

**PLANNING COMMISSION RESOLUTION 2006-033  
CONDITIONS OF APPROVAL – FINAL  
SDP 2006-866, GRIFFIN RANCH SADDLE CLUB  
TRANS WEST HOUSING  
SEPTEMBER 26, 2006**

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 Site Development Permit. 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. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain the necessary applicable clearances and/or permits from the following agencies:

- Fire Marshal
- Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Improvement Permit)
- Community Development Department
- Riverside County Environmental Health Department
- Coachella Valley Unified School District
- Coachella Valley Water District (CVWD)
- Imperial Irrigation District (IID)
- California Water Quality Control Board (CWQCB)
- South Coast Air Quality Management District Coachella Valley

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.

3. A project-specific NPDES construction permit must be obtained by the applicant; and who then shall submit a copy of the Regional Water Quality Control Board’s (“RWQCB”) acknowledgment of the applicant’s Notice of Intent (“NOI”), prior to the issuance of a grading or site construction permit by the City.

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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, the State Water Resources Control Board’s Order No. 99-08-DWQ and conditions of Specific Plan 2003-066 and Site Development Plan 2004-807.

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”).

The applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at [www.cabmphandbooks.com](http://www.cabmphandbooks.com) for use in their SWPPP preparation.

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.

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.

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.
  - a) 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.

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- b) 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. Approval of this Site Development Permit shall not be construed as approval for any horizontal dimensions implied by any site plans or exhibits unless specifically identified in the following conditions of approval.

**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. Said conferred rights shall also include grant of access easement to the City of La Quinta for the purpose of graffiti removal by City staff or assigned agent in perpetuity and agreement to the method to remove graffiti and to paint over to best match existing. The applicant shall establish the aforementioned requirements in the CC&R's for the development or other agreements as approved by the City Engineer, if applicable.
7. The applicant shall offer for dedication of all public street rights-of-way 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:

**PUBLIC STREETS**

- A. Monroe Street (Primary Arterial, Option A, 110' ROW) – The standard 55 from the centerline of Monroe Street for a total 110-foot ultimate developed right of way except for an additional right of way dedication at the Primary Entry of 67 feet from the centerline and 248 feet long plus a transitional taper dedication of an additional 150 feet to accommodate improvements conditioned under the *STREET AND TRAFFIC IMPROVEMENTS* section of these conditions of approval.
9. The applicant shall retain for private use all private street rights-of-way in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.

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10. The private street rights-of-way to be retained for private use required for this development include:

**PRIVATE STREETS**

- A. Circulation Road. The typical street section shall be as shown on the site plan and to be a minimum 24 feet right-of-way except for areas where parking stalls are provided. The applicant may be required to provide additional roadway width to accommodate turnaround, unloading and loading of horse transport vehicles as required by the City Engineer or Community Development Director.
- B. Emergency and Oversized Vehicles Turnaround “ Loop” Road. The typical street section shall be as shown on the site plan and to be a minimum 20 feet roadway except for additional roadway as required by the Fire Marshal. The emergency and oversized vehicle turnaround road along the southerly boundary shall conform to the shape shown on the site map except for minor revisions as may be required by the City Engineer or Community Development Director.
11. Direct vehicular access to Monroe Street is restricted, except for those access points identified on the Site Plan, or as otherwise conditioned in these conditions of approval.
12. The applicant shall create perimeter landscaping setbacks along all public right-of-ways as follows:
- A. Monroe Street (Primary Arterial) - 20-foot from the R/W-P/L.
- The 20-foot perimeter landscaping setback shall be maintained along the deceleration and acceleration lanes proposed at the entrance and in addition to the roadway parkway. The multi-purpose trail and perimeter landscaping shall be adjusted accordingly.
13. 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.

**IMPROVEMENT PLANS**

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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.

14. 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.
15. The following improvement plans shall be prepared and submitted for review and approval by the Public Works Department. 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. | On-Site Rough Grading Plan | 1" = 40' Horizontal |
| B. | PM10 Plan                  | 1" = 40' Horizontal |
| C. | SWPPP                      | 1" = 40' Horizontal |

NOTE: A through C to be submitted concurrently.

