

CONDITIONS OF APPROVAL FOR MODIFICATION TO CONDITIONAL USE PERMIT NO. 353 AND ARCHITECTURAL REVIEW NO. 18-18:

Revised Condition of Approval #2 with modifications in bold:

2. The construction of all new common-area structures shall be in conformance with construction drawings and landscaping plans submitted with this application and are intended to act as the project's design guidelines, as intended by Chapter 17.38 of the Coachella Municipal Code, and subject to the conditions of approval imposed below:
 - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Red Moon RV Park Planned Development application exhibits.
 - b. Conditional Use Permit No. 308 hereby approves a Recreational Vehicle (RV) Tourist Camp for leased spaces. All RV Space leases shall be subject to the City's Transient Occupancy Tax payment, which shall be paid by the owners to the City of Coachella on a monthly basis.
 - c. Conditional Use Permit No. 308 hereby establishes minimum RV Space size of 2,400 square feet, with a minimum width of 30 feet and minimum depth of 80 feet. No structures of any kind are permitted on the RV Spaces.
 - d. The developer or successor in interest shall record Covenants, Conditions, and Restrictions (CC & Rs) establishing bylaws and a new management association for the maintenance of all common area improvements and perimeter walls. The CC&R's shall prohibit the use of any enclosed structure within the RV Park complex from being used more than 2,000 person hours annually. The CC&R's shall stipulate a restriction on the duration of stay for 60% of Recreational Vehicle patron occupancy to no more than 30 days. 40% of patron occupancy may exceed a duration of stay longer than 30 days and not exceed 179 days. The CC&R's shall include provisions for owner participation in the maintenance of the street center median along Dillon Road.
 - e. 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. The perimeter walls for the Project shall be subject to HOA approval, and subject to issuance of a separate building permit by the City Building Division.
 - f. All parking lots shall have adequate lighting for after-hours use by patrons. Low-voltage lighting and/or bollard lighting for pedestrians shall be incorporated into all landscaped common areas where active amenities are proposed such as laundry rooms, restrooms, and gazebo areas.

Added Conditions of Approval in Bold:

- 60. The Applicant/Property Owner shall abide by the Conditions of Approval 2d. under the Conditional Use Permit 308 and Architecture 18-03, Resolution PC 2019-07, stating that a Covenants, Conditions and Restrictions (CC&Rs) to establish laws and a new management association for maintenance of all common area improvements and perimeter walls. The CC&R's shall include provisions for owner participation in the maintenance of the street center medial along Dillon Road. The Applicant shall create and record the CC&Rs prior to issuance of Certificate of Occupancy of any structures within the project. The Applicant/Property Owner alternatively may enter into Landscape Maintenance Agreement with the City Coachella identifying RV Resort owner maintenance responsibilities for project perimeter landscaping, common areas, Dillon median and parkways in a first class condition subject to concurrence of the Development Services Director.**
- 61. The Applicant/Property Owner shall replace on-site missing, dead or decaying landscaping along the center median and perimeter the project site along Dillon Road the satisfaction of the Code Enforcement Manager and Development Services Director. The applicant shall arrange a field inspection with the Code Enforcement Manager and Development Services Director to affirm that this conditional approval was addressed.**
- 62. A final landscape plan for the Dillon Road median at the project frontage shall be submitted and include shrubs and landscape lighting. The completion of Dillon Road median landscaping planting shall occur before stays of 179 days or longer are permitted.**