

**PLANNING COMMISSION RESOLUTION 2007-023  
CONDITIONS OF APPROVAL - ADOPTED  
SITE DEVELOPMENT PERMIT 2007-883 – MADISON CLUB CLUBHOUSE  
EAST OF MADISON, LLC  
JUNE 12, 2007**

**GENERAL**

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Site Development Permit. The City shall have sole discretion in selecting its defense counsel. The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.
2. This site development permit shall expire two years after City Council approval, unless recorded or granted a time extension pursuant to the requirements of La Quinta Municipal Code 9.200.080 (Permit expiration and time extensions).
3. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain the necessary applicable clearances and/or permits from the following agencies:
  - Fire Marshal
  - Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Improvement Permit)
  - Community Development Department
  - Riverside Co. Environmental Health Department
  - Coachella Valley Unified School District
  - Coachella Valley Water District (CVWD)
  - Imperial Irrigation District (IID)
  - California Water Quality Control Board (CWQCB)
  - SCAQMD Coachella Valley

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting those improvements plans for City approval.

4. Unless a project-specific NPDES construction permit is in effect at the time and covers this Site Development Permit, a permit must be obtained by the applicant; and who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgment of the applicant's Notice of Intent ("NOI"), prior to the issuance of a grading or site construction permit by the City.
5. The applicant shall comply with applicable provisions of the City's NPDES

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stormwater discharge permit, Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water), LQMC; Riverside County Ordinance No. 457, the State Water Resources Control Board's Order No. 99-08-DWQ and conditions of Tentative Tract 34969.

- A. For construction activities including clearing, grading or excavation of land that disturbs one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP").

The applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at [www.cabmphandbooks.com](http://www.cabmphandbooks.com) for use in their SWPPP preparation.

- B. The applicant's SWPPP shall be approved by the City Engineer prior to any on or off-site grading being done in relation to this project.
- C. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
- D. The applicant's SWPPP shall include provisions for all of the following Best Management Practices ("BMPs") (8.70.020 (Definitions), LQMC):
- 1) Temporary Soil Stabilization (erosion control).
  - 2) Temporary Sediment Control.
  - 3) Wind Erosion Control.
  - 4) Tracking Control.
  - 5) Non-Storm Water Management.
  - 6) Waste Management and Materials Pollution Control.
- E. All erosion and sediment control BMPs proposed by the applicant shall be approved by the City Engineer prior to any onsite or offsite grading, pursuant to this project.
- F. The approved SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City.

Note: If the existing NPDES construction permit for TTM 34969 is still applicable,

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Conditions 3) and 4) may be satisfied.

6. 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).
7. Approval of this Site Development Permit shall not be construed as approval for any horizontal dimensions implied by any site plans or exhibits unless specifically identified in the following conditions of approval.

PROPERTY RIGHTS

8. Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the 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. Said conferred rights shall also include grant of access easement to the City of La Quinta for the purpose of graffiti removal by City staff or assigned agent in perpetuity and agreement to the method to remove graffiti and to paint over to best match existing. The applicant shall establish the aforementioned requirements in the CC&R's for the development or other agreements as approved by the City Engineer.
9. The private street rights-of-way to be retained for private use required for this development include:

A. PRIVATE STREETS

1) Private Residential Streets

Meriwether Way - Private Residential Street shall have a 28-foot travel width measured flow line to flow line for curbed treated streets with on-street parking prohibited, and provided there is adequate off-street parking for residents and visitors, and the applicant establishes provisions for ongoing enforcement of the parking restriction in the CC&R's. The CC&R's shall be reviewed by the Engineering Department prior to recordation.

Shackleton Street (from the south intersection of Meriwether Way and Shackleton Street to the Parking Lot Entrance) - Private Residential Street shall have a 28-foot travel width measured flow line to flow line for curbed treated streets with on-street parking prohibited, and provided there is adequate off-

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street parking for residents and visitors, and the applicant establishes provisions for ongoing enforcement of the parking restriction in the CC&R's. The CC&R's shall be reviewed by the Engineering Department prior to recordation. The flush curb street section shall have a full 28 feet of travelable roadway as approved by the City Engineer and the Fire Department and provided the method of drainage conveyance is acceptable to the City Engineer.

Shackleton Street (from the Parking Lot Entrance to the north intersection of Meriwether Way and Shackleton Street) – The flush curb street section shall have a full 28 feet width of right-of-way with 20 feet of travelable roadway as approved by the City Engineer and the Fire Department and provided the method of drainage conveyance is acceptable to the City Engineer.

STREET AND TRAFFIC IMPROVEMENTS

10. The applicant shall comply with the provisions of Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access For Individual Properties And Development), LQMC for public streets.
11. The applicant shall construct the following street improvements to conform with the General Plan.

A. PRIVATE STREETS

1) Private Residential Streets

Meriwether Way - Private Residential Street shall have a 28-foot travel width measured flow line to flow line for curbed treated streets with on-street parking prohibited, and provided there is adequate off-street parking for residents and visitors, and the applicant establishes provisions for ongoing enforcement of the parking restriction in the CC&R's. The CC&R's shall be reviewed by the Engineering Department prior to recordation.

