2023 in the Council Chambers, 1515 Sixth Street, Coachella, California; and

**WHEREAS**, at the Planning Commission, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and

**WHEREAS**, the Project is permitted pursuant to Chapter 17.34 of the Coachella Municipal Code and Ordinance 1083; and

**WHEREAS**, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

**WHEREAS**, the proposed site is adequate in size and shape to accommodate the proposed development; and

**WHEREAS**, the site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and

**WHEREAS**, the proposed use will have no significant deleterious effect on the environment; and

**WHEREAS**, a Mitigated Negative Declaration was prepared and considered for the original proposal pursuant to the California Environmental Quality Act, as amended; and

**WHEREAS**, the City Council approved and adopted Environmental Assessment No. 16-05 on February 8, 2017 for the original project; and

**WHEREAS**, the proposed Architectural Review No. 16-18 and Conditional Use Permit 276 (Modification) clarifies existing project requirements, and would not result in any new project impacts beyond those evaluated in Environmental Assessment No. 16-05.

**WHEREAS**, the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California does hereby approve Architectural Review 16-18 and Conditional Use Permit 276 (Modification), subject to the findings listed below and the attached Conditions of Approval for the Coachella Warehouses Project (contained in “Exhibit A” and made a part herein).

**Findings for Architectural Review No. 16-18 and Conditional Use Permit 276 (Modification):**

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has an Industrial District land use designation that allows for industrial development. The proposed structures on the site are in keeping with the policies of the Industrial District land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Modification to the conditions of approval for Conditional Use Permit No. 276 and Architectural Review No. 16-18 adds language to clarify that street improvement plans shall be prepared and approved prior to the issuance of any additional building permits, and that all street improvements shall be installed and accepted by the City prior to the certificate of occupancy for any additional buildings. Included in this modification is language detailing the required dedications and improvements required of the project including the installation of full curb, gutter, sidewalk, landscape, lighting and more along Avenue 48 and Harrison Street. The existing conditions of approval for the project do not provide a timeline of when the street improvements need to be installed, and do not provide specific details on the requirements of those street improvements. The proposed modification clarifies the timeline and details of the required street improvements for the Project.
3. Environmental Assessment/Initial Study No. 16-05 was prepared for the original project pursuant to the California Environmental Quality Act Guidelines and distributed to responsible agencies for review and comment. Based on that Environmental Assessment/Initial Study and proposed mitigation measures therein, it had been

determined that the project would not have a significant impact on the environment and the City Council adopted a Mitigated Negative Declaration for the original project. The project will not have any significant adverse effects on the environment. The proposed modified condition would clarify existing project requirements for street improvements on Avenue 48 and Harrison Street and would not result in any new project impacts beyond those evaluated in Environmental Assessment No. 16-05.

**PASSED APPROVED AND ADOPTED** this 21st day of June by the following vote:

ROLL CALL:           Ayes:  
                              Noes:  
                              Absent:  
                              Abstaining:

CITY OF COACHELLA  
PLANNING COMMISSION

By \_\_\_\_\_  
Ruben Gonzalez, Chairperson

ATTEST:

APPROVED AS TO FORM:

By \_\_\_\_\_  
Gabriel Perez  
Planning Commission Secretary

By \_\_\_\_\_  
Carlos Campos  
City Attorney

**EXHIBIT A**  
**CONDITIONS OF APPROVAL FOR THE COACHELLA WAREHOUSES**  
**DEVELOPMENT INCLUDING CONDITIONAL USE PERMITS No. 276 and**  
**ARCHITECTURAL REVIEW 16-18**

(Modified Conditions of Approval shown in **Bold**)

**General Conditions:**

1. The Architectural Review (AR 16-18) and Conditional Use Permit (CUP 276) are contingent upon City Council approval of the accompanying Development Agreement and shall be valid for 12 months from the effective date of said City Council approvals 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 Architectural Review and Conditional Use Permit.
  
2. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Design Guidelines for the Coachella Warehouses Project and conditions of approval imposed below:
  - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Coachella Warehouses Development applications.
  
