

**CITY COUNCIL RESOLUTION 2005-005  
CONDITIONS OF APPROVAL - FINAL  
SPECIFIC PLAN 2004-074  
GRIFFIN RANCH – TRANSWEST HOUSING  
JANUARY 4, 2005**

**EXHIBIT "A"**

GENERAL CONDITIONS OF APPROVAL

1. Specific Plan 2004-074 (SP 2004-074) shall be developed in compliance with these conditions, and the approved Specific Plan document. In the event of any conflicts between these conditions and the provisions of SP 2004-074, these conditions shall take precedence.
2. The applicant 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 Specific Plan or any application thereunder. The City shall have sole discretion in selecting its defense counsel.
3. All changes to the Specific Plan which are required under these conditions shall be made in a revised document to ensure consistency. All other applicable conditions of approval for Tentative Tract Map 32879, and any subsequent amendment(s), shall be incorporated into the revised text for SP 2004-074 as appendices. The project proponent shall submit five (5) copies of the amended Specific Plan documents within 30 days of City Council approval of the Specific Plan, or issuance of a grading permit, whichever occurs later.
4. SP 2004-074 shall comply with all applicable conditions and/or mitigation measures for the following related approvals:
  - X Environmental Assessment 2004-526
  - X Tentative Tract Map 32879

In the event of any conflict(s) between approval conditions and/or provisions of these approvals, the Community Development Director shall determine precedence.

5. Minor changes, as determined by the Community Development Director to be consistent with the intent and purpose of the Specific Plan, may be approved. Examples include modifications to landscaping materials and/or design, parking and circulation arrangements not involving reductions in required standards beyond those identified in the Specific Plan, minor site, building area or other revisions necessary due to changes in technical plan aspects such as drainage, street improvements, grading, etc. Such changes may be approved on a staff-level basis and shall not constitute a requirement to amend the Specific Plan. Consideration for any modifications shall be requested in writing to the Director and submitted with appropriate graphic and/or textual documentation in order to make a determination on the request. The general criteria set forth on Page 32 of the Specific Plan document shall be applied as a guideline.
6. The Specific Plan document for SP 2004-074 (Griffin Ranch), dated October 7, 2004, shall be revised in conformance with the following:
  - A. The conditions of approval for SP 2004-074 and TT 32879 shall be incorporated into the specific plan document as appendices.
  - B. Page 2 shall be amended to include a discussion of the nature and extent of site plan, architectural and landscape concepts illustrated in the plan, essentially conveying that, although they set forth a specific design theme and incorporate several detailed perspectives, the concepts should be considered as such and not interpreted as more precise pre-construction drawings.
  - C. Page 5 shall include the land use and zoning actions taken to allow approval of the Specific Plan.
  - D. Change Madison Avenue to Madison Street where referenced in the document (e.g. pages 17, 21).
  - E. Page 17 - Phasing Plan, revise the statement to indicate the extent of the frontage improvements and to reflect that the developer will be responsible for off-site improvements as conditioned in the approval for Tentative Tract 32879.

- F. Page 29 – Revise General Note 1 to state “The maximum height for all structures on lots within 150 feet of any General Plan-designated Image Corridor shall be 22 feet. However, for any residential lots of 20,000 square feet or more, this restriction shall not apply.
  - G. Page 29 – Revise the minimum lot width of 95 feet to be consistent with Tentative Tract 32879.
  - H. Page 31 - Project Perimeter Walls – Include discussion of acoustical analysis requirements and applicable approval condition for sound attenuation walls. Open view wall designs, such as those illustrated in Exhibit 29, may not be adequate to achieve sound attenuation recommended in the acoustic analysis. A final acoustical report shall be required at the time of perimeter wall building permit submittal to verify that sound attenuation will be achieved with the ultimate wall designs.
  - I. Master Plant Palette, Page 42 – Remove the Bottle Tree and Chilean Mesquite species from the master list. The Phoenix Robeleni (Pygmy Date Palm) is under quarantine and may be used only if supplied from a local nursery. Include an approval of the master plant list from the Riverside County Agricultural Commissioner’s office as part of the plant listing in the revised Specific Plan document.
7. The Applicant shall cause the Grant of Right of Way and the Right of Way Agreement, in a form approved by the City Manager and the City Attorney, to be fully executed and notarized by the Merv Griffin Living Trust and to be delivered to the City of La Quinta City Clerk by 5:00 p.m. on January 24, 2005. Failure to comply with this deadline shall be a basis for rescission of the approval of Specific Plan 2004-074.