

CITY COUNCIL RESOLUTION NO. 89- 104
 CONDITIONS OF APPROVAL - FINAL
 TENTATIVE TRACT MAP NO. 21939, EXTENSION NO. 1
 SEPTEMBER 6, 1989

* = Revised Condition per Staff Report

GENERAL

1. Tentative Tract Map No. 21939 shall comply with the standards and requirements 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 shall expire two years after the date of approval with the ability to extend approval as provided by State Subdivision Map Act and the La Quinta Municipal Code.
3. The Final Map shall conform substantially with the approved Tentative Map (Exhibit A) as contained in the Planning and Development Department's file for Tentative Tract Map No. 21939 and the following Conditions of Approval, which conditions shall take precedence in the event of any conflict with the provisions of the Tentative Tract Map.

STREETS, DRAINAGE AND GRADING

4. The Applicant shall comply with the following requirements of the Public Works Department:
 - a. Applicant shall dedicate all necessary public street and utility easements as required by the City Engineer, including right-of-way for offset cul-de-sac at Avenue 54.
 - b. Applicant shall construct street improvements for cul-de-sac portion of Avenue 54, bridge crossing, and private interior street.
 - c. A thorough preliminary engineering geological and soils engineering investigation shall be done and the report submitted for review along with the grading plan. The report's 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. Said report shall take into account slope stability factors, slope failure potential and mitigation measures for potential hazards from falling rock.
 - d. The developer of this subdivision of land 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.

- e. A thorough, detailed hydrology analysis shall be submitted prior to Final Map recordation, which shall demonstrate that the proposed detention areas are capable of handling both on-site and off-site tributary drainage of the area. Final approval of the study shall be through the Public Works Director. CVWD approval shall also be required.
- f. Drainage disposal facilities shall be provided as required by the City Engineer. The drainage improvements shall accommodate all tributary drainage. Final building pad height to be 1.0 feet above 100-year storm water surface. CVWD approval shall also be required.
- g. The Applicant acknowledges that the City is considering a City-wide Landscape and Lighting District and by recording a Subdivision Map, agrees to be included in the District. Any assessments will be done on a benefit basis.
- h. "Private Street" signs shall be posted as per requirements of the City Engineer/Public Works Director.
- i. On-street parking shall only be permitted on one side of the street. Plans depicting method of restriction shall be submitted to the Planning Division and Public Works Department for review and approval.
- j. Plot plan review shall be conducted prior to the installation of any future entry gate.
- k. Final signed agreements authorizing improvements within CVWD right-of-way shall be submitted to the Public Works Department prior to Final Map recordation.

PUBLIC SERVICES AND UTILITIES

5. The Applicant shall provide and dedicate to the Coachella Valley Water District any land needed for the provision of additional facilities, including, but not limited to, sites for wells, reservoirs and booster pumping stations.
6. All power service extensions from the existing overhead power lines, along the west side of the CVWD canal road, shall be undergrounded. If CVWD authorizes undergrounding of said existing overhead power lines from Avenue 54 south to the CVWD flood gate, then the Applicant shall underground these lines as well. The Applicant shall be responsible for coordinating such work with CVWD and IID. Written clearance for all

activities shall be submitted to the Planning and Development Department.

- 7. The Applicant shall comply with the following requirements for utility easements:
 - a. Prior to submittal of the final record map for plan check, the Applicant shall coordinate with all utility companies (including gas, water, sewer and electricity) to ensure that adequate provisions are made for on- and off-site easements for the provision of future facilities.
 - b. At the time of Final Map submittal, the Applicant shall provide the Planning and Development Department with letters from the applicable utilities stating that adequate provisions for future facilities are provided and that there are no conflicts with other easements.
 - c. All easements shall be shown on the final record map.

TRACT DESIGN

- 8. A minimum 10-foot landscaped setback shall be provided along Avenue 54, to be consistent with the design provided for PGA West along Avenue 54, west of Jefferson Street. Design of the setback shall be approved by the Planning and Development Department.
- 9. Future building heights shall be limited to 17 feet above finished grade.
- 10. Lot 13 shall remain in an undeveloped state. A public easement over Lot 13 shall be granted to the City, so as to insure that the property will be maintained as such. The easement agreement shall be subject to review by the City Attorney, City Manager, and the Planning Director prior to Final Map recordation, so as to be recorded with the Final Map. The Final Map shall give constructive notice of the restriction on this parcel.

WALLS, FENCING, SCREENING AND LANDSCAPING

- 11. Prior to the issuance of building permits, the Applicant/Developer shall :
 - a. Submit interim landscaping and irrigation plan for the lots and all common-landscaped areas;
 - b. Submit plans identifying perimeter fencing/walls at detention areas, hillside areas, and CVWD right-of-way for screening visual impacts, safety and slide protection;

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- c. Submit all proposed and/or required signage, including method for restriction of parking as required by these conditions.
 - d. Secure written approval of the proposed landscape plan from the Riverside County Agricultural Commissioner's Office.
12. Areas visible from the easterly adjacent properties shall be landscaped with native vegetation to blend in with the surrounding hillside. Desert or native plant species and drought resistant plant materials shall be incorporated into all landscaping plans for the project.
13. All internal roadways within Tentative Tract No. 21939 shall be private and shall be maintained as such.
- a. Prior to recordation of the Final Map, the Applicant shall submit to the Planning and Development Department proposed CC & Rs, which include a Management and Maintenance Agreement, in order to insure that the street system, drainage, landscaping and all other common facilities will be maintained in an adequate manner.
 - b. A homeowner's association, with the unqualified right to assess the owners of the individual lots for reasonable maintenance costs for common property shall be established in perpetuity. The association shall have the right to lien the property of any owners who default in the payment of assessments.
14. Applicant shall prepare for Planning Commission review and approval architectural standards for the future residences, in accordance with these conditions. These standards shall be recorded as Conditions, Covenants and Restrictions, and shall be submitted for review and approval prior to Final Map recordation.
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 Building permit issuance.
16. * The Developer shall retain a qualified archaeologist immediately upon discovery of any archaeological remains or artifacts and employ appropriate mitigation measures during project development. The City shall reserve the right to consult the Coachella Valley Archaeological Society during the course of review of grading and other land disturbance plans/programs. The concerns of the CVAS shall be considered in all related grading/land disturbance permit plan checking/permit issuance.