

**CITY COUNCIL RESOLUTION 2001-29
CONDITIONS OF APPROVAL - FINAL
SITE DEVELOPMENT PERMIT 2001-711
RLF DEVELOPMENT
FEBRUARY 19, 2002**

1. The developer agrees to defend, indemnify, and hold harmless the City of La Quinta (the "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 developer 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 permits and/or clearances from the following agencies:

- C Fire Marshal
- C Public Works Department (Grading Permit, Improvement Permit)
- C Community Development Department
- C Riverside Co. Environmental Health Department
- C Coachella Valley Unified School District
- C Coachella Valley Water District (CVWD)
- C Imperial Irrigation District (IID)
- C California Water Quality Control Board (CWQCB)

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, applicant shall furnish proof of such approvals when submitting the 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. & 13.24.170, La Quinta Municipal Code ("LQMC"); Riverside County Ordinance No. 457; and the State Water Quality Resources Control Board's ("SWQRCB") Order No. 99-08-DWQ.
 - A. For construction activities including clearing, grading or excavation of land that disturbs five (5) acres or more of land, or that disturbs less than five (5) acres of land, but which is a part of a construction project that encompasses more than five (5) acres 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 Site Development Permit.
 - 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, 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 of applicant's erosion and sediment control BMPs shall be approved by the City Engineer prior to any on or off site grading being done in relation to this project.
 - F. All approved project BMPs shall be maintained in their proper working order throughout the course of construction, and until all improvements have been accepted by the City.
4. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).

PROPERTY RIGHTS

- 5. Prior to the issuance of any permit(s), the applicant shall acquire, or confer, those easements, and other property rights necessary for the construction and/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 the maintenance, construction and reconstruction

of essential improvements.

6. 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.
7. Unless the ultimate developed right-of-way can be documented, the public street right-of-way offers for dedication required for this development include:
 - A. PUBLIC STREETS
 1. Jefferson Street (Major Arterial) - 120-foot ultimate developed right-of-way.
 2. Avenue 52 (Primary Arterial) - 110-foot ultimate developed right-of-way.
8. Right-of-way geometry for property line corner cut-backs at curb returns shall conform to Riverside County Standard Drawing #805, unless otherwise approved by the City Engineer.
9. 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.
10. The applicant shall create perimeter landscaping setbacks along all public right-of-ways as follows:
 - A. Jefferson Street (Major Arterial) - 20-foot from the ROW-P/L.
 - B. Avenue 52 (Primary Arterial) - 20-foot from the ROW-P/L.

The listed setback depth shall be the average depth where a meandering wall design is approved.

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 on

the Parcel Map.

11. 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 shown on the Site Development Plan.
12. The applicant shall vacate all abutter's right-of-access to public streets and properties from all frontages along such public streets and properties, excepting those access points shown on the Site Development Plan.
13. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, ingress/egress, or other encroachments will occur.
14. Before the applicant may be permitted to vacate, or abandonment, any existing right-of-way, or access easement, which will diminish the access rights to any properties owned by others, the applicant shall submit a proposed alternate right-of-way or access easement to those properties, or shall submit notarized letters of consent from all affected property owners; the final approval of which rests with the City.
15. The applicant shall cause no easement to be granted, or recorded, over any portion of the subject property between the date of approval of this Site Development Permit and the date of final acceptance of the on and off-site improvements for this Site Development Permit, unless such easement is approved by the City Engineer.

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.

16. The following improvement plans shall be prepared and submitted for review and approval by the City. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the scale specified, unless otherwise authorized by the City Engineer in writing. 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. Off-Site Street Plan: 1" = 40' Horizontal, 1" = 4' Vertical
The street improvement plans shall include permanent traffic control and 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.
- B. Off-Site Street Median Landscape Plan: 1" = 20'
- C. Perimeter Landscape Plan: 1" = 20'
- D. On-Site Site Development Plan: 1" = 40' Horizontal
- E. On-Site Utility Plan: 1" = 20' Horizontal
- F. On-Site Landscape Plan: 1" = 40' Horizontal
- G. On-Site Lighting Plan: 1" = 40' Horizontal

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 and Signing & Striping 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.

"Site Development" 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; and show the existing street improvements out to at least the center lines of Jefferson Street & Avenue 52.

"Site Utility" plans shall normally include all sub-surface improvements including but not necessarily limited to sewer lines, water lines, fire protection and storm drainage systems.

