

DRAFT CONDITIONS OF APPROVAL

MEETING DATE: January 14, 2020 (Planning Commission)

CASE NO: Development Permit No. 19-18

PREPARED BY: Scott Taschner, Senior City Planner

REVIEWED BY: Rebecca Deming, Community Development Director

Planning Department Project Specific Conditions

1. This approval is for the renovation and expansion of the hotel to include short-term rentals of vintage recreational vehicles and is strictly for use of the property as a hotel/villas and short-term rentals (less than 30 days) and shall be subject to the City's transit occupancy taxes and other regulations as requirements of Section 3.20.010-130 of the DHSMC.
2. The property owner/proprietor will be subject to Chapter 3.20 (Transient Occupancy Tax) of the Desert Hot Springs Municipal Code. The property owner/proprietor shall be responsible for complying, collecting, and paying all Transient Occupancy Taxes (T.O.T.) to the City and submit the transit occupancy taxes to the city on a monthly basis.
3. The vintage recreational vehicles are approved as ancillary rental units to the hotel (less than 30 days).
4. Each unit shall maintain a minimum separation (distance) of 10 feet.
5. The final materials that will be utilized on site will be subject to Planning Department approval and shall be properly maintained.
6. Prior to the issuance of building permits, the applicant/developer shall provide Irrigation Plans/Schedule and a Plant Schedule with the type/names, quantity, size, water usage of the proposed plants.
7. All rental units (trailers) shall be located outside of all required yard setbacks and the applicant/developer shall relocate the rental units (trailers) on the north side of the project to a location which is out of the required street side yard setback.

8. Prior to issuance of building permits, the applicant/developer shall pay a fair-share to the City for future construction of the signal at Palm Drive and Park Avenue, as determined by the City Engineer.
9. The proposed open “Clubhouse and Flexspace” area shall be restricted to hotel/vintage unit guests only. No public events and/or tickets shall be provided for any entertainment on the site without prior approval from the City. Should the applicant want to open events to the public additional parking may be required as determined by the Director.
10. The applicant/developer shall provide detail Lighting Plans and Photometric Plans that indicate wattage/style, illuminance, distance, shielding and beam width.
11. Prior to issuance of building permits, the applicant/developer shall provide plans for a trash enclosure that will be sufficient to handle the amount of trash and recycling generated by the vintage trailer site, and as determined by the Planning Department.
12. Prior to issuance of building permits, the applicant/developer shall submit a final landscape plan which is approved by the Mission Springs Water District and the plan shall be subject to final review and approval by the Planning Department.
13. Alternative paving surfaces shall be subject to Fire and Building Department (and ADA) requirements and the applicant/developer shall obtain all required permits.
14. The placement of structures and trailers on individual sites shall be subject to Fire Department Access and Building Code Requirements.
15. Prior to issuance of building permits the applicant/developer shall submit a final site plan, showing the precise layout of the parking area including parking spaces, drive aisles, and other features.
16. Prior to issuance of building permits the applicant/developer shall submit a Perimeter Wall/Fence Plan for review and approval by the Planning Department.
17. Any proposed change in use will require a formal submittal to the City’s Planning Department. The submittal shall include all required materials/plans needed to evaluate the proposal.
18. The vintage recreational vehicles shall remain in their designated, approved spaces as shown on the approved site plan.

19. Any change in use or length of stay (to more than 30 days) in the vintage trailers shall require an amendment to the entitlements, as required by the Planning Department.

Standard Administrative Conditions

20. The approval for Development Permit No. 19-18 is subject to a one (1) year expiration as provided in Section 17.92.070
21. The applicant may request an extension of time for Development Permit 19-18 per the City's Zoning Ordinance Section 17.92.100. The review authority may, upon an application being filed 30 days prior to expiration and for good cause, grant a time extension not to exceed 12 months. Upon granting the extension, the review authority shall ensure that the Development Permit complies with all current Zoning Ordinance provisions.
22. 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.
23. 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.
24. 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.
25. The development of the project on the project site shall be in substantial compliance with the exhibits contained in the project file for Development Permit

No. 19-18.

