

FINDINGS AND CONDITIONS OF APPROVAL - FINAL  
TENTATIVE PARCEL MAP 31143  
THE KEITH COMPANIES (FOR BERNARD DEBONNE ET AL)  
ADOPTED: APRIL 10, 2003

FINDINGS FOR APPROVAL

1. The proposed map and its design and improvement, is consistent with the General Plan and applicable Specific Plan in that the lots are intended to be used in compliance with the General Plan and zoning designation. The new parcels can be developed in accordance with the development standards of the zoning of the parcel.
2. The design and future proposed improvement of the subdivision will not likely cause environmental damage or substantially and avoidably injure fish, or wildlife, since the project only divides the land into parcels and does not consist of the construction of improvements.
3. The design and future proposed improvement of the subdivision will not likely cause serious public health problems due to imposed conditions the fact that the project only divides the land and does not consist of the construction of improvements.
4. The design of the proposed map will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed Map since none presently exist, but future easements will be provided for reciprocal access.

GENERAL CONDITIONS OF APPROVAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta (A 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 A Subdivision Map Act), and Chapter 13 of the La Quinta Municipal Code (ALQMC).

The City of La Quinta's Municipal Code can be accessed on the City's Web Site at [www.la-quinta.org](http://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:

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 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, or that disturbs less than five (5) acres of land, but which is a part of a construction project that encompasses more than five (5) acres of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan (ASWPPP).
  - 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 (ABMPs) (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.
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 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.
- 8. The public street right-of-way offers for dedication required for this development include:

#### A. PUBLIC STREETS

- 1) Highway 111 - The remainder of the applicant's 70-foot half of a 140-foot right of way.
9. 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.
10. The applicant shall create perimeter landscaping setbacks along all public right-of-ways as follows:
  - A. Highway 111 - 50-foot from the R/W-P/L.

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.

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.
11. 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.
12. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas on the Parcel Map.
13. Direct vehicular access to Highway 111 from lots with frontage along Highway 111 is restricted. Except for those access points identified on the tentative parcel map, or as otherwise conditioned in these conditions of approval. The vehicular access restriction shall be shown on the recorded parcel map.
14. The applicant shall grant any easements necessary for the adjoining parcel(s) to construct and use the shared entry drive on Highway 111.

15. If the approved access drives are located in whole or in part on the adjoining parcel(s), the applicant shall furnish proof of easements for construction and use of drives on those parcels, including the recordation of a reciprocal access agreement.
16. 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.
17. 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

18. 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 Aengineer,≅ Asurveyor,≅ and Aarchitect,≅ refer to persons currently certified or licensed to practice their respective professions in the State of California.

19. 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.
20. 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. Perimeter Landscape Plan: 1" = 20' Horizontal

C. On-Site Storm Drain Plan: 1" = 40' Horizontal, 1" = 4' Vertical  
Site Development Plan: 1" = 40' Horizontal

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.

ASite 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 to include ADA requirements for parking stalls, access to the building and access to public transportation.

The applicant shall prepare an accessibility assessment on a marked up print of the building floor plan identifying every building egress and notes the 2001 California Building Code accessibility requirements associated with each door. The assessment must comply with submittal requirements of the Building & Safety Department. A copy of the reviewed assessment shall be submitted to the Engineering Department in conjunction with the Site Development Plan when it is submitted for plan checking.

A Storm Drain $\cong$  plans shall normally include all hydrologic and hydraulic analysis including but not necessarily limited to hydraulic grade lines, Pipe flows, and inlet structure sizing.

21. 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.
22. 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

- 23 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.
- 24 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

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

26. 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.
27. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
  - A. Grading plan prepared by a qualified engineer or architect,
  - B. A preliminary geotechnical (Asoils≡) 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. 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 Parcel Map that a soils report will be 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.

28. 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.
29. 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) 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.

30. The applicant shall minimize the differences in elevation between the adjoining properties and the parcels within this development.

Building pad elevations on contiguous parcels 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.

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.

31. 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 approved Site Development plan, the applicant shall submit the proposed grading changes to the City Staff for a substantial conformance finding review.

32. Prior to the issuance of a building permit for any parcel, the applicant shall provide a pad certification stamped and signed by a qualified engineer or surveyor.

Each pad certification shall list the pad elevation as shown on the approved Site Development 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 parcel number, and listed cumulatively if submitted at different times.

33. This development shall comply with Chapter 8.11 (Flood Hazard Regulations), LQMC. If any portion of any proposed building lot in the development is or may be located within a flood hazard area as identified on the City's Flood Insurance Rate Maps, the development shall be graded to ensure that all floors and exterior fill (at the foundation) are above the level of the project (100-year) flood and building pads are compacted to 95% Proctor Density as required in Title 44 of the Code of Federal Regulations, Section 65.5(a) (6). Prior to issuance of building permits for lots which are so located, the applicant shall furnish

elevation certifications, as required by FEMA, that the above conditions have been met.

