



Planning Commission Staff Report

Date: February 10, 2010

Case No.: 3.3398 – MAJ

Application Type: Major Architectural Approval

Location: East of Gene Autry Trail, north of Mission Drive, west of San Joaquin Drive and south of the Escena project (150 Chase Place)

Applicant: Palm Springs Unified School District (PSUSD or the District)

Zone: W-M-1-P (Planned Research and Development Park w/ Watercourse Overlay)

General Plan: IND (Industrial)

APN: 677-540-004, 677-540-005, 677-540-006, 677-540-007, 677-540-008, 677-540-009, 677-540-010, 677-540-012, 677-540-015, 677-540-016, 677-540-017 and a portion of 677-540-003

From: Craig Ewing, AICP, Director of Planning Services

Project Planner: David A. Newell, Associate Planner

PROJECT DESCRIPTION:

The Palm Springs Unified School District (PSUSD, also referenced as the District) proposes to construct a multi-use service facility 'campus' that will support the school district's operational needs. The facilities include a main building with an approximately 70,100 square foot first floor, a 16,500 square foot second floor, and a vehicle maintenance/grounds building of approximately 9,600 square feet. The subject site is located east of Gene Autry Trail, north of Mission Drive, west of San Joaquin Drive and south of the Escena project (150 Chase Place).

RECOMMENDATION:

That the Planning Commission:

- Adopt the Mitigated Negative Declaration (MND) pursuant to Section 15072 of the California Environmental Quality Act (CEQA);
- Determine that a school district operations center use has a similar parking requirement to that of a warehouse use wherein one parking space is required for each 800 square feet of gross floor area, plus one space for each company truck or motor vehicle; and
- Approve the proposed project architecture for Case No. 3.3398-MAJ, subject to the attached conditions of approval.

PRIOR ACTIONS:

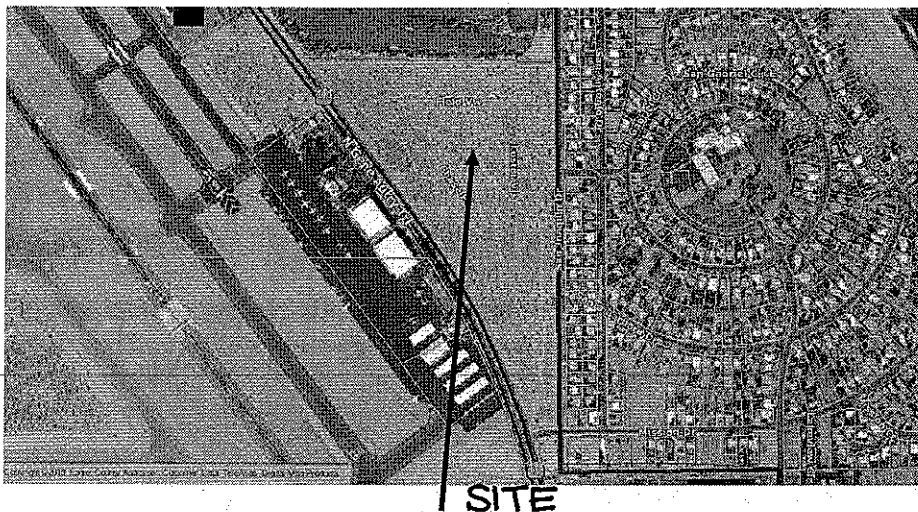
On November 23, 2009, the Architectural Advisory Committee (AAC) considered the proposed project architectural and landscape designs, and by a vote of 6-0 recommended approval to the Planning Commission. In its review, the AAC offered the following comments and recommendations:

- The tree species used on the northerly landscape border of the project site should incorporate similar tree species to those used on the adjacent Escena property to the north.

These comments have been incorporated into the recommended conditions of approval for the project.

BACKGROUND AND SETTING:

The project is proposed to be located within a 41.58-acre industrial subdivision that is currently vacant raw land which is bounded by Gene Autry Trail on the west, San Joaquin Drive (eastern City Limits) on the east and Mission Drive on the south. Surrounding development includes the Palm Springs International Airport to the west, single family residences (Dream Homes in Cathedral City) to the east, the Escena project to the north and a vacant commercial site to the south.



PROPOSED PROJECT:

The Palm Springs Unified School District (PSUSD, also referenced as the District) owns approximately 20 acres in the northeastern portion of the industrial subdivision and is proposing to develop approximately 12.3 acres of the site as part of this proposal. The District has no plans for the remaining 7.7 acres at this time.

The proposed Operations Center will consist of two buildings, an outdoor storage yard, landscaping and parking and loading areas. The main building (shown as Building 1, Building 2, Building 3 and Building 4 on the site plan) will include the District's operations, warehousing, food service preparation, administration and training, and totals approximately 85,048 square feet in size. The smaller building (shown as Building 5 on the site plan) will include the District's vehicle maintenance/grounds operations and is approximately 11,915 square feet in size.

The site is divided into a "front" and a "service yard", with fences and vehicular gates. The front area will include 112 off-street parking spaces and landscaping. The service yard area will contain loading docks, an approximately 12,000 square foot outdoor partially covered storage area¹ with a ten foot high perimeter block wall, several other smaller outdoor storage areas, trash enclosures, perimeter block walls and fencing and landscaping. A landscaped courtyard area is proposed at the front of the building and outdoor employee rest areas are also proposed.

The proposed development provides facilities for virtually all maintenance and operations functions for the District. Shops, offices, warehousing, food service production facilities, fleet storage and vehicle maintenance shops, and both outdoor and indoor storage and warehousing needs are included.

ANALYSIS:

General Plan and Zoning

The project is located in an area designated Industrial (IND) on the General Plan. The General Plan Land Use Element describes IND as follows:

(GP page 2-5) *"Industrial uses typically include research and development parks, light manufacturing, laboratories, and industrial services."*

The development proposes a large multi-function operations center campus for the PSUSD. The uses include warehousing, maintenance shops, reprographics, vehicular repair shops, food service facilities, administrative offices, vehicular fleet parking and receiving. These uses are similar to "industrial services" which are typical in the IND land use designations.

The zoning designation of the subject site is M-1-P. Pursuant to Section 92.16.00 of the Palm Springs Zoning Code (PSZC), the uses permitted in the M-1-P zone include

¹ This large outdoor storage is used for storing surplus equipment prior to disposition.

governmental facilities, warehousing, vehicle repair and overhaul, various shop uses, processing of bakery and food goods, and offices. The uses proposed by the subject development are consistent with the permitted uses of this zone.

Table 1: Surrounding Land Uses, Zoning and Existing Land Uses

	General Plan	Zone	Existing Land Uses
North	Open Space – Parks/Recreation	(W) M-1-P / PDD 231	Undeveloped, golf course and residences (The Escena Development)
South	Industrial	(W) M-1-P	Undeveloped
East	Low Density Residential (in Cathedral City)	(W) M-1-P	Single Family Residences “Dream Homes” tract in Cathedral City
West	Industrial	(W) M-1-P	Open space/airport

Airport Land Use Compatibility:

The proposed project is located within compatibility zones C and D of the Riverside County Airport Land Use Compatibility Plan (ALUCP). Major land use actions, including projects over 20,000 square feet in size, in these zones must be reviewed by the Riverside County Airport Land Use Commission for consistency with the ALUCP. On November 12, 2009, the proposal was reviewed by the Airport Land Use Commission and it was determined to be conditionally consistent. Staff has included the conditions in the attached draft resolution.

Development Standards:

The “M-1-P” zone establishes property development standards for all new developments; the development standards are detailed in Table 2 below.

Table 2: Property Development Standards of the “M-1-P” Zone and Proposed Project

	“M-1-P” Zone	Proposed Project
Lot Area	40,000 Square feet	12.3 acres
Lot Width	200 feet	Approx. 650 feet
Lot Depth	200 feet	Approx. 800 feet
Front Yard Setback	25 feet	Approx. 210 feet
Side Yard Setback	20 feet w/ 5 foot landscape buffers	Approx. 20 feet on north Approx. 85 feet on south
Setbacks to R zones	100 feet; 25 feet landscape strip near street	Approx. 230 feet; 25 feet of landscape proposed along San Joaquin Drive
Fences, walls	Max. 8 feet	8 feet
Loading Docks facing R zones	150 feet minimum setback and screened	Approx. 250 feet
Lot Coverage	No limit	----
Building height	40 feet w/setback requirements	38 feet

As proposed, the project meets all the requirements of the "M-1-P" zone and is consistent with the property development standards outlined therein.

Parking:

The project is proposing approximately 96,963 square feet of gross floor area. Pursuant to Section 93.06.00(D)(17) of the PSZC, the parking requirement for manufacturing and industrial uses is one space for each 500 square feet of gross floor area. Based on this requirement, a total of 194 parking spaces are required. The applicant has designated a total of 235 parking spaces for the proposed development:

Table 3: Parking Spaces and Covered Parking

	Total Parking Spaces	Covered Parking (Approx.)
Parking 1	112	70
Parking 2	18	1
Maintenance 1	51	30
Maintenance 2	54	22
Total Provided	235	123
Truck Parking	39	0

The PSZC requires fifty percent shading for developments with over fifty parking spaces. The project provides shading for approximately 123 of the 235 parking spaces, or approximately 52% and conforms to the Zoning Code.

