

**RESOLUTION NO. 2001-68**  
**CONDITIONS OF APPROVAL - FINAL**  
AMENDING TRACT MAP 27952, RANCHO LA QUINTA  
T.D. DESERT DEVELOPMENT  
JUNE 5, 2001

**CONDITIONS OF APPROVAL**

GENERAL

1. The developer/property owner agrees to indemnify, defend and hold harmless the City of La Quinta in the event of any legal claim or litigation arising out of the City's approval of this project including but not limited to indemnifying and holding harmless the City from any challenge regarding SP 84-004 (Amendment #4), GPA 2001-073, EA 2001-421, and affiliated subdivision maps. The City of La Quinta shall have the right to select its defense counsel in its sole discretion.

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

2. Amending Tract Map No. 27852 shall comply with the requirements and standards of §§ 66410 through 66499.58 of the California Government Code (the Subdivision Map Act) and Chapter 13 of the La Quinta Municipal Code (LQMC).
3. Prior to the issuance of a grading permit or building permit for construction of any building or use contemplated by this approval, the applicant shall obtain permits and/or clearances from the following Departments or public 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 (per letter dated August 19, 1998)
- C Imperial Irrigation District
- C California Water Quality Control Board (CWQCB)

The applicant is responsible for any requirements of the permits or clearances from those jurisdictions. If the requirements include approval of improvement plans, applicant shall furnish proof of said approvals prior to obtaining City approval of the plans.

4. The approval shall be in compliance with all applicable conditions and applicable provisions of SP 84-004 and applicable Development Agreement.
5. Provisions shall be made to comply with the terms and requirements of the City's adopted Infrastructure Fee Program in effect at the time of issuance of building permits.
6. Construction shall comply with all local and State building code requirements as determined by the Building and Safety Director.
7. Applicant shall insure that landscaping and utility plans are coordinated to provide visual screening of aboveground utility structures.
8. Applicant shall submit a copy of the proposed grading, landscaping and irrigation plans to the CVWD for review and approval with respect to the District's Water Management Program.

#### TRACT AND BUILDING DESIGN

9. That prior to issuance of the first building permit for lots in this tract, a plot plan showing the proposed units shall be reviewed and approved by the Community Development Department.
10. Any minor changes in lot mix, sizes, lines, or shapes, or street alignments, shall be reviewed and approved by the Community Development Department prior to any final map approvals for recordation.

#### FIRE DEPARTMENT

11. Schedule A fire protection approved Super fire hydrants (6" X 4" X 2.5" X 2.5") shall be located at each street intersection spaced not more than 330 feet apart in any direction with no portion of any lot frontage more than 165 feet from a fire hydrant. Minimum fire flow shall be 1,000 g.p.m. for a two-hour duration at 20 psi.
12. Prior to issuance recordation of final map, applicant/developer shall furnish one blue line copy of the water system plans to the Fire Department for review/approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet fire flow requirements. Plans shall be signed/approved by a registered Civil Engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire

Department”.

13. The required water system, including fire hydrants will be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot.
14. A temporary water supply for fire protection may be allowed for the construction of the models only. Plans for a temporary water system must be submitted to the Fire Department for review prior to issuance of building permits.

#### UTILITIES

15. All conditions and requirements of the CVWD shall be met as noted in their letter dated April 28, 1994, on file at City Hall.
16. Existing overhead lines and all proposed utilities within or adjacent to the proposed development shall be installed underground, unless otherwise permitted by General Plan Amendment 2000-073.
17. In areas where hardscape surface improvements are planned, underground utilities shall be installed prior to the surface improvements. The applicant shall provide certified reports of utility trench compaction tests for approval of the City Engineer.

#### ENGINEERING DEPARTMENT

18. If the applicant desires to phase tract improvements, tract phasing plans shall be submitted for review and approval by the City Engineer and Community Development Department prior to recordation of any final map under this tentative map.

The applicant shall develop tract phases in the order of the approved phasing plan. Improvements required of each phase shall be completed prior to issuance of Certificates of Occupancy within the phase unless otherwise approved by the City Engineer.

