

**RESOLUTION NO. PC2026-09**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COACHELLA THE APPROVAL OF CHANGE OF ZONE CZ 20-01, AND THE CONDITIONAL APPROVAL OF CONDITIONAL USE PERMIT 324, CONDITIONAL USE PERMIT 325, CONDITIONAL USE PERMIT 326, TENTATIVE TRACT MAP NO. 39721, ARCHITECTURAL REVIEW 20-04 AND DEVELOPMENT AGREEMENT DA 25-02 FOR THE PROPOSED AIRPORT BUSINESS PARK PROJECT CONSISTING OF 43± ACRES LOCATED AT THE NORTHWEST CORNER OF AIRPORT BOULEVARD AND STATE ROUTE 86, APN 763-330-013, 763-330-018, and 763-330-029; AND RECOMMENDING THE PREPARATION OF FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATION AND CERTIFICATION OF THE COACHELLA AIRPORT BUSINESS PARK DEVELOPMENT ENVIRONMENTAL IMPACT REPORT AND ADOPTION OF A MMRP (SCH NO. 2023040106).  
APPLICANT: EMPIRE AIRPORT LLC.**

**WHEREAS**, in June of 2020, Empire Airport LLC, submitted applications for a Change of Zone, three Conditional Use Permits, a Tentative Parcel Map, and an Architectural Review and associated environmental documentation for the development of a master planned industrial and business park with convenience commercial uses, and subsequently, in 2025, submitted a Development Agreement application for 43± acres at the northwest corner of Airport Boulevard and State Route 86 (“the Project”); and,

**WHEREAS**, the Project site is designated Industrial District in the City of Coachella General Plan; and,

**WHEREAS**, the Project is consistent with and intended to implement the vision of the Coachella Municipal Code and the General Plan 2035 pertaining to land use patterns, building and site design, and public right-of-way improvements; and

**WHEREAS**, pursuant to section 21067 of the Public Resources Code, and Section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Coachella is the lead agency for the proposed Project; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. the City circulated an Initial Study for public comment in April of 2023, and based on the comments and concerns raised by the public, the City determined that the Project could have a significant impact on the environment, and that an Environment Impact Report (EIR) should be prepared; and,

**WHEREAS**, the City prepared the Coachella Airport Business Park Development Environmental Impact Report (SCH No. 2023040106) which determined that all impacts except those associated with Vehicle Miles Traveled (VMT) could be mitigated to less than significant levels; and,

**WHEREAS**, the City circulated the EIR for public comment between July 21 and September 3, 2025, received 17 comment letters from various agencies, private parties and Native American Tribes; and,

**WHEREAS**, the City has prepared responses to the comments received on the EIR, as well as minor changes and corrections to the EIR document, and assembled them in the Final EIR provided to the Planning Commission; and,

**WHEREAS**, on April 29, 2026 the Planning Commission held a duly noticed public hearing to review the project and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

**WHEREAS**, after said public hearing, the Planning Commission recommended that the City Council approve this Project; and,

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

**SECTION 1. Recitals.** The above recitals are true and correct and incorporated herein as findings of fact.

**SECTION 2. Compliance with the California Environmental Quality Act.** The Planning Commission has reviewed and considered the information contained in the Coachella Airport Business Park Development Environmental Impact Report (SCH No. 2023040106), the Final EIR and other documents contained in the administrative record for the Project. The Planning Commission finds adequacy in the CEQA documents and finds that the Draft and Final EIR and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Planning Commission. The Planning Commission finds that the Draft and Final EIR, as shown in “Exhibit B” of this Resolution and made a part hereto, has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella’s Local CEQA Guidelines.