The parking that is provided in the front portion of the site is conforming to the Zoning Code's design standards. The parking in the maintenance and 'rear' portions of the site do not provide peripheral planters for every ten spaces as required by Section 93.06.00.E.5 of the PSZC. The applicant is requesting that the peripheral planters not be required on these portions of the site because these areas are not open to the public and a majority of the vehicles parked in these locations are not on-site during the day. Staff is not opposed to this request for the reasons stated above.

Architecture:

The building is designed in a contemporary style utilizing "tilt-up" construction methods for the main warehouse/shop areas. Areas of glass at the offices and lobbies are integrated with various horizontal solar shading devices. The loading dock area is also provided with a wide cantilevered roof overhang. The main building is oriented with the front facing southwest and the service yard/loading docks facing northeast.

The main building is composed of several materials. The primary wall material of the high-bay elements are tilt-up concrete. Some are scored and colored to create differing surfaces. The Glass area is a custom aluminum curtainwall system with dual-glazed, tinted panels and some spandrel glass. The overhangs are clad in aluminum composite panels. Some of the screen walls are proposed to be corrugated and perforated metal panels. The "pop-out" element left of the entry lobby is clad in an insulated metal panel

system with horizontal reveals. Some of the outdoor storage areas are enclosed in split-face concrete masonry units.

The project proposes a highly articulated façade with architectural detailing on all four sides of the building. Multiple colors, including dark grey and light tan tones are proposed on the large tilt-up panels. Natural-finish aluminum is proposed on canopies and curtainwall systems, and accent areas of a muted green are proposed on the insulated metal panel elements.

The secondary building on the site contains a vehicle service garage and grounds maintenance repair shop. This building is proposed as a CMU split face building with aluminum overhang projections and factory finished steel paneling in select areas. The color palette matches the main building.

Landscaping:

The conceptual landscape design is a typical desert type landscape that is able to survive the harsh climate conditions of the desert. Some of the proposed trees include Chaste Tree, Honey Mesquite, Moraine Honeylocust, Bottle Tree, Rosewood, Shoestring Acacia and various other palm trees. In addition to the trees, there are shrubs and grasses, accents, groundcovers, boulders and cobble stone.

REQUIRED FINDINGS:

There are no required findings for applications for major architectural approval; however, as a development project that requires mitigation measures, findings are required pursuant to the California Environmental Quality Act (CEQA). The environmental Initial Study concluded that with the incorporation of proposed mitigation measures, potentially significant environmental impacts resulting from this project will be reduced to a level of insignificance and that a Mitigated Negative Declaration can be adopted for the project. The draft resolution of approval includes such a finding.

Criteria for Architectural Approval are analyzed as follows:

- 1. Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas;*

Access throughout the proposed project is designed according to the requirements of the Uniform Building Code and ADA rules, including accessible pathways, handicapped parking spaces and vehicular access. The site is relatively flat and safe traffic circulation is provided around the buildings. Visitor parking will be limited to the front portion of the site.

- 2. Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The proposed building is harmonious with the site; the proposed design is contemporary architecture that uses desert tone colors and materials. The design of the facility is similar to the desired architectural style that the City of Palm Springs is famous for; the landscape design and plant materials are appropriate, not only for the location but also for the harsh desert environment. The scale of the new construction will not overwhelm the existing development in the surrounding neighborhood; therefore it will be harmonious with the immediate vicinity.

3. Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment;

The proposed maximum height of the building is less than forty feet; the building setbacks are in excess of the requirements of the Palm Springs Zoning Code. Parking is adequate, the proposed landscape provides adequate screening and shading, and all mechanical equipment will be concealed from all public right-of-ways.

4. Building design, materials and colors to be sympathetic with desert surroundings; AND

5. Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures, which are visible simultaneously; AND

6. Consistency of composition and treatment;

The building is designed in a contemporary style utilizing "tilt-up" construction methods for the main warehouse/shop areas. Areas of glass at the offices and lobbies are integrated with various horizontal solar shading devices. The loading dock area is also provided with a wide cantilevered roof overhang. The main building is oriented with the front facing southwest and the service yard/loading docks facing northeast.

The project proposes a highly articulated façade with architectural detailing on all four sides of the building. Multiple colors, including dark grey and light tan tones are proposed on the large tilt-up panels. Natural-finish aluminum is proposed on canopies and curtainwall systems, and accent areas of a muted green are proposed on the insulated metal panel elements.

The secondary building on the site contains a vehicle service garage and grounds maintenance repair shop. This building is proposed as a CMU split face building with aluminum overhang projections and factory finished steel paneling in select areas. The color palette matches the main building.

7. Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;

The conceptual landscape design is a typical desert type landscape that is able to survive the harsh climate conditions of the desert. Some of the proposed trees include

Chaste Tree, Honey Mesquite, Moraine Honeylocust, Bottle Tree, Rosewood, Shoestring Acacia and various other palm trees. In addition to the trees, there are shrubs and grasses, accents, groundcovers, boulders and cobble stone. The proposed plants are drought tolerant, and where required, emitters will deliver water to each individual plant.

ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Environmental Initial Study was prepared and a Notice of Intent to adopt a Mitigated Negative Declaration was sent to applicable agencies, interested parties and published on January 9, 2010 in the Desert Sun for a 30-day review period ending February 8, 2010. The Mitigated Negative Declaration was also distributed to the Planning Commissioners at the same time they were published.

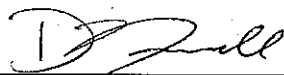
The outcome of the Environmental Initial Study conducted for this project determined that the proposed new development will not have a significant impact on the environment with the incorporation of mitigation measures; a Mitigated Negative Declaration is recommended.

CONCLUSION:

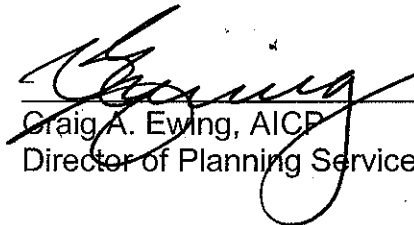
The project is consistent with the land use and development standards of the "W-M-1-P" zone and has received a recommendation of approval from the Architectural Advisory Committee. Staff is recommending approval of Case No. 3.3398 – MAJ subject to the attached conditions of approval.

NOTIFICATION:

A public hearing notice for this meeting was advertised and was mailed to all property owners within 400 square feet radius of the subject property/adjacent property owners. As of the writing of this report, there have been no comments received.



David A. Newell
Associate Planner



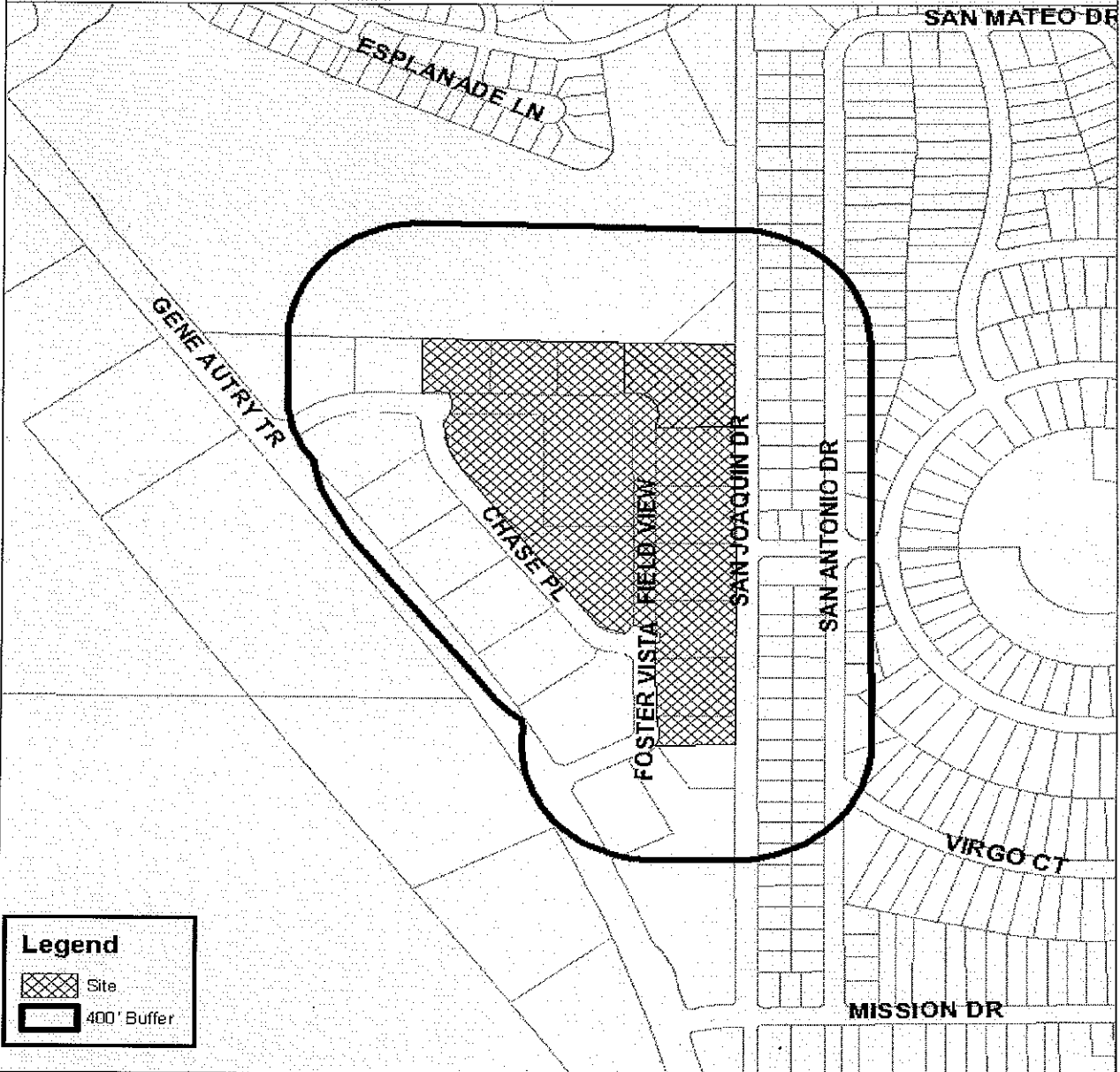
Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS



1. Vicinity Map
2. Draft Resolution w/ Conditions of Approval
3. Reduced Site Plan and Elevations
4. Mitigation Monitoring Program



Department of Planning Services Vicinity Map



Legend

-  Site
-  400' Buffer

CITY OF PALM SPRINGS

CASE NO: 3.3398 MAJ

APPLICANT: Palm Springs
Unified School
District (PSUSD)

DESCRIPTION: Application to construct a 96,963 square-foot District Service Center on approximately 12.3 acres of a 20-acre site located east of Gene Autry Trail, west of San Joaquin Drive, north of Mission Drive and south of the Escena project (150 Chase Place), Zone W-M-1-P, Section 18.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING CASE NUMBER 3.3398-MAJ FOR THE CONSTRUCTION OF TWO BUILDINGS TO HOUSE THE PALM SPRINGS UNIFIED SCHOOL DISTRICT'S SERVICE AND OPERATIONS CENTER, AND ASSOCIATED LANDSCAPING AND PARKING; EAST OF GENE AUTRY TRAIL, NORTH OF MISSION DRIVE, WEST OF SAN JOAQUIN DRIVE AND SOUTH OF THE ESCENA PROJECT.

WHEREAS, The Palm Springs Unified School District (PSUSD, also referenced as the District), "Applicant", has filed an application with the City, pursuant to Section 94.04.00 of the Zoning Code, for a Major Architectural Application (Case No. 3.3398-MAI), to allow the construction of two buildings that will total approximately 96,963 square feet in size, parking and landscaping, to house the District's maintenance and operations, food service, storage, warehouse space, reprographics, parking and maintenance on 12.3 acres located east of Gene Autry Trail, north of Mission Drive, west of San Joaquin Drive and south of the Escena project; and

WHEREAS, on November 23, 2009, the Architectural Advisory Committee (AAC) reviewed the proposed project and voted 6-0 to recommend approval to the Planning Commission; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case No. 3.3398-MAJ was given in accordance with applicable law; and

WHEREAS, on February 10, 2010, a meeting was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including but not limited to the staff report, all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: The Planning Commission has reviewed this project under the provisions of the California Environmental Quality Act (CEQA), and determined that the project had the potential for significant impacts, but that the impacts would not be significant in this case because project modifications and mitigation measures incorporated into the Draft Mitigated Negative Declaration (DMND), will reduce impacts to less than significant levels.

Section 2: Section 94.04.00(D) of the PSZC provides guidelines for the Architectural review of development projects. Conformance is evaluated, based on consideration of the following:

1. Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas;

Access throughout the proposed project is designed according to the requirements of the Uniform Building Code and ADA rules, including accessible pathways, handicapped parking spaces and vehicular access. The site is relatively flat and safe traffic circulation is provided around the buildings. Visitor parking will be limited to the front portion of the site.

2. Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;

The proposed building is harmonious with the site; the proposed design is contemporary architecture that uses desert tone colors and materials. The design of the facility is similar to the desired architectural style that the City of Palm Springs is famous for; the landscape design and plant materials are appropriate, not only for the location but also for the harsh desert environment. The scale of the new construction will not overwhelm the existing development in the surrounding neighborhood; therefore it will be harmonious with the immediate vicinity.

3. Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment;

The proposed maximum height of the building is less than forty feet; the building setbacks are in excess of the requirements of the Palm Springs Zoning Code. Parking is adequate; the proposed landscape provides adequate screening and shading; and all mechanical equipment will be concealed from all public right-of-ways.

4. Building design, materials and colors to be sympathetic with desert surroundings; AND

5. Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures, which are visible simultaneously; AND

6. Consistency of composition and treatment;

The building is designed in a contemporary style utilizing "tilt-up" construction methods for the main warehouse/shop areas. Areas of glass at the offices and lobbies are integrated with various horizontal solar shading devices. The loading dock area is also

provided with a wide cantilevered roof overhang. The main building is oriented with the front facing southwest and the service yard/loading docks facing northeast.

The project proposes a highly articulated façade with architectural detailing on all four sides of the building. Multiple colors, including dark grey and light tan tones are proposed on the large tilt-up panels. Natural-finish aluminum is proposed on canopies and curtainwall systems, and accent areas of a muted green are proposed on the insulated metal panel elements.

The secondary building on the site contains a vehicle service garage and grounds maintenance repair shop. This building is proposed as a CMU split face building with aluminum overhang projections and factory finished steel paneling in select areas. The color palette matches the main building.

*7. Location and type of planting, with regard for desert climate conditions.
Preservation of specimen and landmark trees upon a site, with proper
irrigation to insure maintenance of all plant materials;*

The conceptual landscape design is a typical desert type landscape that is able to survive the harsh climate conditions of the desert. Some of the proposed trees include Chaste Tree, Honey Mesquite, Moraine Honeylocust, Bottle Tree, Rosewood, Shoestring Acacia and various other palm trees. In addition to the trees, there are shrubs and grasses, accents, groundcovers, boulders and cobble stone. The proposed plants are drought tolerant, and where required, emitters will deliver water to each individual plant.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby adopts the Mitigated Negative Declaration and approves Major Architectural Application Case No. 3.3398 – MAJ for the construction of the Palm Springs Unified School District's Operations and Service Center, subject to those conditions set forth in Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 10th day of February, 2010.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 3.3398 MAJ
Palm Springs Unified School District's Operations and Service Center

East of Gene Autry Trail, north of Mission Drive,
west of San Joaquin Drive and south of the Escena project

February 10, 2010

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 3.3398-MAJ, except as modified with the approved Mitigation Monitoring Program and the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of

Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.3398-MAJ. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of the Major Architectural Application (MAJ) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts

Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

- ADM 10. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.
- ADM 11. Avigation Agreement Requirement Prior to issuance of a building permit, the applicant must provide a standard avigation easement and non-suit covenant in a form prescribed and approved by the City Attorney, with reference to present and future owners of the parcel.

ENVIRONMENTAL ASSESSMENT CONDITIONS

AGUA CALIENTE BAND OF CAHUILLA INDIANS

- ENV 1. Tribal Habitat Conservation Fee. Prior to any ground or habitat disturbance, the applicant shall pay the Valley Floor Conservation Area fee to the Tribe as required by the THCP. This
- ENV 2. Cultural Resources & Site Monitoring. There is a possibility of encountering buried cultural resources during construction related excavations.
- a. A 100% cultural resources inventory of the project area by a qualified archaeologist shall be submitted to the Tribal Historic Preservation Office prior to any development activity in this area.
 - b. An approved Cultural Resource Monitor(s) shall be present during all ground disturbing activities. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the City and the Agua Caliente Tribal Historic Office (THPO).
 - c. For parcels containing cultural resources, an Archaeological Monitor(s) shall be present during ground disturbing activities related to the project, including construction. Should buried cultural deposits (including human remains) be encountered, the Archaeological Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for implementation.
 - d. ~~In accordance with State Law, the County Coroner shall be contacted should any human remains be found during earthmoving activities. If the remains are determined to be of Native American origin, the Native~~

American Heritage Commission (NAHC) shall be contacted to determine the Most Likely Descendant (MLD). The City shall work with the designated MLD to determine the final disposition of the remains.

- e. Copies of any cultural resource documentation (reports and site records) that might be generated in connection with these efforts shall be submitted to the Agua Caliente Tribal Historic Office and City of Palm Springs.

CALIFORNIA FISH & GAME

- ENV 3. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee of \$2,010.25 as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee of \$64.00 for filing the action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at www.dfg.ca.gov for more information.

