

REVISED CONDITIONS OF APPROVAL

MEETING DATE: December 15, 2015

TITLE: Conditional Use Permit 03-15 to allow the construction of a proposed medical marijuana cultivation center totaling 1,001,000 square feet in multiple buildings and multiple phases, on 35.1 acres at the northeast corner of Little Morongo Road and Dillon Road. The site is located in the Light Industrial district.

CASE NO: Conditional Use Permit 03-15

**Reviewed and
Approved by:** Rich Malacoff, AICP
Acting Community Development Director

Administrative Conditions:

1. The approval for Conditional Use Permit 03-15 is subject to the two (2) year expiration provisions of the City's Zoning Ordinance, as provided in Section 17.92.070 and will expire on December 15, 2016
2. The applicant may request an extension of time for Conditional Use Permit 03-15 per the City's Zoning Ordinance Sections 17.92.100 and 17.76.090. Upon filing a time extension(s) at least 30 (thirty) days prior to expiration of the project the Planning Commission may grant said time extension for good cause not to exceed twelve (12) months.
3. Applicant/Developer shall indemnify, protect, hold harmless and defend, with counsel selected by the City, the City and any agency or instrumentality thereof, an/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the Applicant/Developer and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense.
4. All development on the Project Site shall be in compliance with all applicable provisions of the City's Municipal Code as well as all

applicable provisions of the adopted Building and Fire Codes. All new construction shall obtain a building permit and comply with the requirements of the Planning, Building, and Fire Departments.

5. No Certificate of Occupancy (CofO) shall be granted until all Conditions of Approval have been completed and approved by the Planning, Engineering, Building, and Fire Departments unless otherwise identified herein. A Temporary Certificate of Occupancy (TCO) may be issued for a specific time period if a significant amount of issues have been resolved and there remains only minor issues that do not pose a threat to health & safety.
6. The development of the Project on the Project Site shall be in substantial compliance with the exhibits contained in the project file for Conditional Use Permit 03-15 as shown in Exhibit A, attached hereto and incorporated herein by this reference.
7. The final grading plan shall be in substantial conformance with the designs set forth in the hydrology report and site drainage design.
8. A scanned copy of the signed Conditions of Approval shall be included in the Building Construction Plans submitted for plan check.
9. The Applicant/Developer shall pay all established service, permit, impact, public art, and other applicable fees required by the City.

Note: The Transportation Unified Mitigation Fee is collected by the City of Desert Hot Springs on behalf of the Coachella Valley Association of Governments. Questions on the calculation of this fee should be addressed to them at **(760) 346-1127**. The School District Fees are imposed by the Palm Springs Unified School District and questions should be addressed to them at **(760) 416-6159**.

10. The Applicant/Developer shall deliver within 5 (five) working days to the Community Development Department a cashier's check, money order, or other acceptable form of payment made payable to "Riverside County" in the amount of \$2,260.00 (\$2,210.00 department of Fish and Game fee plus \$50.00 Riverside County Clerk Document fee) to enable the City to file a Notice of Determination required pursuant to California Code of Regulations Section 15075. Any additional fees that may be attributed to the required filing of environmental documents shall be paid by the Applicant/Developer. If Applicant/Developer has not delivered to the Community Development Department the check as required above, the approval for the project granted shall be void by reason of failure of condition (Fish and Game Code Section 711.4(c)).

Planning Conditions:

11. Each phase of the proposed project shall be constructed to assure that it can operate entirely independently of any other phase, including street improvements, driveway access, fire access, parking areas, etc.
12. Any change in phasing of the proposed project shall be approved in writing by the Community Development Director.
13. The Applicant/Developer shall maintain the Project Site after the start of construction and until the Project is completed, free of weeds, debris, trash or any other offensive, unhealthful and dangerous material. If after five (5) days notice by certified mail, the Applicant/Developer does not comply with the before mentioned criterion, the City may either cancel building or grading permits and/or enter the Project Site with City staff and remove all subject violations, bill the Applicant/Developer and/or put a lien on the Project Site.
14. Wheel stops within the parking lot are prohibited unless required for ADA compliance.
15. A Tribal Cultural Resources Monitor shall be on site during all ground disturbing activities. The applicant shall, at their expense, contract for the Monitor, and demonstrate to the City in writing that the Monitor has been hired prior to any ground disturbing activity on the site. The Monitor shall be empowered to stop or redirect ground disturbing activities should a potential resource be identified. The Monitor shall quickly identify the resource, and develop a mitigation plan, including excavation and curation, as needed. The Monitor shall deliver a report of his/her findings to the City's Community Development Department within 30 days of completion of his/her monitoring activities.
16. All walls and trash enclosures shall have a decorative wall surface and a decorative cap that are consistent with the overall architecture of the project.
17. The use of rolled concrete on any exterior walls or trash enclosures is specifically prohibited.
18. Applicant/Developer shall construct a trash enclosure in location per the approved Site Plan. The trash enclosure shall be subject to the following:
 - a. Enclosure shall be constructed of masonry block or concrete on a concrete pad. Gravel, compacted soil, or asphalt are not permitted

