

EXHIBIT A
CONDITIONS OF APPROVAL
CASE NO. PP25-0003 (Precise
Plan)

Planning Division:

1. The development of the property shall conform substantially with the approved plans and exhibits on file with the Development Services Department, except as modified by the following conditions. Any variation from the approved plans must be reviewed and approved by the Planning Division prior to building permit issuance and may require review and approval by the ARC, Planning Commission, and/or City Council.
2. The Applicant agrees that in the event of any administrative, legal, or equitable action instituted by a third party challenging the validity of any of the procedures leading to the adoption of these Project Approvals for the Project, or the Project Approvals themselves, the Developer and City each shall have the right, in their sole discretion, to elect whether or not to defend such action. The Developer, at its sole expense, shall defend, indemnify, and hold harmless the City (including its agents, officers, and employees) from any such action, claim, or proceeding with counsel chosen by the City, subject to the Developer's approval of counsel, which shall not be unreasonably denied, and at the Developer's sole expense. If the City is aware of such an action or proceeding, it shall promptly notify the Developer and cooperate in the defense. The Developer, upon such notification, shall deposit with City sufficient funds in the judgment of the City Finance Director to cover the expense of defending such action without any offset or claim against said deposit to assure that the City expends no City funds. If both Parties elect to defend, the Parties hereby agree to affirmatively cooperate in defending said action and to execute a joint defense and confidentiality agreement in order to share and protect the information under the joint defense privilege recognized under applicable law. As part of the cooperation in defending an action, City and Developer shall coordinate their defense in order to make the most efficient use of legal counsel and to share and protect information. Developer and City shall each have sole discretion to terminate its defense at any time. The City shall not settle any third-party litigation of Project approvals without the Developer's consent, which consent shall not be unreasonably withheld, conditioned, or delayed unless the Developer materially breaches this indemnification requirement.
3. All conditions are subject to field verification. The City may withhold building or occupancy permits until compliance with applicable conditions and mitigation measures is demonstrated.

PLANNING COMMISSION RESOLUTION NO .

4. The Precise Plan approves site layout and development consistent with the Conceptual Site Plan dated April 15, 2025. This includes site layout, common open space provided, recreation area location/size, lot sizes, and identification of phases. Referencing of phases within these conditions are based off the Conceptual Site Plan and subject to approval of a phased project from the City Engineer and Development Services Director. Future development will need to remain consistent with the project plans, including the location of single-story lots identified on the site plan.
5. All development within this Precise Plan will need to adhere to PDMC Section 25.10.050(B).
6. Prior to the issuance of any building or landscaping permit for each and any phase, each phase within the project area will need to apply for a Precise Plan for development to provide phase specific architecture, landscaping, development standards, setbacks, and all other requirements identified for the Precise Plan and within the Palm Desert Municipal Code at time of application. Each Precise Plan would be subject to approval from the City's Architectural Review Commission and Planning Commission. Precise Plan 25-0003 and all of the conditions herein will still remain in effect in the event a future Precise Plan for a specific phase is approved, unless otherwise and explicitly stated in a subsequent resolution.
7. The Precise Plan has identified common areas for recreation, open space, retention, and a pedestrian trail. The Applicant shall submit a Design Review application subject to Architectural Review Commission approval for the design of these areas.
8. All future Precise Plans and development will need to adhere to the approved pad elevations as identified in the Preliminary Mass Grading Exhibit and Preliminary Grading Exhibit, both dated September 19, 2025. Any revisions would need to comply with PDMC Section 27.12.045.
9. The City Engineer and Development Services Director reserve the right for any pad elevation revision within this development to require any further studies, drawings, or analysis to ensure the entirety of the project meets City requirements and is consistent with the original approval. The City Engineer and Development Services Director reserves the right for any pad elevation revision within this development to be subject to Planning Commission approval, compliant with PDMC Section 27.12.045.
10. The Precise Plan shall expire two years from the date of this approval, and shall become null and void unless a time extension is granted per PDMC Section 26.20.140, any extension legislation from the Governor or State Legislature, and/or Tract Map 39160 is still active or finalized.
11. The development of the property described herein shall be subject to the restrictions and limitations set forth herein, which are in addition to the approved development standards listed in the PDMC and state and federal

PLANNING COMMISSION RESOLUTION NO .

statutes now in force or which hereafter may be in force.

12. Prior to any construction approval, "will serve" letters shall be obtained from all affected agencies, including the jurisdictional Coachella Valley Water District, Southern California Edison, Spectrum Cable, Frontier Telephone and Burrtec Waste and Recycling of the Desert.
13. Prior to Final Map approval for each associated phase within the Precise Plan, all proposed street names and addresses shall be submitted to and approved by the Development Services Director, in consultation with the Planning, Police, and Fire Departments, and shown on the Final Map.
14. The applicant shall prepare and record Conditions, Covenants and Restrictions (CC&Rs) as a part of the establishment of a Home Owners Association (HOA) to the satisfaction of the City Attorney and City Engineer. Said HOA shall be responsible for the ongoing and perpetual maintenance of all common areas and improvements established and required within the tentative map area. The CC&Rs shall include but not be limited to provisions for the ongoing maintenance of private interior streets, recreational amenities, landscaping (including street parkways, landscape easements, parks and drainage facilities, including pipelines and retention basins), blowsand and nuisance water mitigation features (e.g. fencing, landscaping irrigation, sand impoundment areas, and soil stabilization, bubblers), and the ongoing maintenance of the exterior of any project perimeter walls including graffiti removal. The CC&Rs shall have clearly labeled exhibit(s) that demonstrate maintenance obligations for all improvements within each associated phase. The CC&R's shall be recorded subsequent to the recordation of the final map for each associated phase.
15. The CC&Rs and other homeowner association documents shall clearly state that all private onsite drainage facilities, including pipelines and basins, are the responsibility of the HOA for regular upkeep and maintenance.
16. All applicable mitigation measures and conditions adopted for Tentative Tract Maps 39159 and 39160 remain in effect. These Precise Plan conditions supplement those approvals and govern site design, building placement, landscaping, lighting, and aesthetic treatment.
17. Plant materials shall emphasize drought-tolerant species compatible with the Coachella Valley climate. Turf shall be limited to recreational or functional open-space areas only. Landscape coverage shall achieve at least 50 percent ground coverage within two years of installation.
18. The pedestrian network shall conform to the Pedestrian Accessibility Plan including internal sidewalk connections, perimeter trails, and safe crossings to the recreation area. Any revision to pedestrian routes shall require Planning Division review.

PLANNING COMMISSION RESOLUTION NO .

19. A photometric plan demonstrating compliance with the City's illumination levels and shielding standards shall be submitted to the Planning Division for approval prior to issuance of building permits. The Photometric Plan shall include the following:
 - a. A catalog of each type of lighting used.
 - b. A detail of any freestanding light that includes height, type of fixture, and decorative base.
 - c. The Photometric level at property line should be "0"
20. The applicant shall comply with the Mitigation Monitoring and Reporting Program adopted with the Catavina IS/MND. All mitigation measures shall be implemented at the timing specified therein, and verification shall be provided to the Planning Division.
21. In the event that any human remains are discovered the applicant shall cease all work and contact the Riverside County Sheriff and Riverside County Coroner's Office and work shall not resume until such time that the site has been cleared by County Coroner and/or the Palm Desert Sherrif's Office of any criminal matter. The applicant will also be required to consult with the Agua Caliente Tribal office.
22. During grading and construction, the applicant shall implement SCAQMD Rule 402 and 403 dust-control measures, including daily watering, covering of haul trucks, stabilization of access points, and vehicle idling limits of 5 minutes.
23. No residential structure shall exceed two stories or 35 feet in height as measured per PDMC § 25.10.050. Rooflines and massing shall maintain visual variety and avoid monotonous repetition along internal streets. The Conceptual Site Plan dated April 15, 2025 identifies the required location of single-story lots, which shall be a maximum height of 18'.
24. Wall heights, materials, and finishes shall match those shown on the approved wall-and-fence plan. Decorative treatments facing public rights-of-way shall include textured stucco, stone veneer, or similar high-quality finishes. Chain-link fencing is prohibited except as temporary construction security fencing. Barbed Wire, Acrylic, and Serpentine Fences are specifically prohibited.
25. The 4-acre recreation/open-space area shown on the approved Precise Plan shall include a community building, pool area, passive lawns, and shaded seating. Final design details shall be reviewed and approved by the Planning Division prior to building permits for those facilities. The completion of these areas shall be completed prior to the completion of any residential phase within the development.
26. Prior to grading permit and permits associated with backbone infrastructure improvements, the Applicant shall submit plans and obtain permits for the construction of the perimeter wall along the west, east, and south side of TTM

PLANNING COMMISSION RESOLUTION NO .

39159. These rear property walls shall meet the City of Palm Desert Municipal Code and do not require Architectural Review Commission approval. They may be approved by the Development Services Department at a ministerial level. The Applicant is responsible for conducting a precise survey of the property to verify all boundary lines.

A) Wall heights, materials, and finishes shall match those shown on the approved wall-and-fence plan. Decorative treatments facing public rights-of-way shall include textured stucco, stone veneer, or similar high-quality finishes. Chain-link fencing is prohibited except as temporary construction security fencing. Barbed Wire, Acrylic, and Serpentine Fences are specifically prohibited.

B) In the event that the survey identifies existing improvements (i.e. fences, structures, landscaping) encroaching into the subdivision from adjacent properties, the Applicant shall be responsible for addressing such conflicts. This includes making good-faith efforts to resolve encroachments through coordination with property owners, which may involve relocation of improvements and processing of lot line adjustments. Any proposed lot line adjustment shall be submitted for review and approval of the City and must be finalized prior to recordation of the Final Map.

C) Construction of these walls shall be completed prior to first Certificate of Occupancy issuance.

FEES

27. The Applicant shall pay all applicable City of Palm Desert fees, charges and other costs such as development impact fees as prescribed by City Ordinance. The applicant is hereby advised that the fees may change at the time they become due and payable, as permitted by applicable law.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020(d)(1), the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this approval and any such protest must be in a manner that complies with Section 66020(a), and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project.

28. The applicant shall prepare a final landscape plan that contains the information prescribed by the Development Services Director and is consistent with all City Design Guidelines. This includes the final landscape plan for all common areas, retention, recreation area, and landscaping trail, as identified in Condition #7.

PLANNING COMMISSION RESOLUTION NO .

29. All subdivision signs shall be subject to Palm Desert Sign Code and approved separately.

ENGINEERING

30. The following plans are hereby referenced: Preliminary Grading Exhibit prepared by MSA Consulting on September 23, 2025, and Preliminary Mass Grading Exhibit prepared by MSA Consulting on September 23, 2025.
31. It is assumed that easements shown on the preliminary grading and drainage plan are shown correctly and include all the easements that encumber the subject property. A current preliminary title report (30 days current) for the site shall be submitted during technical plan review. The Applicant shall secure approval from all easement holders for all grading and improvements, which are proposed over respective easements, if any, or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no effect. Proof of authorization shall be provided to the Land Development Department prior to issuance of grading permit.

Should such approvals or alternative actions regarding the easements not be provided and approved by the City, the Applicant may be required to amend or revise the proposed site configuration as may be necessary. Of particular consideration are those easements identified on the property's preliminary title report and shown on the preliminary grading and drainage exhibit and not proposed to be relocated; including but not limited to the 25-foot easement in favor of Southern California Edison (SCE) along the eastern boundary where grading work may encroach onto existing easement, the 55-foot easement in favor of Coachella Valley County Water District along the eastern boundary where grading work may encroach onto existing easement, and those 6-foot wide easement strips located within the project boundary in favor of SCE where grading work and pads are proposed.

32. In compliance with the City of Palm Desert Municipal Code Chapter 12.16.020, all utility extensions within the site shall be placed underground unless otherwise specified or allowed by the respective utility purveyor.
33. The Applicant shall comply with Palm Desert Ordinance No. 843, Section 24.20 Stormwater Management and Discharge Ordinance.
34. Prior to a grading permit, the Applicant shall prepare a final grading plan for the site. No grading or other improvements shall be permitted until a final grading plan has been approved by the City Engineer. Grading plans and all grading shall conform to the approved Preliminary Grading Plan or Preliminary Mass Grading Plan, the California Building Code, Palm Desert

PLANNING COMMISSION RESOLUTION NO .

