

Exhibit A – Resolution No. PC2024-11**CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT 254 (MODIFICATION) AND ARCHITECTURAL
REVIEW NO. 24-02 COACHELLA GATEWAY****General Conditions**

- 1.) The applicant shall comply with all requirements and conditions of approval as included in CUP 254, CUP 256, CUP 364, Tentative Parcel Map No. 36481, AR 12-07, and any modifications or extensions thereof, as listed in those Notice of Actions for each respective approval and City Council Resolution 2012-49 and Reso. No. PC2023-08.
- 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.) Prior to Certificate of Occupancy, missing offsite improvements shall be installed along Grapefruit Boulevard. Applicant shall install and continue sidewalk along the southeastern portion of the commercial center and continued under Dillon Bridge.
- 4.) Shade Trees shall be implemented along public right of way to the satisfaction of the Development Services Director.
- 5.) **General Landscaping.** The applicant shall submit a final landscape, lighting, and irrigations plans for review and approval by the Development Services Department with added low intensity landscape lighting. The final landscape plan shall be for the entire center, including existing and new landscape common areas along public R.O.W, landscape medians on Grapefruit Boulevard, site landscaping for the 4,605 SF retail building adjacent to the Dillon Bridge, etc.
- 6.) **New Landscaping.** Applicant shall provide $\frac{3}{4}$ inch rock for all new proposed landscape areas. Shade trees shall be implemented along the public R.O.W. Up lighting shall be provided for new trees. Landscape areas shall include a diversity of shrubs including flowering varieties. Additionally, the site landscaping west of the building 4,605 SF building shall extend to landscape the unlandscaped areas adjacent to the existing car wash site. Vines (wired) shall be attached to each CMU wall face of the trash enclosure. Vines wired to the building shall be implemented on the south side of the 4,605 SF building to the satisfaction of the Development Services Director.

- 7.) **Berm Landscaping.** The applicant shall provide the City with complete access for entry to the entire south berm area adjacent to the Dillon Bridge for purposes of maintenance and improvements to the berm area. The applicant shall include the berm area enter into project's Landscape Maintenance Agreement with the City of Coachella for the maintenance of the berm to include weed abatement.
- 8.) **Existing Landscaping.** Applicant shall rehabilitate existing landscape areas. Landscape areas shall be rehabilitated along all landscape areas visible from the public R.O.W along Grapefruit Boulevard and Avenue 48. To the satisfaction of the Development Services Director, shade trees shall be implemented along the public R.O.W, and up lighting shall be provided for new trees. Applicant shall replace missing, dead, or decaying landscaping, refresh decorative gravel where sparse, and shall add matching $\frac{3}{4}$ inch gravel in all landscape areas visible from the public R.O.W along Grapefruit Boulevard and Avenue 48 to the satisfaction of the Code Enforcement Manager and Development Services Director prior to Certificate of Occupancy. The applicant shall submit a final landscape plan for the entire center, to be approved by the Development Services Director, that create consistency across the entire center, which may include large stone in street-adjacent corner areas, and some $\frac{3}{4}$ inch gravel along common area landscape areas.
- 9.) **General Landscaping.** All landscaping, lighting, and irrigation related conditions of approval shall be met to the satisfaction and discretion of the Development Services Director and City Engineer.
- 10.) **Landscape Maintenance Agreement.** Applicant shall enter into a Landscape Maintenance Agreement with the City of Coachella for the commercial center landscape areas prior to Certificate of Occupancy for the multi-tenant commercial building.
- 11.) The pad owner of the proposed 4,695 sq. ft. building shall address any traffic back-up issues that is observed by the City Engineer to regularly conflict with/obstruct on-site circulation from the commercial center to the satisfaction of the City Engineer and Fire Department. Such improvements may include reconfiguration of the queuing drive through lanes or other means that is acceptable to the City Engineer.
- 12.) Applicant shall submit the updated sign program for stamped approval by the Development Services Department. The applicant shall update the sign program to be complete that includes complete signage details for the center. The site plan on the sign program shall show the repurposed pylon sign and the existing monument price signage on site.
- 13.) Existing on-site billboard on Grapefruit Blvd shall be removed prior to Certificate of Occupancy.
- 14.) The construction improvements to the existing abandoned pylon directory sign, pursuant to the approved updated sign program, shall be completed prior to final inspection of new commercial multi-tenant building.
- 15.) At the discretion of the Development Services Director, the Director may require parking improvement measures if it is determined that the parking impacts/demand from the

businesses at the Coachella Gateway Center do not meet the current on-site or off-site parking supply.

