



## PLANNING COMMISSION STAFF REPORT

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**DATE:** June 21, 2023

**REQUEST:** Planning Commission to Consider Adoption of a Resolution to Approve a List of Standard Conditions of Approval for Development Projects Within the City of Lathrop.

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**APPLICANT:** City of Lathrop  
390 Towne Centre Drive  
Lathrop, CA 95330

**CEQA STATUS:** Not a project as defined in Section 15378 of the State California Environmental Quality Act (CEQA) Guidelines.

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### SUMMARY:

City staff is requesting the Planning Commission to consider approving a list of Standard Conditions of Approval that can be utilized for various development projects in Lathrop. This will help streamline the City's development review process and provide transparency to the development community.

Staff recommends the Planning Commission adopt Resolution No. 23-6 to approve the list of Standard Conditions of Approval that can be applied to various development projects proposed in the City of Lathrop.

### BACKGROUND

The City's land use development review process such as Conditional Use Permit (CUP), Site Plan Review (SPR), Minor Site Plan Review (MSPR), Tentative Parcel Map (TPM), etc. includes the routing plans for a proposed project to members of the Development Review Committee (DRC). The DRC consists of staff members from the Planning Division, Building Department, Public Works Department, Lathrop-Manteca Fire District, and the Lathrop Police Department for their review and comment. The plans typically go through a series of revisions. When the plans are in the final form, the DRC members provide a list of conditions for the project that are consolidated into one comprehensive list (Conditions of Approval). The Planning Commission's approval to officially memorialize the attached proposed list of Standard Conditions of Approval will allow staff to streamline the City's development review process.

**ANALYSIS**

Members of the DRC have a standard set of conditions for land use development projects. One example is the Building Department's requirement to comply with the California Building Code. Another example is the Police Department's requirement to paint the address on the roof top of a building. The proposed list of Standard Conditions of Approval would serve as a baseline for future land use development proposals such as a CUP, SPR, MSPR, TPM, etc. Project specific conditions will continue to be applied from each member of the DRC, as well as the Planning Commission and/or City Council as applicable.

The proposed list of Standard Conditions of Approval (Attachment 2) has been reviewed and approved by each member of the DRC. This list provides development applicants the City's standard conditions and expectations up-front during the early phase of the development review process. Having a standard list of conditions will also streamline the City's review process to avoid duplicate efforts since the standard requirements for a land use development project remains the same. Staff with recommendation to Planning Commission, can propose additional conditions to a project on a case-by-case basis.

**CEQA REVIEW**

The proposed request to adopt a list of Standard Conditions of Approval is not a project pursuant to Section 15378 of the State CEQA Guidelines, and therefore, does not require any further environmental review.

**RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution 23-6 approving the List of Standard Conditions of Approval that would be utilized for land use development projects proposed in the City of Lathrop.

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**Approvals:**

  
Trent DaDalt, Assistant Planner

6/12/23  
Date

  
James Michaels, Senior Planner

6/12/2023  
Date

  
Rick Caguiat, Community Development Director

6/12/23  
Date

  
Salvador Navarrete, City Attorney

6.12.2023  
Date

**Attachments:**

1. PC Resolution No. 23-6 for the List of Standard Conditions of Approval
2. Draft List of Standard Conditions of Approval

**CITY OF LATHROP  
PLANNING COMMISSION RESOLUTION NO. 23-6**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP  
APPROVING THE LIST OF STANDARD CONDITIONS OF APPROVAL FOR  
DEVELOPMENT PROJECTS IN THE CITY OF LATHROP**

**WHEREAS**, the City of Lathrop Planning Commission held a duly noticed public meeting to consider the proposal pursuant to the Lathrop Municipal Code; and

**WHEREAS**, the request is to approve the list of Standard Conditions of Approval included as Attachment 2 to the staff report that accompanied this resolution for land use development projects such as a Conditional Use Permit (CUP), Site Plan Review (SPR), Minor Site Plan Review (MSPR), Tentative Parcel Map (TPM), etc. in the City of Lathrop. Additional project specific conditions may be recommended by staff for Planning Commission approval as applicable; and

**WHEREAS**, the Development Review Committee (DRC) members consisting of the Planning Division, Building Department, Public Works Department, Lathrop-Manteca Fire District, and the Lathrop Police Department have reviewed and approved the list of proposed Standard Conditions of Approval; and

**WHEREAS**, this process is “Not a Project” pursuant to Section 15378 of the State of California Environmental Quality Act (CEQA) Guidelines, and therefore, no environmental review is necessary; and

