

**CITY COUNCIL RESOLUTION NO. 2007-077
CONDITIONS OF APPROVAL – FINAL
SPECIFIC PLAN 2007-082
LA QUINTA COUNTRY CLUB
AUGUST 7, 2007**

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. 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. Specific Plan 2007-082 shall be developed in compliance with these conditions, and the approved Specific Plan document. In the event of any conflicts between these conditions and the provisions of SP 2007-082, these conditions shall take precedence.
3. Specific Plan 2007-082 shall comply with all applicable conditions and/or mitigation measures for the following related approvals:

Site Development Permit 2007-885
Environmental Assessment 2007-584

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

4. Within 30 days of City Council approval, applicant shall provide five copies of the Final Specific Plan document to the Planning Department. The Final Specific Plan shall include all project related final Conditions of Approval and correct any typographical errors, internal document inconsistencies, and/or minor amendments deemed necessary by City staff.

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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 Site Development Permit. 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. This Site Development Permit shall expire two years after City Council approval, unless recorded or granted a time extension pursuant to the requirements of La Quinta Municipal Code 9.200.080 (Permit expiration and time extensions).
3. This Site Development Permit, shall comply with the requirements and standards of Government Code §§ 66410 through 66499.58 (the "Subdivision Map Act"), and Chapter 13 of the La Quinta Municipal Code ("LQMC"). All Conditions of Approval for this Site Development Permit apply to Specific Plan 2007-082, including permit expiration.

The City of La Quinta's Municipal Code can be accessed on the City's Web Site at www.la-quinta.org.

4. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain any necessary clearances and/or permits from the following agencies, if required:
 - Fire Marshal
 - Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Improvement Permit)
 - Planning Department
 - Riverside Co. Environmental Health Department
 - Coachella Valley Water District (CVWD)
 - Imperial Irrigation District (IID)
 - California Water Quality Control Board (CWQCB)
 - SunLine Transit Agency

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- SCAQMD Coachella Valley

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, the applicant shall furnish proof of such approvals when submitting those improvements plans for City approval.

A project-specific NPDES construction permit must be obtained by the applicant; and who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgment of the applicant's Notice of Intent ("NOI"), prior to the issuance of a grading or site construction permit by the City.

5. 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 one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP").

The applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at www.cabmphandbooks.com for use in their SWPPP preparation.
 - 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 project.
 - 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 Practices ("BMPs") (8.70.020 (Definitions), LQMC):
 - 1) Temporary Soil Stabilization (erosion control).
 - 2) Temporary Sediment Control.
 - 3) Wind Erosion Control.

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- 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.
6. 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).

PROPERTY RIGHTS

7. Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the construction or proper functioning of the proposed development. Conferred right shall include irrevocable offers to dedicate or grant access easement to the City for emergency service and for maintenance, construction and reconstruction of essential improvements. Said conferred rights shall also include grant of access easement to the City of La Quinta for the purpose of graffiti removal by the City staff or assigned agent in perpetuity and agreement to the method to remove graffiti and to paint over to best match existing. The applicant shall establish the aforementioned requirements in the "La Quinta Country Club, Rules and Regulations" as approved by the City Engineer.
8. The public street right-of-way offers for dedication required for this development include:
- A. PUBLIC STREETS
- 1) Avenue 50 (Primary Arterial, Option B 100' ROW) – No additional right-of-way is required for the standard 50 feet from the centerlines of Avenue 50 for a total 100-foot ultimate developed right of way.
 - 2) Eisenhower Drive (Primary Arterial, Option B 100' ROW) – No additional right-of-way is required for the standard 50 feet from the centerlines of Eisenhower Drive for a total 100-foot ultimate developed right of way.

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9. The applicant shall retain for private use on the Site Development Permit site plan all private street rights-of-way in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
10. The private street rights-of-way to be retained for private use required for this development include:
 - A. PRIVATE ENTRY DRIVE
 - 1) Private Entry Drive measured at gutter flow line to gutter flow line shall be 28 feet with on-street parking is prohibited, and provided there is adequate off-street parking for residents and visitors, and the applicant establishes provisions for ongoing enforcement of the parking restriction in the "La Quinta Country Club, Rules and Regulations". The "La Quinta Country Club, Rules and Regulations" shall be reviewed by the Engineering Department prior to recordation.
11. When the City Engineer determines that access rights to the proposed street rights-of-way shown on the approved Site Development Permit are necessary, the applicant shall grant the necessary rights-of-way within 60 days of a written request by the City.
12. Direct vehicular access to Eisenhower Drive and Avenue 50 is restricted, except for those access points identified on the site development permit, or as otherwise conditioned in these conditions of approval.
13. 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, or other encroachments will occur.

STREET AND TRAFFIC IMPROVEMENTS

14. The applicant shall construct the following street improvements to conform with the General Plan (street type noted in parentheses.)
 - A. OFF-SITE STREETS
 - 1) Avenue 50 (Primary Arterial; 100' R/W Option B):

No additional widening is required along all frontage adjacent to the Site Development Permit boundary to its ultimate width as specified in the General Plan and the requirements of these conditions except at locations where additional street width is needed to accommodate:

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- a) Improvements to the existing bus turnout and construction of a bus shelter on Avenue 50 (if required by Sunline Transit and/or the City)

Other required improvements in the Avenue 50 right-of-way and/or adjacent landscape setback area include:

- b) All appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.
- c) 6-foot wide meandering sidewalk from Eisenhower Drive to the Main Entrance of the clubhouse. The meandering sidewalk shall have an arrhythmic horizontal layout that utilizes concave and convex curves with respect to the curb line that either touches the back of curb or approaches within five feet of the curb at intervals not to exceed 250 feet. The sidewalk curvature radii should vary between 50 and 300 feet and at each point of reverse curvature, the radius should change to assist in creating the arrhythmic layout. The sidewalk shall meander into the landscape setback lot and approach within 5 feet of the perimeter wall at intervals not to exceed 250 feet.

- 2) Eisenhower Drive (Primary Arterial; 100' R/W Option B):

No additional widening is required along all frontage adjacent to the Site Development Permit boundary to its ultimate width as specified in the General Plan.

The applicant shall extend improvements beyond the site development permit boundaries to ensure they safely integrate with existing improvements (e.g., grading; traffic control devices and transitions in alignment, elevation or dimensions of streets and sidewalks).

The applicant is responsible for construction of all improvements mentioned above.

B. PRIVATE ENTRY DRIVE

- 1) Construct a minimum 28-foot wide travel width measured flow line to flow line. On-street parking shall be prohibited and the applicant shall make provisions for perpetual enforcement of the No Parking restrictions.
- 2) The Club House Circle is required to be redesigned to provide for a flared radius for smooth turning movements at the Circle.

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15. All gated entries shall provide for a three-car minimum stacking capacity for inbound traffic to be a minimum length of 62 feet from call box to the street; and shall provide for a full turn-around outlet for non-accepted vehicles.

Where a gated entry is proposed, the applicant shall submit a detailed exhibit at a scale of 1" = 10', demonstrating that those passenger vehicles that do not gain entry into the development can safely make a full turn-around (minimum radius to be 24 feet) out onto the main street from the gated entry. Pursuant to said condition, there shall be a minimum of twenty five feet width provided at the turn-around opening provided.

Two lanes of traffic shall be provided on the entry side of each gated entry, one lane shall be dedicated for residents, and one lane for visitors. The two travel lanes shall be a minimum of 20 feet of total paved roadway surface or as approved by the Fire Department.

