

**CONDITIONS OF APPROVAL FOR
ARCHITECTURAL REVIEW NO. 24-10 CLINICA COACHELLA**

General Conditions

- 1.) The applicant shall comply with all requirements and conditions of approval as included in AR 24-10, and any modifications or extensions thereof, as listed in those Notice of Actions for each respective approval and Resolution No. PC2025-01.
- 2.) Architectural Review No. 24-10 shall be valid for 24 months from the effective date of said Planning Commission approvals; unless prior to the expiration of the 24 months, a building permit is issued and construction is commenced and diligently pursued toward completion on the site; otherwise, this Architectural Review approval will expire unless an extension of time has been granted as specified in Section 17.72.010.J. of the Coachella Municipal Code.
- 3.) 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.
- 4.) Prior to building permit issuance, a final landscape, lighting and irrigation plan must be approved by the Development Services Department with added low intensity landscape lighting. Applicant shall also coordinate with Utilities Department for approval of landscape plan. Parking areas shall comply with City Parking Landscape Standards per Section 17.54 of the Coachella Municipal Code. All landscape, lighting, and irrigation requirements shall be met to the satisfaction and discretion of the Development Services Director. The applicant may provide an alternative to the requirements for the landscape, lighting, and irrigation plan that ensures a high quality design to be approved to the satisfaction and discretion of the Development Services Director.
 - Applicant shall provide shade trees, ¾ inch gravel, and a diversity of shrubs and flowering varieties along public R.O.W. Landscape planters along public R.O.W shall be completely ¾ inch rock with no D.G. and shall provide low intensity landscape up lighting for all trees. Landscape planters within the site shall implement ¾ inch rock.

- Applicant shall provide shade trees along the back planter on the north side of the building.
- 5.) Applicant shall install a conforming trash enclosure for solid waste and recyclables. Trash enclosure shall be compatible with building architecture and include a structural canopy.
- 6.) Architecture design shall be decorative and detailed to match existing commercial center structures. This shall include minor revisions to the west and east elevation to incorporate a line of projecting brown cylindrical posts extending horizontally from the exterior wall with a horizontal beam extending above the posts to reduce the appearance of blank elevations.
- 7.) The entire lot shall be paved with asphalt, concrete, or surfaced with landscape gravel to the satisfaction and discretion of the Development Services Director and City Engineer.
- 8.) Prior to building permit issuance, a detailed sign plan shall be submitted and approved by the Development Services Director. All on-site signage shall not be flat cabinet signs, and instead shall be individual channel lettering, embossed, or other high quality design to the satisfaction of the Development Services Director. The signage shall comply with the approved sign program for Van Buren Plaza.
- 9.) The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan. The applicant shall enter into a landscape agreement with the City prior to issuance of a certificate of occupancy to ensure that all on-site and off-site landscaping is maintained in a first-class condition.
- 10.) The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy.
- 11.) Prior to building permit issuance, site soil testing shall be conducted on site for pesticides, herbicides, and PFAS (an emerging contaminant), per the recommendation of the Phase 1 Environmental Assessment conducted on site. Any mitigations measures from soil testing report shall be implemented to plans submitted for building permit approval.
- 12.) The construction plans shall include written confirmation from the Coachella Valley Water District that there is no interference with agricultural drainage lines, right of way or easements.
- 13.) Prior to certificate of occupancy, any existing on-site damaged structures, light posts, signage, and pavement shall be repaired, including but not limited to, structures that shows signs of cracking, corrosion, vandalism, chipped paint, missing fixtures, and/or other damage.

