

**Canyon Ridge Specific Plan**  
City of La Quinta  
Riverside, CA

**Date: July 11th, 2007**  
**AMENDED April, 2014**

**Prepared For:**

**BHT 11 La Quinta 74, LLC**  
**3027 Townsgate Road, Suite 250**  
**Westlake Village, CA 91361**

**RECEIVED**  
APR 24 2014  
CITY OF LA QUINTA  
COMMUNITY DEVELOPMENT

**Prepared By:**

**MDS Consulting and BHT II La Quinta 74, LLC**





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## **List of Exhibits**

- 1) Regional Vicinity Map
- 2) Site Vicinity Map
- 3) Existing Land Use Exhibit
- 4) Existing Zoning Exhibit REVISED
- 5) Existing General Plan Exhibit REVISED
- 6) Tentative Tract Map
- 7) Current Land Use Exhibit
- 8) Parking Plan Exhibit REVISED
- 9) Circulation Diagram REVISED
- 10) Street Sections A & B
- 11) Street Sections C & D
- 12) Street Sections E & F
- 13) Technical Street Section Exhibit
- 14) Open Space Diagram REVISED
- 15) Master Landscape Plan REVISED
- 17) Wall Concept Exhibit REVISED
- 16) Entry Structure Exhibit REVISED
- 18) A&B Hacienda Character Elevation REVISED
- 19) A & B Bungalow Character Elevation REVISED
- 20) Residential Development Standards Comparison Exhibit
- 21) Specific Plan Development Standards Exhibit



## 1.1 EXECUTIVE SUMMARY

The **Canyon Ridge Specific Plan** is organized into five sections:

**Section 1, Introduction:** This section provides an overview of the document, project setting and history, the legislative authority for the Specific Plan and the method of compliance with the California Environmental Quality Act (CEQA).

**Section 2, Plans, Programs and Guidelines:** This section provides the organization and framework of the Land Use Plan and related plan exhibits. This section of the Specific Plan establishes the land use policy for the **Canyon Ridge Specific Plan** area and provides the design guidelines which set design and development criteria and direction for individual projects within the specific plan boundary.

**Section 3, Zoning and Development Regulations:** This section establishes the zoning applicable to land within the Canyon Ridge Specific Plan area boundary. Development Regulations are presented for each product type within the Specific Plan boundary.

**Section 4, General Plan Consistency:** This section uses the key land use issues statement of each element of the City of La Quinta General Plan as the basis for evaluating the consistency of the Canyon Ridge Specific Plan with the City of La Quinta General Plan.

**Section 5, Addenda:** This section provides the City Council Resolutions and Conditions of Approval.

## 1.2 PURPOSE AND INTENT

The Specific Plan for BHT II La Quinta 74 LLC ("BHT II") is presented as a comprehensive planning and development document intended to guide future development of lands within the **Canyon Ridge Specific Plan** area boundary. This document establishes development plans, guidelines and development regulations for the project plan area and specifies development criteria for all future use within the plan. The **Canyon Ridge Specific Plan** is intended to insure a development consistent with the goals, objectives, and policies of the City of La Quinta General Plan and the goals of BHT II.



This document guides the character, design and standards of development for the land within the **Canyon Ridge Specific Plan** area and also provides flexibility to allow future development to respond to the changes in the economic marketplace of the region. The **Canyon Ridge Specific Plan** establishes and updates the design and development zoning policies applicable to development within the project plan area and establishes the regulations and standards which serve as the zoning and development regulation for the property. In cases where the zoning and development regulation is nonspecific within the document, the zoning and development regulation is guided by the City of La Quinta ordinance in effect at the time.

### 1.3 PROJECT REGIONAL SETTING

The site of the **Canyon Ridge Specific Plan** is approximately 120 miles from the city of Los Angeles and the Pacific Coast and approximately 247 miles from the Phoenix/Scottsdale metropolitan region. See Regional Vicinity Map Exhibit #1.

The plan area is located at the base of the Santa Rosa Mountains in the regional vicinity of Palm Springs and is located within the corporate limits of the city of La Quinta in Riverside County.

### 1.4 PROJECT LOCAL SETTING

The specific plan boundary is within the City of La Quinta, a 31-square mile municipality located in the southeastern portion of the Coachella Valley. The city is bounded on the west by the City of Indian Wells, on the east, by the city of Indio and Riverside County, on the north by Riverside County, and federal and county lands to the south. The City of La Quinta was incorporated in 1982. The **Canyon Ridge Specific Plan** is accessible from Interstate 10 by way of Jefferson Street and/or Washington Street. See Site Vicinity Map- Exhibit #2.

The project site is bounded by vacant mountain slopes on the west, by the St. Francis of Assisi Catholic Church on the north, by existing residential land on the south and existing commercial buildings on the east. See Existing Land Use Exhibit #3.

The **Canyon Ridge Specific Plan** continues the implementation of a network of General Plan roads and infrastructure within the City's master plan for development.

Property adjacent to the **Canyon Ridge Specific Plan** is currently designated as follows:

**Existing Zoning**

**Existing General Plan**

NORTH - (RL) Low Density Residential

(LDR) Low Density Residential

EAST - (RC) Regional Commercial

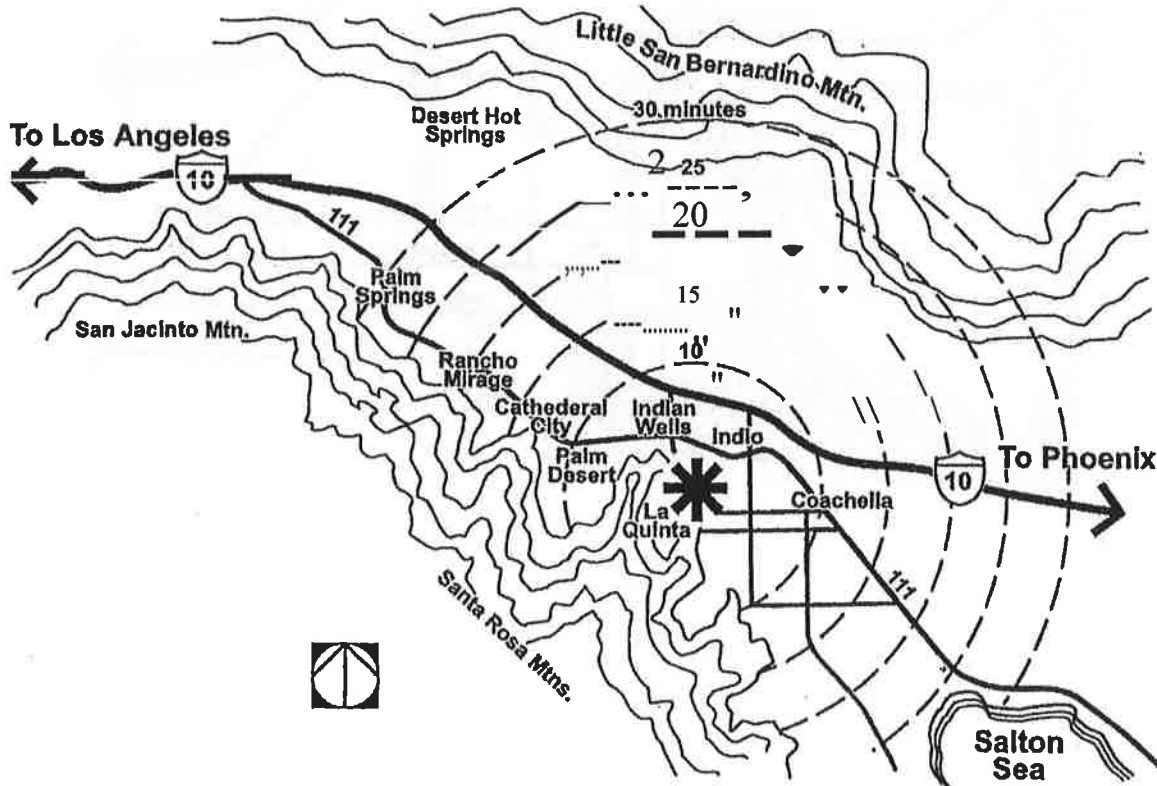
(M/RC) Mixed, Regional Commercial

SOUTH - (RL) Low Density Residential

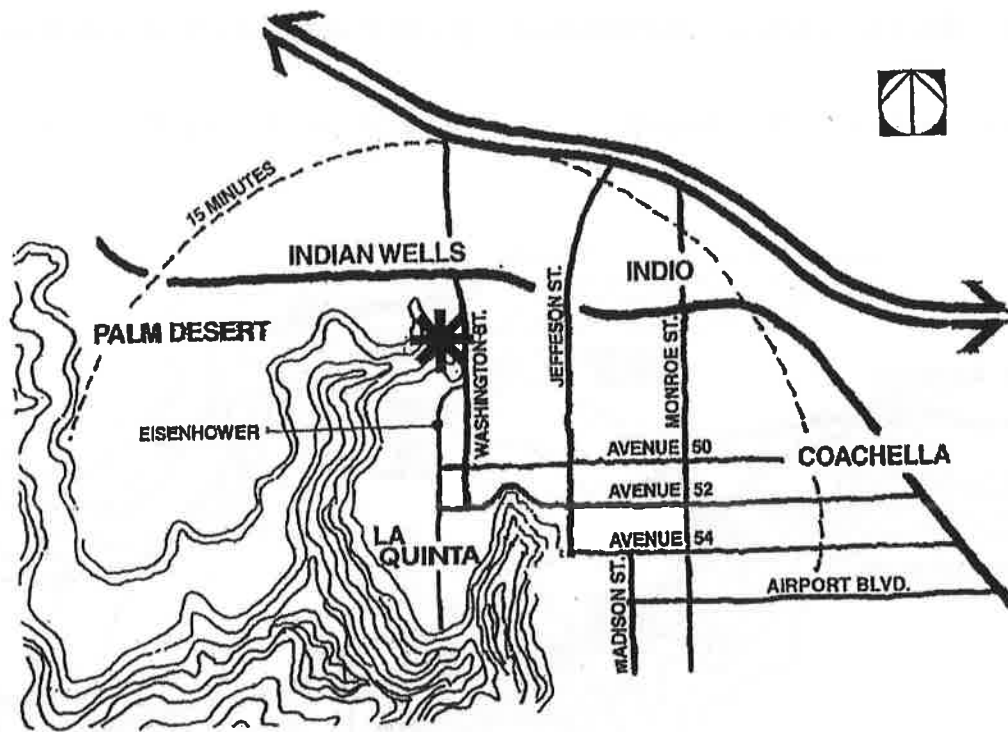
(LDR) Low Density Residential

WEST - Low Density Residential

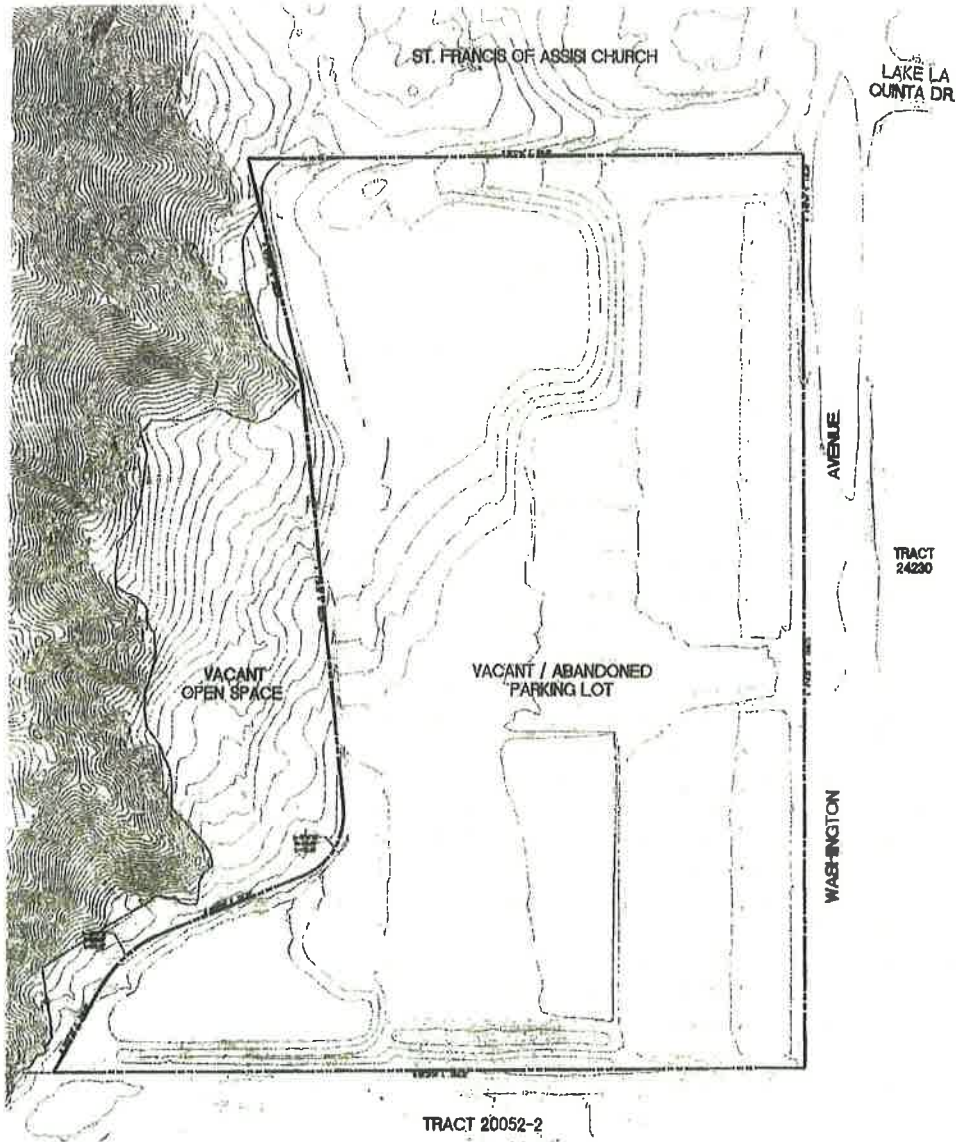
(LDR) Low Density Residential



Regional Vicinity Map  
Exhibit #1



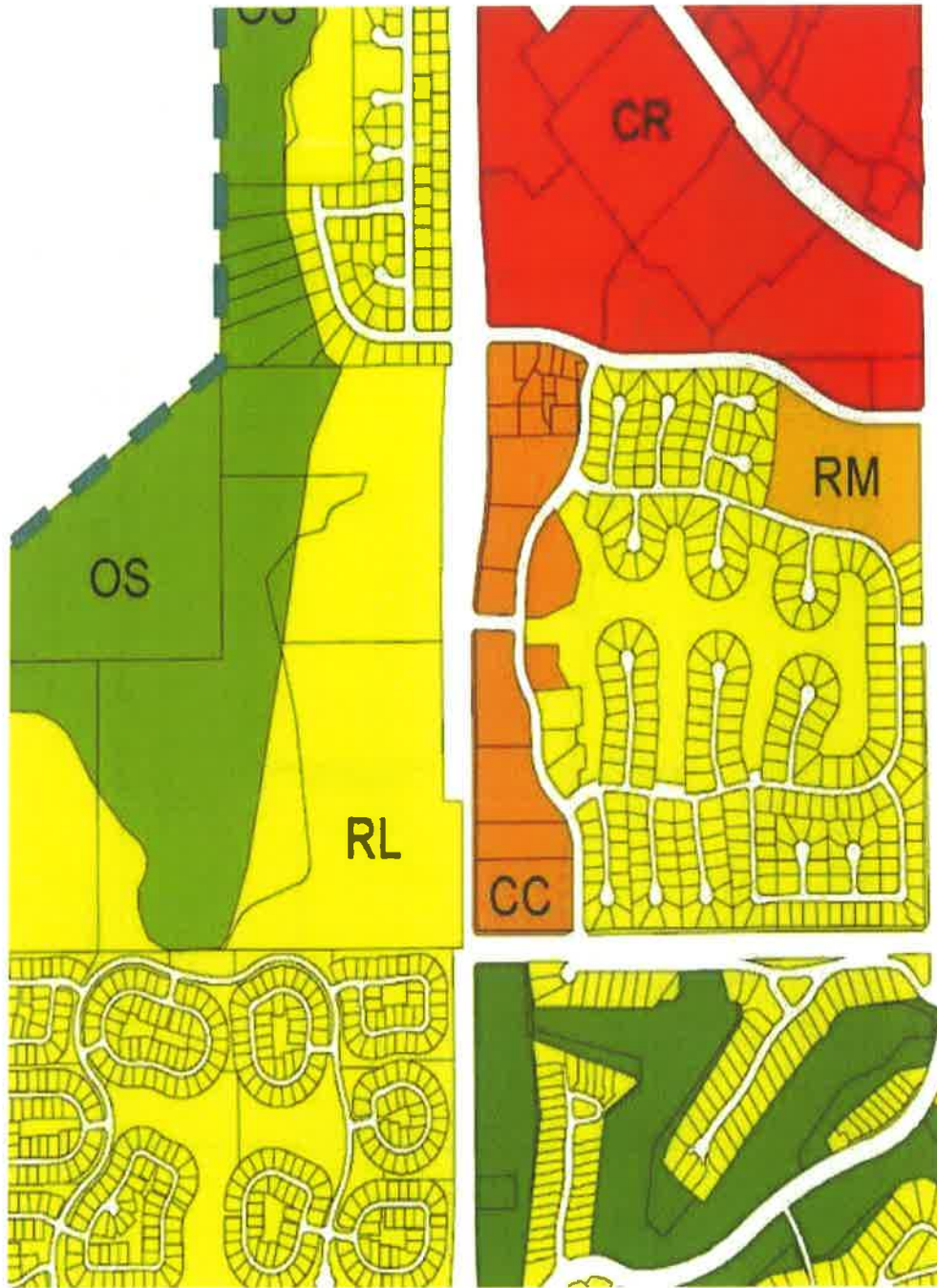
**Site Vicinity Map  
Exhibit #2**



PLANNING ENGINEERING SURVEYING  
**APPLICANT / DEVELOPER**  
 LAND TRUST HOMES  
 1000 10TH ST  
 SUITE 100  
 WASHINGTON DC 20004  
**OWNER**  
 AN BEVLY & CONSTRUCTION, INC.  
 2100 10TH ST  
 SUITE 100  
 WASHINGTON DC 20004

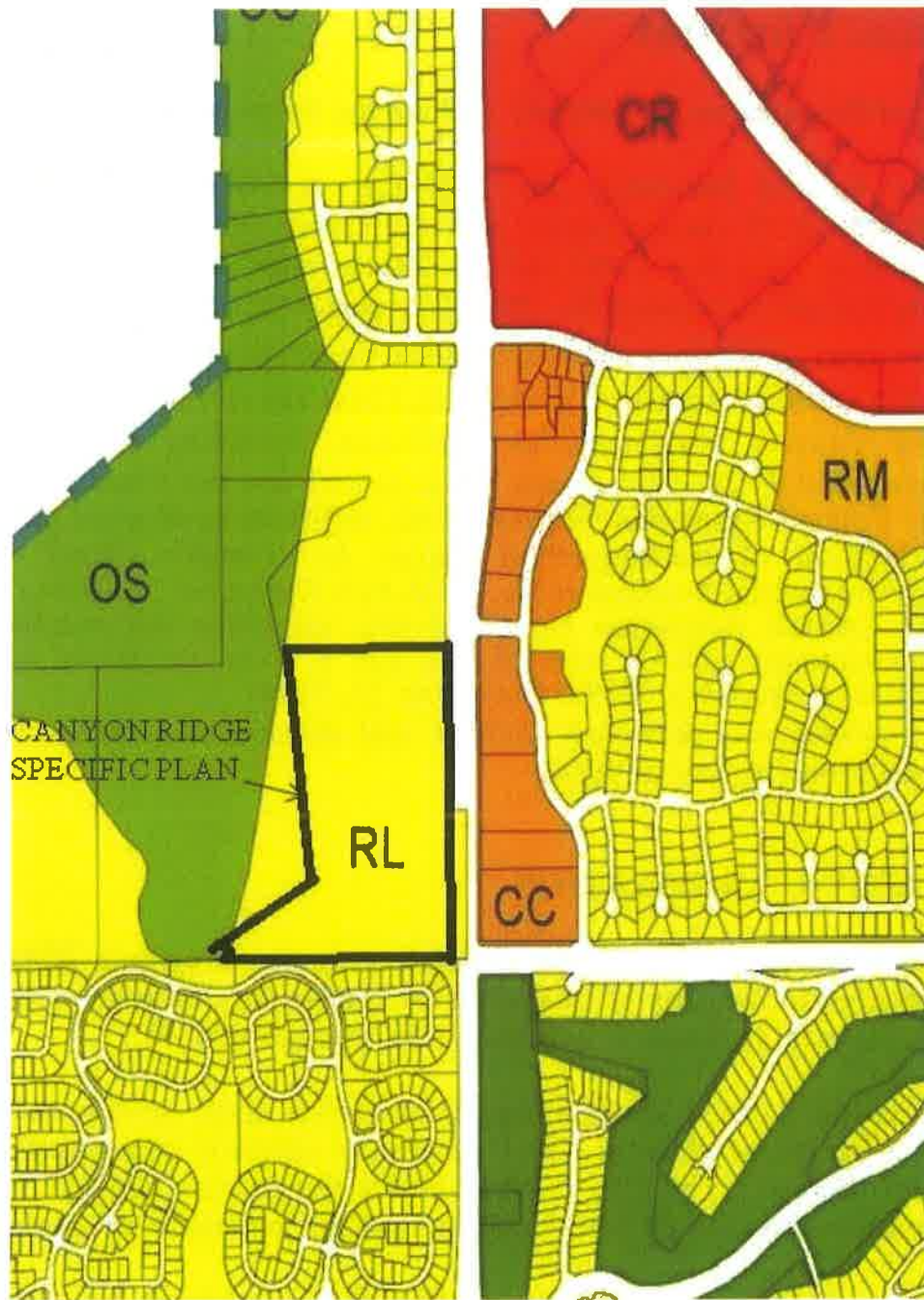
TENTATIVE TRACT No. 35060

EXHIBIT #3-- EXISTING LAND USE



Source: City of La Quinta Official Zoning Map, September 2007

**EXHIBIT 4—EXISTING ZONING**



Source: City of La Quinta General Plan, adopted February 19, 2013 (*Property outline and identification of the Canyon Ridge Specific Plan have been added*).

