

RESOLUTION NO. 2018-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA CALIFORNIA APPROVING CONDITIONAL USE PERMIT (CUP 266) AND ARCHITECTURAL REVIEW (AR 16-03) TO ALLOW THE PHASED DEVELOPMENT OF A ONE HUNDRED EIGHTY EIGHT (188) LOT RECREATIONAL VEHICLE SUBDIVISION, ONE HUNDRED (100) CONDOMINIUM/TOWNHOUSES AND A TWO HUNDRED (200) ROOM, 11 STORY HOTEL AND ASSOCIATED FACILITES AND COMMON RECREATIONAL AREAS, PARKING AND LANDSCAPING, ON A TOTAL OF 48 ACRES OF VACANT LAND IN THE CT-PD (COMMERCIAL TOURIST-PLANNED UNIT DEVELOPMENT) ZONE LOCATED AT THE NORTHEAST CORNER OF TYLER STREET AND VISTA DEL NORTE. COACHELLA VINEYARD ESTATES LLC, APPLICANT.

WHEREAS, Skip Goodell (on behalf of Coachella Vineyard Estates LLC) filed an application for Architectural Review No. 16-03, and attendant applications for Conditional Use Permit 266 and Tentative Tract Map No. 37040 to allow the construction of a 188 recreational vehicle subdivision, 100 unit townhouse/condominium project and an 11 story, 200 room hotel and associated uses along with common recreational areas, parking and landscaping on 48 acres of land located at the northeast corner of Vista Del Norte and Tyler Street, Assessor's Parcel No's. 601-620-012 and 601-620-014 ("Project"); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP 266, Architectural Review No. 16-03, and Tentative Tract Map No 37040 on July 18, 2018 in the Council Chambers, 1515 Sixth Street, Coachella, California; and,

WHEREAS, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project and the Planning Commission recommended approval of the proposed project including all requested entitlement applications; and,

WHEREAS, the Project is permitted pursuant to Chapter 17.28 and Chapter 17.38 of the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit and Tentative Tract Map are necessary to allow the Project to proceed; 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 uses will have no significant deleterious effect on the environment; and,

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

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 City Council of the City of Coachella, California does hereby approve Conditional Use Permit No. 266 and Architectural Review 16-03 subject to the findings listed below and the attached Conditions of Approval for the Coachella Vineyards Estate Project (contained in “Exhibit A” and made a part herein).

Findings for Conditional Use Permit #266 and Architectural Review #16-03:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a General Neighborhood land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the General Neighborhood land use classification which promotes medium to high density residential and resort uses between 7 and 25 units per acre as proposed by the Project, and the proposed development is internally consistent with other General Plan policies for this type of development.

2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan proposes a 188 recreational vehicle space subdivision, a 100-unit townhome/condominium project and a 11 story, 200 room hotel and associated land uses. The Project complies with applicable CT-PD (Commercial Tourist-Planned Unit Development) zoning standards including site-specific land uses and development standards which are a part of the Conditional Use Permit request to allow the proposed densities, lot sizes, unit sized and building heights of the Project.


3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Neighborhood Commercial land use designation of the City’s general plan. This category provides for a broad spectrum of commercial and residential land uses. The proposed uses are compatible with existing adjacent uses that include similar land uses.

4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project propose a RV subdivision, townhouses and condominiums and an 11 story, 200-room hotel along with associated uses that are permitted in the CT-PD (Commercial Tourist-Planned Unit Development) zone pursuant to an approved Conditional Use Permit. Surrounding

properties to the north and east contain similar RV and townhouse uses while property to the west contain vacant land and a vineyard. Properties to the south include vacant land along with a church and I-10. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development. The buildings will be set back from property lines and street frontages to mitigate the impacts upon loss of sunlight to neighboring lots.


5. An Initial Environmental Study recommending the adoption of a Mitigated Negative Declaration was prepared for this Project, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines) and mitigation measures have been incorporated in order to reduce the environmental effects of the project to a level of less than significant. The Project will not have any significant adverse effects on the environment.

PASSED, APPROVED and ADOPTED this 26th day of September, 2018.



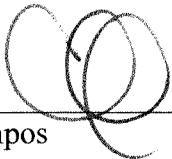
Steven A. Hernandez
Mayor

ATTEST:



Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:



Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)


I HEREBY CERTIFY that the foregoing Resolution No. 2018-59 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26th day of September, 2018 by the following vote of Council:

AYES: Councilmember Bautista, Councilmember Brown, Councilmember Martinez, Mayor Pro Tem Sanchez, and Mayor Hernandez.

NOES: None.

ABSENT: None.

ABSTAIN: None.