- 16.) Completion of Landscape Improvements on-site and removal or rehabilitation of the pylon directory sign may satisfy Condition of Approval #4 of PC Resolution PC2023-08.
- 17.) The owner will be required to consult with the Utilities Manager and Environmental Programs Coordinator regarding water and sewer connections, and utility connection impact fees, and any proposed sewer dump connections.
- 18.) If it is observed by the City Engineer that the drive through lane capacity is consistently exceeded so as to create a conflict with on-site circulation, the applicant upon notice by the City Engineer shall propose measures to reduce such impacts such as placement of employees to expedite drive through orders, reconfiguration of the existing drive through lane to improve capacity, or other measures that best mitigate such conflicts.

Building Department

- 19.) Provide access from building to Public Right of Way on Grapefruit Blvd.
- 20.) Proposed conceptual drawing are missing California Green Building Standard Code Requirements for the following features:
 - 5.106.4.1.1 Short-Term Bicycle Parking
 - 5.106.4.1.2 Long-Term Bicycle Parking
 - 5.106.12 Shade Trees for both (5.106.12.1) Surface Parking Areas, (5.106.12.2) Landscape Areas and (5.106.12.3) Hardscape Areas.
- 21.) Provide a second egress door at the electrical room.

Utilities

- 22.) The applicant shall submit water and sewer plans for approval. The proposed project shall be required to connect to the City's public water and sewer system.
- 23.) Water & Sewer impact fees to be paid prior to final approval of plans.
- 24.) The project will require a Water Quality Management Plan (WQMP).
- 25.) Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.
- 26.) The applicant shall install above ground "Double Check Detector Assembly" DCDA for fire system to protect water supply from contamination or pollution.
- 27.) Backflow devices will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
- 28.) A separate AMI 4-G metering system for each building shall be installed.

- 29.) A separate AMI 4-G water service meter for the irrigation system shall be installed.
- 30.) All facilities will be required to submit a source control survey.
- 31.) Detailed plumbing and mechanical plans shall be submitted.
- 32.) The project must implement the State's drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip or microspray systems.
- 33.) If there is an existing sewer connection it will have to be inspected via camera at the project's expense to determine acceptance.
- 34.) Water and sewer design engineer shall check in with the Utilities Department for material approvals
- 35.) All water services shall be copper tubing
- 36.) Plumbing blueprints depicting water, sanitary, and grease waste line. (Grease waste lines if applicable)
- 37.) Water and sewer point of connection to the City's utilities.
- 38.) Plumbing code fixture schedule with total DFU's listed.
- 39.) Complete wastewater discharge survey.
- 40.) Pretreatment equipment/Sample box: (if applicable) Provide manufacture scarifications 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.
- 41.) Stormwater runoff must be contained within the property.

Engineering**PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:****GENERAL:**

- 42.) A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include 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). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
- 43.) 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.
- 44.) 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.
- 45.) Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
- 46.) 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.

- 47.) 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.
- 48.) 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.
- 49.) 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.
- 50.) 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.
- 51.) Applicant shall obtain approval of site access and circulation from Fire Marshall.
- 52.) 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.
- 53.) 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.

ROUGH GRADING:

- 54.) Prepare and submit rough grading and erosion control plans for the project.
- 55.) The project's soils engineer shall certify to the adequacy of the grading plan.
- 56.) 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:

- 57.) 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.
- 58.) Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
- 59.) 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.
- 60.) 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.
- 61.) Applicant shall evaluate existing conditions of Storm Drain Structures and retention basins located on the project, and if applicant needs to change the location or size of any Storm Drain structures or retention basins a 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.

STREET IMPROVEMENTS:

- 62.) 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 %.
- 63.) Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, 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.
- 64.) Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.
- 1) Grapefruit Boulevard- Public Roadway as shown on the RAC 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. Existing street measured at Center line to westerly curb is 46-foot.
 - c. Applicant shall install all sidewalk, 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, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.
- d. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
 - e. Applicant shall extend new sidewalk on Grapefruit Blvd. southbound lane from project limits to south side of Dillon Bridge abutment to the satisfaction of the City Engineer.
 - f. Applicant shall installed hardscape on exiting Grapefruit Blvd. in front of project limits.
 - g. Applicant shall landscape Dillon Bridge slope that is located at southerly side of project location to the satisfaction of the City Engineer.

SEWER and WATER IMPROVEMENTS:

- 65.) Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
- 66.) 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:

- 67.) A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
- 68.) 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.
- 69.) 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:

- 70.) 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 CONDITIONS

- 71.) 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 a (existing/proposed) water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.
- a. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
- 72.) 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. Where new water mains are extended along streets where hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 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 ½" x 2 ½" (super hydrant). Reference CFC as amended and NFPA 24.
- 73.) Fire Department Access** - Fire apparatus access roads shall be provided to 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 not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with 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 and Riverside County Fire Department Policies and Standards.
- a. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage shall be in compliance with Riverside County Fire Department Standards.
- 74.) 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 California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.
- 75.) 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.

- 76.)** 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.
- 77.)** Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted for evaluation purposes, resulting in denial or approval by the Fire Code Official. Reference CFC as amended.
- 78.)** 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.
- 79.)** 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.