

PLANNING COMMISSION RESOLUTION 2004-084

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING DEVELOPMENT PLANS FOR A ±23,760 SQUARE FOOT COMMERCIAL OFFICE BUILDING, SUBJECT TO CONDITIONS

**CASE NO: SITE DEVELOPMENT PERMIT 2004-814
APPLICANT: ENTIN FAMILY TRUST**

WHEREAS, the Planning Commission of the City of La Quinta, California, did on the 9th day of November, 2004, hold a duly noticed Public Hearing to consider a request to approve Site Development Permit 2004-814, development plans for a ±23,760 square-foot commercial/office building on a 1.82 acre site, located on the east side of Washington Street, ±960 feet north of Fred Waring Drive, more particularly described as:

BEING A PORTION OF PARCELS 25 & 26 OF RS 015/032

WHEREAS, the Architecture and Landscape Review Committee, did on the 6th day of October, 2004 at a regular meeting, recommended approval of the architectural plans by adoption of Minute Motion 2004-029 on a 3-0 vote; and,

WHEREAS, said Site Development Permit has complied with the requirements of "The Rules to Implement the California Environmental Quality Act of 1970" as amended (Resolution 83-63) in that the Community Development Department has prepared Environmental Assessment 2004-525, and has determined that there are no significant impacts that cannot be mitigated that will result from the approval and development of this project; therefore a Mitigated Negative Declaration has been prepared, per the Guidelines for Implementation of CEQA; and,

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said Planning Commission did find the following facts and reasons to justify approval of said Site Development Permit pursuant to Section 9.210.010 of the Zoning Code:

1. Consistency with General Plan. The proposed 23,760 sq. ft. office building is in a Community Commercial designated area that encourages retail and office uses in close proximity to arterial thoroughfares and residential neighborhoods. This office use, as designed, complies with the overall development concepts of the City's General Plan Land Use guidelines.

2. Consistency with Zoning Code. The proposed office building is consistent with the development standards of the Community Commercial Zoning District with regard to setbacks, building height, and parking requirements based on the proposed Conditions of Approval.
3. Architectural Design. The proposed architectural design of the two-story building incorporates design elements consistent with past approvals for similar types of commercial structures and uses.
4. Site Design. As conditioned, the proposed project will not be contrary to the existing design policies or standards established by the city of La Quinta.
5. Landscape Design. The project landscaping designed for the proposed Site Development Permit will provide an exemplary basis from which to extend a visual continuity of the proposed project into future surrounding developments.
7. Infrastructure. There are adequate existing provisions for water, sanitation, and public utilities to ensure that the proposed building will not be detrimental to public health and safety.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of La Quinta, California, as follows:

1. That the above recitations are true and constitute the findings of the Planning Commission in this case;
2. That it does hereby approve Site Development Permit 2004-814 for the reasons set forth in this Resolution, subject to the Conditions attached hereto.

PASSED, APPROVED, and ADOPTED at a regular meeting of the La Quinta City Planning Commission, held on the 9th day of November, 2004, by the following vote, to wit:

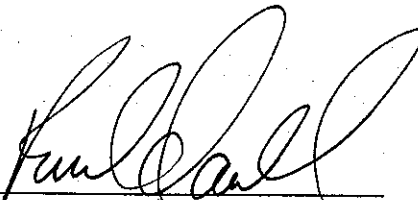
AYES: Commissioners Daniels, Krieger, Ladner, and Vice Chairman Quill

NOES: None

Planning Commission Resolution 2004-084
Site Development Permit 2004-814
Entin Family Trust
November 9, 2004

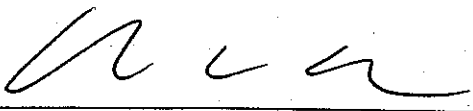
ABSENT: Chairman Kirk

ABSTAIN: None



PAUL QUILL, Vice Chairman
City of La Quinta, California

ATTEST:



OSCAR W. ORCI, Interim
Community Development Director
City of La Quinta, California

**PLANNING COMMISSION RESOLUTION 2004-084
CONDITIONS OF APPROVAL - FINAL
SITE DEVELOPMENT PERMIT 2004-814
ENTIN FAMILY TRUST
NOVEMBER 9, 2004**

EXHIBIT A

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

- Fire Marshal
- Public Works Department (Grading Permit, Improvement Permit)
- Building and Safety Department
- Community Development Department
- Riverside Co. Environmental Health Department
- Desert Sands Unified School District (DSUSD)
- Coachella Valley Water District (CVWD)
- Imperial Irrigation District (IID)
- California Water Quality Control Board (CWQCB)
- Sunline Transit Agency
- South Coast Air Quality Management District (SCAQMD)

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 improvement plans for City approval.

