

CITY COUNCIL RESOLUTION NO. 2002-141
CONDITIONS OF APPROVAL - FINAL
VILLAGE USE PERMIT 2001-007 AMENDMENT #1, CAMEO HOMES
OCTOBER 15, 2002

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 Village Use Permit. The City shall have sole discretion in selecting its defense counsel.

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

2. Prior to the issuance of any permit by the City, the applicant shall obtain the necessary permits and/or clearances from the following agencies:

- C Fire Marshal
- C Public Works Department (Grading Permit, Improvement Permit)
- C Community Development Department
- C Riverside Co. Environmental Health Department
- C Desert Sands Unified School District
- C Coachella Valley Water District (CVWD)
- C Imperial Irrigation District (IID)
- C California Water Quality Control Board (CWQCB)
- C SunLine Transit Agency

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, applicant shall furnish proof of such approvals when submitting the improvement plans for City approval.

3. This Village Use Permit application shall run concurrently with the Conditions of Approval for Specific Plan 2001-051. Phased site improvements shall be addressed during review of any Precise Grading Plan application.
4. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water), LQMC; Riverside County Ordinance No. 457; and the State Water Resources Control Board's Order No. 99-08-DWQ.

- A. For construction activities including clearing, grading or excavation of land that disturbs five (5) acres or more of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP").
- B. The applicant's SWPPP shall be approved by the City Engineer prior to any on or off-site grading being done in relation to this Site Development Permit.
- C. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
- D. The applicant's SWPPP shall include provisions for all of the following Best Management Practice ("BMPs"), 8.70.020 (Definitions), LQMC:
 - 1) Temporary Soil Stabilization (erosion control).
 - 2) Temporary Sediment Control.
 - 3) Wind Erosion Control.
 - 4) Tracking Control.
 - 5) Non-Storm Water Management.
 - 6) Waste Management and Materials Pollution Control.
- E. All erosion and sediment control BMPs proposed by the applicant shall be approved by the City Engineer prior to any onsite or offsite grading, pursuant to this project.
- F. The approved SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City.

PROPERTY RIGHTS

- 5. Prior to the issuance of any permit(s), the applicant shall acquire, or confer, those easements, and other property rights necessary for the construction and/or proper functioning of the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services, and for the maintenance, construction and reconstruction of essential improvements.

6. Dedications shall include additional widths as necessary for dedicated right and left turn lanes, and other features contained in the approved construction plans.
7. The perimeter setback requirements are addressed and approved under Specific Plan 2001-051, Resolution No. 2001-18.
8. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, park lands, and common areas shown on the plan.
9. Direct vehicular access to Eisenhower Drive from any portion of the site from frontage along Eisenhower Drive is restricted, except for those access points identified on the site plan for this project, or as otherwise conditioned in these conditions of approval.
10. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, ingress/egress, or other encroachments will occur.
11. The applicant shall cause no easement to be granted, or recorded, over any portion of the subject property between the date of approval of this Site Development Permit and the date of final acceptance of the on and off-site improvements for this Site Development Permit, unless such easement is approved by the City Engineer.

IMPROVEMENT PLANS

As used throughout these conditions of approval, professional titles such as "engineer," "surveyor," and "architect" refer to persons currently certified or licensed to practice their respective professions in the State of California.

12. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of Section 13.24.040 (Improvement Plans), LQMC.

13. The following improvement plans shall be prepared and submitted for review and approval by the City. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.
- A. Perimeter Landscape Plan: 1" = 20' Horizontal
 - B. On-Site Rough Grading Plan: 1" = 40' Horizontal
 - C. On-Site Precise Grading Plan: 1" = 30' Horizontal
 - D. Site Development Plans: 1" = 30' Horizontal
 - E. Site Utility Plan: 1" = 40' Horizontal

Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

"Site Development" plans shall normally include all on-site surface improvements including but not necessarily limited to finish grades for curbs & gutters, building floor elevations, parking lot improvements and ADA requirements; and show the existing street improvements out to at least the center lines of adjacent existing streets.

"Site Utility" plans shall normally include all sub-surface improvements including but not necessarily limited to sewer lines, water lines, fire protection and storm drainage systems.

"Rough Grading" plans shall include perimeter walls with Top Of Wall & Top Of Footing elevations shown. All footings shall have a minimum of 1-foot of cover, or sufficient cover to clear any adjacent obstructions.

