

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-879
THE FOUNDATION GROUP
JULY 24, 2007**

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 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").

This site development permit shall expire two years after Planning Commission 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. 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
- Desert Sands Unified School District
- Coachella Valley Water District (CVWD)
- Imperial Irrigation District (IID)
- California Water Quality Control Board (CWQCB)
- SunLine Transit Agency

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
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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, if applicable. When the requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting those improvements plans for City approval.

5. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; and the State Water Resources Control Board's Order No. 99-08-DWQ.
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).
7. Approval of this Site Development Permit shall not be construed as approval for any horizontal dimensions implied by any site plans or exhibits unless specifically identified in the following conditions of approval.

PROPERTY RIGHTS

8. 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 rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services 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 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 maintenance agreements for the development or other agreements as approved by the City Engineer.
9. The public street right-of-way offers for dedication required for this development include:
 - A. PUBLIC STREETS
 - 1) Calle Tampico (Primary Arterial – Option B, 100' Right-of-Way) – No additional right-of-way is required along the Site Development Permit boundary on Calle Tampico as per the recorded Parcel Map No. 27984.
10. The required perimeter landscaping setbacks along all public rights-of-way as follows has been dedicated on Parcel Map No. 27984:

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-879
THE FOUNDATION GROUP
JULY 24, 2007**

- A. Calle Tampico (Primary Arterial – Option B, 100' Right-of-Way) - 20-foot from the R/W-P/L.

The setback requirements shall apply to all frontages including, but not limited to, remainder parcels and sites dedicated for utility purposes.

Where public facilities (e.g., sidewalks) are placed on privately-owned setbacks, the applicant shall offer for dedication blanket easements for those purposes.

11. Direct vehicular access to Calle Tampico is restricted, except for those access points identified on Parcel Map No. 27984, or as otherwise conditioned in these conditions of approval.
12. 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.
13. The applicant shall provide reciprocal access easements necessary for the adjoining parcel(s) for access to proposed parking and access drive associated with this Site Development Permit. Additionally, the applicant shall enter into a maintenance agreement with other parcel owners/occupants for the perpetual maintenance of the parking areas and drive aisles within Parcel Map No. 27984.

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) Calle Tampico (Primary Arterial – Option B, 100' Right-of-Way):

No additional widening on the north side of the street along all frontage adjacent to the Site Development Permit boundary to its ultimate width on the north side as specified in the General Plan and per Conditions of Approval for Tentative Parcel Map No. 27984 are required of this Site Development Permit.

PARKING LOTS and ACCESS POINTS (EXISTING PARKING LOT AND DRIVE AISLES PER LA QUINTA VILLAGE SHOPPING CENTER PRECISE GRADING PLANS)

15. The applicant shall design the Site Development Permit site improvements to conform to LQMC Chapter 9.150 (Parking) as applicable to the existing parking area and as approved by the City Engineer. Additionally, the applicant may be required to reconstruct existing facilities for current ADA requirements and in particular, the following:

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-879
THE FOUNDATION GROUP
JULY 24, 2007**

- A. Accessibility routes to public streets and adjacent buildings shall be shown on the Precise Grading Plan.
- B. Cross slopes should be a maximum of 2% where ADA accessibility is required including accessibility routes between buildings.
- C. Building access points shall be shown on the Precise Grading Plans to better evaluate ADA accessibility issues.
- D. Parking stall lengths shall be according to LQMC Chapter 9.150 and be a minimum of 17 feet in length for standard parking stalls and 18 feet for handicapped parking stall or as approved by the City Engineer.
- E. Drive aisles between parking stalls shall be a minimum of 26 feet with egress drive aisles a minimum of 28 feet or as approved by the City Engineer.
- F. Reconstruct the existing curb ramps along the westerly portion of the Site Development Permit parcel or area to conform with current ADA guidelines as approved by the City Engineer.

Entry drives, main interior circulation routes, corner cutbacks, bus turnouts, dedicated turn lanes, ADA accessibility route to public streets and other features shown on the approved construction plans, may require additional street widths and other improvements as may be determined by the City Engineer.

