

CITY COUNCIL RESOLUTION NO. 86-89  
CONDITIONS OF APPROVAL  
TENTATIVE TRACT MAP NO. 21555

General

1. Tentative Tract Map No. 21555 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 City Engineer and the Planning Department.
4. Prior to approval of a final tract map, the Applicant shall have submitted for review and received approval from the Planning Commission, for the following items:
  - a. Dwelling unit floor plans, elevation designs, and color and materials - detailed in final form.
  - b. Tract grading and final building pad elevations - showing an east-west and north-south cross section through the tract, extended to the center line of adjacent streets and a minimum of 100 feet beyond interior boundaries.
  - c. Individual unit setback detailing along with lot fencing/wall enclosures and landscaping initially to be provided on individual lots (typical and/or required landscape criteria).
  - d. Tract boundary wall and landscape details (berming to perimeter walls is not to exceed a slope of 33%).
  - e. Revised map to provide for a minimum of one emergency access point along eastern tract boundary; or through street access to eastern property, as may be arranged by private agreement. If street opening is to be provided, the temporary method of barricade shall be submitted along with tract boundary treatment.
  - f. A final siting plan delineating all setbacks, unit mix and other applicable information.
5. 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:

- City Fire Marshal
- City Engineer
- City Planning Department
- Riverside County Environmental Health Dept.
- Desert Sands Unified School District

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

#### Grading and Drainage

6. The Applicant shall utilize dust control measures in accordance with the Municipal Code and Uniform Building Code and subject to the approval of the City Engineer.
7. The Applicant shall have prepared a grading plan that is prepared by a Registered Civil Engineer, who will be required to supervise the grading and drainage improvement construction; and 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.
8. 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. Pursuant to Section 11568 of the Business and Professions Code, the soils report certification shall be indicated on the final subdivision map.
9. Applicant shall comply with provisions of the Master Plan of Drainage, including payment of any fees required therewith, as in effect at time of recordation. Drainage disposal facilities shall be provided as required by the City Engineer. This may include off-site drainage conduit to the La Quinta Stormwater Evacuation Channel.

#### Traffic and Circulation

10. Applicant shall comply with the following requirements of the City Engineer:
  - a. The Applicant shall dedicate all necessary public street and utility easements as required by the City Engineer.

Dedication of Washington Street shall be based upon 60-foot from the centerline to be established by the current precise alignment study.

- b. That the Applicant shall construct street improvements to the requirements of the City Engineer and the La Quinta Municipal Code (LQMC). Washington Street and Sagebrush shall be half-width improvements.
  - c. That the Applicant shall have prepared street improvement plans (for public and private streets) 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 LQMC (3" AC over 4" Class 2 Base minimum for residential streets). Street design shall take into account the subgrade soil strength, the anticipated traffic loading, and street design life.
  - 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.
  - e. The Applicant shall undertake a traffic/signalization study when 50% of the homes within the development are occupied. The developer shall participate financially in the construction of improvements indicated by the traffic study results, in an amount proportionate to the development as determined by the City.
11. A median break shall not be permitted at the northerly tract entry, but rather shall be allowed at Sagebrush Avenue.
  12. The City shall acquire the privately held parcel of land between the subject tract and the current Washington Street right-of-way. The cost of such acquisition shall be proportionately shared among the subject tract and the property to the north ("The Grove") based on frontage. Prior to final map approval, the Developer/Subdivider shall deposit with the City the estimated or actual acquisition cost or enter into an agreement to reimburse the City for this tract's assigned share of the acquisition cost, as required by the City. Such payment may be credited to Infrastructure Fees.
  13. Applicant shall dedicate with recordation of the tract map access rights to Washington Street for all individual parcels which back up to it.

14. Perimeter "Desert Club" easements shall be vacated or otherwise legally removed prior to recordation of the Final Map.

Tract and Building Design

15. Development of the project site shall comply with Exhibits A, B, 1-B through 5-B, and 1-C through 5-C, as contained in the Planning Department's file for Tentative Tract Map No. 21555 and the following conditions, which conditions shall take precedence in the event of any conflict with the provisions of the Tentative Tract map.
16. A minimum 20' landscaped setback shall be required along Washington Street. Design of these setbacks shall be approved by the Planning Commission.
  - a. The minimum 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 common lot and be maintained as set forth in Condition No. 16(c) unless an alternative method is approved by the Planning Department.
  - c. A Landscape Maintenance and Lighting District shall be formed for the maintenance of the parkway areas.
17. Building setbacks shall conform to the requirements of the R-1 Zone except where a greater setback is required herein. Rear yard setbacks for lots backing up to Washington Street shall provide an average setback of 20 feet with no point of a home closer than 10 feet, measured from the easterly line of the landscaped perimeter setback.
18. Dwelling units in excess of 21 feet (one-story in height) shall not be permitted on Lots 1, 94, 95, 113, 114, 145, 146, 147, 148, 149, 150, and 151. Dwelling units with building heights of up to 28 feet (two stories) may be permitted along north, east, and south tract boundaries subject to review and approval by the Planning Commission.
19. The following floor plan standards shall be observed:
  - a. Garages shall be a minimum 20' x 20' (clear) with no encroach by applicances, mechanical equipment, storage areas, etc.
  - b. Bedrooms shall have no dimension less than 10 feet.

