

**RESOLUTION NO. 2002-169
CONDITIONS OF APPROVAL - FINAL
TENTATIVE PARCEL MAP 30903
WASHINGTON 111, LTD
DECEMBER 17, 2002**

GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Tentative Parcel Map, or any Parcel Map recorded thereunder. The City shall have sole discretion in selecting its defense counsel.

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

2. This Tentative Parcel Map, and any Parcel Map recorded thereunder, shall comply with the requirements and standards of Government Code §§ 66410 through 66499.58 (the "Subdivision Map Act"), and Chapter 13 of the La Quinta Municipal Code ("LQMC").

The City of La Quinta's Municipal Code can be accessed on the City's Web Site at www.la-quinta.org.

3. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain the necessary clearances and/or permits from the following agencies:

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

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

4. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water), LQMC; Riverside County Ordinance No. 457; and the State Water Resources Control Board's Order No. 99-08-DWQ.
 - A. For construction activities including clearing, grading or excavation of land that disturbs five (5) acres or more of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan (SWPPP).
 - B. The applicant's SWPPP shall be approved by the City Engineer prior to any on or off-site grading being done in relation to this project.
 - C. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
 - D. The applicant's SWPPP shall include provisions for all of the following Best Management Practices ("BMPs") (8.70.020 (Definitions), LQMC):
 - 1) Temporary Soil Stabilization (erosion control).
 - 2) Temporary Sediment Control.
 - 3) Wind Erosion Control.
 - 4) Tracking Control.
 - 5) Non-Storm Water Management.
 - 6) Waste Management and Materials Pollution Control.
 - E. All erosion and sediment control BMPs proposed by the applicant shall be approved by the City Engineer prior to any onsite or offsite grading, pursuant to this project.
 - F. The approved SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City.

PROPERTY RIGHTS

5. Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the construction or proper functioning of

the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements.

6. The applicant shall offer for dedication on the Parcel Map all public street right-of-ways in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
7. The public street right-of-way offers for dedication required for this development include:

A. PUBLIC STREETS

- 1) Washington Street (Augmented major arterial, 132-foot right of way) additional 6 foot dedication measured from the property line shown in the Quit Claim deed recorded per instrument number 164281 through 164314, to provide for a 132 feet of right of way. This dedication may be waived if a future General Plan Amendment is approved by the City Council.
- 2) Adams Street from Highway 111 to Avenue 47 - No dedication required.
- 3) Highway 111 from Simon Drive to Adams Street (Special class of Major Arterial, 140 feet), additional 15 foot dedication will be required measured from the existing 55 foot right-of-way to provide for a 70 feet of right-of-way measured from the street centerline.
- 4) Avenue 47 from Washington Street to Adams Street - No dedication required.

B. Miscellaneous Right-of -Way Dedications Requirements

- 1) Right-of-way geometry for standard corner cut-backs at curb returns shall conform to Riverside County Standard Drawings #805, unless otherwise approved by the City Engineer.
- 2) Dedications shall include additional widths as necessary for dedicated right and left turn lanes, bus turnouts, and other features contained in the approved construction plans.

3. If the City Engineer determines that access rights to the proposed street right-of-ways shown on the approved Specific plan are necessary prior to approval of any subdivision map dedicating such right-of-ways, the applicant shall grant the necessary right-of-ways within 60 days of a written request by the City.
 4. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, bus turn out, mailbox clusters, park lands, and common areas on the Parcel Map.
8. The applicant shall create perimeter landscaping setbacks along all public right-of-ways as follows:
- A. Washington Street (Augmented Major Arterial) - 20 feet from the R/W to P/L.
 - B. Adams Street (Secondary Arterial) - 10-feet from the R/W to P/L.
 - C. Avenue 47 (Collector) - 10-feet from the R/W-P/L.
 - D. Highway 111 (Special class of Major Arterial) 50 feet from the R/W to P/L.
 - E. Simon Drive (Secondary Arterial) - 10 feet from the R/W to PL
- The listed setback depth shall be the average depth where a meandering wall design is approved.
- Where public facilities (e.g., sidewalks) are placed on privately-owned setbacks, the applicant shall offer for dedication blanket easements for those purposes on the Parcel Map.
9. At locations where the onsite finished grade adjacent to the landscaped setback lot has an elevation differential with respect to the arterial street top of curb exceeding 5 feet, the applicant shall comply with, and accommodate, the maximum slope gradients in the parkway/setback area and meandering sidewalk requirements by either: 1) increasing the landscape setback size as needed, or 2) installing retaining walls between the sidewalk and the back of the landscaped area as needed.

