

**PLANNING COMMISSION RESOLUTION 2007-032
CONDITIONS OF APPROVAL - FINAL
SITE DEVELOPMENT PERMIT 2007-887
EISENHOWER MEDICAL CENTER
ADOPTED: 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 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 applicable Conditions of Approval for Specific Plan 2001-055 and Amendments No. 1 and 2, and Tentative Parcel Map No. 31116.

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

3. This Site Development Permit is valid for two years, unless an extension is applied for and granted by the Planning Commission pursuant to Section 9.200.080 of the La Quinta Municipal Code.
4. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain any applicable 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
 - SCAQMD Coachella Valley

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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.

Unless one exists and is currently in force at the time of the start of construction for this Site Development Permit, 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, 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.

- 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") (LQMC 8.70.020 (Definitions)):
- 1) Temporary Soil Stabilization (erosion control).
 - 2) Temporary Sediment Control.

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- 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.
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 applicant shall offer for dedication of all public 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.

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10. The public street right-of-way offers for dedication required for this development include:

A. PUBLIC STREETS

- 1) Washington Street (Major Arterial, 120' ROW) – No additional right-of-way is required. Variable right-of-way has been dedicated per Parcel Map No. 31116 along the Site Development Permit boundary measured 32 feet east of the existing curb face constructed under CIP Project 98-07, except for an additional variable right-of-way dedication for a deceleration/right turn only lane at the Seeley Drive intersections of 44 feet per the recorded Parcel Map No. 31116.
- 2) Seeley Drive (Non-conforming Collector Street, 80' ROW) – No additional right-of-way is required of this Site Development Permit. Eighty feet (80') right-of-way has been dedicated for a total 80-foot ultimate developed right-of-way along the Site Development Permit boundary per Parcel Map No. 31116.

11. The applicant shall create perimeter landscaping setbacks along all public rights-of-way as follows:

- A. Washington Street (Major Arterial) – The perimeter landscaping setback of 20 feet required by the General Plan has been retained by the City of La Quinta Redevelopment Agency along the Washington Street right of way per Parcel Map 31116. No additional landscape setback is required along Washington Street for this Site Development Permit.
- B. Seeley Drive (Non-conforming Collector Street, 80' ROW) – 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.

12. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas.

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13. Direct vehicular access to Washington Street and Seeley Drive from lots with frontage along Washington Street and Seeley Drive is restricted, except for those access points identified on Parcel Map No. 31116, or as otherwise conditioned in these conditions of approval.
14. 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

15. The applicant shall comply with the provisions of LQMC Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access For Individual Properties And Development) for public streets; and LQMC Section 13.24.080 (Street Design - Private Streets), where private streets are proposed.
16. The applicant shall construct the following street improvements to conform with the General Plan (street type noted in parentheses.)

- 1) Washington Street (Major Arterial; 120' R/W):

No additional street widening or street improvements are required of this Site Development Permit pursuant to Conditions of Approval for Parcel Map No. 31116. Pursuant to said Parcel Map No. 31116, construction of a deceleration/right turn only lane to the Hotel parcel is pending evaluation and negotiation between CP Development La Quinta LLC and the City of La Quinta.

- 2) Seeley Drive – Non-Conforming Collector Street, 80' ROW.

No additional street widening of Seeley Drive from Washington Street to Miles Avenue to its ultimate 56-foot width pursuant to Conditions of Approval for Parcel Map No. 31116.

17. A Traffic Analysis required for this site development permit has determined that the traffic signal conditioned of Parcel Map No. 31116 will be required at project opening. Therefore, the applicant shall not be granted Certificate of Occupancy until said traffic signal is operational as required by the City Engineer.
18. The applicant is conditioned to provide a heavy maintenance vehicle access road as approved by the Coachella Valley Water District and the City Engineer for access to the Coachella Valley Storm Water Channel to the south of the Site Development Permit site.