- |    |                              |                                       |
|----|------------------------------|---------------------------------------|
| D. | On-Site Precise Grading Plan | 1" = 30' Horizontal                   |
| E. | Storm Drain Plans            | 1" = 40' Horizontal                   |
| F. | Off-Site Street Plan         | 1" = 40' Horizontal, 1" = 4' Vertical |
| G. | On-Site Street Plans         | 1" = 40' Horizontal, 1" = 4' Vertical |

NOTE: D through G to be submitted concurrently.

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 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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The Off-Site street improvement plans shall have 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.

“Precise Grading” 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, retaining and perimeter walls, etc. ADA accessibility to public streets, adjacent buildings and existing handicap parking shall be shown on the Precise Grading Plans at a scale to be determined by the Public Works Department.

All On-Site Signing & Travel Surface Delineation Plans shall show, at a minimum; Stop Signs, Limit Line and Parking Stall Delineation, No Parking Signs, Fire Hydrant delineation as approved by the Fire Marshal and Street Name Signs per Public Works Standard Plans and/or as approved by the Engineering Department.

16. The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the Online Engineering Library at the City website ([www.la-quinta.org](http://www.la-quinta.org)). Navigate to the Public Works Department home page and look for the Standard Drawing hyperlink.
17. 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**

18. 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.

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19. Depending on the timing of this Site Development Permit, 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 tract 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.

Off-Site Improvements should be completed on a first priority basis. The applicant shall complete Off-Site Improvements in the first phase of construction.

**GRADING**

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.
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 or architect,
  - 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.

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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.

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. 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.
25. 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 Preliminary Grading Plan submitted with this Site Development Permit, the applicant shall submit the proposed grading changes to the City Staff for a substantial conformance finding review.
26. Prior to the issuance of a building permit for any building lot, the applicant shall provide a pad elevation and geotechnical certification stamped and signed by a qualified engineer or surveyor, as applicable.

**DRAINAGE**

27. Proposed retention basins shall comply with the provisions of Section 13.24.120 (Drainage), LQMC and Engineering Bulletin No. 97-03. Retention basin freeboard shall be 1 foot or alternatively, 25% of the total retention basin volume for the dressage arena and open arena. Additionally, drainage shall follow guidelines found in Engineering Bulletin – Hydrology Report with Preliminary Hydraulic Report Criteria

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for Storm Drain Systems and Engineering Bulletin - Underground Retention Basin Design Requirements as applicable. 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.

28. Nuisance water shall be retained on site. As proposed by the applicant, nuisance water shall be disposed of in Maxwell Systems approved by the City Engineer. The proposed aforementioned system shall be designed to contain nuisance water surges from landscape area, commercial units, and off-site and on-site street nuisance water. Flow from adjacent well sites shall be designed for retention area percolation by separate infiltration system approved by the City Engineer.
29. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
30. For properties where sump conditions exist, the applicant must either define a diversion/overflow strategy or retain upstream stormwater as required for existing as-built conditions from all off-site tributary flow from the respective high points. The applicant must provide either on-site retention or alternative facilities of diversion/pass through, if selected. Historical flow paths should be identified and routing provided in the hydrology analysis equivalent to historical flow direction. As local topography allows, tributary areas may exceed limits of property lines adjacent to public roads. The 100-year storm shall be the governing event in the designer's evaluation.
31. For on-site common retention basins, retention depth shall be *according to Engineering Bulletin 97.03*, and side slopes shall not exceed 3:1.
32. 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.
33. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.

**UTILITIES**

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34. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
35. 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.
36. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground. Service lines required for this development shall be underground.

All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.

37. 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**

38. 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.
39. The applicant shall construct the following street improvements to conform with the General Plan street type noted in parentheses.

**A. OFF-SITE STREETS**

- 1) Monroe Street (Primary Arterial – Option A; 110' R/W):

Widen the west side of the street along all frontage adjacent to the Site Development Permit boundary to its ultimate width on the west 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 west curb face shall be located

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forty three feet (43') west of the centerline, except at locations where additional street width is needed to accommodate:

- a) A deceleration/right turn only lane and acceleration lane at Monroe Street Primary Entry. The west curb face shall be located fifty five feet (55') west of the centerline. As a minimum, the required right of way shall be for a length of 248 feet plus a transitional taper dedication of an additional 150 feet.

