

EXHIBIT B

RESOLUTION NO. 2023-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA APPROVING A PRECISE PLAN AND TENTATIVE PARCEL MAP TO DEVELOP A PHASED 114,700-SQUARE-FOOT MEDICAL OFFICE PARK WITH RELATED ON-SITE AND OFF-SITE IMPROVEMENTS, AND SUBDIVIDE A 10.47-ACRE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF GERALD FORD DRIVE AND TECHNOLOGY DRIVE (ASSESSOR'S PARCEL NUMBERS 694-580-026 AND -027) CASE NOS. PP22-0009 & TPM 38728

WHEREAS, Desert Care Network/Tenet Healthcare ("Applicant"), submitted an application for a Specific Plan Amendment ("Specific Plan") to amend the University Neighborhood Specific Plan (UNSP) to allow medical offices and medical clinics as allowed land uses within the Neighborhood Center designation, create a Professional/Medical Office Overlay, and apply said overlay to the 10.47-acre site located at the southwest corner of Gerald Ford Drive and Technology Drive; and

WHEREAS, the Applicant also submitted applications for a Precise Plan (PP) to develop a 114,700-square-foot medical office park, including a 94,700-square-foot, three-story medical office building (Building 1) and future 20,000-square-foot, single-story medical office building (Building 2), and on-site parking, landscaping, and off-site public improvements for the Project site, and a Tentative Parcel Map (TMP) to subdivide the 10.47-acre Project site into two parcels; and

WHEREAS, the Project site has a land use designation of Town Center Neighborhood (TCN) in the General Plan adopted on the 10th day of November 2016, and a zoning designation of Planning Residential (PR-20); and

WHEREAS, under Section 21067 of the Public Resources Code, Section 15367 of the State California Environmental Quality Act (CEQA) Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the City of Palm Desert's ("City's") Local CEQA Guidelines, the City is the lead agency for the Project; and

WHEREAS, the Architectural Review Commission (ARC) of the City of Palm Desert, California, did on the 14th day of March 2023, approve a design review for the Project, subject to conditions; and

WHEREAS, in accordance with State CEQA Guidelines Section 15063, the City conducted an Initial Study to determine if the Project may have a significant effect on the environment and to evaluate whether an Environmental Impact Report (EIR) was required; and

WHEREAS, pursuant to the requirements of the CEQA, the State Guidelines for Implementation of CEQA (State CEQA Guidelines), and the City of Palm Desert CEQA Implementation Requirements, a Mitigated Negative Declaration (MND), SCH# 2023050370 (EA 22-0002), and an accompanying Mitigation Monitoring and Reporting Program (MMRP), were prepared for the Project; and

WHEREAS, the Project is consistent with the development density and use characteristics considered by the General Plan EIR, Specific Plan MND in the TCN land use designation; and

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 19th day of September 2023, hold a duly noticed public hearing to consider the request by the Applicant and adopted Planning Commission Resolution No. 2832 recommending that the City Council approve the above-noted Project subject to findings of approval; and

WHEREAS, the City Council of the City of Palm Desert, did on the 26th day of October 2023, hold a duly noticed public hearing, the City Council opened the public hearing, the City Council considered the request by the Applicant for the development of the Precise Plan and Tentative Parcel Map; and

WHEREAS, at the said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the Planning Commission did find the following facts and reasons, which are outlined in the staff report, exist to justify approval of said request:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Palm Desert, California, as follows:

SECTION 1. Recitals. The City Council hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. Findings on Tentative Parcel Map. In approving the project and under Palm Desert Municipal Code (PDMC) Section 26.20.100(C), the City Council shall deny approval of a tentative map if any of the following findings are made:

1. That the density of the proposed subdivision is not consistent with applicable general and specific plans.

The map has been reviewed and found to be consistent with the density, lot development standards, and land uses of the UNSP and the General Plan Land Use Designation for the TCN. The TPM proposes to create a two-lot subdivision within a 10.47-acre Project site. The UNSP does not establish a minimum lot size requirement or a minimum parcel dimension for non-residential lots. The proposed lots are intended to serve a medical office development; therefore, comply with the applicable standards set.

2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The design and improvements of the subdivision are consistent with the applicable Specific Plan requirements for lot standards, the circulation, and distribution of land uses. The dedications for public right-of-way are consistent with the applicable circulation elements of the Specific Plan.