- for pad.
- b. Two metal gates or similar material painted to match the building and positioned to swing clear of the enclosure's front width.
 - c. Gate pins shall be installed to hold gates open for integrity and safety
 - d. The enclosure shall be designed to allow walk in access without having to open the service gate.
 - e. A stress concrete apron shall extend a maximum of 13 feet from the trash enclosure pad the width of the enclosure opening to prevent damage to the asphalt paving caused by receptacle impact.
 - f. The trash enclosure base shall be 6-inches of concrete over 2-inches aggregated base rock or the builder shall provide evidence that construction are engineered to withstand up to 20,000 lbs of direct force from a single truck axle.
 - g. The trash enclosure shall have a trellis above the gates and enclosure to prevent unauthorized trash dumping into the bins. Said trellis shall be made of steel and painted to match the building trim colors to accentuate the enclosure.
 - h. Each trash enclosure shall be properly maintained.
 - i. The walls of the trash enclosure shall have a decorative cap.
19. Permanent fencing on all sides of the site shall be constructed of tubular steel above a concrete base, as shown in the plan set. Temporary fencing between each phase may consist of chain link, but must be removed with the construction of the subsequent phase.
20. The retaining wall for each phase shall be constructed with the previous phase's improvements (i.e., the retaining wall for phase 2 shall be constructed prior to the occupancy of phase 1 buildings).
21. Outdoor storage of equipment and/or merchandise must satisfy all screening requirements of 17.16.320 of the Desert Hot Springs Municipal Code and the provisions of the adopted Development Agreement.
22. Outdoor sales are prohibited unless the applicant has a Temporary Use Permit approved subject to the provisions of Section 17.136 of the Desert Hot Springs Municipal Code and the provisions of the adopted Development Agreement.
23. All drain pipes shall be interior to the building. Exposed drain pipes are specifically prohibited.
24. All drain terminations shall be from the Watts Drainage



Product RD-940 or a product of equal value.

25. All breaker boxes, fire sprinkler risers, and utility conduits shall be interior to the building.
26. All Vapor Collection Systems at Service Stations shall be screened from public view.

Landscaping:

27. All development shall comply with Coachella Valley Water District's Water Efficient Landscaping requirements.
28. All landscaping for each phase of development shall be installed and irrigated prior to completion of that phase.
29. The Acacia Salicina shall be replaced with Shoestring Acacia.
30. The Opuntia Bivelogii (Cholla) cactus shall be removed from the landscaping plan.
31. Per the Planning Commission the 38 parking spaces in excess of Municipal Code requirements shall be converted to landscaping to include any of the following This shall be completed with any combination of the following:
 - a. Provide Shade Structures in the parking area.
 - b. Use triangle planters that are large enough to house a 25 gallon tree.
 - c. Provide a combination of landscape fingers and/or triangle planters.
 - d. All of the following shall be approved by the Planning Division prior to the issuance of a Building Permit.
32. The applicant shall prepare a Final Landscape Construction and Irrigation Plan that is prepared by a licensed landscape architect subject to the following:
 - a. Approval from the Planning Department

- b. Approval from Coachella Valley Water District
 - c. A plant landscape legend, including a specific symbol for each plant species used, size (i.e., caliper, gallon, box, or brown trunk height, and/or quantity) and whether it is deciduous or evergreen.
 - d. Clear indication where landscaping will be used to screen mechanical, electrical, and irrigation equipment.
 - e. A detail showing planter design adjacent to walkways and driveways that is designed to prevent soil and/or decomposed granite from flowing onto walkways and driveways. There shall be a minimum two-inch vertical separation between the pavement and the soil.
 - f. Plant and tree installation and staking details.
 - g. Details on how vines will be attached to the structural elements.
33. Landscaping plans shall be approved by the Desert Hot Springs Police Department.
34. Site landscaping shall comply with the City Guidelines and Water Conservation policies regardless of whether the items are illustrated on the Construction Landscape Plans:
- a. Plants and trees shall be primarily of drought tolerant species compatible with the desert environment.
 - b. Projects shall minimize the use of turf.
 - c. At least fifty percent (50%) of the trees shall be evergreen species.
 - d. All trees in parking lots shall be centered between parking spaces to provide optimal shading.
 - e. All single trunk trees shall be double staked and multi-trunk trees shall be staked appropriate to the species of tree.
 - f. Arbor guards shall be installed around trees in turf areas.
 - g. Projects located along major arterials and/or streets shall comply with the street tree requirements of the Design Guidelines.