MITIGATION MEASURES

- ENV 4. Mitigation Measures & Monitoring. All the mitigation measures contained in the mitigated negative declaration (MND) shall apply to this project. The applicant shall submit a signed agreement that the mitigation measures outlined as part of the MND will be included in the plans prior to grading permit.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning Code, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code. The applicant shall submit a landscape and irrigation plan to

the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Refer to Chapter 8.60 of the Municipal Code for specific requirements.

- PLN 3. Conditions Imposed from AAC Review. The applicant shall incorporate the following comments from the review of the project by the City's Architectural Advisory Committee:
- PLN 4. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00.
- PLN 5. Flat Roof Requirements. Roof materials on flat roofs must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 and minimum initial solar reflectance of 0.70. Only matte (non-specular) roofing is allowed in colors such as off-white, beige or tan. Bright white should be avoided where possible."
- PLN 6. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 7. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Code.
- PLN 8. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 9. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 10. Outside Storage. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- a. Outdoor storage and activities associated with permitted uses shall be entirely enclosed by solid masonry walls to adequately screen view of outdoor storage and/or equipment from the external boundaries of the property. Items shall not be stacked or stored higher than the wall. All enclosures and stored materials must comply with fire department requirements for access and fire protection.
 - b. No materials or wastes shall be deposited or stored in such form or manner that they may be transferred off the lot by normally-occurring natural causes or forces. Wastes which might cause fumes or dust or

which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents or insects shall be stored only in closed containers in required enclosure.

- PLN 11. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 12. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by residents and commercial/retail patrons and owners. Location and design shall be approved by the Director of Planning.
- PLN 13. Transportation Demand Requirement. The project shall comply with the City of Palm Springs Transportation Demand Management (TDM) Ordinance which establishes transportation demand management requirements for the City of Palm Springs. Refer to Chapter 8.4 of the Municipal Code for specific requirements.
- PLN 14. Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any boundary line of the lot on which the use is located.
- PLN 15. Emission of Smoke, Dust, Heat and Glare. Every use shall be so operated that it does not emit smoke, dust, heat or glare in such quantities or degree as to be readily detectable on any boundary line of the lot on which the use is located.
- PLN 16. Odor. The emission of obnoxious odors of any kind shall not be permitted.
- PLN 17. Gas. No gas shall be emitted which is deleterious to the public health, safety or general welfare.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

- PLN 18. Exterior Lighting. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- PLN 19. Prohibited Uses. The following uses shall be prohibited:
- a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport,

other than an FAA-approved navigational signal light or visual approach slope indicator.

- b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- e. Children's schools, hospitals, nursing homes, and highly noise-sensitive outdoor nonresidential uses, and, in the structures located partially or wholly in Compatibility Zone C, libraries and day care centers.

PLN 20. Notice of Airport in Vicinity. As required by the Riverside County Airport Land Use Commission, a Notice of Airport in Vicinity shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

PLN 21. Drainage & Vegetation. Any retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

PLN 22. Interior Noise Reduction. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, as necessary to ensure interior noise levels are reduced by a minimum of 20dB from aircraft operations.

PLN 23. On-site Open Space. A minimum of 2.9 acres of open area as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided on-site. Such open areas shall have a minimum width of 75 feet and a minimum length of 300 feet, and shall not be obstructed by walls, trash enclosures, large trees or poles greater than 4 inches in diameter at a height greater than 4 feet, or overhead wires. Prior to

issuance of building permits for any structure, the permittee shall provide copies of the site plan delineating the location of qualifying area to remain as permanent open space to both the City of Palm Springs and the Riverside County Airport Land Use Commission.

FEDERAL AVIATION ADMINISTRATION

- PLN 24. Federal Aviation Administration. The Federal Aviation Administration (FAA) has conducted an aeronautical study (Aeronautical Study No. 2009-AWP-5146-OE) and has determined that neither marking nor lighting of the proposed structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting shall be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 K Change 2.
- PLN 25. Building Height Maximum. The maximum height of the proposed buildings, including all roof-mounted appurtenances and obstruction lighting (if any), shall not exceed 38 feet above ground level, and the maximum elevation at the top of any building shall not exceed 441 feet above mean sea level.
- PLN 26. Additional Review Required for Building Height Increase. The specific coordinates, heights, and top point elevations of the proposed buildings shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.
- PLN 27. Construction Related Activity & Building Height. Temporary construction equipment used during actual construction of the buildings shall not exceed the height of the proposed buildings, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

POLICE DEPARTMENT CONDITIONS

- POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

- BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING DEPARTMENT CONDITIONS

STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.
- ENG 2. Applicant shall obtain State permits and approval of plans for all work done on State Highway 111. A copy of an approved Caltrans encroachment permit shall be provided to the City Engineer prior to the issuance of any grading or building permits.
- ENG 3. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.
- ENG 4. The public street improvements outlined in these conditions of approval are intended to convey to the applicant an accurate scope of required improvements, however, the City Engineer reserves the right to require additional improvements as may be determined in the course of the review and approval of street improvement plans.
- ENG 5. Additional street improvements remain the obligation of the applicant adjacent to that portion of the applicant's property that will remain vacant. The obligations outlined on the Improvement Certificate for Parcel Map 29631 for the underlying parcels owned by the applicant, but to remain vacant, shall be satisfied prior to issuance of certificate of occupancy for any building permit on the applicant's remaining vacant property.
- ENG 6. This project requires the abandonment of existing public rights-of-way for the streets dedicated to the City on Parcel Map 29631 (Field View, Foster Vista, and Chase Place), the adjustment and merger of existing parcels as necessary to consolidate the applicant's parcels into a single parcel, and the dedication of new public right-of-way for the realigned public streets within Parcel Map 29631 to replace the streets to be abandoned. Coordination with the property owner of the adjacent remaining parcels within Parcel Map 29631 is required to facilitate these processes; reference is made to the letter dated October 5, 2009, to Mr. John Wessman, (on file with the Public Works and Engineering Department), outlining the City's requirements to facilitate this project. The applicant shall ensure the City's requirements outlined in the referenced letter are coordinated with the adjacent property owner. The City's approval of Case No. 3.3398 is contingent upon the separate agreement with the adjacent property owner to coordinate the issues outlined in the referenced letter.

CHASE PLACE, FIELD VIEW, AND FOSTER VISTA

- ENG 7. The applicant shall apply for the vacation of Chase Place, Field View, and Foster Vista as dedicated to the City on Parcel Map 29631. The exact limits of the right-of-way vacation shall be coordinated with the City Engineer.
- ENG 8. Dedicate a half-street right-of-way width of 33 feet, together with additional right-of-way for street "knuckle" intersections as required by the City Engineer, for the realignment of Chase Place through Parcel Map 29631.
- ENG 9. Acquire or otherwise facilitate dedication from the adjacent property owner a half-street right-of-way width of 33 feet, to provide a full right-of-way width of 66 feet for the realignment of Chase Place through Parcel Map 29631.
- ENG 10. At the intersection of Field View and Gene Autry Trail (State Route 111), construct a 6 inch curb and gutter located 25 feet on either side of centerline extending approximately 100 feet east from Gene Autry Trail, with 35 feet radius curb returns and spandrels at the northeast and southeast corners of the intersection, and an 8 feet wide cross-gutter, in accordance with City of Palm Springs Standard Drawing No. 200 and 206.
- ENG 11. Construct a 6 inch curb and gutter located 25 feet north and east of centerline, extending from approximately 100 feet east of Gene Autry Trail and along the entire project frontage, in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 12. Construct an 8 feet wide sidewalk behind the curb extending from Gene Autry Trail and along the entire project frontage, in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 13. Construct driveway approaches in accordance with City of Palm Springs Standard Drawing No. 205.
- ENG 14. Construct Type A curb ramps meeting current California State Accessibility standards at the northeast and southeast corners of the intersection of Field View and Gene Autry Trail, in accordance with applicable Caltrans standards.
- ENG 15. Construct Type A or B curb ramps meeting current California State Accessibility standards on either side of the proposed driveway approaches in accordance with applicable City Standards. The applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.

- ENG 16. Construct a minimum pavement section of 3 inches asphalt concrete pavement over 6 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, between the proposed edge of gutter located 23 feet on either side of centerline extending approximately 100 feet east from Gene Autry Trail, in accordance with City of Palm Springs Standard Drawing No. 110 and 310. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 17. Construct a minimum pavement section of 3 inches asphalt concrete pavement over 6 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, between the proposed edge of gutter located 23 feet north and east of centerline and the proposed edge of pavement located 10 feet south and west of centerline, extending from approximately 100 feet east of Gene Autry Trail and along the entire project frontage, in accordance with City of Palm Springs Standard Drawing No. 110 and 310. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 18. Install a redwood header along the proposed edge of pavement located 10 feet south and west of centerline.

