

CITY COUNCIL RESOLUTION NO. 88-32

CONDITIONS OF APPROVAL - TENTATIVE TRACT MAP NO. 23292
MAY 3, 1988

GENERAL

1. Tentative Tract Map No. 23292 shall comply with the requirements and standards of the State Subdivision Map Act, conditions of Duna La Quinta Specific Plan, and the City of La Quinta Land Division Ordinance, unless otherwise modified by the following conditions.
2. This tentative tract map approval shall expire two years after the original date of approval by the La Quinta City Council unless approved for extension pursuant to the City of La Quinta Land Division Ordinance.
3. Prior to final tract approval, the Subdivider shall comply with development requests of the Fire Marshal, Public Works Department, and Coachella Valley Water District. Written clearances from these agencies must be provided to the Planning and Development Department.

TRAFFIC AND CIRCULATION

4. Subdivider shall comply with all requirements of the Public Works Department, including the following:
 - a. Dedication of all necessary public street and utility easements as required. At a minimum, the following half-street rights-of-way shall be provided:

Avenue 50	50 feet
Calle Tampico	30 feet
Calle Rondo	30 feet
Avenida Ultimo	30 feet
 - b. All street improvements shall be constructed to the requirements of the City Engineer and the La Quinta Municipal Code, as follows:
 - (1) Three-quarter street improvements along Calle Tampico from Washington Street to the intersection of Calle Rondo and Calle Tampico, including appropriate street transition, as part of Phase One development improvements. No further improvements to this section of Calle Tampico shall be required of this tract nor Oak Tree West.

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- (2) Half-street improvements along Calle Rondo and Avenida Ultimo shall be constructed during Phase Four.
 - (3) Three-quarter-street improvements along Calle Tampico from the intersection of Calle Rondo eastward to Park Avenue, and Park Avenue from Calle Tampico to the intersection of Park Avenue and Lot "C".
 - (4) A new (4) -- Full street improvements along Park Avenue from its intersection with Lot "C" to Avenue 50.
 - (5) Three-quarter-street improvements along Avenue 50 for the length of the tract. These improvements shall include an appropriate raised median, and six-foot sidewalk with a two percent cross slope.
 - (6) The private streets are to be developed pursuant to City construction standards for public streets.
- c. Access rights from Lot 194 to Avenue 50 shall be offered for dedication to the City. The City may formally decline such offer and specifically allow access to Avenue 50 upon the advice and recommendation of the City Engineer. The City Engineer's recommendation shall be based upon a Technical Traffic Engineering Study which indicates whether, and the manner in which access may be safely permitted, the results of which should be reported to the City Council. Any such study shall take into consideration vehicular and pedestrian circulation patterns within the area, including the elementary and middle school, sports complex, public park site and relevant private land developments. In formulating his recommendation the City Engineer may refer the results of such study to City bodies and other agencies with special expertise or interest. At the discretion of the City Engineer the subdivider may be required to fund a portion of the contemplated study.
- d. Subdivider shall dedicate, with recordation of the final tract map, access rights to Avenue 50, Park Avenue, Calle Tampico, and Calle Rondo for all individual lots which front or back-up to the right-of-way (except as provided in "C" above).
- e. Provide adequate storm water retention.

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- f. The Subdivider shall comply with the action of the Traffic and Safety Committee for the installation of (1) a City traffic signal at the intersection of Avenue 50 and Park Avenue, (with concurrence of Council), (2) raised median design along Avenue 50 (with concurrence of Council) and (3) bikeway path along Calle Tampico and Park Avenue.
- g. Provide a dimensioned, detailed Park Avenue access entry design, including any future access control system location and turn-around area, for the purpose of demonstrating adequate stacking area for development entry.
- h. Provide 10 copies of the revised tentative tract maps, pursuant to the Conditions of Approval, via the Planning and Development Department.

TRACT DESIGN

- 5. A minimum 20-foot landscaped wall setback shall be required along Avenue 50, 10-foot landscape wall setback along Park Avenue, and five-foot landscape wall setback along Calle Tampico. Design of the setback areas shall be approved by the Planning and Development Department. Along Avenue 50, the landscaping should incorporate slope stabilization. Setbacks shall be measured from ultimate right-of-way lines; in the case of Avenue 50, the setback shall be measured 50 feet from the centerline.
 - a. The minimum setback area may be modified to an "average" if a meandering or curvilinear wall design is used.
 - b. Setback areas shall be established as a separate common lot and be maintained as set forth in Condition No. 15, unless an alternate method is approved by the Planning and Development Department.
- 6. The Applicant shall prepare, as a Business Item for Planning Commission review and approval, architectural standards for the future residences. These standards shall be recorded within the C.C. & Rs of the tract.
- 7. All single-family dwellings contained within the subject tract shall not exceed one story (20 feet) in height when located within 100 feet of any perimeter property line street frontage.

