

**RESOLUTION 96-72
CONDITIONS OF APPROVAL - FINAL
SPECIFIC PLAN 96-027
SEPTEMBER 17, 1996**

EXHIBIT "A"

GENERAL CONDITIONS OF APPROVAL

1. The development shall comply with Exhibit 1, the Specific Plan for Specific Plan 96-027 (on file in the Community Development Department), the approved exhibits and the following conditions, which shall take precedence in the event of any conflicts with the provisions of the Specific Plan.
2. Exterior lighting for the project shall comply with the "Dark Sky" Lighting Ordinance. Plans shall be approved by the Community Development Department prior to issuance of building permits. All exterior lighting shall be down shining and provided with shielding to screen glare from adjacent streets and residential property to the north and east to the satisfaction of the Community Development Department. Parking lot and nursery light standards shall be a maximum 25-feet in height and shall be shielded.
3. Plan for adequate trash recycling provisions for each phase as constructed shall be approved by the Community Development Department prior to Certificate of Occupancy. Plan to be reviewed for acceptability by applicable trash company prior to City review.
4. Comprehensive sign program for Phase 2 (business identification, directional, and monument signs, etc.) shall be approved by the Planning Commission prior to issuance of any building permit for Phase 2.
5. Prior to issuance of any grading or building permits, or ground disturbance, mitigation measures as recommended by the Archaeological Assessment for the site shall be completed at the applicant/developer's expense. This consists of having an archaeological monitor on site during grading and earth disturbance operations.
6. Upon their approval by the City Council, the City Clerk is authorized to file these Conditions of Approval with the Riverside County Recorder for recordation against the properties to which they apply.
7. Prior to the issuance of a grading, improvement or building permit, the applicant shall obtain permits and/or clearances from the following public agencies;

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- Fire Marshal
- Public Works Department (Grading Permit, Improvement Permit)
- Community Development Department
- Riverside County Environmental Health Department
- Desert Sands Unified School District
- Coachella Valley Water District
- Imperial Irrigation District
- California Regional Water Quality Control Board (NPDES Permit)

The applicant is responsible for any requirements of the permits or clearances from those jurisdictions. If the requirements include approval of improvement plans, applicant shall furnish proof of said approvals prior to obtaining City approval of the plans.

For projects requiring NPDES construction permits, the applicant shall include a copy of the application for the Notice of Intent with grading plans submitted for plan checking. Prior to issuance of a grading or site construction permit, the applicant shall submit a copy of an approved Storm Water Pollution Protection Plan.

8. Provisions shall be made to comply with the terms and requirements of the City's adopted Infrastructure Fee program in effect at the time of issuance of building permits.
9. Handicap access, facilities and parking shall be provided per State and local requirements.
10. Bus waiting shelters shall be provided when the street improvements are installed, as approved by Sunline Transit and the Public Works Director.
11. Prior to any site disturbance being permitted, including construction, preliminary site work and/or archaeological investigation, the project developer shall submit and have approved a Fugitive Dust Control Plan (FDCCP), in accordance with Chapter 6.16 of the La Quinta Municipal Code. The plan shall define all areas proposed for development and shall indicate time lines for any phasing of the project, and shall establish standards for comprehensive control of both anthropogenic and natural creation of airborne dust due to development activities on site. Phased projects must prepare a plan that addresses control measures over the entire build out of the project such as for disturbed lands pending future development.

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12. Construction shall comply with all local and State building code requirements as determined by the Building and Safety Director.
13. Prior to issuance of any land disturbance permit, the applicant shall pay the required mitigation fees for the Coachella Valley Fringe-Toed Lizard Habitat Conservation Program, as adopted by the City, in the amount of \$600 per acre of disturbed land.
14. Prior to the issuance of a grading permit, the applicant shall prepare and submit a written report to the Community Development Director demonstrating compliance with those Conditions of Approval and mitigation measures of SP 96-027 and EA 96-325 which must be satisfied prior to the issuance of a grading permit. Prior to the issuance of a building permit, the applicant shall prepare and submit a written report to the Community Development Director demonstrating compliance with those Conditions of Approval and mitigation measures of EA 96-325 and SP 96-027 which must be satisfied prior to the issuance of a building permit. Prior to final building inspection approval, the applicant shall prepare and submit a written report to the Community Development Director demonstrating compliance with all remaining Conditions of Approval and mitigation measures of EA 96-325 and SP 96-325. The Community Development Director may require inspection or other monitoring to assure such compliance.
15. All Conditions of Approval shall be incorporated into the Specific Plan text in the appropriate section. Text shall be revised prior to issuance of a grading or building permit, whichever occurs first.
16. The service station shall be deleted in Phase 1.
17. All requirements of Coachella Valley Water District shall be met.
18. For all driveways leading from streets, the adjacent perpendicular drive aisle closest to the street shall be provided with stop signs. Additionally, traffic aisles leading to the street shall also be provided with stop signs to insure inbound traffic a continuous, uninterrupted flow into the parking lot.
19. Any utility enclosures including pallet enclosures, propane/generator enclosures shall consist of masonry materials sufficient in height to screen all storage with solid painted gates provided, subject to approval of the Community

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Development Department prior to issuance of a building permit.

20. Prior to issuance of a building permit the site plan shall show that the eight foot block wall provided at the north property line, shall be one sided split face block with a two inch cap. This wall may be phased as shown on the submitted plans.
21. The two cart storage areas (Section 3.3.4 of the Specific Plan) design and central locations shall be approved by the Community Development Director, prior to issuance of a building permit. Designated area shall be permanent and provided with screen walls and landscaping and proper signs.
22. Drive through restaurant shown in Phase 2 shall be provided with screening by a combination of berms, walls, and landscaping so that the cars using the drive through facilities will not be visible by pedestrians and cars on the perimeter sidewalk and street as approved by the site development permit. Adequate information shall be submitted to show that air quality impacts will not increase when compared to non-drive-through uses.
23. All roof and wall mounted mechanical-type equipment shall be installed or screened with architecturally compatible material so as not to be visible from surrounding properties and streets to the satisfaction of the Community Development Director and/or Planning Commission. Working drawings showing all proposed equipment and how they will be screened shall be submitted and approved prior to issuance of a building permit.

PROPERTY RIGHTS

24. All required easements, rights-of-way and other property rights shall be granted prior to issuance of a grading, improvement or building permit for this development.
25. The applicant shall grant public and private street right-of-way utility easements in conformance with the City's General Plan, Municipal Code, applicable specific plans, and as required by the Public Works Director.

Property rights required of this development include:

- A. State Route 111 - 86' half of a 172' right-of-way

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- B. Jefferson Street - 62' half right-of-way transitioning to 81' half right-of-way on the southerly portion as required for dual left turn lanes and dedicated right turn lane. The applicant may reduce the above right-of-way widths by two feet by reconstructing the west side of the existing Jefferson Street median two feet easterly of the existing location.

Right-of-way grants shall include additional widths as necessary to accommodate additional-width improvements shown on the approved improvement plans.

26. The applicant shall grant any easements necessary for placement of and access to utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas.

IMPROVEMENT PLANS

27. Improvement plans submitted to the City for plan checking shall be submitted on 24" x 36" media. On-site plans shall be submitted in the categories of "Grading, Paving and Drainage" and "Precise Grading and Plot Plan." Off-site improvements shall be submitted in the categories of "Grading," "Streets & Drainage," and "Landscaping." The "Precise Grading and Plot Plan" shall have signature blocks for the Community Development Director and the Building Official. All other plans shall have signature blocks for the Public Works Director. Plans are not approved for construction until they are signed.

"Streets and Drainage" plans shall normally include signals, sidewalks, bike paths, gates and entryways, and parking lots. If water and sewer plans are included on the street and drainage plans, the plans shall have an additional signature block for the Coachella Valley Water District (CVWD). The combined plans shall be signed by CVWD prior to their submittal for the Public Works Director's signature.

"Landscaping" plans shall normally include landscape improvements, irrigation, lighting, and perimeter walls.

Plans for improvements not listed above shall be in formats approved by the Public Works Director.

28. The City may maintain standard plans, details and/or construction notes for elements of construction. For a fee established by City resolution, the applicant may acquire standard plan and/or detail sheets from the City.

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29. When final plans are approved by the City, and prior to issuance of grading, improvement or building permits, the applicant shall furnish accurate computer files of the complete, approved off-site improvement plans on storage media and in a program format acceptable to the Public Works Director. At the completion of construction and prior to final acceptance of improvements, the applicant shall update the files to reflect as-constructed conditions including approved revisions to the plans.

IMPROVEMENT AGREEMENT

30. The applicant shall construct improvements and/or satisfy obligations, or enter into a secured agreement to construct improvements and/or satisfy obligations required by the City prior to issuance of a grading, improvement or building permit. For secured agreements, security provided, and the release thereof, shall conform with Chapter 13, LQMC.

Improvements to be made or agreed to shall include removal of any existing structures or obstructions which are not part of the proposed improvements.

31. If improvements are secured, the applicant shall provide approved estimates of improvement costs. Estimates shall comply with the schedule of unit costs adopted by City resolution or ordinance. For items not listed in the City's schedule, estimates shall meet the approval of the Public Works Director.
32. If the applicant desires to phase improvements and obligations required by the conditions of approval and secure those phases separately, a phasing plan shall be submitted to the Public Works Department for review and approval by the Public Works Director.

The applicant shall complete required improvements and satisfy obligations as set forth in the approved phasing plan. Improvements and obligations required of each phase shall be completed and satisfied prior to occupancy of permanent buildings within the phase unless a construction sequencing plan for that phase is approved by the Public Works Director.

33. The applicant shall pay cash or provide security in guarantee of cash payment for applicant's required share of improvements which have been or will be constructed by others (participatory improvements).

This development is responsible for the following participatory improvements:

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- A. Underground installation of existing overhead utilities.
- B. Raised landscape median on S.R. 111, and
- C. Traffic signal at Jefferson Street and Vista Grande. If traffic conditions warrant installation of this signal prior to or with the opening of Phase 2 of this development, the City may require that the applicant construct this signal.

The applicant's obligations for all or a portion of the participatory improvements may, at the City's option, be satisfied by participation in a major thoroughfare improvement program if this development becomes subject to such a program.

GRADING

- 34. Graded, undeveloped land shall be maintained to prevent dust and blowsand nuisances. The land shall be planted with interim landscaping or provided with other wind and water erosion control measures approved by the Community Development and Public Works Departments.
- 35. The applicant shall comply with the City's Flood Protection Ordinance.
- 36. The applicant shall conduct a thorough preliminary geological and soils engineering investigation and shall submit the report of the investigation ("the soils report") with the grading plan.
- 37. A grading plan, which may be combined with the on-site paving and drainage plan, shall be prepared by a registered civil engineer and must meet the approval of the Public Works Director prior to issuance of a grading permit. The grading plan shall conform with the recommendations of the soils report and shall be certified as adequate by a soils engineer or an engineering geologist.
- 38. Prior to construction of any building, the applicant shall provide a separate document, bearing the seal and signature of a California registered civil engineer or surveyor, that lists actual building pad elevations. The document shall list the pad elevation approved on the grading plan, the as-built elevation, and the difference between the two, if any.

DRAINAGE

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39. The applicant shall provide channel lining along the south bank of the Whitewater Storm Channel adjacent to the project site. The Channel lining shall be designed and constructed in accordance with the requirements of the Coachella Valley Water District and the Director of Public Works.
40. Stormwater falling on site during the peak 24-hour period of a 100-year storm shall be retained within the development unless drainage to the Whitewater Storm Channel is approved by CVWD. The tributary drainage area shall extend to the centerline of public streets adjacent to the development.
41. Nuisance water (and storm water if drainage to the Whitewater Channel is not approved) shall be retained in retention basin(s) or other approved retention/infiltration system(s). In design of retention facilities, the soil percolation rate shall be considered to be zero unless the applicant provides site-specific data that indicates otherwise.
42. If retention is in an open basin, a trickling sand filter and leachfield of a design approved by the Public Works Director shall be installed to percolate nuisance water. The sand filter and leach field shall be sized to percolate 22 gallons per day per 1,000 square feet of drainage area.
43. Retention basin slopes shall not exceed 3:1 and depth shall not exceed six feet.
44. No fence or wall shall be constructed around retention basins except as approved by the Community Development Director and the Public Works Director.
45. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.