- Municipal Code (PDMC) Title 27 Grading, and all other relevant laws, rules, and regulations governing grading in the City of Palm Desert.
- a) The final grading plans shall show and identify all proposed onsite improvements in accordance with the approved preliminary grading exhibit.
 - b) Design shall be in compliance with the accessibility standards in the California Building Code (current) and Americans with Disability Act (ADA) regulations. Plans shall show running and cross slopes along accessibility path from building entrances to designated parking stalls and to public pedestrian infrastructure.
 - c) All private improvements shall be kept within private property. Non-standard encroachments into proposed public right-of-way will not be permitted, unless clearly identified on these conditions of approval.
 - d) The project's Geotechnical Engineer shall sign the final grading plans.
35. Prior to grading plan approval, the Applicant shall pay all appropriate drainage fees in accordance with the City's Municipal Code Section 26.49 and Palm Desert Ordinance No. 653.
 36. Prior to grading plan approval, the Applicant shall pay all appropriate park fees in accordance with the City's Municipal Code Section 26.48.060.
 37. Prior to issuance of the grading permit for the development, the Applicant shall pay all appropriate signalization fees in accordance with the City's Resolution No. 79-17 and 79-55.
 38. Prior to grading permit, the applicant shall record the related tract map.
 39. Prior to grading permit, the Applicant shall submit improvement plans for required improvements along Frank Sinatra Drive as outlined in these conditions of approval. The plans are required to be approved by the City Engineer prior to final map approval.
 - a) Right-of-way dedication to provide minimum 65-foot right-of-way from street centerline to property line.
 - b) Additional right-of-way dedication at project driveways required to accommodate ADA-compliant public infrastructure within public right-of-way shall be dedicated.
 - c) Street improvements include, but are not limited to, meandering sidewalk, landscaped parkway, and curb & gutter.
 - d) Improvement plans shall include Class II Bicycle Lane along the project frontage per Coachella Valley AG Active Transportation Planning (CVAG ATP) Design Guidelines Section 5.3.
 - e) The Applicant shall guarantee all(any) improvements within the public right-of-way for a period of one year from the date of final acceptance and the improvement guarantee shall be backed by a bond or cash deposit in the amount of ten percent of the surety posted for improvements.
 40. Prior to grading permit, the Applicant shall submit improvement plans for required improvements along Portola Avenue as outlined in these conditions

PLANNING COMMISSION RESOLUTION NO .

of approval. The plans are required to be approved by the City Engineer prior to final map approval.

- a) Right-of-way dedication to provide minimum 65-foot right-of-way from street centerline to property line.
 - b) Additional right-of-way dedication at project driveways required to accommodate ADA-compliant public infrastructure within public right-of-way shall be dedicated.
 - c) Street improvements include, but are not limited to, meandering sidewalk, landscaped parkway, and curb & gutter.
 - d) Improvement plans shall include Class II Bicycle Lane along the project frontage per Coachella Valley AG Active Transportation Planning (CVAG ATP) Design Guidelines Section 5.3.
 - e) The Applicant shall guarantee all(any) improvements within the public right-of-way for a period of one year from the date of final acceptance and the improvement guarantee shall be backed by a bond or cash deposit in the amount of ten percent of the surety posted for improvements.
41. Prior to grading permit, the Applicant shall submit improvement plans for the intersection of Frank Sinatra Drive and proposed Street A/Hollister Drive for review and approval of the City Engineer. The intersection design shall provide a median crossover with directional left turn bays to prevent left turns from the north and south legs of the intersection. The storage capacity for turn bays shall be based on the recommendations of a traffic engineer and subject to approval of the City Engineer.
- a) As an alternative, the Applicant may propose signalize the intersection and provide full intersection improvements including, but not limited to, traffic signal, pedestrian crosswalks, ADA compliant curb ramps, communication conduit, and any work or equipment to make the signal operational. In the event the intersection signalization is proposed, the Applicant shall submit a written request to the City's Development Services Director and Public Works Director that includes a fiscal impact analysis for the proposed improvements. The improvements, including any changes due to re-alignment of the entryway off of Frank Sinatra Drive, shall be submitted for review and approval of the City Engineer. Revising the design to include a signal could require a Community Engagement meeting to residents within 1,000 feet that specifically shows the signal drawings, per request of the Development Services Director. The Applicant will be responsible for the full cost of design, permitting, construction, and related encumbrances for the signalization work.
 - b) The Applicant shall guarantee any improvements within the public right-

PLANNING COMMISSION RESOLUTION NO .

of-way for a period of one year from the date of final acceptance and the improvement guarantee shall be backed by a bond or cash deposit in the amount of ten percent of the surety posted for improvements.