Other required improvements in the Monroe Street 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) Half width of an 18 - foot wide raised landscaped median along the entire boundary of the Site Development Permit. An AC curb shall be installed along the centerline of Monroe Street as approved by Riverside County and the City Engineer in order to segment the median.
- d) Establish a benchmark in the Monroe Street right of way and file a record of the benchmark with the County of Riverside.
- e) A 10-foot wide Multi-Purpose Trail. The applicant shall construct a multi-use trail per La Quinta Standard 260 along the Site Development Permit frontage within the landscaped setback. Multi-Purpose Trail boundaries shall be delineated by a 4-inch wide concrete or similar approved inflexible border between the trail and adjacent landscaping. The location and design of the trail shall be approved by the City. A split rail fence shall be constructed along the roadway side of the multi-purpose trail in accordance with Section 9.140.060 (Item E, 3a) of the Zoning Ordinance. At grade intersection crossings shall be of a medium and design and location as approved by the Engineering Department on the street improvement plan submittal.

A maintenance easement dedication in favor of the City shall be offered for Multi-Purpose Trails. Auxiliary Multi-Purpose Trails, beyond those required by General Plan and related

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Equestrian Overlay, will be maintained by the Developer or HOA as applicable and not offered for maintenance dedication. However, pursuant to this requirement, the Developer or HOA shall enter into an agreement with the City for the perpetual maintenance of the Auxiliary Multi-Purpose Trail.

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).

**B. PRIVATE STREETS**

- 1) Circulation Road - Construct full 24-foot wide travel width improvements per the Saddle Club Site Plan Section B-B except for areas where parking stalls are provided. The applicant shall provide additional street widening to accommodate turnaround, unloading and loading of horse transport vehicles as required by the City Engineer. Where on-street parking is prohibited, the applicant shall make provisions for perpetual enforcement of the No Parking restriction.
- 2) Emergency Turnaround and Oversized Vehicle “Loop” Road – Construct full 20-foot wide travel width improvements per the Saddle Club Site Plan Section A-A to conform to the lay-out shown on the Site Development Permit site plan, except for revisions as may be required by the City Engineer and the Fire Department.
- 3) Main Entry – The applicant shall increase the entry paving as identified in the Site Development Permit to 200 feet from the proposed Monroe Street curb face. Should it later be determined that the required entry paving is insufficient to control the collection of track out debris onto the right-of-way, entry paving shall be increased to a length which can adequately prevent track out debris from entering the right-of-way.

Curve radii for curbs at all private street intersections and the Monroe Street entrance shall not be less than 55 feet to accommodate larger tractor trailers. Truck turning routes shall confirm absence of conflict with the opposing traffic lane.

40. The Monroe Street gated entry shall provide for a one trailer truck minimum stacking capacity for inbound traffic to be a minimum length of 70 feet from call box to the

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street; and shall provide for a full turn-around outlet for non-accepted vehicles.

Where a gated entry is proposed, the applicant shall submit a detailed exhibit at a scale of 1" = 10', demonstrating that those passenger vehicles that do not gain entry into the development can safely make a full turn-around (minimum radius to be 24 feet) out onto the main street from the gated entry. Pursuant to said condition, there shall be a minimum of twenty feet width provided at the turn-around opening provided.

Two lanes of traffic shall be provided on the entry side of the main gated entry, one lane shall be for members and one lane for visitors. The two travel lanes shall be a minimum of 20 feet of total paved roadway surface or as approved by the Fire Department.

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.

41. 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:

Primary Arterial	4.5" a.c./6.0" c.a.b.
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or the approved equivalents of alternate materials.

The applicant proposes the use of a decomposed granite and crushed aggregate base for the on-site street system. The on-site street section shall be as approved by the City Engineer in the plan review process.

42. 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.
  - A. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs

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and sidewalks.

43. 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.
44. General access points and turning movements of traffic are limited to the following:  
  
Primary Entry (Monroe Street): Right turn movements in and out and left turn in movements are permitted. Left turn movements out are prohibited.

**CONSTRUCTION**

45. 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.

**LANDSCAPING AND SCREENING**

46. The applicant shall comply with Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans), LQMC.
47. The applicant shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
48. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and open space shall be signed and stamped by a licensed landscape architect.
49. The applicant shall submit the landscape plans for approval to plan checking by the Community Development Department. When plan checking has been completed by the Community Development Department and the Public Works Department, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner, prior to submittal for signature by the Community Development Director and the City Engineer.

NOTE: Plans are not approved for construction until signed by both the Community Development Director and the City Engineer.