## 1.5 PROJECT HISTORY

Previous entitlements on the property include the following:

- City Council Resolution No. 2007-016, certifying a mitigated negative declaration of environmental impact prepared for Specific Plan 2006-081, Tentative Tract Map 35060 and Site Development Permit 2006-873
- City Council Resolution No. 2007-017, approving development standards, principles, guidelines and programs for the development of 74 homes located at the northeast corner of Washington Street and Avenue 48 (extended)
- City Council Resolution No. 2007-018, approving the subdivision of approximately 28.33 acres into 74 residential lots and miscellaneous lots
- City Council Resolution No. 2004-160, certification of a mitigated negative declaration of environmental impact for Tentative Tract No. 32397. (Environmental Assessment No. 2004-522, December 21, 2004)
- City Council Resolution No. 2004-161, approving the subdivision of approximately ±28.43 acres of land into a 74-lot residential development. (Tentative Tract No. 32397, December 21, 2004)
- The project was previously entitled and developed as the La Quinta Arts Foundation in June of 2000.

## 1.6 ENABLING LEGISLATION

The authority to prepare, adopt, and implement the **Canyon Ridge Specific Plan** is granted to the City of La Quinta by California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 5450 through 65457).

As with General Plans, the Planning Commission must hold a public hearing before it can recommend to the City Council, the adoption of a specific plan or an amendment thereto. The City Council of La Quinta may adopt a Specific Plan and/or an amendment to the Specific Plan by either ordinance or resolution.

The **Canyon Ridge Specific Plan** is a regulatory document that, once adopted, will provide flexibility to the existing zoning and development standards and serve as the Design and Development Guidelines for the **Canyon Ridge Specific Plan** area. Upon completion of the **Canyon Ridge Specific Plan** adoption process, future development must be consistent with the Specific Plan.

## 1.7 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

As a result of environmental issues identified by City Staff, focused environmental studies were prepared in conjunction with the 2007 specific plan approval and were incorporated into the data used by the City of La Quinta for adopting findings for approval. As a result of the findings of those on-site environmental studies concerning archaeology, biology, hydrology, and paleontology, mitigations for environmental compliance were developed and administered under the jurisdiction of the City of La Quinta Community Development Department. Previous Mitigated Negative Declarations for recent prior entitlements were also used as a resource for environmental determinations on the 2006 **Canyon Ridge Specific Plan**.

## 2 *Plans, Programs and Guidelines*

### 2.1 COMMUNITY CONCEPT

The **Canyon Ridge Specific Plan** is a single-family detached residential community composed of two housing types (large single-family detached houses (haciendas) on large lots and clustered single-family detached homes (bungalows)). The project has internal recreation lots, an internal walk system, and enhanced retention basins. The internal streets are private with a gated entrance from Washington Street. A secondary gate for community ingress and egress and emergency access will be provided through the adjacent St. Francis of Assisi circulation system.

An internal pedestrian-friendly system of paseos and walkways connects the various open space features of the project for active recreation.

### 2.2 LANDUSE

#### 2.2.1 Land Use/General Permit Context

The **Canyon Ridge Specific Plan** implements the City of La Quinta General Plan by bringing detailed policies and regulations together into a comprehensive development plan for the Specific Plan Area. The **Canyon Ridge Specific Plan** is a regulatory document which, when adopted by the City Council of La Quinta, governs development standards and design guidelines for the plan area. The **Canyon Ridge Specific Plan** land use is LDR (Low Density Residential) and the zone designation is RL (Residential Low Density).

Site Development Permits will be required for model homes, recreational or open spaces amenities, entry statements, and similar facilities.





The **Canyon Ridge Specific Plan** is prepared as a link between the La Quinta General Plan and subsequent development proposals for development areas within the plan area. The Land Use Element of the La Quinta General Plan identifies and establishes the City's policy relative to the planned future pattern, intensity, density and relationships of land uses in the City, as well as in the plan area addressed herein. The purpose of the Land Use Element within the City's General Plan is to establish City policy which includes:

- Clustering of smaller housing types on property with a designated land use of Low Density Residential, LDR. Provided such uses encourage open space and common area amenities.
- Implementing a Specific Plan for the clustered land use pattern
- Proposing the development of attached or detached housing in a country club setting or standard subdivisions within properties designated Low Density Residential

The **Canyon Ridge Specific Plan** implements the City's General Plan by:

- Specifying the land uses in the plan area;
- Delineating standards for land use compatibility with the City's goals and policies (see Section 4, Consistency with General Plan of this document);
- Providing the framework for development in an orderly manner

### **2.2.2 General Plan /Land Use**

The specific plan for the project area defines the currently approved land use for the property.

These Land Use Policies are illustrated in following exhibits and include:

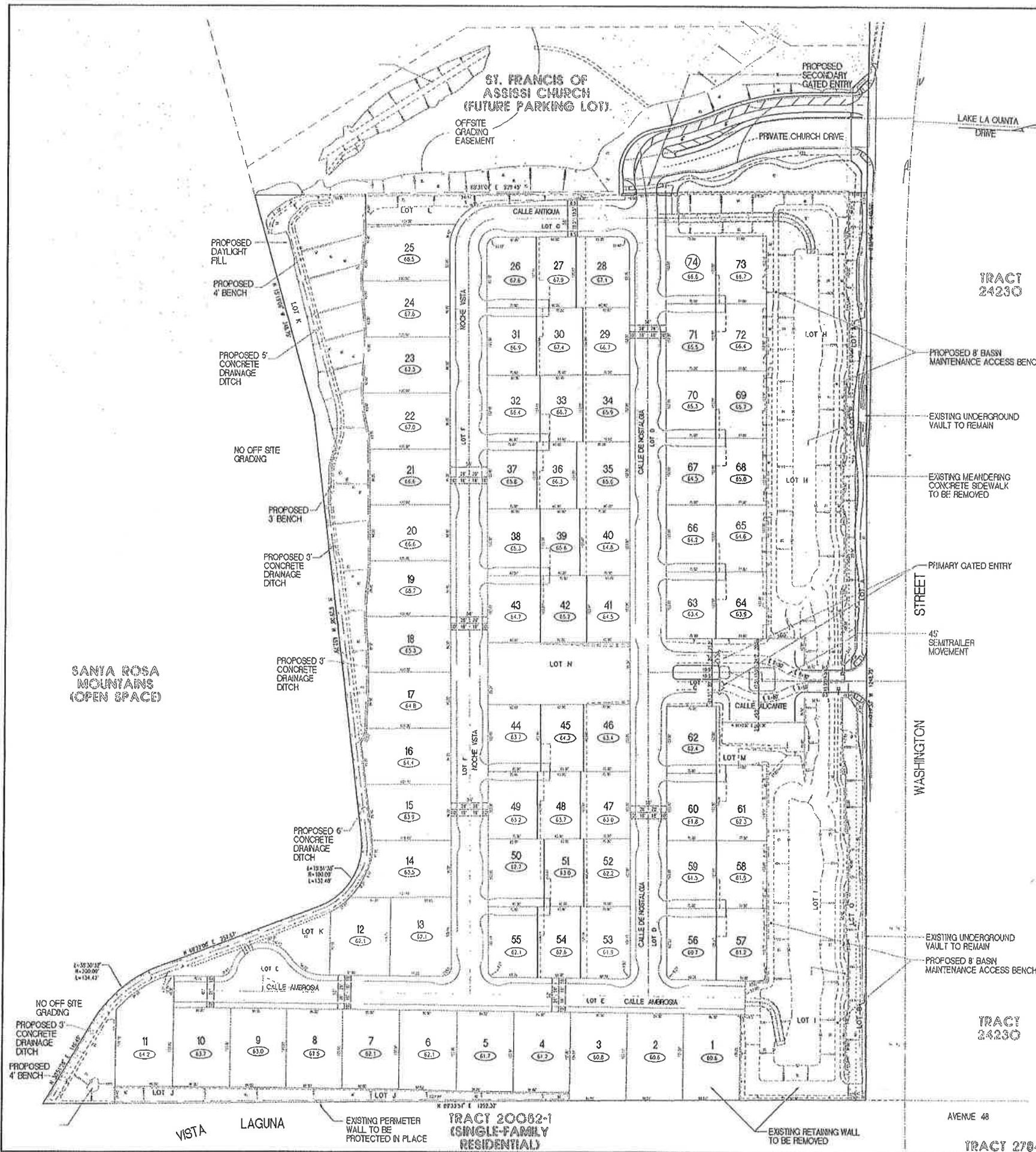
#### **Residential Land Uses**

Low Density Residential – 2-4 DU/AC  
Circulation Elements  
Greenbelt Use  
See Technical Site Plan Exhibit #6.

#### **Existing Land Use Designation**

The exhibit following illustrates the current Land Use Designations for the subject property.

See Current Land Use Exhibit #7.



**LOT AREA SUMMARY RESIDENTIAL**

LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA
1	11,270 SF	20	10,330 SF	29	4,182 SF	38	7,931 SF
2	11,541 SF	21	10,330 SF	40	7,725 SF	39	7,725 SF
3	11,541 SF	22	10,330 SF	41	4,182 SF	40	7,725 SF
4	10,482 SF	23	10,983 SF	42	7,710 SF	41	7,725 SF
5	10,482 SF	24	10,983 SF	43	4,182 SF	42	7,725 SF
6	10,482 SF	25	11,023 SF	44	4,182 SF	43	7,725 SF
7	10,248 SF	26	4,202 SF	45	4,182 SF	44	7,725 SF
8	10,208 SF	27	4,481 SF	46	7,710 SF	45	7,725 SF
9	10,208 SF	28	8,658 SF	47	7,710 SF	46	7,725 SF
10	10,208 SF	29	7,710 SF	48	4,182 SF	47	7,725 SF
11	12,235 SF	30	7,710 SF	49	7,725 SF	48	7,725 SF
12	10,449 SF	31	7,725 SF	50	4,182 SF	49	7,725 SF
13	10,583 SF	32	4,240 SF	51	4,182 SF	50	7,725 SF
14	11,619 SF	33	4,632 SF	52	7,710 SF	51	7,725 SF
15	10,556 SF	34	7,710 SF	53	8,270 SF	52	7,725 SF
16	11,235 SF	35	4,240 SF	54	7,682 SF	53	7,725 SF
17	10,752 SF	36	4,365 SF	55	4,632 SF	54	7,725 SF
18	10,809 SF	37	7,725 SF	56	4,251 SF	55	7,725 SF
19	10,552 SF	38	4,240 SF	57	4,470 SF		

**LOT AREA SUMMARY OPEN SPACE**

LOT NUMBER	LOT AREA
"A"	0.27 AC
"B"	0.11 AC
"C"	0.63 AC
"D"	1.52 AC
"E"	1.12 AC
"F"	1.43 AC
"G"	0.23 AC
"H"	2.19 AC
"I"	1.79 AC
"J"	0.19 AC
"K"	2.23 AC
"L"	0.71 AC
"M"	0.75 AC
"N"	0.47 AC
"O"	0.37 AC
"P"	0.35 AC

**RESIDENTIAL LOT STUDY**

LOT NO.	MINIMUM LOT SIZE	MAXIMUM LOT AREA	AVERAGE LOT AREA
1015 1-25	86,470 <sup>2</sup>	10,330 SF	12,896 SF
1015 26-74	60,103 <sup>2</sup>	6,180 SF	8,476 SF

**LAND USE SUMMARY**

LOT NO.	LAND USE	ACREAGE	PERCENT
1 - 75	SINGLE-FAMILY DETACHED RESIDENTIAL (SINGLE-FAMILY)	6.21 AC	71.91%
76 - 74	SINGLE-FAMILY DETACHED RESIDENTIAL (SINGLE-FAMILY)	8.57 AC	10.25%
"A" - "O"	LOCAL PRIVATE SHELTERS	5.49 AC	19.38%
"J" - "K"	RETENTION BASINS	3.94 AC	13.92%
"L" - "M"	OPEN SPACE	2.97 AC	10.48%
"N"	RECREATION SITE	0.47 AC	1.66%
"O" - "P"	WASHINGTON ST. OPEN SPACE	0.65 AC	2.40%
<b>SUBTOTAL</b>		<b>28.33 AC</b>	<b>100.00%</b>

**SUBSTANTIAL CONFORMANCE NOTE:**  
 THE PRIMARY REVISION PROPOSED BY SUBSTANTIAL CONFORMANCE NO. 2 IS THE ADJUSTMENT OF LOT WIDTH FOR LOTS 26 THROUGH 74. IN ADDITION THE WASHINGTON STREET RIGHT OF WAY SHALL BE REVISION TO MATCH RECENTLY INSTALLED STREET IMPROVEMENTS.

**SUBSTANTIAL CONFORMANCE LEGEND:**  
 - LOT (SIZES BEING ADJUSTED PER SUBSTANTIAL CONFORMANCE NO. 2  
 - ORIGINAL LOT LINES TO REMAIN  
 - ORIGINAL LOT LINES TO BE ADJUSTED

- GENERAL INFORMATION**
- EXISTING GENERAL PLAN: LOW DENSITY RESIDENTIAL (L.D.R.)
  - PROPOSED GENERAL PLAN: LOW DENSITY RESIDENTIAL (L.D.R.)
  - EXISTING ZONING: LOW DENSITY RESIDENTIAL (R.L.)
  - PROPOSED ZONING: LOW DENSITY RESIDENTIAL (R.L.)
  - EXISTING LAND USE: VACANT
  - PROPOSED LAND USE: DETACHED SINGLE-FAMILY RESIDENTIAL
  - ADJACENT LAND USE: VACANT/FUTURE PARKING LOT FOR ST. FRANCIS OF ASSISI CATHEDRAL SINGLE-FAMILY RESIDENTIAL
8. ALL GRADES SHOWN WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN.  
 9. THE APPLICANT/DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THE TENTATIVE TRACT MAP, PURSUANT TO SECTION 66455.1  
 10. ALL LOCAL STREETS AND DRIVES PROPOSED HEREON SHALL BE PRIVATE AND MAINTAINED BY AN APPROVED HOMEOWNERS ASSOCIATION.  
 11. PAD AND FINISH FLOOR ELEVATIONS SHOWN HEREON MAY BE ADJUSTED PLUS OR MINUS 2 FEET.  
 12. PARK REQUIREMENTS TO BE MET BY PAYING THE CITY'S BY LEU FEES  
 13. ESTIMATED EXISTING QUANTITIES:  
 - FILL: 190,000 C.Y.  
 - EXISTING TO BALANCE ON-SITE: 190,000 C.Y.
14. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.  
 15. THERE ARE NO EXISTING HABITABLE STRUCTURES WITHIN THE TENTATIVE TRACT BOUNDARY.  
 16. THE MAXIMUM PRIVATE STREET GRADE IS 0.5%.  
 17. THE APPLICANT/DEVELOPER RESERVES THE RIGHT TO MERGE LOTS 61 THROUGH 63 WITH LOTS 64 THROUGH 66.  
 18. THERE ARE NO EXISTING ON-SITE WELLS WITHIN THE TENTATIVE TRACT BOUNDARY.  
 19. ALL IMPROVEMENTS REQUIRED BY THE CITY OF LA QUINTA SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.  
 20. PROPOSED PRIVATE DRIVES SHALL HAVE DRIVE ACCESS FROM WASHINGTON AVENUE.  
 21. ALL PROPOSED LOT DIMENSIONS ARE APPROXIMATE.  
 22. THE AERIAL TOPOGRAPHY WAS FLOWN AND COMPLETED PHOTOGRAMMETRICALLY BY DDM ROAD CORPORATION.  
 23. PROPOSED OPEN SPACE LOTS "A"-"O", "K" & "L" AND SHALL BE MAINTAINED BY AN APPROVED HOMEOWNERS ASSOCIATION.  
 24. PROPOSED RETENTION BASIN LOTS "J" AND "K" SHALL BE MAINTAINED BY AN APPROVED HOMEOWNERS ASSOCIATION.  
 25. PROPOSED PRIVATE RECREATION SITE, LOT "N", SHALL BE CONSTRUCTED BY THE DEVELOPER AND MAINTAINED BY AN APPROVED HOMEOWNERS ASSOCIATION.  
 26. SCHOOL DISTRICT: ELEMENTARY SCHOOL: DESERT SAND UNIFIED SCHOOL DISTRICT  
 HIGH SCHOOL: DESERT SAND UNIFIED SCHOOL DISTRICT  
 27. THE PRELIMINARY SOIL AND GEOTECHNICAL DUE DILIGENCE STUDY WAS PREPARED BY I.C.C., DATED FEBRUARY 1, 2006.  
 28. THE GATED ENTRY IS PRIVATE AND SHALL BE MAINTAINED BY AN APPROVED HOMEOWNERS ASSOCIATION.  
 29. TENTATIVE TRACT 35060 IS WITHIN FLOOD ZONE DESIGNATION  
 30. A PERCOLATION TEST AND SUPPLEMENTAL REPORT FOR THE PROPOSED RETENTION BASINS WAS PREPARED BY LANGRANK, DATED MARCH 2, 2006.

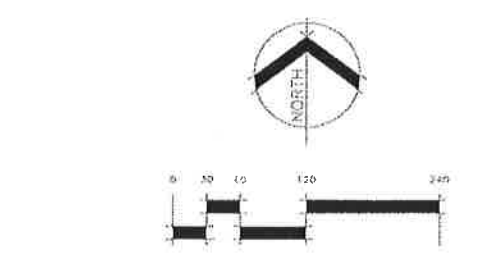
**UTILITY PROVIDERS**  
 WATER: COACHELLA VALLEY WATER DISTRICT  
 SEWER: COACHELLA VALLEY WATER DISTRICT  
 WASTEWATER: COACHELLA VALLEY WATER DISTRICT  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 TELEPHONE: CENTRAL VALLEY DISTRICT  
 CABLE TV: TIME WARNER

**VARIANCES**  
 NONE REQUESTED

**BENCHMARK**  
 PD-109-70 FLEV. 77.841. 105-70 CENTERED SOURCE ON CANAL BROCK SOUTHWEST WING  
 WELL: 80 FEET SOUTH ALONG JACKSON STREET FROM HIGHWAY 111. 1100 2.0 MILES WEST  
 ALONG AVENUE 50, 45 FEET WEST OF WASHINGTON STREET AND 10 FEET SOUTH ON AVENUE 50.