UTILITIES

46. All existing and proposed utilities within or adjacent to the proposed development shall be installed underground. High-voltage power lines which the power authority will not accept underground are exempt from this requirement.
47. In areas where hardscape surface improvements are planned, underground

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utilities shall be installed prior to construction of surface improvements. The applicant shall provide certified reports of utility trench compaction tests for approval of the Public Works Director.

STREET AND TRAFFIC IMPROVEMENTS

48. The following minimum street improvements shall be constructed to conform with the General Plan street type noted in parentheses:

A. Jefferson Street - Major Arterial:

- 1). Street Improvements - Forty-one feet of southbound travel improvements (accommodating three 12-foot travel lanes, a 5-foot bike lane) plus sidewalk. At the south end, improvements shall transition into 75 feet of southbound travel improvements to accommodate two dedicated 11-foot-wide left-turn lanes and one dedicated 12-foot-wide right-turn lane.
- 2). Traffic Signal at entrance opposite Vista Grande - Secure 100% of the estimated cost of the improvement. The applicant is responsible for the cost of the signal at the time warrants are met for its installation and may be required to construct the signal prior to or concurrently with construction of Phase 2 of the development. The signal shall be interconnected and coordinated with the signal on Jefferson Street at Highway 111.

During construction of Phase I improvements, the applicant shall install underground conduit (Schedule 80 PVC with end caps), as approved by the Director of Public Works, for future traffic signal wiring. The applicant shall provide the City with an accurate drawing of the conduit (as constructed) complete with reference ties to permanent monuments or surface improvement features.
- 3). Traffic Signal at S.R. 111 - Construct modifications required due to street improvements required of this development and bear the full cost thereof. Improvements shall include left turn signals for southbound and northbound traffic.
- 4). Reconstruct the north median island on Jefferson Street adjacent to the site to provide a 125-foot long left turn pocket for north-to-

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west traffic, and a 50-foot long left turn pocket for south-to-east traffic.

B. State Route 111 - Major Arterial:

- 1). Street Improvements - Construct ultimate improvement on north half of street as required by Caltrans. Median island construction is a participatory improvement which may be constructed by others.
- 2). Traffic Signal at West Entry Drive - Install signal prior to opening any retail outlet in the Specific Plan area that generates sufficient traffic to warrant installation. Applicant shall bear 100% of the initial cost of the signal, but may seek up to 75% reimbursement from nearby benefitting property owners subject to the City's reimbursement policy.

Prior to final inspection and occupancy of any permanent building within the development, the applicant shall provide to the City an executed (by grantor) reciprocal access and easement agreement allowing access to the owner of the abutting property to the west over the most westerly (signalized) driveway and over the applicant's property to the abutting property to the west. The location and language of the easement shall meet the approval of the City Engineer and the City Attorney. The easement provisions may include a requirement for the abutting property owner to reimburse the applicant a pro-rata share of the commercially reasonable costs of construction and maintenance of the shared access drive (including the signal) and the easement route. Such provisions shall provide for arbitration of disputes regarding the provisions of the agreement.

C. Site Access Improvements:

For Phase 1 construction as depicted in the revised Phase 1 Site Plan received by the City on August 5, 1996, the applicant shall:

- 1). Construct the signalized intersection on S.R. 111 at the most westerly access drive in Phase 2 and install connecting drives to Phase 1 as approved by the Public Works Director, and

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- 2). Construct the full width of the most westerly right-in/right/out drive on S.R. 111 and the full 26'-width of the north/south parking aisle at that drive.

Bus turnouts, acceleration/deceleration lanes, and/or other features contained in the approved construction plans may warrant additional street widths, raised medians or other mitigation measures as determined by the Public Works Director.

The Public Works Director may require improvements extending beyond development boundaries such as, but not limited to, pavement elevation transitions, street width transitions, or other incidental work which will ensure that newly constructed improvements are safely integrated with existing improvements and conform with the City's standards and practices.

