

**PLANNING COMMISSION RESOLUTION 2005-027  
SITE DEVELOPMENT PERMIT 2005-822 – KKE ARCHITECTS  
CONDITIONS OF APPROVAL - FINAL  
ADOPTED: JUNE 14, 2005**

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 any necessary clearances and/or permits from the following agencies:

- Fire Marshal
- Public Works Department (Grading Permit, Improvement Permit)
- Community Development 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
- Caltrans

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

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

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.

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**Conditions of Approval - Final**  
**Adopted: June 14, 2005**

- 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](http://www.cabmphandbooks.com) for use in their SWPPP preparation.

- B. The applicant's SWPPP shall be approved by the City Engineer prior to any on or off-site grading being done in relation to this project.
- C. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
- D. The applicant's SWPPP shall include provisions for all of the following Best Management Practices ("BMPs") (8.70.020 (Definitions), LQMC):
- 1) Temporary Soil Stabilization (erosion control).
  - 2) Temporary Sediment Control.
  - 3) Wind Erosion Control.
  - 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.
5. 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).

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PROPERTY RIGHTS

6. 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.
7. The applicant shall offer for dedication all 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.
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.

Pursuant to this requirement, the Applicant shall include in the submittal packet containing the draft final map submitted for map checking, an offsite street geometric layout, drawn at 1" equals 40 feet, detailing the following design aspects: median curb line, outside curb line, lane line alignment including lane widths, left turn lanes, deceleration lane(s) and bus stop turnout(s). The geometric layout shall be accompanied with sufficient professional engineering studies to confirm the appropriate length of all proposed turn pockets and auxiliary lanes that may impact the right of way dedication required of the project and the associated landscape setback requirement

9. When the City Engineer determines that access rights to the proposed street right-of-ways shown on the approved Parcel Map No. 31143, the applicant shall grant the necessary right-of-ways within 60 days of a written request by the City.
10. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur.
11. The applicant shall cause no easement to be granted, or recorded, over any portion of the subject property between the date of approval of the Tentative Tract Map and the date of recording of any Final Map, unless such easement is approved by the City Engineer.
12. The applicant shall provide and obtain easements necessary for the adjoining parcel(s) to construct and use the shared entry drive to Highway 111 along the west property line of Parcel Map No. 31143 as well as to proposed parking and access drive associated with this Site Development Permit.

### IMPROVEMENT AGREEMENTS

13. When improvements are phased through a "Phasing Plan," or an administrative approval (e.g., Site Development Permits), all off-site improvements and common on-site improvements (e.g., backbone utilities, retention basins, perimeter walls, landscaping and gates) shall be constructed prior to the issuance of any permits in the first phase of the development, or as otherwise approved by the City Engineer unless said improvements are secured under Tentative Parcel Map 31143.

Improvements and obligations required of each subsequent phase shall be completed prior to the occupancy of permanent buildings within such latter phase, or as otherwise approved by the City Engineer.

In the event the applicant fails to construct the improvements for the development, or fails to satisfy its obligations for the development in a timely manner, pursuant to the approved phasing plan, the City shall have the right to halt issuance of all permits, and/or final inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements.

14. 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.

### 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.

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.

15. The following improvement plans shall be prepared and submitted for review and approval by the Public Works Department. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

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- |    |  |                     |
|----|--|---------------------|
| A. | On-Site Commercial Precise Grading Plan    | 1" = 30' Horizontal |
| B. | PM10 Plan                                  | 1" = 40' Horizontal |
| C. | SWPPP                                      | 1" = 40' Horizontal |
| D. | Temporary Storm Drain/Retention Basin Plan | 1" = 30' Horizontal |

Note: A thru D to be submitted concurrently.

NOTE: Will not be processed for plan check review unless Rough Grading Plans and Hydrology are approved by the Public Works Department.

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.

The applicant shall prepare an accessibility assessment on annotated 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.

"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, adjacent buildings and existing and proposed handicap parking shall be shown on the Precise Grading Plans at a scale to be determined by the Public Works Department. Precise Grading Plans shall also require approval by the Community Development and Building and Safety Departments.

16. 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](http://www.la-quinta.org)). Navigate to the Public Works Department home page and look for the Online Engineering Library hyperlink.
17. 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.

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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.

**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,
  - 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.

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

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

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21. 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.
22. 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 Plan, unless the pad elevations have other requirements imposed elsewhere in these Conditions of Approval.
23. Prior to any site grading or re-grading 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 approved Tentative Tract Map, the applicant shall submit the proposed grading changes to the City Staff for a substantial conformance finding review.
24. Prior to the issuance of a building permit for any building lot, the applicant shall provide a lot pad certification stamped and signed by a qualified engineer or surveyor.

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

DRAINAGE

25. Stormwater handling shall conform with the approved hydrology and drainage report for Parcel Map No. 31143 and as revised for this site development permit. As the 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 the overlying tentative parcel map and this site development permit 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 in the final development CC&Rs for meeting these potential obligations.

