

RESOLUTION NO. 2001-69
CONDITIONS OF APPROVAL - FINAL
AMENDING PARCEL MAP 20469, RANCHO LA QUINTA
T.D. DESERT DEVELOPMENT
JUNE 5, 2001

CONDITIONS OF APPROVAL

GENERAL

1. Amending Parcel Map No. 20469 shall comply with the requirements and standards of §§ 66410 through 66499.58 of the California Government Code (the Subdivision Map Act) and Chapter 13 of the La Quinta Municipal Code (LQMC).
2. Amending Parcel Map No 20469 shall comply with the conditions and requirements of Specific Plan 84-004 as in effect at the time of recordation.
3. The final map shall not be recorded until Specific Plan 84-004 and Change of Zone Case No. 84-014 become effective.
4. Condition Deleted

SITE PLAN

5. The final map shall conform substantially with the approved tentative map as contained in the Community Development Department's file for TPM 20469 and the following conditions of approval, which conditions shall take precedence in the event of any conflict with the provision of the tentative map.
6. Prior to submittal of the final map for plan check, the Applicant shall submit a master perimeter wall plan for the Community Development Department demonstrating that the perimeter lots are of sufficient depth to accommodate the perimeter wall setbacks as required by the conditions for SP 84-004.
7. Lot 17 (golf course) shall be divided into two lots in accordance with the approved phasing plan for SP 84-004.

Streets, Grading and Drainage

8. The Applicant shall dedicate half-width right-of-ways in accordance with their general plan designation for Avenue 48, Avenue 50 Washington Street and Jefferson Street. The construction and phasing of the public street improvements shall be in accordance with the conditions of approval for SP 84-004.

9. The Applicant shall develop all roads internal to the project in accordance with the design standards specified in the Specific Plan and the structural standards in effect at the time of map approval in conjunction with the phased implementation of the Specific Plan. All roadways within the Specific Plan area shall remain private.
10. The final map shall designate project entrances at the following locations:
 - a. Washington Street at Eisenhower Drive
 - b. Avenue 48 at Adams Street
 - c. Avenue 48 near Dune Palms Road
 - d. Jefferson Street approx. 1,220 feet south of Avenue 48
 - e. Avenue 50 at approximately the midway point of the project's frontage along Avenue 50.

All other portions of the project's perimeter adjacent to public right-of-way shall be designated as restricted or no access.

11. Prior to submittal of the final map for plan check, the Applicant shall submit a preliminary internal street plan to the Community Development Department and Fire Marshal for review and approval. The plan shall designate alternate emergency accesses for culs-de-sac having lengths exceeding 550 feet and shall include a cross-section detailing construction of said emergency accesses.
12. Prior to approval of the final map, the Applicant shall submit a conceptual master grading and drainage plan for the entire site in accordance with the following requirements of the City Engineer and SP 84-04:
 - a. The plan shall comply with the standards of the Uniform Building Code and other applicable Municipal Ordinances.
 - b. Effort shall be made to minimize unnecessary grading and to preserve and utilize existing land forms to the largest extent possible.
 - c. Grading for the proposed golf course shall take into account the bank heights required to carry the design flow with the necessary freeboard.
 - d. The Applicant shall coordinate with developments to the north and submit a master grade plan for Avenue 48.
 - e. The Applicant shall coordinate with proposed developments to the north and submit a plan which considers the drainage from the north and west

is channeled to the La Quinta Stormwater Evacuation Channel.

- f. All single family pad elevation shall be protected from a 100-year storm. All drainage shall be contained on the site or channeled to the La Quinta Stormwater Evacuation Channel.

Public Utilities and Services

- 13. The Applicant shall comply with the requirements of the Coachella Valley Water District.
 - a. Conceptual master plans for water and sewer facilities on the site shall be submitted for review and approval.
 - b. The water system shall be installed in accord with the District requirements. The District will need additional facilities, which may include wells, reservoirs, and booster pumping stations, to provide for the orderly expansion of its system. The Applicant will be required to provide and dedicate to the District any land needed for these facilities.
 - c. The sanitary sewer system shall be installed in accord with District regulations. The area shall be annexed to Improvement District No. 55 for sanitation service.

