

**RESOLUTION 2000-11**  
**CONDITIONS OF APPROVAL - RECOMMENDED**  
TENTATIVE TRACT MAP 27519, REVISION #1  
CENTURY-CROWELL COMMUNITIES  
FEBRUARY 15, 2000

GENERAL

1. Upon City Council approval, a memorandum noting that the City Conditions of Approval for this development exist and are available for review at City Hall shall be recorded against the property with Riverside County.
2. The subdivider agrees to defend, indemnify, and hold harmless the City of La Quinta (the "City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this tentative map, or any final map thereunder. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the subdivider of any claim, action or proceeding and shall cooperate fully in the defense.

3. Tentative Tract Map 27519 (Revision #1) shall comply with the requirements and standards of §§ 66410 through 66499.58 of the California Government Code (the Subdivision Map Act) and Chapter 13 of the La Quinta Municipal Code (LQMC).
4. This Map shall expire on January 5, 2001, unless an extension of time is applied for, and granted by the City Council.
5. Prior to the issuance of a grading permit or 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:
  - Fire Marshal
  - Public Works Department (Grading Permit, Improvement Permit)
  - Community Development Department
  - Riverside Co. Environmental Health Department
  - Desert Sands Unified School District
  - Coachella Valley Water District (CVWD)
  - Imperial Irrigation District
  - California Water Quality Control Board (CWQCB)

The applicant is responsible for any requirements of the permits or clearances from those jurisdictions. If the requirements include approval of improvement plans, the applicant shall furnish proof of said approvals prior to obtaining City approval of the plans.

The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit. For projects requiring project-specific NPDES construction permits, the applicant shall submit a copy of the Notice of Intent received from the CWQCB prior to issuance of a grading or site construction permit. The applicant shall ensure that the required Storm Water Pollution Protection Plan is available for inspection at the project site.

### PROPERTY RIGHTS

6. All easements, rights of way and other property rights required of the tentative map or otherwise necessary to facilitate the ultimate use of the development and functioning of improvements shall be dedicated, granted or otherwise conferred, prior to approval of a final map or parcel map or a waiver of parcel map. Conferrals shall include irrevocable offers to dedicate or grant easements to the City for emergency vehicles and for access to and maintenance, construction, and reconstruction of essential improvements located on street, drainage or common lots or within utility and drainage easements.
7. Prior to approval of a final map, parcel map or grading plan, the applicant shall furnish proof of easements or written permission, as appropriate, from owners of any abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments are to occur.
8. If the applicant proposes vacation or abandonment of any existing rights of way or access easements which will diminish access rights to any properties owned by others, the applicant shall provide approved alternate rights of way or access easements to those properties or notarized letters of consent from the property owners.
9. The applicant shall dedicate or grant public and private street right of way and utility easements in conformance with the City's General Plan, Municipal Code, applicable specific plans, and as required by the City Engineer.
10. Dedications required of this development include:
  - A. Dune Palms Road - 44' half of 88' right-of-way.
  - B. On-site streets - 37' right-of-way.

- C. Applicant shall dedicate a 10' easement for pedestrian access to and from the proposed City park site located adjacent to the southerly west boundary of the proposed development

Dedications shall include additional widths as necessary for entry drives, dedicated right and left turn lanes, bus turnouts, and other features contained in the approved construction plans.

If the City Engineer determines that access rights to proposed street rights of way shown on the tentative map are necessary prior to approval of final maps dedicating the rights of way, the applicant shall grant interim easements to those areas within 60 days of written request by the City.

- 11. The applicant shall dedicate utility easements as necessary to provide 10' of width outside of street and sidewalk improvements along both sides of all private streets

- 12. The applicant shall create perimeter setbacks along public rights of way as follows (listed setback depth is the average depth if meandering wall design is approved):

- A. Dune Palms Road - 10 feet

Setbacks shall apply to all frontage including, but not limited to, remainder parcels, well sites and power substation sites.