PHASING

- 8. All perimeter tract boundary walls, landscaping, and streets shall be installed/constructed as part of Phase One improvements, except as noted elsewhere in these conditions.

9. A temporary emergency access prior to implementation of Phase Four shall be provided as may be required by the Fire Marshal.
10. Provide temporary turnarounds at all dead-end streets.

PUBLIC SERVICES AND UTILITIES

11. The Subdivider shall comply with the requirements of the City Fire Marshal.
12. The Subdivider shall comply with all requirements of the Coachella Valley Water District. Any necessary parcels for district facility expansion shall be shown on the final map and conveyed to the Coachella Valley Water District, in accordance with the Subdivision Map Act.

WALLS, FENCING, SCREENING AND LANDSCAPING

13. Prior to issuance of a grading permit, the Subdivider shall submit to the Planning and Development Department an interim landscape program for the entire tract, which shall be for the purpose of wind erosion and dust control.
14. Prior to final map approval, the Subdivider shall submit to the Planning Division for review and approval a plan (or plans) showing the following:
 - a. Landscaping, including, but not limited to, plant types, sizes, spacing locations, and irrigation system for all common areas.
 - b. Location and design detail of any proposed and/or required walls.
 - c. Exterior lighting plan, emphasizing mitigation of light and glare impacts to surrounding properties.
15. Prior to final map approval, the Subdivider shall submit criteria to be used for landscaping of all individual lot front yards. At a minimum, the criteria shall provide for two trees and an irrigation system.

MISCELLANEOUS

16. Provisions shall be made to comply with the requirements of the City's adopted Infrastructure Fee Program in effect at the time of issuance of building permits.

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17. A noise study shall be prepared by a qualified acoustical engineer, to be submitted to the Planning and Development Department for review and approval prior to final map approval. The study shall concentrate on noise impacts on the tract from perimeter arterial streets, and recommend alternative mitigation techniques. Recommendations of the study shall be incorporated into the tract design. The study shall consider use of building setbacks, engineering design, building orientation, noise barriers (berming and landscaping, etc.), and other techniques with attention given to avoiding the isolated appearance given by continuously-walled developments.
18. The Subdivider shall make provisions for maintenance of all common areas by the following methods prior to final map approval:
 - a. Subdivider shall consent to the formation of a maintenance district under Chapter 26 of the Improvement Act of 1911 (Streets & Highways Code, Section 5820 et seq.) or the Lighting and Landscaping Act of 1972 (Streets & Highway Code 22600 et seq.) to implement maintenance of all perimeter street and landscaped buffer areas. It is understood and agreed that the developer/Applicant shall pay all above costs of maintenance for said improved landscaped areas until such time as tax revenues are received from assessment of the real property.
 - b. The Subdivider shall submit to the Planning and Development Department a Management and Maintenance Agreement, to be entered into with the lot owners of this subdivision, in order to insure that private streets and common lots/facilities will be maintained. A homeowner's association shall be created with the unqualified right to assess the owners of the individual lots for reasonable maintenance costs. The association shall have the right to lien the property of any owners who default in the payment of their assessments.

The private streets and common lots/facilities to be maintained are as follows:

- (1) Storm water retention system.
- (2) Lots C through J, L through U, Lots X through AA (Lots V, W, A, B, and K are public street dedications).
- (3) Common Lots 197 through 201.

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19. The Applicant acknowledges that the City is considering a City-Wide Landscape and Lighting District and, by recording a subdivision map, agrees to be included in the District. Any assessments will be done on a benefit basis, as required by law.
20. The developer shall retain a qualified archaeologist immediately upon discovery of any archaeological remains or artifacts and employ appropriate mitigation measures during project development.
21. The Applicant shall provide an acceptable alternative to the park dedication as required in the Duna La Quinta Specific Plan. The alternative shall include (1) dedication of parkland elsewhere, or value in-lieu fee, or a combination of the two; or (2) pay the value equivalent in development of an existing City park or proposed park. The value shall be determined consistent with the procedures of the Subdivision Ordinance. An agreement to satisfy the condition must be reached prior to recordation of Phase One.
22. The appropriate Planning approval shall be secured prior to establishing any of the following uses:
 - a. Temporary construction facilities;
 - b. Sales facilities, including their appurtenant signage;
 - c. On-site and temporary off-site advertising/construction signs.