3. That the site is not physically suitable for this type of development.

The site is physically suitable for the proposed medical office park development. The Project has been analyzed by the City's Public Works Department, Land Development and Engineering, and Planning Division. The site has suitable access, grading, drainage, and zoning to allow the development.

4. That the site is not physically suitable for the proposed density of development.

The site is physically suitable for the density of development. The allowable density for the site has been evaluated by the General Plan. The Applicant has prepared the appropriate technical studies to assess that the site is physically suitable to develop. The MND for the Specific Plan identifies required mitigation.

5. That the design of the subdivision or the improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

Pursuant to the California Environmental Quality Act (CEQA) and State CEQA guidelines, an Initial Study (IS) was prepared for the project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant level. The IS identified potentially significant impacts in the areas of biological resources, cultural and tribal resources, geology and soils, and traffic and circulation. Mitigation measures that avoid or mitigate the potentially significant impacts to a point where no significant impacts were identified, and a Mitigated Negative Declaration (SCH No. 2023050370) and Mitigation Monitoring and Reporting Program (MMRP) was prepared. On the basis of the whole record there is no substantial evidence that the Project as designed, conditioned, and mitigated will have a significant impact on the environment.

6. That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

The design of the subdivision is not likely to cause serious health problems. The Project is not located within a hazardous area that would be subject to flooding, liquefaction, landslide, fault zones, or other natural hazards. The Project does not generate adverse effects that would cause public health problems. Ground-disturbing activities are conditioned to prepare plans to control fugitive dust. The access locations to the subdivision have been evaluated in accordance with the Specific Plan and will not adversely affect public health.

SECTION 3. Project Approval. The City Council hereby approves of PP22-0009 and TPM 38728, subject to the findings and Conditions of Approval attached herein as Exhibit A.

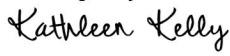
SECTION 4. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's office at

73510 Fred Waring Drive, Palm Desert, CA 92260. Anthony J. Mejia, MMC, the City Clerk of the City of Palm Desert is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Mayor signs this Resolution and the City Clerk shall attest and certify the passage and adoption thereof.

SECTION 6. Recitals. The City Council hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

ADOPTED ON OCTOBER 26, 2023.

DocuSigned by:

382E74C11AC0434...
KATHLEEN KELLY
MAYOR

ATTEST:

DocuSigned by:

8063A189723D437...
ANTHONY J. MEJIA
CITY CLERK

I, Anthony J. Mejia, City Clerk of the City of Palm Desert, hereby certify that Resolution No. 2023-050 is a full, true, and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Desert on October 26, 2023, by the following vote:

AYES: HARNIK, NESTANDE, TRUBEE, AND KELLY
NOES: NONE
ABSENT: NONE
ABSTAIN: QUINTANILLA
RECUSED: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on 10/30/2023.

DocuSigned by:

8063A189723D437...
ANTHONY J. MEJIA
CITY CLERK

EXHIBIT A
CONDITIONS OF APPROVAL
CASE NO. PP22-0009, TPM 38728

PLANNING DIVISION:

1. The development of the property shall conform substantially with exhibits on file with the Development Services Department, as modified by the following conditions.
2. This approval shall not take effect until Planning Case No. SP/EA22-0002 is approved.
3. The Applicant agrees that in the event of any administrative, legal, or equitable action instituted by a third party challenging the validity of any of the procedures leading to the adoption of these project approvals for the Project, or the project approvals themselves, the Developer and City each shall have the right, in their sole discretion, to elect whether or not to defend such action. Developer, at its sole expense, shall defend, indemnify, and hold harmless the City (including its agents, officers, and employees) from any such action, claim, or proceeding with counsel chosen by the City, subject to the Developer's approval of counsel, which shall not be unreasonably denied, and at the Developer's sole expense. If the City is aware of such an action or proceeding, it shall promptly notify the Developer and cooperate in the defense. The Developer, upon such notification, shall deposit with City sufficient funds in the judgment of the City Finance Director to cover the expense of defending such action without any offset or claim against said deposit to assure that the City expends no City funds. If both Parties elect to defend, the Parties hereby agree to affirmatively cooperate in defending said action and to execute a joint defense and confidentiality agreement in order to share and protect the information under the joint defense privilege recognized under applicable law. As part of the cooperation in defending an action, City and Developer shall coordinate their defense in order to make the most efficient use of legal counsel and to share and protect information. Developer and City shall each have sole discretion to terminate its defense at any time. The City shall not settle any third-party litigation of project approvals without the Developer's consent, which consent shall not be unreasonably withheld, conditioned, or delayed unless the Developer materially breaches this indemnification requirement.
4. The development of the property described herein shall be subject to the restrictions and limitations set forth herein, which are in addition to the approved development standards listed in the PDMC and University Neighborhood Specific Plan, and state and federal statutes now in force, or which hereafter may be in force.
5. The Tentative Parcel Map shall expire if recordation of the Final Parcel Map is not completed within two (2) years from the date of final approval unless an extension of time is granted by the Palm Desert Planning Commission; otherwise, said approval shall become null, void, and of no effect whatsoever.
6. The Precise Plan shall expire within two (2) years from the date of final approval unless an extension of time is granted by the Palm Desert Planning Commission; otherwise, said approval shall become null, void, and of no effect whatsoever.

7. The approved PP shall only be modified with written City approval per PDMC Chapter 25.72.030. Any proposed changes to this PP will require an amendment to the application, which may result in a new public hearing.
8. The approved TPM shall only be modified with written City approval in accordance with the requirements of the University Neighborhood Specific Plan and Chapter 26.20 of the PDMC.
9. All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Development Services Department.
10. A copy of the herein-listed Conditions of Approval shall be included in the construction documentation package for the Project, which shall be continuously maintained on-site during Project construction.
11. The Applicant shall execute a written acknowledgment to the Planning Division stating acceptance of and compliance with all the Conditions of Approval of Resolution No. 2833 and that the plans submitted are in compliance with the Conditions of Approval. No modifications shall be made to said plans without written approval from the appropriate decision-making body.
12. Prior to issuance of a building permit for construction of any use or structure contemplated by this approval, the Applicant shall first obtain permits and or clearance from the following agencies:

Public Works Department
Fire Department
Building and Safety Division
Land Development Division

Evidence of said permit or clearance from the above agencies shall be presented to the Building & Safety Division at the time of issuance of a building permit for the use contemplated herewith.
13. This Project is subject to payment of the City's Public Art fee. The fee will be applied prior to a building permit issuance and shall remain in the City's public art fund. Alternatively, the project may propose public art in lieu of the fee subject to review and approval by the Cultural Arts Committee.
14. The pad elevations of all lots shall be consistent with the approved preliminary grading and drainage plan included with the project file dated March 7, 2023. Adjustments which increase or decrease the pad elevation by six inches (0'-6") or less shall be subject to review and approval by the Director of Development Services and City Engineer.

- A. Adjustments which increase the pad elevations by more than six (6) inches shall require Planning Commission approval.
15. All mitigation measures identified in the University Specific Plan MND (SCH #2023050370) shall be incorporated into the planning, design, development, and operation of the Project.
 16. All exterior lighting sources shall be fully shielded and directed downwards and is subject to approval by the Development Services Department. Luminaries with total lamp lumens above 16,000 lumens shall not be used. Prior to building permit issuance, the Applicant shall submit plans for outdoor lighting as required by PDMC Section 24.16.030 and include glare ratings and color temperature for all exterior light fixtures.
 17. Final lighting plans shall be submitted per PDMC Section 24.16 for any landscape, architectural, street, or other lighting types within the Project area.
 18. Prior to the building permit issuance, the Applicant shall submit a landscape construction application for approval by the Development Services Department and Coachella Valley Water District.
 19. Final landscape and irrigation documents shall be prepared by a landscape architect registered with the State of California and shall be submitted to the Development Services Department and the CVWD for review and approval. All sheets shall be signed by the landscape architect and shall include the license number and the expiration date. The landscape plan shall conform to the preliminary landscape plans prepared as part of this application and shall include dense plantings of live landscape material. All trees shall be a minimum 24-inch box in size and all plants shall be a minimum of five (5) gallons in size at the time of planting, and.
 - A. The Applicant shall submit final landscape construction plans to the Palm Desert Development Services Department for review and acceptance prior to or concurrent with submittal to CVWD.
 - B. The grading design plans shall be submitted as a part of the landscape documentation package.
 20. All Project irrigation systems shall function properly, and landscaping shall be maintained in a healthy and thriving condition. The maintenance of landscaping and the irrigation system shall be permanently provided for all areas of the Project site. Furthermore, the plans shall identify responsibility for the continued maintenance.
 21. Prior to the issuance of the Certificate of Occupancy, the Project shall record a landscape maintenance agreement for site landscaping and new landscaping located within the public right of way along the project frontages as depicted on the approved preliminary landscape plan dated March 8, 2023; this is not intended to include the existing landscaped medians adjacent to the project.
 22. Prior to the issuance of the Certificate of Occupancy, the certified landscape architect or designer of record shall submit written verification and certificate of completion to the

Planning Division that the landscaping and irrigation have been installed per the approved landscape plan adjacent to the project site.

23. All exterior and rooftop equipment and all appurtenances thereto shall be completely screened from public view by walls or roof screens that are architecturally treated to be consistent with the building. The final construction plans shall include appropriate drawings demonstrating how such equipment is to be screened from view.
24. All roof drainage systems and devices shall be designed such that they are fully screened from view from all public streets. Drainage devices, including but not limited to downspouts, shall not be located on any street-facing building elevation or area that is clearly visible from the public right-of-way. Drainage devices shall be fully integrated into the building structure and located within the exterior walls of the structure.
25. All roof access ladders shall be located on the inside of the building and shall be fully screened by rooftop parapets.
26. All ground-mounted utility structures including, but not limited to, transformers, HVAC equipment, and backflow prevention valves shall be located out of view from any public street or adequately screened using landscaping and/or masonry walls.
27. Exterior building elevations showing building wall materials, roof types, exterior colors, and appropriate vertical dimensions shall be included in the development construction drawings.
28. All parking spaces shall be clearly marked with white or yellow paint or other easily distinguished material. Except as required by the state and the Americans with Disability Act (ADA) requirements, all markings shall be a minimum four-inch (4") wide double ("hairpin" style) stripe designed to provide 18 inches measured outside to outside under City Council Resolution No. 01-5.
29. The Applicant or any successor in interest shall comply with all applicable local, state, and federal laws and regulations.
30. The Applicant shall construct the pedestrian circulation network as shown on the approved preliminary grading dated March 7, 2023, and provide pedestrian access points as shown on the approved preliminary site plan.
31. Exterior signage shall always comply with Chapter 25.56 of the PDMC. The Applicant shall submit a sign program for review by the Architectural Review Commission for all exterior signage including wall signage, monument signage, and directional signage. All signage shall be coordinated for consistency.
32. All exterior wall signs shall be coordinated to utilize a consistent construction and illumination method. Illuminated signs which face residential uses shall be restricted to reverse-lit or halo-illumination and shall refrain from use of through-lighting.

33. Prior to permit issuance, the final construction drawings for the medical building shall be submitted to the Architectural Review Commission or Architectural Review Commission Subcommittee to ensure the final drawings substantially conform to the preliminary plan set.
34. The Applicant shall comply with the recommendations made by the City's Architectural Review Commission (ARC), as referenced in the March 14, 2023, Notice of Action.
35. The PP approval is for a two phase, 114,700-square-foot medical office park and phasing shall occur as depicted in the Overall Site Plan Phases dated March 6, 2023, however, may be constructed in its entirety in a single phase in the future:
 - A. Phase 1 consists of Building 1, a 94,700 square-foot medical office building, the pad for a Building 2, a future 20,000 square-foot medical building, all street and sidewalk improvements, full perimeter landscape improvements, and approximately 476 on-site parking spaces, and offsite improvements.
 - B. Phase 2 consists of a 20,000 square-foot, single-story medical office building with a maximum height of 25'-0" from the approved pad and additional parking to allow a total of 574 on-site parking spaces, and additional landscaping.
 - C. All offsite improvements as shown on the plans and modified by conditions shall be completed with Phase 1 of the project.
 - D. Phase 1 shall be developed within two (2) years, or the Precise Plan will expire unless an extension of time is granted by the Planning Commission per Condition No. 5 of this Resolution.
36. The final architecture of Building 2 shall require review and approval of a Design Review application by the Architectural Review Commission. The building shall be limited to a maximum total floor area of 20,000 square-feet and shall be single-story with a maximum height of 25'-0" as measured from the approved finished grade of 179.3 (NAVD29). The architectural style shall be compatible with Building 1 and shall use a matching material and color palette. The final design shall also include a landscape plan for parking areas within Phase 2.
 - A. Proposals which relocate, and/or increase the building height and/or maximum total floor area of Building 2, shall require an amendment to the PP.
37. Prior to the issuance of a certificate of occupancy for Building 1, the Applicant shall stabilize the pad for Building, and unpaved parking areas of Phase 2 to the satisfaction of the Director of Development Services and plant a continuous irrigated hedge around the perimeter of each area. The stabilized areas and hedges shall be maintained until Building 2 is completed.

