

**CITY COUNCIL RESOLUTION 2010-47  
CONDITIONAL USE PERMIT 2006-097  
ST. FRANCIS CHURCH PARKING LOT  
CONDITIONS OF APPROVAL - FINAL  
JUNE 15, 2010**

**GENERAL**

1. The applicant agrees to defend, indemnify, and hold harmless the City of La Quinta (the "City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Conditional Use Permit. The City shall have sole discretion in selecting its defense council.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. Conditional Use Permit 2006-097 shall expire on June 15, 2012, two years after City Council approval, unless established or granted a time extension pursuant to the requirements of La Quinta Municipal Code 9.200.080 (Permit expiration and time extensions).
3. Conditional Use Permit 2006-097 shall comply with all applicable conditions of approval for Site Development Permit 2006-860 and mitigation and monitoring measures for Environmental Assessment 2006-564.
4. Prior to the issuance of a grading, construction or building permit, the applicant shall obtain applicable permits and/or clearances from the following agencies, if applicable or required:
  - Riverside County Fire Marshall
  - Public Works Department (Grading Permit, Improvement Permit)
  - Planning Department
  - Riverside County Environmental Health Department
  - Coachella Valley Water District (CVWD)
  - Imperial Irrigation District (IID)
  - The Gas Company
  - Sunline Transit Agency
  - California Water Quality Control Board (CWQCB)
  - South Coast Air Quality Management District Coachella Valley

The applicant is responsible for all requirements of the permits or clearances from the above listed agencies and departments. When the requirements

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include approval of improvement plans, the applicant shall furnish proof of said approvals prior to obtaining City approval of the plans.

4. The applicant shall reimburse the City, within thirty (30) days of presentment of the invoice, all cost and actual attorney's fees incurred by the City Attorney to review, negotiate and/or modify any documents or instruments required by these conditions, if the applicant requests that the City modify or revise any documents or instruments prepared initially by the City to effect these conditions. This obligation shall be paid in the time noted above without deduction or offset and the applicant's failure to make such payment shall be a material breach of the Conditions of Approval.

**MAINTENANCE**

5. The applicant shall comply with the provisions of LQMC Section 13.24.160, and shall make provisions for continuous, perpetual maintenance of all on-site improvements, perimeter landscaping, access drives, and sidewalks. The applicant shall maintain required public improvements until expressly released from its responsibility by the appropriate public agency.

**FEE AND DEPOSITS**

6. The applicant shall pay the City's established fees for plan checking and construction inspection. Fee amounts shall be those in effect when the applicant makes application for plan checking and permits.
7. Permits issued under this approval shall be subject to the Coachella Valley Multi-Species Habitat Conservation Plan/Natural Community Habitat Conservation Plan Mitigation Fee, in accordance with LQMC Chapter 3.34.

**PARKING AREAS**

8. Prior to approval of any grading permits, the Applicant shall submit to the Planning and Public Works department a temporary parking plan to identify the locations and scheduling for alternative parking locations during grading and construction of the parking areas.

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9. Use of the temporary overflow parking area shall be limited to special events and religious holidays when the other parking lots are anticipated to reach capacity.
10. Parking lot lighting shall be turned off or reduced within one hour following the conclusion of evening events. Lighting within the temporary overflow parking area shall only be activated when the temporary lot is being used for special events during evening hours.