

**CITY COUNCIL RESOLUTION NO. 2006-003  
CONDITIONS OF APPROVAL – FINAL  
SPECIFIC PLAN 2005-075  
COSTCO WHOLESALE AND KOMAR INVESTMENTS  
ADOPTED: JANUARY 3, 2006**

GENERAL

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

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

2. Phase I shall also include: 1) all off site street improvements to include widening of Highway 111; 2) construction of a bus shelter per City of La Quinta standards; and 3) complete interim intersection and signal improvements at the intersection of Highway 111 and Depot Drive as approved by the City Engineer. As a minimum, provide split phase traffic signal operation for northbound and southbound Depot Drive traffic and relocate the north-south crosswalk crossing Highway 111 to the east side of the intersection. Ultimate street improvements and signal modification shall be implemented once sufficient right of way is obtained to accommodate all turn movements and proper alignment of lanes on the north side of the Highway 111/Depot Drive intersection.
3. A 6-foot wide landscaped median shall be constructed in the main circulation entry driveway from Highway 111 to the Costco Fueling Station drive aisle located approximately 400 feet from the Highway 111 centerline. Stop conditions from drive aisles accessing the main circulation entry driveway shall be implemented at this and the main circulation entry driveway terminus located approximately 600 feet from the Highway 111 centerline. A three way stop may be implemented at the latter intersection if required by the City Engineer.
4. All mitigation measures contained in the Draft Environmental Impact Report 2005- 539 shall be complied with.
5. Prior to issuance of a grading permit, all project related final Conditions of Approval shall be incorporated in the Final Specific Plan document. Applicant shall work with staff to correct internal document inconsistencies prior to final publication of Specific Plan document. Applicant shall provide five copies of the Final Specific Plan document to the Community Development Department.

6. All vacant parcels within the Specific Plan area shall be screened from view; have limited vehicular access, and be treated to prevent wind blown sand.
7. The one lane driveway exiting at the Depot Drive and Highway 111 intersection shall be reevaluated at the time of a submittal of a Site Development Permit for Phase Two buildings to determine whether it is adequate.