"Rough Grading" plans shall include perimeter walls with Top Of Wall & Top Of Footing elevations shown. All footings shall have a minimum of 1-foot of cover, or sufficient cover to clear any adjacent obstructions.

17. 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, LQMC.

18. The City maintains standard plans, details 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.
19. The applicant shall furnish a complete set of the AutoCAD files of all complete, 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 which can be converted to an AutoCAD format, the City Engineer will accept raster-image files of the plans.

IMPROVEMENT SECURITY AGREEMENTS

20. Prior to the conditional approval of this Site Development Plan, or the issuance of any permit(s), the applicant shall construct all on and off-site improvements and satisfy its obligations for same, or shall furnish a fully secured and executed Subdivision Improvement Agreement ("SIA") guaranteeing the construction of such improvements and the satisfaction of its obligations for same, or shall agree to any combination thereof, as may be required by the City.
21. Any Subdivision Improvement Agreement ("SIA") entered into by and between the applicant and the City of La Quinta, for the purpose of guaranteeing the completion of any improvements related to this Site Development Permit, shall comply with the provisions of Chapter 13.28, LQMC.
22. Improvements to be made, or agreed to be made, shall include removal of any existing structures or other obstructions which are not a part of the proposed improvements; and shall provide for the setting of the final survey monuments.

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23. When improvements are to be secured through a SIA, and prior to any permits being issued by the City, the applicant shall submit detailed construction cost estimates for all proposed on and off-site improvements, including an estimate for the final survey monumentation, for checking and approval by the City Engineer. Such estimates shall conform to the unit cost schedule adopted by City resolution, or ordinance.

For items not listed in the City's unit cost schedule, the proposed unit costs shall be approved by the City Engineer.

At the same time the applicant submits its detailed construction cost estimates for the security determination of the SIA, the applicant shall also submit one copy of an 8-1/2" x 11" reduction of each page of the Parcel Map, along with one copy of an 8-1/2" x 11" Vicinity Map.

Estimates for improvements under the jurisdiction of other agencies shall be approved by those agencies and submitted to the City along with the applicant's detailed cost estimates for its own on and off-site improvements.

Cost estimates for the security of telephone, natural gas, or Cable T.V. improvements will not be required.

Development-wide improvements shall not be agendized for final acceptance by the City Council until the City has received confirmation from the telephone authority that the applicant has met all the requirements for telephone service to all proposed buildings shown on the Site Development Plan.

24. When improvements are phased through an administrative approval (e.g., Phasing Plan, Site Development Permits, etc.), all off-site improvements and common on-site improvements (e.g., backbone utilities, retention basins, perimeter walls, landscaping and gates) shall be constructed, or secured through a SIA, prior to the occupancy of any permanent buildings in the first phase of the development, or as otherwise approved by the City Engineer.

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

The same submittal criteria shall apply to all subsequent phases as required for the first phase submittal. (E.g. detailed cost estimates, 8-1/2" x 11" reductions, etc.)

25. In the event the applicant fails to construct improvements for the development, or fails to satisfy its obligations for the development in a timely manner, pursuant to the approved phasing plan, or other phasing method, 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.

GRADING

26. The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.
27. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a grading permit approved by the City Engineer.
28. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
 - A. A grading plan prepared by a qualified engineer or architect,
 - B. A preliminary geotechnical ("soils") report prepared by a qualified engineer, and
 - C. A Fugitive Dust Control Plan prepared in accordance with Chapter 6.16, 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 any final map that a soils report has been prepared in accordance with 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 submitted with its application for a grading permit.

29. Slopes shall not exceed 5:1 within public rights of way and 3:1 in landscape areas outside the right of way unless otherwise approved by the City Engineer.
30. The applicant shall minimize differences in elevation between the adjoining properties.

DRAINAGE

31. The applicant shall comply with the provisions of Section 13.24.120 (Drainage), LQMC, Engineering Bulletin No. 97.03 and the following:
32. Nuisance water shall be retained on site. Nuisance water may be disposed of in a trickling sand filter and leach field approved by the City Engineer. The sand filter and leach field shall be designed to contain surges of up to 3 GP/1,000 sq. ft. of landscape area, and infiltrate 5 g.p.d./1,000 sq. ft. Or nuisance water may be diverted to the landscaped areas.
33. The project shall be designed to accommodate purging and blowoff water (through underground piping and/or retention facilities) 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.
34. No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.
35. Pursuant to Section 13.24.120 (D), LQMC, the On-Site retention basin shall be sized to not only accommodate the on-site storm runoff, but also the tributary runoff from the adjacent streets.

