

CITY COUNCIL RESOLUTION NO. 89-76
CONDITIONS OF APPROVAL
SPECIFIC PLAN NO. 85-006 - OAK TREE WEST
JUNE 20, 1989

- * Denotes required mitigation measure from EA No. 85-034.
- + Revised condition per Planning Commission.

GENERAL

ORIGINAL CONDITION NUMBER	NEW CONDITION NUMBER	
1.	1.	The developer shall comply with Revised Exhibit "A" (dated August, 1985), the Specific Plan document for Specific Plan No. 85-006 and the following conditions, which conditions shall take precedence in the event of any conflicts with the provisions of the Specific Plan.
2.	2.	The developer shall comply with the mitigation measures contained within the Negative Declaration for Environmental Assessment No. 85-034 which are incorporated into the conditions of approval for Specific Plan No. 85-006 and which are denoted by an asterisk (*) in these conditions of approval.
3.	3.	Development of this project shall be in accordance with the provisions of the La Quinta Redevelopment Project No. 1 plan and the La Quinta General Plan.
5 & 6	+ 4.	The Specific Plan shall be concurrently reviewed in conjunction with subsequent tract map applications.

SOILS/GEOLOGY

- 7. *+5. Prior to approval of final maps or issuance of grading permits, the Applicant shall submit soils reports and

more detailed site specific geotechnical reports to the City Engineer for review and approval. In addition to establishing engineering design parameters for development of the site, the reports shall specifically address the following concerns:

- a. For those areas adjacent to or on the toes of the slopes of the Santa Rosa Mountains, the geotechnical reports shall determine natural slope stability and potential hazards from falling rock or tumbling boulders.
 - b. For that area over or adjacent to the site of the former sewage treatment facility near the Adams Street extension and Calle Tampico, the reports shall consider any additional necessary development/construction preparation of the site due to the presence of sewage sludge and uncompacted fill.
 - c. For multi-story structures, the reports shall address special design or construction due to the soil and seismic conditions.
8. * 6. The Applicant shall comply with the latest Uniform Building Codes, as adopted by the City of La Quinta and in effect at the time of issuance of the building permits. The appropriate seismic design criteria will depend upon the type and use of the proposed structure and the recommendations of the approved site specific geotechnical and soils reports.
 9. * 7. All development, including golf course construction shall comply with the City's adopted Hillside Development Ordinance.
 10. * 8. Prior to the submittal of any tentative parcel or tract maps or the issuance of grading permits, the Applicant shall submit a comprehensive blowing dust and sand mitigation plan on the entire site to the Planning and Development Department for review and approval. This plan shall include, but not be limited to, consideration of the following means to minimize blowing sand and dust: implementation of Uniform Building Code requirements, development phasing, retention of existing trees, cultivation of interim groundcover or crops, and the use of water trucks and sprinkler systems.
 11. * 9. All future development shall comply with the resolutions outlined in Chapter 19 of the "Southeast Desert Air Basin Control Strategy", February, 1980 (a revision to the State Implementation Plan). Specifically, all future development must comply with the requirements of the

following plans:

- a. Air Quality Management Plan, Southeast Desert Air Basin, Riverside County, 1979.
- b. Air Resources Board Resolution 79-79, November, 1979.
- c. Air Resources Staff Report, October, 1979.

12. *10. At the time of submittal of tentative tract maps or plot plans, the Applicant shall demonstrate that the proposed uses include provisions for non-automotive means of transportation within the project site as a means of reducing dependence on private automobiles. This may include golf cart path systems, bicycle and pedestrian systems, and other similar systems consistent with the Specific Plan.
13. +*11. Specific project designs shall encourage the use of public transit by providing for on-site bus shelters as required by the Planning and Development Department and consistent with the requirements of local transit districts and the Specific Plan.
14. *12. The Applicant shall encourage and support the use of Sunline van/bus service, Dial-A-Ride, jitneys between the project site, local airports (e.g., Palm Springs, Thermal), and other regional land uses.

HYDROLOGY/WATER CONSERVATION

15. *13. Prior to the approval of final maps or the issuance of grading permits, the Applicant shall submit a hydrology study to the City Engineer for review and approval, which indicates the means and design for protecting the proposed development from flooding by 100-year storms. This plan shall be consistent with the purposes of any similar plans of the La Quinta Redevelopment Agency and the Coachella Valley Water District then in effect for flood protection.
16. +*14. Prior to the approval of building permits, the Applicant shall prepare a water conservation plan which shall include consideration of:
 - +a. Methods to minimize the consumption of water, including water saving features incorporated into the design of the structures, the use of drought tolerant and low-water usage landscaping materials, and programs to increase the effectiveness of landscape and golf course irrigation, as recommended by Coachella Valley Water District and

the State Department of Water Resources.