**BASIS OF BEARING**  
 BEARING MEASUREMENTS ARE BASED ON THE SOUTH END OF THE SOUTHWEST CORNER OF SECTION 35, T.4S., R.7E., BEING ALSO THE CORNER OF AVENUE 62 IN THE INCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE OR LESS EAST AS SHOWN ON A MAP FILED IN BOOK 04, PAGES 4 THROUGH 6 OF RECORDS OF SURVEY OF SAID COUNTY.

**ASSESSOR'S PARCEL NUMBERS**  
 043-090-025



**OWNER/APPLICANT / DEVELOPER**  
 WEST COAST HOUSING PARTNERS, LLC  
 3027 TONTSGATE ROAD, SUITE 250  
 WESTLAKE PLAZA, CA 91361  
 PHONE: (805) 489-9920  
 CONTACT: WENDY NICOLIS

PREPARED BY:

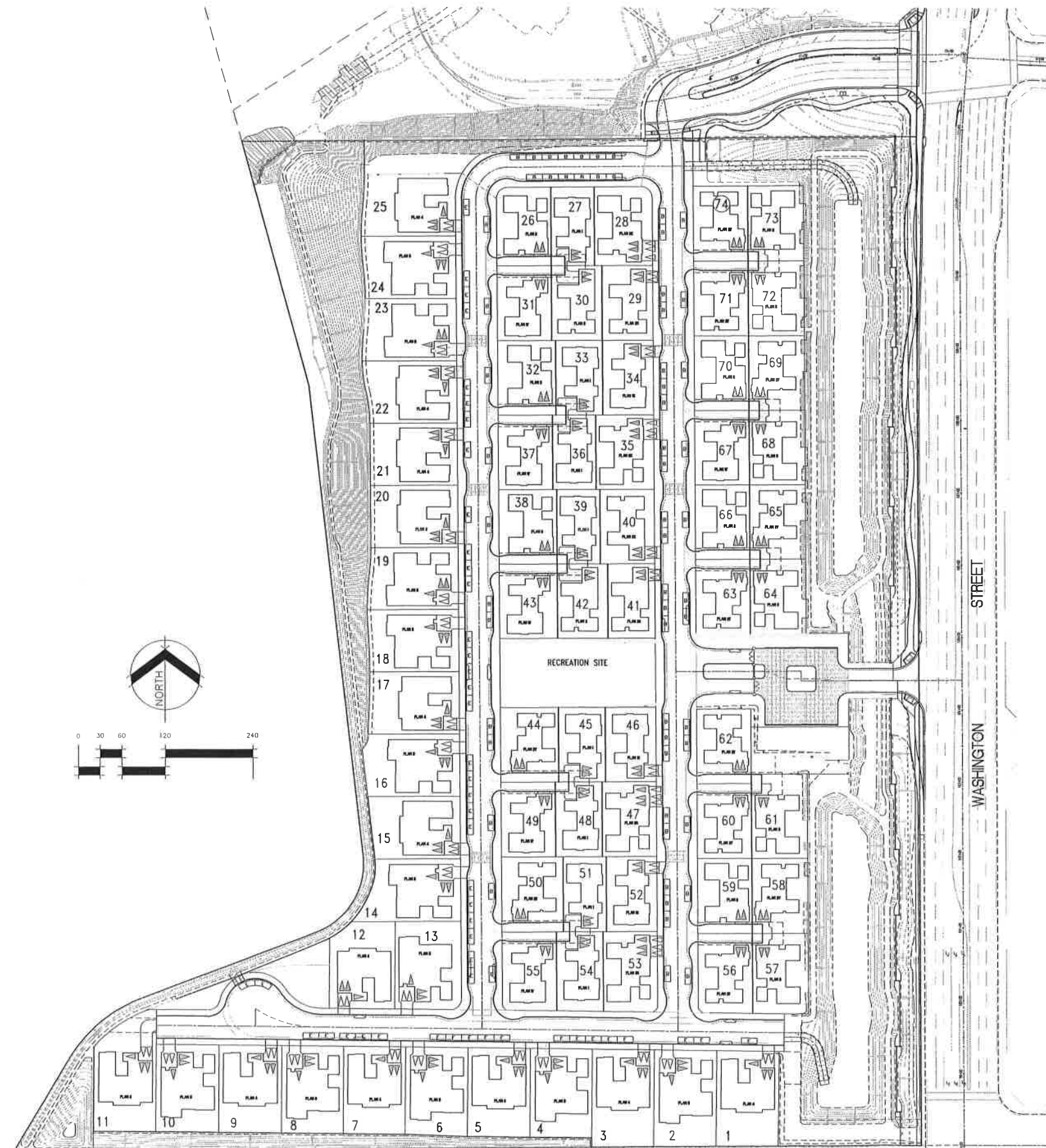
**MDS CONSULTING**

WORDE SCHULTZ  
 4320 Central  
 Suite 206  
 Palm Desert, CA 92260  
 Phone: 760-474-5776  
 mds@mdsconsulting.com

PLANNERS ENGINEERS SURVEYORS

# TENTATIVE TRACT No. 35060 SUBSTANTIAL CONFORMANCE NO. 2 TENTATIVE TRACT MAP

Date Prepared: OCTOBER 9, 2013  
 CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 1 OF 1



**REQUIRED PARKING SPACES**

(REQUIRED CITY OF LA QUINTA)

**BUNGALOW HOMES**  
(SINGLE-FAMILY DETACHED RESIDENTIAL)

COVERED SPACES (GARAGED) - 2 COVERED SPACES PER UNIT  
GUEST SPACES - 0.5 SPACE PER UNIT

UNIT TYPE	# OF BEDROOMS	# OF UNITS	# OF COVERED SPACES	# OF GUEST SPACES
PLAN 1	3	8	16	4.0
PLAN 1X	3	3	6	1.5
PLAN 1Y	3	6	12	3.0
PLAN 2	4	2	4	1.0
PLAN 2X	4	3	6	1.5
PLAN 2Y	4	11	22	5.5
PLAN 3	4	12	24	6.0
PLAN 3X	4	4	8	2.0
TOTAL		49	98	24.5

**HACIENDA HOMES**  
(SINGLE-FAMILY RESIDENTIAL)

COVERED SPACES (GARAGED) - 2 PER UNIT  
GUEST SPACES - 0.5 SPACE PER UNIT

UNIT TYPE	# OF BEDROOMS	# OF UNITS	# OF COVERED SPACES	# OF GUEST SPACES
PLAN 4	4	13	26	6.5
PLAN 5	4	12	24	6.0
TOTAL		25	50	12.5

**REQUIRED PARKING SPACES SUMMARY**

BUILDING TYPE	# OF UNITS	# OF COVERED SPACES	# OF GUEST PARKING
BUNGALOW HOMES	49	98	24.5
HACIENDA HOMES	25	50	12.5
TOTAL	74	148	37.0

TOTAL NUMBER OF COVERED SPACES AND GUEST PARKING REQUIRED: 185

**NOTE**

1. FINAL ON-STREET GUEST PARKING TOTAL AND LOCATION SUBJECT TO CHANGE PRIOR TO FINAL ENGINEERING APPROVALS.
2. ON-STREET PARKING SPACE SIZE: 8' x 22'

**LEGEND**

- PROPOSED LOT LINE \_\_\_\_\_
- PROPOSED HACIENDA HOME LOT NUMBER (97)
- PROPOSED BUNGALOW HOME LOT NUMBER (5)
- PROPOSED COVERED (GARAGE) SPACE (AA)
- PROPOSED UNCOVERED (DRIVEWAY) SPACE (AA)
- PROPOSED ON-STREET GUEST PARKING FOR HACIENDA HOMES (E)
- PROPOSED ON-STREET GUEST PARKING FOR BUNGALOW HOMES (B)

**PROVIDED PARKING SPACES**

(PER CANYON RIDGE SPECIFIC PLAN)

**BUNGALOW HOMES**

(SINGLE-FAMILY DETACHED RESIDENTIAL LOTS 26-74)

COVERED SPACES - ALL PLANS EXCEPT PLAN 3X (GARAGED)

2 COVERED SPACES PER UNIT

COVERED SPACES - PLAN 3X (GARAGED)

3 COVERED SPACES PER UNIT

UNCOVERED SPACES - ALL PLANS EXCEPT PLAN 3X (DRIVEWAY)

2 UNCOVERED SPACES PER UNIT

UNCOVERED SPACES - PLAN 3X (DRIVEWAY)

3 UNCOVERED SPACES PER UNIT

GUEST PARKING (ALL PLANS)

1 SPACE PER UNIT (MIN)

UNIT TYPE	# OF BEDROOMS	# OF UNITS	# OF COVERED SPACES	# OF UNCOVERED SPACES	# OF GUEST SPACES
PLAN 1	3	8	16	0	8
PLAN 1X	3	3	6	6	6
PLAN 1Y	3	6	12	0	6
PLAN 2	4	2	4	0	3
PLAN 2X	4	3	6	6	6
PLAN 2Y	4	11	22	0	11
PLAN 3	4	12	24	0	12
PLAN 3X	4	4	12	12	8
TOTAL		49	102	24	80

**HACIENDA HOMES**

(SINGLE-FAMILY DETACHED RESIDENTIAL LOTS 1-25)

COVERED SPACES (GARAGED) - (ALL PLANS EXCEPT 3X)

2 COVERED SPACES PER UNIT

UNCOVERED SPACES (DRIVEWAY)

2 UNCOVERED SPACES PER UNIT

GUEST PARKING

1 SPACE PER UNIT (MIN)

UNIT TYPE	# OF BEDROOMS	# OF UNITS	# OF COVERED SPACES	# OF UNCOVERED SPACES	# OF GUEST SPACES
PLAN 4	4	13	39	26	23
PLAN 5	4	12	36	24	23
TOTAL		25	75	50	46

**PROVIDED PARKING SPACES SUMMARY**

BUILDING TYPE	# OF UNITS	# OF COVERED SPACES	# OF UNCOVERED SPACES	# OF GUEST PARKING
BUNGALOW HOMES	49	102	24	60
HACIENDA HOMES	25	75	50	46
TOTAL	74	177	74	106

TOTAL NUMBER OF COVERED, UNCOVERED AND GUEST PARKING SPACES PROVIDED: 357

**APPLICANT / DEVELOPER**

WESTCOAST HOUSING PARTNERS, LLC  
3027 TOWNSGATE ROAD, SUITE 250  
WESTLAKE VILLAGE, CA 91361

PHONE: (805) 409-0220  
FAX: (805) 370-1822  
CONTACT: WHITT HOLLIS, JR.

PREPARED BY:

**MDS CONSULTING** MORSE (805) Board Check Suite 210 (909) 429-5770 (909) 429-5770  
SCHULTZ  
PLANNERS ENGINEERS SURVEYORS

Stanley C. Umse  
DATE: MARCH 25, 2014

TENTATIVE TRACT No. 35060  
**PARKING PLAN**  
Date Prepared: MARCH 25, 2014  
CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
SHEET 1 OF 1  
**EXHIBIT 8**

## 2.3 ZONING

### Existing Zoning Designation

Exhibit 4 illustrates the current Zoning Designations for the subject property. See Existing Zoning Exhibit #4.

## 2.4 THE MASTER PLAN OF LAND USE

The Master Plan for the **Canyon Ridge Specific Plan** reflects the development goal of providing upscale residential homesites set in a gate-guarded environment of private streets and connected greenbelt elements.

The **Canyon Ridge Specific Plan** proposes to have two types of single-family detached residential uses: large single-family detached homesites (haciendas) and clustered single-family detached houses (bungalows) on smaller fee lots.

The twenty-five hacienda homesites are proposed on 6.51 acres (not including streets). These hacienda lots range in size from 10,320 square feet to 19,057 square feet, averaging 11,350 square feet. The proposed homes range in size from 3,315 square feet to 3,746 square feet.

The forty-nine bungalow homesites are proposed on 8.41 acres (not including streets). These bungalow lots range in size from 6,281 square feet to 9,395 square feet, averaging 7,498 square feet. The proposed bungalows range in size from 2,467 square feet to 3,480 square feet.

The following Land Use Tabulation details all of the proposed land uses for the Canyon Ridge Specific Plan:

Hacienda Lots (25 DU) (Lots 1-25)	6.51 acres	22.98%
Bungalow Lots (49 DU) (lots 26-74)	8.41 acres	29.69%
Enhanced Retention Basins (Lots I & J)	3.60 acres	12.70%
Central Passive Park (Lot H)	0-47 acres	1.66%
Entrance Passive Park (Lot D)	0.18 acres	0.64%
Private Street Parkway (and Median)	2.12 acres	7.48%
Private Streets (Paved Section)	3.07 acres	10.84%
Perimeter Landscaped Lots (South, North and West) (Lots A, B, C & G)	2.73 acres	9.64%
Open Space (Lots K & L)	1.03 acres	3.63%
Washington Street Dedication (Lots E & F)	0.21 acres	0.74%
Total	<b>28.33</b> <b>Acres</b>	<b>100%</b>

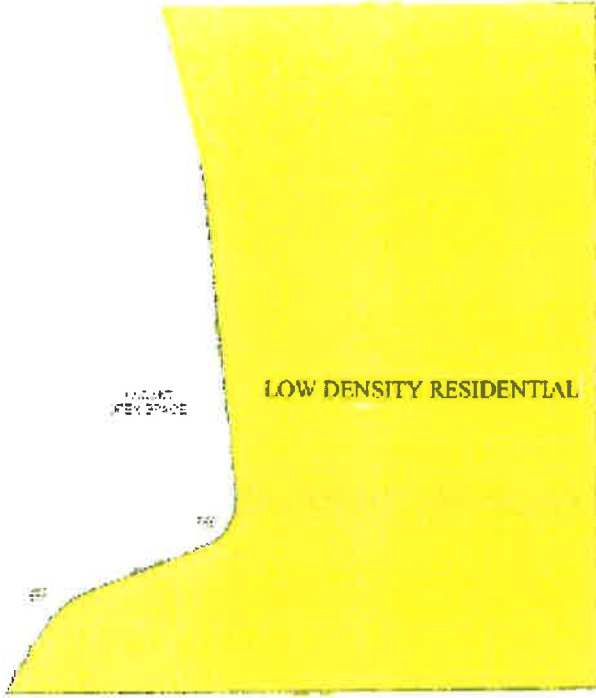
The **Canyon Ridge Specific Plan** provides for a range of residential housing types consistent with low Density Residential designation established for the property. The permitted dwelling types, lot size, height limits and other site development standards are established in Section 3: Zoning and Development Standards within this **Canyon Ridge Specific Plan** document.

## 2.5 CIRCULATION PLAN

The circulation system for the **Canyon Ridge Specific Plan** conforms to the requirements of the City of La Quinta General Plan - Circulation Element by providing a hierarchy of vehicular traffic-way (including golf cart circulation) with pedestrian-ways segregated within the plan area. The circulation alignment is defined by the central east/west entry plaza and park area along with the north/south detention area walkways.

A distinctive design element in the circulation system for the **Canyon Ridge Specific Plan** are the proposed chicanes that occur at the paseo connections running east/west through the project. A chicane is a bend in an otherwise straight path and as such they serve a dual purpose in the circulation of the community. They encourage pedestrian circulation along the Paseos by providing a visual and physical destination or node along the pedestrian circulation system. They also encourage traffic calming break up the otherwise linear street organization improving the visual interest along the street scene. The chicane street design reduces the availability of on-street parking, a Parking Plan Exhibit has been included to demonstrate an adequate amount of on-street parking

See Parking Plan Exhibit #8



**MDS**

NO. 2000/000 220

DATE: 01/10/00

SCALE: 1" = 100'

DWG. NO. 2000/000 220

PROJECT: [illegible]

CLIENT: [illegible]

DATE: 01/10/00

TENTATIVE TRACT No. 88000

**EXHIBIT 7—CURRENT LAND USE**

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Within the **Canyon Ridge Specific Plan** area, the circulation system has been designed to accomplish the following:

- Provide for internal private roadways that provide a safe route for project ingress and egress.
- Provide for private streets which allow two access connections to Washington Street. This will facilitate the internal network of private roadways to best serve the residential pads and open space amenities.
- Provide for internal traffic calming by using chicanes to slow traffic.

See the following exhibits:

Circulation Diagram Exhibit #9  
Street Sections Exhibits #10-12  
Technical Street Section Exhibit #13

### **2.5.1 Offsite Improvements**

The offsite public streets surrounding the project are currently developed in accordance with The City of La Quinta standards in effect and will be constructed incrementally in accordance with the applicable General Plan designations as required by the City Engineer. Washington Street will be completed on the west side fronting the property.

### **2.5.2 Onsite Improvements**







The following measures are proposed to mitigate potential circulation impacts associated with the project and will be implemented in conjunction with development of the residential areas within the project boundary.

- All roads internal to the project shall be developed as private facilities which will address the structural standards in effect at the time of tentative tract or zoning approval area in conjunction with phased implementation of the **Canyon Ridge Specific Plan**.
- The primary internal roads shall have minimum pavement widths of thirty-two feet and thirty-six feet. Parking will be allowed on both sides of the thirty-six-foot wide streets and on one side of the thirty-two-foot wide streets.