16. The applicant shall design street pavement sections using CalTrans' design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Residential	3.0" a.c./4.5" c.a.b.
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17. 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.
18. General access points and turning movements of traffic are limited to the following:
- A. Primary Entry (Avenue 50): Full turn movements are permitted.
 - B. Emergency Access (Eisenhower Drive): Full turn movement for emergency vehicle ingress and egress is permitted.
19. 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.

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20. 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 gates and parking areas shall be stamped and signed by qualified engineers.

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.

21. 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.
22. The following improvement plans shall be prepared and submitted for review and approval by the Public Works Department. 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.

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|----|----------------------------|---------------------|
| A. | On-Site Rough Grading Plan | 1" = 40' Horizontal |
| B. | PM10 Plan | 1" = 40' Horizontal |
| C. | SWPPP | 1" = 40' Horizontal |

NOTE: A through C to be submitted concurrently.

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|----|---|---------------------------------------|
| D. | On-Site Commercial Precise Grading | 1" = 20' Horizontal |
| E. | On-Site Street Improvements/Signing & Striping/Storm Drain Plan | 1" = 40' Horizontal, 1" = 4' Vertical |

NOTE: D and E to be submitted concurrently.

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.

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All On-Site Signing & Striping Plans shall show, at a minimum; Stop Signs, Limit Lines and Legends, No Parking Signs, Raised Pavement Markers (including Blue RPMs at fire hydrants) and Street Name Signs per Public Works Standard Plans and/or as approved by the Engineering Department.

"Rough Grading" plans shall normally 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.

The applicant shall prepare an accessibility assessment on a marked up print of the building floor plan identifying every building egress and notes the 2001 California Building Code accessibility requirements associated with each door. The assessment must comply with submittal requirements of the Building & Safety Department. A copy of the reviewed assessment shall be submitted to the Engineering Department in conjunction with the Site Development Plan when it is submitted for plan checking.

"On-Site Precise Grading" 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.

23. The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the Online Engineering Library at the City website (www.la-quinta.org). Please navigate to the Public Works Department home page and look for the Standard Drawings hyperlink.
24. The applicant shall furnish a complete set of the mylars of all approved improvement plans on a storage media acceptable to the City Engineer.
25. At the completion of construction, and prior to the final acceptance of the improvements by the City, the applicant shall update the mylars in order to reflect the as-built conditions.

GRADING

26. The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.
27. 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.
28. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
 - A. A precise grading plan prepared by a qualified engineer,

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- B. A preliminary geotechnical ("soils") report prepared by a qualified engineer,
- C. A Fugitive Dust Control Plan prepared in accordance with Chapter 6.16, (Fugitive Dust Control), LQMC, and
- D. A Best Management Practices report prepared in accordance with Sections 8.70.010 and 13.24.170 (NPDES stormwater discharge permit and Storm Management and Discharge Controls), LQMC.
- E. 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.

A statement shall appear on the Precise Grading Plans that a soils report has been prepared in accordance with the California Health & Safety Code § 17953.

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 as submitted with its application for a grading permit.

- 29. 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.
- 30. Grading within the perimeter setback and parkway areas shall have undulating terrain and shall conform with the requirements of LQMC Section 9.60.240(F) except as otherwise modified by this condition requirement. The maximum slope shall not exceed 3:1 anywhere in the landscape setback area, except for the backslope (i.e. the slope at the back of the landscape lot) which shall not exceed 2:1 if fully planted with ground cover. The maximum slope in the first six (6) feet adjacent to the curb shall not exceed 4:1 when the nearest edge of sidewalk is within six feet (6') of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1. All unpaved parkway areas adjacent to the curb shall be depressed one and one-half inches (1.5") in the first eighteen inches (18") behind the curb.
- 31. Building pad elevations on the rough grading plan submitted for City Engineer's approval shall conform with pad elevations shown on the Site Development Permit site plan, unless the pad elevations have other requirements imposed elsewhere in these Conditions of Approval.

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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.

32. 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 with applicable compaction tests and over excavation documentation.

