

**TENTATIVE PARCEL MAP 31876
MAYER VILLA CAPRI
CONDITIONS OF APPROVAL – FINAL
DECEMBER 15, 2003**

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 Final 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. The applicant shall obtain the necessary clearances and/or permits from the following agencies:

- Fire Marshal
- Public Works Department (Grading Permit, Improvement Permit)
- Community Development Department
- Riverside Co. Environmental Health Department
- Desert Sands Unified School District
- Coachella Valley Water District (CVWD)
- Imperial Irrigation District (IID)
- California Water Quality Control Board (CWQCB)
- 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 storm water discharge permit, Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean

**TENTATIVE PARCEL MAP 31876
MAYER VILLA CAPRI
CONDITIONS OF APPROVAL – FINAL
DECEMBER 15, 2003**

Water), LQMC; Riverside County Ordinance No. 457; and the State Water Resources Control Board's Order No. 99-08-DWQ.

5. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).

PROPERTY RIGHTS

6. 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.
7. The applicant shall offer for dedication on the Final 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.
8. The public street right-of-way offers for dedication required for this development include:

A. PUBLIC STREETS

- 1) Washington Street (Major Arterial, 120' ROW) – The required 60 feet right of way dedication to the centerline of Washington Street has been dedicated per the recorded approved Parcel Map 27131. No additional right of way is required to comply with General Plan street widths except for any additional right of way dedication to accommodate the bus turnout shown on tentative parcel map 31876 and improvements conditioned under future site development conditions for Parcel 1.
- 2) Fred Waring Drive (Major Arterial, 120' ROW) – The required 60 feet right of way dedication to the centerline of Fred Waring Drive has been dedicated per the recorded approved Parcel Map 27131. No additional right of way is required to comply with General Plan street widths except for an additional right of way dedication at the Washington Street intersection of 72 feet from the centerline and 225 feet long plus a variable dedication of an

**TENTATIVE PARCEL MAP 31876
MAYER VILLA CAPRI
CONDITIONS OF APPROVAL – FINAL
DECEMBER 15, 2003**

additional 50 feet to accommodate improvements conditioned under STREET AND TRAFFIC IMPROVEMENTS.

- 3) Palm Royale Drive (Pursuant to Parcel Map No. 27131 - Collector Street, 72' ROW) – Street right of way has been dedicated according to the recorded approved Parcel Map 27131. No additional right of way is required to comply with General Plan street widths, except for an additional right of way dedication to accommodate improvements conditioned under future individual parcel development plans.
9. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, mailbox clusters, and common areas on the Parcel Map.
10. 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.
11. When the City Engineer determines that access rights to the proposed street right-of-ways shown on the approved Tentative Parcel Map are necessary prior to approval of the Final 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.
12. The applicant shall create perimeter landscaping setbacks along all public right-of-ways as follows:
 - A. Washington Street and Fred Waring Drive, (Major Arterial) - 20-foot from the R/W-P/L as dedicated on the approved Parcel Map 27131.
 - B. Palm Royale Drive (Collector Street) - 10-foot from the R/W-P/L as dedicated on the approved Parcel Map 27131.

The listed setback depth shall be the average depth where a meandering wall design is approved.

The setback requirements shall apply to all frontages including, but not limited to, remainder parcels and sites dedicated for utility purposes.

**TENTATIVE PARCEL MAP 31876
MAYER VILLA CAPRI
CONDITIONS OF APPROVAL – FINAL
DECEMBER 15, 2003**

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 Final Map.

13. 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.

IMPROVEMENT SECURITY AGREEMENTS

14. Prior to approval of any Final Map, the applicant shall construct all on 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.
15. 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.
16. 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.
17. 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.

**TENTATIVE PARCEL MAP 31876
MAYER VILLA CAPRI
CONDITIONS OF APPROVAL – FINAL
DECEMBER 15, 2003**

- 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.
18. 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 Final 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 Final 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.

Security will not be required for telephone, natural gas, or Cable T.V. improvements.

19. 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 (FOR FUTURE DEVELOPMENT)

20. The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.
21. 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.

**TENTATIVE PARCEL MAP 31876
MAYER VILLA CAPRI
CONDITIONS OF APPROVAL – FINAL
DECEMBER 15, 2003**

22. 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,
 - B. A preliminary geotechnical ("soils") report prepared by a qualified engineer,
 - C. A Fugitive Dust Control Plan prepared in accordance with Chapter 6.16, (Fugitive Dust Control), LQMC, and
 - D. A Best Management Practices report prepared in accordance with Sections 8.70.010 and 13.24.170 (NPDES stormwater discharge permit and Storm Management and Discharge Controls), LQMC.

