

**EXHIBIT A – RESOLUTION NO. PC2022-26**  
**CONDITIONS OF APPROVAL**  
**ARCHITECTURAL REVIEW NO. 22-12 AND VARIANCE NO. 22-04**  
**COACHELLA VILLAGE APARTMENTS**

**General Conditions:**

1. The Architectural Review (AR 22-12) shall be valid for 12 months from the effective date of said City Council approvals unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits, completion of Lot Merger No. 2018-6, and pursuit of construction will vest the Architectural Review.
2. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Design Guidelines for the Raven Ridge Project and conditions of approval imposed below:
  - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Raven Ridge Project applications.
  - b. Variance No. 22-04 shall approve a reduced minimum unit size of 600 square feet for efficiency (studio) units to 527 square feet for all proposed efficiency (studio) units and allow a reduction in required off-street parking from 515 spaces to 445 spaces.
  - c. All residential garage doors shall incorporate decorative windows on the top 25% of the garage door.
  - d. All fencing or garden walls for the project shall be subject to issuance of a separate building permit by the City Building Division.
  - e. All parking lot lighting for the project center shall incorporate a Spanish Colonial decorative design.
  - f. All masonry perimeter walls and garden walls shall be decorative masonry with decorative cap subject to review by the Development Services Director, and subject to the City's Building Codes.
3. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 22-12, including architectural features, materials, and site layout.

4. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
5. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
6. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.

**Mitigation Measures – Biological Resources:**

7. A qualified wildlife biologist with previous burrowing owl survey experience shall conduct preconstruction surveys of the permanent and temporary impact areas to locate potential active breeding or wintering burrowing owl burrows no fewer than 14 days prior to ground-disturbing activities (i.e., vegetation clearance, grading, tilling). The survey methodology shall be consistent with the methods outlined in the 2012 California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation and shall consist of walking parallel transects 7 to 20 meters apart, adjusting for vegetation height and density as needed, noting any potential burrows with fresh burrowing owl sign or presence of burrowing owls. Surveys may be conducted concurrently with preconstruction surveys for other special-status species. Preconstruction surveys shall be conducted within the project boundaries. If any evidence of occupation of the project site by special-status species is observed, a buffer shall be established by a qualified biologist that results in sufficient avoidance and appropriate agencies shall be notified.
8. If passive relocation is required, the project proponent shall implement the Mitigation Land Management Plan and permanently conserve in a conservation easement offsite habitat suitable for burrowing owl at a ratio of 15 acres per passively relocated burrowing owl pair, not to exceed the size of the final project footprint. Land identified to mitigate for passive relocation of burrowing owl may be combined with other mitigation requirements of the proposed project if the compensatory habitat is deemed suitable to support the species. The Passive Relocation Compensatory Mitigation habitat shall be approved by California Department of Fish and Wildlife. If the proposed project is located within the service area of a California Department of Fish and Wildlife-approved burrowing owl conservation bank, the applicant may purchase available burrowing owl conservation bank credits in lieu of placing offsite habitat into a conservation easement, if acceptable to California Department of Fish and Wildlife.

9. Prior to the start of construction activities and for the duration of construction, within one week of employment all new construction workers working within the project site shall attend Worker Environmental Awareness Program (WEAP) training, developed and presented by a qualified Biologist. The program shall include information on the life history of the burrowing owl, other raptors, nesting birds, as well as other wildlife and plant species that may be encountered during construction activities. The program shall also discuss legal protection status of each species, the definition of “take” under the Federal Endangered Species Act and California Endangered Species Act, measures the project proponent is implementing to protect the species, reporting requirements, specific measures that each worker shall employ to avoid take of wildlife species, and penalties for violation of the Federal Endangered Species Act or California Endangered Species Act.
10. To avoid disturbance of nesting and special-status birds, including raptor species protected by the MBTA and CFGC, activities related to the project including, but not limited to, vegetation removal, ground disturbance, and construction and demolition outside of the bird breeding season (February 1 through August 31), if feasible. If construction must begin during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot inside the project boundary, including a 300-foot buffer for passerines (song birds) and 500-foot buffer for raptors in areas of suitable habitat. Inaccessible areas will be surveyed using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in Riverside County. If nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. If a raptor nest is observed in a tree proposed for removal, the applicant must consult with CDFW. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed the breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.

**Mitigation Measures – Cultural Resources:**

11. In the event that potentially significant cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and a qualified cultural resource professional, who is both an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology, and a paleontologist in accordance with the Society of Vertebrate Paleontology’s 2010 Guidelines, must be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA or Section 106, additional work such as data recovery excavation and further mitigation may be warranted.
12. Ground disturbances reaching more than three feet in depth must be monitored by a qualified paleontological monitor. Monitoring will be restricted to undisturbed Lake Cahuilla beds and

any older, undisturbed subsurface alluvium, which may be present below the surface. The monitor must be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens.