Building and Safety Division

- 14.) Plans must be prepared by a licensed design professional per California Health and Safety Code Section 15048 and Business and Professions Code Sections 5500.1 and 6737.
- 15.) Plumbing fixture count must meet the minimum required by the California Plumbing Code-Table 422.1.
- 16.) This project is subject to all the requirements of the 2022 California Building Codes, Title 24 California Building Standards Code.
- 17.) Electrical vehicle chargers are required for the proposed project. Show compliance with California Green Building Standards Code (CGBSC) Section 5.106.5.3-Electrical Vehicle Charging. Specifically table 5.106.3.1 which requires (2) EVCS and (8) EVSE spaces. Spaces shall be on an accessible route per California Building Code Chapter 11B.
- 18.) Provide bicycle parking per CGBSC section 5.106.4 Bicycle Parking.
- 19.) Provide shade trees per CGBSC Section 5.106.12-Shade Trees.
- 20.) A Photovoltaic (Solar) system is required for this project per California Energy Code Section 140.10 Prescriptive requirements for Photovoltaic and Battery Storage System. Show at a minimum the solar zone on conceptual drawing.
- 21.) Include the California Energy Code and California Green Building Code features into the conceptual drawings to allow agencies to review the projects full design.

Utilities Department

- 22.) 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.
- 23.) New water and sewer connections are subject to the collection of impact fees.
- 24.) All fire lines require the installation of Double Check Detector Assemblies.
- 25.) Backflow devices are required on all non-residential connections installed within 12" of the meter box.
- 26.) All buildings may require individual meters.
- 27.) Irrigation may require its own meter.
- 28.) All water connections shall install 4G AMI master meters.

- 29.) All service lines shall be copper tubing per the approved list of materials.
- 30.) All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
- 31.) No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.
- 32.) 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.
- 33.) Landscaping plans shall be approved by the Utilities Department and shall be approved prior to the approval of any water improvement plans.

Environmental Division General Conditions:

- 34.) Provide plumbing blueprints depicting water, sanitary, industrial, and/or grease waste line. (all lines that are applicable)
- 35.) Illustrate domestic water and sewer point of connection to the City's utilities.
- 36.) Provide plumbing code fixture schedule with total DFU's listed.
- 37.) Complete Utilities Department's wastewater discharge survey and submit to Development Services.

| PLUMBING CODE FIXTURE SCHEDULE (SANITARY WASTE) | | | | |
|---|---|-----------------|--------|---------------------------|
| WATER CALCULATION (BASED ON 2019 CPC) | | | | |
| MARK | FIXTURE | #OF FIXTURES | PUBLIC | TOTAL FIXTURE UNITS |
| L-1 | LAVATORY | | 1.0 | 3.0 |
| WC-1 | WATER CLOSET, 1.2 GPF FLUSH VALVE, 1.6 GPF | 3 | 4.0 | 12.0 |
| ST-1 | SINK, 1.0 GPF | 25 | 2.0 | 50 |
| FD-1 | FLOOR DRAIN | 3 | 2.0 | 6.0 |
| UC-1 | URINAL, FLUSH TANK | 3 | 2.0 | 6.0 |
| TOTAL FIXTURE UNITS | | | | 77.0 |

- For tenant improvements, current and proposed plumbing code fixture schedule must be provided
- 38.) Pretreatment equipment/Sample box: (if applicable) Provide manufacture specifications and sizing chart.
 - Pretreatment Equipment Minimum Requirements:
 - 750 gal minimum
 - Clean outs and vents before and after pretreatment equipment
 - Sample box immediately downstream of the pretreatment equipment

- Multi suite buildings requesting pretreatment installation require separate sewer lateral connection per pretreatment device
- Made from precast concrete form

- 39.) Storm water runoff must be contained within the property.
- 40.) 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.

Engineering Department

PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:

GENERAL:

- 41.) 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.
- 42.) Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
- 43.) 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.
- 44.) 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.
- 45.) 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.
- 46.) 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.

- 47.) 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.
- 48.) Applicant shall obtain approval of site access and circulation from Fire Marshall.
- 49.) 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.
- 50.) 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.

PRECISE GRADING:

- 51.) 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.
- 52.) Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
- 53.) 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.
- 54.) 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.

SEWER and WATER IMPROVEMENTS:

- 55.) Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
- 56.) 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:

- 57.) A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
- 58.) 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.

- 59.) 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.
- 60.) 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:

- 61.) 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.

Riverside County Fire Department

GENERAL CONDITIONS

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code and Riverside County Ordinances.