LAND DEVELOPMENT DIVISION:

37. The following plans, studies, and exhibits are hereby referenced: University Neighborhood Specific Plan (UNSP) adopted by Ordinance 1312, and dated January 2017; Preliminary Grading and Drainage Plan, prepared by Michael Baker International and dated March 7, 2023; Tentative Parcel Map No. 38728 exhibit, prepared by Michael

Baker International and dated May 2023; Preliminary Utility Plan, prepared by Michael Baker International and dated March 7, 2023; University Medical Office Park Preliminary Hydrology Report, prepared by Michael Baker International and dated December 7, 2022; and Preliminary Water Quality Management Plan, prepared by Michael Baker International and dated December, 2022.

38. It is assumed that easements shown on the preliminary grading exhibit are shown correctly and include all the easements that encumber the subject property. A current preliminary title report for the site will be required to be submitted during technical plan review. The Applicant shall secure approval from all, if any, easement holders for all grading and improvements, which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no effect. Should such approvals or alternate actions regarding the easements not be provided and approved by the City, the Applicant may be required to amend or revise the proposed site configuration as may be necessary.
39. It is understood that the conceptual exhibits correctly show acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that the omission or unacceptability may require that the Applicant amend or revise the site plan as may be.
40. Prior to issuance of the first building permit for the development, the Applicant shall pay all appropriate signalization fees in accordance with the City's Resolution No. 79-17 and 79-55.
41. Prior to map approval, the Applicant shall pay all appropriate drainage fees in accordance with the City's Municipal Code Section 26.49 and Palm Desert Ordinance No. 653.
42. Prior to map approval, the Applicant shall pay all appropriate park fees in accordance with the City's Municipal Code Section 26.48.060.
43. The Applicant shall comply with Palm Desert Ordinance No. 843, Section 24.20 Stormwater Management and Discharge Ordinance.
44. All utility extensions within the site shall be placed underground unless otherwise specified or allowed by the respective utility purveyor.
45. Prior to a grading permit, the Applicant shall prepare a final grading plan for the site. No grading or other improvements shall be permitted until a final grading plan has been approved by the City Engineer. Grading plans and all grading shall conform to the approved Conceptual Grading Plan, the California Building Code, PDMC Title 27 Grading, and all other relevant laws, rules, and regulations governing grading in the City of Palm Desert.
46. The grading plan shall provide for acceptance and proper disposal of all off-site drainage flowing onto or through the site. Should the quantities exceed the street capacity, the

Applicant shall provide adequate drainage facilities and/or appropriate easements as approved by the City Engineer.

47. Pad elevations, as shown on the conceptual exhibit, are subject to review and modification per Chapter 27 of the Palm Desert Municipal Code.
48. Prior to approval of the grading plan, the Applicant shall prepare a detailed final flood hazard/hydrology and hydraulics report for approval of the City Engineer. The report shall encompass the entire project area and comply with all relevant laws, rules, and regulations governing the City of Palm Desert.
49. All drainage and storm drain improvements shall be designed per PDMC Title 24, Riverside County Flood Control and Water Conservation District's standards for the Drainage Element of the Palm Desert General Plan, and all other relevant laws, rules, and regulations governing grading in the City of Palm Desert.
50. Prior to approval of the grading plans, the Applicant shall provide the City Engineer with evidence that a Notice of Intent (NOI) has been filed with the State Water Resources Control Board. Such Evidence shall consist of a copy of the NOI stamped by the State Water Resources Control Board or the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed.
51. Prior to the issuance of a grading permit, the Applicant shall submit a PM10 application for review and approval. The Applicant shall comply with all provisions of PDMC Section 24.12 regarding Fugitive Dust Control.
52. Prior to issuance of grading permit the Applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) for review and approval of the Land Development department.
53. Where grading involves import or export, the Applicant shall obtain permits, from the Public Works Department, including import/export quantities and hauling route.
54. Prior to grading permit, it shall be the sole responsibility of the Applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading shown on the grading plan exhibit. Proof shall be provided to the Land Development Department prior to issuance of grading permit.
55. It is assumed that the grading and the provisions for water quality management shown on the conceptual grading exhibit can comply with all requirements for a Final Water Quality Management Plan (F-WQMP) without substantial change from that shown. Prior to approval of the grading plan for each Precise Plan Landowner shall prepare, or cause to be prepared, a Final WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFC&WCD) Whitewater River Watershed area for approval of the City Engineer.
56. All post-construction BMPs shall be designed based on the City of Palm Desert's maximum infiltration criteria of one (1) inch/hour.