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 Final 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.

23. 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.
24. 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 backslope (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) of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1.

**TENTATIVE PARCEL MAP 31876
MAYER VILLA CAPRI
CONDITIONS OF APPROVAL – FINAL
DECEMBER 15, 2003**

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.

DRAINAGE (FOR FUTURE DEVELOPMENT)

25. Future development of the property 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.
26. 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.
27. Future development of the property shall be designed to accommodate purging and blowoff water (through underground piping and/or retention facilities) from any on-site or adjacent well sites granted or dedicated to the local water utility authority as a requirement for development of this property.
28. 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.
29. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.

UTILITIES

30. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
31. 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.

**TENTATIVE PARCEL MAP 31876
MAYER VILLA CAPRI
CONDITIONS OF APPROVAL – FINAL
DECEMBER 15, 2003**

32. 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.

33. 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.

34. The applicant is required to provide all required connection for each parcel to existing utilities to include but not limited to water, sewer, and electrical.

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

STREET AND TRAFFIC IMPROVEMENTS

35. The applicant shall comply with the provisions of Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access For Individual Properties And Development), LQMC for public streets.

36. 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. If a wedge or rolled curb design is approved, the lip at the flowline shall be near vertical with a 1/8" batter and a minimum height of 0.1'. Unused curb cuts on any lot shall be restored to standard curb height prior to final inspection of permanent building(s) on the lot.

37. The applicant shall construct the following street improvements to conform with the General Plan.

A. OFF-SITE STREETS

1) Washington Street (Major Arterial; 120' R/W):

No additional widening is required as specified in the General Plan and the requirements of these conditions:

**TENTATIVE PARCEL MAP 31876
MAYER VILLA CAPRI
CONDITIONS OF APPROVAL – FINAL
DECEMBER 15, 2003**

2) Fred Waring Drive (Major Arterial; 120' R/W):

Widen the north side of the street along all frontage adjacent to the Tentative Parcel Map boundary to its ultimate width on the north side as specified in the General Plan and the requirements of these conditions. Rehabilitate and/or reconstruct existing roadway pavement as necessary to augment and convert it from a rural county-road design standard to La Quinta's urban arterial design standard. The north curb face shall be located forty-eight feet (48') north of the centerline, except at locations where additional street width is needed to accommodate:

- a) A deceleration/right turn only lane at Washington Street intersection. The north curb face shall be located sixty feet (60') north of the centerline and 225 feet long plus a variable dedication of an additional 50 feet.

Other required improvements in the Fred Waring Drive right of way and/or adjacent landscape setback area include:

- b) All appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.
- c) 8-foot wide meandering sidewalk. 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 into the landscape setback lot and approach within 5 feet of the perimeter wall at intervals not to exceed 250 feet.
- d) Construct an 18 - foot wide raised landscaped median along the entire boundary of the Tentative Tract Map plus variable width as needed to accommodate a left turn lane for the southbound traffic at the Washington Street intersection, a left turn lane for northbound traffic at the

**TENTATIVE PARCEL MAP 31876
MAYER VILLA CAPRI
CONDITIONS OF APPROVAL - FINAL
DECEMBER 15, 2003**

Palm Royale Drive intersection and left turn movements at the each parcel entry if they do not conflict with the aforementioned left turn lanes.

- e) The applicant shall install the traffic signal at the Fred Waring Drive and Palm Royale Drive intersection when warrants are met. Applicant is responsible for a prorated share of the cost to design and install the traffic signal. The applicant shall enter upon an agreement with the Desert Sands Unified School District for the remaining obligation. The applicant shall enter into a SIA to post security for its prorated share of the cost to design and install the traffic signal prior to issuance of an on-site grading permit and the security shall remain in full force and effect until the signal is actually installed by the applicant or the Desert Sands Unified School District. The above cost for design and installation of the traffic signal may be reduced proportionately by existing participatory security from Tract 28457 and 28458 and other participatory developments.

- 3) Palm Royale Drive - Pursuant to Parcel Map No. 27131, 72' ROW:

Widen the street along all frontage adjacent to the Tentative Parcel Map boundary to its ultimate 48-foot width pursuant to Parcel Map No. 27131 and the requirements of these conditions.

Other required improvements in the Palm Royale Drive right of way and/or adjacent landscape setback area include:

- a) All appurtenant components such as, but not limited to curb, gutter, traffic control striping, legends, and signs.
- b) 6-foot wide curb adjacent to sidewalk.