Where public facilities (e.g., sidewalks) are placed on privately-owned setbacks, the applicant shall dedicate blanket easements for those purposes.

- 13. The applicant shall vacate abutter's rights of access to the following property from all frontage except entryways shown on the approved tentative map or as approved by the City Engineer:

- A. Dune Palms Road
- B. Proposed City park site.

- 14. The applicant shall dedicate easements necessary for placement of and access to utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas.

15. The applicant 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 any final map(s) covering the same portion of the property unless such easements are approved by the City Engineer.

#### FINAL MAP(S) AND PARCEL MAP(S)

16. Prior to approval of a final map, the applicant shall furnish accurate AutoCad files of the complete map, as approved by the City's map checker, on storage media and in a program format acceptable to the City Engineer. The files shall utilize standard AutoCad menu items so they may be fully retrieved into a basic AutoCad program.

If the map was not produced in AutoCad or a file format which can be converted to AutoCad, the City Engineer may accept raster-image files of the map.

#### IMPROVEMENT PLANS

17. Improvement plans submitted to the City for plan checking shall be submitted on 24" x 36" media in the categories of "Rough Grading," "Precise Grading," "Streets & Drainage," and "Landscaping." All plans except precise grading plans shall have signature blocks for the City Engineer. Precise grading plans shall have signature blocks for Community Development Director and the Building Official. Plans are not approved for construction until they are signed.

"Streets and Drainage" plans shall normally include signals, sidewalks, bike paths, gates and entryways, and parking lots. "Landscaping" plans shall normally include landscape improvements, irrigation, lighting, and perimeter walls.

Plans for improvements not listed above shall be in formats approved by the City Engineer.

18. The City may maintain standard plans, details and/or construction notes for elements of construction. For a fee established by City resolution, the applicant may acquire standard plan and/or detail sheets from the City.
19. When final plans are approved by the City, the applicant shall furnish accurate AutoCad files of the complete, approved plans on storage media acceptable to the City Engineer. The files shall utilize standard AutoCad menu items so they may be fully retrieved into a basic AutoCad program. At the completion of construction and prior to final acceptance of improvements, the applicant shall update the files to reflect as-constructed conditions.

If the plans were not produced in AutoCad or a file format which can be converted to AutoCad, the City Engineer may accept raster-image files of the plans.

### IMPROVEMENT AGREEMENT

20. The applicant shall construct improvements and/or satisfy obligations, or furnish an executed, secured agreement to construct improvements and/or satisfy obligations required by the City prior to approval of a final map or parcel map or issuance of a certificate of compliance for a waived parcel map. For secured agreements, security provided, and the release thereof, shall conform with Chapter 13, LQMC.

Improvements to be made or agreed to shall include removal of any existing structures or obstructions which are not part of the proposed improvements.

21. If improvements are secured, the applicant shall provide estimates of improvement costs for checking and approval by the City Engineer. Estimates shall comply with the schedule of unit costs adopted by City resolution or ordinance. For items not listed in the City's schedule, estimates shall meet the approval of the City Engineer.

Estimates for utilities and other improvements under the jurisdiction of other agencies shall be approved by those agencies. Security is not required for telephone, gas, or T.V. cable improvements. However, tract improvements shall not be agendized for final acceptance until the City receives confirmation from the telephone authority that the applicant has met all requirements for telephone service to lots within the development.

22. If improvements are phased with multiple final maps or other administrative approvals (plot plans, conditional use permits, etc.), off-site improvements and common improvements (e.g., retention basins, perimeter walls & landscaping, gates) shall be constructed or secured prior to approval of the first phase unless otherwise approved by the City Engineer. Improvements and obligations required of each phase shall be completed and satisfied prior to completion of homes or occupancy of permanent buildings within the phase and subsequent phases unless a construction phasing plan is approved by the City Engineer.

