

Exhibit A - Resolution No. PC2024-20

CONDITIONS OF APPROVAL

ARCHITECTURAL REVIEW NO. 19-01 ORAWAY ENGINEERING

(Modified conditions of approval in ~~strikeout~~ and bold)

1. Architectural Review No. 19-01 is approved for one year from the effective date unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit and diligent pursuit of construction shall vest the project entitlements.
3. The proposed site plan, floor plans, elevations, and landscape plans as presented may be modified by these Conditions of Approval.
4. Wall signage and a monument sign, if proposed shall be submitted as a separate sign permit and it shall be approved prior to installation.
5. 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.
6. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of the proposed wall is at 8 feet high and it is only applicable to the storage area of the proposed project.
6. The retention basin fronting onto Enterprise way shall include wrought iron fencing if warranted by the engineering department.
7. The applicant shall repair the pavement on Enterprise Way to the satisfaction of the City Engineer from the centerline of the street at the entire street frontage of the proposed project.

Engineering:

Grading and Drainage

12. 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.
13. 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.

14. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.
15. 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.
16. Applicant shall obtain approval of site access and circulation from Fire Marshall.
17. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Street Improvements

18. 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 street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
19. Applicant shall construct all off-site and on-site improvements including, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, and any other incidental works necessary to complete the improvements. Existing driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances as per City Standard.

20. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
21. Applicant shall repair street asphalt, curb/gutter and damaged sidewalk fronting the property.

Sewer and Water Improvements

22. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
23. Sewer and Water service is available. Applicant shall plot location of existing service mains on the grading plan.

General

24. 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 documents prepared for the new location of any such lines. 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.
25. 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.
26. 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.
27. 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

28. "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.

Development Services – Landscaping:

29. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein.
30. 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.
31. 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.
32. 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.
33. Landscape areas shall be dressed with a minimum ½ 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.
34. Plant materials selected shall be represented by symbols that show the plants at 75% of their mature size.
35. 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.
36. 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.

37. 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.
38. 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:

39. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 19-01 the projects construction plans and elevations, and subject to review and approval.
40. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building color prior to final inspection.
41. 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.
42. 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.
43. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.

Imperial Irrigation District:

53. IID holds easement rights for the C1 92 kV transmission line and distribution underbuilt running along the project's northern property boundary. 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).
54. 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.
55. Before raising any cranes, forklifts or other aerial equipment, applicant should check for overhead wires. Non-qualified electrical workers and those operating boom type lifting or hoisting equipment must maintain appropriate clearances from distribution lines and

transmission lines per California Code of Regulations Title 8, Electrical Safety Orders, and the IID Developer Energy Planning Guide.

56. If ground excavation is required, even for seemingly benign applications such as anchoring a tent, please contact Underground Service Alert. This service is free of charge provided USA is given at least two working days' notice. You may call toll free at 811 Underground Service Alert.

Environmental Compliance:

57. Submit water and sewer plans for approval from Utilities Department. The project is required to connect to City public sewer and water system.
58. The project will require a Water Quality Management Plan (WQMP) - >5 acres.
59. The proposed facility will be required to submit detailed plumbing and mechanical plans.
60. The applicant shall install an above ground "Double Check Detector Assembly" DCDA for fire system to protect water supply from contamination or pollution.
61. The applicant shall install separate 4G-AMI metering system for each building, and install separate 4G-AMI metering system for the irrigation system.
62. Backflow devices; will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
63. 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.

Fees:

64. 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.
65. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
66. The applicant shall pay all required water connection fees.
67. The applicant shall be required to pay any applicable Multiple Species Habitat Conservation (MSHCP) fees for industrial development prior to issuance of building permits.

68. 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 One-half (1/2) of one percent (1%) for new commercial and industrial construction.
69. The project is subject to payment of all industrial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Coachella Valley Unified School District

70. The Coachella Valley 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 Coachella Valley Unified School District.

Miscellaneous:

71. Installation of sidewalks along all public roads may be satisfied by an improvement agreement subject to review and approval by the City Engineer.
72. 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.
73. 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.
- ~~74. There shall be no outdoor industrial activity or outdoor auto and equipment repair on the property.~~
74. The metal pre-fabricated building shall be textured architecturally to match the front office building.
- ~~76. The landscaping along the Union Pacific Railroad tracks shall be augmented by adding Ficus trees as appropriate for better screening.~~
75. The perimeter wall shall be enhanced with pilasters and split-face block along Enterprise Way.
- 76. The landscape plan modifications removing trees and plants within internal site planters may be approved by the Development Services Director. All other portions of the approved landscape plan shall remain.**