49. Access points and turning movements of traffic shall be restricted as follows:
 - A. State Route 111 - Two 30'-wide right-in/right-out drives centered approximately 435' and 765' west of the centerline of Jefferson Street, or as approved by the City Engineer. One 40'-wide full-access drive at the signalized intersection centered opposite the north/south property line on the south side of Hwy. 111 approximately 1,320' west of the centerline of Jefferson Street.
 - B. Jefferson Street - One 30' right-in/right-out drive centered approximately 470' north of the centerline of S.R. 111, or as approved by the City Engineer. One 40' full-access drive matching up with Vista Grande.
50. Improvements shall include all appurtenances such as traffic signs, channelization markings and street name signs.
51. Street pavement sections shall be based on a Caltrans design for a 20-year life and shall consider soil strength and anticipated traffic loading (including site and building construction traffic). The minimum pavement sections shall be as follows:

Residential & Parking Areas	3.0" a.c./4.50" a.b.
Collector	4.0"/5.00"

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Secondary Arterial	4.0"/6.00"
Primary Arterial	4.5"/6.00"
Major Arterial	5.5"/6.50"

The applicant shall submit mix designs for road base, Portland cement concrete and asphalt concrete, including complete mix design lab results, for review and approval by the City. Construction operations shall not be scheduled until mix designs are approved.

LANDSCAPING

52. The applicant shall provide landscape improvements in the perimeter setback areas along Jefferson Street and S.R. 111.

53. Landscape and irrigation plans for landscaped lots, landscape setback areas, medians, and retention basins shall be prepared by a licensed landscape architect.

Landscape and irrigation plans shall be approved by the Community Development Department. Landscape and irrigation construction plans shall be submitted to the Public Works Department for review and approval by the Public Works Director. The plans are not approved for construction until they have been approved and signed by the Public Works Director, the Coachella Valley Water District, and the Riverside County Agricultural Commissioner.

54. Slopes shall not exceed 5:1 within public rights of way and 3:1 in landscape areas outside the right of way.

55. Landscape areas shall have permanent irrigation improvements meeting the requirements of the Public Works Director. Use of lawn shall be minimized with no lawn or spray irrigation within 5-feet of curbs along public streets.

56. The applicant shall ensure that landscaping plans and utility plans are coordinated to provide visual screening of above-ground utility structures.

57. Parking lot shading as required by Municipal Code shall be provided. Number and location of trees shown on submitted landscape plan does not constitute final approval. Plans showing compliance with shading requirements shall be submitted prior to issuance of a building permit to verify compliance.

58. Landscape materials shall be maintained as planted in perpetuity. Any dead or missing landscaping shall be replaced within 30 days.

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59. Landscaping within the shopping center (Phase 1 and Phase 2) shall be commonly maintained under a single maintenance contract. Prior to issuance of a building permit for Phase 2, a common area maintenance association or other similar body shall be established to insure compliance with this requirement. Required agreement or CC & R's shall be reviewed for this purpose by the Community Development Department prior to issuance of a building permit.
60. Prior to issuances of any building permits, the applicant shall submit to the Community Development Department for review and approval a plan (or plans) showing the following:
 - A. Landscaping, including plant types, sizes, spacing, locations, and irrigation system for all landscape areas. Desert or native plant species and drought resistant planting materials shall be incorporated into the landscape plan.
 - B. Location and design detail of any proposed and/or required walls.
 - C. All 36" box trees shall be a minimum of 4" in diameter as measured 12" from grade.
 - D. All 24" box trees shall be a minimum of 2-1/2" to 3" in diameter as measured 6" from grade.
 - E. The 36" box trees proposed along the north property line shall be 25' on center.
 - F. The northeast corner landscaping shall not exceed 30" in height within the line of sight.
61. Screening of parking lot surface shall be provided from all adjacent streets through use of berming, landscaping and/or short decorative walls, except the driveway view corridors.

QUALITY ASSURANCE

62. The applicant shall employ construction quality-assurance measures which meet the approval of the Public Works Director.
63. The applicant shall employ or retain California registered civil engineers, geotechnical engineers, or surveyors, as appropriate, who will provide, or have

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their agents provide, sufficient supervision and verification of the construction to be able to furnish and sign accurate record drawings.

64. Upon completion of construction, the applicant shall furnish the City reproducible record drawings of all plans which were signed by the Public Works Director. Each sheet of the drawings shall have the words "Record Drawings," "As-Built" or "As-Constructed" clearly marked on each sheet and be stamped and signed by the engineer or surveyor certifying to the accuracy of the drawings. The applicant shall revise the improvement plan computer files previously submitted to the City to reflect the as-constructed condition.