23. If the applicant fails to construct improvements or satisfy obligations in a timely manner or as specified in an approved phasing plan, the City shall have the right to halt issuance of building permits or final building inspections or otherwise withhold approvals related to the development of the project until the applicant makes satisfactory progress on the improvements or obligations or has made other arrangements satisfactory to the City.

#### GRADING

24. Graded, undeveloped land shall be maintained to prevent dust and blowsand nuisances. The land shall be planted with interim landscaping or provided with other wind and water erosion control measures approved by the Community Development and Public Works Departments.
25. Prior to occupation of the project site for construction purposes, the applicant shall submit and receive approval of a Fugitive Dust Control Plan prepared in accordance with Chapter 6.16, LQMC. The applicant shall furnish security, in a form acceptable to the city, in an amount sufficient to guarantee compliance with the provisions of the permit.
26. The applicant shall furnish a preliminary geotechnical ("soils") report with the grading plan.
27. The grading plan shall be prepared by a registered civil engineer and must be approved by the City Engineer prior to issuance of a grading permit. The grading plan shall conform with the recommendations of the soils report and shall be certified as adequate by a soils engineer or an engineering geologist. A statement shall appear on final maps (if any are required of this development) that a soils report has been prepared pursuant to Section 17953 of the Health and Safety Code.
28. The applicant shall endeavor to minimize differences in elevation at abutting properties and between separate tracts and lots within this development. Building pad elevations on contiguous lots shall not differ by more than three feet except for lots within a tract, but not sharing common street frontage, where the differential shall not exceed five feet. If compliance with this requirement is impractical, the City will consider and may approve alternatives which minimize safety concerns, maintenance difficulties and neighboring-owner dissatisfaction with the grade differential.

29. Prior to issuance of building permits, the applicant shall provide building pad certifications, stamped and signed by a California registered civil engineer or surveyor. The certifications shall list approved pad elevations, actual elevations, and the difference between the two, if any. The data shall be organized by lot number and shall be listed cumulatively if submitted at different times.

### DRAINAGE

The applicant shall comply with the provisions of Engineering Bulletin No. 97.03 and the following:

30. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
31. Stormwater falling on site during the peak 24-hour period of a 100-year storm (the design storm) shall be retained within the development unless otherwise approved by the City Engineer. The tributary drainage area shall extend to the centerline of adjacent public streets.
32. Stormwater shall normally be retained in common retention basins. Individual-lot basins or other retention schemes may be approved by the City Engineer for lots 2½ acres in size or larger or where the use of common retention is impracticable.  
If individual-lot retention is approved, the applicant shall meet all individual-lot retention provisions of Chapter 13.24, LQMC.
33. Storm flow in excess of retention capacity shall be routed through a designated, unimpeded overflow outlet and into the historic drainage relief route.
34. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
35. Retention facility design shall be based on site-specific percolation data which shall be submitted for checking with the basin plans. The design percolation rate shall not exceed two inches per hour.
36. Retention basin slopes shall not exceed 3:1. Maximum retention depth shall be six feet for common basins and two feet for lot-by-lot retention.
37. Nuisance water shall be retained on-site. A trickling sand filter and leachfield of a design approved by the City Engineer shall be installed to percolate nuisance water. The sand filter(s) shall be designed to infiltrate 5 gpd/1,000 sq. ft (of landscape area) and to accommodate surges of 3 gph/1,000 sq. ft.

38. In developments for which security will be provided by public safety entities (e.g., the La Quinta Safety Department or the Riverside County Sheriff's Department), retention basins shall be visible from the adjacent street(s). No fence or wall shall be constructed around basins unless approved by the Community Development Director and the City Engineer.

#### UTILITIES

39. Existing and proposed utilities within or adjacent to the proposed development shall be installed underground. Power lines exceeding 34.5 kv are exempt from this requirement.
40. Underground utilities shall be installed prior to overlying hardscape. The applicant shall provide certified reports of trench compaction for approval of the City Engineer.

