

Exhibit A – Resolution No. PC2025-22

CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP NO. 39051

General Conditions

1. Tentative Tract Map 39051 with a minimum lot size of 3,400 square feet, for the proposed 257-lot single family residential subdivision project located on the 39.98-acres site at the southwest corner of Calhoun Street and Avenue 49, APN 612-260-010, and the determination that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15073 - Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration.
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. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.
4. CFD. The applicant shall be subject to further requirements that it participate in the Community Facilities District for residential lots within Tentative Tract Map 39051 that the City proposed to establish under the Mello-Roos Community Facilities Act of 1982, Section 13311 of the California Government Cod, as amended, for all undeveloped property within the boundaries of the City, including the subject property subject to this development approval (Tentative Tract Map No. 39051), to finance police and fire services for such property. The applicant shall do everything necessary for inclusion of the property subject to this development approval within such District upon its establishment. This development approval is subject to such requirement as a condition, unless such District is established prior to the effectiveness of this development approval in which case, it shall be a condition precedent. The Community Facilities District shall be established before issuance of the first certificate of occupancy.
5. LLMD. The owner shall agree to the formation of a Landscape and Lighting Maintenance District(LLMD) for the maintenance of the lighting, landscaping and irrigation. The owner shall prepare the improvement plans, Engineer's Report, Estimated Costs, and submit to the City Engineer as required for the formation of the LLMD. The funds to be deposited shall be a minimum of \$1,000. Costs over \$1,000 shall be billed by the City to the owner for payment prior to the recordation of the Final Map. The LLMD shall be formed before issuance of the first certificate of occupancy.

6. CC&R's. The owner shall agree to the formation of a Homeowner's Association for maintenance of all common areas including streets, retention basins, block walls, fencing, and on-site amenities.
7. CC&R's. The Homeowner's Association shall adopt Conditions, Covenants and Restrictions (CC&R's), and act as a liaison to the City for review of the placement, type, architectural style, materials, and landscaping of all units and lots. The proposed CC&Rs shall be submitted for City and Riverside County Fire review prior to recordation of final map and the City shall be a third-party beneficiary to the CC&Rs.
8. The neighborhood park shall complete construction and be open to the public prior to the issuance of the 101st occupancy permit and shall be constructed in accordance with the conceptual landscape plans contained in the attached Development Set to the satisfaction of the Community Development Director.
9. Prior to the recordation of the final map the applicant shall submit detailed landscaping irrigation plans and sign plans for review, including plans for the neighborhood park and retention basin for approval by the City Engineer and Development Services Director.
10. The proposed subdivision shall be improved with a decorative masonry perimeter wall consisting of a smooth face CMU block that includes stone veneer, tan slumpstone, splitface block, or precision with smooth stucco finish wall, and a decorative cap, and/or equivalent high-quality design approved by the City Engineer and Community Development Director. The entire block perimeter wall on Calhoun Street and Avenue 49 shall be a smooth face CMU block with a stone veneer and/or equivalent design added at certain sections of the perimeter wall to be approved by the City Engineer and Community Development Director. A minimum of one 12-inch square masonry pilaster at every 75 feet along Calhoun Street and Avenue 49 shall be used along any fencing facing a public street as shown on the conceptual landscape plans.
11. Interior fencing for single family lots shall utilize block wall with metal view obscured access gates. Any street visible block shall be decorative block including a smooth CMU block and/or equivalent approved by the City Engineer and Community Development Director.
12. Identification signs for the subdivision shall include high quality and durable design with accent lighting. A detailed sign plan shall be submitted to the Community Development Director for review and the final design shall be approved by the Community Development Director.
13. All street names and addressing shall be consistent with City and USPS policies.
14. The applicant shall submit, and must obtain approval from the Community Development Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscape areas shall be replaced per approved landscape plans upon landscape inspection by the Community Development Director and prior to issuance of a certificate of occupancy.