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26. Nuisance water shall be retained onsite and disposed of via an underground percolation improvement approved by the City Engineer.
27. Storm drainage historically received from adjoining property shall be received and handled accordingly on-site or passed through into the historic downstream drainage relief route.

UTILITIES

28. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
29. 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.
30. 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.

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

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

STREET AND TRAFFIC IMPROVEMENTS

32. 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.
33. 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



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sections shall be as follows:

Parking Lot & Aisles (Low Traffic)	3.0" a.c./4.5" c.a.b.
Access Driveways/Loading Areas (Heavy Duty Traffic)	4.5" a.c./5.5" c.a.b.

or the approved equivalents of alternate materials.

34. 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.
35. 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 and parking areas shall be stamped and signed by qualified engineers.
36. The applicant shall advise any prospective buyer of any parcel on this Site Development Permit of its continuing obligation to maintain all sidewalks located in the public right of way adjacent to its property in a good state of repair pursuant to Streets & Highways Code Section 5610.

PARKING LOTS and ACCESS POINTS

37. 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.

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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.

38. General access points and turning movements of traffic to off site public streets are limited to the access locations approved in the approved Parcel Map No. 31143 and these conditions of approval.

LANDSCAPING

39. The applicant shall comply with Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans), LQMC.
40. The applicant shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
41. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
42. The applicant shall submit the preliminary landscape plans for approval by the Architecture and Landscaping Review Committee and Planning Commission, prior to plan checking by the Public Works Department. When plan checking has been completed, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner, prior to submittal for signature by the City Engineer. The preliminary grading plans with cross section at the drive-through lanes shall also be submitted with the preliminary landscaping plans.

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

43. 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.
44. Provide evergreen substitute tree for Crape Myrtle.
45. Planting along Highway 111 perimeter shall comply with adopted Highway 111 design theme while providing screening of drive-through lane of Retail 1 building and future pad building.
46. Parking lot tree wells shall be a minimum 6'x6' in size. Palm Springs Gold Fines or equal shall cover all planter areas.

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47. An eight foot high wrought iron fence shall be provided along the north property line with a landscape planter with dense trees and other plant material provided. Planter shall be as deep as possible while providing minimum aisle widths.
48. The west end of Retail "A" and "D" buildings shall be provided with landscape planters to the satisfaction of the Community Development Department.

QUALITY ASSURANCE

49. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
50. 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.
51. 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.
52. 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

53. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.
54. 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

55. 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

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

56. 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).
57. Within 24 hours after final approval by the Planning Commission, applicant shall submit to the Community Development Department a check for \$1,314. (made out to the County of Riverside). This check is to accompany the required Notice of Determination filed by the City of La Quinta.

MISCELLANEOUS

58. Trash enclosures shall be provided for the southerly three buildings and shown on the parking lot improvement plans. All enclosures shall be reviewed and approved by Waste Management.
59. A Sign Program for the Center shall be submitted for Planning Commission approval prior to issuance of the first building permit.
60. The south elevation of Retail 1 building shall be provided with additional articulation (i.e. metal awnings).
61. Parking lot lighting shall be down-shining, shielded nearest residential uses and match those used in the project to the east.
62. Phase 1 parking lot improvements shall include adequate parking spaces to comply with parking and access requirements.
63. Exterior building wall lighting shall be down-shining with shielded fixtures to the satisfaction of the Community Development Department.
64. All back-up aisles shall be a minimum of 26 feet wide.
65. Pad building and Retail "E" building requires approval of Site Development Permits. The layouts shown on the site plan are conceptual only and subject to future approval.
66. The development plans shall be submitted to the Fire Marshal for review and approval prior to submission to the City for plan check.
67. The Retail 1 building architectural plans are not approved. The preliminary plans for

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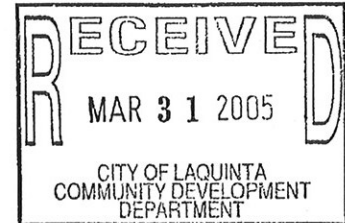
Retail 1 shall be approved by the Planning Commission prior to issuance of the building permit for that building.

68. If during final plan check it is determined there are excessive parking spaces, strategically placed spaces shall be replaced with landscaping to enhance the site design.



A division of  
*Imperial Irrigation District*

81-600 Avenue 58 • La Quinta, CA 92253 • www.iid.com



IIDPD-DDC

March 23, 2005

City of La Quinta  
Mr. Martin Magaña, Associate Planner  
Post Office Box 1504  
La Quinta, CA 92247

**Subject: ENVIRONMENTAL ASSESSMENT 05-533 AND SITE  
DEVELOPMENT PERMIT 05-822**

Dear Mr. Magaña:

Review of the plans for the above mention project determined it would impact electric service to the area.

The cumulative impact of projects of this size increase the electrical demand on the IID's existing facilities at peak loading periods, and result in the need for additional generation, transmission, substation, and distribution facilities. When additional facilities are needed, projects of this magnitude directly impact power rates in the IID's service area and may result in higher electric rates in future years.

Although the Imperial Irrigation District has received these preliminary plans for impact assessment, we will not begin to engineer nor derive cost estimates for this project until the owner/developer/contractor applies for electrical service. This procedure helps eliminate wasted manpower spent on projects that never reach construction stage.

