

Conditions of Approval - Final
Tentative Parcel Map 31116
CP Development La Quinta, LLC
April 19, 2004

CONDITIONS OF APPROVAL - FINAL
TENTATIVE PARCEL MAP 31116
CP DEVELOPMENT LA QUINTA, LLC
APRIL 19, 2004

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. 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"), Chapter 13 of the La Quinta Municipal Code ("LQMC") and the approved Specific Plan 2001-055, Amendment No. 1.

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 applicable 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 one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre 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 BMP's 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.

Where necessary to allow development of the properties as shown in Specific Plan 2001-055, Amendment #1, existing easements as shown on the Tentative Tract Map shall be relocated or deleted, as appropriate by the developer and or City of La Quinta, prior to recordation of the Final Map.

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. The Final Map shall be amended to exclude as a part of the Map, the 20 foot landscape setback required by the General Plan adjacent to Washington Street and Miles Avenue since ownership of the perimeter landscaping setback of 20 feet has been retained by the City of La Quinta Redevelopment Agency.
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) – dedicate additional right of way as follows:
 - a) an additional variable right of way dedication along the Tentative Parcel Map boundary measured 32 feet east of the existing curb face constructed under CIP Project 98-07,
 - b) an additional variable right of way dedication at the proposed Seeley Drive intersection measured 44 feet east of the existing curb face and length to be determined by a traffic study prepared for the applicant by a licensed traffic engineer per

Engineering Bulletin # 03-08. As a minimum, the required right of way shall be for a length of 100 feet plus a variable dedication of an additional 50 feet to accommodate improvements conditioned under STREET AND TRAFFIC IMPROVEMENTS, and

- c) if required by a traffic study, an additional variable right of way dedication at the proposed primary entry of Parcel 4 measured 44 feet east of the curb face and length to be determined by a traffic study prepared for the applicant by a licensed traffic engineer per Engineering Bulletin # 03-08. As a minimum, the required right of way shall be for a length of 100 feet plus a variable dedication of an additional 50 feet to accommodate improvements conditioned under STREET AND TRAFFIC IMPROVEMENTS.

- 2) Miles Avenue (Primary Arterial, Option A, 110' ROW) – dedicate additional right of way as follows:

- a) an additional variable right of way dedication east of Washington Street measured 32 feet south of the existing curb face constructed under CIP Project 98-07, and
- b) an additional variable right of way dedication at the proposed Seeley Drive intersection measured 44 feet south of the existing curb face and length to be determined by a traffic study prepared for the applicant by a licensed traffic engineer per Engineering Bulletin # 03-08. As a minimum, the required right of way shall be for a length of 100 feet plus a variable dedication of an additional 50 feet to accommodate improvements conditioned under STREET AND TRAFFIC IMPROVEMENTS.

- 3) Seeley Drive (Non-conforming Collector Street, 80' ROW) – Eighty feet (80') right of way dedication for a total 80-foot ultimate developed right of way from Washington Street to Miles Avenue as shown on the Tentative Parcel Map except for additional right of way to accommodate the roundabout at the Residential Parcel access allowed per the above-mentioned Specific Plan.

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.

Pursuant to this requirement, the Applicant shall include in the submittal packet containing the draft final map submitted for map checking, an offsite street geometric layout, drawn at 1" equals 40 feet, detailing the following design aspects: median curb line, outside curb line, lane line alignment including lane widths, left turn lanes, deceleration lane(s) and bus stop turnout(s). The geometric layout shall be accompanied with sufficient professional engineering studies to confirm the appropriate length of all proposed turn pockets and auxiliary lanes that may impact the right of way dedication required of the project and the associated landscape setback requirement.

10. The applicant shall create perimeter landscaping setbacks along all public right-of-ways as follows:
 - A. Washington Street (Major Arterial) - The perimeter landscaping setback of 20 feet required by the General Plan has been retained by the City of La Quinta Redevelopment Agency along the Washington Street right of way. No landscape setback is required along Washington Street for this Tentative Parcel Map; however, the applicant is required to provide additional perimeter landscaping setback to maintain the 20-foot landscaping setback along additional right of way dedication areas at deceleration/right turn only lanes.
 - B. Miles Avenue (Primary Arterial, Option A) - The perimeter landscaping setback of 20 feet required by the General Plan has been retained by the City of La Quinta Redevelopment Agency along the Miles Avenue right of way. No landscape setback is required along Miles Avenue for this Tentative Parcel Map; however, the applicant is required to provide additional perimeter landscaping setback to maintain the 20-foot landscaping setback along additional right of way dedication areas at deceleration/right turn only lanes.
 - C. Seeley Drive (Non-conforming Collector Street, 80' ROW) – 20-foot from the R/W-P/L.

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 Final Map.