15. Stamped concrete or decorative pavers shall be provided at the surface of both project entryways with a terracotta color or equivalent and identified on both Civil and Landscape Plans. Pavers types shall be approved by the Community Development Director and City Engineer.
16. 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.
17. The applicant shall work with the Development Services Department to provide utility stub outs to enable the development of community garden plots for the park, at the direction and feasibility as determined by the Community Development Director. The implementation of the community garden is at the discretion of the Community Development Director.
18. The internal open space landscape plan for the park shall be revised to incorporate native landscaping for both groundcover, shrubs, and trees, at the direction and feasibility as determined by the Community Development Director. The implementation of the community garden is at the discretion of the Community Development Director.
19. Soil sampling results for agricultural chemicals shall be provided with the submittal of grading permits.
20. The landscape improvements on the northern portion of Avenue 49 shall match the landscaping on the northern portion of Avenue 49 between Jackson Street and the proposed project, to the satisfaction of the Community Development Director. This may include a requirement to provide metal edging to match the northern portion of Avenue 49.
21. Shade tree plantings shall be installed to provide shade of thirty (30) percent of landscape area within ten (10) years. California native species shall be incorporated in at least forty (40) percent of required landscape areas. Compliance with these requirements shall be identified on project landscape plans to the satisfaction of the Community Development Director.
22. The Community Development Director may request landscape plans to be revised to incorporate street trees within the landscape parkway separating the sidewalk from the street curb line, unless determined unfeasible due to utility easements. The applicant may relocate existing proposed shade trees to accomplish this condition. This condition shall be met to the satisfaction and discretion of the Community Development Director.
23. All street and internal street facing fence and walls shall be block wall per the attached development plan set. Vinyl fencing is only allowed for internal property lines not visible from the street.

Building

24. Recommend providing a shade structure over the playground.

25. Proposed bench shall be equipped with an area for a wheelchair user.
26. All features all be in an accessible path of travel.
27. Trail must be accessible propose a walkable surface. The proposed ¼” gravel does not meet the requirement. CBC11B-302
28. Passing space shall be provided on the proposed trail. CBC11B-403.5.3
29. Provide verification that shade trees are proposed in compliance with California Green Building Standards Code section 5.106.12 Shade Trees.

Utilities

30. The project is located within the service area of the City’s Coachella Water Authority and Coachella Sanitary District.
31. The applicant shall submit water and sewer plans for approval.
32. The first submittal shall not be accepted without the completion of the hydraulic model.
33. A \$5,000 deposit is required to initiate hydraulic modeling.
34. The City of Coachella may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located.
35. New water and sewer connections are subject to the collection of impact fees.
36. All fire lines require the installation of Double Check Detector Assemblies.
37. Backflow devices are required on all non-residential connections installed within 12” of the meter box.
38. All buildings may require individual meters.
39. Irrigation may require its own meter.
40. All water connections shall install 4G AMI master meters.
41. All service lines shall be copper tubing per the approved list of materials.
42. All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
43. No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.

44. Trees/shrubs must have a minimum of 15' separation distance from the Utilities water/sewer laterals. Or minimum 10' separation distance from water/sewer laterals with root barrier.
45. Provide plumbing blueprints depicting sanitary, industrial, and/or grease waste line. (all lines that are applicable)
46. Illustrate domestic water and sewer point of connection to the City's utilities.
47. Provide plumbing code fixture schedule with total DFU's listed.
48. Business establishments must complete Utilities Department's wastewater discharge survey and submit to Development Services.
 - a. For tenant improvements, current and proposed plumbing code fixture schedule must be provided
49. Pretreatment equipment/Sample box: (if applicable) Provide manufacture specifications and sizing chart.
 - a. Pretreatment Equipment Minimum Requirements:
 - i. 750 gal minimum
 - ii. Clean outs and vents before and after pretreatment equipment
 - iii. Sample box immediately downstream of the pretreatment equipment
 - iv. Multi suite buildings requesting pretreatment installation require separate sewer lateral connection per pretreatment device
 - v. Made from precast concrete form
50. Outside drains connected to the sanitary sewer are prohibited unless drains are protected from rain water by having a permanent berm within a shade structure. Storm water is prohibited from entering the sanitary sewer.