26. The final grading plan if required shall be in substantial conformance with the designs set forth in the hydrology report and site drainage design.
27. **Within fifteen (15) days of final approval**, the Applicant/developer shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This authorization shall become void, and any privilege, permit, or other authorization granted under these entitlements shall be deemed to have elapsed if compliance with this condition has not been undertaken within the specific time limits.
28. A scanned copy of the signed Conditions of Approval shall be included in the Building Construction Plans submitted for plan check.
29. 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.

Planning Department - Standard Conditions

30. 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.
31. If paleontological resources are encountered during grading, ground disturbance activities shall cease immediately, so a qualified paleontological monitor can evaluate any paleontological resources exposed during the grading activity. applicant/developer shall hire a paleontological monitor and shall be responsible for payment of all related expenses. If paleontological resources are encountered, adequate funding shall be provided to collect, curate and report on these resources to ensure the values inherent in the resources are adequately characterized and preserved.

32. 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 Planning Department. 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 City and the Eastern Information Center for the State of California located at the University of California Riverside.
33. 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.
34. The use of rolled concrete on any exterior walls or trash enclosures is specifically prohibited.
35. Outdoor storage of equipment and/or merchandise must satisfy all screening requirements of Section 17.12.320 of the Desert Hot Springs Municipal Code.
36. All drain pipes shall be interior to the building. Exposed drain pipes are specifically prohibited.
37. All new drain terminations shall be from the Watts Drainage Product RD-940 or a product of equal value.
38. All new breaker boxes, fire sprinkler risers, and utility conduits shall be interior to the building.
39. All new development shall comply with Mission Springs Water District's Water Efficient Landscaping Guidelines. This policy requires outdoor water conservation practices within MSWD's service area, specifically: (1) the creation of landscape plans featuring the use of California native desert friendly plants; and (2) the preparation of irrigation plans detailing water efficient irrigation technology systems (e.g., drip irrigation, evapotranspiration irrigation controllers, etc.) appropriate to an arid desert climate.
40. 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.



Landscaping Standard Conditions

41. 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 Mission Springs 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. Provide the total percentage of evergreen trees of all trees not including palm trees as evergreen.
 - e. Clear indication where landscaping will be used to screen mechanical, electrical, and irrigation equipment.
 - f. 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.
 - g. Plant and tree installation and staking details.
 - h. Details on how vines will be attached to the structural elements.
42. 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. Where mowing is required, all adjacent planting 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. The site shall have a maximum of twenty-five percent (25%) fifteen (15) gallon trees and all other trees shall be thirty-six (36) inch box

- or greater.
- m. 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.
43. 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.
44. All redwood headers are specifically prohibited from use on the project site.
45. All irrigation lines shall be located below ground with no surface exposure.
46. 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 Standard Conditions

47. 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.
48. 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.
49. 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.
50. 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.
51. 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.

52. 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.
53. 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.
54. 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 Standard Conditions

55. The applicant shall submit an exterior Lighting Plan in compliance with all relevant sections of the DHSMC; include a photometric analysis, to the City 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.
 - g. The lighting on-site shall provide 100-foot face recognition.
- 56. Prior to the issuance of a Certificate of Occupancy the lighting shall be inspected by the Police Department and Community Development Department and requested changes for safety shall be implemented.
 - 57. Applicant/developer shall adhere to the City's light standard and identify all light fixtures (wall mounted and pole lights) on the site plan.
 - 58. The Planning and/or Police Departments may require additional lighting to prevent unintended dark spots prior to final occupancy.

Building & Safety Standard Conditions

- 59. Project shall comply with the 2016 California Building Standards Code (Title 24, California Code of Regulations) or current code at time of permit issuance 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
- 60. 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.
- 61. 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.
- 62. 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.

63. 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 for construction by the Building Official on a case-by-case basis for extenuating circumstances.
64. 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.
65. Prior to the removal and/or demolition of structures the applicant shall obtain permits from the Building Department.
66. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that illumination does not infringe onto adjoining properties.
67. Prior to any building inspection, the following information shall be submitted to the Building Department:
 - a. A Pad Certification from the civil engineer of record that certifies the pad elevation is consistent with the approved grading plan;
 - b. A Form Certification from the civil engineer of record that certifies the building concrete forms have been placed to conform with the required setbacks as per the approved site/grading plan; and
 - c. A compaction report from a geotechnical testing firm that certifies the site has been compacted to comply with the approved soils/geotechnical report.
68. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to the Building Department. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

Code requirements for fire safety during construction and demolition

69. 3304.1 **Smoking.** Smoking shall be prohibited except in approved areas. Signs shall be posted in accordance with Section 310. In approved areas where

smoking is permitted, approved ashtrays shall be provided in accordance with Section 310.

