

## **CITY COUNCIL RESOLUTION 2003-069**

### **CONDITIONS OF APPROVAL - FINAL**

CIP 2002-04 - CITY OF LA QUINTA MUNICIPAL LIBRARY

ADOPTED: AUGUST 5, 2003

#### GENERAL

1. Prior to the issuance of a grading, construction or building permit, the City 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 (IID)
  - California Water Quality Control Board (CWQCB)

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

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

2. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).

#### PROPERTY RIGHTS

3. Prior to issuance of any permit(s), the City shall acquire or confer easements and other property rights necessary for construction or proper functioning of the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction, and reconstruction of essential improvements.

4. Right of way dedications required of this development include:
  - A. PUBLIC STREETS
    - 1) Calle Tampico (Primary Arterial, 100-foot ROW): No additional right of way required.
    - 2) Avenida Buena Ventura (Local Street, 50-foot ROW): No additional right of way required.
5. Dedications shall include additional widths as necessary for dedicated right and left turn lanes, bus turnouts, and other features contained in the approved construction plans.
6. The City 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. Calle Tampico (Primary Arterial) – 20-foot from the R/W – P/L.
  - B. Avenida Buena Ventura (Local Street) – 10-foot from the R/W – P/L.

The setback requirement applies to all frontage including, but not limited to, remainder parcels and sites dedicated for utility purposes.
7. The City shall dedicate easements necessary for placement of and access to utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas.
8. Direct vehicular access to Calle Tampico and Avenida Buena Ventura from any portion of the site from frontage along Calle Tampico and Avenida Buena Ventura are restricted, except for those existing access points shown on previously approved plans or as otherwise conditioned in these conditions of approval.
9. If the City 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 City shall provide approved alternate rights of way or access easements to those properties or notarized letters of consent from the property owners

## IMPROVEMENT PLANS

10. As used throughout these Conditions of Approval, professional titles such as “engineer,” “surveyor,” and “architect,” refer to persons currently certified or licensed to practice their respective professions in the State of California.
11. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of Section 13.24.040 (Improvement Plans), LQMC.
12. The following improvement plans shall be prepared and submitted for review and approval by the City. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the City may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.
  - A. Site Development Plan 1" = 40' Horizontal
  - B. On-Site Landscaping Plan 1" = 20' Horizontal

“Site Development Plans” shall normally include all surface improvements, including but not limited to: parking layout, finish grades, curbs & gutters, ADA requirements, retaining and perimeter walls, etc. “Landscaping Plans” shall normally include irrigation improvements, landscape lighting and entry monuments.

## GRADING

13. 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.
14. Prior to occupation of the project site for construction purposes, the City shall submit and receive approval of a Fugitive Dust Control Plan prepared in accordance with Chapter 6.16, LQMC. The City shall furnish security, in a form acceptable to the City, in an amount sufficient to guarantee compliance with the provisions of the permit.

15. The City shall maintain graded, undeveloped land to prevent wind and water erosion of soils. The land shall be planted with interim landscaping or provided with other erosion control measures approved by the Community Development and Public Works Departments.

#### DRAINAGE

16. Stormwater handling shall conform with the approved hydrology and drainage plan for the Civic Center Campus. Nuisance water shall be retained onsite and disposed of via an underground percolation improvement approved by the City Engineer.

#### UTILITIES

17. The City shall obtain the approval of the City Engineer for the location of all utility lines within the right of way and all above-ground utility structures including, but not limited to, traffic signal cabinets, electrical vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.
18. Utilities shall be installed prior to overlying hardscape. For installation of utilities in existing, improved streets, the City shall comply with trench restoration requirements maintained or required by the City Engineer. The City shall provide certified reports of trench compaction for approval of the City Engineer.

#### STREET AND TRAFFIC IMPROVEMENTS

19. The City 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) Calle Tampico (Primary Arterial): No street improvements are required except for the following:
    - 2) Avenida Buena Ventura (Local Street): No street improvements are required.

B. PARKING LOTS

- 1) The design of parking facilities shall conform to LQMC Chapter 9.150.
- 2) The City shall incorporate a book drop off area/lane in the parking lot configuration as approved by the City Engineer.

The applicant shall extend improvements beyond the subdivision 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).

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.

20. 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.
21. 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 qualified engineers.
22. General access points and turning movements of traffic are limited to the following:
  - A. Calle Tampico, Primary Entry: Right turn in and right turn out movements are allowed. Left turn in and left turn out movements are prohibited.
  - B. Avenida Buena Ventura, Secondary Entry: All movements are allowed.

LANDSCAPING

23. The City shall provide landscaping in required setbacks, retention basins, common lots, and park areas.

24. 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 City 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 City 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.

25. 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 18 inches of curbs along public streets.

#### PUBLIC SERVICES

26. The City shall provide public transit improvements as required by Sunline Transit and approved by the City Engineer. Improvements shall include a bus turnout location and passenger waiting shelter along Calle Tampico.

#### QUALITY ASSURANCE

27. The City shall employ construction quality-assurance measures which meet the approval of the City Engineer.
28. The City shall employ or retain qualified civil engineers, geotechnical engineers, surveyors, or other appropriate professionals to provide sufficient construction supervision to be able to furnish and sign accurate record drawings.
29. The City shall perform all measurement, sampling and testing procedures required by the City as evidence that construction materials and methods comply with plans, specifications and applicable regulations.
30. Upon completion of construction, the City shall furnish reproducible record drawings of all improvement plans which were signed by the City. Each sheet shall be clearly marked "Record Drawings," "As-Built" or "As-Constructed" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy of the drawings. The City shall revise the CAD or raster-image files

previously submitted to reflect as-constructed conditions.

### MAINTENANCE

31. The City shall make provisions for continuous, perpetual maintenance of all on-site improvements, perimeter landscaping, access drives, and sidewalks. The City shall maintain required public improvements until expressly released from this responsibility by the appropriate public agency.

### FEES AND DEPOSITS

32. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).

### FIRE DEPARTMENT

33. Approved super fire hydrants, shall be located not less than 25 feet or more than 165 feet from any portion of the buildings as measured along vehicular travel ways.
34. Blue dot reflectors shall be placed in the street 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.
35. Minimum fire flow 1875 GPM for a 3-hour duration. Fire flow is based on type VN construction and a complete fire sprinkler system.
36. Building plans shall be submitted to the Fire Department for plan review to run concurrent with the City plan check.
37. Water plans for the fire protection system (fire hydrants, etc.) shall be submitted to the Fire Department for approval prior to issuance of a building permit.
38. City of La Quinta ordinance requires all commercial buildings 5,000 square feet or larger to be fully sprinkled. NFPA 13 standard. Sprinkler plans will need to be submitted to the Fire Department.
39. The required water system, including fire hydrant, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot.

40. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.
41. Install a KNOX key box on the building. (Contact the fire department for an application).
42. Install portable fire extinguishers as required by the California Fire Code.
43. All plan submittals are the responsibility of the developer.

#### MISCELLANEOUS

44. The applicant shall remove the center tree from the grove grouping in front of the building and replace with Mediterranean fan palm. The applicant shall construct a raised planter with a rim wide enough to sit on.
45. The applicant shall remove the three Tipuana trees in front of the building.
46. In the rear patio area, the applicant shall replace the Mediterranean fan palms with the yellow oleander.
47. A boys and girls restroom shall be constructed within the children's reading area.