

1. Condition No. 23: The Applicant/Developer shall prepare a traffic study one year after the opening of the PGA West Hotel (the intersection/streets identified in the original EIR shall be addresses). The Traffic Study shall include traffic generated from the total PGA West project (i.e. existing residential units, club houses, future residential developments, hotel) and shall contain percentage associated with each impact/improvement. Should the results of the study indicate that traffic signals are warranted, the Applicant/Developer shall pay its share of the signal cost based upon the percentages identified in the Traffic Study. A letter of credit shall be provided, prior to the issuance of any Certificate of Occupancy, in an amount recommended by the City Engineer to ensure that the traffic study and installation of the traffic signals will be provided. Should the required traffic study indicate that the signal warrants are not met, the Applicant/Developer shall conduct annual warrant studies to determine when the signals are needed. Upon the need for the signals, the Applicant/Developer shall participate in its share of the signal costs as noted above.

In addition, when the signal warrants are met at the intersection of Avenue 54 and Jefferson, the Applicant/Developer shall pay for the installation of the signal. The City may establish a reimbursement agreement for this signal.

The Applicant/Developer shall pay for an annual 24-hour traffic count program, for each impacted road and intersection with roadway improvements triggered when threshold values are reached. The Applicant/Developer shall pay for its share of the improvement required based upon its project-related traffic generation impact as identified by the percentages in the above mentioned Traffic Study.

The implementation of this condition is to be administered by the City Engineer, acting upon his technical discretion.

2. Condition No. 25 of City Council Resolution No. 84-31 is hereby rescinded and deleted.
3. Condition No. 34 of City Council Resolution No. 84-31: Height limitation shall be as specified for the original Specific Plan, except as follows:
  - a. The portion of the area designated for six-story (72 feet) height south of the Airport Boulevard alignment shall be deleted.

- b. All residential units shall be limited to a maximum of two stories, not to exceed 35 feet.
  - c. The hotel shall be limited to a maximum height of six stories; and the other related buildings, not attached to the hotel, within the Village Core shall be limited to two stories.
4. Condition No. 38.i. of City Council Resolution 84-31 is hereby modified to read as follows: The Applicant shall provide an access road, pursuant to the Uniform Fire Code for the hotel. In lieu of access roads on all sides of the hotel building, the Applicant may provide:
- o Full access on one complete side of the building, which includes provisions for aerial apparatus operations at strategic locations; and,
  - o Installation of a complete "Life Safety Support System" for high-rise occupancies.

NOTE: All of the other conditions of approval for the PGA West Specific Plan still apply unless amended above.