

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**COMBINED DEVELOPMENT APPLICATION,**  
**CDA NO. 17-01**

The staff is recommending approval of the proposed project to the Planning Commission with the following conditions:

- COA 1. The subdivider shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the subdivider of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
- COA 2. This tentative tract map is granted for the land described in the application on file with the City of Coalinga. The locations of all buildings and other features shall be located and/or designed substantially as shown in the aforementioned applications, unless otherwise specified herein.
- COA 3. This tentative subdivision map shall expire within the time frames prescribed under the State Subdivision Map Act.
- COA 4. Any minor changes may be approved by the Director. Any substantial changes will require the filing of an application for an amendment to be considered either by the Director, the Planning Commission or City Council as deemed appropriate.
- COA 5. All requirements of any law, ordinance or regulation of the State of California, City of Coalinga, and any other governmental entity shall be complied within the exercise of this approval.
- COA 6. Within fifteen (15) days after the effective date of tentative subdivision map approval, the subdivider shall file with the Director written acceptance of the conditions of approval stated herein.
- COA 7. Compliance with an execution of all conditions listed herein shall be necessary, unless otherwise specified, prior to obtaining a certificate of occupancy. Deviation from this requirement shall be permitted only by written consent from the Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement null and void.
- COA 8. The subdivider shall amend the tentative map to reflect redlined changes from the City Engineer as Attachment 1.

- COA 9. The subdivider shall be required to pay water, landscaping/irrigation and sewer impact fees as specified by the City of Coalinga Municipal Code at the time building permit applications are filed.
- COA 10. The subdivider shall be responsible for all the applicable regulations in Chapter 7 of Title 9 of the Municipal Code as it relates to subdivisions.
- COA 11. The subdivider shall offer in dedication all necessary easements for drainage, sewer, water and other public utilities as determined by the improvement plans and as approved by the Coalinga Public Works Department.
- COA 12. The subdivider shall provide engineered improvement plans to the City Engineer for review and approval of water, natural gas, wastewater, storm water drainage, site landscaping & irrigation facilities, public street lighting and public street improvements.
- COA 13. Any construction work within the City of Coalinga right-of-way shall be accomplished under an encroachment permit issued by the Public Works Department.
- COA 14. The subdivider shall file a final map application with the Community Development Department in accordance with Section 9-7.303 of the Planning and Zoning Code.
- COA 15. A subdivision tract number shall be obtained from the Fresno County Recorder and shall be shown on the map.
- COA 16. The submitted site plan shall be revised to read Tentative Subdivision Map and parcel letter designations shall be changed to read lot numbers.
- COA 17. The subdivider is responsible to adhering the installation of public improvements in accordance with Section 9-7.501.
- COA 18. The subdivider shall direct storm water runoff to the perimeter public streets. Drainage calculations to be submitted for review and approval by City Engineer
- COA 19. The subdivider shall connect new sewer laterals as required to the existing sewer main within the perimeter public streets in accordance with City Public Works Standards and as required by the City Engineer.
- COA 20. The subdivider shall connect new water services as required to the existing water main within the perimeter public streets in accordance with City Public Works Standards and as required by the City Engineer.
- COA 21. The subdivider shall connect new natural gas services as required to the existing natural gas main within the perimeter public streets in accordance with City Public Works Standards and as required by the City Engineer.
- COA 22. Provide 10-foot public pedestrian/utility easements along all lots fronting on a public street.
- COA 23. Any construction work within State Route 33 will require an Encroachment Permit from Caltrans District 6.

- COA 24. The Subdivider shall adhere to all Caltrans requirements per their comment letter(s) dated August 11, 2017.
- COA 25. The subdivider shall replace all segments of broken or cracked sidewalk and curb & gutter as required by the City Engineer along the project frontage.
- COA 26. The subdivider shall remove existing driveway approaches and construct new Americans with Disabilities Act (ADA) compliant driveway approaches to City Public Works Standards as directed by the City Engineer.
- COA 27. The subdivider shall construct new ADA compliant curb ramp at Polk Street & S. Hachman Street in accordance with Caltrans Standards Plans.
- COA 28. The subdivider shall remove existing sidewalk and construct a minimum 6-foot-wide sidewalk along Polk St (SR33) in accordance with Caltrans Highway Design Manual requirements.
- COA 29. The subdivider shall adhere to all the mitigation measures identified in the Certified Mitigated Negative Declaration.
- COA 30. The subdivider is required to submit an administrative site plan review application to the planning department for each new residential unit to be built on the newly created parcels.
- COA 31. The subdivider is responsible for payment of all applicable local planning, development impact, regional and building related fees.
- COA 32. Construction of improvements shall not commence until plans and specifications for such work have been submitted to and approved by the City as part of the tentative map submission.
- COA 33. All improvements shall be inspected and approved by the Assistant City Manager or his/her designee. The subdivider shall be responsible for the actions of his contractor. Twenty-four (24) hours minimum notice will be required prior to an inspection by City personnel.
- COA 34. All yards shall be fenced in accordance with the planning and zoning code related to heights, setbacks and materials.
- COA 35. The subdivider shall comply with requirements of the Coalinga Fire Department and Coalinga Police Department.

**Applicant Acknowledgement**

I \_\_\_\_\_, (Applicant) have read and will fully comply with all of the conditions stated above, and understand if they are not followed, my permit may be revoked in accordance with Section 13 of the above conditions.

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature