

**Exhibit A – Resolution No. PC2024-07**

**CONDITIONS OF APPROVAL FOR  
CONDITIONAL USE PERMIT NO. 375 and ARCHITECTURAL REVIEW NO. 23-14  
Coachella Islamic Center Parking Lot**

**General Conditions**

1. CUP 375 and AR 23-14 are approved for the construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 (APN: 603-250-015).
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 working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.
4. 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.
5. Applicant shall submit to the Riverside County Fire Department all plans that are required to be approved by the Fire Department, which may also include the landscape plan for the project. Applicant shall provide Staff with written confirmation from Fire Department if landscape plan approval from their department is or is not required by Fire Department.
6. All plan submittals shall have consistent and identical details of site work installations.
7. A detailed landscape, lighting, and irrigation plan shall be submitted and approved by the Development Services Director prior to building permit issuance that addresses landscape requirements for the project site. Applicant shall also coordinate with Utilities Department for approval of landscape plan. 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 lighting to ensure parking lot safety to the satisfaction of the Development Services Director.
8. Applicant shall provide sidewalk, ¾ inch gravel, shade trees, and a diversity of shrubs and flowering varieties along landscape common area frontage along Avenue 49. Applicant shall design landscape common area with a 4 foot parkway, 6 foot sidewalk, and additional 4 foot landscape area to provide a separated sidewalk design. The applicant may propose a high quality alternative design to be approved to the satisfaction of the Development Services

Director and City Engineer. Landscape common area shall be installed prior to parking lot striping or other benchmark determined by the Development Services Director prior to permit final.

9. Landscaping within the parking lot shall include  $\frac{3}{4}$  inch gravel, a diversity of shrubs and flowering varieties, vines along trash enclosure, and shade trees. Shade Trees shall be planted along northeastern edge of proposed parking lot to ensure shade coverage for parking spaces and to obscure undeveloped area in the northeastern portion of the property to the satisfaction of the Development Services Director.
10. Landscape medians adjacent to parking space shall provide concrete step to ensure persons existing their vehicles don't damage landscaping.
11. Prior to building permit issuance, applicant shall submit trash enclosure plans and elevations.
12. A detailed fence plan shall be submitted to address any proposed fencing alterations on site frontage. Prior to issuance of building permits, a fence plan shall be submitted and approved by the Development Services Director or his/her designee.
13. The proposed entry driveways along Avenue 49 shall incorporate decorative paving such as scored colored concrete, decorative pavers, or similar treatment, for the full width of the driveway and a minimum depth of 20 feet.
14. 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.
15. Any on-site events that result in overflow parking off the premises, or large gatherings where 200 or more persons are expected to be part of the special event or temporary street closures, be reviewed through the City's Special Event Permit procedure.
16. Any observed parking overflow above capacity by the City Engineer or Development Services Director shall require implementation of parking mitigation plan as required by the City Engineer or Development Services Director. Failure to mitigate overflow parking as required by the City Engineer or Development Services Director shall result in CUP revocation by the Planning Commission.
17. Prior to building permit issuance, Applicant shall enter into a Landscape Maintenance Agreement with the City of Coachella.
18. Missing offsite improvements shall be installed at the satisfaction of the City Engineer.
19. The owner will be required to consult with the Utilities Manager and Environmental Programs Coordinator regarding any water and sewer connections, and utility connection impact fees, and any proposed sewer dump connections.

**Building**

20. Handicap accessible parking spaces shall be located on the shortest accessible route from parking spaces to and accessible building entrance. CBC 11B208.3.1-General
21. Provide shade trees to cover 50% of the parking area within 15 years. CGBSC-5.106.12 Shade Trees.
22. Handicap spaces shall be located nearest to the building entrances.
23. Provide bicycle parking, 5% of vehicle parking spaces. CGBSC 5.106.4.1-Bicycle parking.
24. It is advisable but not required to install conduit with pull boxes for future electrical vehicle charging. CGBSC-5.106.5.3 Electrical Vehicle charging.
25. Waste bins shall be on an accessible path of travel. CBC 11B206.2.2
26. Complete an accessibility worksheet, 20% of the projects valuation shall be dedicated to accessibility improvements. CBC 11B-202.4

**Utilities**

27. All stormwater runoff must be contained within the property.
28. Submit landscaping plans to Utilities for approval for ensuring landscape does not interfere with water lines and sewer.
29. Water valves lids and covers must be finish to grade after paving. Lid to say "WATER". All valves must be "workable" at all times.
30. Backflows required on all nonresidential meters.
31. Additional requirements subject to water and sewer plan checking process.

**Engineering**

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

**GENERAL:**

32. All proposed development shall conform to the approved engineering studies and environmental migration measures as identified in the approved traffic, drainage, soils, hydrology, etc. studies developed under the tentative and final map process.
33. 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.

34. 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.
35. 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.
36. 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.
37. 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:**

38. Prepare and submit rough grading and erosion control plans for the project.
39. The project's soils engineer shall certify to the adequacy of the grading plan.
40. 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:**

41. 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.
42. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.

43. 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.
44. 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:**

45. Applicant shall complete off-site frontage improvements and/or Street repairs such as, but not limited to; any uncompleted street trench at 49th avenue and Las Cruces Street and Sewer Manhole adjustments, sidewalks, landscaping, lighting, irrigation, etc., to the satisfaction of the City Engineer

**Waste & Recycling**

46. Once construction is scheduled to begin, applicant shall have the construction company reach out to the District Environmental Coordinator at Burrtec for a Diversion Plan and scheduling of equipment. Applicant shall provide the city confirmation from Burrtec this item was complete to the satisfaction of Burrtec.

**Fire**

47. Prior to issuance of a final permit, the Fire Department shall perform all fire final inspections on all related fire permits.