**SECTION 4. Findings on Environmental Impacts.** Having reviewed the EIR, the administrative record, and all written and oral evidence presented to the Planning Commission, the Planning Commission finds that the EIR contains a complete, objective,

and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Planning Commission. The Planning Commission further finds that the significant impacts associated with VMT have been mitigated to the extent feasible, but remain significant and unavoidable, and directs City staff to prepare Findings and a Statement of Overriding Consideration for the City Council. The Planning Commission recommends that the City Council adopt a Mitigation Monitoring and Reporting program pursuant to State CEQA Guidelines Section 15097.

**SECTION 6. Change of Zone 20-01.** The Planning Commission hereby recommends that the City Council approve Change of Zone 20-01, to modify the Zoning Map from Heavy Industrial (MH) to Manufacturing Service (MS) for 40.8± acres and change 2.2± acres from MH to General Commercial (CG) for APNs 763-330-013, 763-330-018, and 763-330-029.

**SECTION 7. Tentative Parcel Map 39721, CUP 324, CUP 325, CUP 326, AR 20-04 and DA 25-02.** The Planning Commission hereby recommends that the City Council approve the Project applications, subject to the findings in the staff report, and the conditions of approval attached as Exhibit A.

**SECTION 8. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella City Hall. City Clerk is the custodian of the record of proceedings.

**SECTION 9. Execution of Resolution.** The Planning Commission Chair shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

**APPROVED AND ADOPTED** by the members of the City of Coachella Planning Commission on this 6<sup>th</sup> day of May, 2026.

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Eva Lara  
Planning Commission Chair

ATTEST:

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Kendra Reif  
Planning Commission Secretary

APPROVED AS TO FORM:

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City Attorney

**I HEREBY CERTIFY** that the foregoing Resolution was adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 6<sup>th</sup> day of May, 2026, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Kendra Reif  
Planning Commission Secretary

**EXHIBIT A  
RESOLUTION PC 2026-09**

**CONDITIONS OF APPROVAL  
Architectural Review No. 20-04  
Tentative Parcel Map No. 37921  
Conditional Use Permit No. 324, 325 and 326  
APN# 763-330-013, -018, -029  
Coachella Airport Business Park**

**GENERAL CONDITIONS**

1. 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.
2. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.
3. CFD. The applicant shall be subject to further requirements that it participate in the Community Facilities District for lots within Tentative Parcel Map 39721 that the City proposed to establish under the Mello-Roos Community Facilities Act of 1982, Section 13311 of the California Government Cod, as amended, for all undeveloped property within the boundaries of the City, including the subject property subject to this development approval (Tentative Parcel Map No. 39721), to finance police and fire services for such property. The applicant shall do everything necessary for inclusion of the property subject to this development approval within such District upon its establishment. This development approval is subject to such requirement as a condition, unless such District is established prior to the effectiveness of this development approval in which case, it shall be a condition precedent. The Community Facilities District shall be established before issuance of the first certificate of occupancy.
4. LLMD. The owner shall agree to the formation of a Landscape and Lighting Maintenance District(LLMD) for the maintenance of the lighting, landscaping and irrigation. The owner shall prepare the improvement plans, Engineer's Report, Estimated Costs, and submit to the City Engineer as required for the formation of the LLMD. The funds to be deposited shall be a minimum of \$1,000. Costs over

\$1,000 shall be billed by the City to the owner for payment prior to the recordation of the Final Map. The LLMD shall be formed before issuance of the first certificate of occupancy.