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.

DRAINAGE

33. Stormwater handling shall conform with the preliminary hydrology and drainage report prepared by MDS Consulting dated June 2007 and per the latest revision as approved by the Public Works Department. Nuisance water shall be disposed of in an approved manner.
34. The applicant shall comply with the provisions of Section 13.24.120 (Drainage), LQMC, Retention Basin Design Criteria, Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements. 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 design storm shall be either the 3 hour, 6 hour or 24 hour event (which ever event produces the greatest total run off).
35. Nuisance water shall be retained on site. Nuisance water shall be disposed of per approved methods contained in Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements.
36. 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 per the City's Engineering Bulletin.
37. No fence or wall shall be constructed around any retention basin unless approved by the Planning Director and the City Engineer.
38. For on-site above ground common retention basins, retention depth shall be according to Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic

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Report Criteria for Storm Drain Systems. Side slopes shall not exceed 3:1 and shall be planted with maintenance free ground cover. Additionally, retention basin widths shall be not less than 20 feet at the bottom of the basin.

39. 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.
40. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
41. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief route.
42. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.

UTILITIES

43. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
44. 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.
45. 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.
46. 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. Additionally, grease traps and the maintenance thereof shall be located as to not conflict with access aisles/entrances.

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CONSTRUCTION

47. The City will conduct final inspection 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.

LANDSCAPE AND IRRIGATION

48. The applicant shall comply with Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans), LQMC.
49. The applicant shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
50. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
51. The applicant shall submit the landscape plans for approval by the Planning Department and green sheet sign off by the Public Works Department. When plan checking has been completed by the Planning Department, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner, prior to submittal for signature by the Planning Director and shall submit for a green sheet approval by the Public Works Department.

Final landscape plans for on-site planting shall be reviewed by the ALRC and approved by the Planning Director prior to issuance of first building permit. Final plans shall include all landscaping associated with this project.

NOTE: Plans are not approved for construction until signed by the Planning Director.

52. Landscape areas shall have permanent irrigation improvements meeting the requirements of the Planning Director. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 18 inches of curbs along public streets.
53. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the AASHTO "A Policy on Geometric Design of Highways and Streets, 5th Edition" or latest, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.

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54. The applicant shall provide additional landscaping, in the form of mature trees and/or palms, on the western end of the maintenance yard (near the wash down station), in the landscaped area outside of the perimeter wall along Eisenhower Drive. The applicant shall also provide additional mature landscaping in the same area outside of the perimeter wall near the west-facing clubhouse building elevation.
55. The applicant shall install mature trees, shrubs, and groundcover on the earthen berm along the Avenue 50 perimeter consistent with the preliminary landscaping plans. Tree size shall be a minimum 36" - 48" box.

PUBLIC SERVICES

56. The applicant shall provide public transit improvements to the existing Bus Stop on Avenue 50 as required by SunLine Transit Agency and approved by the City Engineer. Additionally, an ADA accessible sidewalk shall be provided to the Club House facility proposed under this Site Development Permit as approved by the City Engineer.

QUALITY ASSURANCE

57. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
58. 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.
59. 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.
60. 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 approved mylars previously submitted to the City, revised to reflect the as-built conditions. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. However, if subsequent approved revisions have been approved by the City Engineer and reflect said "As-Built" conditions, the Engineer Of Record may submit a letter attesting to said fact to the

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City Engineer in lieu of mylar submittal.

MAINTENANCE

61. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.
62. 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

63. 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.
64. 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).

FIRE MARSHAL

65. Final conditions will be addressed when complete building plans are reviewed. Prior to issuance of a building permit, applicant shall review building plans with the Fire Department. All questions regarding the Fire Department should be directed to the Fire Safety Specialist at (760) 863-8886.

