

**Tentative Parcel Map No. 37151**  
**Conditions of Approval**  
**Assessor's Parcel Number 665-110-004**

**General**

- 1) The final plat of any phase shall be in substantial compliance with the approved Tentative Parcel Map and shall comply with all conditions of approval as provided herein.
- 2) This entitlement shall expire two (2) years from the date of approval, unless extended, pursuant to the City of Desert Hot Springs Subdivision regulations and the State Subdivision Map Act.
- 3) Applicant/developer shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, an/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement applications. City shall promptly notify both the applicant and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense.

**Final Map/Plat:**

- 4) Developer shall provide all dedications and easements to the satisfaction of the City of Desert Hot Springs and the City Engineer.

**Acceptance of Conditions:**

- 5) Within fifteen (15) days of approval by the Planning Commission, the applicant shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This authorization shall become void, and any privilege, permit, or other authorization granted under these entitlements (i.e. TTM No. 34300) shall be deemed to have elapsed if compliance with this condition has not been undertaken within the specified time limits.

**Site Maintenance:**

- 6) Within 30-days of approval the applicant shall remove any discarded green waste, household debris, and/or construction rubble from the property. If after 5-days' notice by certified mail, the Applicant/developer does not comply with the before mentioned condition, the Planning Commission may enter the subject properties with City forces and remove all subject violations, bill the applicant and/or put a lien on the subject properties.
- 7) If after 5-days' notice by certified mail, the applicant/developer does not comply with the before mentioned criterion, the Planning Commission may either suspend future building or grading permits and/or enter the subject properties with City forces and remove all subject violations, bill the applicant and/or put a lien on the subject properties.

**Environmental:**

- 8) The Applicant/developer shall deliver to the Development Services Department a cashier's check, money order, or other acceptable form of payment made payable to the Riverside County Clerk in the amount of \$50.00 to enable the Notice of Exemption. Any additional fees that may be attributed to the required filing of environmental documents shall be paid by the Applicant/developer. If within 48-hours of Planning Commission Approval, the Applicant/developer has not delivered to the Development Services Department the check as required above, the approval for the project granted shall be void by reason of failure of condition (Fish and Game Code Section 711.4(c)).

**Grading:**

- 9) Any grading will require a Permit issued by the Engineering Division of the Community Development Department.

**Mapping Requirements**

- 10) Parcel Map in accordance with Chapter 2, Article 3, Section 66444 et.al of the Subdivision Map Act.
- a) Title report (updated within at least 60 days).
  - b) Parcel Map closure calculations including individual parcels.
  - c). Dedicate the required right-of-way along Little Morongo Road to City of Desert Hot Springs, per General Plan for a Major Arterial 55 feet from centerline.

**Engineering**

11. Applicant/Developer shall submit the following items for approval from the Engineering Department:
- a. Storm Drain / Drainage Plans
  - b. Street Improvement Plans
  - c. Street Signage and Striping Plans
  - d. Street Lighting Plans
  - e. Composite Utility Plans  
(Sewer and Water Plans – submit to Mission Springs Water District)
12. Applicant/Developer shall submit the following items for review and approval with the submittal of the Tentative Parcel Map;
- a. Soils Report
  - b. Title Report
  - c. Preliminary Grading Plan if grading proposed for the parcels prior to map filing with County Recorder
  - d. Hydrology Report
  - e. Utility master plan
13. Applicant/Developer shall submit the following items for approval with the submittal of the Final Parcel Map;
- f. Final parcel map
  - g. Title Report (updated within at least 6 months) a subdivision guarantee indicting those persons/entities who may sign the map will be required immediately prior to the City's signing of the map.
  - h. Parcel Map Closures