  - b. Conditional Use Permit No. 276 hereby approves the development of a medical marijuana cultivation complex as shown on the submitted plans totaling 255,800 square feet and common parking, landscaping and security fencing.
  
  - c. Conditional Use Permit No. 276 hereby also approves an interim use of (15) fifteen mobile units for cultivation and three (3) mobile units for extraction as shown on the submitted plans as Phase IA. The interim use is limited to the shorter period of either: twelve (12) months from the date mobile unit use operation begins or sixty (60) business days after an occupancy permit is issued for the units to be occupied in the permanent facility by the mobile unit users.
  
  - d. Pursuant to Ordinance 1084, a Regulatory Permit must be issued by the Coachella City Manager prior to the issuance of grading and or building permits.
  
  - e. All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division.
  
  - f. All parking lot lighting for the Project shall be consistent with the architectural design of the Project, as approved by the Development

Services Director.

- g. All masonry perimeter walls and garden walls shall be decorative masonry with decorative cap subject to review by the Development Services Director, and subject to the City's Building Codes.
3. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 16-18, including architectural features, materials, and site layout.
4. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
5. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
6. 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.

**Mitigation Measures – Air Quality:**

7. As required by SCAQMD for all development projects in the Salton Sea Air Basin that would disturb one-acre or greater, Best Available Control Measures will be incorporated into a PM-10 Dust Control Plan prepared for the project prior to commencement of site grading or other construction activity where soil disturbance or other fugitive dust may be generated. BACMs are listed at the end of the MMRP.

**Mitigation Measures -Hazards and Hazardous Materials:**

8. Prior to any land disturbance, including grading or construction, the following mitigation measures shall be implemented:
  - a) Prior to demolition, an asbestos inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and

protocols. The inspection shall include, but not be limited to visual inspection, sampling, and laboratory analysis for the presence of asbestos products, including asbestos-containing material (ACM) and asbestos-containing construction material (ACCM). Polarized Light Microscopy and other methods consistent with the US EOA 600 method shall be applied to this investigation. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.

- b) Prior to demolition, a lead-based paint inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. Inspections shall be carried out in accordance with US Department of Housing and Urban Development (HUD) guidelines, as well as OSHA Lead Exposure in Construction, Code of Federal Regulations, Title 29, Section 1926. The inspection shall include, but not be limited to visual inspection, sampling, and analysis of materials suspected of containing lead paint or other lead-based materials and coatings. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.
- c) Prior to the start of any activity that might disturb materials potentially containing asbestos, lead, and/or other hazardous or potentially hazardous materials, a qualified and licensed contractor shall be hired to complete necessary abatement procedures. All demolition and other project related actions that might potentially disturb hazardous materials shall be performed by properly trained and qualified personnel. Remediation actions are expected to include but will not be limited to the following:
  - 1. Each part of the building from which asbestos is being removed shall, as appropriate, be sealed off in order to prevent contamination of the other area. Methods of area containment may include polyethylene film, duct tape, negative air pressure machines and other appropriate means depending on the type of asbestos materials encountered.
  - 2. Specially designed vacuum cleaners that are designed for asbestos containment (class H) can be safely used when cleaning up during and after asbestos removal.
  - 3. Removed asbestos and materials with embedded or coated with asbestos shall, as appropriate, be double wrapped in plastic and driven to a landfill.
- d) If surficial or buried materials within the project site are found to contain potentially hazardous materials (such as: asbestos-containing material, lead-based paint, and mercury or PCB-containing material) such materials shall be removed properly prior to any further site disturbance in the affected area, and disposed of at appropriate landfills or recycled, in accordance with the regulatory guidance provided in California Code of Regulation (CCR) and following the requirements of the Universal Waste Rule (40 CFR part 9).

