

CONDITIONS OF APPROVAL TO BE FULFILLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS

14. 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 & Development Department
- o Coachella Valley Water District
- o Coachella Valley Unified School District
- o Imperial Irrigation District

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

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

16. Dwelling units within 150 feet of the ultimate right-of-way of Monroe Street shall be limited to one story, not to exceed 22 feet in height.

17. 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.

18. Prior to the issuance of a grading permit, the Applicant shall prepare and submit a written report to the Planning and Development Director demonstrating compliance with those conditions of approval and mitigation measures of Environmental Assessment 91-192 and Tentative Tract 26769, which must be satisfied prior to the issuance of a grading permit. Prior to the issuance of a building permit, the Applicant shall prepare and submit a written report to the Planning and Development Director demonstrating compliance with those conditions of approval and mitigation measures of Environmental Assessment 91-192 and Tentative Tract 26769, which must be satisfied prior to the issuance of a building permit. Prior to final building inspection approval, the Applicant shall prepare and submit a written report to the Planning and Development Director demonstrating compliance with all remaining conditions of approval and mitigating measures of Environmental Assessment 91-192 and Tentative Tract 26769. The Planning and Development Director may require inspection or other monitoring to assure such compliance.

PUBLIC SERVICES AND UTILITIES

19. The Applicant shall comply with all the requirements of the City Fire Marshal as stated in the memo dated March 19, 1991.
20. The Applicant shall comply with all requirements of the Coachella Valley Water District.

ENGINEERING DEPARTMENT CONDITIONS:

21. Applicant shall dedicate public street right of way and utility easements in conformance with the city's General Plan, Municipal Code, applicable Specific Plans if any, and as required by the City Engineer, as follows:
 - A. Monroe Street - Primary Arterial, 55 foot half width.
22. The Applicant shall provide a separate lot or lots for private road purposes to be owned in common by owners of the residential lots in the land division. The private road(s) shall conform to the City's General Plan, Municipal Code, applicant Specific Plans if any, and as required by the City Engineer, as follows:
 - A. Lot B - Local Street, 37 foot full width.
23. Applicant shall vacate vehicle access rights to Monroe Street from all abutting lots. Access to Monroe Street from this land division shall be restricted to street intersections only.
24. Applicant shall provide a fully improved landscaped setback lot of noted width adjacent to the following street right of way(s):
 - A. Monroe Street, 20 feet wide (minimum).
25. The Applicant shall provide 10 foot wide public utility easements on each side of the private road lot(s).
26. Landscape and irrigation plans for the landscaped lot(s) shall be prepared in conformance with requirements of the Planning Director, and City Engineer, and approved by same officials prior to construction.
27. Applicant shall maintain the landscaped areas of the subdivision such as the landscaped setback lots and retention basins until accepted by the City Engineer for maintenance by the homeowner's association of the subdivision.
28. Applicant shall construct, or enter into agreement to construct, the tract grading and public or quasi-public improvements before the final map is recorded. Applicant shall pay cash, in lieu of and equivalent to the respective construction cost, for those improvements which involve fair-share

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November 5, 1991

responsibility that must be deferred until the full complement of funding is available. Payment of cash in lieu of construction may be deferred to a future date mutually agreed by Applicant and City Engineer, provided security for said future payment is posted by Applicant.

29. The tract grading plan shall be prepared by a registered civil engineer and approved by the City Engineer prior to final map approval.
30. Applicant shall retain a California registered civil engineer, or designate one who is on Applicant's staff, to exercise sufficient supervision and quality control during construction of the tract grading and improvements to insure compliance with the plans, specifications, applicable codes, and ordinances. The engineer retained or designated by Applicant and charged with the compliance responsibility shall make the following certifications upon completion of construction:
 - a) all grading and improvements were properly monitored by qualified personnel during construction for compliance with the plans, specifications, applicable codes, and ordinances and thereby certify the grading to be in full compliance with those documents.
 - b) the finished building pad elevations conform with the approved grading plans.
31. The tract shall be designed and graded in a manner so the difference in building pad elevations between contiguous lots that share a common street frontage or join lots with adjoining existing tracts or approved tentative tracts does not exceed three feet. The pad elevations of contiguous lots within the subject tract that do not share a common street shall not exceed five feet.
32. The Applicant shall maintain wind erosion control at all times in all areas disturbed by grading. The Applicant's method of erosion control shall be of his choice provided the control results comply with the La Quinta Municipal Code. The Applicant shall post sufficient security with the City prior to receiving a grading permit to ensure compliance of this requirement.
33. Applicant shall install a trickling sand filter and leachfield in the retention basin to percolate nuisance water in conformance with requirements of the City Engineer. The sand filter and leach field shall be sized to percolate 160 gallons per lot per day.
34. Applicant shall provide an Executive Summary Maintenance Booklet for the street, landscape irrigation, perimeter wall, and drainage facilities installed in the subdivision. The booklet should include drawings of the facilities, recommended maintenance procedures and frequency, and a costing algorithm with fixed and variable factors to assist the homeowner's association in planning for routine and long term maintenance.