14. The City maintains standard plans, details and/or construction notes for elements of construction. For a fee, established by City resolution, the applicant may purchase such standard plans, detail sheets and/or construction notes from the City.

15. The applicant shall furnish a complete set of the AutoCAD files of all complete, approved improvement plans on a storage media acceptable to the City Engineer. The files shall be saved in a standard AutoCAD format so they may be fully retrievable through a basic AutoCAD program.

At the completion of construction, and prior to the final acceptance of the improvements by the City, the applicant shall update the AutoCAD files in order to reflect the as-built conditions.

Where the improvement plans were not produced in a standard AutoCAD format, or a file format which can be converted to an AutoCAD format, the City Engineer will accept raster-image files of the plans.

IMPROVEMENT SECURITY AGREEMENT

Improvement security agreement is set forth under the Conditions of Approval for Parcel Map 30721.

GRADING

16. The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.
17. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a grading permit approved by the City Engineer.
18. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
 - A. A grading plan prepared by a qualified engineer or architect,
 - B. A preliminary geotechnical ("soils") report prepared by a qualified engineer, and
 - C. A Fugitive Dust Control Plan prepared in accordance with Chapter 6.16 (Fugitive Dust Control), LQMC.
 - D. Storm Water Pollution Prevention and Best Management Plans.

All grading shall conform to the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions submitted with its application for a grading permit.

19. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
20. Grading within perimeter setback and parkway areas shall have undulating terrain and shall conform to LQMC 9.60.240(F). The maximum slope shall not exceed 4:1 anywhere in the landscape setback area, and shall not exceed 8:1 in the first 6 feet adjacent to the curb in the right of way.
21. Building pad elevations of perimeter lots shall not differ by more than one foot from the building pads in adjacent developments.
22. The applicant shall minimize the differences in elevation between the adjoining properties and the pads within this development.

Building pad elevations on contiguous interior lots shall not differ by more than three feet except for lots that do not share a common street frontage, where the differential shall not exceed five feet.

Where compliance within the above stated limits is impractical, the City may consider alternatives that are shown to minimize safety concerns, maintenance difficulties and neighboring-owner dissatisfaction with the grade differential.

23. Prior to any site grading or regrading that will raise or lower any portion of the site by more than plus or minus three tenths of a foot from the elevations shown on the Technical Site Plan, the applicant shall submit the proposed grading changes to the City Staff for a substantial conformance finding review.
24. Prior to the issuance of a building permit for any building lot, the applicant shall provide a lot pad certification stamped and signed by a qualified engineer or surveyor.

Each pad certification shall list the pad elevation as shown on the approved grading plan, the actual pad elevation and the difference between the two, if any. Such pad certification shall also list the relative compaction of the pad soil. The data shall be organized by lot number, and listed cumulatively if submitted at different times.

25. This development shall comply with Chapter 8.11 (Flood Hazard Regulations), LQMC. Since it is located within a flood hazard area as identified on the City's Flood Insurance Rate Maps, the development shall be graded to ensure that all floors and exterior fill (at the foundation) are above the level of the project (100-year) flood and building pads are compacted to 95% Proctor Density as required in Title 44 of the Code of Federal Regulations, Section 65.5(a) (6). Prior to issuance of building permits for lots which are so located, the applicant shall furnish elevation certifications, as required by FEMA, that the above conditions have been met.

DRAINAGE

"Stormwater handling shall conform with the approved hydrology and drainage report for La Quinta Village Apartment. Nuisance water shall be disposed of in an approved manner."

26. The applicant shall comply with the provisions of Section 13.24.120 (Drainage), LQMC, Engineering Bulletin No. 97.03. More specifically, stormwater falling on site during the 100 year storm shall be retained within the development, unless otherwise approved by the City Engineer. The tributary drainage area shall extend to the centerline of adjacent public streets. The design storm shall be either the 3 hour, 6 hour or 24 hour event producing the greatest total run off.
27. In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise.
28. Ornamental metal fencing, a minimum height of 5'-0", shall be constructed around the 1.15-acre retention basin. Pedestrian gates shall be equipped with self-closing hardware and deadbolt lockset to ensure safety and restrict access to project residents and guests.

29. For on-site common retention basins, the basin depth shall not exceed 11 feet for 40,000 SF basin size according to Engineering Bulletin 97-03 Amendment #1.
30. Stormwater may not be retained in landscaped parkways or landscaped setback lots Only incidental storm water (precipitation which directly falls onto the setback) will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to Section 9.100.040(B)(7), LQMC.
31. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
32. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
33. Property must continue to accept off-site drainage from Eisenhower Drive.