The applicant shall extend improvements beyond the subdivision boundaries to ensure they safely integrate with existing improvements (e.g., grading, traffic control devices and transitions in alignment, elevation or dimensions of streets and sidewalks).

**TENTATIVE PARCEL MAP 31876
MAYER VILLA CAPRI
CONDITIONS OF APPROVAL – FINAL
DECEMBER 15, 2003**

The applicant is responsible for construction of all improvements mentioned above. The development is eligible for reimbursement from the City's Development Impact Fee fund in accordance with policies established for that program. The cost of improvements expended by the applicant from the centerline of Fred Waring Street to within 20 feet of the outer curb face is eligible for reimbursement. The applicant is responsible for the remaining cost of the improvements.

The landscape median improvements are eligible for reimbursement from the City's Development Impact Fee fund in accordance with policies established for that program.

PARCEL MAPS

38. 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 Final Map.

QUALITY ASSURANCE

39. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
40. 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.
41. 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.

**TENTATIVE PARCEL MAP 31876
MAYER VILLA CAPRI
CONDITIONS OF APPROVAL – FINAL
DECEMBER 15, 2003**

FEES AND DEPOSITS

42. 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.
43. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).

FIRE MARSHAL (FOR FUTURE DEVELOPMENT)

44. Water mains shall be capable of providing 2500-GPM at 20-psi residual for a 2-hour duration with the actual fire flow from any hydrant to be 1500-GPM at 20-psi residual for a 2-hour duration.
45. Super fire hydrants are to be placed no closer than 25 feet and not more than 165 feet from any portion of the first floor any building following approved travel ways around the exterior of the building.
46. Blue dot retro-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.
47. City of La Quinta ordinance requires all buildings, other than single family, 5,000 sq. ft. or larger to be fully sprinkled. NFPA 13 Standard. If required, sprinkler plans will need to be submitted to the Fire Department. Area separation walls may not be used to reduce the need for sprinklers.
48. Any turn or turn-around requires a minimum 38-foot turning radius.
49. All buildings shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
50. The minimum dimension for access roads is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.
51. ECS note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any

**TENTATIVE PARCEL MAP 31876
MAYER VILLA CAPRI
CONDITIONS OF APPROVAL – FINAL
DECEMBER 15, 2003**

combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.

52. 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.
53. Building plan checks are to run concurrent with the City plan check.
54. A KNOX entry key box will be required on each building. Contact the Fire Department for an application.
55. The applicant shall be responsible for any submissions to the Fire Department.



ESTABLISHED IN 1918 AS A PUBLIC AGENCY

COACHELLA VALLEY WATER DISTRICT

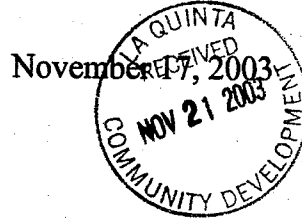
POST OFFICE BOX 1058 • COACHELLA, CALIFORNIA 92236 • TELEPHONE (760) 398-2651 • FAX (760) 398-3711

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PETER NELSON, VICE PRESIDENT
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DAN PARKS, ASST. TO GENERAL MANAGER
REDWINE AND SHERRILL, ATTORNEYS



File: 0163.1
0421.1
0721.1

Planning Commission
City of La Quinta
Post Office Box 1504
La Quinta, California 92253

Gentlemen:

Subject: Tentative Parcel Map No. 31876

This area is not within the boundaries of the stormwater unit of this District.

This area is protected from regional stormwater flows by the Coachella Valley Stormwater Channel and may be considered safe from regional stormwater flows except in rare instances.

This area is designated Zone C on Federal Flood Insurance rate maps which are in effect at this time by the Federal Emergency Management Agency.

This project is within the limits of the Bermuda Dunes Drainage Study area. The Bermuda Dunes Drainage Study established a requirement for new developments to retain 100 percent of the runoff for a 100-year event and was agreed upon by all of the participating agencies, including Riverside County and the Cities of Palm Desert, Indian Wells, La Quinta and Indio.

Since the stormwater issues of this development are local drainage, the District does not need to review drainage design further.

The District will furnish domestic water and sanitation service to this area in accordance with the current regulations of this District. These regulations provide for the payment of certain fees and charges by the subdivider and said fees and charges are subject to change.

TRUE CONSERVATION
USE WATER WISELY

This area shall be annexed to Improvement District Nos. 58 and 81 of the District for sanitation service.