- e) During project construction and implementation, the handling, storage, transport, and disposal of all chemicals, including herbicides and pesticides, runoff, hazardous materials and waste used on, or at, the project site, shall be in accordance with applicable local, state, and federal regulations.
- f) Vapor Encroachment Screening shall be conducted in accordance with the ASTM Standard E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions to identify the likelihood of migrating vapors to encroach on the subject property, thereby creating a Vapor Encroachment Condition (VEC). A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of building permits.
- g) A vapor intrusion risk evaluation shall be conducted in accordance with most recent version of the CalEPA Department of Toxic Substances Control's "Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air" to identify the likelihood of vapor intrusion into future buildings and potential impacts on indoor air quality. A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of grading and building permits.
- h) Butane extraction in both the interim and the permanent facilities shall be subject to the following requirements:
  - 1. The City shall engage, at the applicant's expense, a qualified engineer or certified industrial hygienist to review and certify the plans for all components of the butane extraction process, including storage areas and quantities of butane to be stored, electrical systems, extraction machinery, gas monitoring equipment, extraction room ventilation, fire suppression systems and fireproofing of equipment and structures, consistent with current building, fire and electrical codes specific to this process. No building permits shall be issued, and no occupancy of the interim buildings permitted prior to written certification by the engineer.
  - 2. The applicant shall provide the City with copies of permits required by the South Coast Air Quality Management District, or a written confirmation that no permits are necessary.
  - 3. The applicant shall satisfy all requirements of the Fire Department relating to construction, operation, and emergency response. No building permits shall be issued, and no occupancy of the interim buildings shall be permitted prior to written approval by the Fire Department.

**Mitigation Measures – Cultural Resources:**

- 9. Approved Native American monitor(s) from the Agua Caliente Band of Cahuilla Indians and Twenty-Nine Palms Band of Mission Indian shall be present during any

ground disturbing activities. Should human remains be uncovered, the Riverside County Coroner's Office shall be immediately contacted and all work halted until final disposition by the Coroner. Health Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. Shall the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of said remains.

10. If the coroner determines that the remains are not recent and may be Native American, in accordance with Public Resource Code 5097.94, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of the find. The NAHC will then determine the Most Likely Descendant (MLD). The City will work with the designated MLD to determine the final disposition of the human remains.

**Mitigation Measures- Traffic and Transportation:**

- II. The applicant shall pay applicable City of Coachella Development Impact Fees (DIF) and County of Riverside Transportation Uniform Mitigation Fees (TUMF) in effect at that time.
- 12 Five (5) sets of copies of check prints. 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.
13. The applicant shall pay plan check fees of \$750.00 per sheet of improvement plans, and \$350.00 for PM 10 plan.

**Engineering – Grading and Drainage:**

14. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
15. A 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 a Hydrology Map 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.

16. 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.
17. Applicant shall obtain approval of site access and circulation from Fire Marshall.
18. 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.

**Engineering – Street Improvements:**

19. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including streetlights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 percent.
20. 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 standard for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances. **Street improvement plans shall more specifically conform with the following:**
  - a. **Street improvement plans shall be prepared and approved prior to issuance of any additional building permits.**
  - b. **All Street improvements shall be installed and accepted by the City prior to the issuance of any certificate of occupancy of any additional buildings.**
  - c. **Dedication of land along the east bound lane of Avenue 48 and the south bound lane of Harrison Street shall be required along the frontage of Parcel “C” as shown on Lot Line Adjustment No. 2023-2. Avenue 48 from the**

**Center line to the northerly property line shall have a width of 40 feet. Harrison Street from the Center line to the easterly property line shall also have a width of 40 feet.**

**d. On Avenue 48, full curb, gutter, sidewalk, landscape, lighting, etc. shall be completed from the northwest corner of Parcel “C” to the intersection of Harrison Street and Avenue 48, including all off site frontage work adjacent to Parcels “A” and “B” as shown on Lot Line Adjustment No 2023-2. Street paving and striping transition work shall extend westerly from the northwest property corner a distance of not less than 200 feet to accomplish standard lane transitioning.**

**e. On Harrison Street, full curb, gutter sidewalk, landscape, lighting improvements, etc. shall be completed from the Southeast corner of Parcel “C” to the intersection of Harrison Street and Avenue 48, including all off site frontage work adjacent to Parcels “A” as shown on Lot Line Adjustment No 2023-2. Street paving and striping transition work shall extend southerly from the southeast property corner a distance of not less than 200 feet to accomplish standard lane transitioning.**