UTILITIES

34. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
35. The applicant shall obtain the approval of the City Engineer for the location of all utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electric vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.
36. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.

All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.

37. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements maintained, or required by the City Engineer.

The applicant shall provide certified reports of all utility trench compaction for approval by the City Engineer.

STREET AND TRAFFIC IMPROVEMENTS

Public Street improvements shall be constructed as required by the Conditions of Approval for Specific Plan 2001-051 Amendment No. 1.

38. The applicant shall extend improvements beyond the subdivision boundaries to ensure they safely integrate with existing improvements.

39. The applicant shall design street pavement sections using Caltrans' design procedure (20-year life) and site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows (or approved equivalents for alternate materials):

Residential & Parking Areas	3.0" a.c./4.50" c.a.b.
Primary Arterial	4.5" a.c./6.00" c.a.b.

40. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete. The submittal shall include test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.

41. In lieu of constructing the permanent raised median, the applicant shall install a 6" AC curb berm on pavement that delineates an interim median lay out. Lay out shall be defined during the design of the street improvements and take into account the unwidened bridge and the turning movement restriction.

PARKING LOTS AND ACCESS POINTS

42. The design of parking facilities shall conform to LQMC Chapter 9.150 (Parking).

Entry drives, main interior circulation routes, corner cutbacks, dedicated turn lanes and other features shown on the approved Technical Site Plans, may require additional street widths as may be determined by the City Engineer.

43. General access points on Eisenhower Drive shall be limited to the following:
- A. Primary Entry
 - 1. Only right turn in, right turn out and left turn in are allowed. Left turn out movement is prohibited.
 - 2. Construct minimum 48 foot full width improvements, measured back of curb to back of curb within the right of way at the entry.
 - B. Emergency access shall be gated in accordance with the Fire Department regulations.
44. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs and sidewalks. Mid-block street lighting is not required.
45. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, access and parking areas shall be stamped and signed by qualified engineers.
46. Corner cut-backs shall conform to Riverside County Standard Drawings #805, unless otherwise approved by the City Engineer.

CONSTRUCTION

47. The City will conduct final inspections of habitable buildings only when the buildings have improved street and (if required) sidewalk access to publicly-maintained streets. The improvements shall include required traffic control devices, pavement markings and street name signs. If on-site streets in residential developments are initially constructed with partial pavement thickness, the applicant shall complete the pavement prior to final inspections of the last ten percent of homes within the development or when directed by the City, whichever comes first.

LANDSCAPING

48. The applicant shall comply with Sections 9.90.040 (Table of Development Standards) & 9.100.040 (Landscaping), LQMC.

49. The applicant shall provide landscaping in the required setbacks, retention basins, common lots, levees, and park areas.
50. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, levees, and park areas shall be signed and stamped by a licensed landscape architect.

The applicant shall submit the landscape plans for approval by the Community Development Department (CDD), prior to plan checking by the Public Works Department. When plan checking has been completed by CDD, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner, prior to submittal for signature by the City Engineer.

NOTE: Plans are not approved for construction until signed by the City Engineer.

51. Landscape areas shall have permanent irrigation improvements meeting the requirements of the City Engineer. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 18 inches of curbs along public streets.
52. Only incidental storm water will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to Section 9.100.040(B)(7), LQMC.
53. Once the trees have been delivered to the site for installation, a field inspection by the Community Development Department is required before planting to insure they meet minimum size and caliper requirements noted in approved plans. All trees shall be double staked or guyed to prevent damage from seasonal winds.
54. Integrated into the landscape plan shall include a grove of Date Palms and plaque to memorialize the agricultural history of the site.
55. The landscaping plan shall include all frontages on City streets, and shall be installed as part of the first phase of construction on the project site.

QUALITY ASSURANCE

56. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.

57. The applicant shall employ, or retain, qualified engineers, surveyors, and such other appropriate professionals as are required to provide the expertise with which to prepare and sign accurate record drawings, and to provide adequate construction supervision.
58. The applicant shall arrange for, and bear the cost of, all measurements, sampling and testing procedures not included in the City's inspection program, but which may be required by the City, as evidence that the construction materials and methods employed comply with the plans, specifications and other applicable regulations.
59. Upon completion of construction, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing," "As-Built" or "As-Constructed" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all AutoCAD or raster-image files previously submitted to the City, revised to reflect the as-built conditions.