**WHEREAS**, proper notice of this public meeting was given in all respects as required by law; and

**WHEREAS**, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lathrop does hereby make the finding that the proposed list of Standard Conditions of Approval is consistent with the following land use goals and policies of the City of Lathrop General Plan:

- **ED-1.1:** *“Streamline Regulations. Promote a business-friendly environment by streamlining regulations whenever possible.”*
- **ED-1.6:** *“Develop Partnerships. Encourage regional partnerships between the City, other cities in the region, education and training institutions, and various industry organizations in order to pursue regional economic development opportunities and improve relations with private industry.”*

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lathrop does hereby approve the proposed list of Standard Conditions of Approval as shown in Attachment 2 of the Staff Report dated June 21, 2023.

**PASSED AND ADOPTED** by the Planning Commission of the City of Lathrop at a Regular Meeting on the 21<sup>st</sup> day of June 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Gloryanna Rhodes, Chair

ATTEST:

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read 'S. Navarrete', is written over a horizontal line.

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Rick Caguiat, Secretary

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Salvador Navarrete, City Attorney



## Community Development Department – Planning Division

### Standard Conditions of Approval

Effective Month Date, Year – Planning Commission Resolution No. 23-XX

**Project Name:** (project name)  
**File Number:** (file and file number)  
**Project Address:** (address and APN)  
**Prepared:** (date)  
**Approved by:** (Staff/PC/CC and date)  
**Amended by:** (Staff/PC/CC and date)

*The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. The following comments and conditions of approval are based on the application and diagrams dated (date or date received).*

#### **PROJECT DESCRIPTION**

ENTER INFORMATION HERE

#### **CEQA DETERMINATION**

ENTER INFORMATION HERE

#### **PLANNING**

1. The applicant and/or developer of the project shall comply with, and provide for, the recommended mitigation measures identified in the (INSERT CEQA DOCUMENT TITLE HERE).
2. Prior to any ground disturbance, the developer shall consult with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for biological coverage, mitigation and participation in the plan. Participation in the SJMSCP satisfies requirements of both the State and Federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA).

3. The applicant shall coordinate with the San Joaquin Valley Air Pollution Control District to comply with District rules and regulations including but not limited to Rule 9510, Indirect Source Review. The applicant shall provide proof of compliance prior to the issuance of a grading permit or building permit.
4. The project shall comply with all applicable site development provisions contained in the Lathrop Municipal Code including but not limited to parking, lighting, landscaping, etc.
5. All areas not used for structures, parking, driveways, walkways, or other hardscape shall be landscaped and maintained by the property owner per Section 17.92.030 (A) (1) of the Lathrop Municipal Code to the satisfaction of the City.
6. The applicant shall submit appropriate plans to the Building Department for plan check and building permit. Final site plan, building elevations, landscaping and irrigation, exterior lighting and detailed site improvement plans, etc. shall be reviewed and approved by the Planning Division. Any significant change or modification to the approved plan is subject to review and approval by the Community Development Director.
7. Landscaping and irrigation shall be consistent with the City's Water Conservation Requirements (LMC 17.92.060) and the State Water Efficient Landscape Ordinance (AB 1881). The applicant shall include with the landscape and irrigation plan a water efficient landscape worksheet with water budget calculations identifying the water allowance and estimated water use.
8. The applicant/property owner shall ensure the entire site including landscaping areas shall be maintained in a healthy, weed free condition to the satisfaction of the City.
9. Trash enclosure(s) shall include but not be limited to a covered roof, metal gates and have three solid walls. Details and/or alternative designs or location of the enclosure shall be subject to review and approval of the Planning, Building and Public Works Departments. The trash enclosure design, material and color shall match or compliment the main building(s).
10. It shall be the responsibility of the applicant/property owner to ensure that any building or parking area lighting including security lighting associated with the project, be arranged so as to not cast light onto adjoining properties.
11. A final site lighting photometric plan with detailed specifications of all lighting fixtures, poles, and wall packs as well as a manufacture's catalogue sheet containing photometric data, shall be provided with the Building Permit plan submitted for City review and approval. Parking lots, driveways, trash enclosure/areas shall be illuminated during the hours of darkness with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. The illumination shall not exceed ten (10) foot-candles in any one location.