- h. Planter areas shall be surrounded by a concrete mow strip or other hard surface.
 - i. All ground-mounted equipment, such as mechanical, electrical, and irrigation equipment (backflow preventers), shall be located within a landscape planter. This equipment shall not be located within a turf area and shall not be visible from public view.
 - j. Any drain that terminates in a planter shall have a splash guard.
 - k. All palm trees shall have a brown trunk height of twenty (20) feet.
 - l. All trees twenty-four (24) inch box or greater shall be verified as to size by the project planner who shall ensure that each tree has diameter of three (3) inches five (5) inches from the ground level. It is the responsibility of the contractor and/or Applicant to make an appointment with the project planner to conduct this verification.
35. Landscape fingers shall be 14 feet in length.
36. Parking spaces adjacent to any planter shall have a width totaling eleven (11) feet, or the landscape finger or planter curb be an extra foot wide to protect the landscaping.
37. All redwood headers are specifically prohibited from use on the project site.
38. All irrigation lines shall be located below ground with no surface exposure.
39. All mechanical equipment, either roof or ground mounted, and shall be screened from public view. All such equipment shall be fully screened by the roof structure, a parapet wall, appropriate ground mounted walls, berming, or landscaping. All walls shall architecturally match the building.

Graffiti:

40. The Applicant/Developer shall keep the Project Site, clear of graffiti vandalism at all times. The Applicant/Developer shall contact the City's Graffiti Hot Line at 888-562-3822 within 48 hours of discovering the graffiti vandalism.
41. The Applicant/Developer and/or successor(s) shall apply (and maintain) a protective coating or graffiti resistant materials acceptable to the City's Public Works and/or Community Development Department, to provide

for the effective and expeditious removal of graffiti on all exterior building elevations and/or project walls and/or replacement of defaced screening panels.

42. In the event there is a change in the name, address or telephone number of the responsible person(s), firm or company, the Applicant/Developer or successor shall notify the City within 48 hours, in writing, of the change and provide the City with the current contact information of responsible person(s), firm or company.
43. The Applicant/Developer and/or successor(s) in interest shall be responsible for the removal of any graffiti vandalism from the project site (exterior building surfaces and/or exterior walls/fences) within 48-hour after discovering the graffiti vandalism or receipt of notice from the City of the same. The Applicant/Developer shall contact the City's Graffiti Hot Line at 888-562-3822 within 48 hours of discovering the graffiti vandalism.
44. The Applicant/Developer and/or successor(s) in interest hereby agrees to allow the City and/or its agents to enter the property for the purpose of removing or painting over graffiti vandalism, if the Applicant/Developer and/or successor(s) in interest fail to remove the reported graffiti vandalism within the 48 hours of discovering the graffiti or receipt of notice from the City.
45. In the event that Applicant/Developer and/or successor(s) in interest, fail to remove the graffiti vandalism within 48 hours, requiring the City and/or its agents to enter the Project Site for the purpose of removing or painting over graffiti vandalism the Applicant/Developer and/or successor(s) in interest shall release the City and/or its agents from any liability for property damage or personal injury. And shall reimburse to the City all costs associated with the removal of the graffiti vandalism.
46. The Applicant/Developer and/or successor(s) in interest shall include the aforementioned authorizations to enter the Project Site for the purpose of removing or painting over graffiti vandalism as part of authorization agreement to the satisfaction of the Community Development Department and the approval of the City Attorney, as to form.
47. The Applicant/Developer and/or successor(s) in interest shall, to the extent feasible, have designed a building structure visible from any public or quasi-public place in such a manner to consider prevention of graffiti, including, but not limited to the following:
 - a. Use of additional lighting;

- b. Use of non-solid fencing;
- c. Use of landscaping designed to cover large expansive walls such as ivy or similar clinging vegetation; or
- d. Use of architectural design to break up long, continuous wall or solid areas.

Lighting:

- 48. The Applicant shall submit an exterior Lighting Plan in compliance with all relevant sections of the DHSMC, include a photometric analysis, to the City Planner for review and approval prior to issuance of a building permit. The Lighting Plan shall also identify the following:
 - a. Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the Project Site, and shall be directed downward and away from adjoining properties and the public right-of-way.
 - b. All lighting outdoor lighting including fixture shall direct lighting downward.
 - c. The type of fixtures, including height, material, and color.
 - d. The total height of all freestanding lighting fixtures shall not exceed 18 feet.
 - e. That all concrete fixture bases will have a decorative finish. At a minimum, a trowel finish shall be provided.
 - f. That the bolts connecting the light fixture to the base shall be covered.
- 49. Applicant/Developer shall apply for a separate permit for any proposed signage, in accordance with the provisions of the City's Municipal Code.
- 50. Applicant/Developer shall adhere to the City's light standard and identify all light fixtures (wall mounted and pole lights) on the site plan.
- 51. Lighting shall provide face recognition at 100 feet.
- 52. The Planning and/or Police Departments may require additional lighting to prevent unintended dark spots prior to final occupancy.