10. Direct vehicular access to Highway 111, Washington Street, Avenue 47, Adams Street and Simon Drive from lots with frontage along Highway 111, Washington Street, Avenue 47, Adams Street and Simon Drive are restricted, except for those access points identified on the Tentative Parcel Map for this project, or as otherwise conditioned in these conditions of approval.
11. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur.
12. The applicant shall cause no easement to be granted, or recorded, over any portion of the subject property between the date of approval of the Tentative Parcel Map and the date of recording of any Parcel Map, unless such easement is approved by the City Engineer.

PARCEL MAPS

13. Prior to the City's approval of a Parcel Map, the applicant shall furnish accurate AutoCAD files of the Parcel Map that was approved by the City's map checker on a storage media acceptable to the City Engineer. Such files shall be in a standard AutoCAD format so as to be fully retrievable into a basic AutoCAD program.

Where a Parcel Map was not produced in an AutoCAD format, or produced in a file that can be converted to an AutoCAD format, the City Engineer will accept a raster-image file of such Parcel Map.

IMPROVEMENT PLANS

As used throughout these Conditions of Approval, professional titles such as "engineer," "surveyor," and "architect," refer to persons currently certified or licensed to practice their respective professions in the State of California.

14. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of Section 13.24.040 (Improvement Plans), LQMC.

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

A. Off-Site Street Plan: 1" = 40' Horizontal, 1" = 4' Vertical

The street improvement plans shall include permanent traffic control and separate plan sheet(s) (drawn at 20 scale) that show the meandering sidewalk, mounding, and berming design in the combined parkway and landscape setback area.

B. Off-Site Street Median Landscape Plan: 1" = 20' Horizontal
C. Perimeter Landscape Plan: 1" = 20' Horizontal
D. On-Site Rough Grading Plan: 1" = 40' Horizontal
E. On-Site Precise Grading Plan: 1" = 30' Horizontal
F. Site Development Plan*: 1" = 40' Horizontal
G. Site Utility Plan: 1" = 40' Horizontal

*Prior to submitting the Site Development Plan for review and approval, the applicant shall submit a site development phasing for approval.

Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

All Off-Site Plan & Profile Street Plans and Signing & Striping Plans shall show all existing improvements for a distance of at least 200-feet beyond the project limits, or a distance sufficient to show any required design transitions.

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

"Site Development" plans shall normally include all on-site surface improvements including but not necessarily limited to finish grades for curbs & gutters, building floor elevations, parking lot improvements and current ADA requirements.

"Site Utility" plans shall normally include all sub-surface improvements including but not necessarily limited to sewer lines, water lines, fire protection and storm drainage systems. The "Site Utility" plan shall have signature blocks for the Building Official and the City Engineer.

In addition to the normal set of improvement plans, a "Site Development" plan and a "Site Utility" plan are required to be submitted for approval by the Building Official and the City Engineer.

16. The City maintains standard plans, detail sheets and/or construction notes for elements of construction. For a fee, established by City Resolution, the applicant may purchase such standard plans, detail sheets and/or construction notes from the City.
17. The applicant shall furnish a complete set of the AutoCAD files of all approved improvement plans on a storage media acceptable to the City Engineer. The files shall be saved in a standard AutoCAD format so they may be fully retrievable through a basic AutoCAD program.

At the completion of construction, and prior to the final acceptance of the improvements by the City, the applicant shall update the AutoCAD files in order to reflect the as-built conditions.

Where the improvement plans were not produced in a standard AutoCAD format, or a file format that can be converted to an AutoCAD format, the City Engineer will accept raster-image files of the plans.

IMPROVEMENT SECURITY AGREEMENTS

18. Prior to the approval the Parcel Map, the applicant shall construct all onsite and off-site improvements and satisfy its obligations for same, or shall furnish a fully secured and executed Subdivision Improvement Agreement ("SIA") guaranteeing the construction of such improvements and the satisfaction of its obligations for same, or shall agree to any combination thereof, as may be required by the City.
19. Any Subdivision Improvement Agreement ("SIA") entered into by and between the applicant and the City of La Quinta, for the purpose of guaranteeing the completion of any improvements related to this Tentative Parcel Map, shall comply with the provisions of Chapter 13.28 (Improvement Security), LQMC.

20. Improvements to be made, or agreed to be made, shall include the removal of any existing structures or other obstructions which are not a part of the proposed improvements; and shall provide for the setting of the final survey monumentation.