57. Prior to the issuance of a grading permit, the Applicant shall submit a signed and notarized WQMP Operations and Maintenance Agreement to the City. The agreement shall include provisions for the maintenance and operation of all onsite water quality BMP facilities by the property owner.
58. Prior to issuance of grading permit and in compliance with the City of Palm Desert Municipal Code Chapter 27.24, the Applicant shall enter into an agreement and post financial security guarantee for all grading work related to this project.
59. Prior to issuance of grading permit for the Precise Plan, the Applicant shall submit for review and approval of the City Engineer a final Geotechnical Report that includes project specific recommendations.
60. Prior to issuance of precise grading permit, the Applicant shall submit grading and improvement plans for onsite improvements for review and approval of the City Engineer.
 - A. Signing and striping shall be part of the plans and shall include stop signs and stop bars for vehicles exiting the site at proposed driveways.
 - B. All private improvements shall be kept within private property. Non-standard encroachments into proposed public right-of-way will not be permitted, unless clearly identified on these conditions of approval.
61. Prior to the start of grading activities, the Applicant shall install all erosion and dust control mechanisms for the site as approved by the City.
62. Upon completion of grading of each phase, the project's Geotechnical Engineer shall certify the completion of grading in conformance with the approved grading plans and the recommendations of the geotechnical report approved for this project. A licensed land surveyor shall certify the completion of grading in conformance with the lines and grades shown on the approved grading plans.
63. Final parcel map shall show corner cut back dedication at Gerald Ford Drive and Technology Drive intersection, and Technology Drive and College Drive intersection per Riverside County Standard No. 805 and/or as adequately designed to accommodate public infrastructure and adequate ADA path of travel within the public right-of-way, whichever is more stringent.
64. Final parcel map shall show additional right-of-way dedication at project driveway intersections required to accommodate public infrastructure within public right-of-way and be in compliance with ADA requirements.
65. Prior to map approval, the Applicant shall submit improvement plans for required improvements along Gerald Ford Drive, Technology Drive, and College Drive as outlined in these conditions of approval.