- b. Methods for maximizing groundwater recharge, including the construction of groundwater recharge facilities.
 - c. Methods for minimizing the amount of groundwater used for on-site irrigation, including the use of reclaimed water from sewage treatment facilities and the use of irrigation water from the Coachella Canal, shall be considered where feasible. The water energy plan shall be subject to review and acceptance by C.V.W.D. prior to final approval by the City Engineer.
17. +*15. Prior to approval of final maps or issuance of grading permits, the Applicant/Developer shall submit a grading plan to the City Engineer for review and approval, which indicates the methods for collection and retention of all on-site drainage from within the development. Historic water runoff originating off-site from the west shall be accepted until such time that the latter can be disposed of by means of a positive drainage system routing it through or around the project.

FLORA AND FAUNA

18. *16. Landscaping materials should employ plant materials native to the Coachella Valley desert habitats and surrounding desert to the maximum degree practical.
19. *17. Ponds constructed in the golf course should include patches of appropriate riparian species to increase the habitat value of these ponds.
20. *18. Drip irrigation should be used to the extent practical to minimize the establishment of weedy vegetation.
21. *19. Development should be avoided above the existing flood control dike at the base of the bajada habitat; however, limited improvements may be allowed if designed in a manner sensitive to the habitat. (The southerly edge of the northwest quarter of Section 8, T6S, R7E, S.B.B.M.)
22. *20. The project shall be designed to discourage human access to the bajada and rocky slope habitat types, as identified in the biological reconnaissance report prepared by LSA, Inc. (December, 1984).
23. eliminated

NOISE

24. +21. Prior to the approval of tentative tract maps or the issuance of building permits, the Applicant shall submit

site specific noise studies in accordance with the adopted La Quinta General Plan Noise Standards as follows:

- a. All uses located within 2800 feet of the centerline of major streets.
 - b. For all non-residential uses proposed for areas within a 1000-foot radius of designated residential uses.
25. *22. Based upon the recommendations contained in the policies within the La Quinta General Plan, Specific Plan No. 85-006 shall incorporate measures to ensure compliance with the City's recommended indoor and outdoor noise standards. These mitigation measures shall include, but not be limited to, the following:
- a. Construction of noise barriers, including walls and berms.
 - b. Siting and orientation of noise sensitive uses within the project.
 - c. Siting of golf course and other less sensitive land uses to serve as noise buffer areas within the project.

LIGHT AND GLARE

26. *23. The lighting plans for future development projects shall be reviewed by the City to minimize light and glare.

LAND USE

27. 24. The maximum allowable number of residential units shall be 2245. In considering requests for zoning and/or tentative tract approvals for development phases, reductions in the number of allowable units may be made on an "as warranted" basis to assure compliance with applicable regulations and the intent of this specific plan.
- a. The residential density is established at a gross density of 2.7 dwelling units per developable acre (excluding hillsides and public street right-of-way) and a net density in excess of five (5) dwelling units per acre should be avoided for those areas shown on Exhibit "B".
- +25. Development of areas designated for office/commercial uses shall comply with policies set forth in the La Quinta General Plan for the Special Commercial Land Use designation.

29. +26. All gatehouses, access gates and other entry areas shall provide for stacking space and other design factors consistent with City standards and shall be subject to review by the Planning and Development Department.
30. 27. Design approval for various structures and building within the project shall be subject to the following:
- a. Final site plans, floor plans and exterior elevations for the two golf clubhouses, hotel and maintenance buildings shall be subject to review and approval by the Planning Commission and City Council.
 - b. Final site plans, floor plans and exterior elevations for residential structures shall be subject to review and approval in the manner specified by applicable zoning and subdivision regulations in effect at the time.
 - c. Design guidelines and related covenants and restrictions established for the project controlling use, site development, building architecture, landscaping, lighting and related design factors shall be submitted for review and approval by the Planning Commission and City Council prior to approval of development applications.
31. 28. Building height for residential uses shall be subject to height limitations specified in the specific plan, except that no building exceeding one story (20 feet in height) shall be allowed within 200 feet of any perimeter property line within the area delineated on Exhibit B or any public street frontage.
32. 29. Perimeter security walls and fences shall be subject to the following standards:
- a. Setbacks for perimeter walls from the rights-of-way lines for Avenue 52 and Jefferson Street shall be an average of twenty (20) feet.
 - b. Setbacks for perimeter walls from the right-of-way line for Calle Rondo, Adams Street and Avenue 54, shall be an average of ten (10) feet.
 - c. Portions of the perimeter walls along Avenue 52 shall use wrought iron (or similar open fencing) to provide views from the street into the project.
 - d. The design of perimeter fencing shall take into consideration noise abatement as required in

Condition #25.