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

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

21. Depending on the timing of the development of this Tentative Parcel Map, and the status of the off-site improvements at the time, the applicant may be required to:
- (A) Construct certain off-site improvements.
 - (B) Construct additional off-site improvements, subject to the reimbursement of its costs by others.
 - (C) Reimburse others for those improvements previously constructed that are considered to be an obligation of this tentative parcel map.
 - (D) Secure the costs for future improvements that are to be made by others.
 - (E) To agree to any combination of these means, as the City may require.

In the event that any of the improvements required for this development are constructed by the City, the applicant shall, prior to the approval of the Parcel Map, or the issuance of any permit related thereto, reimburse the City for the costs of such improvements.

22. If the applicant elects to utilize the secured agreement alternative, the applicant shall submit detailed construction cost estimates for all proposed on-site and off-site improvements, including an estimate for the final survey monumentation, for checking and approval by the City Engineer. Such estimates shall conform to the unit cost schedule adopted by City resolution, or ordinance.

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

At the time the applicant submits its detailed construction cost estimates for conditional approval of the Parcel Map by the City Council, the applicant shall also submit one copy each of an 8-1/2" x 11" reduction of each page of the Parcel Map, along with a copy of an 8-1/2" x 11" Vicinity Map.

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

23. Should the applicant fail to construct the improvements for the development, or fail to satisfy its obligations for the development in a timely manner, the City shall have the right to halt issuance of building permits, and/or final building inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements.

GRADING

24. The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.
25. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a grading permit approved by the City Engineer.
26. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
 - A. A grading plan prepared by a qualified engineer or architect,
 - B. A preliminary geotechnical ("soils") report prepared by a qualified engineer, and
 - C. A Fugitive Dust Control Plan prepared in accordance with Chapter 6.16, (Fugitive Dust Control), LQMC.
 - D. An approved BMP's prepared by a qualified engineer.

All grading shall conform to the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.

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

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

27. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
28. Grading within the perimeter setback and parkway areas shall have undulating terrain and shall conform with the requirements of LQMC Section 9.60.240(F) except as otherwise modified by this condition requirement. The maximum slope shall not exceed 3:1 anywhere in the landscape setback area, except for the back slope (i.e. the slope at the back of the landscape lot) which shall not exceed 2:1 if fully planted with ground cover. The maximum slope in the first six (6) feet adjacent to the curb shall not exceed 4:1 when the nearest edge of sidewalk is within six (6) feet of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1. All unpaved parkway areas adjacent to the curb shall be depressed one and one-half inches (1.5") in the first eighteen inches (18") behind the curb.
29. The applicant shall minimize the differences in elevation between the adjoining properties and the lots within this development.

Building pad elevations on contiguous interior lots shall not differ by more than three feet except for lots that do not share a common street frontage, where the differential shall not exceed five feet.

Building pad elevations on the rough grading plan submitted for City Engineer's approval shall conform with pad elevations shown on the tentative map, unless the pad elevations have other requirements imposed elsewhere in these Conditions of Approval.

Where compliance within the above stated limits is impractical, the City may consider alternatives that are shown to minimize safety concerns, maintenance difficulties and neighboring-owner dissatisfaction with the grade differential.

30. Prior to any site grading or regrading that will raise or lower any portion of the site by more than plus or minus three tenths of a foot from the elevations shown on the Specific Plan, the applicant shall submit the proposed grading changes to the City Staff for a substantial conformance finding review.
31. Prior to the issuance of a building permit for any building lot, the applicant shall provide a lot pad certification stamped and signed by a qualified engineer or surveyor.

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

DRAINAGE

32. The applicant shall comply with the provisions of Section 13.24.120 (Drainage), LQMC, Engineering Bulletin No. 97.03. More specifically, stormwater falling on site during the 100 year storm shall be retained within the development, unless otherwise approved by the City Engineer. The tributary drainage area shall extend to the centerline of adjacent public streets. The design storm shall be either the 3 hour, 6 hour or 24 hour event producing the greatest total run off.
33. In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise.
34. Use underground drainage facilities for additional storage if the proposed retention basins are not capable of handling the 100 year storm. Hydrology/hydraulic calculations and design of the underground facilities shall be reviewed and approved by the City Engineer prior to installation.
35. Nuisance water shall be retained on site and shall be disposed of in a trickling sand filter and leach field approved by the City Engineer. The sand filter and leach field shall be designed to contain surges of up to 3 gph/1,000 sq. ft. of landscape area, and infiltrate 5 gpd/1,000 sq. ft.