UTILITIES

36. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
37. 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.

38. 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.

39. 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

40. The applicant shall comply with the provisions of Sections 13.24.060 (Off-Site Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access for Properties), LQMC.
41. Prior to issuance of a grading permit, the applicant shall submit a Transportation Demand Management (T.M.) Plan in accordance with the City's T.M. Ordinance, Chapter 9.180, LQMC. The applicant shall be responsible for improvements found necessary to mitigate the traffic impacts of this development.
42. Pursuant to Section 9.150.080(A)(8)(b), LQMC, the applicant shall provide 90-foot uninterrupted driveway throats into the parking lot, or alternatively provide a combination of a dedicated right turn deceleration lane and the drive throat that will equal a total of 90 feet.
43. Improvements shall be designed and constructed in accordance with the LQMC, adopted standards, supplemental drawings and specifications, and as approved by the City Engineer. Improvement plans for streets, access gates and parking areas shall be stamped and signed by qualified engineers.
44. Standard corner cut-backs shall conform to Riverside County Standard Drawings #805, unless otherwise approved by the City Engineer.

45. Streets shall have vertical curbs or other approved curb configurations which convey water without ponding and provide lateral containment of dust and residue for street sweeping.
46. The applicant shall construct the following street improvements to conform with the General Plan street type noted in parentheses.

A. OFF-SITE STREETS

- 1) Avenue 52 (Primary Arterial; 110' R/W option):
Widen south side of street along all frontage adjacent to the Specific Plan boundary. Rehabilitate and/or reconstruct existing roadway pavement as necessary to augment and convert it from a rural county-road design standard to La Quinta's urban arterial design standard. Street widening improvements shall include all appurtenant components such as, but not limited to, curb, gutter, traffic control striping, legends, and signs, except for street lights. Other significant new improvements required for installation in, or adjacent, to the subject right of way include:
 - (a) 6-foot wide meandering sidewalk
 - (b) 18-foot wide landscaped median from the roundabout to the east boundary of the Specific Plan

The pavement rehabilitation/reconstruction, and landscape median improvements, are eligible for reimbursement from the City's Development Impact Fee fund in accordance with policies established for that program.

2) Jefferson Street

- a) Applicant shall construct median openings and turn pockets to accommodate the turning movements authorized by these Conditions of Approval.

- b) Applicant shall install a traffic signal at the project's main entry, located 1130 ± feet south of Avenue 52 centerline, when warrants are met. Applicant is responsible for 50% of cost to design and install traffic signal if complementing cost share from development on other side of street is available at time signal is required. Applicant shall enter into an improvement agreement and post security for 50% of the cost to design and construct the traffic signal prior to issuance of an onsite grading permit; the security shall remain in effect until the signal is constructed by the applicant or the developer on the other side of the street. If the land on the other side of the street does not have an approved project connecting to the subject intersection, Applicant shall pay 100% of cost to design and install a signal at the resulting "T" intersection. If, however, the Applicant's development trails the progress of the development on the other side of the street and the other development is connecting to the subject intersection, the Applicant is responsible for 50% of the cost as previously stated in this condition.

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

Residential	3.0" A.C./4.50" A.B.
Collector	4.0"/5.00"
Secondary Arterial	4.0"/6.00"
Primary Arterial	4.5"/6.00"
Major Arterial	5.5"/6.50"

or the approved equivalents of alternate materials.