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35. Storm water run-off produced in 24 hours by a 100-year storm shall be retained on site in landscaped retention basin(s) designed for a maximum water depth not to exceed six feet. The basin slopes shall not exceed 3:1. The percolation rate shall be considered to be zero inches per hour unless Applicant provides site-specific data that indicates otherwise. Other requirements include, but are not limited to, a grassed ground surface with permanent irrigation improvements, and appurtenant structural drainage amenities all of which shall be designed and constructed in accordance with requirements deemed necessary by the City Engineer.
36. Applicant shall retain storm water run-off from Monroe Street and "B" Street in a retention basin in the landscaped setback lot not to exceed 3 feet in depth.
37. The tract shall be graded in a manner that permits storm flow in excess of the retention basin capacity, caused by a storm event greater than the 100 year 24 hours event, to flow out of the tract through a designated emergency overflow outlet and into the historic drainage relief route. Similarly, the tract shall be graded in a manner that anticipates receiving storm flow from adjoining property at locations that has historically received flow for those occasions when a storm greater than the 100 year 24 hour event occurs.
38. A thorough preliminary engineering, geological, and soils engineering investigation shall be conducted with a report submitted for review along with grading plan. The report 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. A statement shall appear on the final subdivision map that a soils report has been prepared for the tract pursuant to Section 17953 of the Health and Safety Code.
39. The access turning movements from Monroe Street to "B" street shall be limited to right turn in and out only. No median opening shall be permitted at this location.
40. Applicant shall have street improvement plans prepared by a registered civil engineer. Street improvements shall be designed and constructed for all streets within the proposed subdivision and for off-site streets as required by these conditions of approval. All street improvements shall be designed and constructed in accordance with the LQMC and adopted Standard Drawings, and City Engineer and shall include all appurtenant components required by same, except mid-block street lighting, such as but not limited to traffic signs and channelization markings, street name signs, sidewalks, and raised medians where required by City General Plan. Street design shall take into account the soil strength, anticipated traffic loading, and design life. The minimum structural section for residential streets shall be 3" AC over 4" Class 2 Base.

41. Miscellaneous incidental improvements and enhancements to existing improvements where joined by the newly required improvements shall be designed and constructed as required by the City Engineer to assure the new and existing improvements are appropriately integrated to provide a finished product that conforms with city standards and practices. This includes tapered off-site street transitions that extend beyond tract boundaries and join the widened and existing street sections.
42. The following specific street widths shall be constructed to conform with the General Plan street type noted therewith:
 - A. ON-SITE STREETS
 1. "B" street - full width Local Street, 36 feet wide, refer to Std. Dwg. #105; the cul-de-sac bulb shall have a 45 foot curb radius.
 - B. OFF-SITE STREETS
 2. Monroe Street (portion contiguous to tract) - Install half width Primary Arterial (86 feet width improvement option), bond for half of raised median, refer to Std. Dwg. #100
43. The Applicant shall construct an eight-foot wide meandering bike path in the westerly parkway and landscaped setback lot along Monroe Street in lieu of the standard six-foot wide sidewalk.
44. Applicant shall provide a blanket easement that covers the entire landscaped setback lots for the purpose of providing a meandering public sidewalk.
45. Applicant shall submit a copy of the proposed grading, landscaping and irrigation plans to the Coachella Valley Water District for review and comment with respect to the District's Water Management Program.
46. All existing and proposed electric power lines with 12,500 volts or less, and are adjacent to the proposed site or on-site, shall be installed in underground facilities.
47. All underground utilities shall be installed, with trenches compacted to city standards, prior to construction of any street improvements. A soils engineer retained by Applicant shall provide certified reports of soil compaction tests for review by the City Engineer.
48. 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 the final map without the approval of the City Engineer.

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49. Applicant shall pay all fees charged by the city as required for processing, plan checking and construction inspection. The fee amount(s) shall be those which are in effect at the time the work is undertaken and accomplished by the city.
50. An encroachment permit for work in any abutting local jurisdiction shall be secured prior to constructing or joining improvements.
51. All existing structures that are to be removed from the property shall be removed, or an agreement secured with a performance bond has been executed between Applicant and the city to assure said removal, prior to transmitting the final map to the City Council for approval.

