

**Exhibit A - Resolution No. PC2022-33**

**CONDITIONS OF APPROVAL**

**ARCHITECTURAL REVIEW NO. 22-06 VARIANCE NO. 22-03 EBERHARD  
EQUIPMENT**

**General Conditions**

1. Architectural Review 22-06 and Variance 22-03 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
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. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the City of Coachella in the amount of \$50 for filing the CEQA Notice.
4. 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 the conditional use permit or architectural review.
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.
6. Sign to be located a minimum of ten feet (10’) away from CVWD agricultural drain pipeline

7. Customer to apply for and obtain a CVWD Noninterference Review Letter for existing improvements within our easement, including fencing and landscaping, as well as for the proposed sign.
8. Applicant shall ensure temporary banners and overgrown weeds along street frontage areas are removed prior to final sign off by City of the freestanding sign.
9. Applicant shall provide clearance during building plan check from the Imperial Irrigation District (IID) of the placement of sign.