

Exhibit A - Resolution No. PC2025-11
CONDITIONS OF APPROVAL
ARCHITECTURAL REVIEW NO. 25-01 Ocean Mist Signage

General Conditions

- 1) Architectural Review No. 25-01 is approved for the (4) directional signs, (1) monument sign, and (1) main building sign at the Ocean Mist Farm property at 52300 Enterprise Way (Assessor Parcel Number 763-131-029 and 763-131-088), and the determination that the project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15311 – Accessory Structures. This approval is based on the sign plan and site plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Architectural Review. Any modifications shall be administratively reviewed and approved by the Development Services Director and include a stamped approval by the Planning Division.
- 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 applicant shall comply with all requirements and conditions of approval as included in AR No. 25-01 and any modifications or extensions thereof, of Resolution No. PC2025-11.
- 4) The architectural review shall expire and shall become void two year following the date of planning commission approval or an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
- 5) 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. This includes any required encroachment permits, or other permits required by the Engineering Department.
- 6) The proposed signs shall be in compliance with the attached signage plans and the following design requirements:

- a) The proposed (4) directional signs shall provide a white concrete/stone cap at the top of the stone base per the Ocean Mist Sign Exhibit – City Staff Comments.
- b) The proposed (1) monument sign at the corner of Industrial Way and Enterprise Way shall provide a stone base with white cap per the Ocean Mist Sign Exhibit – City Staff Comments.
- c) The proposed main sign shall provide a green pop-out trim around the ovular shaped logo perimeter, maintaining the logo design, per the Ocean Mist Sign Exhibit – City Staff Comments.
- d) All proposed signs shall provide pop-out letters per the attached plans.

Building

- 7) The permit application must be accompanied with structural calculations for the proposed signs. The City of Coachella wind load is 103 mph seismic category D.