MISCELLANEOUS

52. The Applicant shall construct a six foot block wall around the perimeter of the property.

PLANNING COMMISSION RESOLUTION 91-045
CONDITIONS OF APPROVAL - ADOPTED
TENTATIVE TRACT 26769
CONDITION OF APPROVAL AMENDMENT
OCTOBER 8, 1991

GENERAL CONDITIONS OF APPROVAL

1. Tentative Tract Map 26769 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. The City shall retain a qualified archaeologist, with the Developer to pay costs, to prepare a mitigation and monitoring plan for artifact location and recovery. Prior archaeological studies for this site as well as other unrecorded information shall be analyzed prior to the preparation of the plan.

At a minimum, the plan shall: (1) identify the means for digging test pits; and (2) provide for further testing if the preliminary results show significant material are present. The final plan shall be submitted to the Planning and Development Department for final review and approval.

Prior to the issuance of a grading permit, the Developer shall have retained a qualified cultural resources management firm and completed the testing and data recovery as noted in the plan. The management firm shall monitor the grading activity as required by the plan or testing results.

A list of the qualified archaeological monitor(s), cultural resources management firm employees, and any assistant(s)/representative(s), shall be submitted to the Planning and Development Department. The list shall provide the current address and phone number for each monitor. The designated monitors may be changed from time to time, but no such change shall be effective unless served by registered or certified mail on the Planning and Development Department.

The designated monitors or their authorized representatives shall have the authority to temporarily diver, redirect, or halt grading activity to allow recovery of resources. In the event of discovery or recognition of any human remains, there shall be no further grading, excavation, or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until appropriate mitigation measures are completed.

Upon completion of the data recovery, the Developer shall cause three copies of the final report containing the data analyses to be prepared and published and submitted to the Planning and Development Department.

CONDITIONS OF APPROVAL TO BE FULFILLED PRIOR TO FINAL MAP APPROVAL

4. Prior to final map approval by the City Council, the Applicant shall meet the parkland dedication requirements as set forth in Section 13.24.030, La Quinta Municipal Code, by paying parkland fees in lieu, as may be determined in accordance with said Section.
5. A noise study shall be prepared by a qualified acoustical engineer, to be submitted to the Planning & 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, walls, and landscaping, etc.), and other techniques so as to avoid the isolated appearance given by walled developments.
6. If the tract is phased, tract phasing plans, including phasing of public improvements, shall be submitted for review and approval by the Planning and Development Department and Engineering Department prior to final map approval.
7. Applicant shall submit proposed street names with alternatives to the Planning and Development Department for approval prior to final map approval.
8. Design and architectural standards for the residences shall be submitted to the Planning Commission or Design Review Board for review and approval prior to final map recordation. All approved standards shall be included in the CC&R's. A copy of the CC&R's shall be submitted to the Planning Department for review.

The Applicant shall notify the purchasers of lots in Tentative Tract 26769 that this is an equestrian use area. This shall be either stated in the CC & R's in the real estate disclosure at time of sale."

TRACT DESIGN

9. A minimum 20-foot landscaped setback shall be provide on Monroe Street. Design of the setback shall be approved by the Planning and Development Department. Setback shall be measure from ultimate right-of-way line.
 - a. The minimum setbacks 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. 28, unless an alternate method is approved by the Planning and Development Department.

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10. The tract layout shall comply with all the R-1 zoning requirements, including minimum lot size and minimum average depth of a lot. The minimum lot size to be recorded in a final map shall be 20,000 square feet.

WALLS, FENCING, SCREENING, AND LANDSCAPING

11. 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. The land owner shall institute blowsand and dust control measures during the grading and site development. These shall include, but not be limited to:
 - a. The use of irrigation during any construction activity.
 - b. Planting of cover crop or vegetation upon previously graded by undeveloped portions of the site.
 - c. Provisions of wind breaks or wind rows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The land owner shall comply with requirements of the Directors of Public Works and Planning and Development. All construction and graded areas shall be watered at least twice daily while begin used to prevent the emission of dust and blowsand.
12. Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Planning and Development and Public Works Departments.
13. Prior to final map approval, the Applicant shall submit to the Planning Department for review and approval a plan (or plans) showing the following:
 - a. Landscaping, including plant types, sizes, spacing, location, and irrigation system for all landscape buffer and entry areas. Desert or native plans species and drought resistant planting material shall be incorporated into the landscape plan. Lawn shall be minimized and not used adjacent to curb. No spray heads shall be used adjacent to curb.
 - b. Location and design detail of any proposed and/or required wall and meandering sidewalk.
 - c. Exterior lighting plan, emphasizing minimization of light glare impacts to surrounding properties.

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