36. Storm water may not be retained in landscaped parkways or landscaped setback lots. Only incidental storm water (precipitation which directly falls onto the setback) will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to Section 9.100.040(B)(7), LQMC.
37. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
38. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief route.
39. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.

UTILITIES

40. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
41. The applicant shall obtain the approval of the City Engineer for the location of all utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electric vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.
42. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.

All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.

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

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

STREET AND TRAFFIC IMPROVEMENTS

44. The applicant shall comply with the provisions of Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally), LQMC for public streets;
45. Streets shall have vertical curbs or other approved curb configurations that will convey water without ponding, and provide lateral containment of dust and residue during street sweeping operations. Unused curb cuts on any lot shall be restored to standard curb height prior to final inspection of permanent building(s) on the lot.
46. The applicant shall construct the following street improvements to conform with the General Plan street type noted in parentheses.

A. OFF-SITE STREETS

- 1) Highway 111 from La Quinta Center Dr. to Adams Street, as required by CALTRANS.
 - A) Construct an eastbound right turn lane only at Adams Street.
 - B) Widen the south side of the highway from La Quinta Center Drive to Adams Street to its ultimate half street width as required by CALTRANS. Street widening improvements shall include all appurtenant components such as, but not limited to, street pavement, curb, gutter, traffic control striping, legends, and signs, except for street lights.
 - C) Install Bus Shelter per City Standard approximately 150 feet east of La Quinta Center Drive with power and water. The applicant shall provide perpetual water and power service at its expense.
 - D) Install an 8-foot wide meandering sidewalk.
- 2) Adams Street from Highway 111 to Avenue 47
 - A) Widen the west side of the street from Highway 111 to Avenue 47 to comply with Primary Arterial A street standard, unless a future General Plan amendment leaves the street classification as a secondary Arterial, to include, but not limited to street pavement, curb, gutter, traffic control striping, legends, and signs, except for street lights.

- B) Install an 8-foot wide sidewalk.
- 3) Washington Street from Simon Drive to Avenue 47 (Augmented Major Arterial, 132 foot R/W)
- A) Widen the east side of the street from Simon Drive to Avenue 47 to comply with the Augmented Major street standard, unless the future General Plan amendment changes the street classification, to include but not limited to, curb, gutter, traffic control striping, legends, and signs, except for street lights.
 - B) Construct the median with approved landscaping and provide left turn pockets for the southbound traffic at the southerly driveway.
 - C) Install Bus Shelter per City Standard approximately 150 feet north of Avenue 47 with power and water. The applicant shall provide perpetual water and power service at its expense.
 - D) Install an 8-foot wide meandering sidewalk.
- 4) Avenue 47 from Washington Street to Adams Street
- A) Repair, replace, any broken, altered or missing sidewalk, curb. And gutter
 - B) Reimburse the developer, Spanos, 50% for those improvements installed on the north side of the centerline at Avenue 47.
- 5) Traffic Signal
- A) At Adams Street
 - 1. A traffic signal at Avenue 47 shall be installed when warrants are met. The developer shall pay 50% of the cost to design and install the traffic signal.
 - B) Highway 111
 - 1. At Adams Street intersection

- A. Optical receivers on both the eastbound and westbound traffic shall be relocated to the southwest corner of this intersection.
- B. The Applicant shall modify the traffic signal as needed to accommodate the new street improvement.

2. At La Quinta Drive intersection

- A. Optical receivers for westbound traffic shall be relocated to the southwest corner of this intersection.
- B. The Applicant shall modify the traffic signal phasing according to the traffic study.

3. Washington Street.

- A. Applicant shall modify the traffic signal phasing according to the traffic study.

B) Washington Street at Avenue 47

Reimburse the developer, Spanos, 25% of the cost for the design and construction of the traffic signalization at Washington street and Avenue 47.

- 47. The meandering sidewalk shall have an arrhythmic horizontal layout that utilizes concave and convex curves with respect to the curb line that either touches the back of curb or approaches within five feet of the curb at intervals not to exceed 250 feet. The sidewalk curvature radii should vary between 50 and 300 feet, and at each point of reverse curvature, the radius should change to assist in creating the arrhythmic layout. The sidewalk shall meander 25 feet into the landscape setback lot and at intervals not to exceed 250 feet.
- 48. The applicant shall design street pavement sections using CalTrans' design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Residential	3.0" a.c./4.50" c.a.b.
Collector	4.0"/5.00"
Secondary Arterial	4.0"/6.00"
Primary Arterial	4.5"/6.00"
Major Arterial	5.5"/6.50"
Augmented Major Arterial	5.5"/6.50"

or the approved equivalents of alternate materials.