Shackleton Street (from the south intersection of Meriwether Way and Shackleton Street to the Parking Lot Entrance) - Private Residential Street shall have a 28-foot travel width measured flow line to flow line for curbed treated streets with on-street parking prohibited, and provided there is adequate off-street parking for residents and visitors, and the applicant establishes provisions for ongoing enforcement of the parking restriction in the CC&R's. The CC&R's shall be reviewed by the Engineering Department prior to

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recordation. The flush curb street section shall have a full 28 feet of travelable roadway as approved by the City Engineer and the Fire Department and provided the method of drainage conveyance is acceptable to the City Engineer.

Shackleton Street (from the Parking Lot Entrance to the north intersection of Meriwether Way and Shackleton Street) – The flush curb street section shall have a full 28 feet width of right-of-way with 20 feet of travelable roadway as approved by the City Engineer and the Fire Department and provided the method of drainage conveyance is acceptable to the City Engineer.

Improvements shall include appurtenances such as traffic control signs and advance warnings signs, markings and other devices as required by the City Engineer and Community Development Director.

Entry drives, main interior circulation routes, and other features shown on the approved construction plans, may require additional street widths as may be determined by the City Engineer.

12. The applicant shall design street pavement sections using CalTrans design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Private Residential Streets	3.0" a.c./4.5" c.a.b.
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Or the approved equivalents of alternate materials.

13. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete. The submittal shall include test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.
14. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, access gates and parking areas shall be stamped and signed by qualified engineers.

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PARKING LOTS and ACCESS POINTS

15. The design of parking facilities shall conform to LQMC Chapter 9.150 (Parking).
16. Entry drives, main interior circulation routes, corner cutbacks, dedicated turn lanes, ADA accessibility route to private streets and other features shown on the approved construction plans, may require additional street widths and other improvements as may be determined by the City Engineer.
17. General access points and turning movements of traffic to on site private streets are limited to the access locations approved for Site Development Permit 2007-883 and these conditions of approval.
18. The applicant shall design street pavement sections using CalTrans' design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Parking Lot & Aisles (Low Traffic)	3.0" a.c./4.5" c.a.b.
Parking Lot & Aisles (High Traffic)	4.5" a.c./5.5" c.a.b.
Loading Areas	6" P.C.C./4" c.a.b.

or the approved equivalents of alternate materials.

19. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete. The submittal shall include test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.
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 City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, access gates and parking areas shall be stamped and signed by qualified engineers.

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IMPROVEMENT PLANS

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.

22. 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.
23. The following improvement plans shall be prepared and submitted for review and approval by the Public Works Department. 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 applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.
  - A. On-Site Non-Residential Precise Grading/Storm Drain Plan  
1" = 20' Horizontal
  - B. PM10 Plan  
1" = 40' Horizontal
  - C. SWPPP (unless covered by SWPPP for Tentative Tract Map No. 34969)  
1" = 40' Horizontal

NOTE: A through C to be submitted concurrently.

Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

In addition to the normal set of improvement plans, an "On-Site Non-Residential Precise Grading" plan is required to be submitted for approval by the Building Official, Community Development Director, and the City Engineer.

The applicant shall prepare an accessibility assessment on a marked up print of the building floor plan identifying every building egress and notes the 2001 California Building Code accessibility requirements associated with each door. The assessment must comply with submittal requirements of the Building & Safety Department. A copy of the reviewed assessment shall be submitted to the Engineering Department

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in conjunction with the On-Site Non-Residential Precise Grading Plan when it is submitted for plan checking.

“On-Site Non-Residential Precise Grading” plans shall normally include all on-site surface improvements including but not necessarily limited to finish grades for curbs & gutters, building floor elevations, parking lot improvements and ADA requirements.

24. The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the Online Engineering Library at the City website ([www.la-quinta.org](http://www.la-quinta.org)). Navigate to the Public Works Department home page and look for the Standard Drawing hyperlink.
25. The applicant shall furnish a complete set of mylars of all approved improvement plans on a storage media acceptable to the City Engineer.  
At the completion of construction, and prior to the final acceptance of the improvements by the City, the applicant shall update the mylars in order to reflect the as-built conditions.

**IMPROVEMENT SECURITY AGREEMENTS**

26. Should the applicant fail to construct the improvements for the development, or fail to satisfy its obligations for the development in a timely manner, the City shall have the right to halt issuance of building permits, and/or final building inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements.

**PRECISE GRADING**

27. The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.
28. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a grading permit approved by the City Engineer.
29. To obtain an approved precise grading permit, the applicant shall submit and obtain approval of all of the following:
  - A. A precise grading plan prepared by a qualified engineer or architect,
  - B. A preliminary geotechnical (“soils”) report prepared by a qualified engineer,



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- C. A Fugitive Dust Control Plan prepared in accordance with Chapter 6.16, (Fugitive Dust Control), LQMC, and
- D. A Best Management Practices report prepared in accordance with Sections 8.70.010 and 13.24.170 (NPDES stormwater discharge permit and Storm Management and Discharge Controls), LQMC.

All grading shall conform to the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions as submitted with its application for a grading permit.