5. CC&R's. The owner shall agree to the formation of a Property Owners' Association for maintenance of all common areas including streets, retention basins, fencing, and on-site amenities.
6. CC&R's. The Property Owners' Association shall adopt Conditions, Covenants and Restrictions (CC&R's), and act as a liaison to the City for review of the placement, type, architectural style, materials, and landscaping of all buildings and lots. The proposed CC&Rs shall be submitted for City and Riverside County Fire review prior to recordation of final map and the City shall be a third-party beneficiary to the CC&Rs.
7. Prior to the recordation of the final map the applicant shall submit detailed landscaping irrigation plans and sign plans for review, including plans for all on-site landscaping and retention basins for approval by the City Engineer and Development Services Director.
8. All street names and addressing shall be consistent with City and USPS policies.
9. The applicant shall submit, and must obtain approval from the Community Development 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. Any damaged, dead or decayed landscape areas shall be replaced per approved landscape plans upon landscape inspection by the Community Development Director and prior to issuance of a certificate of occupancy.
10. 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.
11. All development on the site shall be consistent with the plans approved by the City Council for AR 20-04
12. The Mitigation Measures contained in the Coachella Airport Business Park Development Environmental Impact Report (Sch No. 2023040106), as amended in the Final EIR and included in the adopted Mitigation Monitoring and Reporting Program are incorporated in their entirety by this reference.

### **Building**

13. All structures on the Project site shall comply with the California Building Code in effect at the time that building permits are submitted.

## Engineering

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

#### FINAL MAP:

14. A focused Traffic Analysis has been prepared for the project by an appropriately licensed professional engineer and incorporated into the final CEQA documents. The TA includes but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). All Street improvement and site access plans shall conform the approved TA and Environmental documents. Applicant shall be required to obtain approval of all site access and circulation from the Fire Marshall, City engineer, Development Services and Caltrans.
15. 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.
16. A comprehensive 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 pre- and post-development hydrology maps 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 based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. 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. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

17. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
18. 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.
19. 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.
20. Prior to approval of the Final Map, the applicant shall resolve potential CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans 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 such relocation plan.
21. Full Street Improvements plans, Engineer Estimates for Construction, Street Improvements Bonds and Monument Bonds shall be approved prior to Approval of the Final Maps
22. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.
23. All Airport Blvd. improvements, including traffic signal installations shall be completed prior to final occupancy for the first structure at the Tract.

**GENERAL:**

24. 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.

25. 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.
26. 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.
27. In the event the project obtains electrical service from IID, 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.
28. 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.
29. Applicant shall obtain approval of site access and circulation from Fire Marshall.
30. Internal roads shall be complete prior to final occupancy of any adjacent structure.

**ROUGH GRADING:**

31. Prior to issuance of rough grading permits, applicant shall comply with any pertinent sections of the approved site CEQA report. These studies may include but are not limited to: cultural resource surveys, archeological surveys or monitoring, biological surveys, nesting bird surveys, etc. Compliance with all required environmental studies associated with ground disturbance shall be confirmed by the Development Services department prior to issuance of grading permits.
32. Prepare and submit rough grading and erosion control plans for the project.
33. The project's soils engineer shall certify to the adequacy of the grading plan.
34. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain

coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

**PRECISE GRADING:**

35. 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.
36. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
37. 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.
38. 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.

**STREET IMPROVEMENTS:**

39. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
40. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, medians, traffic signals, 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.
41. Applicant shall construct street improvements along the State Route 86 South Bound off Ramp to the satisfaction of Caltrans and the City Engineer. Improvements along the State Highway frontage shall be submitted to the City for review and approval as well as Caltrans District 8 for Review and Approval and shall include at a minimum:

- a. An emergency access/exit driveway may be installed onto the South Bound Off Ramp. This emergency access point may be gated with a Fire marshal approved Knox box. Access would be limited to emergency vehicles only and would have a hard passable surface suitable to support emergency vehicles and is incorporated into the landscape elements. This condition may apply at phase II of the project dependent on Fire Marshal and Caltrans review and approval.
  - b. Landscaping along the State Highway frontage shall be installed per Caltrans and Planning requirements and all frontage landscaping shall be complete and installed prior to the completion of phase 1 improvements.
  - c. Intersection improvements at the State Route 86 south bound on and off ramps shall be completed in conformance with the Traffic Impact Analysis subject to approval from Caltrans. Initial traffic signal modifications and synchronization shall be required prior to occupancy of the first structure as detailed below. Additional staged improvements may be conditioned to later phases of the project subject to comments and conditions imposed by Caltrans at a later date.
42. Applicant shall construct and dedicate streets and street improvements to conform to the General Plan. All street improvements on Airport Blvd. shall be completed prior to issuance of Certificate for occupancy for any on site structures. Airport Boulevard- Public Roadway as shown on the CUP and per these comments shall include the following:
- a. Dedication of land along southbound lane within project limits is required. This street is classified as Major Arterial with Bicycle lanes with 118 feet of right-of-way as per City of Coachella General Plan
  - b. Street measured at Center line to northerly curb shall have a width of 49-foot.
  - c. Applicant shall widen street along Airport Blvd. frontage to the Satisfaction of the City Engineer prior to the issuance of the first COO. It is noted that ultimate widening dimensions and layouts shall be dependent on review and approval of both the County of Riverside who owns and maintains the southerly half of the street, and Caltrans who owns and maintains the signalized intersection at Desert Cactus and Airport Blvd.
  - d. Applicant shall install a primary driveway to the business park with a signalized intersection at the southwest corner of the property and shall place the primary driveway access as far west as practical to achieve spacing from the existing signalized intersection at Desert Cactus and Airport Blvd.

- e. Applicant shall install a second driveway access point on the Airport Blvd. frontage that is limited to right hand turn movements. A raised concrete island shall be placed to force the right hand turn movements. Note that this secondary driveway must be approved by Caltrans due to its proximity to the Caltrans jurisdictional traffic signal.
- f. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances as required to the satisfaction of the City Engineer.
- g. Applicant shall install a landscape median along the frontage of Airport Blvd. Proposed median must be approved by the County of Riverside and Caltrans with design considerations for access to the southerly properties.
- h. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: curb and gutter, sidewalk, ADA ramps, Street Lights, Landscape, Traffic control striping, legends, Traffic control signs and street name signs to the satisfaction of the City Engineer.
- i. Applicant shall also provide a 1.5 inch Mill and overlay of all existing pavement along the project frontage from curb face to curb face before the final acceptance of street frontage improvements by the City.
- j. Applicant shall construct three-way signalized intersection at the proposed property entrance as well as full ADA improvements at four corners of the intersection to the satisfaction of the City Engineer. Per Caltrans requirements, the Signal at Desert Cactus and Airport Blvd. must be synchronized with the traffic signal at the property entrance.
- k. Applicant shall construct signal modification and ADA ramp improvement at the northwest corner of Desert Cactus and Airport Boulevard. Applicant shall include signal synchronization with the property entrance traffic signal and any other modifications necessary to accomplish pedestrian, bicycle, and vehicle movements as well as full Airport Blvd. improvements as listed herein. Note that this northwest intersection quadrant is the off ramp for State Route 86 and under the jurisdictional control of Caltrans.
- l. Applicant shall provide street widening on Airport Blvd east of Desert Cactus Drive to allow for proper alignment of the east and west bound lanes, at the widened intersection. All turn lanes and thru lanes shall meet Caltrans minimum standards for lane offsets and lane tapers at an

intersection per Caltrans standard highway design guidelines. This street widening shall also include relocation of the existing traffic signal at the northeast corner of Desert Cactus and Airport Boulevard. These improvements shall NOT include any modifications to the existing bridge structure or bridge components at the Airport Blvd/State Route 86 interchange. Note that this northeast intersection quadrant is the On Ramp for State Route 86 and under the jurisdictional control of Caltrans

- m. Applicant shall underground all existing dry utilities at westbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

43. Per the approved Traffic Impact Analysis that is part of the projects Final CEQA, additional offsite impacts are associated with the project. All offsite improvements shall require the payment of cash in lieu contributions in accordance with the projects fair share contributions shown in Tables 8-2, 8-3, 8-4 and 8-5 of the TIA. Applicant shall pay the highest listed value for any given intersection as listed in the referenced tables. Prior to the issuance of the first building permit, Applicant shall deposit its fair-share payment for the two offsite improvements specified below, based on an agreed estimate of the cost of full reconstruction as identified in the TIA including design, project management and construction at standard prevailing wage rates.