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- LEGEND**
-  PRIMARY COMMUNITY ENTRY
  -  PEDESTRIAN GATE
  -  PEDESTRIAN CIRCULATION
  -  VEHICULAR / GOLF CART CIRCULATION
  -  VEHICULAR GATE
  -  BRIDGE CROSSING

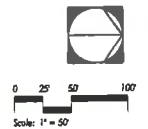
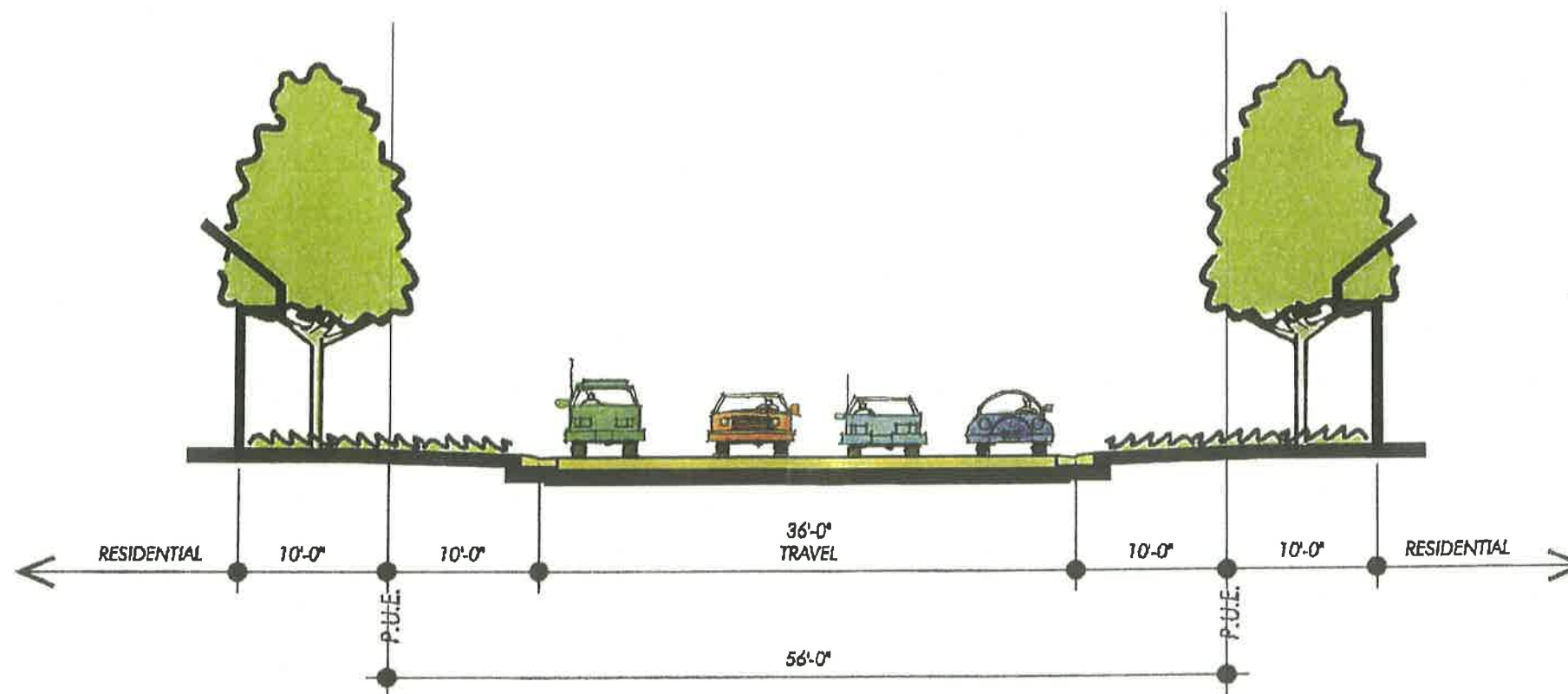


Exhibit #9- Circulation Diagram

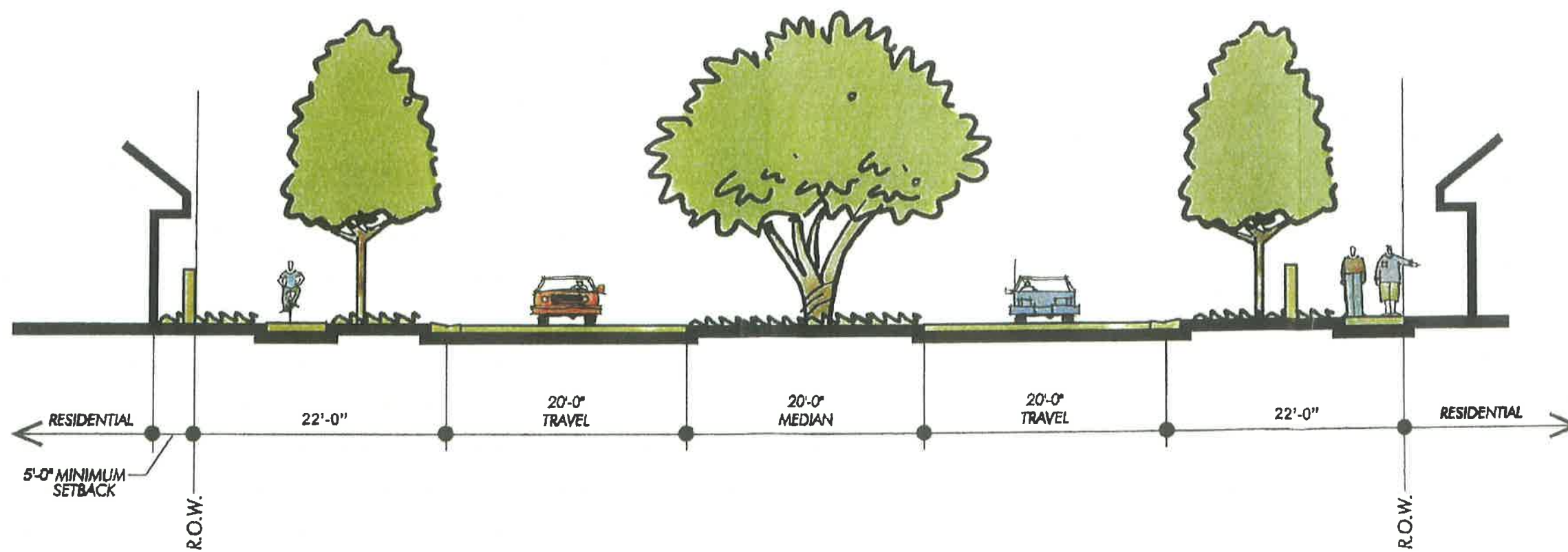
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April 11, 2014

LA QUINTA

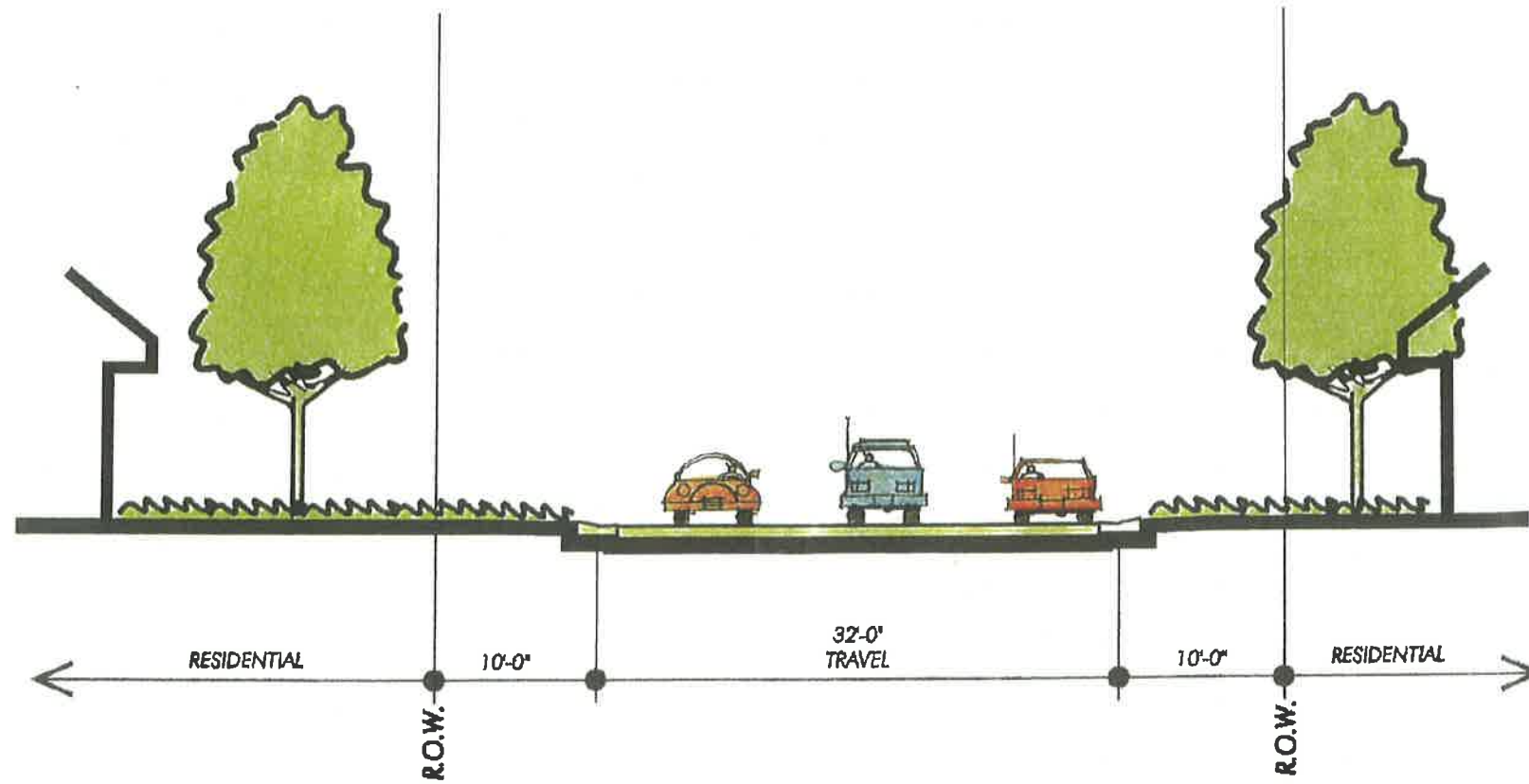




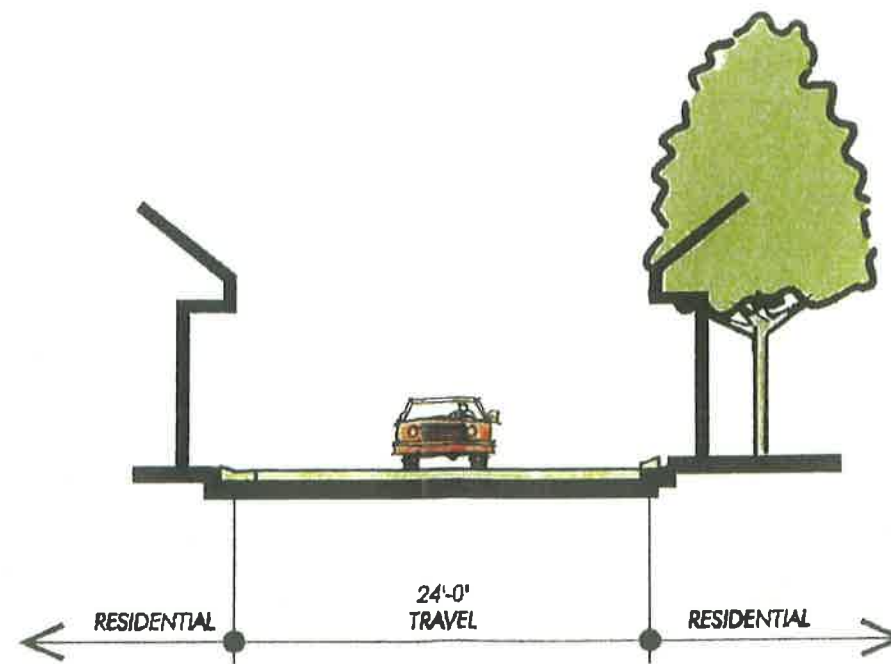
Section A - Private Street



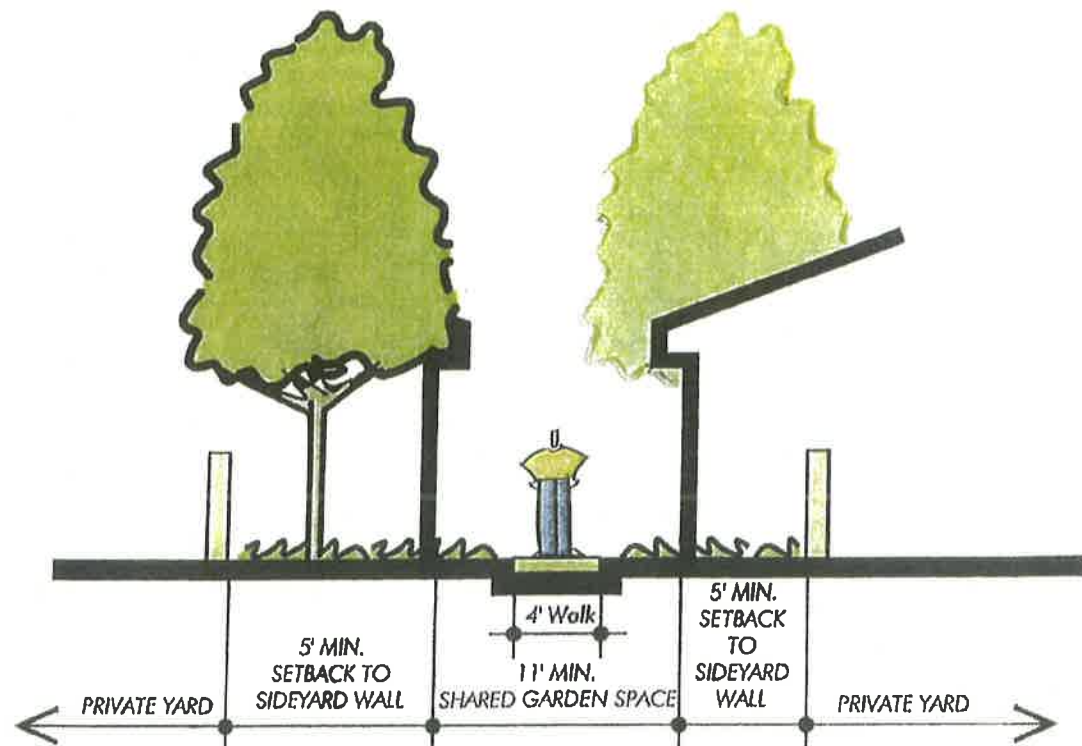
Section B - Entry Street



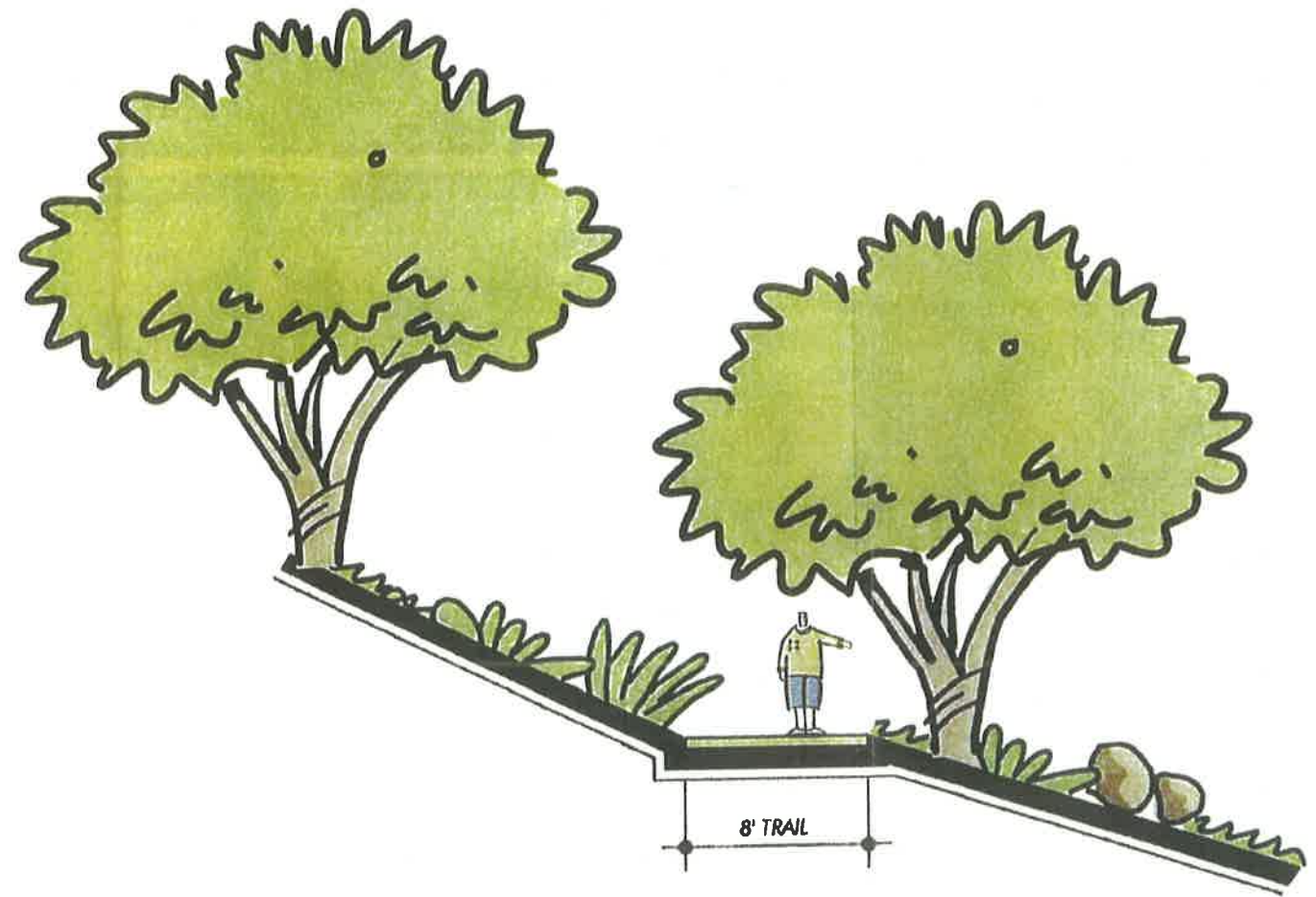
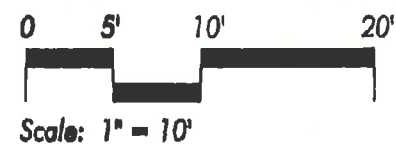
Section C - Private Street



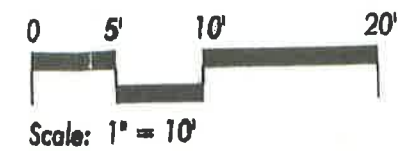
Section D - Private Drive

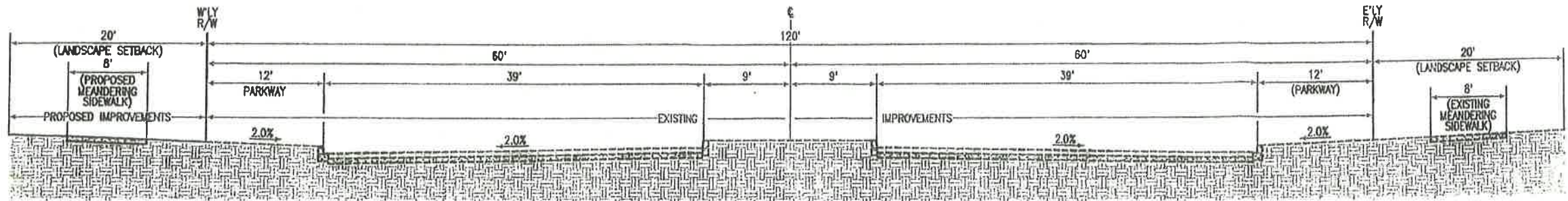


**Section E - Shared Garden**

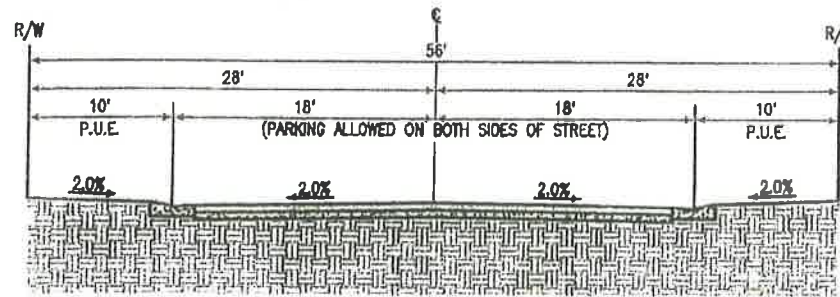


**Section F - Basin Trail**

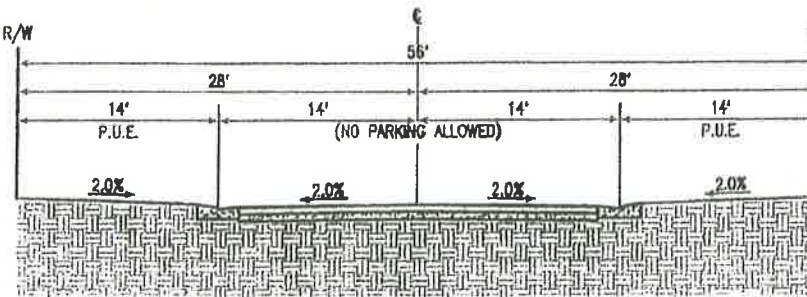




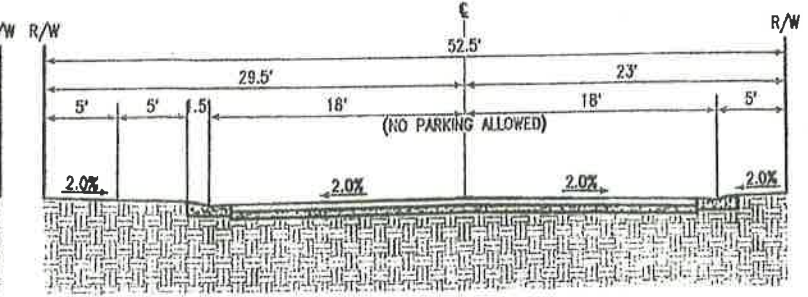
**EXISTING WASHINGTON STREET (PUBLIC)**  
N.T.S.