- 30. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
- 31. Prior to any site grading or regrading that will raise or lower any portion of the site by more than plus or minus five tenths of a foot (0.5 feet) from the elevations shown on the Preliminary Grading Plan submitted with this Site Development Permit, the applicant shall submit the proposed grading changes to the City Staff for a substantial conformance finding review.
- 32. Prior to the issuance of a building permit for any building lot, the applicant shall provide a pad elevation and geotechnical certification stamped and signed by a qualified engineer or surveyor, as applicable.

DRAINAGE

- 33. The approved hydrology and drainage report for Tract Map No. 34969 shall be refined for this Site Development Permit for stormwater handling as approved by the City Engineer. Nuisance water shall be retained on site. Nuisance water shall be disposed of per approved methods contained in Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-15 - Underground Retention Basin Design Requirements.
- 34. The design of the development shall not cause any increase in flood boundaries,

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levels or frequencies in any area outside the development.

UTILITIES

35. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
36. The applicant shall obtain the approval of the City Engineer for the location of all utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electric vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.
37. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements maintained, or required by the City Engineer.

The applicant shall provide certified reports of all utility trench compaction for approval by the City Engineer. Additionally, grease traps and the maintenance thereof shall be located as to not conflict with access aisles/entrances.

CONSTRUCTION

38. The City will conduct final inspections of habitable buildings only when the buildings have improved entry drive and (if required) sidewalk access to private streets. The improvements shall include required traffic control devices, pavement markings and street name signs.

LANDSCAPING AND IRRIGATION

39. The applicant shall comply with Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans), LQMC.
40. The applicant shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
41. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
42. The applicant shall submit the landscape plans for approval to plan checking by the Community Development Department. When plan checking has been completed by the Community Development Department and the Public Works Department, the

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applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner, prior to submittal for signature by the Community Development Director and the City Engineer.

Final landscape plans for on-site planting shall be reviewed by the ALRC and approved by the Community Development Director prior to issuance of first building permit. Final plans shall include all landscaping associated with this project.

NOTE: Plans are not approved for construction until signed by the Community Development Director.

43. Landscape areas shall have permanent irrigation improvements meeting the requirements of the Community Development Director and the City Engineer. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 18 inches of curbs along public streets.
44. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the AASHTO "A Policy on Geometric Design of Highways and Streets, 5<sup>th</sup> Edition or latest", in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.

**QUALITY ASSURANCE**

45. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
46. The applicant shall employ, or retain, qualified engineers, surveyors, and such other appropriate professionals as are required to provide the expertise with which to prepare and sign accurate record drawings, and to provide adequate construction supervision.
47. The applicant shall arrange for, and bear the cost of, all measurements, sampling and testing procedures not included in the City's inspection program, but which may be required by the City, as evidence that the construction materials and methods employed comply with the plans, specifications and other applicable regulations.
48. Upon completion of construction, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing," "As-Built" or "As-Constructed" and shall be stamped and signed by the engineer or surveyor certifying

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to the accuracy and completeness of the drawings. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. However, if subsequent approved revisions have been approved by the City Engineer and reflect said "As-Built" conditions, the Engineer Of Record may submit a letter attesting to said fact to the City Engineer in lieu of mylar submittal.

MAINTENANCE

49. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.
50. The applicant shall make provisions for the continuous and perpetual maintenance of all private on-site improvements, perimeter landscaping, access drives, and sidewalks.

FEES AND DEPOSITS

51. The applicant shall comply with the provisions of Section 13.24.180 (Fees and Deposits), LQMC. These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.
52. 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

53. Final conditions will be addressed when complete building plans are reviewed. Prior to issuance of a building permit, applicant shall review building plans with the Fire Department. All questions regarding the Fire Department should be directed to the Fire Safety Specialist at (760) 863-8886.

SHERIFF'S DEPARTMENT

54. Final conditions will be addressed when building plans are reviewed. Prior to issuance of a building permit, applicant shall review building plans with the Sheriff's Department regarding Vehicle Code requirements, defensible space, and other law enforcement and public safety concerns. All questions regarding the Sheriff's Department should be directed to the Deputy at (760) 863-8950.

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**COMMUNITY DEVELOPMENT**

55. All mechanical equipment on roof tops shall be screened from view by parapet walls; this includes air conditioning units and fans and blower hoods for food service cooking.
56. No signage is permitted with this approval. A separate permit from the Community Development Department is required for any temporary or permanent signs.
57. The tennis courts within the clubhouse site shall not be lit. Future lighting of the tennis courts are subject to LQMC Section 9.60.150, and shall require approval of a Minor Use Permit.
58. A Temporary Use Permit shall be required prior to placement of construction materials or trailers on site.
59. The residential units within the Men's Building shall be sold and used as individual residential units, and shall not be used for transient purposes as defined in LQMC Section 3.24 Transient Occupancy Tax.
60. No Certificate of Occupancy (either temporary or final) for the Madison Club clubhouse site shall be issued by the Building and Safety Department until Tract Map 34969 has been recorded with the County of Riverside. Said map shall include the condominiumization of the five residential units on Lot 1.