66. Prior to map approval, the Applicant shall provide full-scale signing and striping plans for (each) Gerald Ford Drive, Technology Drive, and College Drive improvements. The signing and striping plans shall be submitted as a separate set of plans from the street improvement plans for review and approval of the City Engineer. Signing and striping plans shall show existing improvements and proposed modifications including, but not limited to, bike lanes, roundabout(s), travel lanes, pavement markings, turning lanes, existing and proposed traffic signs, etc. All signing and striping within public streets shall follow California Highway Design Manual (CA HDM) and California Manual of Uniform Traffic Control Devices (CA MUTCD) design guidelines and standards and must be signed by a licensed Civil Engineer or Traffic Engineer (PE/TE).
67. Prior to issuance of encroachment permit for public improvements and/or map recordation, whichever comes first, the Applicant shall enter into an agreement and post financial security guarantee for the construction of all off-site/public improvements in accordance with Chapter 27.24 of the Palm Desert Municipal Code. The form and amount of the financial security shall be reviewed and approved by the City Engineer. The Applicant shall guarantee all improvements for a period of one year from the date of final acceptance and the improvement guarantee shall be backed by a bond or cash deposit in the amount of ten percent of the surety posted for the improvements.
68. Prior to map recordation, the Applicant shall enter into a subdivision improvement agreement and post financial securities with the City for the required public improvements. The form and amount of the financial security shall be reviewed and approved by the City Engineer and be in compliance with the Palm Desert Municipal Code Section 26.28.030 and Section 26.28.040.
69. Prior to issuance of certificate of occupancy, the Applicant is responsible for the construction and installation of improvements on Gerald Ford Drive as identified on these conditions of approval. Applicant shall provide for the design and construction of the following improvements:
- A. Modifications to existing curb and sidewalks to provide for right turn lane pocket west of the proposed project driveway.
 - B. Modifications to the existing curb and sidewalks east of the proposed driveway to provide extension to existing eastbound right turn lane at Technology Drive intersection.
 - C. A Class II bicycle/golf cart lane is planned on Gerald Ford Drive along the project frontage. The street design shall anticipate the requirement and incorporate into the design to the best extent possible. The engineer of record shall coordinate with City public works and land development staff to determine the feasibility of the bike path provided existing constraints and road alignment east of Gerald Ford Drive and Technology Drive intersection. In the event that the bike path is not feasible at this time, the Applicant may submit a formal request to the City Engineer to provide street improvements without the corresponding markings/stripping. Ultimate street design shall be approved by the City Engineer.
 - D. Applicant shall provide landscape improvements along the site frontage. Separate plans submitted for Public Works approval are required.

- E. Applicant shall verify ADA compliance of pedestrian facilities along Gerald Ford Drive that are impacted by the development (i.e., at driveway access). The Applicant will be responsible for providing an accessible path from the proposed driveway access to their onsite facilities. Applicant shall be responsible for repairing any sidewalk panels damaged during the project's construction activities, as identified by the City inspector, and directed by the City Engineer
 - F. Applicant shall be responsible for the replacement of any curb and gutter along the frontage, according to City of Palm Desert Standard No. 102, damaged during construction activities, as directed by the City Engineer.
 - G. Applicant shall show, as reference only, all existing and proposed utility connections on plans. Utility plans shall be processed and approved by CVWD.
 - H. Applicant shall construct one right-in/right-out only driveway at approximately 500-feet (centerline to centerline) of the Technology Drive and Gerald Ford intersection.
 - I. Applicant shall install STOP signs and STOP bars at all proposed project entries/driveways that intersect with Gerald Ford Drive.
70. Prior to certificate of occupancy, the Applicant is responsible for the construction and installation of improvements on Technology Drive as identified on these conditions of approval. Applicant shall provide for the design and construction of the following improvements:
- A. Applicant shall provide landscape improvements along the site frontage.
 - B. Applicant shall verify ADA compliance of pedestrian facilities along the frontage that are impacted by the development (i.e., at driveway access).
 - C. Applicant will be responsible for replacement of any sidewalk panels damaged during the project's construction activities, as identified by the City inspector, and directed by the City Engineer.
 - D. Applicant shall be responsible for the replacement of any curb and gutter along the frontage, according to City of Palm Desert Standard No. 102, damaged during construction activities, as directed by the City Engineer.
 - E. Applicant shall show, as reference only, all existing and proposed utility connections on plans. Utility plans shall be processed and approved by CVWD.
 - F. Applicant shall construct one unrestricted driveway and provide one 100-foot shared left/through/right outbound lane.
 - G. The Applicant shall provide, as part of the construction drawings for the development, a detailed drawing of the proposed non-standard driveway to Technology Drive, for review and approval of the City Engineer. This Exhibit shall show all elevations, percent grade, ADA compliant connection between private pedestrian facilities and public right-of-way, and dimensions, as well as truck turning templates for vehicles entering and exiting the site.
 - H. Applicant shall install STOP signs and STOP bars at all proposed project entries/driveways that intersect with Technology Drive.
 - I. Applicant shall modify the existing raised median to provide 90-foot northbound left turn pocket onto the site's driveway, as generally shown on the conceptual exhibits.