70. 3304.6 **Cutting and welding.** Operations involving the use of cutting and welding shall be done in accordance with Chapter 35.
71. 3312.1 **Where required.** An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
72. 3315.1 **Where required.** Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with section 906 and sized for not less than ordinary hazard as follows:
 - a) At each stairway on all floor levels where combustible materials have accumulated.
 - b) In every storage and construction shed.
 - c) Additional portable fire extinguishers shall be provided where special hazards exist including hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.

Engineering Department Conditions

73. Applicant/developer shall annex to Community Facilities District No. 2010-1 for the maintenance of:
 - a. Landscape/Hardscape
 - b. Streetlights
 - c. Drainage Basins / Storm Drain FacilitiesPrior to the issuance of a certificate of occupancy.
74. Applicant/developer shall pay the Five Thousand Dollars (\$5,000.00) cost for the City's consultant to annex the Community Facilities District No. 2010-1 and the City fee for processing the request, prior to the issuance of an occupancy permit.
75. 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.
76. If imported or exported soil material is necessary to balance the grading on the site, a separate grading plan and haul permit approval is necessary before transport of the material.
77. Applicant/developer shall submit the following items for approval from the

Engineering Department:

- a. Precise Grading Plans with the street address for each lot with building foot prints
 - b. Storm Drain / Drainage Plans (may show on Precise Grading Plans)
 - c. Street Lighting Plan
 - d. Composite Utility Plans (Sewer and Water Plans – submit to Mission Springs Water District)
78. Prior to the installation of any off-site improvements, an encroachment permit shall be obtained from the City of Desert Hot Springs.
 79. Prior to the installation of any off-site utility improvements, a permit shall be obtained from that particular utility company.
 80. Any required water and sewer facilities must be constructed and paid for by the developer per the standards of the Mission Springs Water District (MSWD) and will require inspection by MSWD. Please direct all inquiries to MSWD Engineering Department by Email: engineering@mswd.org or by Phone: (760) 329-6448 (ext. 127; customer to leave message).
 81. A soil compaction report shall be prepared and submitted to the City Building Department for approval prior to issuance of any building permits.
 82. No nuisance water shall escape the site onto public streets.
 83. 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.
 84. 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

85. 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). Any basins designed to ultimately retain 2 feet of water or more during the 100-year storm event shall be fenced to prohibit unauthorized entry. Maintenance of retention basins and drainage system shall be the responsibility of the Applicant / property owner / operator.
86. 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.
87. 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.
88. The on-site driveways and parking areas shall be improved with asphalt or concrete paving, permeable pavers, curbs, gutters, and appurtenances as shown

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.

89. 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.
90. The applicant/developer is required to construct all transition and missing links between existing and proposed improvements.
91. 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.
92. The developer will be required to construct all parking spaces, parking areas and driveways to a 1% slope on AC and 0.5% slope on PCC to drain to an approved drainage facility onsite as approved by the City Engineer.
93. 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.
94. The design of the on-site grading and the storm drainage improvements shall be coordinated with all adjacent projects to the satisfaction of the City Engineer.
95. All grading plans and improvement plans shall be coordinated for consistency prior to the issuance of any permits.
96. The developer will be required to install any improvements to any off-site facility if damaged during construction to the satisfaction of the City Engineer.
97. The developer shall install curb radius driveways per DHS Std. Drawing 210.
98. The developer shall provide and install all improvements, within and outside the project, in compliance with the policies and procedures of the City Engineer, and the serving utility company. These improvement requirements shall be completed or bonded prior to issuance of a building occupancy permit, building permit, or grading permit.
99. The developer will be required to construct trash enclosures to the appropriate size to accommodate recycling and disposal containers for future commercial recycling efforts.
100. The developer shall obtain written permission from the adjacent property owners

allowing the proposed grading and/or construction of any temporary facilities within the abutting property prior to the issuance of permits (if applicable). The maintenance mechanism for those improvements shall be identified. If prior to grading permits or written permission cannot be obtained, the grading shall be modified such that no off-site grading occurs.