PARKING LOTS AND ACCESS POINTS

19. The design of parking facilities shall conform to LQMC Chapter 9.150 (Parking). In particular, the following are conditioned with this approval.
- A. Accessibility routes to public streets and adjacent development 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 with a 2-foot overhang for standard parking stalls and 18 feet for with a 2-foot overhang handicapped parking stall or as approved by the City Engineer. One van accessible handicapped parking stall is required per 8 handicapped parking stalls.
 - E. Drive aisles between parking stalls shall be a minimum of 26 feet with access drive aisles to Seeley Drive a minimum of 30 feet as shown on the site plan or 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. The applicant shall construct an ADA accessible path from the proposed Site Development Permit building to the south side of Seeley Drive.

20. General access points and turning movements of traffic to off site public streets are limited to the access locations approved for Parcel Map No. 31116, Specific Plan 2001-055, Amendment No. 2 and these conditions of approval.
- A. Primary Entry (Seeley Drive, approximately 450 feet east of Washington Street) – Right turn in and out movements are permitted. Full turn movements are permitted upon ultimate street improvement construction per City of La Quinta Plan Set Number 06021 and 06022 and as determined by the City Engineer.

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The applicant shall construct two (2) lane striping for a right turn only movements at the entrance and possible future right turn lane trap striping and signage as approved by the City Engineer.

- B. Secondary Entry (Seeley Drive, approximately 850 feet east of Washington Street) – Right turn in and out movements are permitted. Left turn movements in and out are restricted.

The applicant shall construct striping and signing improvements for said left turn movement restrictions as approved by the City Engineer.

21. 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.

22. 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.
23. 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.

24. 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," refers to persons currently certified or licensed to practice their respective professions in the State of California.

25. 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 the LQMC Section 13.24.040 (Improvement Plans).
26. 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
 - B. PM10 Plan 1" = 40' Horizontal
 - C. SWPPP 1" = 40' Horizontal
- NOTE: A through C to be submitted concurrently.
- D. Seeley Drive Off-Site Street Improvements/Signing & Striping Plan *

1" = 40' Horizontal, 1" = 4' Vertical

* Per Condition 19 above.

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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.

All Off-Site Signing & Striping and Precise Grading Plans shall show, at a minimum; Stop Signs, Limit Lines and Legends. Signing and Striping, 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.

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.

In addition to the normal set of improvement plans, an "On-Site Commercial Precise Grading" plan is required to be submitted for approval by the Building Official, Planning 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.

27. 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.
28. The applicant shall furnish a complete set of the mylars of all approved improvement plans on a storage media acceptable to the City Engineer.
29. 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

30. The applicant shall comply with the provisions of LQMC Section 13.24.050 (Grading Improvements).

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31. 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.
32. 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,
 - B. A preliminary geotechnical ("soils") report prepared by a qualified engineer,
 - C. A Fugitive Dust Control Plan prepared in accordance with LQMC Chapter 6.16, (Fugitive Dust Control), and
 - D. A Best Management Practices report prepared in accordance with LQMC Sections 8.70.010 and 13.24.170 (NPDES stormwater discharge permit and Storm Management and Discharge Controls).

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 Rough Grading Plan 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.

33. 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.
34. 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

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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.

35. 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.

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.

36. 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.
37. 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

38. Stormwater handling shall conform to the approved hydrology and drainage report for the Centre Pointe Development, Specific Plan 2001-055 and Amendments No. 1 and 2, and Parcel Map No. 31116 and Storm Drain Improvement Plans, Phase I as modified for this Site Development Permit. Nuisance water shall be disposed of in an approved manner.
39. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
40. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.