#### IMPROVEMENT AGREEMENT

19. The applicant shall construct, or enter into a secured agreement to construct, the on- and off-site grading, streets, utilities, landscaping, on-site common area improvements, and any other improvements required by these conditions and

shall meet all other obligations or secured said obligations before approval of this tentative map or before any final map(s) under this tentative tract map.

Improvements to be made or agreed to shall include removal of any existing structures or obstructions which are not part of the proposed improvements.

20. The applicant shall dedicate 10-foot wide public utility easements contiguous with and along both sides of all private streets.
21. The applicant shall dedicate any easements necessary for placement of and access to utility lines and structures, park lands, drainage basins, common areas, and mailbox clusters.
22. The applicant shall cause no easements to be granted or recorded over any portion of the property included in this tentative map between the date of approval by the City Council and the date of recording of any final map(s) covering the same portion of the property unless such easements are approved by the City Engineer.

#### GRADING

23. Prior to occupation of the project site for construction purposes, the applicant shall submit and receive approval of a Fugitive Dust Control Plan prepared in accordance with Chapter 6.16 of the LQMC. The applicant shall furnish security, in a form acceptable to the City, in an amount sufficient to guarantee compliance with the provisions of the permit.
24. The applicant shall comply with the City's Flood Protection Ordinance.
25. A thorough preliminary engineering, geological and soils engineering investigation shall be conducted. The report of the investigation ("the soils report") shall be submitted with the grading plan.
26. A grading plan shall be prepared by a registered civil engineer. The plan shall be submitted on 24" by 36" media and must meet the approval of the City Engineer prior to approval of any final map(s).

The grading plan shall conform with the recommendations of the soils report and shall be certified as adequate by a soils engineer or an engineering geologist. A statement shall appear on final maps (if any are required of this development) that a soils report has been prepared pursuant to Section 17953 of the Health and Safety Code.

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Prior to issuance of any building permit, the applicant shall provide a separate document bearing the seal and signature of a California registered civil engineer, geotechnical engineer, or surveyor that lists actual building pad elevations. The document shall, for each building pad in the tract, state the pad elevation approve on the grading plan, the as-built elevation, and shall clearly identify the difference, if any. The data shall be organized by the trat phase and lot number and shall be cumulative if the data is submitted at different times.

### DRAINAGE

27. The tract shall be graded to permit storm flow in excess of retention capacity to flow out of the tract through a designated overflow and into the historic drainage relief route. Similarly, the tract shall be graded to receive storm flow from adjoining property at locations that have historically received flow.

28. Storm water runoff produced in 24 hours during a 100-year storm shall be retained on-site. The tributary drainage area for which the applicant is responsible shall extend to the centerline of adjacent public streets.

Storm water produced during a 100-year storm shall not overflow onto street rights-of-way except through approved storm drainage conveyance locations.

29. In design of retention facilities, the percolation rate shall be considered to be zero unless applicant provides site-specific data that indicates otherwise.

30. The design of the tract shall not cause any change in flood boundaries, levels or frequencies in any area outside the tract.

### STREET AND TRAFFIC IMPROVEMENTS

31. The City is contemplating adoption of a major thoroughfare improvement program is in effect 60-days prior to recordation of any final map for this development, the development shall be subject to the provisions of the Ordinance.

If this development is not subject to a major thoroughfare improvement program, the applicant shall design and construct street improvements as listed below.

32. Improvement plans for all on-site and offsite street and access gates shall be prepared by a registered civil engineer using 24" by 36" media. Improvements shall be designed and constructed in accordance with the LQMC, adopted

Standard Drawings, and as approved by the City Engineer.

Improvement plans for all on-site and offsite street and access gates shall be prepared by a registered civil engineer. Improvements shall be designed and constructed in accordance with the LQMC, adopted Standard Drawings, and as approved by the City Engineer.

