

CITY COUNCIL RESOLUTION NO. 88-26

CONDITIONS OF APPROVAL - TENTATIVE TRACT MAP NO. 23268  
APRIL 5, 1988

GENERAL

- 1. Tentative Tract Map No. 23268 shall comply with the requirements and standards of the State Subdivision Map Act 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. Tract phasing plans, including phasing of public improvements, shall be submitted for review and approval by the Public Works Department and the Planning & Development Department.
- 4. Prior to the issuance of a building permit for construction of any building or use contemplated by this approval, the Applicant shall obtain permits and/or clearances from the following public agencies:
  - o City Fire Marshal
  - o City of La Quinta Public Works Department
  - o Planning and Development Department, Planning Division
  - o Riverside County Environmental Health Department
  - o Desert Sands Unified School District
  - o Imperial Irrigation District

Evidence of said permits or clearances from the above-mentioned agencies shall be presented to the Building Division at the time of the application for a building permit for the use contemplated herewith.

GRADING AND DRAINAGE

- 5. The Applicant shall submit a grading plan that is prepared by a registered civil engineer who will be required to supervise the grading and drainage improvement construction and to certify that the constructed conditions at the rough grade stage are as per the approved plans and grading permit. This is required prior to issuance of building permits. Certification at the final grade stage and verification of pad elevations is also required prior to final approval of grading construction.

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6. A thorough preliminary engineering geological and soils engineering investigation shall be done and the report submitted for review along with the grading plan. The report's recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist must certify to the adequacy of the grading plan.
7. Drainage disposal facilities shall be provided as required by the Public Works Director. The Applicant shall comply with any fee requirements as may be in effect at the time of final map recordation. Drainage facilities shall be capable of retaining 100-year storm flows on-site.

#### TRAFFIC AND CIRCULATION

8. Applicant shall comply with the following requirements of the Public Works Department:
  - a. The Applicant shall dedicate all necessary public street and utility easements as required.
  - b. The Applicant shall construct street improvements to the requirements of the City Engineer and the La Quinta Municipal Code, as follows:
    - (1) Miles Avenue shall be constructed to City standards for a 110-foot right-of-way width (Primary Arterial), with final curb-to-curb width determined by the City Engineer.
    - (2) All interior streets shall be designed to City standards for local streets (60-foot right-of-way, 40-foot curb-to-curb width). Street "I" may be designed with a 100-foot right-of-way and a 12-foot wide median from the Miles Avenue intersection to the intersection of streets "B", "F", and "I", the remainder is to have a 60-foot right-of-way. Cul-de-sacs shall be designed for a 56-foot right-of-way width, with a 45-foot right-of-way turnaround radius.
  - c. The Applicant shall submit street improvement plans that are prepared by a registered civil engineer. Street improvements, including traffic signs and markings and raised median islands (if required by the City General Plan), shall conform to City standards as determined by the City Engineer and adopted by the La Quinta Municipal Code (three-inch AC over four-inch Class 2 Base minimum for residential streets).

- d. All utilities will be installed and trenches compacted to City standards prior to construction of any streets. The soils engineer shall provide the necessary compaction test reports for review by the City Engineer, as may be required.
9. Median break may be allowed at the main tract entry from Miles Avenue, but the eastern access shall be limited to right turn movements in or out of the project.
10. Applicant shall dedicate, with recordation of the tract map, access rights to Miles Avenue for all individual parcels which front or back-up to that right-of-way.

TRACT DESIGN

11. A minimum 20-foot landscaped setback shall be required along Miles Avenue. Design of the setbacks shall be approved by the Planning and Development Department. Setbacks shall be measured from the ultimate right-of-way line.
- a. The minimum 20-foot setback may be modified to an "average" if a meandering or curvilinear wall design is used.
- b. The setback area shall be established as a separate lot or easement for landscaping and be maintained as set forth in Condition No. 23, unless an alternate method is approved by the Planning and Development Department.
12. The Applicant shall prepare, for Planning Commission review and approval as a Business Agenda Item, architectural standards for the future residences. These standards shall be recorded as C.C. & Rs.
13. All lots within 150 feet of the ultimate right-of-way for Miles Avenue shall be limited to one story, not to exceed 20 feet in height.

