

**Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007**

CONDITIONS OF APPROVAL

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 Tract Map, or any Amended Final Map recorded thereunder. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. This tentative parcel map shall comply with all applicable requirements and standards of Government Code §§ 66410 through 66499.58 (the "Subdivision Map Act"), Chapter 13 of the La Quinta Municipal Code ("LQMC"), Specific Plan 2006-080 and any Disposition and Development Agreement (DDA) and Development Agreement (DA) entered upon between the applicant and the La Quinta Redevelopment Agency, a public body, corporate and politic.

The City of La Quinta's Municipal Code can be accessed on the City's Web Site at www.la-quinta.org.

3. This tentative parcel map shall expire two years after approval, unless recorded or granted a time extension pursuant to the requirements of La Quinta Municipal Code 9.200.080 (Permit expiration and time extensions).

4. Prior to the issuance of any grading, construction, or building permit by the City, the Agency or the developer(s) of each of the parcels (hereinafter referred to as "developer") shall obtain any necessary 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 Co. Environmental Health Department
- Desert Sands Unified School District
- Coachella Valley Water District (CVWD)

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

- Imperial Irrigation District (IID)
- California Water Quality Control Board (CWQCB)
- SunLine Transit Agency
- SCAQMD Coachella Valley

The Agency or the developer(s) is(are) responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, the Agency or the developer(s) shall furnish proof of such approvals when submitting those improvements plans for City approval.

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

5. The Agency or the developer(s) 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").

The Agency or the developer(s) or design professional can obtain the California Stormwater Quality Association SWPPP template at www.cabmphandbooks.com for use in their SWPPP preparation.
 - B. The Agency's or the developer'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 Agency or the developer(s) shall ensure that the required SWPPP is available for inspection at the project site at all times through and

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

including acceptance of all improvements by the City.

- D. The Agency's or the developer'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 Agency or the developer(s) 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.
6. 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

7. Prior to issuance of any permit(s), the Agency or the developer(s) shall acquire or confer easements and other property rights necessary for the construction or proper functioning of the proposed development as to the parcel being developed by the Agency or that developer. 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 developer(s) shall establish the aforementioned requirements in the CC&R's for the development or other agreements as approved by the City Engineer.

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

Additionally, the Agency and the developer(s) of each parcel within Tentative Parcel Map No. 33367, shall establish reciprocal access agreements across, through, and over parcels within Tentative Parcel Map No. 33367.

Additionally, pursuant to the approval of this Tentative Parcel Map, a proposed north/south easement shall be established across the center of the Parcel 19 for an existing 18" lake equalizer line for the perpetual maintenance and reconstruction and per the approved DDA affecting this Parcel.

8. The developer(s) of each parcel 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.
 - A. The private street rights-of-way to be retained for private use within each parcel development shall be as approved with the Site Development Permit for each parcel.
9. The developer(s) of each parcel shall dedicate easement to the City of La Quinta for public and utility purposes and ingress and egress easement for public and emergency access.
10. Dedications shall include additional widths as necessary for dedicated right and left turn lanes, bus turnouts, and other features contained in the approved construction plans.
11. When the City Engineer determines that access rights to the proposed street rights-of-way shown on the approved Tentative Parcel Map are necessary prior to approval of the Final Map dedicating such rights-of-way, the developer(s) shall grant the necessary rights-of-way within 60 days of a written request by the City.
12. The developer(s) 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 Final Map, unless such easement is approved by the City Engineer.
13. General access points and turning movements of traffic are limited to the following:
 - A. Avenue 52.

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

- 1) SilverRock Way - Full turn movements are permitted at the existing SilverRock Way signalized intersection.
- 2) Local Road between Lots 15 and 16 - Right turn movements in and out are permitted. Left turn movements in and out are prohibited.

B. Jefferson Street.

- 1) Hotel Drive - Full turn movements are permitted at the proposed signalized intersection.
- 2) Local Road between Lot 15 and the All American Canal - Right turn movements in and out are permitted. Left turn in and out movements are prohibited.
- 3) Well Site (Lot 13).- Right turn in and out movements are permitted; Left turn in and out movements are prohibited.

C. Avenue 54.

- 1) SilverRock Way. Full turn movements are permitted.
- 2) Maintenance Facility Driveway. Full turn movements are permitted at the existing Golf Maintenance Facility driveway on Avenue 54.
- 3) Well Site (Lot 13). Full turn movements at the Well Site driveway on Avenue 54 are permitted.

