

Exhibit A – Resolution No. PC2026-12**CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 24-05****General Conditions**

1. Architectural Review (AR) 24-05 is approved for the architectural design for the Coachella Vault Project located on approximately an 11 acre parcel at APN 603-290-005, 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. The project includes a parcel map for condo purposes for the individual storage units to be sold. A final map shall be recorded with the engineering department in accordance with the Coachella Municipal Code.
5. Landscaping. All landscape areas visible from the public R.O.W shall provide a ¾ inch gravel design. All landscape areas within the project site shall include a mix of shrubs and plant accents. The final landscape design shall be in conformance with the planning commission approved conceptual landscape design to the satisfaction of the Community Development Director.
6. Landscaping. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. Prior to issuance of building permits, a final landscape plan shall be submitted and approved by the Community Development Director or his/her designee.
7. Lighting. A detailed lighting plan shall be submitted that address site lighting for the project site. Prior to issuance of building permits, a detailed lighting plan shall be submitted that address site lighting for the project site and the final design shall be approved by the Community Development Director or his/her designee. Light shall be shielded to prevent light spillover to adjacent properties or the public right-of-way. The site shall provide sufficient lighting to the satisfaction of the Community Development Director.

8. Signage. All new proposed signage shall comply with the guidelines established under Chapter 17.56 of the City of Coachella Municipal Code. Signage shall provide channel lettering or individual lettering casings and logos in lieu of cabinets or painted signs. A detailed sign plan shall be submitted to the Community Development Director and the final design shall be approved by the Community Development Director or his/her designee.
9. Rooftop Equipment. Screening of new rooftop equipment is required. Exposed mechanical equipment shall be visually screened by a seventy-five (75) percent (minimum) opaque or solid, non-reflective visual barrier. The design and materials of the visual barrier shall comply with the following requirements: Screening be comprised of parapets, screen walls, trellis systems, or mechanical penthouses and shall include common design elements and finish materials of the building facades. Screening shall be as high and wide or higher and wider than the equipment it screens. Mechanical equipment screening shall be to the satisfaction of the Development Services Director.
10. Fencing. All screening shall be of a uniform height in relation to the ground upon which it stands, and shall be a minimum of eight feet and shall not exceed ten (10) feet in height. Where screening exceeds a height of eight feet and is located on street or highway frontages, it shall be set back at least three feet from the lot line. The area between the screening and the lot line shall be fully landscaped. Revisions to the site plan will be required to ensure the site fence screening meets this requirement. Site rear and side perimeter fencing shall be a tilt-up concrete wall design or gray masonry block to be compatible with frontage fencing to the satisfaction of the Community Development Director.
11. Architecture. Architectural finishes and design shall be in conformance with Planning Commission approved plans and shall be submitted for review and approval to the satisfaction of the Community Development Director.
12. Trash Enclosure. Trash enclosure shall be designed to be compatible with the existing structure, and shall include overhead enclosure. The trash enclosure shall be of masonry construction with metal gates and shall be architecturally compatible with main buildings. Trash enclosure shall be sufficient in size to fit trash bins. Please reach out to Cynthia Avalos – Burrtec cavalos@burrtecdesert.com for trash enclosure requirements. Applicant shall submit trash enclosure plans to be approved and installed prior to Certificate of Occupancy.
13. The applicant will be required to comply with the City's Art in Public Places Ordinance. If the applicant elects to place artwork on the project site, the applicant shall place artwork in outdoor areas of the private property accessible to the public in a manner satisfactory to the Public Arts Commission. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.
14. The storage units approved under this project shall be used solely for storage purposes and shall not be used, occupied, or converted for human habitation, either temporarily or permanently. No unit shall be equipped with or contain facilities that would support residential occupancy, including but not limited to sleeping areas, cooking equipment, or bathroom fixtures (beyond those expressly approved for the facility). The property owner and operator shall be responsible

for enforcing this condition at all times. Failure to comply with this condition may result in enforcement, including but not limited to revocation of project approvals.

CEQA

15. 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 Resolution No. PC2026-13 approval for EA No. 24-01.

Building

16. The project shall be designed to meet all the 2025 California Building Code Title 24 regulations. Review the 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE MANDATORY REQUIREMENTS FOR NONRESIDENTIAL as these requirements may have an adverse effect on your project if you do not incorporate these regulations in your initial design.
17. Because of the anticipated demand for building inspections associated with this project and the city's limited resources for building inspectors, the owner shall compensate the city for an inspector/s of record. The inspector of record will be selected and report to the City Building Official.

Utilities

18. 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.
19. New water and sewer connections are subject to the collection of impact fees.
20. All fire lines require the installation of Double Check Detector Assemblies.
21. Backflow devices are required on all non-residential connections installed within 12" of the meter box.
22. All buildings may require individual meters.
23. Irrigation may require its own meter.
24. All water connections shall install 4G AMI master meters.
25. All service lines shall be copper tubing per the approved list of materials.
26. All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
27. No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.
28. 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.