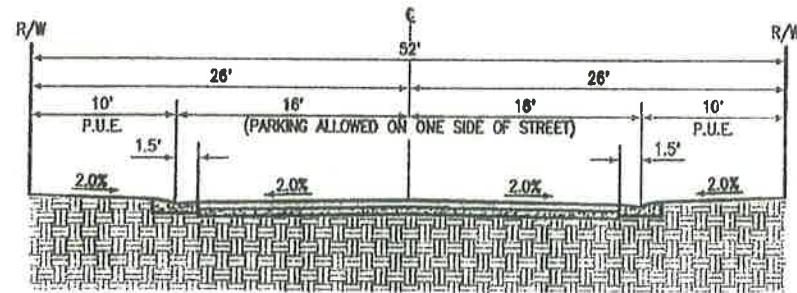
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W/O CHICANES (PRIVATE)**  
N.T.S.



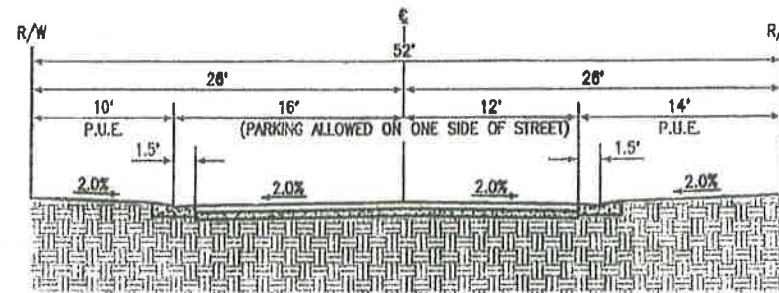
**PROPOSED 56' STREET  
W/CHICANES (PRIVATE)**  
N.T.S.



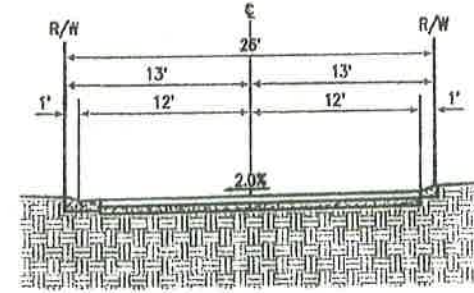
**PROPOSED ENTRY STREET  
(EAST OF GATE)(PRIVATE)**  
N.T.S.



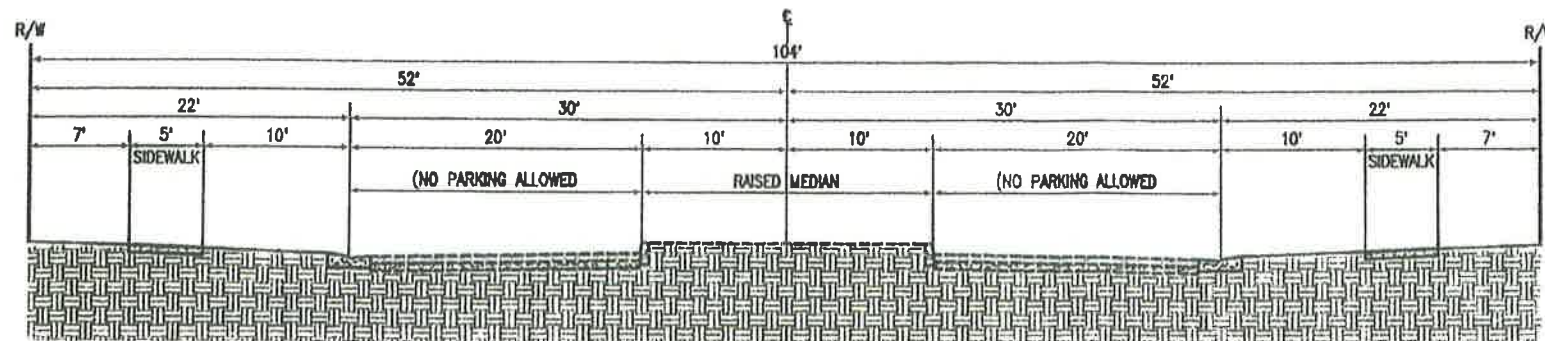
**PROPOSED 52' STREET  
W/O CHICANES (PRIVATE)**  
N.T.S.



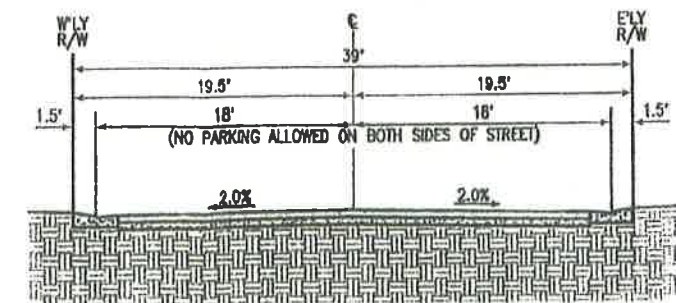
**PROPOSED 52' STREET  
W/CHICANES (PRIVATE)**  
N.T.S.



**PROPOSED COMMON  
DRIVEWAY (PRIVATE)**  
N.T.S.



**PROPOSED ENTRY STREET  
(WEST OF GATE)(PRIVATE)**  
N.T.S.



**PROPOSED SECONDARY  
ACCESS (PRIVATE)**  
N.T.S.

## 2.6 THE CONSERVATION, OPEN SPACE, AND RECREATION PLAN

The **Canyon Ridge Specific Plan** Open Space and Recreation Plan identifies and establishes the open space and recreation amenities within the project. The site is currently an unused parking lot with little natural open space. The project will develop the entire site, including small natural areas along the west boundary.

### 2.6.1 Conservation

The **Canyon Ridge Specific Plan** project area will be developed with the goal of balancing the conservation and management of open space resources with the implementation of a high quality residential-based community. Policies and programs for the conservation, management, and use of natural resources include:

- Prevention of soil erosion using the appropriate design criteria and careful placement of landscaping.
- Maintenance, protection, and replenishment of ground water by using the retention basin as drainage areas to absorb and percolate project stormwater runoff.
- Re-use of palm trees and palo-verde trees currently on-site from previous development.

### Topography

The **Canyon Ridge Specific Plan** proposes to remove the existing parking lot and re-grade the site to allow for the development of the retention basins, lot pads, and perimeter slopes in conformance with the City's grading ordinances.

### Archaeological Resource

A Review of recent cultural resource studies was performed for the **Canyon Ridge Specific Plan** area by LSA Associates. The first report was prepared for the previous Canyon Ridge Project by CRM TECH dated February 18, 2005. This report concluded that "no known historical resources as defined by CEQA are currently present within the project area, accordingly recommends to the City of La Quinta a finding of **No Impact** regarding cultural resources." It does detail

the records of two sites discovered in the Canyon Ridge Specific Plan area. The first area CA-RIV-6245 was two prehistoric ceramic shards that were determined ineligible for the California Register of Historical Resources. The second site detailed in the report occurred in the area of CA-RIV-2199/4168. It was determined to qualify as a "historical resource" under CEQA guidelines, but was removed through testing and mitigation excavations pending development of the La Quinta Arts Center Site in 1991. The second report details another site discovered during the development of The La Quinta Art Center per the mitigation measure for that project. The records indicate that this site, CA-RIV-6214 was ineligible for listing as a "historical resource"

The report recommends monitoring during grading to determine the presence or absence of deep archaeological deposits.

### **Biology Resource Study**

A Biological Survey was performed for the previous project by AMEC Earth and Environmental on February 28, 2005 entitled "Canyon Ridge Biological Survey."

Mitigation measures suggested in this report included the following:

- Payment of the Coachella Valley Multiple Species Habitat Conservation Fee
- Grading activity limitation during certain times of the year to reduce the possibility of negatively impacting the Big Horn Sheep
- Monitoring of nesting bird sites to minimize or eliminate disturbances.

No other biological mitigations were adopted for the previous Canyon Ridge project

### **2.6.2 Open Space**

#### **The Open Space Concept**

The **Canyon Ridge Specific Plan** is designed with the realization that open space is a valuable resource and adds to the residents' quality of life. As the La Quinta region becomes further developed, projects that incorporate portions of their site with open space set a higher standard. **Canyon Ridge Specific Plan's** landscaped frontage and detention basins establish a standard for multi-functioning sites. A pedestrian circulation route traverses the basins through



distinctive planting and desert shade trees, creating a physical amenity for the residents and a visual amenity for the community. A central park provides an open green through the interior of the project, extending sight lines and increasing the open feeling of the community. By facilitating easy access to walkways and parks, the **Canyon Ridge Specific Plan** ensures a pedestrian-friendly environment.

See Open Space Diagram- Exhibit # 14.

See Conceptual Landscape Diagram- Exhibit #15

### **2.6.3 Recreation**

Canyon Ridge Specific Plan is a community that provides for easy access to walking paths and passive park spaces. The central park is a large open green for open play and passive recreation. A shaded arbor seating adds to the peaceful quality of the park. Recreation facilities include:

- Extensive paseo system
- Open space walkways
- Central park space for passive recreation
- Shaded arbor seating

## **2.7 INFRASTRUCTURE**

The infrastructure system which serves the project is described below and is designed to provide a coordinated system of infrastructure and public services to adequately serve the plan area at full buildout. The infrastructure and utilities plan identifies standards relative to land use for the plan area and establishes the community's infrastructure and public services policies.

### **2.7.1 Water**

#### **Potable Water**

The potable water system of the City is operated and administered by the Coachella Valley Water District (CVWD) which extends service based upon approved designs and improvements constructed by the private developer. The CVWD assesses new development a per connection fee to tap into the potable water distribution system. CVWD operates from a system wide master plan that provides the City with potable water which is pumped from an underground aquifer through wells located throughout the City.

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**LEGEND**  
 OPEN SPACE

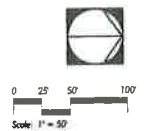


Exhibit #14- Open Space Diagram

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Exhibit #15- Concept Landscape Master Plan









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



## PLANTING LEGEND

### TREES

BOTANICAL NAME	COMMON NAME	SIZE
 <i>Phoenix canariensis</i>	Canary Island Palm	18' 8TH Min.
 <i>Washingtonia filifera</i>	California Fan Palm	12-18' 8TH Min.
 <i>Washingtonia robusta</i>	Mexican Fan Palm	12-18' 8TH Min.
 <i>Bulbo capitata</i>	Pindo Palm	24' Box
 <i>Baheia ornata</i>	Mexican Blue Palm	24' Box
 <i>Chamaerops humilis</i>	Mediterranean Fan Palm	24' Box
 <i>Phoenix robelentii</i>	Pygmy Date Palm	36' Box
 <i>Cupressus arizonica</i>	Arizona Cypress	15 Gal./ 24' Box
 <i>Cupressus sempervirens</i>	Italian Cypress	15 Gal./ 24' Box
 <i>Ligustrum lucidum</i>	Glossy Privet	15 Gal.
 <i>Prunus caroliniana</i>	Carolina Cherry	15 Gal.
 <i>Cercidium 'Desert Museum'</i>	Palo Verde	36' Box/ Existing
 <i>Lagerstroemia indica</i>	Crape Myrtle	24'-36' Box
 <i>Pyrus calleryana</i>	Callery Pear	24'-36' Box
 <i>Prunus virginiana 'Waxular'</i>	Chokeberry	24'-36' Box
 <i>Prosopis 'Phoenix'</i>	Mesquite	24'-36' Box
 <i>Arbutus unedo</i>	Strawberry Tree	24' Box
 <i>Callistemon citrinus</i>	Lemon Bottlebrush	24' Box
 <i>Citrus species</i>	Citrus	24' Box
 <i>Fajou salawiano</i>	Pineapple Guava	24' Box
 <i>Charisia speciosa</i>	Flora Silk Tree	36'-60" Box
 <i>Olea europaea</i>	Oliva Tree	36'-48" Box
 <i>Jacaranda mimosaefolia</i>	Jacaranda	36'/48'/60" Box
 <i>Quercus virginiana</i>	Southern Live Oak	36'/48'/60" Box
 <i>Pinus elderica</i>	Afghan Pine	24' Box
 <i>Podocarpus gracilior</i>	Fern Pine	36' Box
 <i>Rhus lenaea</i>	African Sumac	24' Box
 <i>Gleditsia triacanthos</i>	Honey Locust	24'-36' Box
 <i>Schinus molle</i>	Pepper Tree	24'-48' Box
 <i>Quercus virginiana</i>	Southern Live Oak	24'-48' Box

### BASIN TREES

BOTANICAL NAME	COMMON NAME
 <i>Pinus elderica</i>	Afghan Pine
 <i>Schinus molle</i>	Pepper Tree
 <i>Cercidium 'Desert Museum'</i>	Palo Verde
 <i>Prosopis 'Phoenix'</i>	Mesquite
 <i>Acacia farnesiana</i>	Sweet Acacia
 <i>Olneya tesota</i>	Desert Ironwood
 <i>Acacia stenophylla</i>	Shoestring Acacia
 <i>Callistemon citrinus</i>	Lemon Bottlebrush

## CONSTRUCTION LEGEND

- 8' Meandering public sidewalk
- 8' Decomposed granite trail
- 6' Tall offset plaster wall system with tubular steel fence at connections atop an 8' berm
- Project signage
- Pedestrian bridge
- 6' Tall slump block perimeter wall
- Pedestrian gate
- Secondary vehicular gate
- Tubular steel view fence atop pony wall
- Enhanced stone or seeded aggregate paving at entry
- 6' Entry wall and pilaster
- 30" Low entry wall
- Kiosk
- Entry garden with turf area
- Decorative vehicular gates
- 5' Natural grey community walkway
- 6' Tall painted slump block private yard wall
- Seeded aggregate or natural grey concrete at shared driveways
- Enhanced concrete at pedestrian crossings
- Paseo walk
- Garage driveway
- Curb and gutter
- Portal stair connections into open space
- Desert garden
- Open turf area
- Focal point at park
- Garden ramada with outdoor furniture
- Private yards
- Shared Garden

### DESERT ACCENT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<i>Agave americana</i>	Century Plant	16 gal.	8' O.C.
<i>Agave vilmoriniana</i>	Octopus Agave	15 gal.	7' O.C.
<i>Baccharis x 'Cantemita'</i>	NCN	5 gal.	5' O.C.
<i>Cassipouita pulcherrima</i>	Red Bird of Paradise	5 gal.	5' O.C.
<i>Dasylipton wheeleri</i>	Desert Spoon	15 gal.	5' O.C.
<i>Echinocactus grusonii</i>	Golden Barrel Cactus	5 gal.	3' O.C.
<i>Encelia farinosa</i>	Brittlebush	5 gal.	4' O.C.
<i>Euphorbia rigida</i>	Gopher Plant	5 gal.	5' O.C.
<i>Hesperaloe parviflora</i>	Red Yucca	5 gal.	4' O.C.
<i>Krisphaea uraria</i>	Red Hat Paler	5 gal.	3' O.C.
<i>Leucophyllum x 'Cimarron'</i>	Cimarron Dwarf Sage	5 gal.	4' O.C.
<i>Opuntia sp.</i>	Prickly Pear	5 gal.	5' O.C.
<i>Sedum spectabile</i>	Live Forever	5 gal.	5' O.C.
<i>Senna artemisioides</i>	Gray Desert Senna	5 gal.	6' O.C.
<i>Yucca whipplei</i>	Yucca	5 gal.	5' O.C.

### TRANSITIONAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<i>Acacia redolens</i>	Desert carpet	5 gal.	4' O.C.
<i>Agave americana</i>	Century Plant	15 gal.	8' O.C.
<i>Baccharis x 'Cantemita'</i>	NCN	5 gal.	5' O.C.
<i>Catococoster species</i>	NCN	5 gal.	7' O.C.
<i>Encelia farinosa</i>	Brittlebush	5 gal.	5' O.C.
<i>Hesperaloe parviflora</i>	Red Yucca	5 gal.	5' O.C.
<i>Juncus oculus</i>	Spiny rush	5 gal.	4' O.C.
<i>Kalchella corallifolia</i>	Heart Leaved Peristemon	5 gal.	5' O.C.
<i>Krisphaea uraria</i>	Red Hat Paler	5 gal.	3' O.C.
<i>Leucophyllum x 'Cimarron'</i>	Cimarron Dwarf Sage	5 gal.	6' O.C.
<i>Muhlenbergia rigens</i>	Deer Grass	5 gal.	3' O.C.
<i>Pyroacantha sp.</i>	Firethorn	5 gal.	7' O.C.
<i>Senna artemisioides</i>	Gray Desert Senna	5 gal.	6' O.C.
<i>Tetradococcus olivaceus</i>	NCN	5 gal.	5' O.C.

### ORNAMENTAL SHRUB PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<i>Agave attenuata</i>	NCN	5 gal.	5' O.C.
<i>Aloe species</i>	Aloe	15 gal.	8' O.C.
<i>Alyogyne huegelii</i>	Blue Hibiscus	5 gal.	6' O.C.
<i>Arizansinus flavulus</i>	Kangaroo Paw	5 gal.	4' O.C.
<i>Arbutus unedo 'Compact'</i>	Dwarf Strawberry Tree	5 gal.	5' O.C.
<i>Bougainvillea sp.</i>	Bougainvillea	5 gal.	7' O.C.
<i>Bonus m. japonica 'Green Beauty'</i>	Japanese Boxwood	5 gal.	3' O.C.
<i>Carissa macrocarpa 'Boxwood Beauty'/Natal Plum</i>	Natal Plum	5 gal.	4' O.C.
<i>Chamaerops humilis</i>	Mediterranean Fan Palm	15 gal.	6' O.C.
<i>Citrus species</i>	Rockrose	5 gal.	5' O.C.
<i>Camorastophyllum diversifolia</i>	NCN	5 gal.	5' O.C.
<i>Dietes bicolor</i>	Fortnight Lily	5 gal.	5' O.C.
<i>Diosma pulchrum</i>	Pink Breath of Heaven	5 gal.	4' O.C.
<i>Escallonia sp.</i>	NCN	5 gal.	6' O.C.
<i>Eucynomus japonica</i>	Evergreen Eucynomus	5 gal.	5' O.C.
<i>Euryops sp.</i>	NCN	5 gal.	5' O.C.
<i>Grevillea spp.</i>	NCN	5 gal.	8' O.C.
<i>Hemeroacallis hybrida</i>	Daylily	5 gal.	4' O.C.
<i>Ilex vomitoria 'Stokes'</i>	NCN	5 gal.	4' O.C.
<i>Lantana 'Gold Mound'</i>	Gold Mound Lantana (yellow)	5 gal.	6' O.C.
<i>Lantana montevidensis</i>	Lantana	5 gal.	7' O.C.
<i>Lavandula stoechas</i>	Spanish Lavender	5 gal.	5' O.C.
<i>Ligustrum l. 'Texanum'</i>	Japanese Privet	5 gal.	6' O.C.
<i>Litope oligantha</i>	Lily Turf	5 gal.	4' O.C.
<i>Myrtus communis</i>	Myrtle	15 gal.	8' O.C.
<i>Oleander fragrans</i>	Sweet Olive	5 gal.	6' O.C.
<i>Phormium tenax</i>	New Zealand Flax	15 gal.	8' O.C.
<i>Pitocarpum latava</i>	Mock Orange	5 gal.	6' O.C.
<i>Prunus caroliniana 'Bright &amp; Tight'</i>	Dwarf Carolina Cherry	5 gal.	7' O.C.
<i>Rhodialepis sp.</i>	India Hawthorne	5 gal.	5' O.C.
<i>Rosa spp.</i>	Rose	5 gal.	6' O.C.
<i>Rosmarinus officinalis 'Prostratus'</i>	Prostrate Rosemary	5 gal.	7' O.C.
<i>Salvia spp.</i>	Sage	5 gal.	5' O.C.
<i>Stachys byzantina</i>	Lamb's Ear	5 gal.	4' O.C.
<i>Tecoma stans</i>	Yellow Bells	15 gal.	8' O.C.
<i>Trachelaspermum jasminoides</i>	Star Jasmine	5 gal.	6' O.C.