53. Secluded or hidden interior corridors are strongly discouraged by the Planning and Police Departments. For uses utilizing said corridors, mitigation measures shall be required and may include increased lighting, security surveillance cameras, controlled access, on-site security guards or other mitigating measures deemed appropriate by the Police Department.

Signs:

54. The applicant shall submit a Sign Program to be approved by the Planning Commission to include the following:
 - a. All signage for in-line tenants shall be channel letters.
 - b. No sign shall have exposed raceways or conduits.
 - c. All signage shall comply with the Desert Hot Springs Municipal Code.
 - d. All signs that are removed shall be painted and patched immediately.
55. All signs shall be Underwriters Laboratories approved or the equivalent.

Site Development:

56. Steps or similar features shall be added to the parapet to provide visual relief. The changes shall be shown in the building permit plan set and approved by the Planning Department prior to issuance of a building permit.
57. The retaining wall proposed between each phase of the project shall be constructed prior to completion of the previous phase of development (i.e. the retaining wall on the north boundary of Phase 1 shall be constructed with Phase 1).

Mitigation Negative Declaration Measures:

58. In order to comply with Mitigation Number One from Biological resources the applicant shall comply with the following: No site disturbance (grubbing, grading or excavation) shall be permitted between January 15 and July 31 of any year, unless a nesting bird survey is completed and submitted to the City within 30 days of such planned site disturbance. The nesting bird survey shall be performed by a qualified biologist, and shall include, if necessary, avoidance measures for any active nests identified on the site. Site disturbance

outside of the prescribed period shall not require a nesting survey, and can proceed subject to the issuance of all necessary City permits.

59. In order to comply with Mitigation Number Two from Biological resources the applicant shall comply with the following: The proposed project shall conform to the Land Use Adjacency Guidelines of the Coachella Valley Multiple Species Habitat Conservation Plan, as follows:
- a) Drainage plans shall not alter the quantity or quality of runoff discharged onto the Conservation Area.
 - b) Stormwater systems shall be designed to prevent the release of pollutants.
 - c) The application of toxic bioproducts or chemicals (including pesticides, fertilizers and similar products used in landscape maintenance, shall be constrained to the site limits and shall not be permitted to discharge onto the Conservation Area.
 - d) Outdoor lighting shall be shielded and directed away from the Conservation Area.
 - e) Noise levels shall not exceed 75 dBA.
Landscape plans shall not include any plants included in Appendix 6 of the MSHCP. Native plants (consistent with Table 4-112 of the MSHCP) shall be incorporated into the landscape design to the maximum extent feasible.
60. In order to comply with Mitigation Number One from Cultural Resources the applicant shall comply with the following: If during the course of grading or construction, artifacts or other cultural resources are discovered, all grading on the site shall be halted and the Applicant shall immediately notify the City Planner. A qualified archaeologist shall be called to the site by, and at the cost of, the Applicant to identify the resource and recommend mitigation if the resource is culturally significant. The archeologist will be required to provide copies of any studies or reports to the Eastern Information Center for the State of California located at the University of California Riverside and the Agua Caliente Tribal Historic Preservation Office (THPO) for permanent inclusion in the Agua Caliente Cultural Register.
61. In order to comply with Mitigation Number Two from Cultural Resources the applicant shall comply with the following: If grading plans show that project-related excavations go deeper than ten (10) feet, a qualified paleontological monitor shall be retained by the site developer(s) to check for fossils. Should construction/development activities uncover paleontological resources, work will be halted in that area and moved to other parts of the project site and a qualified paleontologist shall be

contacted to determine the significance of these resources. The paleontologist shall have authority to divert grading away from exposed fossils temporarily in order to recover the fossil specimens. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented.