SAN JOAQUIN DRIVE

- ENG 19. Construct 6 inch curb and gutter, located 18 feet west of centerline along the entire project frontage, in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 20. Construct a 24 feet wide driveway approach for emergency access purposes, in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 21. Construct a minimum pavement section of 2½ inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, between the proposed edge of gutter located 16 feet west of centerline to clean sawcut edge of pavement at centerline along the entire project frontage, in accordance with City of Palm Springs Standard Drawing No. 110 and 300. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

GENE AUTRY TRAIL (STATE ROUTE 111)

- ENG 22. Remove existing street improvements as necessary to construct the new intersection of Gene Autry Trail and Field View.
- ENG 23. Remove existing street improvements as necessary to construct a new dedicated right-turn lane, extending approximately 500 feet south of the intersection of Gene Autry Trail and Field View. Construction of the new dedicated right-turn lane shall comply with applicable Caltrans standards.

ON-SITE

- ENG 24. The minimum pavement section for all on-site pavement shall be 2½ inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

SANITARY SEWER

- ENG 25. Dedicate a minimum 20 feet wide sewer easement along the southerly property line extending from San Joaquin Drive to Chase Place. The easement shall be kept clear and free of any and all obstructions to allow for the continued operation and maintenance of the public sewer main. Construction of permanent structures or other improvements determined to be an obstruction of the sewer easement shall not be allowed. Planting of large trees or other planting material with invasive or deep root structures shall be restricted. Access to the sewer easement from Chase Place shall be maintained, including, if necessary, 15 feet wide gates with lock and access provided to the City of Palm Springs.
- ENG 26. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.
- ENG 27. Submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division for review and approval to replace approved sewer improvement plans for Chase Place, Field View and Foster Vista (see Files 5E-1-24 to 5E-1-28). The new sewer plans shall include extension of sewer to all parcels within the underlying Parcel Map 29631, and shall include 6 inch sewer laterals extending to the property line of each adjacent parcel, as required by the City Engineer. The sewer improvement plans shall be approved by the City Engineer prior to issuance of any building permits.

ENG 28. Construct an 8 inch V.C.P. sewer main located 5 feet from centerline, or as required by the City Engineer, from the most northwesterly terminus of the sewer main in Field View, extending within Chase Place to the southerly property line, and connecting to the existing public sewer system in San Joaquin Drive. Construct 6 inch sewer laterals extending to the property line of each adjacent parcel within the underlying Parcel Map 29631, as required by the City Engineer. All sewer mains constructed by the applicant and to become part of the public sewer system shall be digitally video recorded by the City prior to acceptance of the sewer system for maintenance by the City. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.

GRADING

ENG 29. Submit a Precise Grading and Paving Plan prepared by a California registered civil engineer to the Engineering Division for review and approval. The Precise Grading and Paving Plan shall be approved by the City Engineer prior to issuance of grading permit. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at www.AQMD.gov. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Precise Grading and Paving plan.

- a) The first submittal of the Precise Grading and Paving Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report; a copy of the associated Hydrology Study/Report; and a copy of the project-specific Water Quality Management Plan.

- ENG 30. Prior to approval of a Grading Plan or issuance of a Grading Permit, the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
- ENG 31. In accordance with an approved PM-10 Dust Control Plan, perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 32. Perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 33. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 34. Prior to issuance of grading permit, the applicant shall provide verification to the City that the fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the Tribal Habitat Conservation Plan (THCP).
- ENG 35. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 36. Notice of Intent to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board (Phone No. (760) 346-7491). A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.
- ENG 37. Projects causing soil disturbance of one acre or more, must comply with either the General Permit for Stormwater Discharges Associated with

Construction Activity, and shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's SWPPP as the Post-Construction Management Plan. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.

- ENG 38. In accordance with City of Palm Springs Municipal Code, Section 8.50.025 (c), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 39. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 40. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.
- ENG 41. The applicant shall provide pad elevation certifications for all building pads in conformance with the approved grading plan to the Engineering Division prior to construction of any building foundation.
- ENG 42. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan. The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

WATER QUALITY MANAGEMENT PLAN

- ENG 43. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to the adjacent property (or public streets) is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.
- ENG 44. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific WQMP. Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Property Owner Association Covenants, Conditions, and Restrictions (CC&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to the issuance of any grading or building permits.
- ENG 45. Prior to issuance of certificate of occupancy, the applicant shall:
- a) Demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications;
 - b) Demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions: and,
 - c) Demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

DRAINAGE

- ENG 46. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property, as described in the Preliminary Hydrology Study for the Palm Springs Unified

School District Operations Center prepared by MSA Consulting, Inc. (dated January 19, 2010), as approved by the City Engineer.

- ENG 47. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to any public street. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.
- ENG 48. This project will be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating stormwater runoff, will be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer.
- ENG 49. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$4,117.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

- ENG 50. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the

City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

- ENG 51. On phases or elements of construction following initial site grading (e.g., sewer, storm drain, or other utility work or fuel pipeline work requiring trenching) associated with this project, the applicant shall be responsible for coordinating the scheduled construction with the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. Unless the project site has previously been waived from any requirements for Tribal monitoring, it is the applicant's responsibility to notify the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, for any subsequent phases or elements of construction that might require Tribal monitoring. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during construction, and to arrange payment of any required fees associated with Tribal monitoring. Tribal monitoring requirements may extend to off-site construction performed by utility companies on behalf of the applicant (e.g. utility line extensions in off-site streets), which shall be the responsibility of the applicant to coordinate and arrange payment of any required fees for the utility companies.
- ENG 52. All proposed utility lines shall be installed underground.
- ENG 53. All existing utilities shall be shown on the improvement plans required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 54. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.
- ENG 55. The original improvement plans prepared for the proposed development and approved by the City Engineer shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 56. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

ENG 57. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

MAP

ENG 58. The existing parcels identified as Parcels 4 through 12, and 15 through 17 of Parcel Map 29631, recorded in Parcel Map Book 201, Pages 50-54, shall be merged. An application for a parcel merger shall be submitted to the Engineering Division for review and approval. A copy of a current title report and copies of record documents shall be submitted with the application for the parcel merger. The application shall be submitted to and approved by the City Engineer prior to issuance of a building permit. The required parcel merger shall require the following concurrent approvals to facilitate the merging and adjustment of the existing parcels, and realignment of the dedicated on-site public streets and easements within Parcel Map 29631:

- a) City approval of a summary vacation abandoning the on-site public streets and easements within the underlying Parcel Map 29631.
- b) City approval of the required parcel merger consolidating Parcels 4 through 12, and 15 through 17 of Parcel Map 29631 and the adjacent abandoned rights-of-way.
- c) City approval of a Lot Line Adjustment of Parcels 21 through 23 of Parcel Map 29631 and the consolidated merged parcel to create a realigned street centerline for the proposed realignment of Chase Place.
- d) Dedication of new right-of-way for the proposed realignment of Chase Place, including adjacent 5 feet wide public utility easements.

TRAFFIC

ENG 59. A traffic signal warrant analysis shall be completed for the intersection of Gene Autry Trail (State Route 111) and Field View, as required by the City Engineer. If a traffic signal is warranted, the applicant shall coordinate with Caltrans on the design and installation of a traffic signal, which shall be installed prior to issuance of a certificate of occupancy.

ENG 60. A traffic signal warrant analysis shall be completed for the intersection of Gene Autry Trail (State Route 111) and Field View, as required by the City Engineer. If a traffic signal is not warranted, the applicant shall coordinate with Caltrans on the appropriate access control measures to be implemented at the intersection, which shall be completed prior to issuance of a certificate of occupancy. The traffic signal warrant analysis shall determine the applicant's fair share payment for the future design and installation of a traffic

signal, which shall be deposited with the City prior to issuance of a building permit.

- ENG 61. If a traffic signal is not warranted at the intersection of Gene Autry Trail and Field View, the applicant shall provide and install a 9,500 lumen high pressure sodium vapor safety street light with glare shield on a marbelite pole on the northeast corner of Gene Autry Trail and Field View with the mast arm over Gene Autry Trail. The applicant shall coordinate with Southern California Edison for required permits and work orders necessary to provide electrical service to the new street light.
- ENG 62. Install street name signs at all street intersections, in accordance with City of Palm Springs Standard Drawing Nos. 620 through 625.
- ENG 63. A minimum of 48 inches of clearance for handicap accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development.
- ENG 64. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated September 26, 2006, or subsequent editions in force at the time of construction.
- ENG 65. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

- FID 1. Fire Department Conditions are based on the 2007 California Fire Code. These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan received June 17, 2009. Additional requirements may be required at that time based on revisions to site plans.
- FID 2. **Combustible Storage (CFC 315.3):** Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a property line.
- FID 3. **Storage Beneath Overhead Projections From Buildings (CFC 315.3.1):** Combustible materials stored or displayed outside of buildings that are protected by automatic sprinklers shall not be stored or displayed under non-sprinklered eaves, canopies or other projections or overhangs.