The District requires restaurants to install a grease interceptor, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the grease interceptor will be determined by the Riverside County Environmental Health Department and approved by the District. Installation of the interceptor will be inspected by the District.

The District requires detail, repair and lube auto shops and car washes to install an oil and sand separator, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the oil and sand separator will be determined by the Riverside County Environmental Health Department and approved by the District. Installation of the oil and sand separator will be inspected by the District.

The District requires laundromats and commercial establishments with laundry facilities to install a lint trap. The size of the lint trap will be determined by the Riverside County Environmental Health Department and approved by the District. Installation of the lint trap will be inspected by the District.

Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

If you have any questions please contact Dan Charlton, Stormwater Engineer, extension 2316.

Yours very truly,



Dan Farris
Director of Engineering

cc: Jeff Johnson
Riverside County Department of Public Health
82-675 Highway 111, CAC Building, Second Floor, Room 209
Indio, California 92201

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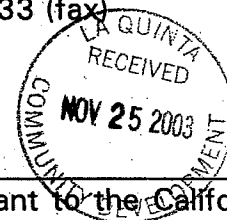
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City of La Quinta - REQUEST FOR COMMENTS

COMMUNITY DEVELOPMENT DEPARTMENT

P. O. Box 1504, La Quinta, CA 92253 * (760) 777-7125 - (760) 777-1233 (fax)

FROM PROJECT PLANNER: STAN SAWA, PRINCIPAL PLANNER
DATE: NOVEMBER 4, 2003



The City of La Quinta is conducting an initial environmental study pursuant to the California Environmental Quality Act (CEQA) for the referenced project(s). Attached is the information submitted by the project proponent. Your comments are requested with respect to: 1.) Physical impacts the project presents on public resources, facilities, and/or services, and 2.) Recommended conditions that your agency believe would mitigate any potential adverse effects. If you find that the identified impacts will have significant adverse effects on the environment which cannot be avoided through conditions, please recommend the scope and focus of additional study(ies) which may be helpful.

The project is exempt or has previously been reviewed pursuant to CEQA.

CASE(S): TENTATIVE PARCEL MAP 31876
APPLICANT: MAYER VILLA CAPRI (LARRY BROSE)
LOCATION: NORTHEAST CORNER OF WASHINGTON STREET AND FRED WARING DRIVE
DESCRIPTION: DIVISION OF APPROXIMATELY 24 ACRES INTO TWO PARCELS IN CC (COMMUNITY COMMERCIAL) ZONE

AGENCIES REQUESTED TO RESPOND:

<input checked="" type="checkbox"/> Imperial Irrigation District	<input checked="" type="checkbox"/> Desert Sands Unified School District
<input checked="" type="checkbox"/> Southern California Gas Company	<input type="checkbox"/> Coachella Valley Unified School District
<input checked="" type="checkbox"/> Coachella Valley Water District	<input type="checkbox"/> C.V. Archaeological Society
<input checked="" type="checkbox"/> Waste Management of the Desert	<input type="checkbox"/> Building Industry - Desert Council
<input checked="" type="checkbox"/> Verizon	<input type="checkbox"/> La Quinta Chamber of Commerce
<input type="checkbox"/> Sunline Transit	<input type="checkbox"/> C.V. Recreation & Parks District
<input type="checkbox"/> U. S. Postal Service - La Quinta	<input type="checkbox"/> C.V. Mountain Conservancy
<input checked="" type="checkbox"/> Riverside County Fire Marshal	<input type="checkbox"/> U.S. Fish & Wildlife
<input type="checkbox"/> Riverside County Sheriff's Dept.	<input type="checkbox"/> Department of Fish & Game
<input checked="" type="checkbox"/> Time Warner	<input type="checkbox"/> Caltrans
<input checked="" type="checkbox"/> City of Palm Desert	

Interoffice Administration & Departments:

City Manager Assistant City Manager Community Development Staff
 Public Works Building and Safety Community Services

Your response is requested prior to NOVEMBER 26, 2003. A Development Review Committee meeting will be held at La Quinta City Hall on N.A.. If you have any questions, please contact the noted project planner.

PLEASE RETURN DOCUMENT(S) OR PLAN(S) IF YOU DO NOT NEED THEM. THANK-YOU.

Comments made by: DON KNOX Title: DESIGNER
Comments: Cable television service is adjacent to project - can be extended.

Date: 11/19/03 Phone #: 960-674-5472 Agency/Division: Time Warner Cable
Comments Attached