### VINES and ESPALIERS

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<i>Calliandra haenatocephala</i>	Pink Powder Puff	5 gal.	6' O.C.
<i>Distichis buccinatoria</i>	Blood Red Trumpet Vine	5 gal.	6' O.C.
<i>Clematis sempervirens</i>	Carolina Jessamine	5 gal.	6' O.C.
<i>Jasminum polyanthum</i>	Jasmine	5 gal.	6' O.C.
<i>Parthenocissus tricuspidata</i>	Boston Ivy	5 gal.	6' O.C.
<i>Pyraeantha 'Graham'</i>	Firethorn	5 gal.	6' O.C.
<i>Trachelaspermum jasminoides</i>	Star Jasmine	5 gal.	6' O.C.

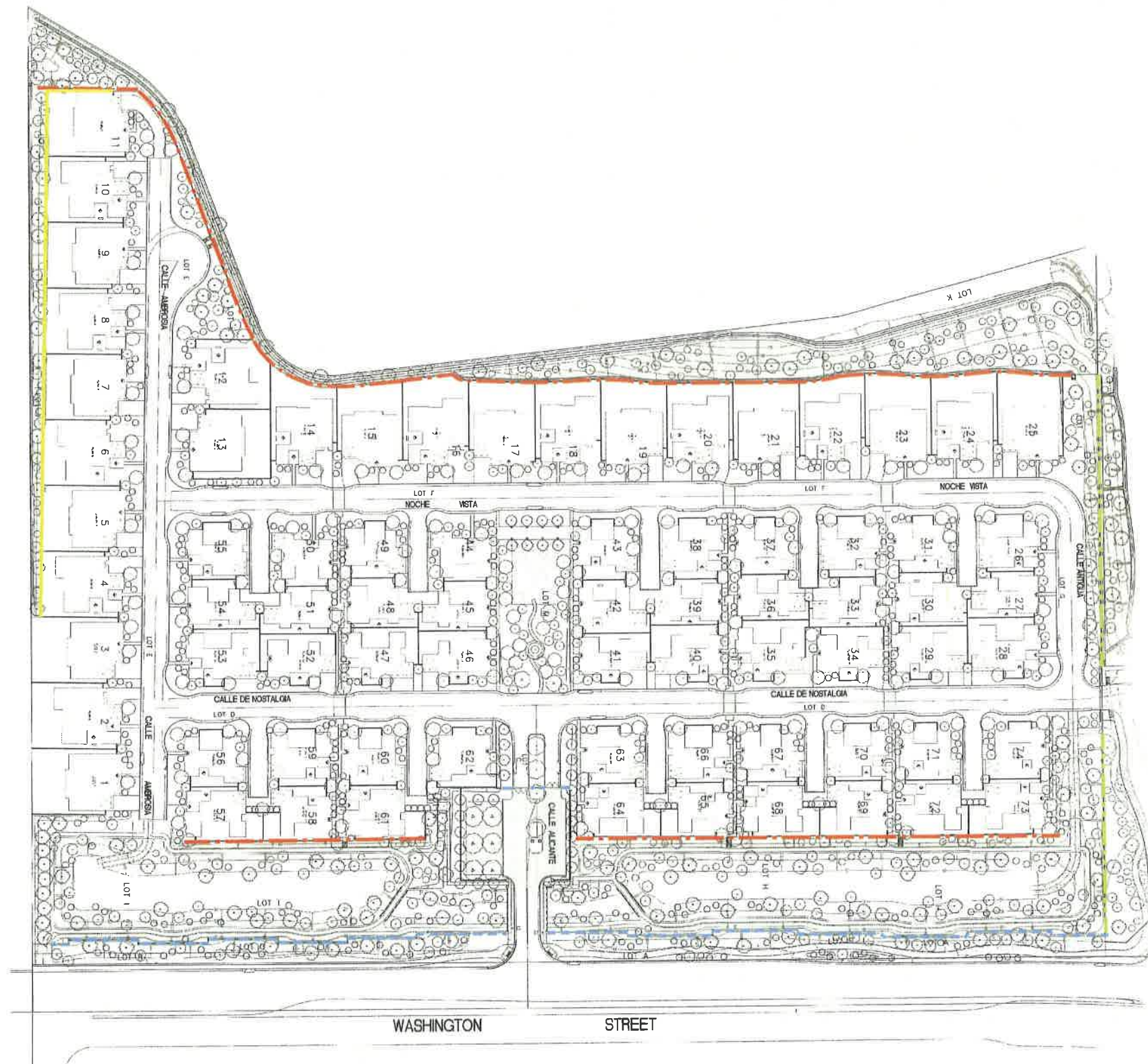
### TURF

 <i>Marathon II or Marathon III</i>	Sod
--	-----

### NOTES

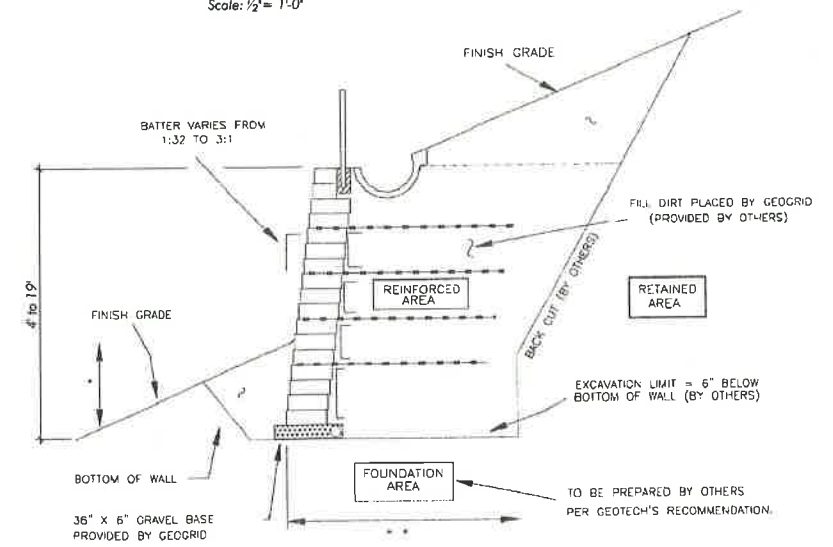
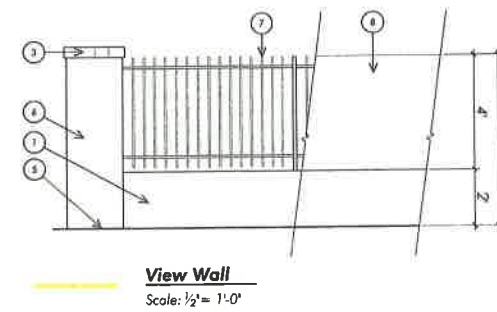
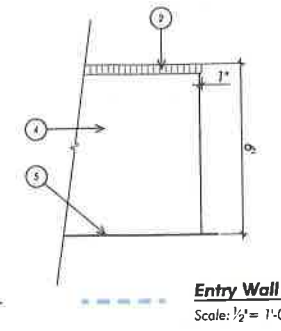
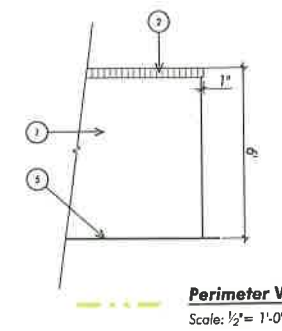
- 2'-3' Decomposed granite to be provided in all planter areas.
- An automatic irrigation system shall be designed to efficiently apply water to all plant hydrozones, overhead irrigation shall be limited to turf areas and slopes when necessary to establish plants.

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**LEGEND**

1. Slump Block Wall w/ Painted Sack Finish
2. Decorative Brick Cap
3. Slump Block Cap
4. Block Wall w/ Painted Smooth Stucco Finish
5. Finish Grade
6. Slump Block Pilaster
7. Iron View Fence
8. Glass View Fence



DETERMINED BY FRONT SLOPE GRADIENT & DISTANCE TO DAYLIGHT AS DIRECTED BY GEOTECHNICAL ENGINEER.

- 1) FRONT ACCESS - GRID DEPTH  $(-0.6 \times H) + 6"$
- 2) REAR ACCESS - GREATER OF 12' OR GRID DEPTH  $(-0.6 \times H) + 6"$

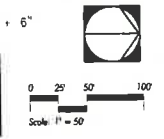
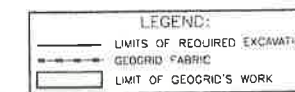


Exhibit #16- Concept Wall Plan

LA QUINTA

WC1-100  
April 11, 2014



CVWD is continuing to take preventative measures to conserve precious water resources for its existing and future customers. These measures include the use of a water-efficient plant material approval policy, implemented through a landscape review committee and a water management specialist on CVWD staff entrusted to promote the mutual goals of the agency and those of the developer. Potable water lines are available in Washington Street and can provide service to the project.

## **Irrigation Water**

Irrigation water will be provided by the CVWD in accordance with their policies.

### **2.7.2 Sanitary Sewage**

The sanitary sewage collection and treatment system for the City is operated and maintained by the CVWD which extends service based upon approved designs and improvements constructed by the private developer. The CVWD assesses new development per each equivalent dwelling unit (EDU) to provide comprehensive wastewater collection and treatment. The current capacity of the Mid-Valley Water Reclamation Plant is 4.35 million gallons per day (MGD). This facility serves numerous Coachella Valley communities including La Quinta. The CVWD has indicated that the sewage treatment plant can be expanded in the future to serve additional demand, including the demand of La Quinta encompassing the project. The sanitary sewer system will be installed in accordance with District regulations.

Sanitary sewer facilities exist in Washington Street and can provide service to the project.

## **Storm Water Drainage**

The master grading and drainage concept of the development works within the character of the existing and proposed topography and landform of the site to provide an effective system of drainage and storm water management. The runoff from the developed areas at higher elevations will be directed to lower areas of the site where the storm water retention basins are proposed. Storm water runoff from a theoretical 100-year 24-hour storm will be held onsite within the storm water retention basins in conformance with the City's current drainage policies. In addition to site flows, tributary flows from Washington Street will also be retained onsite. Storm Drain design will not incorporate any offsite drainage to Saint Francis or Laguna De La Paz. A notice of discharge will be filed



with the NPDES with approved best management practices for interim site conditions.

### **2.7.3 Public Utilities**

Public utility transmission lines for cable television, electricity and telephone are available to provide service in Washington Street. Permanent power and telecommunications distribution lines internal to the project will be placed underground.

#### **Electricity**

Electrical power is provided by the Imperial Irrigation District ("IID") to the site, as well as surrounding development from the La Quinta Substation. This IID substation is currently operational west of the intersection of Avenue 48 and Jefferson Street.

#### **Natural Gas**

Southern California Gas provides service adjacent to the site from its service main along Washington Street just north of the property boundary.

#### **Telephone**

Land-based Telephone services for the project area are provided by General Telephone Company. Regionally, cellular service providers include AT&T Cellular, Verizon Cellular, Nextel, Sprint, Pacific Bell, and others.

#### **Cable 1V**

Cable Service is currently provided to adjacent communities by Time Warner Cable and will provide service to the project.

#### **Internet Service Providers**

Internet service is provided via a host of currently available vendors both land based and cellular.

### **2.7.4 Refuse and Recycling Collection**

Refuse and Recycling collection within the city limits is provided by Burrtec via a franchise agreement with the City of La Quinta for this purpose. Refuse

collection occurs in accordance with a schedule established by the franchisee and the city. It is envisioned that the residential areas of the plan will provide individual curbside pick-up for all homes served by an extension of the contract refuse collection services currently in place at the Canyon Ridge Specific Plan. Prior to regularly scheduled pickup and removal, refuse will be contained or covered to eliminate any windblown trash.

### **2.7.5 Schools**

The public education needs of the City of La Quinta are provided by two public school districts which include the Desert Sands Unified School District ("DSUSD") and the Coachella Valley Unified School District ("CVUSD"). The Coachella Valley also contains several private schools administered by religious or other private entities that are attended by La Quinta school children.

In conformance with State law in effect at the time of construction, the project will pay development impact fees to the appropriate school district in accordance with the established rate at the time of construction.

Based on location of existing schools, the makeup of the population of the project and their minimal student generation, the project is adequately served through buildout of the plan area by existing and proposed school facilities in the city.

### **2.7.6 Law Enforcement**

Law enforcement services are provided to the City (and the project) through a contract with the Riverside County Sheriff's Department. The Sheriff's Department extends service to the city from existing facilities located in the city of La Quinta and city of Indio. The existing agreement between the City and Sheriff's Department provides protection on a 24-hour basis, seven days per week.

### **2.7.7 Fire Protection**

Fire protection service is provided to the City by the Riverside County Fire Department. The Fire Department administers three stations in the city. The first facility (Station #32) is on Avenue 52, west of Washington Street. The second facility (Station #70) is located at the intersection of Madison Street and Avenue 54 within the PGA WEST project area. And the third facility (Station #93) is located at 44-558 Adams Street. The Fire Department also operates four additional stations in surrounding communities which result in overlapping service areas. The Department currently exhibits an Insurance Services Office (ISO) public protection class rating of four, based on a descending scale from one to ten, with first-in-response times from two to six minutes. The

ISO established its rating system based on the provision of manpower/staffing, communication facilities, water system for suppression, automatic sprinkler / alarm systems, response times, and building standards. Given this rating, the project is adequately served for fire suppression. Paramedic service is provided to the city of La Quinta and the project area by Springs Ambulance Service. Paramedic staff is located at Station # 70 in La Quinta.

### **2.7.8 City Administration**

Located in the Civic center Campus, City administration facilities in La Quinta currently include offices of approximately 31,000 square feet for the City departments (i.e., Mayor and City Council, City Manager, City Clerk, Finance Department, Community Development Department, Public Works Department, Building and Safety, and Community Services). The municipal complex relocated at the southwest corner of Calle Tampico and Washington Street.

### **2.7.9 Library and Senior Center Facilities**

The City of La Quinta is served by a public library and Senior Center which is administered by the Riverside County Library System. This facility is located on the Civic Center Campus.

### **2.7.10 Environmental Hazards and Issues**

A noise study was prepared by LSA Associates for the proposed project site configuration and design. The study concludes that the proposed landscape barriers reduce noise levels to meet the city standard for exterior noise. The proposed mitigation measures are recommended to reduce noise from Washington Street.

## **2.8 THE COMMUNITY DESIGN GUIDELINES**

The concept and character of traditional Spanish and Andalusian architecture will be followed in the project area and will include a focused range of architectural expressions with intricate details paying tribute to the rich Spanish influence of La Quinta. The guidelines are provided for the benefit of the project proponent, their planners and designers, and City of La Quinta decision-making bodies in the review of future site development proposals. As such, the design guidelines identify elements for all residential land use proposals within the **Canyon Ridge Specific Plan** area. These guidelines may be incorporated into subsequent site

development permits, conditional use permits, and subdivision maps submitted to the City for approval unless it is demonstrated that certain guidelines are not applicable, appropriate, or feasible under site specific circumstances.

The architecture will take into account the physical and natural environment with respect to climate and, therefore, pay careful attention to eaves and overhangs to provide for the shading of window areas as well as utilizing exterior finish materials carefully for their long term durability and appearance qualities.

In addition, because of the unique seasonal variations in the climate of this region, careful attention must be paid to the planning and selection of landscaping materials so that they work in harmony with the built and natural environments to enhance to overall quality of the development and use water in a manner that is both productive and efficient.

The architectural consistency will be maintained in all development site areas within the **Canyon Ridge Specific Plan** and will be reviewed by the City of La Quinta to ensure conformance to the desired architectural parameters of the time. Per the La Quinta Zoning Code (9.210.010) and as specified in section 3.3 of this document, site development permits will be required for all applicable architectural construction efforts within the plan area.

The design guidelines contained in this subsection are intended to establish a consistent design expression among site planning, engineering, architecture, and landscape architectural components while allowing reasonable flexibility in design.

The design guidelines for **Canyon Ridge Specific Plan** are intended to:

- Assist in implementing the design intent of the Specific Plan by establishing project design compatibility;
- Create a framework to implement individual product design vocabulary while maintaining community identity;
- Delineate criteria for enhancing the site features, plant materials and habitat areas; and
- Provide a consistent approach to site planning, building design, street furniture and signage, wall and fence materials and color, lighting, landscaping, and other design elements that will endure for the life of the community.

The guidelines provided herein suggest thematics compatible with the **Canyon Ridge Specific Plan** character and are not intended to limit expressions of varying architectural styles within the entire Specific Plan area that may need limited flexibility to address market demand over the project buildout. The Design Guidelines presented herein establish the basis to achieve harmony and compatibility within the framework of future residential neighborhoods at the **Canyon Ridge** project while providing the flexibility to create limited variety in the architectural expression and interpretation of the design styles envisioned for the community. Descriptions of the desired design theme illustrated on the following pages are conceptual and do not depict final designs, nor should they limit the range of expression among individual builders and their professional design teams.

### **The Community Image**

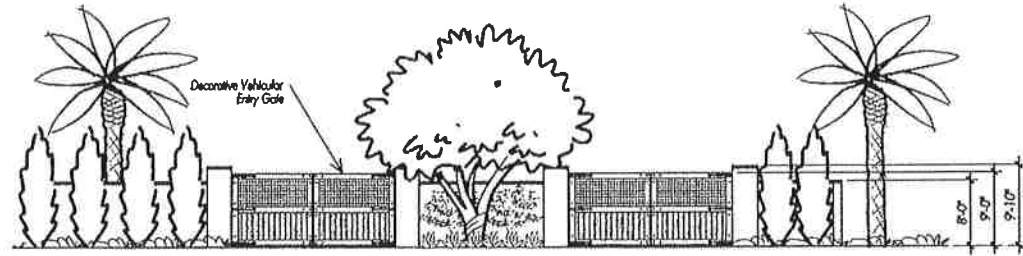
The extensive landscape element provided by the enhanced basin and central common area, together with landscaped perimeter setbacks, is envisioned to promote an image of privacy and exclusivity for the gated community.

The master landscape plan helps to make residential structures on the interior of the project unobtrusive and at the same time, enhance the views from these structures to the surrounding greenbelts about mountain vistas. The use of Date Palm, Citrus, and other species typically seen throughout the desert provides a regional context to the plant palette for the project. A full list of plant material suitable for the landscape theme is provided in the Recommended Plant Material Palette presented in section 2.8.6 of the specific plan.

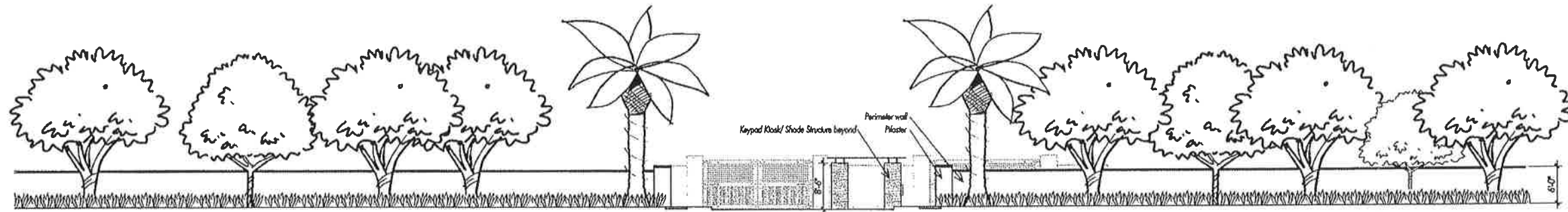
See Entry Structure Exhibit #17

### **2.8.1 General Architectural and Siting Guidelines**

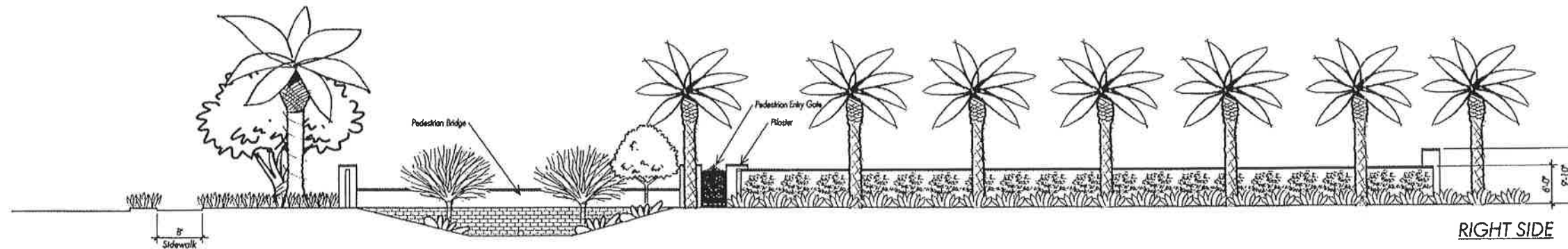
The architectural theme is limited to Traditional Spanish and Andalusian style with specific architectural expression reviewed and approved by the City of La Quinta in individual site development permit applications.



