

RESOLUTION 2004-080

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA QUINTA, CALIFORNIA, APPROVING THE SUBDIVISION
OF ±7.41 ACRES INTO 24 SINGLE-FAMILY LOTS AND
MISCELLANEOUS LOTS**

**CASE NO.: TENTATIVE TRACT MAP 32201
APPLICANT: CHOICE ENTERPRISE**

WHEREAS, the City Council of the City of La Quinta, California, did, on the 20th day of July, 2004, hold a duly noticed Public Hearings to consider an application by Choice Enterprise for Tentative Tract Map 32201 to subdivide ±7.41 acres into 24 single-family lots and miscellaneous lots, generally located at the northwest corner of Madison Street and Avenue 60, more particularly described as follows:

APNs: 766-080-010 & 011

WHEREAS, the Planning Commission of the City of La Quinta, California, did, on the 22nd day of June, hold a duly noticed Public Hearing to consider a request by Choice Enterprise for Tentative Tract Map 32201 to subdivide ±7.41 acres into 24 single-family lots and miscellaneous lots; and,

WHEREAS, said Tentative Tract Map 32201 has complied with the requirements and rules to implement the California Environmental Quality Act (CEQA) of 1970, as amended (Resolution 83-63), in that Environmental Assessment 2004-504 was prepared and determined that although the project could have a significant adverse impact on the environment, mitigation measures have been imposed on the project that would reduce impacts to less than significant levels.

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did make the following mandatory findings to approve said Tentative Tract Map 32201:

1. The proposed tract map will be consistent with the City of La Quinta General Plan in that the property is designated Low Density Residential (LDR), which allows single-family residential uses.

2. The design or improvement of the proposed subdivision will be consistent with the City of La Quinta General Plan in that all streets and improvements in the proposed project will conform to City standards contained in the General Plan. Access for the single-family lots will be provided from an existing street. The density and design for the tract will comply with the Land Use Element of the General Plan.
3. The design of the proposed subdivision and improvements are not likely to cause substantial environmental damage, or substantially injure fish or wildlife, or their habitat in that, Environmental Assessment 04-504 was prepared and determined that although the project could have a significant adverse impact on the environment, mitigation measures have been imposed on the project that would reduce impacts to a less than significant level.
4. The design of the subdivision and type of improvements are not likely to cause serious public health problems in that the project will be conditioned to provide a safe environment for the public.
5. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision in that there are existing streets that will provide direct access to the site. All required public easements will provide access to the site and support necessary infrastructure improvements for the proposed project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of La Quinta, California, as follows:

1. That the above recitations are true and correct and constitute the findings of the City Council for this Tentative Tract Map;
2. That it does hereby approve Tentative Tract Map 32201 for the reasons set forth in this Resolution and subject to the attached Conditions of Approval.

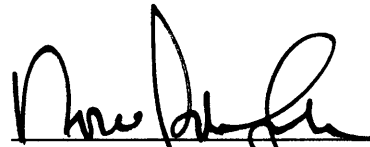
PASSED, APPROVED and ADOPTED at a regular meeting of the La Quinta City Council, held on this 20th day of July, 2004, by the following vote, to wit:

AYES: Council Members Henderson, Osborne, Perkins, Sniff, Mayor Adolph

NOES: None

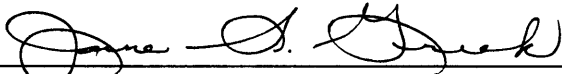
ABSENT: None

ABSTAIN: None



DON ADOLPH, Mayor
City of La Quinta, California

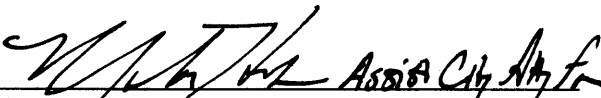
ATTEST:



JUNE S. GREEK, CMC, City Clerk
City of La Quinta, California

(City Seal)

APPROVED AS TO FORM:



M. KATHERINE JENSON, City Attorney
City of La Quinta, California