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41. When an applicant proposes discharge of storm water directly, or indirectly, into the Coachella Valley Stormwater Channel, the applicant shall indemnify the City from the costs of any sampling and testing of the development's drainage discharge which may be required under the City's NPDES Permit or other City- or area-wide pollution prevention program, and for any other obligations and/or expenses which may arise from such discharge. The indemnification shall be executed and furnished to the City prior to the issuance of any grading, construction or building permit, and shall be binding on all heirs, executors, administrators, assigns, and successors in interest in the land within Parcel Map No. 31116 excepting there from those portions required to be dedicated, or deeded for public use. The form of the indemnification shall be acceptable to the City Attorney. If such discharge is approved for this development, the applicant shall make provisions for meeting these potential obligations. The 100-year storm water HGL shall be 3 feet below the channel lining and 2 feet below the Project Storm HGL.

Certificate of Occupancy shall not be permitted for this Site Development Permit until channel lining for the Coachella Valley Stormwater Channel is installed along Parcel Map No. 31116 as approved by the Coachella Valley Water District and the City Engineer.

UTILITIES

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

42. 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.
43. 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.

44. 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.

LANDSCAPE AND IRRIGATION

45. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans).
46. The applicant shall provide for the perpetual maintenance of all landscaping along Washington Street and Seeley Drive as required by LQMC Section 9.100.040 and requirements of the Development Agreement and Disposition and Development Agreement for the Centre Pointe Development including Amendments and applicable Amendments to the Purchase and Sale Contract.
47. The applicant shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
48. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
49. Final landscaping and irrigation plans (and precise grading plans relevant to landscape areas) shall be prepared by a licensed landscape professional and shall be reviewed by the ALRC and approved by the Planning Director prior to issuance of the first building permit. An application for Final Landscape Plan Check shall be submitted to the Planning Department for final landscape plan review. Said plans shall include all landscaping associated with this project, including perimeter landscaping, and be in compliance with Chapter 8.13 (Water Efficient Landscaping) of the Municipal Code. The landscape and irrigation plans shall be approved the Coachella Valley Water District and Riverside County Agriculture Commissioner prior to submittal of the final plans to the Planning Department.

The applicant shall submit the landscape plans for approval by the Planning Department and green sheet sign off by the Public Works Department. Landscape plans for landscaped median on public streets shall be approved by the both the Planning Director and the City Engineer. Where City Engineer approval is not required, the applicant shall submit for a green sheet approval by the Public Works Department.

NOTE: Plans are not approved for construction until signed by both the Planning Director and/or the City Engineer.

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50. 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.
51. 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.
52. Along Washington Street frontage and the Whitewater Storm Channel to the well site, evenly spaced Date Palm Trees with canopy trees planted between them shall be provided. A view corridor shall be maintained along the storm channel. A hedge of shrubs adjacent to Washington Street and Seeley Drive, if berming is not adequate, shall be provided adjacent to the parking lot edge adjacent to public streets to screen cars from street view.
53. The turf adjacent to the building entry/drop-off area shall be removed and replaced with shrubs and ground cover, and hardscape (next to seat wall).

QUALITY ASSURANCE

54. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
55. 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.
56. 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.
57. 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

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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

58. The applicant shall comply with the provisions of LQMC Section 13.24.160 (Maintenance).
59. 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

60. 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 and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.
61. 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

62. Signs shall be approved as part of a sign program under a separate submittal.
63. The flagpole height shall not exceed 45'.
64. All applicable conditions and requirements of the Disposition and Development Agreement (DDA) and Development Agreement (DA) for Centre Pointe shall be complied with prior to issuance of a building permit or as determined by the Planning Director.
65. Parking lot lights shall be dimmed (or turned off in areas where safety is not compromised) within one hour of closing. Dimmed lights shall be at a level to maintain safety.

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66. East of the loading zone, the "pointed" end of the adjacent planter shall be cut back to allow easier truck exiting to the east.
67. Provide some carports in the parking lot area west of the building. These may be relocated or additional carports.
68. Within the large landscape area, located between the driveways abutting Seeley Drive, provide seating convenient to the adjacent parking lot to the south.