MAINTENANCE

60. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.
61. The applicant shall make provisions for the continuous and perpetual maintenance of all private on-site improvements, perimeter landscaping, access drives, and sidewalks.

FEES AND DEPOSITS

62. The applicant shall comply with the provisions of Section 13.24.180 (Fees and Deposits), LQMC. These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.
63. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at

the time of issuance of building permit(s).

MISCELLANEOUS

64. Prior to building permit issuance, trash and recycling areas for the project shall be approved by the Community Development Department. The plan will be reviewed for acceptability by applicable trash company prior to review by the Community Development Department.
65. The proposed signs shall be compatible with the architectural theme of the project in regard to quality, color, size, placement, and configuration. Additional sign components are:
- A. Residential Component - Only one freestanding monument sign of 24 square feet (double-sided) is allowed on Eisenhower Drive, provided indirect uplighting is used and the sign does not exceed a maximum height of 6'-0". Exposed sign surfaces, other than sign graphics, shall be stuccoed.
 - B. Commercial Component - One individual channel letter sign per tenant space not exceeding 30 square feet (i.e., one square foot of sign per linear foot of frontage, up to a maximum of 30 square feet). If lit signs are required, only indirect or backlit reverse channel letter signs are permitted. Signs made be constructed using wood or metal, unless painted directly on walls and windows. Logos and decorative accents are permitted as a part of the tenant signs. Second story tenants, greater than 2,000 sq. ft., are permitted a wall sign with a maximum size of 25 square feet.

One freestanding monument sign of 30 square feet (double-sided) is allowed per street frontage or development parcel, provided indirect uplighting is used and the sign does not exceed a maximum height of 8'-0". Exposed sign surfaces, other than sign letters, shall be stuccoed.
 - C. Colors, copy style and layout are not specified, but subject to individual approval by the owner prior to City approval.
 - D. Permanent signs may be approved by the Community Development Department, unless referred to the Planning Commission (Business Item).
66. Office building elevations shall include inset windows (e.g., 12-inches and greater).

67. All changes to the Specific Plan which are also included in the Village Use Permit shall be made to the latter to ensure consistency. The project proponent shall submit amended documents within 30 days of City Council approval of the Specific Plan and Village Use Permit.
68. Additional site development requirements are:
 - A. To buffer noise from adjacent uses, a solid masonry wall shall be constructed on the south and east sides of the apartment complex. Pilaster spacing shall be approximately 60' on center, unless otherwise approved by the Community Development Director.
 - B. Vines and decomposed granite shall be used in the perimeter planters (i.e., south and east only) of the apartment complex in-lieu of shrubs and trees.
 - C. Trees within the apartment complex shall be placed so they have adequate room to grow (a minimum 10'-0" by 10'-0" area). Parking lot trees shall be placed in minimum six-foot wide planters and be a minimum height of ten feet once installed. Bubblers shall be used to irrigate trees.
 - D. A concept landscaping plan, which shows plant size, location, berming and walls shall be submitted to the Community Development Department for review and approval prior to issuance of building permits (1" = 20' scale).
 - E. Textured concrete paving shall be used to construct driveway surfaces within 80 feet of Eisenhower Drive within Planning Area #1.
69. Minor amendments to the development plans shall be subject to approval by the Community Development Director.
70. Security lighting plans shall be approved by the Community Development Department Director prior to issuance of building permits.
71. A centralized mailbox delivery system shall be used for the project pursuant to any requirements of the U.S. Postal Service.

72. Oversized vehicles, recreational vehicles and trailers shall be prohibited in open or carport spaces. Parking restrictions shall be enforced by the property owner and/or manager.
73. VUP 2001-007 shall comply with all applicable conditions and/or mitigation measures for the following related approvals:
 - C Environmental Assessment 2001-411 Revised
 - C Specific Plan 2001-051 Amendment #1

In the event of any conflict(s) between approval conditions and/or provisions of these approvals, the Community Development Director shall determine precedence.

The Community Development Director shall cause to be filed with the County Clerk a "Notice of Determination" pursuant to CEQA Guideline § 15075(a) once reviewed by the City Council.

FIRE DEPARTMENT

Conditions are subject to change with adoption of new codes, ordinances, laws, or when building permits are not obtained within twelve (12) months. Final conditions will be addressed when plans are reviewed. A plan check fee must be paid to the Fire Department at the time construction plans are submitted. All questions regarding the meaning of the Fire Department conditions should be referred to the Fire Department Planning & Engineering staff at (760) 863-8886.