- e. Fencing located on interior property lines may be placed on the property line.
 - f. All fencing designs, including location and materials, shall be subject to City review and approval.
33. eliminated
34. +*32. At time of submittal of the initial tract or parcel map to the City, the Applicant/Developer shall present a program for the reservation/designation of a neighborhood park site. Required fees or land reservation for this project shall be based upon dedication of 6.56 acres, consistent with the provisions of the La Quinta General Plan and park dedication requirements of the Subdivision Ordinance. The parkland compliance proposal shall be subject to approval by the City Council, upon recommendation of the Planning Commission.
35. *32. Provision of on-site, private recreational facilities shall be in accordance with the Municipal Land Use and Land Division Ordinance in effect at the time of development.
36. 33. Prior to submittal of tentative tract maps or development plans, the Applicant shall submit a master plan for main and satellite maintenance facilities for the golf course and homeowners associations to the Planning Commission and City Council for review and approval.
37. *34. Applicant is encouraged to maintain all land within the project boundaries in agricultural production until such land is graded for development, provided that such agricultural production is economically feasible. In the event said undeveloped land is not continued or placed in agricultural production, Applicant shall plant and maintain said land in appropriate ground cover to prevent dust and erosion and to provide an aesthetically pleasing environment.

TRAFFIC AND CIRCULATION

38. 35. The Applicant agrees to participate in the City's preparation of a specific plan for the Jefferson Street Corridor to determine appropriate means to increase future traffic capacity and safety along this roadway. The circulation and access plan for Specific Plan No. 85-006 shall comply with the standards of the Jefferson Street Specific Plan as it is adopted by the La Quinta City Council.
39. +36. The Applicant/Developer shall comply with the following

requirements for public roadway and bridge improvements, in accordance with the La Quinta General Plan and City standards and requirements in effect at the time of construction:

- a. Construct full-width improvements to Avenue 52 between Jefferson Street and the project's west boundary contiguous to the project.
 - b. Install 1/2-width improvements to Jefferson Street contiguous to the project boundary.
 - c. Dedicate necessary rights-of-way for roadway and utility purposes along Avenue 52 and 54 and Jefferson Street to provide for improvements in accordance with the standards of the La Quinta General Plan.
 - d. Improve to half-width standards the existing Jefferson Street Bridge over the Coachella Canal in accordance with the La Quinta General Plan and the requirements of the City Engineer.
 - e. Install three-quarter street improvements along Calle Tampico from the intersection of Calle Rondo eastward to Park Avenue, and Park Avenue from Calle Tampico northward along the Specific Plan boundary. These improvements are subject to any reimbursement policy established by the City Council in the future.
 - f. Install transition roadway improvements adjacent to the site in accordance with the City standards and the requirements of the City Engineer.
 - g. The Applicant/Developer shall submit road striping and traffic control device plans to the City Engineer for review and approval.
40. +37. The Applicant/Developer shall make provision for installation, or install, raised center median islands, including landscape and irrigation. Medians shall be required as part of the corresponding road improvement requirements for this project. Where full width improvements are not required, appropriate performance guarantees may be secured, subject to approval by the City Engineer.
41. 38. The Applicant shall install all roads internal to the project in accordance with City standards and the requirements of the City Engineer, in effect at the time of installation. In addition, the following requirements shall be complied with:

- a. The primary loop roads shall be widened to a minimum pavement width of 36-feet unless Applicant demonstrates that adequate provision has been made for sufficient off-street parking to accommodate all needs, including guests, so that on-street parking is not required.
 - b. All other roads shall be widened to a minimum pavement width of 32-feet unless the Applicant demonstrates that adequate provision has been made for sufficient off-street parking to accommodate all needs, including guests, so that on-street parking is not required.
 - c. Prior to the approval of final maps or the issuance of grading or construction permits, the Applicant shall submit an overall site circulation plan to the Planning and Development Department for review and approval.
42. 39. Access to Jefferson Street shall comply with adopted City standards (see Condition No. 38).
43. 40. Bike paths shall be installed along Jefferson Street and Avenue 52 in accordance with City standards and the requirements of the City Engineer.
44. +*41. The Applicant/Developer shall prepare a traffic study one year after building permit issuance for the initial phase of units (excluding model homes). The traffic study shall include traffic generated from the total Oak Tree West project (i.e., any permitted residential units, clubhouse, future residential developments, hotel) and shall contain percentages associated with each impact/improvement. Should the results of the study indicate that traffic signals are warranted, the Applicant/Developer shall pay its share of the signal cost based upon the percentages identified in the traffic study. A letter of credit shall be provided, prior to the issuance of further Certificates of Occupancy, in an amount recommended by the City Engineer to ensure that the traffic study and installation of the traffic signals will be provided. Should the required traffic study indicate that the signal warrants are not met, the Applicant/Developer shall conduct annual warrant studies to determine when the signals are needed. Upon the need for the signals, the Applicant/Developer shall participate in its share of the signal costs as noted above.

The Applicant/Developer shall pay for an annual 24-hour traffic count program, for each impacted road and intersection with roadway improvements triggered when

threshold values are reached. The Applicant/Developer shall pay for its share of the improvement required based upon its project related traffic generation impact as identified by the percentages in the above mentioned traffic study.

The implementation of this condition shall be administered by the City Engineer, acting upon his technical discretion.

PUBLIC SERVICES AND UTILITIES

45. 42. Fire protection shall be provided in accordance with the requirements of the Uniform Fire Code and the La Quinta Municipal Code in effect at the time of development.
- a. The Community Infrastructure Fee Program is the primary method for the City to secure funding for fire station facilities. In conjunction with tentative tract maps and similar approvals, the City may request prepayment of fire facilities fees on an as-warranted basis if funds are needed to facilitate needed construction.
 - b. The interior private street system shall comply with adopted standards of the Fire Department relating to access and circulation.
 - c. Provide required minimum fireflow and fire hydrants pursuant to standards in effect at time of development.
46. +43. The Applicant shall comply with the requirements of the Coachella Valley Water District.
- a. The water system shall be installed in accord with District requirements. The District will need additional facilities, which may include wells, reservoirs, and booster pumping stations, to provide for orderly expansion of its system. The Applicant will be required to provide and dedicate to the District any land needed for these facilities.
 - b. 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.
 - +c. All landscape and irrigation plans shall be reviewed and approved by C.V.W.D. prior to final approval by the City.

47. 44. The Applicant shall comply with the requirements of the Imperial Irrigation District.
- a. Provision shall be made to underground utilities to the extent feasible. Generally, all facilities except high voltage lines of 66 KV and above shall be placed underground.
 - b. The existing high voltage lines shall not be relocated without prior review and approval by the City. It is intended that other available alternatives be evaluated prior to said relocation.
48. +*45. The Applicant shall pay a per-unit school development fee as determined by the Desert Sands Unified School District in effect at the time of the issuance of building permits.
49. *46. All drainage shall be handled as required by the City Engineer and the C.V.W.D.
50. *47. The project shall comply with the standards and requirements of the La Quinta Redevelopment project for stormwater control.

ENERGY

51. *48. Requirements for the installation of solar water heaters shall be determined by the City on a uniform City-wide basis for new construction at a later date. The developer shall comply with the municipal requirements in effect at the time of construction.
52. *49. All tentative maps and development plans 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.
53. *50. The approved Specific Plan shall incorporate the mitigation measures identified in the Air Quality section of the Environmental Assessment to reduce vehicular trips, trip lengths, and automobile dependency.

ARCHAEOLOGY

54. *51. A qualified archaeologist shall be retained to monitor grading operations in the areas of the archaeological sites identified in the project's archaeological assessment on file with the City.
55. *52. If buried cultural remains are uncovered, construction in this area shall be stopped until appropriate mitigation measures can be taken.

56. *53. All artifacts, field notes and catalog information of the Oak Tree West archaeological sites shall be curated with the UC Riverside Archaeological Research Unit.

MISCELLANEOUS

57. +54. The location and access to all construction facilities shall be subject to review and approval of the Planning and Development Department.
58. +55. The Applicant shall comply with the requirements of the City's adopted Infrastructure Fee Program in effect at the time of issuance of building permits.
59. +56. Prior to any final parcel or tract map approvals, the Applicant shall submit a phasing plan to the Planning and Development Department for review and approval. Specifically, this plan shall address scheduling for the major off-site improvements as required.