STREET AND TRAFFIC IMPROVEMENTS

14. The developer(s) 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. Unless otherwise required by the Public Works Director or otherwise required as a condition of approval in the site development permits for the developments, each developer(s) shall be responsible for completing the roadway improvements within its parcels only and as required by the approved DDA and DA, subject to approved coordination by the Public Works Department.

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

The developer(s) shall extend improvements beyond the parcel 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).

Entry drives, main interior circulation routes, 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.

15. The developer(s) 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:

Private Access Street (Light Traffic)	3.5" a.c./4.5" c.a.b.
---------------------------------------	-----------------------

Private Access Street (High Traffic)	4.5" a.c./6" c.a.b.
--------------------------------------	---------------------

or the approved equivalents of alternate materials.

16. The developer(s) 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 developer shall not schedule construction operations until mix designs are approved.
17. General access points and turning movements of traffic are limited to the following:

Public Infrastructure Roadway System

- A. SilverRock Way. General access points and turning movements of traffic shall be as approved by future Site Development Permit applications or as shown on this approved Tentative Parcel Map.
- B. Jefferson Street Access Road. No general access points and turning movements of traffic are permitted.

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

18. 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.
19. 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.

PARKING LOTS and ACCESS POINTS

20. The design of parking facilities shall conform to LQMC Chapter 9.150.
21. The parking stall and aisle widths and the double hairpin stripe parking stall design.
22. ADA accessibility routes between opposite Handicap Stalls shall be a minimum of 4 feet.
23. Cross slopes should be a maximum of 2% where ADA accessibility is required including accessibility routes between buildings.
24. Building access points shall be shown on the Precise Grading Plans to better evaluate ADA accessibility issues.

Entry drives, main interior circulation routes, corner cutbacks, bus turnouts, dedicated turn lanes, ADA accessibility route to public streets and other features shown on the approved construction plans, may require additional street widths and other improvements as may be determined by the City Engineer.

25. The developer(s) 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 Stall/Access Aisles (Low Traffic Areas) 3.0" a.c./4.5" c.a.b.

Parking Stall/Access Aisles (High Traffic/Truck Traffic Areas) 4.5" a.c /5.5" c.a.b.

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

IMPROVEMENT PLANS

As used throughout these Conditions of Approval, professional titles such as "engineer," "surveyor," and "architect," refers to persons currently certified or licensed to practice their respective professions in the State of California.

26. 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.
27. The following improvement plans shall be prepared and submitted by the developer(s) 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 developer(s) may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

- A. On-Site Commercial Precise Grading Plan 1" = 20' Horizontal
- B. PM10 Plan 1" = 40' Horizontal
- C. SWPPP 1" = 40' Horizontal

NOTE: A through C to be submitted concurrently.

- D. Commercial Precise Grading Plan 1" = 20' Horizontal
- E. On-Site Street Improvements/Signing & Striping/Storm Drain Plan
1" = 40' Horizontal, 1" = 4' Vertical

NOTE: D through E 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 On-Site Signing & Striping Plans shall show, at a minimum; Stop Signs, Limit Lines and Legends, No Parking Signs, Raised Pavement Markers (including Blue RPMs at fire hydrants) and Street Name Signs per Public Works Standard Plans and/or as approved by the Engineering Department.

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

The developer(s) 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.

"Commercial 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.

28. 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). Navigate to the Public Works Department home page and look for the Online Engineering Library hyperlink.
29. The developer(s) shall furnish a complete set of the mylars of all approved improvement plans on a storage media acceptable to the City Engineer.
30. At the completion of construction, and prior to the final acceptance of the improvements by the City, the developer(s) shall update the mylars in order to reflect the as-built conditions.

IMPROVEMENT SECURITY AGREEMENTS

31. Prior to approval of any Final Map, the Community Development Director and Public Works Director shall verify that satisfactory agreements are in place to ensure that the developers of the parcels created by this Map will undertake their respective obligations which correspond to the development of the various parcels, consistent with the conditions of approval of their respective site development permits.
32. Any Subdivision Improvement Agreement ("SIA") entered into by and between the developer(s) and the City of La Quinta, for the purpose of guaranteeing the completion of any improvements related to this Tentative Parcel Map, shall comply with the provisions of Chapter 13.28 (Improvement Security), LQMC.
33. 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

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

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

In the event the developer(s) fail(s) 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.

34. If the developer(s) elect(s) to utilize the secured agreement alternative, the developer(s) 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 developer(s) submit(s) its detailed construction cost estimates for conditional approval of the Final Map by the City Council, the developer(s) 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 developer's detailed cost estimates.