74. Approved super fire hydrants, shall be spaced every 330 feet and shall be located not less than 25 feet nor more than 165 feet from any portion of the building as measured along vehicular travel ways.
75. Blue dot reflectors shall be placed in the street 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.
76. Fire Department connections shall be not less than 15 feet nor more than 50 feet from a fire hydrant and shall be located on the street side of the buildings.
77. The water mains shall be capable of providing a potential fire flow of 3000 g.p.m. and the actual fire flow from any two adjacent hydrants shall be 1500 g.p.m. for a 2-hour duration at 20 psi residual operating pressure.

78. Building plans shall be submitted to the Fire Department for plan review to run concurrent with the City plan check.
79. Water plans for the fire protection system (fire hydrants, fdc, etc.) shall be submitted to the Fire Department for approval prior to issuance of a building permit.
80. City of La Quinta ordinance requires all commercial buildings 5,000 sq. ft. or larger to be fully sprinkled (NFPA 13 Standard). Sprinkler plans will need to be submitted to the Fire Department.
81. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot.
82. Fire Department street access shall come to within 150 feet of all portions of the 1st floor of all buildings, by path of exterior travel.
83. Any commercial operation that produces grease-laden vapors will require a hood/duct system for fire protection (i.e., restaurants, drive-thru's, etc.).
84. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs. Streets shall be a minimum of 20 feet wide with a height of 13'-6" clear and unobstructed.
85. Install a KNOX key box on each commercial suite.
86. Install portable fire extinguishers as required by the California Fire Code.
87. Gates entrances shall be at least two feet wider than the width of the travel lanes. Any gate providing access from a road to a driveway shall be located at least 35'-0" setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where one way road with a single traffic lane provides access to a gate entrance, a 40-foot turning radius shall be used.

88. Gates, if any, shall be equipped with a rapid entry system (KNOX). Plans shall be submitted to the Fire Department for approval prior to installation. Gate pins shall be rated with a shear pin force, not to exceed 30 pounds. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. A separate pedestrian access gate is also required.
89. The minimum dimension for access roads is 20 feet clear and unobstructed width and a minimum clearance of 13'-6" in height.

PUBLIC SAFETY

Conditions are subject to change with adoption of new codes, ordinances, laws, or when building permits are not obtained within twelve (12) months. Final conditions will be addressed when plans are reviewed. All questions regarding the meaning of following conditions should be addressed to Senior Deputy Andy Gerrard at (760) 863-8950.

90. Illuminated directory signs shall be installed within the apartment complex to identify building locations and unit numbers (e.g., 5' high by 4' wide @ 20 sq. ft.). A protective Plexiglas cover shall be installed over each directory sign to discourage vandalism of sign elements. Signs shall be positioned so they are visible from main vehicular or pedestrian access points. An emergency phone number shall also be posted on each sign.
91. Each individual building and unit shall be clearly marked with the appropriate building number and address. The placement of building and unit numbers shall be positioned so as to be easily viewed from vehicular and pedestrian pathways throughout the complex. Main building numbers shall be a minimum height of 12-inches and internally illuminated.
92. Security lighting shall be provided throughout the master planned development. The lighting shall have sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises from a least 25 feet away during the hours of darkness and provide a safe and secure environment for all persons, property, and vehicles.
93. No Trespassing/Loitering signs shall be posted at the entrance of parking lots and located in other appropriate places. Signs must be at least 2' high by 1' wide (two sq. ft.) in overall size with white background and black 2" lettering.

All entrances to parking areas shall be posted with appropriate signs per 22658(a) California Vehicle Code to assist in removal of vehicles at the property owner's/manager's request.

94. Pedestrian and vehicular access gates shall be installed for the apartment complex. Dual switch KNOX devices (Model 3503) shall be installed to assist emergency personnel.
95. Common use facility rooms such as conference, laundry, TV rooms, etc., shall have doors that lock and contain transparent material for surveillance (e.g., windows, etc.).
96. Dwelling front doors shall have wide-angled peepholes installed.
97. Convex mirrors shall be installed at stairwell landings if the stairwells do not have in-line sight.
98. If elevators are planned, elevator shafts and cabs shall be transparent to allow occupants to be visible. Convex mirrors shall be installed in each elevator cab.
99. Graffiti resistant paint should be applied to building and fence surfaces.

MISCELLANEOUS

100. Enhanced paving shall be provided at the main entry on Eisenhower Drive.