20. If any Plan V units incorporate three-car garages, the siting of these units may need to be adjusted to meet setback requirements.
21. All roof-mounted mechanical equipment shall be screened from view on all sides by the roof design. Any ground-mounted equipment shall be screened in an approved manner and shall be located outside of required setbacks.
22. Any minor changes in unit mix, building colors and materials, lot lines or shapes, street alignments shall be approved by the Planning Department.

Public Services and Utilities

23. The Applicant shall comply with the requirements of the City Fire Marshal:
  - a. Schedule "A" fire protection approved Super fire hydrants, (6" x 4" x 2-1/2" x 2-1/2") shall be 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 fire hydrant. Minimum fire flow shall be 1500 GPM for 2-hours duration at 20 PSI.
  - b. Cul-de-sacs longer than 150 feet shall have a minimum turning diameter of 90 feet.
  - c. 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 local water company 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."
24. The Applicant shall comply with the requirements of the Coachella Valley Water District as follows:
  - a. The water and sewage disposal system for the project shall be installed in accordance with the requirements of the City and CVWD.
  - b. Tentative Tract No. 21555 shall be annexed to Improvement District No. 55 of the Coachella Valley Water District for Sanitation Service.

- c. Where there are identified conflicts with existing Coachella Valley Water District facilities, the City shall withhold permits until satisfactory arrangements have been made with the District.
25. The Applicant shall comply with the requirements of the Imperial Irrigation District prior to issuance of any building permits within the tract. Applicant shall provide written clearance that Imperial Irrigation District can provide service to this tract.
26. All utility improvements shall be installed underground.
27. In order to mitigate impacts on public schools, the Applicant shall comply with the following:
  - a. Prior to recordation of the final map, the Applicant shall enter into an agreement to pay School Mitigation Developer Fees with the Desert Sands Unified School District (DSUSD).
  - b. Prior to the issuance of any building permits, the Applicant shall provide the Planning Director with written clearance from the DSUSD stating that the per unit impact fees have been paid.

Walls, Fencing, Screening, and Landscaping

28. The approved landscaping for individual lot front and corner side yards, and fencing improvements shall be installed within 90 days after the issuance of a Certificate of Occupancy. The Developer/Subdivider shall provide a \$10,000 guarantee bond, per 10 units requested for occupancy, releasable only to the City, to insure said landscaping and improvements are installed within the 90-day time limit. The Developer/Subdivider shall maintain a \$10,000 bond until all unit landscaping is completed.
29. Desert or native plant species and drought resistant planting materials shall be encouraged to be incorporated into the landscaping plans for the site.
30. Adequate provision shall be made for continuous maintenance of landscaping and related features.
31. All lighting facilities shall be designed to minimize light and glare impacts to surrounding property and shall be subject to review and approval by the Planning Department.

Miscellaneous

32. Plot Plan approval shall be secured prior to establishing any construction facilities, sales facilities, and signs on the subject property.
33. 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.
34. The developer shall retain a qualified archaeologist immediately and take appropriate mitigation measures when any archaeological remains or artifacts are encountered during project development.
35. Prior to recordation of a final map, the Applicant shall pay the required mitigation fees for the Coachella Valley Fringe-Toed Lizard Habitat Conservation Program, as adopted by the City.
36. Provisions shall be made to comply with the provisions and requirements of the City's adopted Infrastructure Fee Program in effect at the time of issuance of building permits.
37. The Applicant shall pay the required processing, plan checking and inspection fees as are current at the time the work is being accomplished by City personnel or subcontractors for the Planning Department, Building or Engineering Divisions.
38. Applicant shall submit plans for street lighting along roads, if any, for review and approval by the Planning Department.
39. Prior to issuance of building permits, building setbacks, engineering design, orientation of buildings, and noise barriers shall be used to reduce noise impacts from existing and future nearby streets to within State standards. A noise study shall be prepared by a licensed Acoustical Engineer and submitted to the Planning Department for review prior to recordation of a final map. The study should concentrate on noise impacts from perimeter arterial traffic on the development and alternative mitigation techniques. Design of perimeter street parkway areas shall incorporate to the fullest extent the use of berming and landscaping techniques so as to avoid the closed or isolated impression given by walled-in developments.
40. The Developer of this subdivision of land shall cause no easements to be granted or recorded over any portion of this property between the date of approval by the City Council and the date of recording of the final map without the approval of the City Engineer.

41. Thirty (30) days prior to the approval of a Final Map, the Applicant/Subdivider shall have submitted to the City Manager any and all claims or requests for credit toward Infrastructure Fees attributable from the development of this tract. The City Manager's report shall be made a part of the Council's deliberation on a Final Map, and the action of the City Council in the acceptance or rejection of any such claim or request shall constitute the complete understanding between parties as to the disposition of Infrastructure Fees as it may relate to any future credit.