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

35. Security will not be required for telephone, natural gas, or Cable T.V. improvements.
36. Should the developer(s) 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

37. The developer(s) shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.
38. Prior to occupancy of the project site for any construction, or other purposes, the developer(s) shall obtain a grading permit approved by the City Engineer.
39. To obtain an approved grading permit, the developer(s) shall submit and obtain approval of all of the following:
 - A. A grading plan prepared by a qualified engineer,
 - B. A preliminary geotechnical ("soils") report prepared by a qualified engineer,
 - C. A Fugitive Dust Control Plan prepared in accordance with Chapter 6.16, (Fugitive Dust Control), LQMC, and
 - D. A Best Management Practices report prepared in accordance with Sections 8.70.010 and 13.24.170 (NPDES stormwater discharge permit and Storm Management and Discharge Controls), LQMC.

All grading shall conform to the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.

A statement shall appear on the Final Map that a soils report has been prepared in accordance with the California Health & Safety Code § 17953.

The developer(s) 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.

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

40. The developer(s) 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.
41. 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 feet (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.
42. The developer(s) shall abandoned any existing wells within the Tentative Parcel Map boundaries as approved by CVWD and the City Engineer.
43. 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.
44. Prior to the issuance of a building permit for any building lot, the developer(s) 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

45. Stormwater handling shall conform with the approved hydrology and drainage report for (the "SilverRock Resort" of the underlying development). Nuisance water shall be disposed of in an approved manner.

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

46. Nuisance water shall be retained on site. Nuisance water shall be disposed of per approved methods contained in Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements.

UTILITIES

47. The developer(s) shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
48. The developer(s) 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.
49. 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.

50. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the developer(s) shall comply with trench restoration requirements maintained, or required by the City Engineer.

The developer(s) shall provide certified reports of all utility trench compaction for approval by the City Engineer.

CONSTRUCTION

51. The City will conduct final inspections of habitable buildings only when the buildings have access to publicly-maintained streets. The improvements shall include required traffic control devices, pavement markings and signage.

LANDSCAPE AND IRRIGATION

52. The developer(s) shall comply with Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans), LQMC.

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

53. The developer(s) shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
54. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
55. The developer(s) shall submit the landscape plans for approval by the Community Development Department and green sheet sign off by the Public Works Department. When plan checking has been completed by the Community Development Department, the developer(s) shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner, prior to submittal for signature by the Community Development Director, however landscape plans for landscaped median on public streets shall be approved by the both the Community Development Director and the City Engineer. Where City Engineer approval is not required, the developer(s) shall submit for a green sheet approval by the Public Works Department.

Final landscape plans for on-site planting shall be reviewed by the ALRC and approved by the Community Development Director prior to issuance of first building permit. Final plans shall include all landscaping associated with this project.

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

56. Landscape areas shall have permanent irrigation improvements meeting the requirements of the Community Development Director. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 18 inches of curbs along public streets.
57. The developer(s) or his agent has the responsibility for proper sight distance requirements per guidelines in the AASHTO "A Policy on Geometric Design of Highways and Streets, 5th Edition" or latest, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.

QUALITY ASSURANCE

58. The developer(s) shall employ construction quality-assurance measures that meet with the approval of the City Engineer.

Findings and Conditions of Approval - FINAL
Tentative Parcel Map No. 33367
City of La Quinta
June 22, 2007

59. The developer(s) 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.
60. The developer(s) 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.
61. Upon completion of construction, the developer(s) 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 developer(s) shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. The developer(s) shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. However, if subsequent approved revisions have been approved by the City Engineer and reflect said "As-Built" conditions, the Engineer Of Record may submit a letter attesting to said fact to the City Engineer in lieu of mylar submittal.

MAINTENANCE

62. The developer(s) shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC and any Maintenance Agreement entered upon or required by the approved DDA and DA.
63. The developer(s) shall make provisions for the continuous and perpetual maintenance of all private on-site improvements; perimeter landscaping, access drives, and sidewalks.

FEES AND DEPOSITS

64. The developer(s) 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 developer(s) makes application for plan check and permits.

Findings and Conditions of Approval - FINAL

Tentative Parcel Map No. 33367

City of La Quinta

June 22, 2007

65. 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).
66. Modifications of specific Conditions of Approval that affect future development sites may be considered and approved as part of the Site Development Permit entitlement process.