- FID 4. **Storage Height in Open Areas (CFC 315.3.2):** Storage in open areas shall not exceed 8 feet in height.
- FID 5. **Roadway Dimensions:** Private streets shall have a minimum width of at least 20 feet, pursuant to California Fire Code 503.2.1 however, a greater width for private streets may be required by the City engineer to address traffic engineering, parking, and other issues. The Palm Springs Fire Department requirements for two-way private streets, is a **minimum width of 24 feet**, unless otherwise allowed by the City engineer. No parking shall be allowed in either side of the roadway of the entire storage facility.
- FID 6. **Buildings and Facilities (CFC 503.1.1):** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- FID 7. **Access Road Design Required (CFC 503.1.4):** The fire code official shall evaluate access road design in terms of total response efficiency. The fire code official is authorized to make modifications to access road network design, access road routes and inter-connectivity with new or existing roads so that response efficiency is maintained.
- FID 8. **Surface (CFC 503.2.3):** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.
- FID 9. **Turning radius (CFC 503.2.4):** The required turning radius of a fire apparatus access road shall be determined by the fire code official. Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet throughout the entire storage facility. Radius must be concentric.
- FID 10. **Aerial Fire Access Road Width (CFC 503.2.8.1):** Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height.
- FID 11. **Aerial Access Proximity to Building (CFC 503.2.8.2):** At least one of the required access routes for buildings or facility exceeding 30 feet in height above the lowest level of fire department vehicle access shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.
- FID 12. **Fire Lane Marking (CFC 503.3):** Approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or

prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

- FID 13. **Security Gates (CFC 503.6):** The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained at all times.

Secured automated vehicle gates or entries shall utilize approved Knox access switches as required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch) when required by the fire code official.

Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.

In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

- FID 14. **Premises Identification (CFC 505.1):** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4" high with a minimum stroke width of 0.5".

- FID 15. **Plot Plan:** Prior to completion of the project, a 8.5"x11" plot plan shall be provided to the fire department. This shall clearly show all access points & fire hydrants.

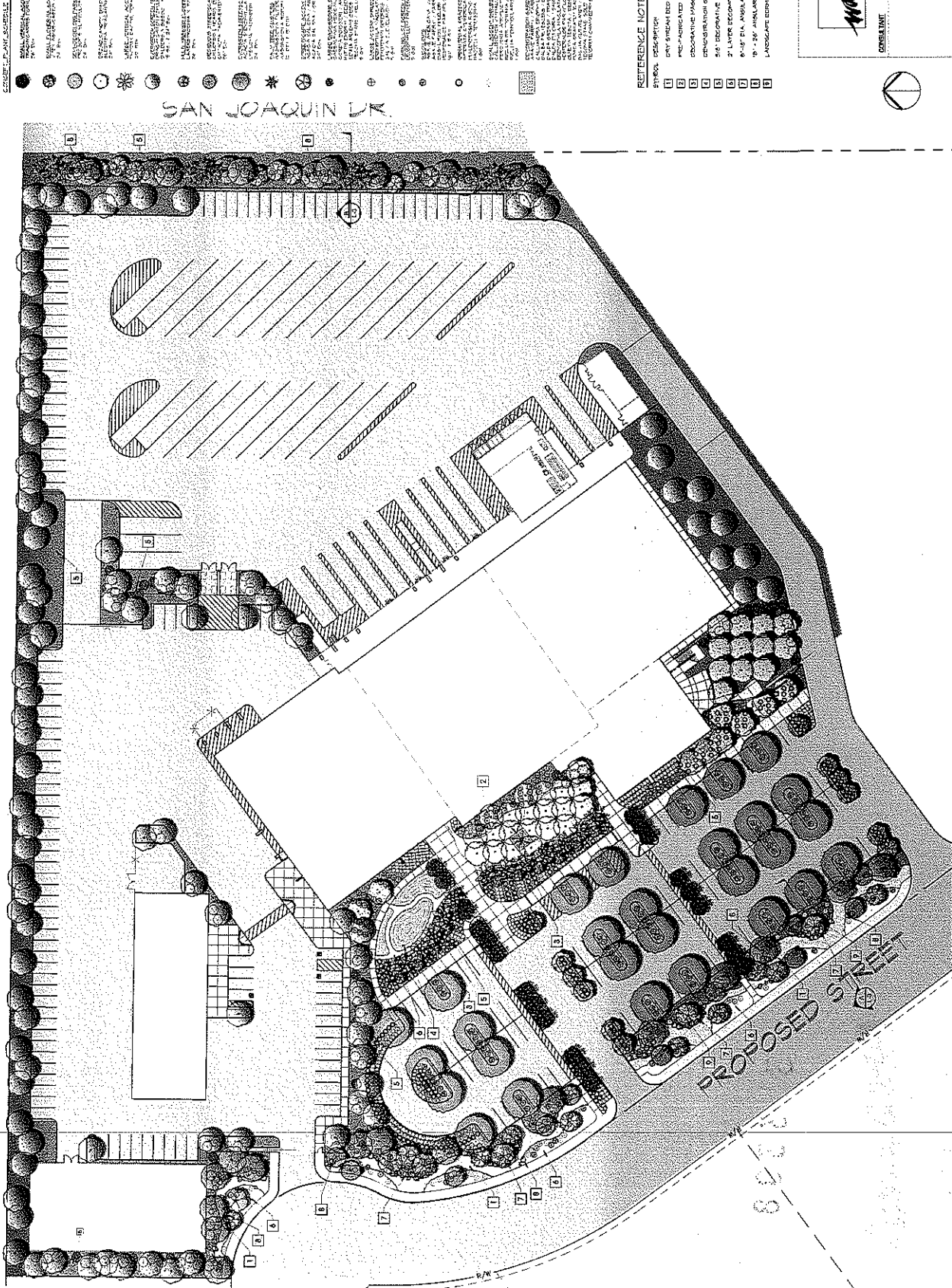
- FID 16. **Key Box Required to be Installed (CFC 506.1):** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.

- FID 17. **Key Box Contents:** The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.
- FID 18. **Fire Hydrant Flow and Number of Fire Hydrants (CFC 508.5):** Fire hydrants shall be provided in accordance with CFC Appendix III-B for the protection of buildings, or portions of buildings, hereafter constructed. The required fire hydrant flow for this project is undetermined due to insufficient information submitted. Fire flow will be determined as per (CFC Appendix B) and one available fire hydrant must be within 250 feet from any point on your lot street frontage. (CFC Appendix C)
- FID 19. **Operational Fire Hydrant(s) (CFC 508.1, 508.5.1 & 1412.1):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings.
- FID 20. **Water Plan (CFC 501.3 & 901.2):** A water plan for on-site and off-site is required and shall include underground private fire main for fire sprinkler riser(s), public fire hydrant(s), Double Check Detector Assembly, Fire Department Connection and associated valves.
- FID 21. **Identification (CFC 510.1):** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.
- FID 22. **NFPA 13 Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA 13, 2002 Edition, except the seismic bracing and restraints shall comply with NFPA 13, 2007 Edition using C_p of 0.74 and I/r Ratio of 200. No portion of the fire sprinkler system shall be installed prior to plan approval. Prior to final approval of the installation, contractor shall submit a completed Contractors Material and Test Certificate for Aboveground Piping to the Fire Department. (16.1 NFPA 13, 2002 Edition and 10.10 NFPA 24, 2002 Edition)
- FID 23. **Audible Water Flow Alarms (CFC 903.4.2):** An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) shall be provided on the exterior of the building in an approved location. An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) to alert the occupants shall be provided in the interior of the building in a normally occupied location.

- FID 24. **Valve and Water-Flow Monitoring (CFC 903.4):** All valves controlling the fire sprinkler system water supply, and all water-flow switches, shall be electrically monitored. All control valves shall be locked in the open position. Valve and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station.
- FID 25. **Fire Extinguisher Requirements (CFC 906):** Provide one 2-A:10-B:C portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Show proposed extinguisher locations on the plans. Extinguishers shall be mounted in a visible, accessible location 3 to 5 feet above floor level. Preferred location is in the path of exit travel or near an exit door.
- FID 26. **Fire Hydrant & FDC Location (CFC 912.2):** A public commercial fire hydrant is required within 30 feet of the Fire Department Connection (FDC). Fire Hose must be protected from vehicular traffic and shall not cross roadways, streets, railroad tracks or driveways or areas subject to flooding or hazardous material or liquid releases.
- FID 27. **Fire Department Connections (CFC 912.2.1 & 912.3):** Fire Department connections shall be visible and accessible, have two 2.5 inch NST female inlets, and have an approved check valve located as close to the FDC as possible. All FDC's shall have KNOX locking protective caps. Contact the fire prevention secretary at 760-323-8186 for a KNOX application form.
- FID 28. **Fire Alarm System:** Fire alarm system is required and installation shall comply with the requirements of NFPA 72, 2002 Edition.
- FID 29. **High Piled Storage:** If materials to be stored are anticipated to exceed 12 feet in height, additional requirements will be required. Contact the fire department plans examiner for more detailed requirements.
- FID 30. **Hazardous Materials:** No hazardous materials will be stored and or used within the buildings.
- FID 31. **Means of Egress:** Applicant will adhere to CFC 2007 - CHAPTER 10 MEANS OF EGRESS for this building.