Street pavement sections shall be based on a Caltrans' design procedure for a 20-year life and shall consider soil strength and anticipated traffic loading. Minimum structural sections are as follows:

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

If the applicant proposes to construct a partial pavement section for use during development of the tract, the partial section shall be designed with a strength equivalent to the 20-year design strength.

33. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians where required, street name signs, and sidewalks. Mid-block street lighting is not required.
34. The City Engineer may consider proposals by the applicant to stage the installation of offsite and tract-wide improvements with development of two or more final maps within the tentative map.
35. The following street improvements shall be constructed to conform with the General Plan street type noted in parentheses:
  - A. North-South Street and Interior Residential Streets - 32-feet wide between curbfaces, subject to approval by the City Engineer.
  - B. Rancho La Quinta Drive - 36-feet wide between curbfaces.
36. Culs-de-sac streets shall have a minimum outside curb radius of 45-feet and a maximum center island curb radius of 5-feet unless otherwise approved by the City Engineer and Fire Marshal.
37. All streets proposed for residential or other access drives shall be designed and

constructed with curbs and gutters or shall have other approved methods to convey nuisance water flows without ponding in year and drive areas.

### LANDSCAPING

38. Landscape and irrigation plans for common lots, setbacks and medians shall be signed and stamped by a licensed landscape architect. Landscape areas shall have permanent irrigation improvements meeting the requirements of the City Engineer. Common basins and park areas shall be designed with a turf grass surface which can be mowed with standard tractor-mounted equipment.

Landscape and irrigation plans shall meet the requirements of and be signed by the Community Development Director, the City Engineer, the CVWD, and the Riverside County Agricultural Commissioner.

### QUALITY ASSURANCE

39. The City is contemplating adoption of a quality-assurance program for privately-funded construction. If the program is adopted prior to the issuance of permits for construction of the improvements required of this map, the applicant shall fully comply with the quality-assurance program.

If the quality-assurance program has not been adopted, the applicant shall employ construction quality-assurance measures with meet the approval of the City Engineer.

40. The applicant shall employ or retain California registered civil engineers, geotechnical engineers, surveyors, or other licensed professionals, as appropriate, to provide sufficient construction supervision to be able to furnish and sign accurate record drawings.
41. Upon completion of construction, the applicant shall furnish the City reproducible record drawings of all plans which were signed by the City Engineer. Each sheet shall be clearly marked "Record Drawings", "As-Built" or "As-Constructed" stamped and signed by the engineer or surveyor certifying to the accuracy of the drawings. The applicant shall revise the CAD or raster-image files previously submitted to the City to reflect as-constructed conditions.

### MAINTENANCE

42. The applicant shall make provisions for continuous maintenance of landscaping and related improvements.



43. The applicant shall maintain the landscaped areas of the subdivision such as common lots, landscape setbacks and retention basins until those areas have been accepted for maintenance by the HOA. The applicant shall maintain all other improvements until final acceptance of tract improvements by the City Council (i.e., CC and R's).
44. The applicant shall provide an Executive Summary Maintenance Booklet for streets, landscaping and related improvements, perimeter walls, drainage facilities, or any other improvements to be maintained by the HOA. The booklet should include drawings of the facilities, recommended maintenance procedures and frequency, and a costing algorithm with fixed and variable factors to assist the HOA in planning for routine and long term maintenance.

#### FEES AND DEPOSITS

45. The applicant shall pay the City's established fees for plan checking and construction inspection. Fee amounts shall be those in effect when the applicant makes application for plan checking and permits.

#### MISCELLANEOUS

46. On- and off-site grading, drainage, street, lighting, landscaping and irrigation, park, gate and perimeter wall plans shall be submitted to the Engineering Department for plan checking. The plans are not approved for construction until they have been signed by the City Engineer.
47. Prior to issuance of Certificates of Occupancy for buildings within the tract, the applicant shall traffic control devices and street name signs along access roads to those buildings.
48. Prior to recordation of the final map, the applicant shall submit the proposed street names (3/street) to the Community Development Department for approval.
49. A plot plan application and plans shall be filed and approved by the Director of Community Development for the two pool area improvements prior to issuance of building permits for said improvements.