- 16. General access points and turning movements of traffic to off site public streets are limited to the access locations approved for Parcel Map No. 27984 and these conditions of approval.
- 17. 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:

Parking Lot & Aisles (Low Traffic)	3.0" a.c./4.5" c.a.b.
Parking Lot & Aisles (High Traffic)	4.5" a.c./5.5" c.a.b.
Loading Areas	6" P.C.C./4" c.a.b.

or the approved equivalents of alternate materials.

- 18. 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

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-879
THE FOUNDATION GROUP
JULY 24, 2007**

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.

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.
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 LQMC Section 13.24.040 (Improvement Plans).
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.

A. On-Site Commercial Precise Grading Plan 1" = 20' Horizontal

Note: Storm Drain Plan to be 1" = 40' Horizontal, 1"= 4' Vertical.

B. PM10 Plan 1" = 40' Horizontal

NOTE: A and B 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.

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-879
THE FOUNDATION GROUP
JULY 24, 2007**

The applicant shall prepare an accessibility assessment on a marked up print of the building floor plan identifying every building egress and that notes the most current 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 Precise Grading Plan when it is submitted for plan checking.

A "On-Site Commercial Precise Grading" plan is required to be submitted for approval by the Building Official, Community Development Director and the City Engineer.

"On-Site Commercial 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 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.

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-879
THE FOUNDATION GROUP
JULY 24, 2007**

PRECISE GRADING

26. The applicant shall comply with the provisions of LQMC Section 13.24.050 (Grading Improvements).
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,
 - B. A preliminary geotechnical ("soils") report prepared by a qualified engineer, and
 - C. A Fugitive Dust Control Plan prepared in accordance with LQMC Chapter 6.16, (Fugitive Dust Control).

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 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. Prior to any site grading or regrading that will raise or lower any portion of the site by more than plus or minus five tenths of a foot (0.5') from the elevations shown on the approved Site Development Permit site plan, the applicant shall submit the proposed grading changes to the City Staff for a substantial conformance finding review.
31. 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

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-879
THE FOUNDATION GROUP
JULY 24, 2007**

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

32. As the applicant proposes on-site stormwater handling for this Site Development Permit to utilize underground retention, he shall comply with the provisions of LQMC Section 13.24.120 (Drainage), 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 (whichever event produces the greatest total run off).
33. 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.
34. 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 LQMC Section 9.100.040(B)(7).
35. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
36. 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.
37. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
38. **However**, if the applicant **proposes not to use on-site underground retention** and to utilize existing storm water handling facilities for Parcel Map No. 27984 and in particular to transport stormwater to the existing retention basin for retention of the Site Development Permit stormwater, the applicant shall **make their best effort to** redesign and reconstruct the existing retention basin to the east to meet current Public Works Department criteria contained in Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 -

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-879
THE FOUNDATION GROUP
JULY 24, 2007**

Underground Retention Basin Design Requirements and the following conditions.

39. Stormwater handling shall conform with the approved hydrology and drainage report for Parcel Map No. 27984 and as modified for this Site Development Permit. 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.
40. The applicant shall comply with the provisions of LQMC Section 13.24.120 (Drainage), 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 produces the greatest total run off).
41. Nuisance water shall be retained on the Site Development Permit 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.
42. For on-site above ground common retention basins, retention depth shall be according to Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic 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 unless approved by the City Engineer.
43. 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 LQMC Section 9.100.040(B)(7).
44. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
45. 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.
46. Storm drainage historically received from adjoining properties shall be received and retained or passed through into the historic downstream drainage relief route.

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-879
THE FOUNDATION GROUP
JULY 24, 2007**

UTILITIES

47. The applicant shall comply with the provisions of LQMC Section 13.24.110 (Utilities).
48. 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.
49. 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.

CONSTRUCTION

50. 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.

LANDSCAPE AND IRRIGATION

51. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans).
52. The applicant shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
53. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
54. The applicant shall submit the final landscape plans for approval to plan checking by the Planning Department. Final landscaping plans shall be reviewed by the Architecture Landscape Review Committee and approved by the Planning Director. 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.

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

55. Landscape areas shall have permanent irrigation improvements meeting the requirements

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-879
THE FOUNDATION GROUP
JULY 24, 2007**

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.

56. 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.

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 City Engineer in lieu of mylar submittal.