- i. Street Names
- j. Improvement Agreements with Security

14. Any street or dedications of easements shall be shown on the subdivision map.
15. Accurate and complete surveys of the land to be subdivided shall be made by a registered civil engineer or licensed land survey. All existing and required monuments shall be identified and/or set in accordance with Section 16.20.030 of the City Municipal Code.
16. Dedicate to the City the right to restrict direct vehicular access from parcel 1 to Little Morongo Road and Dillon Road, and parcels 2, 3, 4 and 5 to Little Morongo Road.
17. Applicant/Developer shall annex the property to Community Facilities District No. 2010-1 to pay for the cost of maintenance of public improvements and pay the Five Thousand Dollars (\$5,000.00) cost for the City's consultant to and the City fee for processing the request, prior to parcel map approval.
18. The Applicant/Developer shall annex the property to Public Safety Special Tax 2 to provide essential funding for public safety purposes and pay the Five Thousand Dollars (\$5,000) cost for the City's consultant to annex to PTAX2 and the City fee for processing the request, prior to parcel map approval. .
19. Prior to the installation of any improvements in the public right-of-way (ROW), an encroachment permit shall be obtained from the City Public Works Department.
20. Applicant/Developer shall provide and install adequate water supply, sanitary sewer, natural gas, electric, and telephone lines to serve each separate parcels.
21. Cross parcel drainage is prohibited i.e. drainage from one parcel across the adjacent parcel. All parcels shall drain to the streets.
22. There shall be no encroachment into public rights of way for construction trailers, equipment, trash bins, portable toilets, or materials; all of which shall be kept on-site. Construction access to the site shall be by an approved driveway, entry, or curb cut; no asphalt ramps or curb jumping is permitted.
23. At no time shall any adjacent streets for the project be allowed to be used for construction staging, storage or other such construction related activities. Access by heavy equipment shall be limited to the minimum number of trips essential to completing the construction. Any damage to the existing public roadways, sidewalks or other infrastructure shall be repaired or replaced by the Applicant's contractor at his own expense, as directed by the Public Works Director.
24. Applicant/Developer shall submit an owner-and contractor-signed PM10 Dust Control Implementation Plan in accordance with the standards and codes of the City and the South Coast Air Quality Management District (SCAQMD). Plans shall be submitted for review and approval by the Public Works Department prior to the issuance of any grading and/or applicable building permits. Any site that is greater than 10 acres shall concurrently process a PM10 Dust Control Implementation Plan with the SCAQMD. For further information contact the SCAQMD at:

South Coast Air Quality Management District (SCAQMD)  
21865 Copley Drive  
Diamond Bar, CA 91765

(800) CUT-SMOG (288-7664)

[www.aqmd.gov](http://www.aqmd.gov)

25. Applicant/Developer shall comply with the National Pollution Discharge Elimination System (NPDES) requirements per the California Regional Water Quality Control Board (RWQCB) regulations. The Applicant/Developer shall submit a Project Specific Stormwater Pollution Prevention Plan (SWPPP) to comply with the California General Permit for Stormwater Discharges Associated with the Construction Activity, prior to the issuance of a grading permit. For projects larger than 1 acre, the Applicant/Developer shall obtain all required permits from the California Regional Water Quality Control Board (RWQCB) and submit a copy of the Notice of Intent (NOI) and the Waste Discharge Identification Number (WDID#) to the City's Public Works Department prior to the issuance of the any grading permit.

For further information contact the RWQCB at:

California Regional Water Quality Control Board (RWQCB),  
Colorado River Basin Region,  
73-720 Fred Waring Drive #100  
Palm Desert, CA 92260  
(760) 346-7491

[www.waterboards.ca.gov/colorariver](http://www.waterboards.ca.gov/colorariver)

26. The Applicant/Developer is required to construct all transition and missing links between existing and proposed improvements.
27. The Applicant/Developer/Contractor shall comply with section 8.08 Recycling and Diversion of Waste from Construction and Demolition of the Municipal Code and file a Plan with the City's Building Department prior to the start of any construction.
28. The Applicant Developer shall construct a wall on the exterior boundary of the subdivision adequate to prevent access between the parcel(s) and adjacent properties subject to the approval of the Community Development Director.
29. The Applicant/Developer shall dedicate street right-of-way and construct street improvements on the following streets:
- a. Little Morongo Road, Major Arterial 110 foot right of way, easterly one-half, from centerline to ultimate right of way-55 feet.
  - b. Dillon Road, Major Arterial 110 foot right of way, northerly one-half, from centerline to ultimate right of way-55 feet.
  - c. Lot A shall extend only to the northerly ultimate right of way of Dillon Road. A Lot B shall be shown on the map for Dillon Road and extend to Little Morongo.
  - d. The street improvements shall be in accordance with City Standard No. 101 with sidewalks adjacent to the curb.
  - e. The street improvements shall include construction of asphalt concrete pavement, curb/gutter, sidewalk, streetlights, catch basins, storm drains, and fully landscaped and irrigated along the property frontage.
  - f. Improvements shall include removal and construction of existing street improvements that are severely damaged and/or not in compliance with City Standards, to be

determined at the time plans are submitted.