Engineering

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

Tentative Map

51. A focused Traffic Impact Analysis (TIA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TIA, the engineer shall submit a scoping letter for the TIA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.

52. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.
53. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.
54. Identify and clearly show all necessary drainage easements to implement the project in accordance with drainage law.
55. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
56. Applicant shall obtain approval of site access and circulation from Fire Marshall.

Final Map

57. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
58. All public streets shall be dedicated to City of Coachella.
59. 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.

60. Prior to approval of the Final Map, the applicant shall resolve potential CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
61. All Primary streets, including 49nd Avenue, Calhoun Street and Residential street shall be completed prior to final occupancy for the first structure at the Tract.
62. Prepare and record necessary drainage easements, access easements and utility easements to implement the project in accordance with drainage law and site conditions to the satisfaction of the City Engineer prior to approval of the Final Maps.
63. Full Street Improvements plans, Street Improvements Bonds and Monument Bonds shall be approved prior to Approval of the Final Maps. Street improvement plans shall be in conformance with recommendations outlined in an approved Traffic Impact Analysis and may include off site intersection improvements, engineering analysis of fair share off site improvements and fully executed agreements for phasing of fair share payments if needed per the Traffic Impact analysis.
64. Internal roads shall be complete prior to final occupancy of any adjacent house.

General:

65. 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.
66. 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.
67. 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.
68. 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.

69. 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.
70. 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.
71. 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:

72. Prepare and submit rough grading and erosion control plans for the project.
73. The project's soils engineer shall certify to the adequacy of the grading plan.
74. 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:

75. 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.
76. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
77. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
78. 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:

79. 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 %.
80. 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.

81. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.
 1. 49th Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
 - a. Dedication of land within project limits is required. This street will be required to be dedicated to the ultimate General Plan width as a Primary Arterial with Bicycle Lanes with 94 feet of right-of-way as per City of Coachella General Plan.
 - b. Ultimate right-of-way improvements shall not be required at this time. Street improvements along the westerly portion of the project shall include full street pavement of both east and west bound lanes and a painted median with a measured street width of 46-foot from curb to curb. Curb, gutter, sidewalk and landscape parkway improvements shall be required on both the north and south side of Ave 49 including all necessary relocations and appurtenances as needed to complete the work. Improvements shall match existing modified Ave 49 cross section improvements that exist between the proposed project and Jackson Street on the east of the proposed development.
 - c. The eastern portion of Ave 49 shall include intersection improvements, turn lanes and fair share contributions towards future signalized intersections as determined by an approved Traffic Impact Analysis.
 - d. 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, turn left or right pocket, Street Lights, street name signs, full improvements for street median and Traffic Signal Light to the satisfaction of the City Engineer.
 - e. Applicant shall install curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drains, wells, street lights, any kind of tree and all other appurtenances as required to the satisfaction of the City Engineer.
 - f. Applicant shall underground all existing dry utilities if existing within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities.

- a. Interior streets within project limits shall be maintained by Homeowners association and classified as Private Streets. These streets are classified as Suburban Residential with Parking with 56 feet of right-of-way as per City of Coachella General Plan.
- b. 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.
- c. 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 Traffic signal, and all other appurtenances as required to the satisfaction of the City Engineer.
- d. Applicant shall underground all existing dry utilities within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities.

SEWER and WATER IMPROVEMENTS:

82. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
83. 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:

84. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
85. 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.
86. 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.

87. 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:

88. 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.

Fire

89. The applicant shall address all fire conditions of approval for the project pursuant to all letters issued by the Riverside County Office of the Fire Marshall for this project, and shall make all modifications necessary to the tentative tract map or project in accordance with Riverside County Office of the Fire Marshall. This includes, but is not limited to Fire Permit Number: FPCUP2500010 & FPTRC2500012

CEQA

90. The applicant shall comply with all mitigation measures and the mitigation monitoring reporting program of the project Initial Study Mitigated Negative Declaration as adopted and attached to the Resolution approval for EA No. 25-02.