MAINTENANCE

61. The applicant shall comply with the provisions of LQMC Section 13.24.160 (Maintenance).
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 LQMC Section 13.24.180 (Fees and Deposits). These fees include all deposits and fees required by the City for plan checking

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-879
THE FOUNDATION GROUP
JULY 24, 2007**

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).
65. Prior to completion of any approval process for modification of boundaries of the property or lots subject to these conditions, the applicant shall process a reapportionment of any bonded assessment(s) against the property and pay the cost of such reapportionment.

SHERIFFS 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.

FIRE DEPARTMENT

67. Provide or show there exists a water system capable of delivering a fire flow 1500 gallons per minute for a two hour duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site.
68. Approved accessible on site fire hydrants shall be located not to exceed 330 feet apart in any direction as measured by an approved route around the complex, exterior of the building, and no portion of a building further than 165 feet from a fire hydrant. Fire hydrants shall provide the required fire flow.
69. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
70. Display street numbers in a prominent location on the address side of the building and/or rear access. Numbers and letters shall be a maximum of 10" in height. All addressing must be legible and of a contrasting color.
71. A rapid entry Knox Box shall be installed on the outside of the building. If the building is protected with a fire alarm or burglar alarm system, the lock box will require "tamper" monitoring. Special forms are available from the Riverside County Fire Department for ordering the Knox Box.

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-879
THE FOUNDATION GROUP
JULY 24, 2007**

72. The applicant shall install a complete commercial fire sprinkler system (per NFPA 13 1999 Edition). Fire sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project Structural Engineer to certify with a "wet signature", that the structural system is designed to support the seismic and gravity loads to support the additional weight of the sprinkler system.
73. All fire sprinkler risers shall be protected from any physical damage. The PIV and FCD shall be located to the front, within 25 to 50 feet of a hydrant, and a minimum of 25 feet from the building. Sprinkler riser room must have indicating exterior and/or interior door signs. A C-16 licensed contractor must submit plans, along with current \$307.00 deposit based fee, to the Fire Department for review and approval prior to installation. Guideline handouts are available from the Fire Department.
74. The applicant shall install an alarm monitoring system for fire sprinkler system(s) with 100 or more heads (20 or more in Group I, Division 1.1 and 1.2 occupancies). Valve monitoring, water-flow alarm and trouble signals shall be automatically transmitted to an approved central station, remote station or propriety monitoring station in accordance with 2001 CBC, Sec. 904.3.1. An approved audible sprinkler flow alarm shall be provided on the exterior in an approved location and also in the interior in a normally occupied location. A C-10 licensed contractor must submit plans designed in accordance with NFPA 72, 1999 Edition, along with the current \$192.00 deposit based fee, to the Fire Department for review and approval prior to installation. Guideline handouts are available from the Fire Department.
75. The application shall install a portable fire extinguisher, with a minimum rating of 2A-10BC, for every 3,000 square feet and/or 75 feet of travel distance. Fire extinguishers shall be mounted 3.5 to 5 feet above finished floor, measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed.
76. No hazardous materials shall be stored and/or used within the building, which exceed quantities listed in UBC Table 3-D and 3-E. No class I, II, or IIIA of combustible/flammable liquid shall be used in any amount in the building.
77. Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2001 California Building Code.
78. Electrical room doors if applicable shall be posted "ELECTRICAL ROOM" on outside of the door.
79. Access shall be provided to all mechanical equipment located on the roof as required by the Mechanical Code.

**PLANNING COMMISSION RESOLUTION 2007-034
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-879
THE FOUNDATION GROUP
JULY 24, 2007**

80. Air handling systems supplying air in excess of 2,000 cubic feet per minute to enclosed spaces within buildings shall be equipped with an automatic shutoff. Ref. CMC 609.0.

MISCELLANEOUS

81. The applicant shall work with the Planning Department to finalize the green screens location, size and plant type prior to Final Landscaping Plan review by the ALRC.
82. No signage is permitted with this approval. All building mounted signs for the building shall comply with the existing Sign Program for the La Quinta Village Shopping Center. A separate permit from the Planning Department is required for any temporary or permanent signs.
83. All roof top mechanical equipment shall be fully screened per Section 9.100.050 of the Zoning Ordinance.
84. Building mounted lighting shall comply with the City's Outdoor Lighting Ordinance, per Section 9.100.150 of the Zoning Ordinance.
85. The applicant shall comply with all applicable Conditions Of Approval of Plot Plan 1991-456.