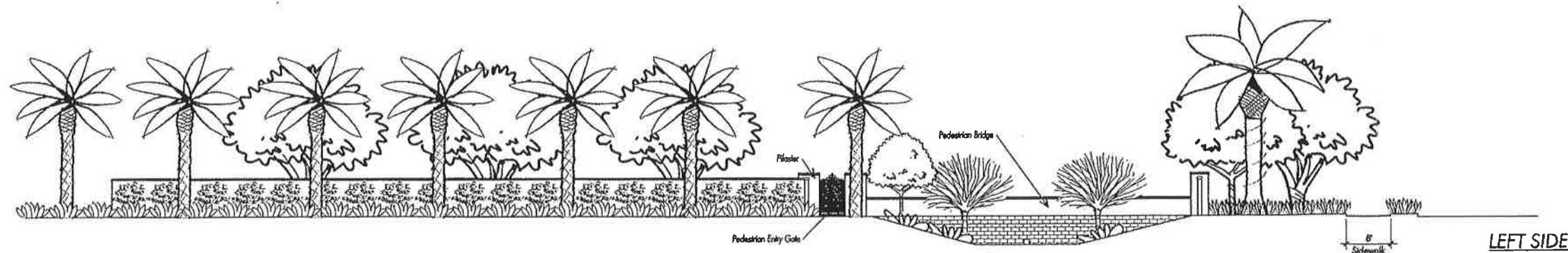
GATE DESIGN



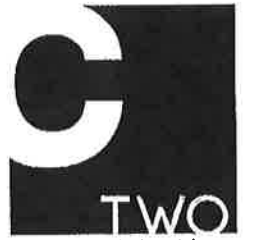
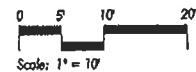
FRONT - MAIN PROJECT ENTRY



RIGHT SIDE



LEFT SIDE



**C2 Collaborative**  
**TWO**  
 Landscape Architecture  
 Urban Design  
 Planning  
 Habitat Restoration

100 Avenida Miramar  
 San Clemente  
 California 92672  
 Phone 949.366.6624  
 Fax 949.366.6626  
 C2COLLABORATIVE.COM

**Canyon Ridge**  
 La Quinta, CA 92253  
 (Tract #35060)  
 West Coast Housing Partners, LLC  
 3277 Torrey Pines Road, Suite 250  
 Westside Village, CA 91361  
 (818) 409-0226

Date	Revision



Sheet Title:  
**ENTRY ELEVATIONS**

Job No.: WCH100  
 Scale: 1" = 10'  
 Drawn:  
 Team:  
 Checked:

Sheet Number:

**L-12**

EXHIBIT 17 - ENTRY STRUCTURE

WCH100: PRELIMINARY LANDSCAPE PLAN (03-21-2014)

## Color

The earth tone color palette that will dominate the architectural context of residential construction and is based on the historic simplicity of whitewashed stucco over adobe bricks as a staple of desert architecture.

This motif is complemented with a simplistic color scheme and a variety of roof tones and textures offset by the contrast of the window moldings and associated architectural detail.

- The predominant color of all structures shall be limited to the spectrum of earth tones. Colors outside of this spectrum shall be used for accents only. In order to achieve the variety of architectural expression envisioned for the residential components of the project, a variety of materials and colors shall be used to create a rich tapestry of design elements.

## Materials

Traditional Spanish and Andalusian Architecture is richly reflected in the materials utilized in the construction of the **Canyon Ridge Specific Plan**. Ornamental Iron details at the eaves and windows accent authentic architectural pre-cast concrete. Brick and clay tile details in wall caps, openings, and rooflines compliment the overall architectural expression. Roof materials will be mudded-clay tiles with tile boosts and a variety of color schemes. Stucco, tile, wood and wrought iron detailing will vary in color to enhance the diverse feel of the proposed street scene.

- The predominant exterior building material shall be within the vernacular of the Traditional Spanish and Andalusian theme –stucco and brick finish.
- Windows and doors, full round arch shape, square, rectilinear with simple surround and deeply recessed to show wall thickness. Doors and surrounds shall be rectangular or arched.
- Decorative ironwork, shutters, gable end roof vents, decorative columns and trim, round arches and pre-cast concrete or stucco profiles.

## Walls and Fences

The **Canyon Ridge Specific Plan** provides for wall forms which will take the character envisioned to blend into the residential theme. Walls for special

definition or for security enclosure will be of masonry with accents of columns, ornamental metal, wood, or a combination of those materials. The heights of walls will relate to the purpose envisioned for them.

- Fences and walls shall be used in conjunction with plant materials and other landscape techniques to reinforce the character of the **Canyon Ridge Specific Plan** area.
- Fences and walls are to be used in a consistent manner throughout the community with limited opportunity for deviations to accommodate individual site driven situations. The material, style, and height of walls are envisioned to provide an element of continuity throughout the **Canyon Ridge Specific Plan** to ensure visual consistency.
- As a significant thematic element the details and materials used in walls and fences will be of a high quality suited to the particular function and purpose.
- Long linear walls may be staggered horizontally or broken to provide interest and to break or create sight lines.
- Fences adjacent to open space areas may be of a predominately open construction to allow continuation of views or to allow for planted screening to be enjoyed by both sides of the fence.
- View Fences may be constructed with a predominately open construction (4' of view fence atop 2' of solid material)
- Fences are envisioned to be constructed primarily of masonry. Specific materials and landscape treatments may be reviewed and approved for each affected area or lot by the developers of the **Canyon Ridge Specific Plan** area. Such materials and treatment are envisioned to result in a consistent visual appearance in the **Canyon Ridge Specific Plan**.
- Walls and fences are not necessarily required between open spaces and residential sites.

See Wall Concept Plan- Exhibit #16



## **Project identification signs**

Community identification signs are allowed within the project area of the **Canyon Ridge Specific Plan.**

- Primary project identification shall occur at the project entry on Washington Street.
- Minimal signage is proposed at the secondary gate since this will be for resident access only

## **Building Massing and Scale**

The general character of residential development areas shall reflect a neighborhood scale in which the building massing does not overwhelm the street scene. Typically, residences shall be low-rise nature to create a pleasant neighborhood environment and street scene. The designs of both product types are informally organized around a courtyard and asymmetrical massing.

- Long and rectangular structures, with overall house massing emphasizing the horizontal plane.
- Gable and hip roofs are typical, with low pitches. Gable ends are tight rakes and eaves with exposed shaped rafter tails. Clay tile with heavy mud set and random tile boost.
- 
- Side elevations shall provide the same level of articulation and detail as the front elevations.
- Repetitious gable ends along front and rear elevations shall be minimized.

See Hacienda Character Elevation- Exhibits #18 A & B

See Bungalow Character Elevation- Exhibits # 19 A & B

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FRONT

SPANISH TERRITORIAL



FRONT

LA QUINTA

# PLAN 4 HACIENDA ELEVATIONS

0 2 4 8 SCALE 1/4" = 1'-0"

WEST COAST  
HOUSING

CANYON RIDGE  
LA QUINTA, CA

03.05.14

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Tel: +1 949 853 9372 Fax: +1 949 853 7544  
www.bassenianlagoni.com  
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731.13171



FRONT

SPANISH TERRITORIAL



FRONT

LA QUINTA

# PLAN 5 HACIENDA ELEVATIONS

0 2 4 8 SCALE 1/4" = 1'-0"

03.05.14

WEST COAST  
HOUSING

CANYON RIDGE  
LA QUINTA, CA

**Bassenian | Lagoni**  
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731.13171

EXHIBIT 18 B



FRONT

LA QUINTA



FRONT

LA QUINTA



FRONT

LA QUINTA

# PLAN 1, 2, 3 BUNGALOW ELEVATIONS

0 1 2 4 SCALE 1/4" = 1'-0"

WEST COAST  
HOUSING

CANYON RIDGE  
LA QUINTA, CA

03.05.14

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EXHIBIT 19 A



FRONT

SPANISH TERRITORIAL



FRONT

SPANISH TERRITORIAL



FRONT

SPANISH TERRITORIAL

PLAN 1, 2, 3  
BUNGALOW ELEVATIONS

CANYON RIDGE  
LA QUINTA, CA

0 2 4 8 SCALE 1/4" = 1'-0"

WEST COAST  
HOUSING

03.05.14

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**731.13171**

EXHIBIT 19 B

## 2.8.2 Residential Site Planning Guidelines

The climate in La Quinta is characterized by sunny and hot weather in the summer, while the winter months feature excellent air clarity and are relatively mild. The design of residences shall incorporate outdoor living elements which respond to these conditions, such as patios, courtyards, arcades, plazas, and paseos. Every dwelling in the project will feature an expansive courtyard in which to experience the desert environs. In addition, extended roof overhangs shall be used in response to climate conditions. Other residential site considerations include the following:

- The placement of structures should consider prevalent environmental conditions – sun, wind and view.
- Orientation of development edges should maximize view potential and access to natural open areas and improved recreation areas.
- Varying house configurations on corner lots is encouraged to promote variety in the street scene and enhance the view of drivers at intersections.
- Tandem garage parking.

## **Hacienda Siting Standards**

- Lot width (minimum ) – 86 feet
- Lot depth (minimum )- 117 feet
- Lot area (minimum) – 10,320 square feet
- 10' minimum rear yard setback
- 5' sideyard setback
- 15' minimum front yard setback
- Guest parking is located on the private street to provide easy access to units
- Single-story units only with a maximum roof height of 28'
- Landscape features such as walls, shade structures, outdoor fireplaces, and water features can be constructed with zero setbacks to property lines as approved by the City and the Canyon Ridge Homeowner's Association

## **Bungalow Siting Standards**

- Lot width (minimum ) – 65 feet
- Lot depth (minimum )- 103 feet
- Lot area (minimum) – 6,290 square feet
- 5' minimum unit sideyard setback
- 5' minimum rear yard setback
- 5' minimum front yard setback





- Windows along paseo will be limited and designed to ensure privacy and adequate screening
- Landscape features such as walls, shale structures, outdoor fireplaces, and water features can be constructed with zero setbacks to property lines as approved by the City and the Canyon Ridge Homeowners Association

See Technical Site Plan Exhibit #6.

See Development Standards Comparison Exhibit #20.

### **2.8.3 Residential Design Criteria**

The Haciendas and Bungalows drew their character from the Spanish revival period in California. The enclave of homes is patterned after the surviving examples of local Spanish Colonial architecture, and their original European precedents. The result is a very rhythmic combination of elements such as intricate wrought iron grilles, predominantly gable roofs, courtyards, precast trims at openings, use of wood to add color and texture. The homes were designed to be of generally single story mass and introduction of very few two story elements to preserve its low silhouette to take advantage of the view to the mountain which anchors the entire site. The utilization of the broad range and scale of influences from different European sources created an ensemble that does not compete with each other but rather complement each other was also achieved in the process.

### **2.8.4 Residential Site Planning Criteria**

#### **Single-Family Detached**

The following concept shall be incorporated into the design of Single-family Detached neighborhoods.

- The street layout within residential neighborhoods shall provide view corridors to the pedestrian pathways, open space, and landscape elements unifying pedestrian circulation and site landmarks.
- The use of parkways or greenbelt gardens connecting the residential courts is encouraged in the design of neighborhood streetscapes.
- Residential dwelling units shall be sited to maximize view opportunities of the mountains in the La Quinta region.

## 2.8.5 Landscape Guidelines

The underlying theme of the landscape architecture of **Canyon Ridge Specific Plan** is to create an ornamental desert character of visual variety and textural interest. Use of drought tolerant planting is a primary consideration in the development of the plant palette to further aid in the conservation of water while promoting this theme in the interior landscape. The central park will have a desert character which will continue into the streetscape. More drought tolerant desert planting will add to the open space character of the basins. The frontage area consists of transitional desert planting of Palo verdes and Palms to blend the streetscape with the more native looking basins. The Private front yards and paseos will be maintained by the proposed project's HOA. This will allow for the utility easements and front yards to be landscaped in a cohesive fashion, enhancing the street scene. Easements in favor of the HOA for landscape and maintenance will be recorded on the bungalow lots in the paseo areas.

See Conceptual Landscape Plan- Exhibit #15

## 2.8.6 Landscape Plant Material Palette

Species in addition to those listed are available for consideration and will provide diversity.

# 3 Zoning and Development Regulations

## 3.1 SPECIFIC PLAN OVERLAY DISTRICT

- A. **Purpose.** To provide flexible regulations via the specific plan process thereby allowing the use of land planning and design techniques to create master-planned developments incorporating coordinated building design, integrated greenbelts, private recreation facilities, emphasizing a separation of pedestrian and vehicular traffic, and an overall increase in residential and recreational amenity.

The proposal regulations presented herein are pursuant to Article 8- Authority and Scope of Specific Plans of the state Planning and Zoning Law of the Government Code, Section 65000 es seq and Zoning Code found in Chapter 9 of the City of La Quinta Municipal Code.



The specific plan overlay district allows variations in residential land uses as provided by Section 9.40.030 (per General Plan Policy LU 2.1 ). Specific plan densities, development standards and other features must be consistent with the General Plan.

The Specific Plan area is required to provide 30% open space (per L.Q.M.C. 9.50.030) as part of the overlay district. The net density for the Canyon Ridge Specific Plan area is approximately 3 units per acre in conformance with the underlying zoning for the site.

- B. *Permitted Uses.*** The **Canyon Ridge Specific Plan** specifies the permitted uses within the plan area boundaries defined within one or more Planning Areas. Uses are tailored to the individual site location within the plan boundary, the existing topography, and other characteristics, and are consistent with the General Plan.
- C. *Zoning Designation.*** The **Canyon Ridge Specific Plan** specifies overlay zoning adopted in conjunction with approval of the Specific Plan document. The **Canyon Ridge Specific Plan** is an integral part of the zoning for the property within the plan boundary and becomes the official zoning for the City of La Quinta.
- D. *Site development permits are required for the following:***
1. Perimeter wall and landscaping
  2. Common area landscaping
  3. Prototypical homes (model homes) and landscaping

### **3.1.1 Residential Specific Plan Uses and Standards**

#### **Description of Residential Uses**

A Residential Specific Plan (RSP) overlay for the plan area addresses residential land use within the entire site with development regulations and criteria presented herein.

The Bungalow residential area is a clustered single family detached design that requires a plan that adequately addresses common area amenities and open space. The homes are organized along Paseos and feature 3 different floorplans and 1 elevations per plan to create visual interest where the structures are exposed to common areas and open space. All plans are accessed along

Paseos with common driveway parking and all homes facing the street have courtyard access. The Bungalow residential area is planned for 49 units on 8.41 acres.

The Hacienda residential area is a detached design with traditional street orientation and access. There are 2 plan types with 2 distinct elevations per plan. The Hacienda residential area is planned for 25 units on 6.51 acres.

The **Canyon Ridge Specific Plan** establishes standards and conceptual housing types for the location and development of housing consistent with the upscale residential nature of the project and is envisioned to be consistent with anticipated trends in housing demand in the La Quinta marketplace. Unit type and site plan features specified for each potential housing type are subject to market demand fluctuations at the time of development.

## **RESIDENTIAL SPECIFIC PLAN (RSP) USES AND STANDARDS**

The following section establishes the permitted land use and development standards for property designated as Residential Specific Plan (RSP) on the Land Use Plan.

- A. ***Purpose.*** To provide for the development of low density neighborhoods up to four units per acre with single-family detached dwellings on lots permitting clustered smaller dwellings, such as one and two-story single-family detached units.
- B. ***Permitted Uses.*** Permitted uses for lands designated as Residential Specific Plan include single-family detached dwellings, including residential and open space supporting uses. Guest houses and "Granny Units" shall be allowed in residential sites. Residences may be constructed as stand-alone units or in attached conditions permitted by a Minor Use Permit for the project area.
- C. ***Temporary and Interim Uses.*** Temporary on-site construction trailers and site guard offices including relocatable buildings are allowed with approval of T.U.P. subsequent to approval of Specific Plan.
- D. ***Development Standards.*** The following development standards apply to property designated as Residential Specific Plan (RSP) on the Land Use Plan:

**Exhibit #20**  
**Residential Development Standards Comparison**

Development Standard	City Zoning Code	Canyon Ridge Specific Plan	Canyon Ridge Specific Plan
Minimum lot size for single-family dwellings	7,200 sf	10,320 sf	6,290 sf
Minimum lot frontage for single-family dwellings	60'	86'	65'
Units per residential acre permitted	2-4	3.8	5.8
Maximum structure height	28'	28'	28'
Maximum number of stories	1	1	1
Minimum front yard setback	20'	15'	5'
Minimum garage setback	25'	20'	n/a
Minimum interior/ exterior side yard setback	5'/10'	5'/5'	5'/5'
Minimum rear yard setback	20' for new lots	10'	5'
Maximum lot coverage (% of net lot area)	50	50	60
Minimum livable area excluding garage	1,400 sf	3,200 sf	2,300 sf
Minimum common open area (% of net developable project area)	n/a	30	30
Minimum/ average landscape setbacks	10'/20'	10'/20'	10'/20'

- Architectural Features may encroach up to 18" into any setback
- The Total Project area of the **Canyon Ridge Specific Plan** is 28.33 Acres
- The City of La Quinta Defines the Net Project Area as the total project area less any Rights of Way for Public or Private Streets
- The Total area dedicated to Street Right of Ways is 3.28 Acres
- The Total Number of units planned is 74 single family homes
- Cluster home plans are permitted in RL zoning with adequate common area open space
- The areas dedicated for Common Area Open Space account for 9.1 Acres or 36% of Net Project Area (excluding perimeter landscape setback requirement)
- The Total Net Density for the Specific Plan area is 2.95 units per acre of Net Project Area

Additional Development Standards Permitted in the **Canyon Ridge Specific Plan** are indicated in the following exhibit:

**EXHIBIT#21**  
**Development Standards Unique to Canyon Ridge Specific Plan**  
**Overlay District**

Development Standard	L.O.M.C.	Canyon Ridge Specific Plan
Tandem Covered Parking permitted only in mobile home parks	9.150.080	Permits Tandem Parking in covered garages
One Guest Suites per residential lot	9.60.100	Plan design guidelines
Lower 50% of Walls to be solid construction	9.60.030	Permits 30% of total wall height to be solid construction with a remainder of view fencing
Landscape Structures not permitted attached to property line walls	9.60.045 9.60.040	Permits Structures constructed adjacent to walls as approved by the City and the Canyon Ridge HOA
Minimum common open area	n/a	30%
Minimum/average perimeter landscape setbacks	10'/20'	10'/20'

- Tandem Garage Parking
- Per the Specific Plan design guidelines one Guest Suite with kitchenette shall be permitted per lot
- View fence material ratio greater than 30% of total wall height
- Architectural Features up to 28' in height within the 150' view corridor setback from Washington Street

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) Permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines and programs with the goals and policies set forth in the general plan.

The City of La Quinta General Plan contains the following elements: Land Use, Circulation, Open Space, Parks and Recreation, Environmental Conservation, Infrastructure and Public Services, Environmental Hazards, Air Quality and Housing. Each element of the General Plan contains a summary of key issues which direct and guide that element's goals and policies.

The summary of key issues is used in the **Canyon Ridge Specific Plan** as the basis for evaluating the Specific Plan's consistency with the City's General Plan. Applicable key issues are stated below followed by a statement of how the **Canyon Ridge Specific Plan** conforms thereto.

