

CITY COUNCIL RESOLUTION NO. 89-68
CONDITIONS OF APPROVAL - TENTATIVE TRACT 24545
JUNE 6, 1989

A. GENERAL CONDITIONS OF APPROVAL

1. The Applicant/Developer shall comply with Exhibit "B", the Conditions of Approval for Specific Plan 84-004, and the following conditions, which conditions shall take precedent in the event of any conflict with the provisions of the Specific Plan conditions.
2. Tentative Tract Map No. 24545 shall comply with the requirements and standards of the State Subdivision Map Act and the City of La Quinta Land Division Ordinance, unless otherwise modified by the following conditions.
3. This Tentative Tract Map approval shall expire two years after the original date of approval by the La Quinta City Council unless approved for extension pursuant to the City of La Quinta Land Division Ordinance.
4. The Applicant acknowledges that the City is considering a City-wide Landscape and Lighting District and, by recording a subdivision map, agrees to be included in the District and to offer for dedication such easements as may be required for the maintenance and operation of related facilities. Any assessments will be done on a benefit basis, as required by law.
5. The Developer of this subdivision of land shall cause no easements to be granted or recorded over any portion of this property between the date of approval by the City Council and the date of recording of the final map without the approval of the City Engineer.
6. Per Condition No. 11 of the Specific Plan Conditions, the Applicant/Developer shall provide the following improvements as requested by Sunline Transit:
 - o A bus turnout and passenger waiting shelter shall be provided on Washington Street. The shelter could be built by the Developer or the Developer may make arrangements with Frank Jones and Sunrise Media to install a shelter with advertising. Maintenance is the responsibility of the Developer.
 - o Sunline has suggested standards for bus turnouts and passenger waiting shelters and are willing to work with the City and the Developer to create a mutually-acceptable design.

7. Per Condition No. 15 of the Specific Plan, the Applicant/ Developer shall construct road lots A, F, I, L, and R with a minimum 36-foot pavement width, the rest of the private roads shall be constructed with a minimum 32-foot pavement.
8. Per Condition No. 34 of the Specific Plan, the Applicant/Developer shall comply with the Fire Marshal's requirements:
 - a. Schedule A fire-protection-approved Super fire hydrants, (6" X 4" X 2-1/2" X 2-1/2") shall be located one at each street intersection, spaced not more than 330 feet apart in any direction, with no portion of any frontage more than 165 feet from a fire hydrant. Minimum fire flow shall be 1,000 GPM for two hours duration at 20 PSI.
 - b. Prior to recordation of the final map, Applicant/ Developer shall furnish one blue-line copy of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the 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."
 - c. 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.
 - d. Lots "N", "O", and "S" exceed the maximum allowable length for dead-end roads and shall be provided with a connecting through road so that cul-de-sac does not exceed 1,320 feet; or require fire sprinkler systems on those houses along the cul-de-sacs, subject to final approval by the Fire Marshal.
 - e. Cul-de-sacs shall provide a minimum 45-foot curb-to-curb radius turnaround.
 - f. Entry streets constructed with gates and without 24-hour guard staffing shall be power operated and equipped with a Fire Department override system. Gates shall be operable during power failures by human hands without special knowledge or force.

- g. Medians constructed at entry streets shall have a minimum setback of 30 feet from the curb face of the connecting streets.
- h. Driveways for lots 68, 90, 92, and 127 shall be improved to withstand the loads of fire apparatus, and provide a minimum unobstructed width of 20 feet.
- i. A permanently mounted, illuminated address monument shall be installed adjacent to the driveway entrances for Lots 68, 90, 92 and 127.
- j. Requirements during phasing: The road improvements shall be constructed as required with each phase so that dead-end streets do not exceed 1,320 feet in length.
- k. Prior to the issuance of building permits, Applicant/Developer shall deposit a sum of \$100,000 as prepayment of fire mitigation fees.
- l. An emergency vehicle control override system shall be installed on each traffic signal that the Applicant/Developer is required to install or alter. Installation shall meet the specifications and approval of the Road and Fire Departments.
- m. If public-use-type building(s) are to be constructed, additional fire protection may be required. The fire flows and hydrant locations will be stipulated when building plans are reviewed by the Fire Department.