SHERIFF'S DEPARTMENT

66. Final conditions will be addressed when building plans are reviewed. Prior to issuance of a building permit, applicant shall review building plans with the Sheriff's Department regarding Vehicle Code requirements, defensible space, and other law enforcement and public safety concerns. All questions regarding the Sheriff's Department should be directed to the Deputy at (760) 863-8950.

PLANNING DEPARTMENT

67. The site shall be monitored during on- and off-site trenching and rough grading by qualified archaeological monitors, including a Native-American. Proof of retention of monitors shall be given to the City prior to issuance of the first earth-moving or clearing permit. The monitor shall be empowered to temporarily halt or divert equipment to allow for City notification and analysis.

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68. A final archaeological monitoring report shall be submitted to the Planning Department prior to the issuance of a Certificate of Occupancy for the project.
69. Collected archaeological resources shall be properly packaged for long term curation, in polyethylene self-seal bags, vials, or film cans as appropriate, all within acid-free, standard size, comprehensively labeled archive boxes and delivered to the City prior to issuance of first Certificate of Occupancy for the property.

Materials shall be accompanied by descriptive catalogue, field notes and records, primary research data, and the original graphics.

70. The conditions of approval for this project (SP 07-082, SDP 07-885) shall be included in the submitted Phase I report prior to issuance of the first permit requiring monitoring.
71. If prehistoric or historic resources are discovered during monitoring or the subsequent construction phase, the Planning Department shall be notified immediately.
72. The on- and off-site excavation, grading, trenching, etc. of areas identified by a qualified paleontological monitor as likely to contain paleontological resources as shall be monitored by a qualified paleontological monitor. Monitoring shall be restricted to undisturbed subsurface alluvium that might be present below the surface. The monitor(s) shall be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor should also remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Proof that a monitor has been retained (signed contract) shall be given to City prior to issuance of first earth-moving permit, or before any clearing of the site is begun.

Full-time monitoring is not necessary unless potentially-fossiliferous units are encountered and determined upon exposure and examination by qualified paleontologic personnel to have potential to contain fossil resources.

73. Recovered specimens shall be prepared to the point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Recovered specimens shall be prepared and packaged so they can be identified and permanently preserved.
74. A report of paleontological findings with an appended itemized inventory of specimens shall be submitted to the City prior to occupancy being granted by the City. The report shall include pertinent discussions of the significance of all recovered resources where appropriate. The report and inventory, when submitted will signify

CITY COUNCIL RESOLUTION 2007-078
CONDITIONS OF APPROVAL - FINAL
SITE DEVELOPMENT PERMIT 2007-885
LA QUINTA COUNTRY CLUB
AUGUST 7, 2007

completion of the program to mitigate impacts to paleontological resources.

75. Collected paleontological resources and related reports, etc. shall be given to the City for curation. Packaging of resources, reports, etc. shall comply with standards commonly used in the paleontological industry.
76. All roof top mechanical equipment shall be screened from view by parapet walls; this includes air conditioning units and fans and blower hoods for food service cooking.
77. No signage is permitted with this approval. A separate permit from the Planning Department is required for any temporary or permanent signs.
78. A Temporary Use Permit shall be required prior to placement of construction materials or trailers on site.
79. The applicant shall install fully-shielded light fixtures for all parking lot lights proposed along Eisenhower Drive. Said shields shall minimize light spillage outside the subject property, and shall be turned off when the clubhouse site is not in use. Final lighting placement locations, shielding, and duration of illumination shall be reviewed and approved by the Planning Director prior to installation.
80. The lighted tennis courts are subject to Section 9.60.150 of the La Quinta Municipal Code. The courts shall not be lit after 10:00pm. Prior to installation of lighting, the applicant shall also apply for a Minor Use Permit with the Planning Department for approval of the lighted tennis courts.
81. The applicant shall monitor golf ball flight patterns within the driving range, and prohibit the use of drivers. The Planning Department will coordinate with the Code Compliance Department in monitoring complaints of stray golf ball flight.