END OF CONDITIONS



CONCRETE PLANT SCHEDULE

1	18" DIA. SPHERE
2	24" DIA. SPHERE
3	36" DIA. SPHERE
4	48" DIA. SPHERE
5	60" DIA. SPHERE
6	72" DIA. SPHERE
7	84" DIA. SPHERE
8	96" DIA. SPHERE
9	108" DIA. SPHERE
10	120" DIA. SPHERE
11	132" DIA. SPHERE
12	144" DIA. SPHERE
13	156" DIA. SPHERE
14	168" DIA. SPHERE
15	180" DIA. SPHERE
16	192" DIA. SPHERE
17	204" DIA. SPHERE
18	216" DIA. SPHERE

REFERENCE NOTES SCHEDULE

1	DRY BREAM BED
2	PRE-FABRICATED CONCRETE
3	DECORATING MASONRY SPHERE WALL
4	DECORATING MASONRY
5	2" LAYER DECOMPOSED GRANITE
6	8" - 12" DIA. ANGULAR BOLDER ROCK WALL
7	18" - 24" ANGULAR BOLDERS
8	LANDSCAPE BEDDING

WILSON ASSOCIATES
 ARCHITECTS
 1000 S. GARDEN ST., SUITE 200
 PALM SPRINGS, CA 92262
 TEL: 760-325-1100
 FAX: 760-325-1101

CONSULTANT

APPROVALS

DATE: _____
 BY: _____
 TITLE: _____

PROJECT INFORMATION

DISTRICT OPERATIONS CENTER
 PALM SPRINGS, CALIFORNIA
 PALM SPRINGS UNIFIED SCHOOL DISTRICT

Project Name: _____
 Date: _____
 Drawing No: L-04-01

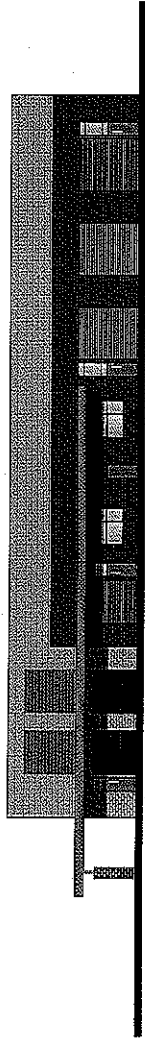
OWNER
 District Operations Center
 Palm Springs Unified School District
 1000 S. Garden St., Suite 200
 Palm Springs, CA 92262
 Tel: 760-325-1100
 Fax: 760-325-1101

DATE
 11/15/2011

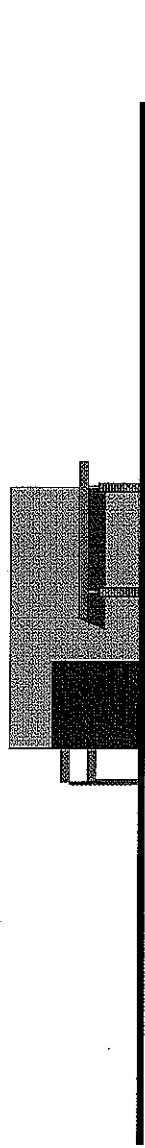
BY
 [Signature]

TITLE
 PRELIMINARY LANDSCAPE PLAN

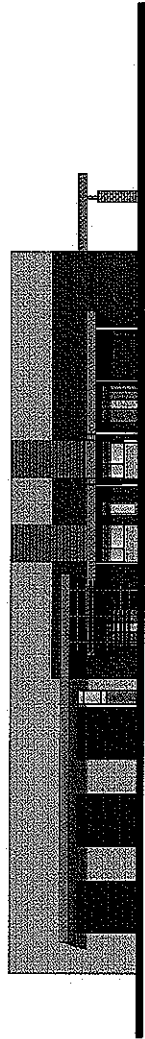
-  Concrete
-  Brick
-  Dark Brick
-  Light Brick
-  Dark Stucco
-  Light Stucco
-  Dark Wood
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-  Dark Metal
-  Light Metal
-  Dark Glass
-  Light Glass
-  Dark Panel
-  Light Panel
-  Dark Siding
-  Light Siding



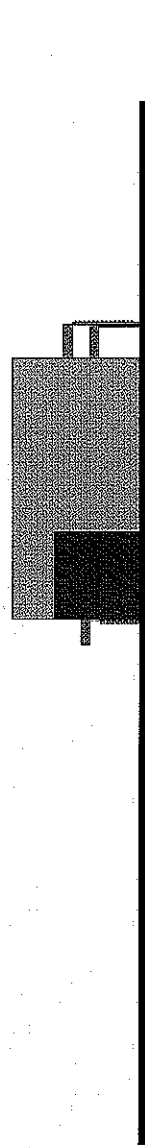
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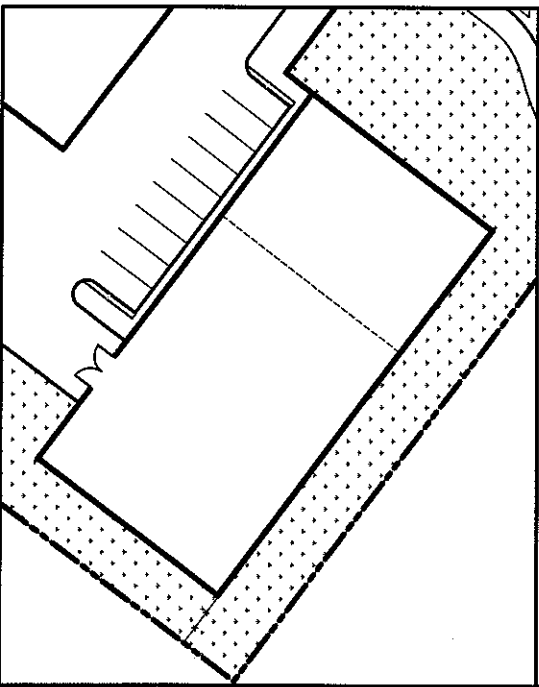
East Side



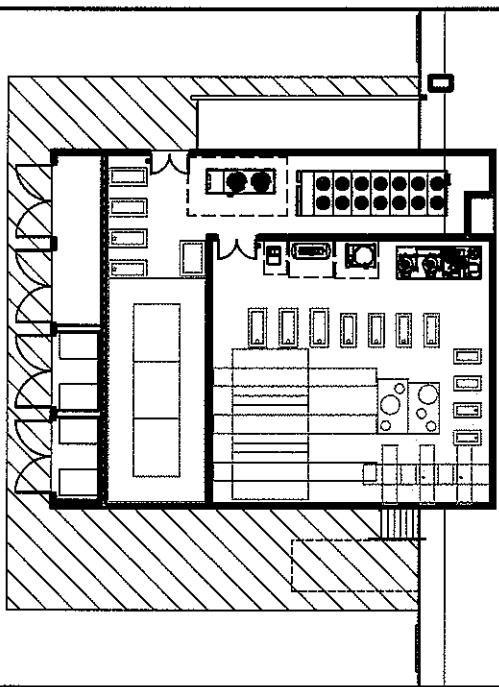
South Side



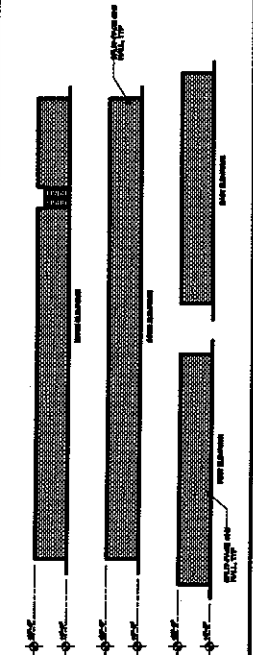
West Side



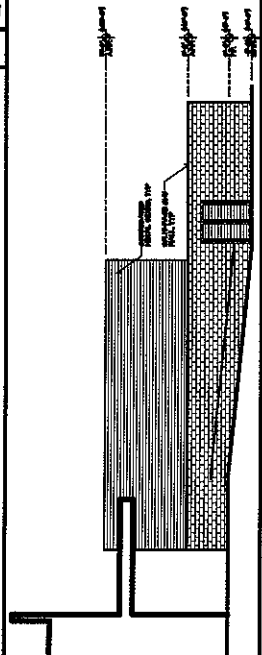
PARTIALLY COVERED STORAGE sheet 8



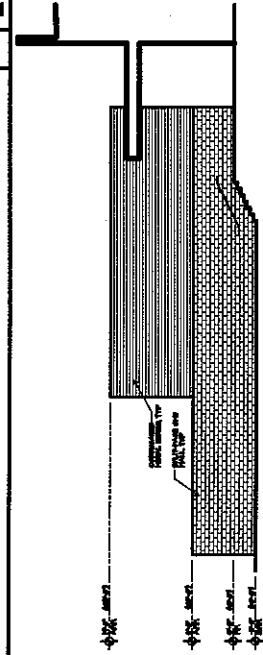
RELEASED UTILITY YARD LAYOUT sheet 1



PARTIALLY COVERED STORAGE - EXTERIOR ELEVATIONS sheet 14



sheet 15



sheet 16

CONSULTANT			
DESIGNER			

APPROVALS		APPROVALS	

DATE	BY	REVISIONS

District Operations Center
 PALM SPRINGS, CALIFORNIA
 PALM SPRINGS UNITED SCHOOL DISTRICT

Consultant:
 Robert J. Smith
 Professional Engineer
 No. 12587
 State of Florida

Project No.: 14-001-15

Date: 11/14/14

Sheet: 14-001-15

Title: SITE DETAILS - UTILITY YARD

2. Mitigation Monitoring Program

Mitigation Monitoring Program

Palm Springs Unified District Service Center

This monitoring program has been prepared pursuant to Public Resources Code Section 21081.6, which requires adoption of a reporting or monitoring program for projects in which the agency has required changes or adopted mitigation to avoid significant environmental effects. Specific reporting and/or monitoring requirements to be enforced during project implementation must be defined prior to final approval of the project proposal by the responsible decision maker(s).