FEES AND DEPOSITS

65. The applicant shall pay all deposits and fees required by the City for plan checking and construction inspection. Deposit and fee amounts shall be those in effect when the applicant makes application for plan checking and permits.

FIRE MARSHAL

66. Provide or show there exists a water system capable of delivering 3000 gpm for a 2 hour duration at 20 psi residual operating pressure which must be available before any combustible material is placed on the job site. Fire flow is based on type V-1 HR construction and building being equipped with automatic fire sprinklers.
67. A combination of on-site and off-site Super fire hydrants, on a looped system (6" x 4" x 2-1/2") will be located not less than 25' or more than 165' from any portion of the buildings as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants in the system.
68. Blue retro-reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.
69. Prior to the issuance of a building permit, applicant/developer shall furnish one blue line copy of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans must be signed by a registered Civil Engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

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70. Install a complete fire sprinkler system per NFPA 13. The post indicator valve and fire department connection shall be located to the front within 50' of a hydrant, and a minimum of 25' from the building.
71. If the building is used for high piled/rack storage, the building construction and fire sprinkler system must meet NFPA 231C and Article 81 of the 1994 UFC.
72. Install a manual pull, smoke detection and voice evacuation fire alarm system as required by the Uniform Building Code/Riverside County Fire Department and National Fire Protection Association Standards 72.
73. Install panic hardware exit signs as per Chapter 10 of the Uniform Building Code.
74. Install portable fire extinguishers per NFPA, Pamphlet #10, but not less than 2A10BC in rating. Contact certified extinguisher company for proper placement of equipment.

BUILDINGS/FACILITIES

75. Install Knox Key Lock boxes, Models 4400, 3200 or 1300, mounted per recommended standard of the Knox Company. Plans must be submitted to the Fire Department for approval of mounting location/position and operating standards. Special forms are available from this office for the ordering of the Key Switch, this form must be authorized and signed by this office for the correctly coded system to be purchased.
76. If the building/facility is protected with a fire alarm system or burglar alarm system, the lock boxes will require "tamper" monitoring.
77. If the facility requires Hazardous Materials Reporting (Material Safety Data sheets) the Knox Haz Mat Data and Key Storage Cabinet, Model 1220 or 1300 with tamper switches shall be used.
78. Final conditions will be addressed when building plans are reviewed. A plan check fee must be paid to the Fire Department at the time building plans are submitted.

All questions regarding the meaning of these conditions should be referred to the Fire Department Planning and Engineering staff at (619) 863-8886.

ARCHITECTURAL REQUIREMENTS

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79. Prior to issuance of a building permit for Home Depot, the building elevations shall be modified as follows:
- A. All metal roll up doors and the overhead metal canopy over the loading dock area shall be painted to match the adjacent building wall.
 - B. The color of the rib metal canopy within the outdoor garden center shall be painted to match the adjacent walls.
 - C. The rear of all parapet walls and tower structures higher than 32 feet from finished grade shall be painted the same color as the exterior of the building.

SIGNS

80. Prior to issuance of a sign permit, the sign plan shall be modified as follows:
- A. The Jefferson Street monument sign shall be eight feet high and six feet in length.

MISCELLANEOUS

81. Prior to issuance of a building permit, the applicant shall submit a Transportation Demand Management Plan (TDM Plan) to the Public Works and Community Development Departments. The Plan shall address capital improvement and operational standards as established in the City's TDM Ordinance. Any transit related improvements required by the Sunline Transit Agency as a condition to development will not constitute compliance with the plan submittal requirement.
82. An easement shall be granted to the City at the northwest intersection of Highway 111 and Jefferson Street. Said easement shall be for the purpose of installing the City "Entry Sign". Specific location and size of easement shall be approved by the City and recorded prior to final occupancy of the Home Depot.
83. The Phase II site plan is a conceptual design only. The final site plan shall require review and approval under a Site Development Permit by the Planning Commission per Section 9.210.010 of the Zoning Code.
84. Prior to issuance of a building permit the landscape area shall be increased along Highway 111, specifically the entry corner, at the intersections of Highway 111 and Jefferson Street and at each of the entry driveways. Tree wells shall also be included along the ADA walkway subject to approval by the Community Development Director as illustrated in Exhibit A.