### DRAINAGE

34. If CVWD concurs, the applicant shall design and construct a storm water drainage system that drains into the Coachella Valley Storm Water Channel subject to CVWD requirements. If CVWD does not accept the storm water drainage, the applicant shall retain 100% of the 100-year storm onsite in accordance with the provisions of Section 13.24.120 (Drainage), LQMC, and Engineering Bulletin No. 97.03. More specifically, hydrologic and hydraulic calculations for the design of drainage water generated within this development shall be submitted for approval by the City Engineer, 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.
35. 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.
36. Nuisance water shall be retained on site and disposed of in an approved manner.
37. No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.
38. For on-site common retention basins, retention depth shall not exceed six feet and side slopes shall not exceed 3:1.
39. Stormwater 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.
40. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
41. 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.
42. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
  43. If the applicant proposes discharge of storm water directly, or indirectly, into the Coachella Valley Stormwater Channel, the applicant shall indemnify the City from the costs of any sampling and testing of the development's drainage discharge which may be required under the City's NPDES Permit or other City- or area-wide pollution prevention program, and for any other obligations and/or expenses which may arise from such discharge. The indemnification shall be executed and furnished to the City prior to the issuance of any grading, construction or building permit, and shall be binding on all heirs, executors, administrators, assigns, and successors in interest in the land within this tentative parcel map excepting there from those portions required to be dedicated or deeded for public use. The form of the indemnification shall be acceptable to the City Attorney. If such discharge is approved for this development, the applicant shall make provisions in the final development CC&Rs for meeting these potential obligations.

#### UTILITIES

44. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
45. 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.
46. 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.
47. 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

48. 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; and Section 13.24.080 (Street Design - Private Streets), where private streets are proposed.
49. 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.
50. 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 - The north half (58-feet) of a 116-foot street improvement.

Widen the north side of the street along all frontage adjacent to the Tentative Parcel Map boundary. Rehabilitate and/or reconstruct existing roadway pavement as necessary to conform to La Quinta=s urban arterial design standard. Street widening improvements shall include all appurtenant components such as, but not limited to, curb, gutter, traffic control striping, legends, and signs, except for street lights. Other significant new improvements required for installation in, or adjacent, to the subject right of way include:

- (a) 8-foot wide meandering sidewalk.

The meandering sidewalk shall have an arrhythmic horizontal

layout that utilizes concave and convex curves with respect to the curblines that either touch the back of curb or approach 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.

Entry drives, main interior circulation routes, standard knuckles, corner cutbacks, bus turnouts, dedicated turn lanes and other features shown on the approved construction plans, may require additional street widths as may be determined by the City Engineer.

51. 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:

Highway 111, per Caltrans requirements

52. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete. The submittal shall include test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.
53. General access points and turning movements of traffic are limited to the following:
  - A. Highway 111 - One 30-foot wide shared entry (15 feet on this property and 15 feet on property to the west) approximately 2000-feet west of Jefferson Street centered on the west boundary of Tentative Parcel Map No. 31143 - right turn in/right turn out.
54. Improvements shall include appurtenances such as traffic control signs, markings and other devices, street name signs and sidewalks. Mid-block street lighting is not required.

55. 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, access gates and parking areas shall be stamped and signed by qualified engineers.
56. The applicant shall extend improvements beyond the subdivision boundaries to ensure they safely integrate with existing improvements. (E.g., grading, traffic control devices, alignment transitions, elevations or dimensions of streets and sidewalks.)

### LANDSCAPING

57. The applicant shall comply with Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans), LQMC.
58. The applicant shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
59. 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.

60. 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

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

### QUALITY ASSURANCE

62. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
63. 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.
64. 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.
65. 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

66. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.
67. 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

68. 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.

69. 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).

#### MISCELLANEOUS

70. Reciprocal access easements shall be recorded with or prior to approval of the final map. Easements shall be recorded for the properties to the east and west of the subject property. Easement provisions shall be approved by the Public Works and Community Development Departments prior to their recording.

#### FIRE MARSHAL - UPON DEVELOPMENT OF THE PROPERTY

71. 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 two adjacent hydrants to be 1500-GPM at 20-psi residual for a 2-hour duration.
72. 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.
73. 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.
74. 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.
75. Any turn or turn-around requires a minimum 38-foot turning radius.
76. All buildings shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
77. 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.
78. 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. Two sets of water plans are to be



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- submitted to the Fire Department for approval.
79. 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.
  80. Building plan check is to run concurrent with the City plan check.
  81. The applicant shall be responsible for any submissions to the fire department.