21. Avenue 48 is classified as a local industrial street with a right-of-way of 74 feet per the City of Coachella General Plan 2035. Harrison Street is classified as an Industrial Collector with a right-of-way of 80 feet per the City of Coachella General Plan 2035. Dimensions for dedication of land will be provided in first submittal of engineering plan check.
22. Water and Sewer connection and capacity fees must be paid in the Building Department prior to construction.
23. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

#### **Engineering-Sewer and Water Improvements**

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

#### **Engineering – General:**

25. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated, and easement document prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation 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 relocation plans. If the above referenced CVWD facilities do not need to be relocated as part of the project, they can remain as easements provided approved by CVWD.

26. 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 amount of \$2,000 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 and the original plans are in the engineering department at the City of Coachella.
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. 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.
28. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

#### **Completion**

29. "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.
30. Prior to the issuance of a certificate of occupancy, all public improvements, including landscaping and lighting of 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.

#### **Development Services – Landscaping:**

31. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein.
32. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department.
33. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(1) 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.

34. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 24-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.
35. Landscaped areas shall be dressed with a minimum 2-inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
36. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size.
37. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office. Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.
38. Six-inch concrete bands shall be used as mow strip borders for planting areas where separating turf areas or synthetic turf areas.
39. 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.
40. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative ground coating.
41. For the interim facility, 36-inch box trees shall be placed along the Harrison Street frontage, 20-25 feet on center, as shown on the exhibit titled Phase IA, Interim Use Facilities Plan, as approved by the Development Services Director and shall remain in place until the Interim Use ceases operation.

**Development Services- Project Design:**

42. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 16-18 elevations and color/material board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.
43. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building prior to final inspection.
44. Trash enclosures installed for the project shall be compatible architecturally with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards. Both Burrtec Waste Management and the City Engineer shall approve the location of the trash enclosure.

45. All roof mounted mechanical equipment, except solar panels, shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.
46. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from Avenue 48 and Harrison Street.

**Riverside County Fire Department:**

**Adverse Impacts**

47. The proposed project will have a cumulative 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 development impact fees.

**Access**

48. Fire department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Coachella Municipal Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
49. Two points of access shall be provided at opposite ends of the proposed development. Access shall be provided to allow for ingress and egress of emergency vehicles at each of the proposed entry and exit points. Vehicle access points shall be designed to accommodate the turning radius of fire apparatus and the deployment of hose lines. In addition, onsite access shall be provided to all portions of the buildings during suppression and rescue operations to ensure firefighter safety. Fire Department apparatus access shall be provided to within 150 feet of all portions of all buildings. Driveway loops, fire apparatus access lanes, and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.

**Water**

50. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Coachella Municipal Code and Riverside County Fire Department Standards. Plans must be submitted 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.
51. Prior to Building Permit issuance, the required water system, including all fire

hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building materials placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, and the required all weather surface access roadways.

52. Fire Flow: Provide or show there exists a water system capable of delivering fire flows required by California Fire Code and Riverside County Fire Department standards.
53. Fire Hydrants: Provide fire hydrants within 400 feet of all portions of all structures and spaced in accordance with the California Fire Code.
54. Knox Rapid Entry System: All gates and buildings shall be equipped with a Knox Rapid Entry System. Contact the Riverside County Fire Department for details.
55. Fire Sprinkler Systems: Riverside County Ordinance 787 requires fire sprinkler systems in buildings and structures 3,600 square feet and larger. Provide fire sprinkler systems in accordance with the California Fire Code and Riverside County Fire Department standards. Fire sprinkler systems must be installed per NFPA 13. A C-16 licensed contractor must submit plans along with the current permit fees to the Fire Department for review and approval prior to installation. O
56. Fire Sprinkler Monitoring Systems: Install a sprinkler monitoring system as required by the California Fire Code. A C-10 licensed contractor must submit plans along with the current permit fees to the Fire Department for review and approval prior to installation.
57. Building Address Numbers: Display street numbers in a prominent location on the address side of buildings and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for buildings up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours. O
58. Hazmat review: This project has not been reviewed for the use, storage, or handling of hazardous materials. The use, storage, and handling of hazardous materials requires separate review and approval.
59. Shell Building Only: These conditions are for a shell building only. No fire and life safety clearance will be issued for a tenant space until the specific occupancy classification has been established and building plans have been reviewed and conditioned by the Riverside County Fire Department.