62. In order to comply with Mitigation Number Three from Cultural Resources the applicant shall comply with the following: All fossils and associated data recovered during the paleontological monitoring shall be reposted in a public museum or other approved curation facility.
63. In order to comply with Mitigation Number Four from Cultural Resources the applicant shall comply with the following: In the event that any human remains are discovered, the Applicant shall cease all work and contact the Desert Hot Springs Police department and the Riverside County Coroner's Office. Work shall not resume until such time that the site has been cleared by County Coroner and/or the Desert Hot Springs Police Department.
64. In order to comply with Mitigation Number One from Transportation the applicant shall comply with the following: Prior to the occupancy of Phase 1, the applicant shall complete roadway improvements to Dillon Road, including a transition to Little Morongo Road to the satisfaction of the City Engineer. The applicant shall also participate in a regional solution to the construction of Little Morongo Road, to be detailed in the Development Agreement.
65. In order to comply with Mitigation Number Two from Transportation the applicant shall comply with the following: All project access driveways shall be stop-controlled on site.
66. In order to comply with Mitigation Number Three from Transportation the applicant shall comply with the following: All project access driveways shall be provided a shared right-through lane, and a center left turn lane on either Little Morongo Road or Dillon Road, as applicable.
67. In order to comply with Mitigation Number Four from Transportation the applicant shall comply with the following: The applicant shall provide the City Engineer with sight distance analysis for all driveway access points.

Engineering Department :

General Engineering:

68. Applicant/Developer shall pay the Five Thousand Dollars (\$5,000.00) cost for the City's consultant to process annexation of the site into Community Facilities District No. 2010-1 and the City fee for processing the request, prior to the issuance of an occupancy permit.
- a. Landscape/Hardscape
 - b. Streetlights
 - c. Drainage Basins / Storm Drain Facilities

Prior to the issuance of a certificate of occupancy.

69. The Applicant/Developer shall pay the Five Thousand Dollars (\$5,000) cost for the City's consultant to annex to PTAX2 and the City fee for processing the request, prior to the issuance of an occupancy permit.
70. The Applicant/Developer is required to construct all transition and missing links between existing and proposed improvements.
71. All overhead utilities less than 92kv, located within the project boundaries, bordering the project and/or fronting the project shall be undergrounded.
72. Applicant/Developer shall file an improvement agreement with the engineering Department with security to guarantee completion of public improvements that are required and not completed prior to the issuance of a Certificate of Occupancy for any structure or building on the site as follows:
- a. A faithful performance security in an amount deemed sufficient by the City Engineer to cover up to 100% of the total estimated cost of all required improvements, including bonding requirements for grading as outlined in the Municipal Code.
 - b. A labor and material security to cover up to 50% of the total estimated cost of all required improvements.
 - c. If the required project improvements are financed and installed pursuant to special assessment proceedings, upon the furnishing by the contractor of the faithful performance and labor and material security required by the special assessment act being used, the City may reduce the improvement security of the Applicant/Developer by an amount corresponding to the amount of the security furnished by the contractor.
 - d. Notwithstanding the above, the Applicant/Developer may satisfy the requirement for security of certain improvements by providing proof

that same has been posted with another public agency subject to the approval of the City Engineer.

73. Security may be one of the following types subject to the approval of the City Engineer and City Attorney as to form:
- a. Bonds - All bonds shall be executed by a surety company authorized to transact business as a surety, and have an agent for service in California, together with an acceptable policy holder's rating. The bond(s) shall contain the nearest street address of the institution providing the bond(s).
 - b. Cash Deposits - In lieu of the faithful performance and labor and material bonds, the developer may submit cash deposits or negotiable bonds of a kind approved for securing deposits of public monies under the conditions hereinafter described.
 - i. Disbursements from cash deposits shall be made in compliance with a separate agreement between the developer and the City. A bookkeeping fee of 1% of the total amount deposited with the City for each cash deposit shall be submitted with each security. Disbursements from a cash deposit in any instance shall not be permitted unless and until authorized in writing by the City Engineer.
74. All improvement agreements shall be approved by the City Council and the City Attorney.

Grading:

75. A soil report shall be prepared and submitted to the Public Works Department and recommendations included on the grading plan. The soils engineer shall review the plans and sign them that they conform to his/her recommendations.
76. Compaction certification shall be submitted to the City Building Department for approval prior to issuance of any building permits.
77. Applicant/Developer shall submit an owner-and contractor-signed PM10 Dust Control Implementation Plan in accordance with the standards and codes of the City and the South Coast Air Quality Management District (SCAQMD). Plans shall be submitted for review and approval by the Public Works Department prior to the issuance of any grading and/or applicable building permits. Any site that is greater than 10 acres shall concurrently process a PM10 Dust Control Implementation Plan with the SCAQMD. For further information contact the SCAQMD at:

South Coast Air Quality Management District (SCAQMD)
21865 Copley Drive
Diamond Bar, CA 91765
(800) CUT-SMOG (288-7664)
www.aqmd.gov

78. Applicant/Developer shall comply with the National Pollution Discharge Elimination System (NPDES) requirements per the California Regional Water Quality Control Board (RWQCB) regulations. The Applicant/Developer shall submit a Project Specific Stormwater Pollution Prevention Plan (SWPPP) to comply with the California General Permit for Stormwater Discharges Associated with the Construction Activity, prior to the issuance of a grading permit. For projects larger than 1 acre, the Applicant/Developer shall obtain all required permits from the California Regional Water Quality Control Board (RWQCB) and submit a copy of the Notice of Intent (NOI) and the Waste Discharge Identification Number (WDID#) to the City's Public Works Department prior to the issuance of the any grading permit. For further information contact the RWQCB at:

California Regional Water Quality Control Board (RWQCB),
Colorado River Basin Region,
73-720 Fred Waring Drive #100
Palm Desert, CA 92260
(760) 346-7491
www.waterboards.ca.gov/colorariver

79. The on-site driveways and parking areas shall be improved with asphalt or concrete paving, permeable pavers, curbs, gutters, and appurtenances as shown generally on the approved site plan. The thickness of pavement shall be determined by the Applicant's engineer based upon "R" value tests taken of the soils and appropriate traffic indices to be determined by the engineer, all subject to approval by the City Engineer.
80. All on-site paving, curbs and gutters, sidewalks, ramps and other site work shall be constructed to City standards, subject to the improvement plans approved by the City Engineer.
81. The Applicant/Developer/Contractor shall comply with section 8.08 Recycling and Diversion of Waste from Construction and Demolition of the Municipal Code and file a Plan with the City's Building Department prior to the start of any construction.

82. Applicant/Developer shall submit a project specific Hydrology Report, using Riverside County Flood Control and Water Conservation District's Hydrology Manual for City review and approval.
83. No nuisance water shall escape the site onto public streets.
84. The Applicant/Developer shall provide on-site storm water retention basin(s) or system(s) designed to the satisfaction of the City Engineer. Each retention basin shall include a sufficient number of underground vertical drywells designed to eliminate standing water in the basin. The retention basin shall be sized to retain all post-development storm water runoff within the limits of the project based on a 100-year storm event of 24-hour duration and shall completely drain/percolate any storm event within 72 hours. All upstream runoff from adjacent properties that has historically been directed onto the proposed project may be considered to pass through the project with the exception of historical retention that occurred on-site. The retention basin shall be designed with a maximum depth of 5 feet and maximum side slopes of 3:1 and shall not be used for purposes other than for the collection of storm water, nuisance water and well blow-off water.
- a. Any other facilities required in the drainage/hydrology study shall be designed and installed as detailed in Section 15.68, Flood Plain Management, and Section 15.72 Floodplain Construction of the Desert Hot Springs Municipal Code.
 - b. All retention basins/systems shall be located on site; off-site retention basins/systems are specifically prohibited.
 - c. Retention Basin Vehicular Access - Vehicular access shall be provided for maintenance of the retention basins to the satisfaction of the City Engineer. The City Engineer shall determine the need and/or design of such access. The grading of a "road" to the bottom shall comply with health and safety standards and shall meet the requisite design requirements including geometries and capacity of the basin(s). Maintenance of retention basins and drainage system shall be the responsibility of the Applicant / property owner / operator
85. The design of the on-site grading, street improvements and the storm drainage improvements shall be coordinated with all adjacent projects to the satisfaction of the City Engineer.
86. Applicant/Developer shall prepare and submit a Project Specific Preliminary and Final Water Quality Management Plans pursuant to the

Whitewater River Region Water Quality Management Plan for Urban Runoff.

87. Federal Emergency Management Act (FEMA) Elevation Certificate shall be provided to the Building Department prior to issuance of a grading permit, and shall be resubmitted "as constructed" prior to final grading signoff

Street Improvement:

88. Any street or dedications of easements shall be by separate document.
89. Prior to the installation of any improvements in the public right-of-way (ROW), an encroachment permit shall be obtained from the City Public Works Department.
90. There shall be no encroachment into public rights of way for construction trailers, equipment, trash bins, portable toilets, or materials; all of which shall be kept on-site. Construction access to the site shall be by an approved driveway, entry, or curb cut; no asphalt ramps or curb jumping is permitted.
91. At no time shall any adjacent streets for the project be allowed to be used for construction staging, storage or other such construction related activities. Access by heavy equipment shall be limited to the minimum number of trips essential to completing the construction. Any damage to the existing public roadways, sidewalks or other infrastructure shall be repaired or replaced by the Applicant's contractor at his own expense, as directed by the Public Works Director.
92. The Applicant/Developer shall construct full street improvements on the following streets:
 - a. Little Morongo Road, one-half street improvements on the east side from centerline to ultimate right of way of 55 feet.
 - b. Dillon Road, one-half street improvements on the east side from centerline to ultimate right of way of 55 feet.
 - c. The street improvements shall include construction of asphalt concrete pavement, curb/gutter, sidewalk, streetlights, catch basins, storm drains, and fully landscaped and irrigated along the property frontage
 - d. Improvements shall include removal and construction of existing street improvements that are severely damaged and/or not in

compliance with City Standards along the property frontage on Little Morongo and Dillon Road.