13. In the event that human remains are uncovered during ground disturbing activities, no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition of the remains pursuant to PRC Section 5097.98. The Riverside County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American Burials.
14. A qualified archeological monitor and Native American Monitor from the Twenty-Nine Palms Band of Mission Indians is required to be present during project-related ground disturbance activities. The owner or successor in interest shall hire a tribal grading monitor in accordance with the consulting Tribe(s) and shall submit proof of procurement of the tribal monitor(s) prior to the issuance of a grading permit.

#### **Mitigation Measures – Geology and Soils:**

15. The project's assigned geotechnical consultant shall administer the 2016 CBC Seismic Design Parameters into the design and construction of onsite buildings.
16. All earthwork including excavation, backfill and preparation of the subgrade soil, shall be performed in accordance with the geotechnical recommendations presented in the *Geotechnical Engineering Report and Storm Water Disposal Percolation Testing, Raven Ridge Multi-Family Residential Project*, June 2017, prepared by Earth Systems Southwest, and CBC, as applicable.

#### **Mitigation Measures – Hazards and Hazardous Materials:**

17. Prior to ground disturbing activities on the project site, additional testing is required to characterize the vertical and lateral extent of the elevated lead concentrations. Once the soil with elevated lead concentrations is identified, these soils should be excavated and disposed of offsite as a California hazardous waste in conformance with applicable regulations.

#### **Mitigation Measures – Transportation and Traffic:**

18. Although the proposed project would not contribute to a significant reduction in level of service, the TIA identified a number of circulation measures to improve traffic safety on-site as follows:
  - On-site signing and striping should be implemented in conjunction with detailed construction plans for the project site.

- Provide stop sign control at the intersections of all internal roadways and at the project access points.
- Traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.
- Sight distance at the project accesses shall comply with standards California Department of Transportation and City of Coachella sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed and approved as consistent with this measure prior to issuance of grading permits. The applicant shall contribute to the City a fair share contribution for future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street and at Avenue 50 and Jackson Street. Said contribution may be satisfied through full payment or with a letter of credit prior to the issuance of a building permit.

19. The applicant is required to contribute to a citywide roadway and traffic signal improvement program through payment of the adopted development impact fee program or fair share contributions for the construction of all improvement necessary to reduce cumulative traffic impacts from the proposed project and other proposed developments.

**Mitigation Measures – Tribal Cultural Resources:**

20. In the event that potentially significant cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and a qualified cultural resource professional, who is both an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology, and a paleontologist in accordance with the Society of Vertebrate Paleontology's 2010 Guidelines, must be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA or Section 106, additional work such as date recovery excavation and further mitigation may be warranted.
21. In the event that human remains are uncovered during ground disturbing activities, no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition of the remains pursuant to PRC Section 5097.98. The Riverside County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American Burials.
22. The applicant shall cooperate and coordinate with The Tribal Preservation Office (THPO) by having an approved Native American Monitor(s) be present during any ground disturbing activities during the project.
23. The applicant shall pay applicable City of Coachella Development Impact Fees (DIF) and County of Riverside Transportation Uniform Mitigation Fees (TUMF) in effect at that time.

24. Five (5) sets of copies of check prints. The applicant shall pay all necessary plan check, permit, and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
25. The applicant shall pay plan check fees. \$750.00 per sheet of improvement plans, and \$350.00 for PM 10 plan.

**Engineering – Grading and Drainage:**

26. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the grading plan and shall include pavement recommendations (on-site & off-site). The report recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan. Paving for public and private streets shall be constructed per City Standard unless more stringent standards are recommended by the geotechnical investigation.
27. A precise grading 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.
28. 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 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 as required by the approved geotechnical investigation recommendations. 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.

29. 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.
30. Applicant shall obtain approval of site access and circulation from Fire Marshall.
31. Separate permits shall be required for all perimeter walls for the residential project. The maximum height of any wall shall be limited to eight (8) feet as measured from an average of the ground elevations on either side.

### **Engineering – Street Improvements:**

32. 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 percent.
33. 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.
34. An additional dedication of land will be required along Avenue 48 as per the updated 2035 City of Coachella General Plan. Engineering department will evaluate in more detail and provide if it is required an additional dedication of land to satisfy this purpose.
35. Applicant shall contribute its fair share contribution for the cost of future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street and at Avenue 50 and Jackson Street.
36. Avenue 48 is classified as Major Arterial with Bike Lanes, applicant shall match improvements in accordance to recently design of “Avenue 48 Widening Project”, copy of the plans can be obtain from this department as per applicant request.
37. Applicant is informed that the area of public utility easement (PUE) of 15 feet, is not available for the construction of permanent structures.
38. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

### **Sewer and Water Improvements**

39. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval. Contact the Engineering Department for plan check and submittal procedures at 760-398-5744 Ext. 143.
40. 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. Contact the Engineering Department for plan check and submittal procedures at 760-398-5744 Ext. 143.
41. A separate fire connection is required as per standard W-1, W-4, W-7, W-10 (Above ground) for the new construction with the following criteria: If a building exceeds 3600 square feet and/or has more than 100 seating area. Fire hydrants are required within 250 feet minimum from the closest building point to the hydrant. Pipe type c-900-CLS-200.

