

Resolution 97-59
Tentative Parcel Map 28489
July 1, 1997

**RESOLUTION 97-59
CONDITIONS OF APPROVAL - FINAL
TENTATIVE PARCEL MAP 28489 - KSL LAND CORPORATION
JULY 1, 1997**

GENERAL

1. Upon final approval of the project by the City, the City Clerk is authorized to file these Conditions of Approval with the Riverside County Recorder for recordation against the properties to which they apply.
2. Tentative Parcel Map No. 28489 shall comply with the requirements and standards of §§ 66410-66499.58 of the California Government Code (the Subdivision Map Act) and Title 13 of the La Quinta Municipal Code (LQMC) and Charter unless otherwise modified by the following conditions. The map shall expire two years after approval by the Planning Commission unless extended pursuant to Section 13.12.150 of the Subdivision Ordinance.

PROPERTY RIGHTS

3. All easements, rights of way and other property rights necessary to facilitate the ultimate use of the development and functioning of improvements shall be dedicated, granted or otherwise conferred, or the process of said dedication, granting, or conferral shall be ensured, prior to approval of a final map or parcel map or a waiver of parcel map.
4. The applicant shall dedicate any easements necessary for placement of an access to utility lines and structures, drainage basins, mailbox clusters, and common areas.

IMPROVEMENT PLANS

5. Improvement plans for construction or abandonment of utility laterals, including trench construction details, shall be submitted for City review and approval prior to issuance of a permit for the work.
6. The City may maintain standard plans, details and/or construction notes for elements of construction. For a fee established by City resolution, the applicant may acquire standard plan and/or detail sheets from the City.

IMPROVEMENT AGREEMENT

7. The applicant shall construct improvements and/or satisfy obligations, or enter into a secured agreement to construct improvements and/or satisfy obligations required by the City prior to agendization of a final map or issuance of a certificate of compliance for a waived parcel map. For secured agreements, security provided, and the release thereof, shall conform with Title 13, LQMC.
8. If improvements are secured, the applicant shall provide approved estimates of improvement costs. Estimates shall comply with the schedule of unit costs adopted by City resolution or ordinance. For items not listed in the City's schedule, estimates shall meet the approval of the Public Works Director.

GRADING

9. Graded or disturbed undeveloped land shall be maintained to prevent dust and blowsand nuisances. The land shall be planted with interim landscaping or provided with other wind and water erosion control measures approved by the Community Development and Public Works Departments.
10. Prior to occupation of the project site for construction purposes, the Applicant shall submit and receive approval of a fugitive dust control plan prepared in accordance with Chapter 6.16, LQMC. In accordance with said Chapter, the Applicant shall furnish security, in a form acceptable to the city, in an amount sufficient to guarantee compliance with the provisions of the permit.
11. Prior to issuance of building permits, the applicant shall provide a separate document, bearing the seal and signature of a California registered civil engineer or surveyor, that lists actual building pad elevations for the building lots. The document shall list the pad elevation approved on the grading plan, the as-built elevation, and the difference between the two, if any. The data shall be organized by lot number and shall be listed cumulatively if submitted at different times.

QUALITY ASSURANCE

12. The applicant shall employ construction quality-assurance measures which meet the approval of the City Engineer.
13. The subdivider shall arrange and bear the cost of measurement, sampling and testing not included in the City's permit inspection program but which are required by the City to provide shall include a retention basin sand filter percolation test, as approved by the City Engineer, after required tract improvements are complete and soils have been permanently stabilized.

FIRE DEPARTMENT

14. Schedule A fire protection approved Super fire hydrant (6" X 4" X 2.5" X 2.5") will be located at each street intersection spaced not more than 330-feet apart in any direction with any portion of any frontage more than 165-feet from a fire hydrant. Minimum fire flow will be 1000 g.p.m. for a 2-hour duration at 20 psi.
15. Prior to recordation of the final map, applicant/developer will furnish one blueline copy of the water system plans to the Fire Department for review/approval. Plans will conform to the fire hydrant types, location and spacing, and the system will meet the fire flow requirements. Plans will be signed/approved by a registered civil engineer and the local water company with the following certification: *"I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."*
16. The required water system including fire hydrants will be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot.

MISCELLANEOUS

17. Prior to building permit issuance, school mitigation fees shall be paid by the developer.
18. Developer agrees to indemnify, defend and hold harmless the City of La Quinta in the event of any legal claim or litigation arising out of the City's approval of this project.
19. The applicant shall pay all deposits and fees required by the City for plan checking and construction inspection. Deposit and fee amounts shall be those in effect when the applicant makes application for plan checking and permits.
20. Prior to approval of a final map or completion of any approval process for modification of boundaries of the property subject to these conditions, the applicant shall process a reapportionment of any bonded assessment(s) against the property and pay the cost of the reapportionment.
21. All applicable Conditions of Tract Map 28118 and Specific Plan 83-002 shall be met.