PARKING LOTS

- 1) The design of parking facilities shall conform to LQMC Chapter 9.150

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

48. General access points and turning movements of traffic are limited to the following:
- A. Primary Entry (Jefferson Street, 1130 ± feet S. of the C/L Intersection with Avenue 52): Full turn access.
 - B. Secondary Entry (Jefferson Street, 810 ± feet S. of the C/L Intersection with Avenue 52): Right turn in, Right turn out.
 - C. Secondary Entry (Jefferson Street, 490 ± feet S. of the C/L Intersection with Avenue 52): Right turn in, Right turn out, Left turn in.
 - D. Primary Entry (Avenue 52, 375 ± feet E. of the C/L Intersection with Jefferson Street): Left & Right turn in, Right turn out.
 - E. Secondary Entry (Avenue 52, 635 ± feet E. of the C/L Intersection with Jefferson Street): Right turn in, Right turn out.
 - F. This Secondary Entry shall be a shared access drive/road with the adjacent landowner and be centered on the easterly property line. The shared access drive/road layout shall be designed to the satisfaction of the City Engineer. In the event the adjacent landowner desires a security gate serving its property, the gate shall be located away from the property line sufficient distance with the following access road design features occurring on the adjacent landowners property: adequate stacking, a rejection turnaround feature, and a separate lane for guests. In the event the adjacent landowner does not reasonably cooperate with the applicant in assisting with the shared access drive/road requirement, the City may allow the applicant to implement an alternative design concept satisfactory to the City Engineer, including but not limited to, elimination of the shared access requirement. Nothing in this condition requires the adjacent landowner to pay for sufficient improvements to implement the shared access requirement in a manner that serves the

development proposed by Site Development Permit 01-711. However, reasonable cooperation by the adjacent landowner does include granting of reciprocal cross-access easements between the two landowners that facilitate construction of improvements necessary to implement the shared access concept on both properties in a manner that precludes unnecessary reconstruction of the improvements in the future.

49. 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.
50. 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.
51. The applicant shall extend improvements beyond the subdivision boundaries to ensure they safely integrate with existing improvements.

CONSTRUCTION

52. 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.
53. 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. If on-site streets in residential tracts are initially constructed with partial pavement thickness, the applicant shall complete the pavement prior to final inspections of the last ten percent of homes within the tract or when directed by the City, whichever comes first.

LANDSCAPING

54. The applicant shall comply with Sections 13.24.130 (Landscape Setbacks) & 13.24.140 (Landscaping Plans), LQMC.
55. The applicant shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
56. 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. 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.

57. Landscape areas shall have permanent irrigation improvements meeting the requirements of the City Engineer. Use of lawn shall be minimized with no lawn or spray irrigation within 18 inches of curbs long public streets.
58. Only incidental stormwater will be permitted to be retained in landscape 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.

PUBLIC SERVICES

59. The applicant shall provide public transit improvements as required by Sunline Transit and approved by the City Engineer.

QUALITY ASSURANCE

60. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
61. 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.

62. 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 construction materials and methods employed comply with the plans, specifications and other applicable regulations. After tributary-area improvements are complete and soils have been permanently stabilized where retention basins have been constructed, testing shall include sand filter percolation tests, as approved by the City Engineer.
63. Upon completion of construction, the applicant shall furnish the City reproducible record drawings of all public improvement plans which were signed by the City Engineer. Each sheet shall be clearly marked "Record Drawings," "As-Built" or "As-Constructed" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy of the drawings. The applicant shall revise the AutoCAD or raster-image files previously submitted to the City to reflect the as-built conditions.

MAINTENANCE

64. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.
65. The applicant shall make provisions for continuous, perpetual maintenance of all private on-site improvements, perimeter landscaping, access drives, and sidewalks.

FEES AND DEPOSITS

66. The applicant shall comply with the provisions of Section 13.24.180 (Fees and Deposits), LQMC.

GENERAL:

67. The subdivider agrees to defend, indemnify, and hold harmless the City of La Quinta (the "City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this tentative map amendment or any final map thereunder. The City shall have sole discretion

in selecting its defense counsel.

The City shall promptly notify the subdivider of any claim, action or proceeding and shall cooperate fully in the defense.

68. No signage is approved as part of this approval. The project proponent shall submit a master signage program for Planning Commission approval.
69. Proposed buildings for the gas station site, or pads A, B, C, D, E or F shall be required to submit separate Site Development Permits.
70. All buildings on the site, and particularly the drug store building, shall be designed to include the covered walkways and heavy pillars proposed for the supermarket building. The design of the entire site shall demonstrate a consistent level of architectural detailing with specific attention to rear elevations.
71. The entry of the drug store building shall be squared on the corner, and consistent with the supermarket building design.
72. The retention basin landscaping shall be redesigned to include landscaping on the slopes and bottom of sufficient size and density to stabilize soils.
73. The project site plan (and all exhibits which use the site plan as a base map) shall be redesigned to provide trash enclosures adjacent to the building which they serve. The new site plan shall be submitted to the Community Development Department for review and approval prior to submittal of the final document after City Council approval.