101. Prior to any grading activities, all plans and specifications shall be submitted by a professional engineer and approved by the City Engineer.
102. A precise grading plan shall be submitted for review and approval by the City Engineer prior to the issuance of building permits with the proper pad certification from a licensed engineer.
103. Any slopes exceeding 3' will need to have an in-ground water system and be planted with plant material to be approved by the Planning Department prior to Certificates of Occupancy per the City of Desert Hot Springs Zoning Ordinance 159.28.100.
104. All wall heights, wall types, and wall setbacks must be approved with the Planning Department.

Police Department Standard Conditions

105. The applicant/developer shall comply with all applicable federal, state and City laws and regulations.
106. 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, security surveillance cameras, perimeter fencing and/or security gates, on-site security guards or other mitigating measures deemed appropriate by the Police Department.
107. Applicant/developer shall adhere to the City's light standard and identify all light fixtures (wall mounted and pole lights) on the site plan.
108. The Police Department may require additional lighting to prevent unintended dark spots prior to final occupancy.
109. 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.

110. The applicant and operator shall at all times implement the Utilize Crime Prevention Through Environmental Design (C.P.T.E.D) throughout the project, as follows:

CPTED Principle #1 – Natural Surveillance

"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

CPTED Principle #2 - Natural Access Control

Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

CPTED Principle #3 – Territorial Reinforcement

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

CPTED Principle #4 – Maintenance

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. We will work with you to develop a formal CPTED based maintenance plan to help you preserve your property value and make it a safer place.

111. Prior to issuance of building permits, the site plan shall indicate all perimeter walls and fences to be of a design to prevent or discourage scaling & graffiti.
112. Prior to issuance of building permits, a photovoltaic survey shall be prepared and submitted with the proposed lighting plan. The lighting plan shall be reviewed to assure that:
- a. Lighting provides adequate visibility, face & color recognition, and a sense of security for employees and visitors.

- b. LED and/or Metal Halide lights are recommended.
 - c. Lighting shall be shielded through the use of fixture design and placement, and shrouds so that spillover at the property line is minimized.
113. Any private security service that uses security guards with uniforms shall assure to the satisfaction of the City of Desert Hot Springs Police Department that the uniforms are sufficiently different in appearance from any uniform of the Police Department, Riverside County Sheriff or other local police department.

Fire Department Conditions

ACCESS

114. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. Fire lanes shall be at least 24 feet wide and all weather hard surface. Paving stone are not allowed.

WATER

115. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 878 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. Automatic sprinkler systems and hydrants are required. Fire hydrants shall be within 400 feet of structures.

FIRE CONSTRUCTION PERMITS REQUIRED

116. Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Building construction, occupancy, and square footage shall be clearly stated at the plan check phase of development.

FIRE DEPARTMENT STANDARD CONDITIONS

117. Applicant/developer shall provide a water system capable of delivering a minimum fire flow of 1,500 gallons 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. The minimum required GPM and PSI may change during official plan check.
118. The applicant/owner shall install Knox Boxes as approved by the Fire

Department subject to the following:

- On Structures the Knox Box shall be installed next to the Fire Department access door and be flush with the building.
119. 503.6.1 Automatic opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with Riverside County Fire Department standards and Policies, as may be amended from time to time.
 120. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building.
 121. If the fire apparatus road extends over 150 feet to a dead end, an approved turnaround shall be installed.
 122. If the buildings are protected with a FIRE alarm system, the lock box shall be required to have tampered monitoring.
 123. 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.
 124. 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.
 125. 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.
 126. Applicant/developer shall install a portable fire extinguisher, with a minimum rating of 2A-10BC, 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.
 127. No hazardous materials shall be stored and/or used within the building,

which exceeds quantities listed in 2016 California Building Code. No class I, II or IIIA of combustible/flammable liquid shall be used in any amount in the building.

128. Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2016 California Building Code.
129. Fire apparatus access roads shall be 24' in width with no parking allowed on either side of the access road. If the building height exceeds 30', the fire apparatus access road shall be 30' in width with no parking allowed on either side of the access road WITH a turning radius of 38'.
130. 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.
131. Access shall be provided to all mechanical equipment located on the roof as per the 2016 California Mechanical Code.
132. Fire sprinklers shall be installed in all buildings greater than 3,600 square feet regardless of the occupancy classification.
133. Shall install a fire alarm system.
134. Emergency and standby power systems shall be installed in accordance with CFC, CBC, NFPA 110, and NFPA 30.
135. 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.
136. No smoking sign shall be posted at generators.
137. NFPA 704 placard shall be posted where applicable.
138. Shall design to current 2016 California Codes and Standards.
139. Prior to issuance of occupancy permits, the applicant shall demonstrate to the satisfaction of the Riverside County Fire Department that the site conforms with fire lane width requirements in accordance with County standards, as found at:
http://rvcfire.org/stationsAndFunctions/AdminSppt/FireMarshal/Documents/Standards/FPS_x06-05_Access_Roadways_x2x.pdf

Mission Springs Water District Conditions

Water Service Condition:

Water service is currently provided for the project for domestic and fire protection and any new service shall be subject to the following conditions of service:

140. The developer shall comply with all rules, laws, ordinances, guidelines, and regulations of the District at the time that any new water service application is submitted.
141. The point of connection for any new service shall be the 8" water main located on the north side of Park Lane.
142. The developer shall submit fire sprinkler designs for the new structure prepared by a licensed fire design professional showing the required flow and pressure at the point of connection for operation of the system with a simultaneous domestic use of 5 gallons per minute. These calculations shall be based on a current fire hydrant flow test which can be ordered through the MSWD Engineering Department.
143. The installation of backflow prevention devices will be required for all domestic, irrigation, and fire service connections.
144. Installation of private fire line services may be required per Riverside County Fire Department Standards. Double check detector assemblies (DCDA) per MSWD Standards will be a requirement at the time of installation.
145. The developer must submit hydraulic calculations to the District indicating the availability of the required fire flows as determined by the Riverside County Fire Department. These calculations shall be based on a current fire hydrant flow test which can be ordered through the MSWD Engineering Department.
146. The developer shall provide plumbing plans with fixture units for District review of domestic meter and service size.
147. MSWD requires having all its facilities within the public right-of-way or recorded and dedicated easements.
148. The developer is required to apply for water service and submit payment of District fees, charges, and deposits. The water meter and connection fees will be based on the actual meter sizes and quantities shown on the approved plans. All fees are subject to change based on the time of application for services from the District.

Sewer Service

Sewer service is currently provided for the project and any change shall be subject to the following conditions of service:

149. The developer shall comply with all rules, laws, ordinances, guidelines, and regulations of the District at the time the sewer service application is submitted.
150. The point of connection for the new building shall be one of the two existing sewer laterals.
151. The developer shall flush all private onsite sewer lines under direct District inspection prior to connection to the existing lateral.
152. The developer shall comply with all Sewer Ordinances and the Rules and Regulations per Ordinance 2008-02 Section 3.01 and 8.04 (as amended by 2009-02 Sections 7.01 to 7.20). As applicable, this will also ensure that the applicant complies with the Fats, Oils, and Grease Program (FOG).
153. MSWD requires 6" sewer laterals for all commercial parcels. The developer shall submit plumbing plans and flow calculations showing that the new facilities will not exceed the existing lateral capacity.
154. The developer shall complete an application for sewer service with payment of all applicable fees, charges and deposits at the time of application (i.e., multi-family, residential, commercial sewer connection fees per current MSWD fee schedules).

Landscape

As applicable per City requirements:

All new and rehabilitated residential and commercial development shall comply with the *Mission Springs Water District's Water Efficient Landscaping Guidelines* (guidelines are available at www.mswd.org). This policy requires outdoor water conservation practices within the MSWD service area, specifically: (1) the creation of landscape plans featuring the use of California native desert friendly plants; and (2) the preparation of irrigation plans detailing water efficient irrigation technology systems (e.g., drip irrigation, evapotranspiration irrigation controllers, etc.) appropriate to an arid desert climate. For additional details regarding plan check and inspection fees, please contact Theresa Murphy via email at tmurphy@mswd.org or (760) 329-6448 ext. 126.