Andrea J. Carranza, MMC
Deputy City Clerk

“EXHIBIT A”

**CONDITIONS OF APPROVAL FOR THE COACHELLA VINEYARDS PROJECT
INCLUDING CONDITIONAL USE PERMIT (CUP 266) AND ARCHITECTURAL
REVIEW (AR 16-03)**

General Conditions

1. Conditional Use Permit No. 266 hereby approves the development of the following: 1) Development of a 188 space recreational vehicle park/subdivision; 2) Development of 100 condominium/townhomes; 3) Development of an 11-story, 200 room hotel and associated facilities including common recreational, parking and landscaping areas.
2. Architectural Review 16-03 hereby approves the architectural plans for Phase 1 of the Coachella Vineyards Project consisting of the 188 space RV park/subdivision.
3. Architectural Review applications for the proposed 100-condominium/townhouse component and the proposed 11-story hotel and associated facilities shall be submitted and approved by the Planning Commission prior to the issuance of grading and/or building permits for the building(s) in question.
4. This project shall be developed in accordance with the memo dated February 14, 2018 from Lilburn Corporation to Luis Lopez, Development Services Director. Any planned larger or heavier structures (generally greater than 2 stories in height) shall require further geotechnical evaluation and additional recommendations for ground improvement or deep foundations.
5. Architectural Review (AR 16-03) and Conditional Use Permit (CUP 266) shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Architectural Review and Conditional Use Permit.
6. 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 Vineyards Project and conditions of approval imposed below:
 - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Coachella Vineyards Development applications.
 - b. Conditional Use Permit No. 266 hereby approves the development of an RV

park/subdivision, townhome/condominium project and 11-story hotel with a maximum height of 152 feet including all mechanical equipment and appurtenances, as shown on the submitted plans.

- c. All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division.
 - d. All parking lot lighting for the Project shall be consistent with the architectural design exhibits of the Project, as approved by the Development Services Director.
 - e. All masonry/wrought iron perimeter walls and garden walls shall be consistent with the Design Guidelines, as shown in Attachment 10, subject to review by the Development Services Director, and subject to the City's Building Codes.
7. 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. 16-03, including architectural features, materials, and site layout.
8. 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.
9. 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 matter. The applicant shall execute an indemnification agreement, in a form acceptable to the City Attorney, within five days of the effective date of this approval.
10. 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:

11. 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 (BACMs) 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:

12. Prior to any land disturbance, including grading or construction, the following mitigation measures shall be implemented:
 - a) In the event any onsite structures are demolished, 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) In the event any onsite structures are demolished, 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.
- i. 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.

- ii. 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 buildings shall be permitted prior to written approval by the Fire Department.

Mitigation Measures – Cultural Resources:

13. Approved Native American monitor(s) from the 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.
14. 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:

15. 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.
16. 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.
17. The applicant shall pay plan check fees of \$750.00 per sheet of improvement plans, and \$350.00 for PM 10 plan.

Engineering-Final Map

18. The Final Map shall comply with the Subdivision Map Act and City of Coachella

Subdivision Ordinance.

19. All public streets shall be dedicated to The City of Coachella.
20. 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.

Engineering – Grading and Drainage:

21. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
22. 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.
23. Civil plans shall include all utilities easements inside or around the property and location of services within the easement.
24. 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 be complete, report provided has missing the section of calculations.
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. Applicant shall obtain approval of site access and circulation from the Fire Marshall.
27. 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 nine (9) feet as measured from an average of the ground elevations on either side

Engineering – Street Improvements:

28. 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.
29. 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.
30. Dedication of land along Vista del Norte Street is required for right-of-way purposes, including construction of half of width improvements. This street is classified as Collector with Bike Lanes with 90 feet of right-of-way as per the City of Coachella General Plan.
31. Dedication of land along Tyler Street is required for right-of-way purposes, including construction of half of width improvements and one lane to the west as minimum. Street improvements shall reflect continuation to future street at north along Tyler Street. Interim turnaround on Tyler requires approval by the City meanwhile street improvements are complete for the length of the street. This street is classified as Collector with Bike Lanes with 90 feet of right-of-way as per the City of Coachella General Plan.
32. Relocation or underground of utility power line that runs northerly on the proposed are for parking lot is required previous construction of improvements; applicant shall contact utility company IID and coordinate the process. The applicant shall submit to the City a letter from IID during the process of this request.
33. Applicant shall contact utility company CVWD for potential abandonment of irrigation line if required. The applicant shall submit to the City a letter from CVWD if there is any issue on this matter.
34. Conceptual grading plan shows a series of easements that runs north-south on the westerly portion along Tyler Street and on the proposed area of parking lot, applicant shall identify all easements inside and offsite the property.
35. Applicant shall obtain an encroachment permit for any improvements constructed within the public right-of-way including alleys.

Engineering-Sewer, Water and Storm Drain Improvements

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

37. Applicant shall construct all off-site along Tyler Street and on-site water improvements and any other incidental works necessary to complete the improvements for water and sewer services. Size and location of sewer and water improvements shall be approved by the City Engineer.
38. Sewer and Water systems shall be extended and connected to Tyler street and Vista del Norte, plans shall be submitted for engineering plan check and City Engineer approval.

Engineering – General:

39. 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.
40. 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.
41. 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.
42. 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.
43. 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

44. "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.
45. 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.

Development Services – Landscaping:

46. 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 and Design Guidelines, as part of the subject Architectural Review, and as conditioned herein.
47. 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.
48. 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.
49. 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.
50. 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.
51. Plant materials selected shall be represented by symbols that show the plants at 75% of their mature size.
52. 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.