#### STREET AND TRAFFIC IMPROVEMENTS

41. The City is contemplating adoption of a major thoroughfare improvement program. Any property within this development which has not been subdivided in accordance with this tentative map 60 days after the program is in effect shall be subject to the program.
42. The applicant shall install the following street improvements to conform with the General Plan street type noted in parentheses. (Public street improvements shall conform with the City's General Plan in effect at the time of construction.)

##### A. OFF-SITE STREETS

- 1) Dune Palms Road (Secondary Arterial): Construct 32 foot half of 64 foot (curb face to curb face) improvement plus 8-foot sidewalk.

##### B. PRIVATE STREETS

- 1) Entry drive design shall be approved by the City Engineer, and shall conform with the following criteria:
  - A. The entry drive shall have stacking space outside the Dune Palms Road right-of-way for a minimum of three vehicles.
  - B. Drive shall be designed to allow U-turns for rejected vehicles without interference with an open exit gate.



- 2) Applicant shall construct a 10' wide minimum, gated pedestrian access to the proposed future city park site at the southerly west boundary of the development.
- 3) Residential - 36 feet wide if double loaded (building lots on both sides), 32 feet if single.

Entry drives, main interior circulation routes, turn knuckles, corner cutbacks, bus turnouts, dedicated turn lanes, and other features contained in the approved construction plans may warrant additional street widths as determined by the City Engineer.

43. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs, and sidewalks. Mid-block street lighting is not required.
44. The applicant may be required to extend improvements beyond development boundaries to ensure they safely integrate with existing improvements (e.g., grading; traffic control devices and transitions in alignment, elevation or dimensions of streets and sidewalks).
45. Improvements shall be designed and constructed in accordance with the LQMC, adopted standards, supplemental drawings and specifications, and as approved by the City Engineer. Improvement plans for streets, access gates and parking areas shall be stamped and signed by California-registered professional engineer(s).
46. Street right of way geometry for culs de sac, knuckle turns and corner cutbacks shall conform with Riverside County Standard Drawings #800, #801, and #805 respectively unless otherwise approved by the City Engineer.
47. Streets shall have vertical curbs or other approved curb configurations which convey water without ponding and provide lateral containment of dust and residue for street sweeping. Unused curb cuts on any lot shall be restored to normal curbing prior to final inspection of permanent building(s) on the lot.
48. The applicant shall design street pavement sections using Caltrans' design procedure (20-year life) and site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections are as follows:

Residential & Parking Areas	3.0" a.c./4.50" a.b.
Collector	4.0"/5.00"
Secondary Arterial	4.0"/6.00"
Primary Arterial	4.5"/6.00"
Major Arterial	5.5"/6.50"

49. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete. The submittal shall include test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.
50. The City will conduct final inspections of homes and other habitable buildings only when the buildings have improved street and (if required) sidewalk access to publicly-maintained streets. The improvements shall include required traffic control devices, pavement markings and street name signs. If on-site streets are initially constructed with partial pavement thickness, the applicant shall complete the pavement prior to final inspections of the last ten percent of homes within the tract or when directed by the City, whichever comes first.

#### LANDSCAPING

51. The applicant shall provide landscaping in required setbacks, retention basins, common lots, and park areas.
52. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.

The applicant shall submit plans for approval by the Community Development Department prior to plan checking by the Public Works Department. When plan checking is complete, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner prior to submitting for signature by the City Engineer. Plans are not approved for construction until signed by the City Engineer.

53. Slopes shall not exceed 5:1 within public rights of way and 3:1 in landscape areas outside the right of way unless otherwise approved by the City Engineer.