PUBLIC SERVICES AND UTILITIES

14. The Applicant shall comply with the requirements of the City Fire Marshal:
- a. Schedule A fire protection shall be provided by approved standard fire hydrants (6" X 4" X 2-1/2" X 2-1/2"), located one at each street intersection and spaced not more than 330 feet apart in any direction with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for two hours duration at 20 PSI.

- b. Applicant/Developer shall furnish one (1) copy of the water system plans to the Fire Department for review. Plans shall conform to fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the Coachella Valley Water District, with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department." The required system, including hydrants, shall be installed and accepted by the Coachella Valley Water District prior to any combustible materials being placed on an individual lot.
15. The Applicant shall comply with all the 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. Written clearance/acceptance of the locations by CVWD shall be provided.
16. The Applicant shall coordinate with Sunline Transit to provide a future bus turnout with shelter along Miles Avenue. Sunline Transit must request that the Applicant construct the bus turnout and shelter within two years from the date Council approves this Tentative Tract. The Applicant shall provide a two-year bond to insure construction of these improvements. Should Sunline Transit not request these improvements within the two-year time limit, the bond shall be released and the Applicant is released from this condition.

WALLS, FENCING, SCREENING AND LANDSCAPING

17. Prior to issuance of any grading permits, the Applicant 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.
18. Prior to final map approval, the Applicant shall submit to the Planning Division for review and approval a plan (or plans) showing the following:
- a. Landscaping, including plant types, sizes, spacing, locations, and an irrigation system for each unit as well as all common areas. Desert or native plant species and drought-resistant planting materials should be incorporated into the landscape plan.
- b. Location and design detail of any proposed and/or required walls.

- c. Exterior lighting plan, emphasizing minimization of light and glare impacts to surrounding properties.
19. Prior to final map approval, the Applicant shall submit criteria to be used for landscaping of all individual lot front yards. At a minimum, this criteria shall provide for two trees and an irrigation system.

MISCELLANEOUS

20. Provisions shall be made to comply with the standards and requirements of the City's adopted Infrastructure Fee Program in effect at the time of issuance of building permits.
21. Prior to final map approval by the City Council, the Applicant shall submit a proposal to the Planning Commission, for recommendation to the City Council, for meeting parkland dedication requirements as set forth in Section 13.24.030 of the La Quinta Municipal Code. The proposal for dedication, fee-in-lieu, or combination thereof shall be based upon a dedication requirement of 1.75 acres, as determined in accordance with said Section.
22. 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 so as to avoid the isolated appearance given by walled developments.
23. The subdivider shall make provisions for maintenance of all common areas via one of 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 improved common ownership areas. It is understood and agreed that the developer/Applicant shall pay all above costs of maintenance for said improved common areas until such time as tax revenues are received from assessment of the real property.

- b. The Applicant shall submit to the Planning and Development Department a Management and Maintenance Agreement, to be entered into with the unit/lot owners of this subdivision, in order to insure common facilities will be maintained. A homeowner's association shall be created with the unqualified right to assess the owners of the individual units 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 common facilities to be maintained are as follows:

- (1) Storm water retention system.
  - (2) Twenty-foot perimeter parkway lot along Miles Avenue.
  - (3) Twelve-foot median within Street I (main access from Miles Avenue).
24. 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.
25. The developer shall retain a qualified archaeologist immediately upon discovery of any archaeological remains or artifacts and employ appropriate mitigation measures during project development.
26. Prior to recordation of a final map, the Applicant shall pay the required mitigation fees for the Coachella Valley Fringe-Toed Lizard Habitat Conversion Program, as adopted by the City, in the amount of \$600 per acre of disturbed land.
27. 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 advertising/construction signs.

28. If prior to final map approval, a City General Plan Study and Amendment changes the land use classification of the area in which the subject tentative map is located to Low Density Residential, the number of residential lots occurring on the final map(s) shall not exceed 193 (4.0 dwelling units per acre).

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