- e. All project associated sidewalks, ramps, and landings shall be compliant with the Americans with Disability Act.
- 93. All street improvements including the energizing of street lights and installation of irrigation and landscaping along:
- 94.
 - a. Little Morongo and Dillon Road shall be constructed and accepted by the City Public Works Department prior to the issuance of occupancy.
- 95. The minimum grade on all proposed streets shall be 0.50% unless approved in advance, in writing, by the City Engineer.
- 96. All project streets shall be maintained as private streets until such a time as they are fully improved to City Standards and accepted by the City Council.
- 97. Proposed street striping shall be per City standards.
- 98. The proposed driveways shall be a radius driveway per City of Desert Hot Springs Standard No. 210.
- 99. Applicant/Developer shall be responsible for the installation of traffic striping and marking measures as outlined in the Draft Initial Study and Mitigated Negative Declaration.
- 100. Developer shall contact Sunline Transit for location and requirements for bus stop / bus turnout

Police Department:

- 101. The Applicant/Developer shall comply with all applicable federal, state and City laws and regulations.
- 102. The Applicant/Developer shall incorporate all aspects of Crime Prevention through Environmental Design for visual surveillance, access control and territorial reinforcement.
- 103. Every area of the proposed development must be visible either from the street or from the structure. Unavoidable dead spaces or hidden/secluded areas require additional mitigating measures which may include increased lighting, hostile landscaping, security

surveillance cameras, perimeter fencing and/or security gates, on-site security guards or other mitigating measures deemed appropriate by the Police Department.

104. Applicant/Developer shall adhere to the City's light standard and identify all light fixtures (wall mounted and pole lights) on the site plan.
105. Lighting shall provide face recognition at 100 feet.
106. The Police Department may require additional lighting to prevent unintended dark spots prior to final occupancy.
107. Secluded or hidden interior corridors are strongly discouraged by the Police Department. For uses utilizing said corridors, mitigation measures shall be required and may include increased lighting, security surveillance cameras, controlled access, on-site security guards or other mitigating measures deemed appropriate by the Police Department.
108. Lighting shall provide face recognition at 100 feet.
109. The Police Department may require additional lighting to prevent unintended dark spots prior to final occupancy.
110. Secluded or hidden interior corridors are strongly discouraged by the Police Department. For uses utilizing said corridors, mitigation measures shall be required and may include increased lighting, security surveillance cameras, controlled access, on-site security guards or other mitigating measures deemed appropriate by the Police Department.

Fire Department:

111. Applicant/Developer shall provide a water system capable of delivering a minimum fire flow of 2,000 per minute for 2 hours duration at twenty (20) pounds per square inch (PSI) residual operating pressure, which must be available before any combustible material is placed on the construction site.
112. The project site shall contain 2 on-site fire hydrants that are accessible and must not to exceed 450 feet apart in any direction to be approved by the Fire Department.
113. No portion of any building shall be located more than 225 feet from a fire hydrant.

114. Prior to building plan approval and construction, the Applicant/Developer shall furnish three copies of the water system fire hydrant plans to the Fire Department Headquarters located at 77933 Los Montana's in Palm Desert for review and approval. 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.
115. Blue dot retro-reflectors pavement markers on private, public streets and driveways shall be installed to indicate locations of all fire hydrants associated with the project.
116. All fire apparatus access roads shall be in compliance with Riverside County Fire Department Standards and include the following:
- a. Access lanes shall not have a slope that exceeds fifteen percent (15%).
 - b. Each access road shall have an unobstructed clearance of thirteen (13) feet six (6) inches and be able to withstand a weight of 80,000 pounds over two axels.
 - c. Each access road shall have a turning radius capable of accommodating fire apparatus.
117. Driveway loops, fire apparatus access lanes and entrance curb radius shall be designed to adequately allow access of emergency fire vehicles. The Applicant/Developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.
118. The Applicant/Owner shall install Knox Boxes as approved by the Fire Department subject to the following:
- a. On Structures the Knox Box shall be installed next to the Fire Department access door and be flush with the building.
 - b. If the buildings are protected with an alarm system, the lock box shall be required to have tampered monitoring.
 - c. Any gate to a building or residential neighborhood shall have an emergency access from a Knox keyed device, as approved by the Fire Department.
 - d. Required order forms and installation standards may be obtained at the Fire Department Headquarters at 77933 Los Montana's in Palm Desert or Desert Hot Springs City Hall