Each required mitigation measure is listed in the table below and categorized by impact area. Mitigation measures are also designated by the phase of the project when the measure shall be implemented, i.e., Preconstruction, During Construction, Postconstruction, Prior to Operation, and/or During Operation.

<i>Palm Springs Unified District Service Center Mitigation Monitoring Program</i>			
Mitigation Measure	Phase of Implementation	Responsible Monitoring Party	Completion Date/Initials
Aesthetics			
1. The District shall review and approve the lighting plan to confirm that spill light will not exceed 0.5 footcandle and glare will not exceed two footcandles at sensitive receptors. The lighting plan shall be based on the final site plan showing location and placement of lights, type of lighting equipment, height of lighting, and orientation of lights away from residences.	Preconstruction and During Construction	District Project Manager or Designated Representative	
Air Quality			
2. The construction contractor shall prepare a waste management plan that estimates the amount of construction and demolition debris by type that will be generated and the maximum weight of each material type that can feasibly be diverted through salvage, reuse, and/or recycling. The District shall specify in the construction bid that the contractor is required to prepare a waste management plan prior to commencement of construction activities.	Preconstruction	District Project Manager or Designated Representative	
3. Water fixtures installed onsite shall be ultra-low-flow water fixtures that exceed the Uniform Plumbing Code, including use of efficient toilets with 1.28 average gallons per flush, 2 gallon per minute (gpm) efficient bathroom faucets, 2.2 GPM efficient kitchen faucets, and 2.2 gpm efficient shower heads. (Reductions in water use would lead to reductions in emissions associated with the energy intensive transport of water).	During Construction	District Project Manager or Designated Representative	



2. Mitigated Monitoring Program

*Palm Springs Unified District Service Center
Mitigation Monitoring Program*

Mitigation Measure	Phase of Implementation	Responsible Monitoring Party	Completion Date/Initials
4. The District shall require installation of high-efficient landscaping irrigation systems such as bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors.	During Construction	District Project Manager or Designated Representative	
Biological Resources			
5. The District shall pay the established Tribal HCP fee for habitat directly impacted by the project (currently \$5,730/acre), provided that the HCP has been approved; or, The District shall provide equivalent support to habitat acquisition and/or management for sand-dependent species, such as the Palm Springs ground squirrel, such as through support to existing preserves.	Preconstruction	District Project Manager or Designated Representative	
6. No more than 30 days prior to any ground-disturbing activities, a qualified biologist shall conduct surveys for burrowing owls in accordance with California Department of Fish and Game (CDFG) Staff Report on Burrowing Owls (CDFG 1995). If the preconstruction surveys identify burrowing owls on the site during the nonbreeding season (September 1 through January 31), burrowing owls occupying the project site shall be evicted from the project site by passive relocation, as described in the CDFG's Staff Report on Burrowing Owls (CDFG 1995). If the preconstruction surveys identify burrowing owls on the site during the breeding season (February 1 through August 31), occupied burrows shall not be disturbed and shall be provided with a 75 meter (250-foot) protective buffer until and unless the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) Technical Advisory Committee (TAC), with the concurrence of CDFG representatives on the TAC; or unless a qualified biologist approved by CDFG verifies through noninvasive means that either: 1) the birds have not begun egg laying, or 2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. Once the fledglings are capable of independent survival, the burrow(s) can be destroyed.	Preconstruction	District Project Manager or Designated Representative	

2. Mitigation Monitoring Program

*Palm Springs Unified District Service Center
Mitigation Monitoring Program*

Mitigation Measure	Phase of Implementation	Responsible Monitoring Party	Completion Date/Initials
7. In order to avoid direct and indirect impacts to raptors and/or migratory birds, the removal of trees and shrubs that may support active nests should occur outside of the nesting season (January 15 to September 1). If the removal of trees and shrubs and/or construction activities adjacent to nesting habitat must occur during the nesting season, the City shall retain a qualified biologist to conduct a preconstruction survey to determine the presence or absence of nesting birds on and within 300 feet of the construction area and nesting raptors within 500 feet of the construction area. The preconstruction survey must be conducted within 10 calendar days before the start of construction or site preparation activities. If nesting birds are detected by the City-approved biologist, a biomonitor shall be present onsite during construction to minimize construction impacts and ensure that no nest is removed or disturbed until all young have fledged.	During Construction	District Project Manager or Designated Representative	
Cultural Resources			
8. If any cultural/scientific resources are discovered during any earth-moving operations associated with the project, construction shall cease or be temporarily diverted in the vicinity of the find until a qualified archaeologist/paleontologist can analyze the find and recommend measures to reduce impacts to archaeological resources.	During Construction	District Project Manager or Designated Representative	
9. If the archaeologist determines that the find contains Native American archaeological significance, the local Indian tribes shall be notified.	During Construction	District Project Manager or Designated Representative	
Hydrology and Water Quality			
10. Prior to the issuance of a grading permit, the applicant shall submit a grading plan for each lot for City approval prior to the issuance of building permits. Onsite retention shall be an integral design component of the grading plans. The grading plans shall depict existing and proposed contours (graphically differentiated) in addition to specific spot elevations, adjacent lands and facilities, as per the attached correspondence from Caltrans District 8 office dated June 26, 2000 (Mitigation Measure 1, page 8, Tentative Parcel Map 29631 Initial Study 2000).	Preconstruction	District Project Manager or Designated Representative	



2. Mitigated Monitoring Program

*Palm Springs Unified District Service Center
Mitigation Monitoring Program*

Mitigation Measure	Phase of Implementation	Responsible Monitoring Party	Completion Date/Initials
11. The applicant shall submit additional hydrological information, as required by the City Engineer and Caltrans, for review and approval prior to commencement of construction on the property or recordation of the Final Map, whichever occurs first. Drainage Plans shall depict existing and proposed drainage features and structures on the property or adjacent properties, including any Caltrans District 8 office dated June 26, 2000 (Mitigation Measure 2, page 8, Tentative Parcel Map 29631 Initial Study 2000).	Preconstruction	District Project Manager or Designated Representative	
Noise			
12. The Palm Springs Unified School District shall specify that the construction contractor shall only conduct construction activities between the hours of 7:00 AM and 7:00 PM on weekdays, between 8:00 AM and 5:00 AM on Saturdays (City of Palm Springs Municipal Code Section 8.03.220).	During Construction	District Project Manager or Designated Representative	
13. The Palm Springs Unified School District shall specify that the contractor shall properly maintain and tune all construction equipment in accordance with the manufacturer's recommendations to minimize noise emissions.	During Construction	District Project Manager or Designated Representative	
14. The Palm Springs Unified School District shall specify that the contractor shall fit all equipment with properly operating mufflers, air intake silencers, and engine shrouds no less effective than as originally equipped by the manufacturer.	During Construction	District Project Manager or Designated Representative	
15. The Palm Springs Unified School District shall specify that the construction contractor shall place stationary construction equipment and material delivery (loading/unloading) areas as far from adjacent residential uses as possible.	During Construction	District Project Manager or Designated Representative	
16. The Palm Springs Unified School District shall post a sign, clearly visible onsite, with a contact name and telephone number of the District's Authorized Representative to respond in the event of a noise complaint.	During Construction	District Project Manager or Designated Representative	
Transportation/Traffic			
17. Development proposals shall be submitted to the Riverside County Airport Land Use Commission for a consistency determination (Mitigation Measure 1, under Traffic/Circulation 6h, from the 2000 IS/MND).	Prior to construction	District Project Manager or Designated Representative	

2. Mitigation Monitoring Program

*Palm Springs Unified District Service Center
Mitigation Monitoring Program*

Mitigation Measure	Phase of Implementation	Responsible Monitoring Party	Completion Date/Initials
18. Street improvement plans depicting existing and proposed features including striping, signage, pavement markings, lighting, and signalization shall be depicted and labeled on said plans, in accordance with the attached correspondence from the Caltrans District 8 office dated June 26, 2000 (Mitigation Measure 2, page 10, Tentative Parcel Map 29631 Initial Study 2000).	Prior to construction	District Project Manager or Designated Representative	
19. Install a stop sign and a right-turn-only sign on the access road at its intersection with Gene Autry Trail or other mitigation as approved acceptable by the city and provide two lanes on the westbound approach of the access road, subject to approval by Caltrans and the City of Palm Springs.	Prior to Operation	District Project Manager or Designated Representative	