54. Landscape areas shall have permanent irrigation improvements meeting the requirements of the City Engineer. Use of lawn shall be minimized with no lawn or spray irrigation within 5-feet of curbs along public streets.
55. Unless otherwise approved by the City Engineer, common basins and park areas shall be designed with grades and turf grass surface which can be mowed with standard tractor-mounted equipment.
56. The applicant shall ensure that landscaping plans and utility plans are coordinated to provide visual screening of above-ground utility structures.
57. The applicant shall construct perimeter walls and required landscaping to enclose the entire perimeter prior to final inspection and occupancy of any homes within the tract unless a phasing plan or construction schedule is approved by the City Engineer and Community Development Director.
58. Landscape berms shall be used throughout the parkway landscaping as required by Section 9.60.240(F) of the Zoning Ordinance.
59. Mature trees shall be installed along Dune Palms Road (e.g., minimum 1.75" to 3" diameter trunk width per tree type). Vandal proof ground mounted lighting shall be used periodically to accent the parkway trees. Shrubs shall be clustered to form distinctive design themes.
60. Front yard landscaping for future houses shall consist of a minimum of two shade trees (15 gallon with 1" diameter trunk) and 10 five-gallon shrubs. Three additional 15 gallon trees shall be required for corner lot houses. All trees shall be double staked to prevent wind damage. Trees and shrubs shall be watered with emitters or bubblers. The developer is encouraged to use plants that are native to this area and drought tolerant.
61. Landscape and irrigation improvements shall be installed prior to occupancy of the house. The developer and subsequent property owner shall continuously maintain all required landscaping in a healthy and viable condition.

#### QUALITY ASSURANCE

62. The applicant shall employ construction quality-assurance measures which meet the approval of the City Engineer.

63. The applicant shall employ or retain California registered civil engineers, geotechnical engineers, surveyors, or other licensed professionals, as appropriate, to provide sufficient construction supervision to be able to furnish and sign accurate record drawings.
64. The applicant shall arrange and bear the cost of measurement, sampling and testing procedures not included in the City's inspection program but required by the City as evidence that construction materials and methods comply with plans and specifications. Where retention basins are installed, testing shall include a sand filter percolation test, as approved by the City Engineer, after required tract improvements are complete and soils have been permanently stabilized.
65. Upon completion of construction, the applicant shall furnish the City reproducible record drawings of all plans which were signed by the City Engineer. Each sheet shall be clearly marked "Record Drawings," "As-Built" or "As-Constructed" stamped and signed by the engineer or surveyor certifying to the accuracy of the drawings. The applicant shall revise the CAD or raster-image files previously submitted to the City to reflect as-constructed conditions.

#### MAINTENANCE

66. The applicant shall make provisions for continuous, perpetual maintenance of all required improvements unless expressly released from said responsibility by the City.

#### FEES AND DEPOSITS

67. The applicant shall pay the City's established fees for plan checking and construction inspection. Fee amounts shall be those in effect when the applicant makes application for plan checking and permits.
68. The applicant shall comply with the terms and requirements of the Infrastructure Fee program in effect at the time of issuance of building permits.
69. Prior to issuance of a grading permit, the property owner shall pay a fee of \$100.00 per acre for disturbing the habitat area of the Coachella Valley Fringe-toed Lizard.
70. Prior to building permit issuance, the developer shall pay school mitigation fees to the Desert Sands Unified School District based on the State imposed fee in effect at that time. The school facilities fee shall be established by Resolution (i.e., State of California School Facilities Financing Act).

71. Prior to final map approval by the City Council, the property owner/developer shall meet the Parkland Dedication requirements by payment of in-lieu fees as set forth in Section 13.48 of the La Quinta Municipal Code.