12. No signs are approved with this entitlement. For any exterior signs desired for the project, a separate sign permit application shall be submitted to the Planning Division for review and approval prior to installation. All signage must be in accordance with the applicable standards of the Lathrop Municipal Code.
13. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the Lathrop Municipal Code.
14. Roof-mounted mechanical equipment shall be screened from public view so as not to be visible from the public right-of-way. Screening materials shall be compatible with the architectural style, materials and colors of the building upon which the equipment is located. This shall be subject to the review and approval by the Community Development Director or designee.
15. Ground-mounted equipment that is not required to be visible, shall be screened from public view so as not to be visible from the public right-of-way using the most practical means of screening, such as landscaping, a freestanding wall/fence, matching paint. This shall be subject to the review and approval by the Community Development Director or designee.
16. Unless otherwise specified, all conditions of approval shall be completed prior to the issuance of any grading permit or building permit.
17. The applicant shall provide a list of street names for City review prior to the recording of the Final Map.
18. The applicant shall complete the Architectural Design Review process with the City prior to submittal of formal Construction Drawings (Master Plans) to the Building Department.
19. The Final Map shall be in substantial conformance with the approved Vesting Tentative Subdivision Map, as conditioned, and future development shall be consistent with applicable sections of the Lathrop Municipal Code.
20. The applicant shall be responsible for contacting all appropriate utility companies to obtain their agreement for extension and/or relocation of services necessary to final the proposed Vesting Tentative Subdivision Map.
21. The applicant shall disclose to buyers LMC Chapter 15.48 Agricultural Land Preservation, also commonly referred to as the "Right-to-Farm" ordinance during the sale of lots within the project area. This provision shall include all properties on site which may be impacted or affected by on-going farming operations.
22. Any activity authorized by this Vesting Tentative Subdivision Map shall constitute acceptance of all of the conditions and obligations imposed by the City on this Vesting Tentative Subdivision Map. The applicant(s), by said acceptance of these Conditions, waives any challenges as to the validity of these conditions.
23. The applicant shall contact the Finance Department to process the assessment apportionment or pay off outstanding assessment prior to final map recordation.



24. The Vesting Tentative Subdivision Map shall expire twenty-four (24) months from the date of approval unless a time extension is granted consistent with the policies and procedures of the Lathrop Municipal Code and the State of California Subdivision Map Act.
25. The Site Plan shall expire thirty-six (36) months from the date of approval unless a time extension is granted consistent with the policies and procedure of the Lathrop Municipal Code. Prior to the expiration date of (insert date here), a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures.
26. The Conditional Use Permit shall expire thirty-six (36) months from the date of approval unless a time extension is granted consistent with the policies and procedure of the Lathrop Municipal Code. Prior to expiration date of (insert date here), a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures.
27. The Minor Site Plan Review approval shall expire thirty-six (36) months from the date of approval unless a time extension is granted consistent with the policies and procedure of the Lathrop Municipal Code. Prior to the expiration date (insert date here), a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures.
28. In the event clarification is required for an interpretation of these Conditions of Approval, the Community Development Director and City Engineer shall have the authority either to administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the Planning Commission. If the applicant takes issue with the clarification provided administratively, the applicant shall have the right to appeal the administrative clarification to the Planning Commission. The Community Development Director and City Engineer shall also have the authority to make minor modifications to these conditions provided a request is made in writing by the applicant and it is determined such modifications are consistent with and in furtherance of the underlying intent of the condition being modified.
29. The City of Lathrop may conduct annual and or spot inspections to ensure that compliance with the required site improvements and conditions are being maintained.

## **BUILDING**

1. All construction associated with this project shall comply with the most recent adopted City and State building codes.
2. Special Inspections – As indicated by California Building Code Section 1704, the property owner/developer shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1704. The property owner/developer shall contact the Building Department at time of plan submittal to obtain application for special inspections.

3. The Title Sheet of the plans shall include:

Occupancy Group	Type of Construction
Occupant Load	Height of Building
Description of Use	Floor area of building(s) by occupancy group
Area Analysis	Code Used
4. The property owner/developer shall be responsible for payment of school impact fees prior to the issuance of a building permit.
5. Dimensioned building setbacks and property lines, street centerlines and distances between buildings and structures shall be provided on the project site plan.
6. The project shall be designed to conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumption light fixtures, and insulation and shall use to the extent feasible draught landscaping.
7. All property lines and easements shall be shown on the site plan. A statement shall be provided that indicates such lines and easements are shown is required.
8. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. The path of travel shall be provided from the public right of way and accessible parking to building. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations. A site accessibility plan shall be required per the attached policy from the link below:  
[https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/building\\_division/page/24708/site\\_accessibility\\_plan\\_requirements.pdf](https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/building_division/page/24708/site_accessibility_plan_requirements.pdf)
9. At the time of building permit application submittal a design professional shall be required to prepare the formal construction plans for proposed improvements per the Business and Professions' Code.
10. Grading and Site Improvement permits from Public Works may be required separately from the accessibility plan in compliance with item 8.