50. Landscape areas shall have permanent irrigation improvements meeting the

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requirements of the Community Development Director and the City Engineer. Use of lawn areas shall utilize spray irrigation being placed within 18 inches of curbs along public streets.

51. The applicant or his agent has the responsibility for proper sight distance requirements in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way to conform with the latest edition of the AASHTO Geometric Design of Highways and Streets.
52. The applicant shall bond for half of the median landscape improvements until the completion of the full landscaped median width at which time the developer or successor shall pay it's pro rata share of said improvements.
53. Oleanders and any other plant species deemed poisonous to horses and people shall be removed from the approved landscaping plant list. Any existing plant species deemed poisonous shall be removed from the project site.
54. Measures shall be taken to replace and repair any landscaping or irrigation equipment which is damaged or eaten by horses.
55. The applicants shall plant a hedge such as Carolina Cherry (*Prunus Caroliniana*) or similar material approved by the Community Development Department, in order to provide a screening buffer within the Coachella Valley Water District easement along the southern property boundary. Hedge material suitable for screening shall provide significant foliage and shall be permitted to grow and be maintained at a minimum of 8 feet in height.
56. Non-turf ground cover within landscaping areas shall contain a surface treatment for erosion and dust control purposes. Non-turf landscaping areas shall be maintained and included in the overall dust control program.
57. The Monroe Street perimeter shall be redesigned to more closely match the City of La Quinta standard multi-purpose trail detail in order to allow for a minimum of 3' to 4' feet of additional landscaped space between the trail and sidewalk in order to provide separation of equestrian trail users from the street and sidewalk.
58. Enhanced landscape screening consisting of additional trees and shrubs with significant foliage shall be planted along Monroe Street. Enhanced landscape screening shall be reviewed and approved by the Community Development Department during the landscaping plan check process.

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59. The applicants shall provide a gated pedestrian/equestrian connection at the end of the on-site horse trail between the turnout pastures and the multi-purpose trail along Monroe Street.
60. A solid concrete, *Trex* brand, or similar type of inflexible edging material shall be installed along the edges of all on-site and perimeter equestrian and multi-purpose trails.
61. The applicants shall provide enhanced landscape screening between the southern face of the covered arena stalls and the access road, to be reviewed and approved by the Community Development Department during the landscaping plan check process.
62. The applicants shall provide enhanced landscape screening between the manure storage building, accessory buildings, and their adjacent perimeter, to be reviewed and approved by the Community Development Department during the landscaping plan check process.
63. Any ground-mounted mechanical equipment shall be screened by a wall, landscaping, or combination of the two, of a sufficient height and/or density to fully screen such equipment above its horizontal plane.
64. Any building mounted mechanical equipment shall be fully screened from view by an architectural feature, wall, or parapet of sufficient height to fully screen such equipment above its horizontal plane.
65. Permanent, immovable, or fixed location water cannons utilized for irrigation and dust control shall be placed or mounted to a decorative column, pilaster, or foundation approved by the Community Development Director. Landscaped screening of said water cannons shall be provided if deemed necessary.

**QUALITY ASSURANCE**

66. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
67. 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.
68. The applicant shall arrange for, and bear the cost of, all measurements, sampling

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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.

69. 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**

70. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.
71. The applicant shall make provisions for the continuous and perpetual maintenance of all private on-site improvements, perimeter landscaping, access drives, and sidewalks.
72. The applicant shall be responsible for the cleaning and removal of tracked out gravel and dirt on to the adjacent public right-of-way.

**FEES AND DEPOSITS**

73. 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.
74. 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 DEPARTMENT**

75. For any buildings with public access i.e. recreational halls, clubhouses, etc. or buildings with a commercial use i.e. gatehouses, maintenance sheds, etc. Super fire hydrants are to be placed no closer than 25 feet and not more than 165 feet

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from any portion of the first floor of said building following approved travel ways around the exterior of the building. Minimum fire flow for these areas would be 1500 GPM for a 2-hour duration at 20 PSI.

76. Gates may be automatic or manual and shall be equipped with a rapid entry system (KNOX). Plans shall be submitted to the Fire Department for approval prior to installation. Automatic gate pins shall be rated with a shear pin force, not to exceed 30 pounds. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Automatic gates shall be provided with backup power.
77. 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 signs.
79. Final conditions shall be reviewed and approved by the Fire Marshall during the plan check stage.