**Engineering – General:**

42. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated, and easement document prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any relocation plans.
43. 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. A separate submittal and approval to the AQMD agency is required on projects exceeding 10 acres.
44. 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. 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.
45. "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.

46. Prior to issuance to 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. Contact the Engineering Department for plan check and submittal procedures at 760-398-5744 Ext.

**Development Services – Landscaping:**

47. 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.
48. 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.
49. 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.
50. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 22-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.
51. Landscaped areas shall be dressed with a minimum 2-inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
52. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size.
53. 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.
54. Six-inch concrete bands shall be used as mow strip borders for planting areas where separating turf areas or synthetic turf areas.

55. 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.
56. 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 ground coating.

**Development Services – Project Design:**

57. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 22-12 elevations and color/material board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.
58. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building prior to final inspection.
59. Trash enclosures installed for the project shall be compatible architecturally with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards. The location of the trash enclosure shall be approved by both Burrtec Waste Management and the City Engineer.
60. All roof mounted mechanical equipment 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.
61. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from Avenue 48.

**Riverside County Fire Department:**

62. The applicant shall submit building plans for review and approval by the Riverside County Fire Department and pay any applicable fees prior to the issuance of a building permit by the City.
63. A final inspection and clearance of the building shall be required from the Fire Department prior to occupancy of the building.
64. For any buildings with public access, provide or show a water system capable of delivering a fire flow 3250 gallons per minute for 3 hours duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site. CFC 2013 Edition Section Table B105.1. *50% reduction has been applied for the proposed sprinklered building provision.*

For any building with public access, including all having one or two dwelling units of less than 3,600 square feet - provide or show a water system capable of delivering a fire flow of

1,000 gallons per minute for 1 hour duration at 20 psi residual operating pressure. *\*50% reduction has been applied for the proposed sprinklered building provision*

65. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. 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.
66. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
67. Blue dot retro-reflectors pavement markers shall be provided on private streets, public streets and driveways to indicated location of the fire hydrant. 06-05 (located at [www.rvcfire.org](http://www.rvcfire.org))
68. Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at [www.rvcfire.org](http://www.rvcfire.org)). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 60,000 pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.
69. Any turn-around shall require a minimum 38-foot turning radius.
70. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
71. The minimum dimensions for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.
72. Roadways may not exceed 660 feet without secondary access. This access may be restricted to emergency vehicles only however public egress must be unrestricted.
73. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane printing and/or signs.

**Imperial Irrigation District:**

74. 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).
75. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

**Utilities:**

76. The applicant shall submit water and sewer plans for approval. The proposed project shall be required to connect to the City's public water and sewer system.
77. The project will require a Water Quality Management Plan (WQMP).
78. Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.
79. The applicant shall install above ground "Double Check Detector Assembly" DCDA for fire system to protect water supply from contamination or pollution.
80. Backflow devices will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
81. A separate AMI 4-G metering system for each building shall be installed.
82. A separate AMI 4-G water service meter for the irrigation system shall be installed.
83. All facilities will be required to submit a source control survey.
84. Detailed plumbing and mechanical plans shall be submitted.
85. The project must 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 microspray systems.

**Fees:**

86. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; this also includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
87. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
88. The applicant shall pay all applicable school impact fees to the Coachella Valley Unified School District prior to the issuance of a building permit.
89. The applicant shall pay all required water connection fees.
90. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for commercial and residential development prior to issuance of building permits.

91. The applicant shall comply with the City's Art in Public Places Ordinance. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.
92. The project is subject to payment of all commercial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.
93. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to issuance of building permits for residential buildings.
94. The applicant shall defend, indemnify and hold harmless the City and its officers, agents and employees from any claim, action, or proceedings against the City or its officers, agents or employees. The applicant shall further defend, indemnify and hold harmless the City, its officers, agents and employees from any damages, liabilities, claims, suits, or causes of action of any kind or form, whether for personal injury, death or property damage, arising out of or in connection with the activities or performance of the applicant, its agents, employees, licensees, contractors, subcontractors or independent contractors, pursuant to the approval issues by the City. The applicant shall submit an indemnification agreement in a form acceptable to the City Attorney.
95. The owner or successor in interest shall install "purple pipe" for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the project including perimeter landscaping, entry feature and median island planters, and retention basins, subject to review and approval by the City Engineer. The "purple pipe" water lines shall be installed within common area improvements in accordance with City standards.