### **PUBLIC WORKS**

1. The applicant shall submit an encroachment permit for all work within the public right-of-way and City owned or controlled property.
2. The applicant shall dedicated all right-of-way (ROW) necessary for the ultimate ROW width. A 10-foot public utility easement (PUE) shall also be dedicated along all ROW frontages.

3. The applicant shall be required to install full street frontage improvements along all frontages of the parcel being developed or improved. Frontage improvements shall include but are not limited to curb, gutter, sidewalk, street lights, hydrants, asphalt concrete paving, striping, driveways, and landscaping. The extent of paving shall include one-half ultimate street width or as otherwise stated in the City of Lathrop Municipal Code. The applicant shall submit the off-site plans for approval along with the applicable plan check and inspection fees.
4. The applicant shall underground all existing and new overhead utilities on both sides of the frontage street in compliance with the Lathrop Municipal Code. Overhead power lines in excess of 34.5 KVA are not required to be undergrounded.
5. The applicant shall retain the services of a California licensed civil engineer to design the project utility plans for sewer, water, storm drain lines and systems.
6. The applicant shall ensure that all off-site and on-site improvements comply with City Standards.
7. The applicant shall be required to connect to the water utility for domestic supply prior to certificate of occupancy and pay all applicable connection fees. All existing groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site.
8. The applicant shall secure sufficient water capacity for the project and pay all connection fees and reimbursements.
9. The applicant shall be required to connect to the City sewer system prior to certificate of occupancy for the first building within the project.
10. The applicant shall secure sufficient sewer capacity for the project and pay all connection fees and reimbursements.
11. The applicant shall be required to connect to storm drain utility and pay all applicable connection fees.
12. All on-site water, sewer, and storm drain systems that are privately owned shall be maintained by the property owner.
13. Hydrology and hydraulic calculations and plans for on-site storm drainage systems shall be submitted to the City for review and approval.
14. The applicant shall execute a maintenance agreement for all onsite storm water quality treatment devices, swales, and/or ponds.
15. The parking areas and drive aisles on site shall be paved with asphalt concrete.
16. The project shall comply with the Multi-Agency Post Construction Storm Water Manual.
17. As part of their onsite improvements, the applicant shall install all necessary Best Management Practices (BMP's) for post construction in accordance with City guidelines and standards. The BMP's must be in place prior to final occupancy of the project.

18. Grading and other construction activities that may cause dust shall be watered to control dust at the City Engineer's direction. A water vehicle shall be available on site for dust control operations at all times during grading operations. The adjacent public street shall be kept free and clean of any project dirt, mud, materials, and debris.
19. The applicant shall pay all appropriate fees including, but not limited to, Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.
20. A geotechnical report shall be submitted for the project, which includes groundwater elevations, percolation rates for retention basins, soil compaction requirements, and recommendations for asphalt paving and concrete. Building PAD certification is required from Geotechnical Engineer and/or Special Inspector.
21. With the first final map, the applicant shall enter into a Subdivision Improvement Agreement (SIA) with the City for all public improvements including any offsite utility or roadway improvements that are needed to serve the Project. The applicant shall provide performance (110%) and labor and materials (50%) securities to guarantee the project improvements, approved by the City Engineer, prior to execution of the SIA and approval of the first final map.
22. All water meters shall be installed within the public right of way or public utility easement. The City shall not be the responsible party for maintaining water and sewer lines beyond existing main line stub outs or on private property, unless otherwise agreed to by the City.
23. With any final map, the applicant shall dedicate or otherwise convey to the City all groundwater rights underlying the Project area.
24. The applicant has the option to enter into a reimbursement agreement with the City for construction cost reimbursement of any infrastructure that provides regional benefit.
25. Prior to approval of the first final map, the applicant shall make provision for the maintenance of public infrastructure by creating or entering into (if existing) a Community Facilities District.
26. The applicant shall provide a separate demolition plan and apply for a demolition permit for any existing buildings that will need to be removed as part of this project.
27. All improvements shall be designed and constructed per the most current City Standards.
28. The applicant shall create or participate in a Community Facilities District (CFD) to fund the maintenance of all public infrastructure prior to issuance of the first building permit associated with the project.
29. If the project is greater than one acre; the applicant shall complete a SWPPP, obtain a WDID number and list the number on the improvement plans, and submit the SWPPP to the City for review and approval.

