

CITY COUNCIL RESOLUTION NO. 87-61
CONDITIONS OF APPROVAL - TENTATIVE TRACT MAP NO. 21123

FIRST EXTENSION OF TIME

NOVEMBER 24, 1987 (REVISED)

GENERAL

1. Tentative Tract Map No. 21123 shall comply with the requirements and standards of the State Subdivision Map Act, the City of La Quinta Land Division Ordinance, and approved Exhibit A, unless otherwise modified by the following conditions.
2. Tentative Tract Map No. 21123 shall be developed in accordance with the standards for Specific Plan 83-001 (Duna La Quinta), Amendment #3, as conditionally approved. Where there are identified conflicts, the provisions within these conditions shall take precedence.
3. Tract phasing plans, including phasing of public improvements, shall be submitted for review and approval by the City Engineer and the Planning and 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 Engineer
 - o Planning and Development Department, Planning Division
 - o Coachella Valley Water District
 - o Riverside County Environmental Health Department
 - o Desert Sands Unified School 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.

SOILS AND GEOLOGY

5. Prior to issuance of any grading permit, the Applicant shall submit a grading plan for review and approval by the City Engineer.
6. The Applicant shall utilize dust control measures in accordance with the Municipal Code and the Uniform Building Code and subject to the approval of the City Engineer.

TRAFFIC AND CIRCULATION

7. The Applicant shall develop all roads applicable to Tentative Tract No. 21123 in conformance with City standards and with the design standards specified in Specific Plan No. 83-001 (Duna La Quinta), as amended and conditionally approved, and subject to approval of the City Engineer.
8. The following modification shall be made in the Circulation Plan:
- a. A standard offset cul-de-sac (with 90-foot diameter per the Fire Marshal) shall be provided at the end of Lots A and B, or alternatives may be provided subject to review and approval by the City Fire Marshal and City Engineer.
 - b. A plan indicating proposed parking and method of traffic control along the private road system shall be submitted for review and approval by the Planning and Development Department. Final street typical section shall be as per requirements of the City Engineer (32-foot minimum curb-to-curb width for parking on one side only).
 - c. Cul-de-sacs shall be no longer than 550 feet long unless provided with an emergency "all-weather" alternative access or other appropriate fire protection as approved by the City Fire Marshal.
 - d. The common area between the south tract boundary and the private streets (Lots A and B) shall be designated as Lot "D".
 - e. Emergency access gate(s) shall be provided at Lot A (and other locations if required by the Fire Marshal). The design, location and installation of these gates are subject to review and approval of the City Fire Marshal and the Planning and Development Department, through the plot plan review procedure.

PUBLIC SERVICES AND UTILITIES

9. The Applicant shall comply with the requirements of the City Fire Marshal. Prior to issuance of any building permit within Tentative Tract No. 21123, the following conditions shall be met/certified to, except that the Fire Marshal may approve alternate means of compliance where deemed appropriate and equivalent to these standards:
- a. Fireflow requirement is 1500 GPM for two-hour duration at 20 PSI residual pressure available from super (6"X4"X2-1/2") hydrants, located at intersections if possible, but in no case more than 250 feet from any building. Water improvement plans to be submitted to Fire Marshal for approval.

- b. Emergency access extensions shall be improved to all-weather.
 - c. Cul-de-sacs shall be 90 feet in diameter.
10. 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. When there are identified conflicts, the City will withhold the issuance of any building permit until arrangements have been made with the District for the relocation of these facilities.
 - c. Tentative Tract No. 21123 shall be annexed to Improvement District No. 55 of the Coachella Valley Water District for Sanitation Service.
11. The Applicant shall comply with the requirements of the Imperial Irrigation District prior to issuance of any building permits within the tract.
12. All utility improvements shall be installed underground.

MANAGEMENT

13. Prior to the recordation of the final map, the Applicant shall submit to the Planning and Development Department the following documents which shall demonstrate to the satisfaction of the City that the open space/recreation areas and private streets and drives shall be maintained in accordance with the intent and purpose of this approval:
- a. The document to convey title;
 - b. Covenants, Conditions and Restrictions to be recorded; and
 - c. Management and maintenance agreement to be entered into with the unit/lot owners of this land division.

The approved Covenants, Conditions and Restrictions shall be recorded at the same time that the final subdivision map is recorded.

A homeowners' association, with the unqualified right to assess the owners of the individual units for reasonable maintenance costs, shall be established and continuously maintained. The association shall have the right to lien the property of any owners who default in the payment of their assessments. Such lien shall not be subordinate to any encumbrance other than a first deed of trust, provided that such deed of trust is made in good faith and for value, and is of record prior to the lien of the homeowners' association.

ARCHAEOLOGY

14. The developer shall retain a qualified archaeologist immediately and take appropriate mitigation measures when any archaeological remains or artifacts are encountered during project development.

NOISE

15. 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.
16. Prior to recordation of a final map, the Applicant shall submit a site-specific noise study for the entire tract. The study shall, at a minimum, address the mitigation measures identified in Condition #22 of Specific Plan No. 83-001, Amendment #3, and shall be subject to review and approval by the City.

TRACT SITE AND DESIGN

17. Applicant shall establish, within the CC & Rs, site design standards appropriate to estate lots, including, but not limited to, front, side and rear yard setbacks, lot coverage, etc. Standards should maximize building separation, enhance the overall streetscape and minimize the appearance of bulk. Any such standards shall be reviewed by the Planning and Development Department as part of its review of the CC & Rs, but shall be no less restrictive than R-2 zone standards.
18. All lots shall be maintained with appropriate temporary landscaping/groundcover to mitigate impacts to surrounding properties from windblown particulates and erosion. This groundcover shall be installed in conjunction with phased onsite improvements to the tract, and shall remain in place in good condition until such time as a building permit is issued for construction.
19. Prior to issuance of an occupancy permit for any house within Tentative Tract Map No. 21123, permanent landscaping/groundcover shall be installed. Type of planting, method of installation, and maintenance techniques shall be subject to plan approval by the Planning and Development Department.
20. Prior to submission of any plans for building permit issuance to the Planning Department, the Applicant shall secure written approval of the plan from the Riverside County Agricultural Commissioner's Office. At a minimum, the plans shall provide the contractor's name, address and phone number, and the place of origin of all planting materials.

21. No portion of any structure within Tentative Tract Map No. 21123 shall exceed one story or 29 feet, as measured from the levee grade, except that two-story units not exceeding 29 feet in height may be approved by the City if architectural and site design features adequately provide for architectural diversity (i.e., varying roof lines), reduction in the appearance of bulk, appropriate setbacks, and similar features.
22. All roof-mounted equipment shall be screened from view at all sides by design of the house. All ground-mounted mechanical equipment shall be screened from view by methods approved by the Planning and Development Department.
23. All housing development within Tentative Tract No. 21123 shall require approval of a plot plan, pursuant to Section 18.30 of the Municipal Land Use Ordinance, prior to issuance of building permit(s).

MISCELLANEOUS

24. The Applicant shall submit a plan for perimeter fencing (south side wall) for review and approval by the Planning and Development Department prior to final map recordation.
25. The Applicant shall comply with the provisions and requirements of the City's adopted Infrastructure Fee Program in effect at the time of issuance of building permits.