71. Prior to certificate of occupancy, the Applicant is responsible for the construction and installation of improvements on College Drive. Required improvements for this development generally include, but are not limited to:

- A. Applicant shall provide dedicated bicycle/golf cart lane (Class II).
- B. Applicant shall provide landscape improvements along the site frontage.
- C. Applicant shall verify ADA compliance of pedestrian facilities along College Drive that are impacted by the development (i.e., at driveway access). The Applicant will be responsible for providing accessible path from the proposed driveway access to their onsite facilities. Applicant shall be responsible for repairing any sidewalk panels damaged during the project's construction activities, as identified by the City inspector, and directed by the City Engineer.
- D. Applicant shall show, as reference only, all existing and proposed utility connections on plans. Utility plans shall be processed and approved by CVWD.
- E. Applicant shall construct one unrestricted driveway per the referenced conceptual exhibit and provide one 50-foot shared left inbound/through/right outbound lane.
- F. Applicant shall modify existing raised median to provide 125-foot eastbound left turn pocket and provide STOP sign and stop bar and signage at driveway exit, as indicated in the project specific traffic impact analysis.

72. Prior to building final inspection, the Applicant is responsible for the completion of construction of all grading and improvements for which plans are required.

73. Prior to final building permit inspection or certificate of occupancy, the Applicant is responsible for the completion of all public improvements. All public improvements shall be completed with the first phase of development.

BUILDING AND SAFETY DIVISION:

74. This project shall comply with the latest adopted edition of the following codes:

- A. California Building Code and its appendices and standards.
- B. California Commercial Code and its appendices and standards.
- C. California Plumbing Code and its appendices and standards.
- D. California Mechanical Code and its appendices and standards.
- E. California Electrical Code.
- F. California Energy Code.
- G. California Green Building Standards Code.
- H. Title 24, California Code of Regulations.
- I. California Fire Code and its appendices and standards.

75. The Applicant shall coordinate directly with:

Riverside County Fire Marshal's Office
 CAL FIRE/Riverside County Fire Department
 77933 Las Montañas Road, Suite 201
 Palm Desert, CA 92211

76. All trash enclosures are required to be accessible. Provide an accessible path of travel to the trash enclosure. Trash enclosures shall comply with the minimum requirements established by Section 8.12 of the PDMC.
77. All contractors and subcontractors shall have a current City of Palm Desert Business License before permit issuance per PDMC, Title 5.
78. All contractors and/or owner-builders must submit a valid Certificate of Workers' Compensation Insurance coverage before the issuance of a building permit per California Labor Code, Section 3700.
79. Address numerals shall comply with Palm Desert Ordinance No. 1351 (PDMC Section 15.28). Compliance with Ordinance 1351 regarding street address location, dimension, stroke of line, distance from the street, height from grade, height from the street, etc., shall be shown on all architectural building elevations in detail. Any possible obstructions, shadows, lighting, landscaping, backgrounds, or other reasons that may render the building address unreadable shall be addressed during the plan review process. The Applicant may request a copy of Ordinance 1351 or PDMC Section 15.28 from the Building and Safety Division counter staff.

FIRE DEPARTMENT:

80. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering 2,750 GPM at 20 psi for a duration of 2 hours. Specific design features may increase or decrease the required fire flow. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
81. Fire Department Access: The construction of the fire apparatus access roads shall be designed and maintained to support 75,000 lbs. and shall be surfaced to provide all weather driving capabilities.
82. Driveway Gates: electric gates shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signal from the fire apparatus. Ref. CFC 506.1
83. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
84. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1

85. Fire Department Building Construction Permit Review - Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Contact our office for submittal instructions.
86. Fire Sprinkler System: All new commercial structures 3,000 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Palm Desert.
87. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required as determined during building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72.
88. Knox Box and Gate Access: Buildings shall be provided with a Knox Box installed in an accessible location approved by the Office of the Fire Marshal.
89. Addressing: Buildings over 25 feet high shall display street numbers with a minimum numeral height of 24 inches and be contrasting color with background. Address numbers shall be visible from the addressed road providing access to the site.
90. Emergency Responder Radio Coverage Systems: Projects that do not meet the exceptions set forth by the Riverside County Office of the Fire Marshal shall provide plans for an emergency responder radio coverage system. Ref. CFC 510.1 and Riverside County Office of the Fire Marshal Technical Policy No. TP19-002.
91. Strategic Planning Review: This planning case will also be reviewed by Riverside County Fire Department Strategic Planning for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Strategic Planning to mitigate these impacts. Questions for Strategic Planning can be addressed to RRUOFMPlanning@fire.ca.gov.

END OF CONDITIONS OF APPROVAL