

**Exhibit A – Resolution No. 2025-60****CONDITIONS OF APPROVAL FOR A MODIFICATION TO TENTATIVE TRACT MAP NO. 38429, CONDITIONAL USE PERMIT NO. 372 (MODIFICATION), and ARCHITECTURAL REVIEW NO. 22-11 (MODIFICATION)****General Conditions**

98. The applicant shall comply with all requirements and conditions of approval as included in Tentative Tract Map No. 38429, Conditional Use Permit No. 376, Architectural Review No. 22-11, and any modifications or extensions thereof, as listed in those Notice of Actions or Resolutions for each respective approval and City Council Resolution No. 2024-15 and Ordinance No. 1210, unless otherwise modified per the requirements and conditions of approval per this resolution.
99. 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.
100. Condition #9 of the original approved conditions of approval shall be modified to include the additional bolded items as follows: The proposed subdivision shall be improved with a decorative masonry perimeter wall consisting of tan slumpstone, splitface block, ~~or precision with smooth stucco finish wall~~, and a decorative cap and/or equivalent approved by the City Engineer and Development Services Director. **The entire block perimeter wall on Van Buren Street shall be a split face block wall with a precision cap. Any street visible block shall be decorative block that includes a decorative split face block band with a precision cap, and shall include metal view obscured access gates. Interior fencing not visible from the street are allowed to be vinyl fencing.** A minimum of one 12-inch square masonry pilaster at every 50 feet along Van Buren Avenue shall be used along any masonry wall facing a public street as shown on the conceptual landscape plans.
101. Condition #6 shall be modified as follows: **The final map, grading and landscape plans shall provide a perimeter common area setback at a minimum total 14'6" that shall provide improvements that include a 5'6" equestrian trail, 5' concrete sidewalk, and 4' curb adjacent landscape planter with shade trees. The final map, grading and landscape plans shall be modified to provide a perimeter landscaped setback at a minimum 26' and improvements consistent with the equestrian theme approved for the Sevilla II TTM No. 38557 project, which includes a compacted decomposed granite trail of 10 feet wide, equestrian fencing and minimum 6 foot concrete non-contiguous sidewalk.**
102. Condition #75 of the original approved conditions of approval shall be modified to include the additional bolded items as follows: The **entire** retention basin landscape plan shall include **3/8-**

**inch crushed gravel to match the adjacent landscape areas, with the exception of the D.G path adjacent to the retention basin as indicated on the plan set. ~~a meandering cluster of large rock from north to south.~~**

103. Condition #84 of the original approved conditions of approval shall be modified to include the additional bolded items as follows: The internal open space landscape plan shall incorporate native and **edible** landscaping for both groundcover, shrubs, and trees.
104. Conditions #1, #11, #12, #71, #77, #87, #88, #91, and #92 of the original approved conditions of approval shall be removed. Those conditions listed above shall only meet the fencing, architectural elements, energy efficient design and heat island reduction items, etc. per the approved and attached elevations and development plan set, and these conditions of approval for this modification.

### **Building**

105. Parking pockets at private park will require accessible parking spaces.
106. Parking spaces at private park shall provide access to the public right of way.
107. Minimum accessible parking space depth is 18', proposed cross section depicts the parking spaces to be 16' deep, reconcile.
108. Landscaping plan shall demonstrate compliance with 2022 California Green Building Code section 5.106.12 Shade Trees.
109. Provide a barrier for the proposed retention basin.
110. Submit a maintenance plan for the proposed DG path. Van Buren and School Path maintained by CFD. In-Tract paths maintained by HOA.

### **Utilities**

111. The project may be required to connect to the City's public water and wastewater systems. In the event that new connections are required, the applicant shall submit water and sewer plans for approval.
112. New water and sewer connections are subject to the collection of impact fees.
113. All fire lines require the installation of Double Check Detector Assemblies.
114. Backflow devices are required on all non-residential connections installed within 12" of the meter box.
115. All buildings may require individual meters.
116. Irrigation may require its own meter.

117. All water connections shall install 4G AMI master meters.
118. All service lines shall be copper tubing per the approved list of materials.
119. All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
120. No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.
121. **Planning Commission modifies this condition #121 as follows: Trees must have a minimum of 5' separation from water and sewer laterals with root barrier. Trees planted more than 5' from water and sewer laterals require no root barrier.**
122. Please note that the City will not accept the 1st water and sewer improvement plans submittal without the hydraulic analysis having been first complete

### **Fire**

123. The maximum distance from any point on the street to a hydrant shall be 250ft.
124. The maximum spacing between hydrants is 500ft.
125. Minimum street width is 24ft as measured from flow line to flow line. Shall add 8ft of street width for each side where parking is requested with the other side marked for no parking. Currently the street details are showing the measurement taken from the sidewalk side of the curb, not from the flow line. Shall increase street width to meet the minimum requirements.
126. Fire flow letter required.
127. Shall provide details for emergency access gate being proposed. Gates and barriers shall be located a minimum of 46 feet from any street.
128. General Fire Department Advisory Comments – Commercial. With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures to be provided in accordance with Coachella City Ordinances, the current edition of California Fire Code (CFC) as adopted and amended by the City of Coachella and/or recognized fire protection standards. These conditions are preliminary, and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.
129. Fire Department Advisory Comments – Residential Tracts. With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures to be provided in accordance with Coachella City Ordinance, the current edition of California Fire Code (CFC) as adopted and amended by the City of Coachella and/or recognized fire protection standards. These conditions are preliminary, and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

130. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC as amended. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
131. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC as amended.
132. Tract Water Plans - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to 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. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.
133. Fire Department Access - Fire apparatus access roads shall be provided within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent, and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
134. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.
135. Fire Department Access Turn Around – On-parcel dead-end fire apparatus access roads exceeding 150 feet in length shall provide a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable, provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be

acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

136. Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on the California Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted and amended at the time of construction plan submittal.
137. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
138. Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC.
139. Phased Construction Access and Water Supply: If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Reference CFC as amended.
140. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and reviewed by the Fire Code Official. Reference CFC as amended.
141. Fire Planning Review: This planning case will also be reviewed by the Riverside County Fire Department's Fire Planning Division for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts. Questions for Fire Planning can be addressed to: [RVCPlanningSubmittals@fire.ca.gov](mailto:RVCPlanningSubmittals@fire.ca.gov)
142. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC as amended.
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hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC as amended.

144. Tract Water Plans - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to 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. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.
145. Fire Department Access - Fire apparatus access roads shall be provided within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet shall provide an approval for approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 24 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent, and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
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148. Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC.

149. Phased Construction Access and Water Supply: If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Reference CFC as amended.
150. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.
151. Fire Planning Review: This planning case will also be reviewed by the Riverside County Fire Department's Fire Planning Division for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts.

**Planning Commission Added Conditions**

152. Condition #97 of the original approved conditions of approval shall be modified as follows: No owner shall be permitted to rent or lease such Owner's Lot for transient or hotel purposes, or for a period of less than thirty (30) days unless permitted by the City **three** years after the final occupancy permit is issued for Tract 32429, CUP No. 376 and AR No. 22-11.

**Engineering Added Conditions**

153. Condition #25 of the original approved conditions of approval shall be modified as follows: 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, **including pedestrian access easements for future trails along the northern edge of the property and a future pedestrian access point near the northwest corner of the property**. All easements shall be identified on the engineering plans.
154. Condition #32 of the original approved conditions of approval shall be modified as follows: Prepare and record necessary drainage easements, access easements, **pedestrian access easements for trails and trail access**, 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.