- a. Prior to the issuance of the first building permit for Phase I, Applicant shall make a cash in lieu fair share cash payment for the following intersections or street segments:

Location:	Project Fair Share %
Intersection: Avenue 54 and Grapefruit Blvd. (Signalize Intersection)	N/A – DIF/TUMF funded intersection
Intersection: Tyler Street and Grapefruit Blvd. (Signalize Intersection)	N/A – DIF/TUMF funded intersection
Intersection: Palm Street and Grapefruit (Signal Relocation/enhancement)	7.2%
Street: Grapefruit Blvd, Palm Street to Avenue 54	7.2%

(Widen pavement to 6 lane major arterial)	
Street: Grapefruit Blvd, Avenue 54 to Tyler Street  (Widen pavement to 6 lane major arterial)	N/A – DIF/TUMF funded street segment
Intersection: Airport Blvd and Fillmore Street  (Signalize Intersection)	N/A – DIF funded intersection
Street: SR 86 Southbound On and Off Ramps  (Add southbound exit lane)	N/A – DIF/TUMF funded intersection

**SEWER and WATER IMPROVEMENTS:**

- 44. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
- 45. 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:**

- 46. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
- 47. 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.
- 48. 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.

49. 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:**

50. 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.

**Fire**

51. **Fire Protection Water Supplies/Fire Flow** - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
52. **Fire Protection Water Supplies/Hydrants** - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2" x 2 1/2" (super hydrant). Reference CFC as amended and NFPA 24.
53. **Fire Department Access** - Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet in length shall provide an approved turn around. The minimum required turning radius of a fire

apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended, Coachella City Ordinance, and Riverside County Fire Department Policies and Standards.

54. **Fire Lane marking:** Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.
55. **Fire Department Access Turn Around** – On-parcel dead-end fire apparatus access roads exceeding 150 feet in length shall provide a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the “T” dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
56. **Secondary Access** – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as possible from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
57. **Fire Department Building Construction Plan Review** - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on the California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.
58. **Fire Sprinkler System** - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC as amended.
59. **Fire Alarm and Detection System** - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC as amended.
60. **Cannabis Facilities** - Deferred submittals shall be required for Carbon Dioxide Gas

Enrichments Systems and Plant Processing/Extraction Systems. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

61. **Traffic Calming Devices** - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.
62. **Gate Access** - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended.
63. **Fire Department Access Doors** – If high piled storage will be utilized in the building, Fire Department Access Doors may be required every 150 feet along all portions of the interior of the building that are along the fire apparatus access road. Reference CFC as amended.
64. **Water Plans** - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. 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. Reference CFC as amended.
65. **Emergency Responder Communication Coverage Systems** - Projects that do not meet the exceptions set forth by the Coachella Office of the Fire Marshal shall provide plans for an emergency responder radio coverage system. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
66. **Fire Planning Review:** This planning case will also be reviewed by the Riverside County Fire Department's Fire Planning Division for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts. Questions for Fire Planning can be addressed to [RVCPlanningSubmittals@fire.ca.gov](mailto:RVCPlanningSubmittals@fire.ca.gov).

### **PRIOR TO FINAL**

67. **Emergency Responder Radio Communication Compliance** - Fire Inspection of and function testing of the site-specific impacts to the regional Emergency Responder Radio Communication System without repeater installations, is required at a time in the development that all walls, floors, roofs, and un-stocked fixtures are installed. The results of the testing shall determine if there are critical impacts to the regional radio system and the need for any mitigations within a specified timeline of the development completion.

**EXHIBIT B  
RESOLUTION PC 2026-09**

**Draft and Final EIR**

The Draft and Final EIR can be accessed at:

<https://www.coachella.org/departments/development-services/environmental-reviews>