- 1.) Certain designed areas will be required to be maintained as fire lanes and will require approved signs and/or stenciling in accordance with CVC 22500.1.
- 2.) Building shall be provided with KNOX Box rapid entry access box.
- 3.) Access Roadways shall not be less than 24 feet in width and shall have unobstructed vertical clearance not less than 13 feet 6 inches. Reference Guideline OFM-01A.

WATER AND ACCESS PRIOR TO COMBUSTIBLE MATERIALS ON-SITE

- 1.) An observable minimum fire flow shall be present upon testing.
- 2.) Fire hydrant caps shall be in place and marked in accordance with local requirements.
- 3.) Blue roadway reflector shall be installed in the completed roadway to identify the location of all fire hydrants.

SUBJECT TO FIELD INSPECTION

- 1.) No combustible materials shall be on site **prior to accessible water.**

ACCESS DURING CONSTRUCTION

Fire department access roads for emergency response during construction shall comply with CFC Chapter 33 and the provisions listed in this section and, where applicable, elsewhere in this guideline. Construction activities at job sites not complying with these requirements may be suspended at the discretion of the RVC - OFM Inspector until a reasonable level of compliance is achieved.

At no time shall construction projects impair or obstruct any existing fire access roads or access to and operation of existing fire hydrants serving other structures. Should existing roads or hydrants need to be moved or otherwise altered during construction, the developer shall provide alternative access routes and other mitigation features to ensure adequate fire and life-safety protection. Such alternatives and features shall be submitted to RVC-OFM for review and approval prior to alteration of existing conditions.

Access Inspection— An inspection shall be scheduled with an RVC-OFM inspector to verify that access roads and other access features have been provided for buildings under construction per the following timelines:

1) For buildings of Type I through V construction (and non-combustible structures that may have a portion of the exterior walls, façade, or other building elements comprised of wood or other combustible material on-site), the access inspection shall occur prior to Building Permit Issuance

- a) The street address of the site shall be prominently posted at each entrance. For projects on streets that do not have a name or street signs posted yet, the sign shall include the project name and tract/lot number.
- b) Gates through construction fencing shall be equipped with a Knox padlock.
- c) When required by the RVC-OFM Fire Inspector, fire lanes shall be posted with “Fire Lane—No Parking” signs or no parking areas shall be otherwise identified to maintain them free of obstructions during construction.
- d) Provisions shall be made to ensure that fire hydrants are not blocked by vehicles or obstructed by construction material or debris. A three-foot clear space shall be provided around the perimeter of the hydrant and no parking or similar obstructions shall be allowed along THE ADJACENT ROAD WITHIN 15 FT OF THE HYDRANT. Inoperable hydrants shall be bagged.

Prior to Final

1) Approved building address number and or lettering shall be placed in such a position as to be plainly visible and legible from the street and rear access if applicable. Building address numbers shall be a minimum of 12” tall.

Numbers for new buildings shall be internally or externally illuminated, to be visible at night. This requirement also applies to monuments. NOTE: Reflective type numbers may be acceptable for a single lot residential development project, when specifically approved by RVC–OFM.

All addressing must be on each building and be legible and of a contrasting color with the background to be visible from the street at all hours.

All rooms shall be properly identified (room name, number and or letter).

2) Install portable fire extinguishers per Title 19, but not less than 2A10BC in rating, every 75 feet. Contact a certified extinguisher company for proper placement and spacing.

3) Applicable room door(s) shall be posted “ELECTRICAL”, “FACP”, “FIRE RISER” and “ROOF ACCESS” on the outside of the door so it is visible and in a contrasting color.

4) A durable sign stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" shall be placed on or adjacent to the front exit doors. The sign shall be in letters not less than one inch high on a contrasting background.

5) Illuminated exit signage and egress illumination placement and functional test will be witnessed by OFM Fire Inspector at time of final inspection.

Please be advised that the following plans by the appropriate specialty contractors will be necessary and will require **separate submittal and approval** by the Office of the Fire Marshal.

DEFERRED SUBMITTALS

1) FIRE LIFE SAFETY PLAN (Prior to beginning any construction) Per CFC Ch. 33

2) FIRE SPRINKLER

3) FIRE ALARM

4) HOOD SUPPRESSION SYSTEMS