- 14. The Applicant shall comply with the requirements of the Imperial Irrigation District.
 - a. Provision shall be made underground utilities to the extent feasible.
 - b. Existing overhead lines and all proposed utilities within or adjacent to the proposed development shall be installed underground, unless otherwise permitted by General Plan Amendment 2000-073.
 - c. The Applicant shall provide a site for an electrical substation in accordance with one of the two following provisions:
 - (1) Dedicate to IID a 330 feet by 330 feet site along the south side of Avenue 48, east of Adams Street in accordance with the District's requirements.
 - (2) Prior to approval of the final map by the City Council, submit a deed or other proof of conveyance of property located at an approved alternate site to IID in accordance with the District's

requirements.

15. The Applicant shall comply with the following requirements for utility easements:
 - a. Prior to submittal of the final map for plan check, the Applicant shall coordinate with all utility companies (including gas, water, sewer and electricity) to ensure that adequate provisions are made for on- and off-site easements for the provision of the future facilities.
 - b. At the time of final map submittal, the Applicant shall provide the Community Development Department with letter from the applicable utilities stating that adequate provisions for future facilities are provided and that there are no conflicts with other easements.
 - c. All easements shall be shown on the final map exhibit.
16. The Applicant shall pay a per-unit school development fee as determined by the Desert Sands Unified School District in accordance with the school mitigation agreements as approved by the La Quinta City Council and in effect at the time of issuance building permits.
17. The Applicant shall delineate and dedicate a 10-acre park site on the final map in accordance with City approval, unless other approved alternate recreational facilities are approved by the City as allowed by SP 84-004.

Miscellaneous

18. The Applicant shall satisfactorily mitigate archaeological concerns identified in previously conducted site surveys prior to initiation of grading. A qualified archaeologist shall certify as to the adequacy of mitigation measures prior to issuance of any grading (or related) permits.
19. The buried remains are encountered during development, a qualified archaeologist shall be contacted immediately and appropriate mitigation measures shall be taken.
20. Prior to the issuance of grading permits or any disturbance of the land, the Applicant shall provide for mitigation of the impact on the Coachella Valley Fringe-toed Lizard by complying with requirements of the mitigation agreement as approved by the City Council and in effect at the time of recordation.

21. The Applicant shall demonstrate the adequate provision has been made for non-automotive means of transportation within the project site as a means of reducing dependence on private automobiles.
22. Specific project designs shall encourage the use of the public transit by providing for bus shelters as required by the Community Development Director and consistent with the requirements of local transit districts and the specific plan.
23. Tentative maps shall be designed to ensure compliance with the State laws regarding solar accessibility. To the extent possible, all structures shall be sited, oriented and designed so as to minimize the energy needs for cooling.
24. Prior to the issuance of grading permits or the approval of final maps, the Applicant shall submit a phasing schedule and map for the entire project, which shall include the phasing of off-site infrastructure, to the Community Development Director for review and approval in accordance with SP 84-004 and the following conditions:
 - a. No lot shall be divided by two or more phases.
25. Applicant understands that the City has incorporated in 1982 and has not yet enacted a complete policy on exactions on new development to provide municipal improvements and facilities needed as a result of the cumulative impact of such new development; that the City is in the process of preparing and enacting such a policy, which will include uniform fees to be imposed upon new construction to fund the following public improvements and facilities: fire station, public safety facility, city hall par and recreation facilities, schools, drainage facilities, major thoroughfares, bridges, and traffic signalization; and, the City expects to enact said fees policy on or before December 31, 1984. Applicant agrees to pay said fee or fees in the amount and at the time enacted and from time to time amended by the City. To the extent that Applicant constructs specific facilities included within the fee structure, it shall receive appropriate credit, as determined by the City Council. If said fee shall financing of permanent or temporary school facilities, Condition No. 16 (school development fee) shall be deleted.
26. The developer/property owner agrees to indemnify, defend and hold harmless the City of La Quinta in the event of any legal claim or litigation arising out of the City's approval of this project including but not limited to indemnifying and holding harmless the City from any challenge regarding SP 84-004 (Amendment #4), GPA 2001-073, EA 2001-421, and affiliated subdivision maps. The City of La Quinta shall have the right to select its defense counsel in its sole

discretion.

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