## **LATHROP-MANTECA FIRE DISTRICT (LMFD)**

1. The project shall conform to the most currently adopted edition of the California Fire Code and all related standards.
2. Permits shall be obtained from the fire code official. Permit(s) and fees, shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. (Permits are to be renewed on an annual basis).
3. Depending on the proposed Occupancy Type & fire area occupant load, Automatic Fire Sprinklers may be required. In the case where automatic fire sprinkler systems are required, such systems shall comply with California Fire Code Section 903.2 and the Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppression system is added/modified/tested and accepted by the (AHJ) Fire District. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed fire contractor, to the (AHJ) Fire District for review and approval prior to modification. Deferred submittal accepted.
4. All residential structures shall be Fire Sprinkler protected, as per the City of Lathrop's Fire Sprinkler Ordinance, California Fire Code, California Residential Code, and the California Building Standards Codes. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed fire contractor, to the (AHJ) Fire District for review and approval prior to installation. Deferred plan submittals are accepted.
5. Fire Sprinkler System alterations and plans shall be submitted directly to LMFD.
6. Fire Alarm System upgrades and plans shall be submitted directly to LMFD.
7. A means of Ingress and Egress Plan shall be submitted with the project Tenant Improvement Plans.
8. An approved fire alarm system shall be installed in accordance with CFC §907.2 and NFPA 72.
9. Fire Department Development Impact Fees for all new buildings shall be paid in accordance with the City of Lathrop Municipal Code and Resolutions of the adopted fee schedule.
10. An approved Fire Flow test shall be conducted prior to ground breaking to determine the allowable Fire Fighting capabilities for the site.
11. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site.
12. Deferred Plan Submittals for Fire Alarm, Fire Sprinklers and Fire Underground shall be submitted directly to LMFD.

13. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with California Fire Code (CFC) Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Adequate turnaround shall be provided per City of Lathrop Standards and Appendix D of the 2019 CFC.
14. Where access to the development is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key “knox” box is required to be installed in an approved location. The key “knox” box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. In addition to key “knox” box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency apparatus.
15. Where a portion of the added street is constructed more than 200 feet (61 meters) from a hydrant on a fire apparatus access road, as measured by an approved route, the developer shall provide an additional fire hydrant and main shall be provided. NOTE: The developer shall provide exact locations and distances of existing hydrants in the area. (CFC Appendix C, and City of Lathrop Water System Standards)
16. The developer shall be responsible for providing approved vehicle access for firefighting to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30,480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
17. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief’s Association.
18. The turning radius for this project shall be a minimum of 41 feet for all Emergency Fire Apparatus.
19. Buildings exceeding 30 feet in height shall have a minimum unobstructed fire apparatus access width of 26 feet.
20. Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and automatic fire extinguishing system that is listed and labeled for its intended use as follows:
  - a. Wet chemical extinguishing system, complying with UL 300
  - b. Carbon dioxide extinguishing systems
  - c. Automatic fire sprinkler systems

21. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 meters) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
22. At LMFD's discretion the proposed project may be subject to other fire & life safety requirements at the time of building plan review.
23. Final approval is subject to field inspections. A minimum 48 to 72-hour notice is required prior to any life-safety fire inspections. Other conditions may apply at time of inspections and are subject to correction.

#### **LATHROP POLICE DEPARTMENT (LPD)**

1. The applicant shall paint the address on the roof top for each individual building. The numbers shall be at least 3 feet tall, 2 feet wide, 9 inches apart, with 6-inch brush stroke with a color that contrast the roof top, top of numbers/letters should point north.
2. The applicant shall install dedicated lights in the parking lot that are properly maintained including the drive access. All lighting shall comply with minimum average 6ft. Candlepower at 30" from ground.
3. The applicant shall install a recording security camera system that shall be maintained by the property owner and accessible to LPD with camera views covering all ingress and egress to all building(s) and parking areas.
4. Where access to the development is restricted because of secured openings or where immediate access is necessary for life-saving or emergency purposes, a key "knox" box is required to be installed in an approved location. The key "knox" box shall be of an approved type and shall contain keys to gain necessary access as required by the police chief. In addition to key "knox" box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency vehicles.
5. The proposed landscaping for this project shall conform to the following standard CPTED measurements:
  - a. Maintain natural visible surveillance to building from parking lot and street.
  - b. Plants taller than 8 feet shall be trimmed up 4 feet from ground.
  - c. Plants under 8 feet shall be trimmed to allow ground level surveillance.

#### **ADMINISTRATIVE SERVICES**

1. By exercising this approval, the applicant hereby agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this (INSERT APPROVAL/ENTITLEMENT HERE) to the fullest extent permitted by law.