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11. 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 Final Map.
12. Direct vehicular access to Washington Street is restricted, except for those access points identified on the approved Specific Plan 2001-055, Amendment No. 1, Site Development Permit No. 2003-793, or as otherwise conditioned in these conditions of approval. As a condition of this approval, direct vehicular access to Washington Street from Parcels 1, 2, 5 and 7 is restricted.
13. Direct vehicular access to Miles Avenue is restricted, except for those access points identified on the approved Specific Plan 2001-055, Amendment No. 1, Site Development Permit No. 2003-793, or as otherwise conditioned in these conditions of approval. As a condition of this approval, direct vehicular access to Miles Avenue from Parcels 1, 2, 6 and 11 is restricted.
14. Direct vehicular access to Seeley Drive is restricted, except for those access points identified on the approved Specific Plan 2001-055, Amendment No. 1, Site Development Permit No. 2003-793, or as otherwise conditioned in these conditions of approval. As a condition of this approval, direct vehicular access to Seeley Drive from Parcel 7 shall be aligned with the approved entry for Parcel 5 per Site Development Permit No. 2003-793.

Pursuant to this condition, the applicant shall include in the submittal packet containing the draft final map submitted for map checking, an offsite street geometric layout, drawn at 1" equals 40 feet, detailing the following design aspects: median curb line, outside curb line, lane line alignment including lane widths, left turn lanes, deceleration lane(s) and direct vehicular access points. The geometric layout shall be accompanied with sufficient professional engineering studies to confirm the appropriate length of all proposed turn pockets and auxiliary lanes that may impact the right of way dedication required of the project and the associated landscape setback requirement

15. 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.
16. The applicant shall cause no easement to be granted, or recorded, over any portion of the subject property between the date of approval of Tentative Parcel Map No. 31116 and recordation of Final Map, unless such easement is approved by the City Engineer.

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.

17. 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.

18. 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/Drainage 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. On-Site Street/Drainage Plan 1" = 40' Horizontal, 1" = 4'
Vertical

- C. On-Site Rough Grading/Drainage Plan 1" = 40' Horizontal

- D. On-Site Precise Grading/Site Development Plan 1" = 30' 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.

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“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.

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.

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

“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 ADA requirements.

19. 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.
20. 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

21. 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 of homes or the occupancy of permanent buildings within such latter phase, or as otherwise approved by the City Engineer.

In the event the applicant fails to construct the improvements for the development, or fails to satisfy its obligations for the development in a timely manner, pursuant to the approved phasing plan, the City shall have the right to halt issuance of all permits, and/or final inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements.

22. 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 Final Map, or the issuance of any permit related thereto, reimburse the City for the costs of such improvements.

23. 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.

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,
 - B. A preliminary geotechnical ("soils") report prepared by a qualified engineer,

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- 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.

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. The applicant is advised of the PM 10 Soil Stabilization Improvements Washington Street and Miles Avenue Parkways Project, City Project No. 2002-09, that has been awarded along Washington Street and Miles Avenue. The applicant shall reimburse the City for any design changes and increase in construction cost affecting the afore-mentioned perimeter landscaping project which is necessary to accommodate the on-site and off-site development for Tentative Parcel Map No. 31116. The reimbursement shall be paid or bonded prior to recordation of the final map.
- 29. Building pad elevations on the rough grading plan submitted for City Engineer's approval shall conform with pad elevations shown on the tentative parcel map, unless the pad elevations have other requirements imposed elsewhere in these Conditions of Approval or as conditioned for Specific Plan 2001-055, Amendment No. 1.
- 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 approved/future Site Development Permit or Tentative Parcel Map, 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 drainage concept plan for the approved Specific Plan No. 2001-055, Amendment No. 1 to include the tributary drainage area extending to the centerline of adjacent public streets. The applicant shall submit for approval the hydrology and drainage plan for the Center Pointe Project.
33. In design of temporary 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. The project 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.
35. No fence or wall shall be constructed around any temporary retention basin unless approved by the Community Development Director and the City Engineer.
36. For on-site temporary common retention basins, retention depth shall be according to Engineering Bulletin 97.03, and side slopes shall not exceed 3:1 and shall be planted with maintenance free ground cover.
37. 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.
38. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.

39. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.

When an 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 therefrom 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

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) & 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.
45. 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 street widening is required except at locations where additional street width is needed to accommodate:

- a) Bus turnout as shown on the Site Development Permit No. 2003-793 or as approved by the SunLine Transit Agency.
- b) A right turn only/deceleration lane at the proposed Seeley Drive intersection. The east curb face shall be located approximately sixty three feet (63') east of the centerline (12 feet east of the existing curb face). The length and design shall follow guidelines set forth in Engineering Bulletin # 03-08 and shall be a minimum length of 100 feet plus 50 feet of variable taper transition length.
- c) A right turn only/deceleration lane at the proposed Site Development Permit No. 2003-793 entry located approximately 800 feet south of Miles Avenue. The east curb face shall be located sixty-three feet (63') east of the centerline (12 feet east of the existing curb face). The length and design shall follow guidelines set forth in Engineering Bulletin # 03-08 and shall be a minimum length of 100 feet plus 50 feet of variable taper transition length.

Other required improvements in the Washington Street 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) 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 and follow the horizontal and vertical alignment established by the PM 10 Soil Stabilization Improvements Washington Street and Miles Avenue Parkways Project, City Project No. 2002-09.
- c) A County of Riverside benchmark in the Washington Street right of way established by a licensed surveyor.