g. All sidewalks, ramps, and landings shall be compliant with the Americans with Disability Act.

h. All street improvements including the energizing of street lights and installation of irrigation and landscaping to be constructed and accepted by the City Public Works Department prior to the issuance of occupancy of any buildings constructed on the site.

30. Applicant/Developer shall pay to the City in one (1) lump sum prior to the recordation of the map, the cost of electrical energy for the street lighting system installed for a period of 48 months from the date of acceptance by the City Engineer.

31. The minimum grade on all proposed streets shall be 0.50% unless approved in advance, in writing, by the City Engineer.

32. All project streets shall be maintained as private streets until such a time as they are fully improved to City Standards and accepted by the City Council.

33. Applicant/Developer shall submit a project specific Hydrology Report, using Riverside County Flood Control and Water Conservation District's Hydrology Manual for City review and approval.

34. A portion of the property is in Federal Emergency Management Agency Zone A 1.0 depth of flooding with velocity of 4.0 feet per second. A note on the map shall state, "Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in ECS Book \_\_\_\_ Page \_\_\_\_\_. This affects Parcel Nos. \_\_\_\_\_. The Environmental Constraint sheet shall be filed prior to the filing of the Parcel Map.

35. No nuisance water shall escape the site onto public streets.

36. The design of the on-site grading, street improvements and the storm drainage improvements shall be coordinated with all adjacent projects to the satisfaction of the City Engineer.

37. Applicant/Developer shall prepare and submit a Project Specific Preliminary and Final Water Quality Management Plans pursuant to the Whitewater River Region Water Quality Management Plan for Urban Runoff.

38. Proposed street striping shall be per City standards.

39. All overhead utilities less than 92kv, located within the project boundaries, bordering the project and/or fronting the project shall be undergrounded.

40. Applicant/Developer shall enter into a water service agreement with the water utility provider for domestic water service.

41. Applicant/Developer shall file an improvement agreement with security to guarantee completion of public improvements as follows:

a. A faithful performance security in an amount deemed sufficient by the City Engineer to cover up to 100% of the total estimated cost of all required improvements, including bonding requirements for grading as outlined in the Municipal Code.

- b. A labor and material security to cover up to 50% of the total estimated cost of all required improvements.
  - c. A monumentation security in an amount stipulated by the City Engineer to cover the cost of placing lot corners and other related monuments.
  - d. If the required project improvements are financed and installed pursuant to special assessment proceedings, upon the furnishing by the contractor of the faithful performance and labor and material security required by the special assessment act being used, the City may reduce the improvement security of the Applicant/Developer by an amount corresponding to the amount of the security furnished by the contractor.
  - e. Notwithstanding the above, the Applicant/Developer may satisfy the requirement for security of certain improvements by providing proof that same has been posted with another public agency subject to the approval of the City Engineer.
42. Security may be one of the following types subject to the approval of the City Engineer and City Attorney as to form:
- a. Bonds - All bonds shall be executed by a surety company authorized to transact business as a surety, and have an agent for service in California, together with an acceptable policy holder's rating. The bond(s) shall contain the nearest street address of the institution providing the bond(s).
  - b. Cash Deposits - In lieu of the faithful performance and labor and material bonds, the developer may submit cash deposits or negotiable bonds of a kind approved for securing deposits of public monies under the conditions hereinafter described.
    - i. Disbursements from cash deposits shall be made in compliance with a separate agreement between the developer and the City. A bookkeeping fee of 1% of the total amount deposited with the City for each cash deposit shall be submitted with each security. Disbursements from a cash deposit in any instance shall not be permitted unless and until authorized in writing by the City Engineer.
43. All improvement agreements shall be approved by the City Attorney and City Council. Security for the agreement shall be approved by the City Attorney and Finance Director.
44. Developer shall contact Sunline Transit for location and requirements for bus stop / bus turnout.