42. Prior to grading permit, the Applicant shall submit improvement plans for required improvements at the intersection of Frank Sinatra Drive and Portola as outlined in these conditions of approval. The plans are required to be approved by the City Engineer prior to final map approval.
 - c) Modify to provide minimum 250-foot storage length for EB left turn lane (west leg of the intersection).
43. Prior to approval of the grading plan, the Applicant shall prepare a final Water Quality Management Plan (WQMP) for approval of the City Engineer.
 - a) LID BMPs shall be designed in accordance with the Riverside County Whitewater River Region Stormwater Quality Best Management Practice Design Handbook for Low Impact Development, dated June 2014.
 - b) Any onsite and offsite BMPs shall be designed and sized for a maximum infiltration rate of 2 inches/hour as supported by the infiltration report prepared by Blue Fern Development USA, LLC. Dated October 2, 2024 and August 18, 2025. Any changes to the proposed BMP sizing, design, and type; and impacts to the referenced exhibits, may require additional approvals.
44. Prior to the issuance of a grading permit, the Applicant shall submit a signed and notarized WQMP Operations and Maintenance Agreement to the City. The agreement shall include provisions for the maintenance and operation of all onsite water quality BMP facilities by the property owner.
45. Prior to the issuance of a grading permit, the Applicant shall submit a PM10 application for review and approval. The Applicant shall comply with all provisions of PDMC Section 24.12 regarding Fugitive Dust Control.
46. Prior to approval of the grading plan, the Applicant shall prepare a detailed final hydrology and hydraulics report for approval of the City Engineer. The report shall encompass the entire project area and comply with all relevant laws, rules, and regulations governing the City of Palm Desert.
 - a) Site is required to handle the 100-year 24-hour event. Final report shall show the site is designed to meet requirement.
 - b) Design shall incorporate emergency overflow outlet in the event the drainage improvements exceed full capacity.
 - c) The hydrology and hydraulics shall be designed and sized for a maximum infiltration rate of 2 inches/hour as supported by the infiltration reports prepared by Blue Fern Development USA, LLC. Dated October 2, 2024 and August 18, 2025. Any changes to the proposed design and impacts to the referenced exhibits, may require

PLANNING COMMISSION RESOLUTION NO .

additional approvals.

47. Prior to approval of the grading plans, the Applicant shall provide the City Engineer with evidence that a Notice of Intent (NOI) has been filed with the State Water Resources Control Board. Such Evidence shall consist of a copy of the NOI stamped by the State Water Resources Control Board or the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed and their WDID number is depicted on the grading plan before approval.
48. Prior to grading permit it shall be the sole responsibility of the Applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading shown on the preliminary site plan exhibit. Proof shall be provided to the Land Development Department prior to issuance of grading permit.
49. Prior to issuance of grading permit and in compliance with the City of Palm Desert Municipal Code Chapter 27.24, the Applicant shall enter into an agreement and post financial security guarantee for all grading work related to this project.
50. Prior to issuance of grading permit, where grading involves import or export, the Applicant shall obtain relevant permits, from the Public Works Department where the material is coming from or going to, including import/export quantities and hauling route.
51. Prior to grading permit sign-off, the final grade certification shall be submitted in conformance with the approved grading plans. A licensed land surveyor shall certify the completion of grading in conformance with the lines and grades shown on the approved grading plans.
52. Prior to grading permit sign-off, the Applicant shall field verify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP. BMPs shall be inspected by City staff.
53. Upon completion of grading work, the project's Geotechnical Engineer shall certify to the completion of grading in conformance with the approved grading plans and the recommendations of the geotechnical report approved for this project. A licensed land surveyor shall certify to the completion of grading in conformance with the lines and grades shown on the approved grading plans.
54. Prior to grading sign-off, the required associated improvements shall be completed or bonded in a manner acceptable to the City Engineer and City Attorney.
55. Prior to the first Certificate of Occupancy issuance, all backbone infrastructure shall be constructed and accepted. Backbone infrastructure includes, but is not

PLANNING COMMISSION RESOLUTION NO .

limited to, improvements within proposed Street "A", proposed Street "A" intersection with Frank Sinatra Drive, proposed Street "A" intersection with Portola Avenue, 250-foot storage length for EB left turn lane at the intersection of Frank Sinatra Drive and Portola, common area retention basins, and public-right-of-way landscaping. This also includes construction of a traffic signal in the intersection, if the applicant chooses this improvement, pursuant to conditions of approval listed for TTM 39159.

56. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show a (existing/proposed) water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.
 - a) Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
57. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Where new water mains are extended along streets where hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2" x 2 1/2" (super hydrant). Reference CFC as amended and NFPA 24.
58. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 45 feet outside radius and 24 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
59. Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an

PLANNING COMMISSION RESOLUTION NO .

unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 24 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

a) Fire Lane marking: Identification and marking of fire lanes, including curb details and signage shall be in compliance with Riverside County Fire Department Standards.

60. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as possible from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
61. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.
62. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted for evaluation purposes, resulting in denial or approval by the Fire Code Official. Reference CFC as amended.
63. Gate Access - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a

PLANNING COMMISSION RESOLUTION NO .

- Knox Box/Padlock if locked. Reference CFC as amended.
64. Water Plans - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.
 65. Fire Planning Review: This planning case will also be reviewed by the Riverside County Fire Department's Fire Planning Division for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts. Questions for Fire Planning can be addressed to RVCPlanningSubmittals@fire.ca.gov.