119. Applicant/Developer shall display street numbers in a prominent location on the address side of building(s) and/or rear access if applicable. Numbers and letters shall be a minimum of twelve (12) inches in height except for building(s) greater than twenty-five (25) feet in height which shall have a minimum letter height of twenty-four (24) inches. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.
120. The Applicant/Developer shall submit three (3) sets of construction drawings to the Riverside County Fire Department Headquarters located at 77933 Los Montana's in Palm Desert for review and approval prior to issuance of any permits. Said construction drawings shall demonstrate Project adherence to all provisions of the currently adopted Uniform Fire Code.
121. Applicant/Developer shall install a portable fire extinguisher, with a minimum rating of 2A-20BC, for every 3,000 sq. ft. and/or seventy-five (75) feet of travel distance. Fire extinguishers shall be mounted three and a half (3.5) to five (5) feet above finished floor, measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed.
122. No hazardous materials shall be stored and/or used within the building, which exceeds quantities listed in 2013 California Building Code. No class I, II or IIIA of combustible/flammable liquid shall be used in any amount in the building.
123. Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2013 California Building Code.
124. Fire Equipment such as electrical room doors, FACP, fire riser, roof access shall be labeled by the Applicant/Developer and be approved by the Fire Department.
125. Access shall be provided to all mechanical equipment located on the roof as per the 2013 California Mechanical Code.
126. Fire sprinklers shall be installed in all buildings greater than 3,600 square feet in floor area to the satisfaction of the Fire Marshal.

127. Access roads to a development project shall have a width of 30 feet with no parking allowed on either side of the access road.
128. All curb turning radii within the project site shall have a 35-foot outside radius and a fifteen (15) foot inside radius to accommodate all fire apparatus, subject to approval by the City Fire Marshal.
129. All designated "Fire Lanes" within a project site shall have a minimum twenty (20) foot width with red curbs and appropriate signage as determined by the City Fire Marshal.
130. Any fire appliance or device shall have street curbs painted red a distance of fifteen (15) feet from center on both sides of the device for a total of thirty (30) feet of continuously painted surface.
131. Emergency and standby power systems shall be installed in accordance with CFC, CBC, NFPA 110, and NFPA 30.
132. An on-site acceptance test for generators shall be conducted as a final approval. The test of the transfer switch shall consist of electrically operating the transfer switch from the normal position to the alternate position and then return to the normal position.
133. No smoking sign shall be posted at generators.
134. NFPA 704 placard shall be posted where applicable.
135. Shall provide equipment technical data sheets for the type of plastic to be hung in grow room. Shall be a minimum Class C finishing per CFC 803.9.
136. Shall submit separate plans for CO2 enriched environment. Shall have a 3rd party certification for the system. Shall provide tank separation from grow room and provide continuous mechanical ventilation for CO2 tanks. Shall provide a function test prior to final.
137. Shall provide equipment technical data sheets for the access control egress door.
138. Shall provide sequence of Operation for access control egress doors and shall comply with all requirements per CFC 1008.1.9.8
139. Shall provide equipment technical data sheets for the type of lamps to be used.
140. Shall submit a Business Plan to Riverside County Health Department prior to final.

141. Shall contact Air Quality Management District to ensure all requirements will be met with the CO2 exposure (Carbon Filter).

Water and Sanitary Sewer Service:

142. The Applicant/Developer shall comply with all rules, laws, ordinances, and regulations of the Coachella Valley Water District (CVWD) at the time of application for water service.
143. The Applicant/Developer shall comply with all the District standards and conditions and have final approval of all design plans by the District Engineer or his/her designee, and the District General Manager.
144. The Applicant/Developer shall comply with all rules, laws, ordinances, and regulations of the CVWD at the time of application for sewer service.
145. Applicant/Developer shall provide permanent access to all public sewer facilities. This includes all easements, right of ways, and point of access to these facilities as applicable.

Building Department

146. Project shall comply with the 2014 California Building Standards Code (Title 24, California Code of Regulations) and other adopted City Ordinances which include the following:
- a. CA Building Code
 - b. CA Plumbing Code
 - c. CA Mechanical Code
 - d. CA Electrical Code
 - e. CA Fire Code
 - f. CA Green Building Standards Code
 - g. CA Energy Code

147. As applicable, automatic fire sprinkler systems shall be installed in all new construction as per Chapter 9 of the California Building code and per City Ordinance. Design and type of system shall be based upon the requirements of the California Building Code, the California Fire Code and the requirements of the Fire Department.
148. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
149. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall obtain a Temporary Use Permit and comply with the City of Desert Hot Springs requirements.
150. All perimeter/boundary walls shall be designed and constructed so that the outer/exterior face of the wall is as close as possible to the property line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the property line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case-by-case basis for extenuating circumstances.
151. All property lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.
152. The Tract or Parcel map shall record prior to the issuance of any permits.

Grading:

153. The grading permit shall be issued prior to, or concurrently with, the building permit.