60. As with any additional construction within a response area, a **"cumulative"** increase in requests for service will add to the Fire Department's ability to provide service. The proposed project identifies 14.61 acres of land and 256,200 square feet of Industrial/warehouse use at build out. The proposed development will a significant impact on the fire department's ability to provide an acceptable level of service. The applicant and development team will work in close coordination with the lead agency and the fire department to incorporate

mitigation measures to reduce the impacts.

61. Based on the current availability of fire resources within the City of Coachella, the city would be heavily dependent on outside resources from the surrounding communities in the event of any significant emergency incident at the proposed development. In those situations, it would be anticipated that fire department resources from The City of La Quinta and The City of Indio would respond.

The 3 nearest Fire Stations that would respond to an incident are:

Station# 86 (Indio) 46-990 Jackson Street, Indio, CA 92201

Station# 79 (Coachella) 1377 6th Street, Coachella, CA 92236

Station# 87 (Terra Lago) 42900 Golf Center Parkway, Indio, CA 92201

From the above listed fire stations, the first unit would arrive within 6 minutes after dispatch, the second within 7 minutes and the third within 9 minutes. These response times are approximate to the proposed development.

62. Further review of the project will occur upon receipt of the building and required fire plan submittals. The Fire Department will review the project site plan to ensure it meets applicable fire standards and regulations. Additional requirements may be necessary at that time.

**Imperial Irrigation District:**

63. Any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities (e.g. power lines).
64. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

**Utilities:**

65. Water and sewer plans outside the buildings and interior plumbing or mechanical plans (i.e. floor drains and sinks, equipment which discharges to the sewer system, chemical storage and spill containment measures) shall be provided to the City Utilities Department for review and approval.
66. A Source Control "Short Form" (and the Source Control application if required) shall be completed and turned into Source Control (Utilities Department) by the applicant.
67. Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.
68. Adequate fire protection shall be included and the public water supply shall be

protected with a DCDA or greater on all fire water lines to commercial/industrial facilities.

69. An RP shall be correctly installed within 12" of all water meters servicing domestic usage, landscape, commercial and/or industrial facilities.
70. All landscaping shall be on a separate water meter with an RP ensuring the establishment is not assessed sewer fees for water used on landscape.
71. All mechanical and plumbing plans shall be submitted to the Utilities Department for review to determine if pretreatment and/or a sample location is required.
72. All facilities and landscape plumbing which have water or wastewater (sewer) services shall obtain approval from the Environmental Compliance (Source Control), Water and Sanitary Sewer Divisions prior to receipt of the Certificate of Occupancy.
73. Fire hydrants must be at the end of each dead end for flushing.
74. RPZ Style Backflow devices shall be installed on commercial and landscape meters.
75. Above ground DCDA backflows must be installed for all fire line services.
76. Master-metered, radio-read water meters shall be utilized for the project.
77. Domestic and fire service backflow meter devices must be in utility right of way.

**Fees:**

78. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; this also includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
79. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
80. The applicant shall pay all applicable school impact fees to the Coachella Valley Unified School District prior to the issuance of a building permit.
81. The applicant shall pay all required water connection fees.
82. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for industrial development prior to issuance of building permits.
83. The applicant shall comply with the City's Art in Public Places Ordinance. 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.



84. The project is subject to payment of all industrial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

**Miscellaneous:**

85. Installation of sidewalks along Avenue 48 and Harrison Street may be satisfied by an improvement agreement subject to review and approval by the City Engineer.

86. Final design plans for proposed landscaping and fencing along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.

87. No grading and or building permits shall be issued until the Development Agreement has been approved by the City Council and is in effect.