3. 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").
 - 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.
 - 4) Tracking Control.
 - 5) Non-Storm Water Management.
 - 6) Waste Management and Materials Pollution Control.
4. 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.
- A. The approved SWPPP and BMP's shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City.

PROPERTY RIGHTS

5. Prior to 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.
6. The applicant shall offer for dedication public street right-of-ways in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
7. The public street right-of-way offers for dedication required for this development include:

A. PUBLIC STREETS

- 1) Washington Street (Major Arterial, 120' ROW) – The standard 60 feet from the centerline of Washington Street for a total 120-foot ultimate developed right of way except for an additional variable right of way dedication at the proposed entry measured seventy two feet (72') east of the centerline of Washington Street and length to be determined by a traffic study prepared for the applicant by a licensed traffic engineer per Engineering Bulletin # 03-08. As a minimum, the required right of way shall be for a length of 100 feet plus a variable dedication of an additional 50 feet to accommodate improvements conditioned under STREET AND TRAFFIC IMPROVEMENTS.
8. Dedications shall include additional widths as necessary for dedicated right and left turn lanes, bus turnouts, and other features contained in the approved construction plans.
9. The applicant shall create perimeter landscaping setbacks along all public right-of-ways as follows:

- A. Washington Street (Major Arterial, 120' ROW) - 20-foot from the R/W-P/L as conditioned under this Site Development Permit especially 8A above.

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.

10. 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.
11. Direct vehicular access to Washington Street is restricted, except for the access point identified on the approved Site Development Permit, 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.

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.

13. 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.
14. 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
- D. Storm Drain Plans 1" = 40' Horizontal
- E. Off-Site Street Plan 1" = 40' Horizontal, 1" = 4' Vertical
- F. Off-Site Signing & Striping Plan 1" = 40' Horizontal

The Off-Site street improvement plans shall have separate plan sheet(s) (drawn at 20 scale) that show the meandering sidewalk, mounding, and berming design in the combined parkway and landscape setback area.

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 Plan & Profile Street Plans shall show all existing improvements for a distance of at least 200-feet beyond the project limits, or a distance sufficient to show any required design transitions.

"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, retaining and perimeter walls, etc. ADA accessibility to public streets and handicap parking shall be shown on the Precise Grading Plans at a scale to be determined by the Public Works Department.

15. The City maintains standard plans, detail sheets and/or construction notes for elements of construction. For a fee, established by City Resolution, the applicant may purchase such standard plans, detail sheets and/or construction notes from the City.
16. The applicant shall furnish a complete set of the AutoCAD files of all approved improvement plans on a storage media acceptable to the City Engineer. The files shall be saved in a standard AutoCAD format so they may be fully retrievable through a basic AutoCAD program.

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

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

IMPROVEMENT SECURITY AGREEMENTS

17. Should the applicant fail to construct the improvements for the development, or fail to satisfy its obligations for the development in a timely manner, the City shall have the right to halt issuance of building permits, and/or final building inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements

GRADING

18. The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.
19. 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.
20. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:

- A. A grading plan prepared by a qualified engineer or architect,
- B. A preliminary geotechnical ("soils") report prepared by a qualified engineer,
- 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.

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.

- 21. The applicant shall maintain graded, undeveloped land to prevent wind and water erosion of soils. The land shall be planted with interim landscaping or provided with other erosion control measures approved by the Community Development and Public Works Departments.
- 22. 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.

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

DRAINAGE

25. The applicant's proposed underground stormwater field shall comply with the provisions of Section 13.24.120 (Drainage), LQMC, Engineering Bulletin No. 97.03. The City Engineer shall approve the design of the proposed underground stormwater field. More specifically, stormwater falling on site during the 100-year storm shall be retained within the development, unless otherwise approved by the City Engineer. Additionally, the 100-year stormwater shall be retained within the interior street right of way. The tributary drainage area shall extend to the centerline of adjacent public streets. The design storm shall be either the 3 hour, 6 hour or 24 hour event producing the greatest total run off.
26. The project shall be designed to accommodate purging and blowoff water (through retention facilities approved by the City Engineer) from any on-site or adjacent well sites granted or dedicated to the local water utility authority as a requirement for development of this property.
27. In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise.
28. 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.

29. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
30. Stormwater from building roof drains shall not be directed to flow over walkways or planter areas but be directed to parking lot or drainage facilities via a drainage system.

UTILITIES

31. 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.
32. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.
33. All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.
34. 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 trench compaction for approval of the City Engineer.

STREET AND TRAFFIC IMPROVEMENTS

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

A. OFF-SITE STREETS

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

No widening of the east side of the street along all frontage adjacent to the Site Development Permit is required for 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:

- a) A deceleration/right turn only lane on Washington Street at the entry drive. The east curb face shall be located sixty (60') east of the centerline of Washington Street and length to be determined by a traffic study prepared for the applicant by a licensed traffic engineer per Engineering Bulletin # 03-08. The required right of way shall be for a length of 100 feet plus and additional length required by the above mentioned traffic study and a variable dedication of an additional 50 feet to accommodate improvements conditioned.

Other required improvements in the 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) 8-foot wide meandering sidewalk. 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.

37. 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 Lots and accessways	3.0" a.c./4.5" c.a.b.
Major Arterial	5.5" a.c./6.5" c.a.b.

or the approved equivalents of alternate materials.

38. 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.
39. General access points and turning movements of traffic are limited to the following:

Primary Entry (Washington Street): Right turn movements in and out are allowed. Left turn movements in and out are prohibited.
40. 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.
41. 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.

PARKING LOT AND ACCESSWAYS

42. The design of parking facilities shall conform to LQMC Chapter 9.150; especially the parking stall and aisle widths and the parking stall striping design.

- A. Wheel stops shall be provided where parking stall areas are double stacked.
 - B. Parking stall striping shall be the City of La Quinta double-striped hairpin design (Section 9.150.080.B.7).
 - C. All entry doorways shall be ADA accessible and shall be approved in the precise grading plan process.
 - D. The location of carport support posts shall comply with Section 9.150.080(B5) of the Zoning Code. Light fixtures, meeting the requirements of Section 9.100.150 (Outdoor Lighting) may be mounted to the underside of the carport roofing for nighttime security needs. Weather resistant materials shall be used to construct carport structures (e.g., metal, glu-lams or para-lams, etc.).
43. All right-turn-out only driveways shall have a splitter median island located in the driveway throat that adequately channels the exiting right-turn vehicles turning onto the arterial street to eliminate illegal left turns. The splitter island shall be designed in conformance with design concepts approved by the City Engineer.

CONSTRUCTION

44. 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.

FIRE DEPARTMENT

45. Approved super fire hydrants, shall be spaced no more than every 330 feet and shall be located not less than 25 feet or more than 165 feet from any portion of the buildings as measured along outside travel ways.
46. Blue dot reflectors shall be placed in the street 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.
47. The water mains shall be capable of providing a potential fire flow of 2500

- GPM and the actual fire flow from any two adjacent hydrants shall be 1500 GPM for a 3-hour duration at 20-PSI residual operating pressure.
48. City of La Quinta ordinance requires all commercial buildings 5,000 sq. ft. or larger to be fully sprinkled. NFPA 13 Standard. Sprinkler plans will need to be submitted to the Fire Department.
 49. Fire Department connections (FDC) shall be not less than 25 feet nor more than 50 feet from a fire hydrant, and shall be located on the front street side of the building. FDC's and PIV's may not be located at the rear of buildings. Note also that FDC's must be at least 25 feet from the building and may not be blocked by landscaping, parking stalls or anything that may restrict immediate access.
 50. Building plans shall be submitted to the Fire Department for plan review to run concurrent with the City plan check.
 51. Water plans for the fire protection system (fire hydrants, fdc, etc.) shall be submitted to the Fire Department for approval prior to issuance of a building permit.
 52. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot.
 53. Fire Department street access shall come to within 150 feet of all portions of the 1st floor of all buildings, by path of exterior travel. Minimum road width is 20 feet clear and unobstructed with a vertical clearance of 13.5 feet clear. Turning radii shall be no less than 38 feet.
 54. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs. Roads shall be a minimum 20 feet wide with a height of 13'6" clear and unobstructed.
 55. Install a KNOX key box on each commercial building and/or suite (Contact the Fire Department for an application).