#### FIRE DEPARTMENT

72. Fire hydrants in accordance with CVWD Standard W-33 shall be located at each street intersection 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 1,500 g.p.m. for a 2-hour duration at 20 psi. Blue dot reflectors shall be mounted in the middle of the streets directly in line with fire hydrants.
73. Prior to recordation of the final map, applicant/developer will furnish one blueline copy of the water system plans to the Fire Department for review/approval. Plans will conform to the fire hydrant types, location and spacing, and the system will meet the fire flow requirements. Plans will 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."
74. The required water system including fire hydrants will be installed and accepted by the appropriate water agency prior to any combustible building materials being placed on an individual lot.
75. A temporary water supply for fire protection may be allowed for the construction of the model units only. Plans for a temporary water system must be submitted to the Fire Department for review prior to issuance of building permits.
76. The minimum dimensions for fire apparatus access roads entering and exiting this project shall have an unobstructed width of not less than 20-feet in each direction and an unobstructed vertical clearance of not less than 13 feet 6 inches.
77. Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. All gates providing access from a road to a driveway shall be located at least 40 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road.
78. Gates shall have either a secondary power supply or an approved manual means to release mechanical control of the gate in the event of loss of primary power.

79. Install Knox key operated switches, series KS-2P with dust cover, mounted per recommended standard of the Knox Company. Plans must be submitted to the Fire Department for approval of mounting location/position and operating standards. Ordering forms are available at the Fire Department. The form must be authorized and signed by the Riverside County Fire Department personnel for the correctly coded system to be purchased.
80. Operation of the Knox key switch shall simultaneously open and control the gates for both directions of travel.
81. Phased improvements shall be approved by the Fire Department.
82. Applicant/developer will provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

#### ENVIRONMENTAL

83. Prior to the issuance of a grading permit or building permit, the property owner/developer shall prepare and submit a written report to the Community Development Department demonstrating compliance with those Conditions of Approval and mitigation measures of TTM 27519 and EA 98-370. Mitigation monitoring of the project site during grading is required.
84. Prior to the issuance of any grading or building permit, or ground disturbance, mitigation measures as recommended by the Cultural Resources Assessment and Historic Preservation Commission (HPC) for the site shall be completed at the applicant/developer's expense. This consists of having an archaeological monitor on-site during grading and earth disturbance operations. A final report shall be submitted for acceptance by the HPC prior to issuance of the Certificate of Occupancy of the first building.

#### MISCELLANEOUS

85. All agency letters received for this case are made part of the case file documents for plan checking purposes.
86. Permanent tract identification signs shall be approved by the Planning Commission (i.e., Business Item).

87. Prior to final map approval, proposed street names shall be submitted to the Community Development Department for review and approval. Three names shall be submitted for each proposed private street.
88. Prior to final map approval, the applicant shall submit to the Community Development Department for review a copy of the proposed Covenants, Conditions, and Restrictions (CC and R's) for the project. Approval of the CC and R's by the City Attorney is required.
89. The prototype house plans for the project shall be reviewed and approved by the Planning Commission pursuant to Section 9.210.010 (Site Development Permit) of the Zoning Ordinance.
90. Open fencing shall be constructed along Dune Palm Road adjacent to the retention basin pursuant to General Plan Policy 3-4.1.14. In lieu of open fencing, a combination fence consisting of a low-level masonry wall with tubular steel fencing on top may be permitted, submitted to the approval by the Planning Commission. Rear yard walls constructed for Lots 1 and 2 shall be decorative (i.e., masonry block with stucco coating) and include pilasters spaced at 30-foot intervals.
91. The existing mature Eucalyptus trees on the north side of the retention basin and Lots 38 through 42 shall be retained in good condition, and not a danger to health and safety. Prior to final map approval, a landscape maintenance easement shall be established behind Lots 38 through 42 to maintain the existing Eucalyptus trees. The Homeowners' Association shall be required to maintain the trees in the landscape maintenance easement.
92. Phase 1 building permits (Lots 31-53) may be issued to the developer prior to installation of the golf driving range screening required along the south Tract boundary. Prior to a final inspection of any home in Phase 1, the developer shall have either installed the golf screening or closed escrow on the purchase of the La Quinta Golf Ranch property thereby closing said facility.