53. Six-inch concrete bands shall be installed as mow strip borders for planting areas where separating turf areas or synthetic turf areas from pavement parking.
54. 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.
55. 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 groundcoating.

Development Services – Project Design:

56. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 16-03 the projects construction plans and elevations, and subject to review and approval.
57. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building color prior to final inspection.
58. Trash enclosures installed for the project shall be architecturally compatible with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards and be consistent with the Design Guidelines. Both Burrtec Waste Management and the City Engineer shall approve the location of the trash enclosure.
59. 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.
60. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.

Riverside County Fire Department:

61. The Fire Department requires the listed fire protection measures be provided in accordance with the City of Coachella Municipal Code and/or the Riverside County Fire Department Fire Protection Standards. Final conditions will be addressed when complete building

plans are reviewed.

Access

62. 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. All portions of structures shall be within 150 feet of the approved 24-foot wide fire lane or Municipal Street.

Water

63. The Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans shall be submitted to the Fire Department for review and approval prior to building permit issuance.
 - a. The required water system including fire hydrants shall be installed and accepted by the appropriate water agency prior to combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval. Hydrants shall be located at corners and space 350-500 feet apart, depending on the subdivision (per Coachella City).
 - b. Fire sprinklers are required in all areas.
 - c. Any building constructed on lots created by this project shall comply with the special California Building Code and Riverside County Fire Department information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
 - d. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane printing and or signs.

Imperial Irrigation District:

64. 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).

65. 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:

66. 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.
67. 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.
68. Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.
69. 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.
70. An RP shall be correctly installed within 12" of all water meters servicing domestic usage, landscape, commercial and/or industrial facilities.
71. 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.
72. 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.
73. 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.
74. Fire hydrants must be at the end of each dead end for flushing.
75. RPZ Style Backflow devices shall be installed on commercial and landscape meters.
76. Above ground DCDA backflows must be installed for all fire line services.
77. Master-metered, radio-read water meters shall be utilized for the project.
78. Domestic and fire service backflow meter devices must be in utility right of way.

Utilities – Environmental Compliance

79. The applicant shall submit water and sewer plans for approval from Utilities Department. The project shall be required to connect to City public sewer and water system.
80. The project will require a Water Quality Management Plan (WQMP)-priority project
81. The proposed facility will be required to submit a source control survey.
82. The applicant shall install an above ground “Double Check Detector Assembly” DCDA for fire system to protect water supply from contamination or pollution.
83. Backflow devices; will require Reduced Pressure Principle Device (RP) at least 12 inches within all water meters servicing landscape, commercial and or industrial facilities.
84. The applicant shall install separate AMI metering system for each building, and install separate AMI metering system for the irrigation system.
85. The project shall 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.
86. The facility may be required to install a discharge meter on sewer line to determine “return to sewer” from water use.
87. A grease interceptor will be required if food service establishment is proposed
88. This facility may be required to enroll in industrial an industrial wastewater program
89. The applicant will be required to submit detailed plumbing and mechanical plans
90. The project shall install separate 4T-AMI metering system for each building
91. The project shall install separate 4G AMI metering system for the irrigation system
92. The project shall implement the State’s drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drop potable water outside or micro spray systems.

Fees:

93. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
94. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
95. The applicant shall pay all required water connection fees.
96. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for industrial development prior to issuance of building permits.
97. 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.
98. The project is subject to payment of all development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Desert Sands Unified School District

99. The Desert Sands Unified School District is authorized by the State Legislature to levy a developer fee on commercial/industrial development. The Applicant or successor in interest shall pay fees in effect at the time of building permit issuance. The fees collected will be used to assist in the housing of students within the Desert Sands Unified School District.

Miscellaneous:

100. Installation of sidewalks along all public roads may be satisfied by an improvement agreement subject to review and approval by the City Engineer.
101. 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.
102. The subdivider or successor in interest shall submit Covenants, Conditions, and Restrictions (CC & R's) in a form acceptable to the City Attorney, for the proposed

subdivision, prior to the recordation of any CC & R's on the subject property. The CC & R's shall be submitted for review by the Planning Director and City Engineering prior to the recordation of the final map. The applicant or successor in interest shall submit a deposit of \$1,000 to cover legal costs incurred by the City in its review of CC & R's and related documents prior to their recordation. The CC & R's shall include provisions to form a Property Owner Association for the maintenance of the following:

- All interior and exterior common areas including driveways, gates, retention basins, perimeter walls, landscaping and irrigation.
- Exterior landscape at gated entries and along the perimeter of the site's frontage along Tyler Street and Vista Del Norte.
- Graffiti abatement for the interior and exterior of the premises.
- Maintenance and operations of the streetlights.
- Maintenance of all perimeter walls and fencing.

103. The Property Owners Association created by the CC&R's shall comply with the City of Coachella Insurance requirements.
104. A minimum of two points of access shall be provided during all phases of construction to the satisfaction of the Riverside County Fire Marshal's office.
105. Prior to the issuance of building permits for the townhouse/condominium component within Conditional Use Permit No. 266, a tentative tract map (TTM) for the "subdivision of condominium air parcels" shall be submitted, processed, approved and recorded.