56. Install portable fire extinguishers as required by the California Fire Code.
57. Any submissions to the Fire Department are the responsibility of the applicant.

QUALITY ASSURANCE

58. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
59. 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.
60. 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.
61. Upon completion of construction, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing," "As-Built" or "As-Constructed" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all AutoCAD or raster-image files previously submitted to the City, revised to reflect the as-built conditions.

MAINTENANCE

62. The applicant shall make provisions for continuous, perpetual maintenance of all on-site improvements, perimeter landscaping, access drives, and sidewalks. The applicant shall maintain required public improvements until expressly released from this responsibility by the appropriate public agency.
63. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.

PUBLIC SERVICES

64. The applicant shall provide public transit improvements as may required by SunLine Transit Agency and approved by the City Engineer.

LANDSCAPING

65. The applicant shall comply with Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans), LQMC.
66. The applicant shall provide landscaping in required setbacks, common lots, and park areas. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.

The applicant shall submit plans for approval by the Community Development Department prior to plan checking by the Public Works Department. Landscape and irrigation plans (three copies) shall be signed and stamped by a licensed landscape architect, or professional landscape designer, subject to the rules and regulations of Chapter 8.13 of the Municipal Code. When plan checking is complete, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner prior to submitting for signature by the City Engineer. Plans are not approved for construction until signed by the City Engineer.

67. Landscape areas shall have permanent irrigation improvements meeting the requirements of the City Engineer. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 18 inches of curbs along public streets. The Chilean Mesquite trees shall be replaced with a more durable tree type.

FEES AND DEPOSITS

68. 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.

69. 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).
70. The applicant/developer shall pay the required mitigation fees for the Coachella Valley Fringe-Toed Lizard, as in effect at the time of issuance of any grading or other land disturbance permit.

COMMUNITY DEVELOPMENT

71. The building area as approved under Site Development Permit 2004-814 shall be limited to general commercial office uses in order to maintain adequate parking.
72. The location of trash enclosures and recycling plan shall be approved by Waste Management of the Desert, subject to the provisions of Section 9.100.200 of the Zoning Code. The recycling plan shall include a description of the anticipated materials and volumes to be recycled and a description of the facilities to be provided for collecting general refuse and recyclable materials. Written proof shall be provided to the Community Development Department during plan check consideration.
73. A qualified archaeological monitor shall be on site during all excavation, earth moving and grading activities on the site. The monitor shall be empowered to stop or redirect activities should resources be identified. The archaeologist shall also be required to submit to the Community Development Department, for review and approval, a written report on all activities on the site within 60 days of completion of grading activities. Applicant shall submit a copy of the executed monitoring contract prior to any final authorization for a grading permit.
74. A master sign program (10 copies) shall be submitted to the Community Development Department for review and approval by the Planning Commission pursuant to Section 9.160.090(D) of the Zoning Code. The sign program shall be submitted during, or before, review of the final construction plans.

75. The final exterior lighting plan shall be submitted to the Community Development Department for approval, to include specific details of the fixtures for all landscape, parking and exterior security lighting, including photometric drawings pursuant to Section 9.150.080(K) of the Zoning Code. Pole-mounted parking lot lighting, no higher than 18 feet, shall be adequately shielded to prevent glare from being cast onto adjacent properties and placed so that tree growth does not interfere with the lighting needs of the site.
76. Prior to issuance of a building permit, the following items shall be submitted or shown on the appropriate plan:
 - A. The final exterior lighting plan shall be submitted to the Community Development Department for approval that includes specific details of the fixtures for the landscape lighting and exterior security lighting, including photometric drawings pursuant to Section 9.150.080(K) of the Zoning Code. Pole-mounted parking lot lighting, no higher than 18 feet, shall be adequately shielded to prevent glare from being cast onto adjacent properties and placed so that tree growth does not interfere with the lighting needs of the site.
 - B. Roof structure and/or parapets shall screen all roof mounted mechanical equipment so that they cannot be viewed from adjacent properties. Prior to occupancy of the proposed building complex, a visual inspection shall be made by the Community Development Department from all sides of the building from a distance of 800 feet to confirm that the parapets conceal any roof mounted equipment.