29. Provide plumbing blueprints depicting sanitary, industrial, and/or grease waste line. (all lines that are applicable)
30. Illustrate domestic water and sewer point of connection to the City's utilities.
31. Provide plumbing code fixture schedule with total DFU's listed.
32. Complete Utilities Department's wastewater discharge survey and submit to Development Services. For tenant improvements, current and proposed plumbing code fixture schedule must be provided.
33. Pretreatment equipment/Sample box: (if applicable) Provide manufacture specifications and sizing chart. Pretreatment Equipment Minimum Requirements:
 - a. 750 gal minimum
 - b. Clean outs and vents before and after pretreatment equipment
 - c. Sample box immediately downstream of the pretreatment equipment
 - d. Multi suite buildings requesting pretreatment installation require separate sewer lateral connection per pretreatment device
 - e. Made from precast concrete form
34. 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.

Fire

35. General Advisory Conditions. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings and project is required per CFC Appendix B. Will Serve Letters from the responsible water purveyor with capabilities of water in the public street along the property line is required prior to a map recordation. Prior to building permit issuance for new construction, the applicant shall provide documentation 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.
36. 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 CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas 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 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2" x 2 1/2" (super hydrant). Reference CFC as amended and NFPA 24.
37. Fire Department Access and Fire Lanes Marking - Fire apparatus access roads shall be provided within 150 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 in length shall provide an approved turn

around. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 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: Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.

38. Fire Hydrant Street Blue Reflective Markers - Fire hydrant location shall be visually indicated with blue reflective markers. Any hydrant marker damaged or removed during street construction or repair shall be immediately replaced.
39. 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 17 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.
40. Fire 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 possible 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.
41. 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.
42. Loading Zone - On private properties, where fire apparatus access roads are utilized for loading and unloading or utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the minimum required width for the fire apparatus access road.
43. Gate Access - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended
44. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California

Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.

45. Prior to Grading - Water Plans. The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for review.
46. Prior to Grading - Fire Access Road Improvements. The applicant shall submit Precise Grading Plans identifying on-parcel Fire Access Road improvements to all structures in compliance with Fire Department Standards.
47. Prior to Permit - 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. Contact our office for submittal instructions.
48. Prior to Permit Issuance – Fire Department Access. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code and Riverside County Fire Department Standards. Plans must be submitted to the Fire Marshal office for review and approval prior to building permit issuance.
49. Prior to Final – Fire Department Final Inspections. Prior to issuance of a Building Certificate of Occupancy, the Fire Department shall perform all fire final inspections within the Building, fire suppression systems and other related fire permits.

Engineering

GENERAL:

50. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA 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.
51. 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.
52. 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.

53. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
54. 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.
55. 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.
56. 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.
57. 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.
58. 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.
59. Applicant shall obtain approval of site access and circulation from Fire Marshall.

60. 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.
61. 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:

62. Prepare and submit rough grading and erosion control plans for the project.
63. The project's soils engineer shall certify to the adequacy of the grading plan.
64. 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:

65. 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.
66. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
67. 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.
68. 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:

69. 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 %.
70. 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.

71. Applicant shall construct and the following street and street improvements to conform to the General Plan and/or requirements of Traffic Study.
- a. Harrison Street- Public Roadway as shown on the RAC and per these comments shall include the following:
 - i. Dedication of land along northbound lane within project limits is required. This street is classified as a Local Industrial with 74 feet of right-of-way minimum as per City of Coachella General Plan.
 - ii. Street measured at Center line to easterly curb shall have a width of 27-foot
 - iii. Applicant shall construct street widening and improvements along Coachella RV Storage Project's Harrison Street frontage to the Satisfaction of the City Engineer prior to the issuance of the first COO.
 - iv. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.
 - v. Applicant is responsible for the construction of all appurtenant roadway components within project limits such as, but not limited to: curb and gutter, sidewalk, ADA ramps, Traffic control striping, legends, and signage to the City Engineer.
 - vi. Applicant shall underground all existing dry utilities at northbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
72. Should some required aspects of the Major Arterial Road be deemed to be not yet feasible for construction, then the applicant shall enter into a cash-in-lieu of construction agreement to meet the obligation of the project. The cash in-lieu of construction payment shall be for a sum of 150% of the value of the remaining construction obligations and shall be recorded prior to COO. The City shall reserve the right to spend this money on any similar projects within the City limits and at the point of feasibility, the City will build all remaining right-of-way construction obligations at no additional cost to the applicant.

SEWER and WATER IMPROVEMENTS:

73. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
74. 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:

75. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
76. 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.
77. 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.
78. 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:

79. 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.