49. General access points shall be a minimum of 250 feet apart measured between curb returns, and turning movements of traffic are limited to the following:
- A. Entries at Highway 111: Driveways shall be restricted to right turn in and right turn out only, except at existing signalized entries.
 - B. Entries at Avenue 47: Full access turns are allowed. The second driveway from Washington Street shall be moved to meet the minimum 250 foot spacing between driveway approaches measured at curb returns.
 - C. Entries at Washington Street:
 - 1) At Simon Drive: Shall be restricted to right turn in, right turn out, and left turn in. Left turn out is prohibited.
 - 2) South driveway shall be restricted to right turn in, right turn out, and left turn in only. Left turn out is prohibited.
 - 3) The north driveway shall be restricted to right turn in and right turn out only.
 - D. Entry at Adams Street: Driveway shall be restricted to right turn in and right turn out only. There shall be a minimum 250 foot spacing between the driveway approach and the intersection at Avenue 47 measured at the curb returns.
 - E. Entries at Simon Drive: Full access turn is allowed.

50. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs and sidewalks. Mid-block street lighting is not required.
51. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, and parking areas shall be stamped and signed by qualified engineers.
52. Standard corner cut-backs shall conform to Riverside County Standard Drawings #805, unless otherwise approved by the City Engineer.
53. The applicant shall extend improvements beyond the subdivision boundaries to ensure they safely integrate with existing improvements.

LANDSCAPING

54. The applicant shall comply with Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans), LQMC.
55. The applicant shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
56. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.

The applicant shall submit the landscape plans for approval by the Community Development Department (CDD), prior to plan checking by the Public Works Department. When plan checking has been completed by CDD, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner, prior to submittal for signature by the City Engineer.

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

57. Landscape areas shall have permanent irrigation improvements meeting the requirements of the City Engineer. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 18 inches of curbs along public streets.

PUBLIC SERVICES

58. The applicant shall provide public transit improvements as required by SunLine Transit Agency and approved by the City Engineer.

QUALITY ASSURANCE

59. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
60. The applicant shall employ, or retain, qualified engineers, surveyors, and such other appropriate professionals as are required to provide the expertise with which to prepare and sign accurate record drawings, and to provide adequate construction supervision.
61. The applicant shall arrange for, and bear the cost of, all measurements, sampling and testing procedures not included in the City's inspection program, but which may be required by the City, as evidence that the construction materials and methods employed comply with the plans, specifications and other applicable regulations.
62. Upon completion of construction, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing," "As-Built" or "As-Constructed" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all AutoCAD or raster-image files previously submitted to the City, revised to reflect the as-built conditions.

MAINTENANCE

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

FEES AND DEPOSITS

65. The applicant shall comply with the provisions of Section 13.24.180 (Fees and Deposits), LQMC. These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.
66. Permits issued under this approval shall be subject to the provisions of the Development Impact Fee Program in effect at the time of issuance of building permit(s).

FIRE MARSHALL

67. Approved super fire hydrants, shall be located not less than 25 feet nor more than 165 feet from any portion of the buildings as measured along vehicular travel ways.
68. Blue dot reflectors shall be placed in the street 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.
69. The water mains shall be capable of providing a potential fire flow of 4000 gpm and the actual fire flow from any two adjacent hydrants shall be 2000 gpm for a 4-hour duration at 20-psi residual operating pressure.
70. Building plans shall be submitted to the Fire Department for plan review to run concurrent with the City plan check.
71. Water plans for the fire protection system (fire hydrants, etc.) shall be submitted to the Fire Department for approval prior to issuance of a building permit.
72. City of La Quinta ordinance requires all commercial buildings 5,000 sq. ft. or larger to be fully sprinkled. NFPA 13 Standard. Sprinkler plans will need to be submitted to the Fire Department.
73. Any operation that produces grease-laden vapors will require a Hood/duct system for fire protection. (Restaurants, drive-thru's, etc.)

74. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot.
75. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs. Streets shall be a minimum 20 feet wide with a height of 13'6" clear and unobstructed.
76. Install a KNOX key box on each commercial building and/or suite. (Contact the fire department for an application)
77. Install portable fire extinguishers as required by the California Fire Code and in accordance with NFPA 10.