If you have any questions regarding this matter, or if I can be of further assistance, please contact me at (760) 398-5863

Sincerely,

  
Guillermo Barraza  
Distribution Planner



ESTABLISHED IN 1918 AS A PUBLIC AGENCY

## COACHELLA VALLEY WATER DISTRICT

POST OFFICE BOX 1058 • COACHELLA, CALIFORNIA 92236 • TELEPHONE (760) 398-2651 • FAX (760) 398-3711

**DIRECTORS:**

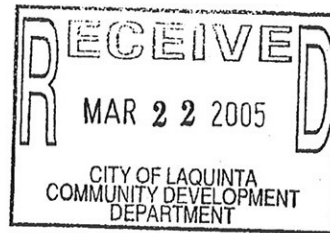
PETER NELSON, PRESIDENT  
PATRICIA A. LARSON, VICE PRESIDENT  
TELLIS CODEKAS  
JOHN W. McFADDEN  
RUSSELL KITAHARA

**OFFICERS:**

STEVEN B. ROBBINS,  
GENERAL MANAGER-CHIEF ENGINEER  
MARK BEUHLER,  
ASST. GENERAL MANAGER  
JULIA FERNANDEZ, SECRETARY  
DAN PARKS, ASST. TO GENERAL MANAGER  
REDWINE AND SHERRILL, ATTORNEYS

March 17, 2005

File: 0163.1  
0421.1  
0721.1



Planning Commission  
City of La Quinta  
Post Office Box 1504  
La Quinta, California 92253

Gentlemen:

Subject: Environmental Assessment 05-533  
and Site Development Permit 05-822

This area is protected from regional stormwater flows by the Coachella Valley Stormwater Channel and may be considered safe from regional stormwater flows except in rare instances.

This area is designated Zone X on Federal Flood Insurance rate maps which are in effect at this time by the Federal Emergency Management Agency.

There may be erosion of the banks of the Coachella Valley Stormwater Channel during periods of unusual rainfall and discharge. The developer shall construct concrete slope protection on the bank of the stormwater channel to prevent erosion. Plans for concrete slope protection shall be submitted to the District for review.

Only stormwater runoff from this area may be diverted to the Coachella Valley Stormwater Channel. Nuisance flows or other nonstormwater generated runoff may not be discharged into the Coachella Valley Stormwater Channel.

The District will furnish domestic water and sanitation service to this area in accordance with the current regulations of this District. These regulations provide for the payment of certain fees and charges by the subdivider and said fees and charges are subject to change.

This area shall be annexed to Improvement District Nos. 55 and 82 of the District for sanitation service.

TRUE CONSERVATION  
USE WATER WISELY

March 17, 2005

The District requires restaurants to install a grease interceptor, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the grease interceptor will be determined and approved by the District. Installation of the interceptor will be inspected by the District.

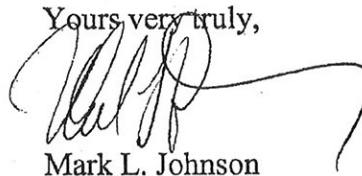
The District requires detail, repair and lube auto shops and car washes to install an oil and sand separator, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the oil and sand separator will be determined and approved by the District. Installation of the oil and sand separator will be inspected by the District.

The District requires laundromats and commercial establishments with laundry facilities to install a lint trap. The size of the lint trap will be determined and approved by the District. Installation of the lint trap will be inspected by the District.

Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

If you have any questions please call Kesi Sekhon, Stormwater Engineer, extension 2290.

Yours very truly,



Mark L. Johnson  
Director of Engineering

KS:\es\eng\sw\mar\martinmagana

050720-1

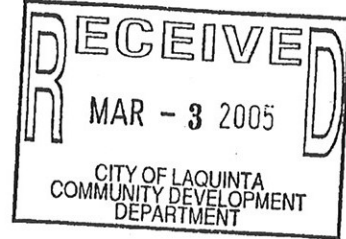




**Desert Sands Unified School District**  
47-950 Dune Palms Road • La Quinta, California 92253 • (760) 777-4200

February 25, 2005

Martin Magaña, Associate Planner  
City of LaQuinta  
Community Development Department  
P.O. Box 1504  
La Quinta, CA 92253-1504



**Request for Comments:** EA 05-533; Site Development Permit 05-822; Permit to construct retail commercial buildings on the north side of Highway 111, east of Dune Palms Road.

Dear Mr. Magaña,

This is in response to your request for input on the above referenced project and its effect on public schools.

All actions toward Commercial development will potentially result in an impact on our school system. School overcrowding is a District-wide concern for Desert Sands Unified School District. The District's ability to meet the educational needs of the public with new schools has been seriously impaired in recent years by local, state and federal budget cuts that have had a devastating impact on the financing of new schools.

As you are aware, there is a school mitigation fee that is currently collected on all new development at the time building permits are issued.

Please feel free to call me if you have further questions. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Peggy Reyes".

Peggy Reyes, Director  
Facilities Services

PR/sm