2) Miles Avenue (Primary Arterial; Option A - 110' R/W):

No additional street widening is required except at locations where additional street width is needed to accommodate:

- a) Bus turnout (if required by SunLine Transit Agency).

Other required improvements in the Miles Avenue 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) 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 and follow the horizontal and vertical alignment established by the PM 10 Soil Stabilization Improvements Washington Street and Miles Avenue Parkways Project, City Project No. 2002-09.
- c) Reconstruction of the existing landscaped median to provide for full turn movements at the Seeley Drive intersection.
- d) The applicant shall install the traffic signal at the Seeley Drive intersection when warrants are met. Applicant is responsible for 100 % of the cost to design and install the traffic signal at time signal is required. Applicant shall enter into a SIA to post security for 100 % of the cost to design and install the traffic signal prior to issuance of an on-site grading permit; the security shall remain in full force and effect until the signal is actually installed by the applicant or the developer on the other side of the street.

3) Seeley Drive – Non-Conforming Collector Street, 80' ROW.

Construct the street from Washington Street to Miles Avenue to its ultimate 56-foot width as shown on the Tentative Parcel Map and the requirements of these conditions.

Other required improvements in the Seeley 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) 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.
- c) Full width of a 16 - foot wide raised landscaped median between Washington Street and Miles Avenue except for variable widths as needed to accommodate left turn lanes for access points to various Parcels along Seeley Drive.
- d) Roundabout at the Residential Parcel accesses as approved by the Public Works Department during the improvement plan approval process.

Pursuant to these conditions, the applicant shall include in the submittal packet containing the draft final map submitted for map checking, an offsite street geometric layout, drawn at 1" equals 40 feet, detailing the following design aspects: median curb line, outside curb line, lane line alignment including lane widths, left turn lanes, deceleration lane(s) and direct vehicular access points. The geometric layout shall be accompanied with sufficient professional engineering studies to confirm the appropriate length of all proposed turn pockets and auxiliary lanes that may impact the right of way dedication required of the project and the associated landscape setback requirement.

46. 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:

Parking Facilities	3.0" a.c./4.5" c.a.b.
Collector/Local	4.0" a.c /5.0" c.a.b.
Primary Arterial	4.5" a.c./6.0" c.a.b.
Major Arterial	5.5" a.c./6.5" c.a.b.

or the approved equivalents of alternate materials.

47. 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.
48. General access points and turning movements of traffic are limited to the following:
- A. Washington Street
- 1) Seeley Drive Intersection: Right turn in and out movements are permitted. Left turn in and out movements are prohibited.
 - 2) Primary Entry to Parcel 4 (approximately 780 feet south of Miles Street): Right turn in and out movements are permitted. Left turn in and out movements are prohibited.
- B. Miles Avenue
- 1) Seeley Drive Intersection: Full turn movements are permitted.
 - 2) Parcel 3 Entry (530 feet east of Miles Avenue): Right turn in and out movements are permitted. Left turn in and out movements are prohibited.

C. Seeley Drive

- 1) Parcel 3 and 7 aligned entries: Full turn movements are permitted.
 - 2) Parcel 9: Full turn movements are permitted.
 - 3) Parcel 6 and 10 aligned entries at the Proposed Roundabout: Right turn movements are permitted. Left turn movements are prohibited.
49. 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.
50. 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.

PARKING LOTS

51. The design of parking facilities and access driveways shall conform to LQMC Chapter 9.150.

CONSTRUCTION

52. The City will conduct final inspections of habitable buildings only when the buildings have improved street and (if required) sidewalk access to publicly-maintained streets. The improvements shall include required traffic control devices, pavement markings and street name signs. If on-site streets in residential developments are initially constructed with partial pavement thickness, the applicant shall complete the pavement prior to final inspections of the last ten percent of homes within the development or when directed by the City, whichever comes first.

LANDSCAPING

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

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55. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
56. 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

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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 Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).

MISCELLANEOUS

67. All applicable conditions of Specific Plan 2001-055, Amendment #1 and Site Development Permit 2003-793 shall be met.
68. Easements for cross circulation (vehicular and pedestrian) and parking shall be recorded where parking lots and walkways cross property lines to the satisfaction of the Public Works Department and Community Development Department.
69. Prior to recordation of the Final Map, the Washington Street section shown on the Tentative Parcel Map exhibit shall be amended to reflect the retaining wall concept to be used between the 20-foot landscape setback and property.

FIRE DEPARTMENT

70. Water mains shall be capable of providing 4000-GPM at 20-psi residual for a 2-hour duration with the actual fire flow from any two adjacent hydrants to be 2000-GPM at 20-psi residual for a 2-hour duration.

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71. 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.
72. 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.
73. 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.
74. Any turn or turn-around requires a minimum 38-foot turning radius.
75. All buildings shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
76. 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.
77. ECS note: 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 submitted to the Fire Department for approval.
78. 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.
79. Building plan check is to run concurrent with the City plan check. Additional conditions may be added a plan check.
80. A KNOX entry key box will be required on each building. Contact the Fire Department for an application.
81. The applicant shall be responsible for any submissions to the Fire Department.