#### 4.1 LAND USE ELEMENT

The goals of the land use element of the La Quinta General Plan are to create high quality, balanced development through comprehensive land use plan. The policies of the land use element promote in-fill development around existing infrastructure. Residential land use policies and programs consistent with the intent of the Canyon Ridge Specific Plan include the use of creative planning techniques to encourage in-fill development in existing neighborhoods. The residential land use policies support the primary goal of assuring the future housing needs of the City are met. The **Canyon Ridge Specific Plan** is consistent with the guidelines and policies established within the land use element of the General Plan by:

- Implementing a creative land use plan that relates an in-fill site to the surrounding development and environment
- Creating a community of high quality homes balanced by the open space and common area amenities proposed
- Providing a Specific Plan for flexibility of development standards in the planned residential areas

## 4.2 CIRCULATION ELEMENT

The circulation element of the City's general plan promotes multi-modal transportation as a general guideline. The circulation policies encourage alternative circulation systems to relieve traffic congestion along Primary Arterial Streets. The Golf Cart Transportation Program is one element of the City's goals to provide an alternate transportation circulation pattern and will be implemented in the near future. Golf carts will be restricted in the communities CC&Rs to on site circulation until the city program is implemented. The policies further state that Pedestrian and bicycle networks should be developed which link activity centers in order to facilitate recreational walking and biking and to establish non-automotive transportation as a viable alternative to driving. The use of traffic calming devices is also encouraged in the circulation element of the City's General Plan. The Canyon Ridge Specific Plan is consistent with the circulation policies by:

- *Providing alternatives to vehicular access in the Circulation Plan for the project and accommodated golf cart circulation within the community*
- *Creating a circulation plan that incorporate traffic calming "chicanes"*
- *Creating pedestrian pathways throughout the community.*

## 4.3 OPEN SPACE ELEMENT

The goals and policies of the City's open space element are to conserve and expand the natural habitat and ensure the long term viability of open space. Development policies should enhance or accentuate the scenic; topographical and cultural resources of the City. The Canyon Ridge Specific Plan is consistent with the goals establish for open space by:

- *Identifying species, either existing or proposed as a valuable resource to integrate into the overall master plan of development in plant material thematics.*
- *Creating Park-like settings are the predominant theme throughout the project and are integrated into the overall master plan landscape thematics.*



- *Using citrus trees and date palm where feasible in the landscape architecture as a primary imaging theme of the interior and in the perimeter landscape. Palms may be used as the primary vertical statement at the entry points to the project as well as within the boulevard landscape theme.*

#### 4.4 PARK AND RECREATION ELEMENT

The goals and policies of the Park and Recreation Element of the City's General Plan are to provide recreational opportunities to a diverse community. The policies promote uses be located in proximity to residential uses to facilitate pedestrian access and should include the provision of appropriate facilities. An integrated bicycle network and well as functioning pedestrian path systems connecting the city is a goal of the city's General Plan element. It is the city's policy to utilize drought tolerant plant species to reduce the impact on the potable water supply of the City

- *The master plan for development within the project has, as a primary focus, recreation amenities for passive casual pedestrian ambling, etc.*
- *Bike paths are a passive use of the private roadway system within the project with connections to the existing established network of bike paths on adjacent perimeter circulation links.*
- *Drought resistant plant material is a staple of the palette within the plan area.*

#### 4.5 NATURAL RESOURCES ELEMENT

The City's General Plan policies promote environmental protection from the adverse impacts of storm water runoff, including property damage as well as water quality. The primary goals of quality and quantity of groundwater are central to this General Plan element in La Quinta. Scenic corridors, vistas and viewsheds of the Santa Rosa and Coral Reef Mountains, as well as views toward the San Gorgonio Pass, are promoted through hillside preservation policies of the City. Air quality standards are a primary concern in the City's General Plan.

- *Drought tolerant planting material will further the city's efforts in water conservation.*

- *Greenbelt use features the integration of watershed zones with open space and is designed within the corridors to provide storm water retention during flooding.*
- *The project is designed with retention basins within the corridors to provide storm water retention during periods of rainfall.*
- *The retention basins within the project boundary provide for storage of runoff and recharging of the groundwater.*
- *The stationary and mobile source of air quality impacts associated with new development will be addressed through air quality mitigation measures during construction.*
- *Energy Efficient Appliances will be utilized when possible to promote the energy conservation goals of the General Plan*

#### **4.6 INFRASTRUCTURE AND PUBLIC SERVICES ELEMENT**

The City's General Plan promotes a high level of public services in this element. This section details policies promoting this high level of service through the community by contributing to the development impact fees.

- *The project contributes to development impact fees to provide for city infrastructure and services.*
- *Utilities for the project will be built underground*

#### **4.7 ENVIRONMENTAL HAZARDS ELEMENT**

The City's General Plan promotes emergency preparedness under this element. The Flooding and Hydrology section outlines the importance new projects accommodating their run-off below the 100 year flood plain. Noise standards are also outlined in this section.

- *No project areas slated for construction of habitable structures fall within the 100-year floodplain and structures are built to the Uniform Building Code standards which implement a strategy of preserving life.*

- *The community is designed with emergency access and dual gates*
- *All structures are built to the Uniform Building Code standards which implement a strategy of seismic safety for habitable structures.*
- *Adequate Setbacks and site design with mounding and sound walls will be incorporated in order to mitigate environmental impacts to city standards.*

See Noise Impact Analysis Report.

#### **4.8 CULTURAL RESOURCE ELEMENT**

This element of La Quinta's General Plan is focused on the rich historic resources of the City. The policies outlined reflect an importance of thoroughly documenting the cultural resources discovered when development occurs.

- Arhaeo / Paleo Monitoring is proposed during the excavation of the site to properly document any possible cultural resources.

## **5**

## **Specific Plan Amendments**

### **5.1.1 Specific Plan Amendment Procedures**

Minor modifications to the approved **Canyon Ridge Specific Plan** are allowed at the discretion of the Community Development Director or designee. Modifications to the Specific Plan must be consistent with the purpose and intent of the (then) current approved specific plan.

- A. ***Changes That Require a Minor Specific Plan Amendment.*** As development within the project progresses, it may be demonstrated that certain detail changes are appropriate in refinement of the Specific Plan, therefore it is intended that the Specific Plan Document provide flexibility with respect to the interpretation of the details of the project development as well as those items discussed in general terms in the Specific Plan. If



and when it is determined that changes or adjustments are necessary or appropriate, these changes or adjustments shall be made as an administrative procedure approved by the Community Development Director or designee. After such administrative change has been approved, it shall be attached to the Specific Plan as an addendum.

The following changes to the Specific Plan may be made without amending the **Canyon Ridge Specific Plan**:

- The addition of new information to the Specific Plan maps or text that do not change the effect on any regulation. The new information may include more detailed, site-specific information. If this information demonstrates that **Canyon Ridge Specific Plan** boundaries are inaccurately designated, based upon the goals of the Specific Plan, said boundaries may be adjusted or redesigned to reflect a more accurate depiction of on-site conditions, without requiring a Specific Plan Amendment.
- Changes to the community infrastructure such as drainage systems, roads, water and sewer systems, etc., which do not have the effect of increasing or decreasing capacity in the project area beyond the specified density range nor increase the backbone infrastructure construction or maintenance costs.

**B. *Changes That Require a Major Specific Plan Amendment.*** If it has been determined that the proposed change is not in conformance with the intent of the current Specific Plan approval, the Specific Plan may be amended in accordance with the procedures set forth in Chapter 9.240 of the City of La Quinta Zoning Code.

## **Project Team Members**

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**RESOLUTION NO. 2007-016**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LA QUINTA, CALIFORNIA, CERTIFYING A MITIGATED  
NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT  
PREPARED FOR SPECIFIC PLAN 2006-081, TENTATIVE  
TRACT MAP 35060 AND SITE DEVELOPMENT PERMIT  
2006-873**

**ENVIRONMENTAL ASSESSMENT 2006-579  
~~LAING LUXURY~~ HOMES**

**WHEREAS**, the City Council of the City of La Quinta, California, did, on the 6th day of February, 2007 and continued to the 20<sup>th</sup> day of February, 2007, hold a duly noticed Public Hearing to consider Environmental Assessment 2006-579 for ~~Laing~~ ~~Luxury~~ Homes, prepared for Specific Plan 2006-081, Tentative Tract Map 35060 And Site Development Permit 2006-873, located at northwest corner of Washington Street and Avenue 48 (extended) more particularly described as:

APN 760-240-014

**WHEREAS**, the Planning Commission of the City of La Quinta, California, did, on the 23<sup>rd</sup> day of January, 2007 hold a duly noticed Public Hearing and recommended certification of a Mitigated Negative Declaration for Environmental Assessment 2006-579 for ~~Laing~~ ~~Luxury~~ Homes, prepared for Specific Plan 2006-081, Tentative Tract Map 35060 And Site Development Permit 2006-873, located at northwest corner of Washington Street and Avenue 48 (extended); and

**WHEREAS**, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did find the following facts, findings, and reasons to justify certifying said Environmental Assessment:

1. The proposed applications will not be detrimental to the health, safety, or general welfare of the community, either indirectly, or directly, in that no significant unmitigated impacts were identified by Environmental Assessment 2006-579.
2. The proposed project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California

history or prehistory. Potential impacts associated with biological and cultural resources can be mitigated to a less than significant level. The site does not contain significant paleontological resources.

3. There is no evidence before the City that the proposed project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends. Mitigation measures are included to assure no impacts to Peninsular Bighorn Sheep.
4. The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals, as the proposed project supports the long term goals of the General Plan by providing a variety of housing opportunities for City residents. No significant effects on environmental factors have been identified by the Environmental Assessment.
5. The proposed project will not result in impacts which are individually limited or cumulatively considerable when considering planned or proposed development in the immediate vicinity, as development patterns in the area will not be significantly affected by the proposed project. The construction of 74 residential units will not have considerable cumulative impacts. The project is consistent with the General Plan, and the potential impacts associated with General Plan build out.
6. The proposed project will not have environmental effects that will adversely affect the human population, either directly or indirectly. The proposed project has the potential to adversely affect human beings, due to noise impacts. Noise impacts have been addressed through construction of perimeter walls, which will lower the potential for significant impacts to less than significant levels.
7. There is no substantial evidence in light of the entire record that the project may have a significant effect on the environment.
8. The City Council has considered Environmental Assessment 2006-579 and said Environmental Assessment reflects the independent judgment of the City.
9. The City has on the basis of substantial evidence, rebutted the presumption of adverse effect set forth in 14 CAL Code Regulations 753.5(d).



10. The location and custodian of the City's records relating to this project is the Community Development Department located at 78-495 Calle Tampico, La Quinta, California.

**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 Environmental Assessment.
2. That it does hereby certify Environmental Assessment 2006-579 for the reasons set forth in this Resolution and as stated in the Environmental Assessment Checklist and Mitigation Monitoring Program, attached and on file in the Community Development Department.
3. That Environmental Assessment 2006-579 reflects the independent judgment of the City.


**PASSED, APPROVED and ADOPTED** at a regular meeting of the La Quinta City Council held on this 20<sup>th</sup> day of February, 2007, by the following vote, to wit:

**AYES:** Council Members Henderson, Kirk, Osborne, Sniff, Mayor Adolph

**NOES:** None

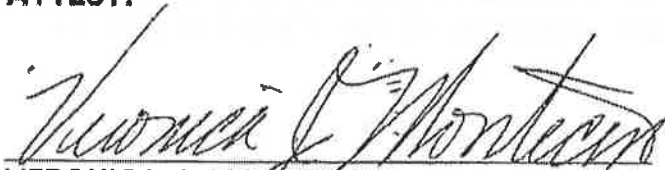
**ABSENT:** None

**ABSTAIN:** None

  
\_\_\_\_\_  
DON ADOLPH, Mayor  
City of La Quinta, California

Resolution No. 2007-016  
Environmental Assessment 2006-579  
Laing Luxury Homes  
Adopted: February 20, 2007  
Page 4

**ATTEST:**



VERONICA J. MONTECINO, CMC, City Clerk  
City of La Quinta, California  
(CITY SEAL)

**APPROVED AS TO FORM:**



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

### Environmental Checklist Form

1. Project title: Specific Plan 2006-081, Tentative Tract Map 35060, Site Development Permit 2006-873
2. Lead agency name and address: City of La Quinta  
78-495 Calle Tampico  
La Quinta, CA 92253
3. Contact person and phone number: Les Johnson  
760-777-7125
4. Project location: Northwest corner of Washington Street and Avenue 48 (extended) APN:  
760-240-014
5. Project sponsor's name and address: Laing Luxury Homes  
895 Dove Street, Suite 200  
Newport Beach, CA 92660
6. General plan designation: Low Density Residential
7. Zoning: Low Density Residential
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Specific Plan to establish the design standards and guidelines for the development of 74 attached and detached single family homes on 28.33 acres. The Specific Plan also proposes that each lot be permitted one primary residence and 3 guest suites. The total potential units allowable in the Specific Plan is 288. The Specific Plan includes architectural and landscaping design guidelines, as well as infrastructure plans. Two types of housing are proposed: 'Haciendas' will include 25 homes on a minimum of 10,320 square foot lots, and 49 'Bungalows' will have minimum 6,290 square foot lots. The Haciendas are proposed to be one-story homes along the southern and western property boundaries, and the Bungalows are proposed to be two stories in the center of the site.

The Tentative Tract Map will allow the subdivision of 28.33 acres into 74 residential lots, as well as lots for private streets, retention basins, and open space or recreation lots.

The Site Development Permit will allow the construction of the residential units on the subdivided lots.

The project will be accessed by a central drive which will be gated. A second access point to Washington Street is being provided at the northeast corner of the site that will be shared with St. Francis of Assisi Church.

CEQA analysis was previously conducted for this site under EA-2004-522. The acreage considered under that environmental assessment is consistent with that currently under review. The layout and product type, as well as design standards, have changed from the

previous review.

9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**

**North: Vacant desert lands, parking lot and St. Francis of Assisi Church (Low Density Residential, )**

**South: Existing single family residential in Laguna de la Paz (Low Density Residential)**

**West: Vacant desert lands, hillside (Open Space)**

**East: Washington Street, Vacant partially improved lands (Community Commercial)**

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

**Coachella Valley Water District**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology /Soils
<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning
<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing
<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance		

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
<input type="checkbox"/>	I find that the proposed project <b>MAY</b> have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature  Date 1/12/07

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead

agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

- 9) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS -- Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista? (General Plan Exhibit 3.6)			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Aerial photograph)			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Application materials)			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Application materials)			X	

I. a)-d) Washington Street is designated a Primary Image Corridor in the General Plan. As such, special landscaping and setback requirements will be applied to the project site. The proposed project includes retention areas immediately west of the Washington Street right of way. These retention areas are proposed to be approximately 150 feet in width, and will provide an open space area along Washington Street.

The proposed project will include two story homes through the core of the site, with 25 single story lots along the south and west boundaries of the site. The site is immediately east of the foothills of the Santa Rosa mountains, which occur to the west. The two story units will therefore reduce views of the lower foothills for pedestrians and travelers along Washington Street. Due to the height of the Santa Rosas, however, the mid-range and peaks of the mountains will still be visible. Impacts to scenic vistas are therefore expected to be less than significant.

The site is currently partially developed, with the remains of the Arts Foundation project. The developed area consists of terraces for exhibits, parking lots and un-maintained landscaping. A stabilized sand dune is located on the northwest corner of the site. The proposed project will re-grade the site to eliminate the below-grade parking lot, and will remove the sand dune. The site, when developed, will be at elevations 4 to 12 feet higher than the Laguna de la Paz project immediately south. Since the site rises in elevation from east to west, the greater grade differential will occur in the southwestern portion of the site. Within Laguna de la Paz at this location, is open space and perimeter roadway. The closest residential structure is over 100 feet southeasterly. The distance will allow residents within Laguna de la Paz views of the mid-range of the mountains, and the mountain tops, but views of the toe of slope will be blocked. However, the residences in



this area of Laguna de la Paz have front yards and garages facing west and north, while the back yards face east and south. Therefore, these residences' primary views will not be impacted by the proposed project. Overall impacts will be less than significant.

The primary source of light and glare upon build out of the site will be from automobile headlights and landscaping lighting. The City regulates lighting levels and does not allow lighting to spill over onto adjacent property. Lighting of the hillsides will be prohibited by mitigation measures associated with biological resources, below. Impacts will be less than significant.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>II. AGRICULTURE RESOURCES:</b> Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (General Plan EIR p. III-21 ff.)				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Zoning Map)				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (General Plan Land Use Map)				X

II..a)-c) The project site is located in an urbanized section of the City, and is not located near agricultural land uses. The closest agricultural lands are several miles to the south and east of the site. There are no Williamson Act contracts on the site, and the zoning of the property is Low Density Residential. There will be no impacts to agricultural resources associated with the proposed project.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
III. AIR QUALITY: Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? (SCAQMD CEQA Handbook)			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (SCAQMD CEQA Handbook)			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (SCAQMD CEQA Handbook, 2002 PM10 Plan for the Coachella Valley)			X	
d) Expose sensitive receptors to substantial pollutant concentrations? (Project Description, Aerial Photo, site inspection)				X
e) Create objectionable odors affecting a substantial number of people? (Project Description, Aerial Photo, site inspection)				X

III. a), b) & c) An air quality analysis was completed for the proposed project<sup>1</sup>. The analysis was based on the assumption that as many as 128 residential units (74 main residences and 74 guest units) would be constructed on the site. The Specific Plan, as currently proposed, allows for three guest houses in addition to the primary residence on each lot. Therefore, it can be estimated that the air quality impacts associated with operation of the proposed project after build out of the project could be twice that described in the air quality analysis. To that end, the operational impacts are characterized on that basis below.

#### Construction Impacts

The analysis found that during grading of the proposed project, equipment emissions would not exceed SCAQMD thresholds of significance, but without mitigation, fugitive dust emissions would be exceeded. The City requires the preparation of PM10 management plans for all construction projects. These plans implement the 2002 PM10 Plan by requiring the use of best available management measures in the grading of project sites. The plan to be prepared for the proposed project will be required to demonstrate

<sup>1</sup> "Air Quality Analysis Canyon Ridge Residential Development," prepared by LSA Associates, December 2006.

that impacts associated with PM10 during grading are reduced to less than significant levels. This City requirement will assure that impacts associated with fugitive dust are reduced to less than significant levels. The analysis further found that construction emissions, including VOC emissions resulting from architectural coatings and asphalt paving, would be below thresholds of significance.

Long Term Impacts

As previously stated, the analysis conducted for the project assumed that up to 148 units would be constructed on the project site, while the Specific Plan allows up to 296 units. However, even if doubling the resulting emissions during operational activities of the project, impacts will be below thresholds of significance as established by SCAQMD, as demonstrated in the Table reproduced below from the air quality impact analysis.

Source	Daily Emission Rates				
	CO	ROC	NOX	SOX	PM10
Stationary Sources: Summer	5.94	10.46	1.88	0.05	0.02
Vehicular Traffic: Summer	171.29	13.41	23.8	0.10	18.39
<b>Subtotal Summer</b>	<b>177.23</b>	<b>23.88</b>	<b>25.68</b>	<b>0.16</b>	<b>18.41</b>
Stationary Sources: Winter	1.05	9.76	2.47	0.00	0.05
Vehicular Traffic: Winter	203.96	16.63	28.48	0.11	18.39
<b>Subtotal Winter</b>	<b>205.01</b>	<b>26.39</b>	<b>30.94</b>	<b>0.11</b>	<b>18.44</b>
<b>SCAQMD Threshold of Significance</b>	<b>550</b>	<b>75</b>	<b>100</b>	<b>150</b>	<b>150</b>

As demonstrated in the Table, even if 296 units were built within the project, thresholds of significance would not be exceeded, and impacts would be less than significant.

- III. d) & e) The project will consist of residential units and will not result in objectionable odors, nor will it expose residents to concentrations of pollutants.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES --</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service (General Plan MEA, p. 78 ff.)		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? ("Biological Assessment..." James Cornett, 2000)				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ("Biological Assessment..." James Cornett, 2000)				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ("Biological Assessment..." James Cornett, 2000)		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ("Biological Assessment..." James Cornett, 2000)				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (General Plan				X

IV. a)-f)

Biological resource analysis was conducted for the previously approved La Quinta Arts Foundation project<sup>2</sup>. In addition, a follow up investigation was conducted in February 2005 for the previously approved tract map, which followed the Arts Foundation approval<sup>3</sup>. These analyses, combined with consultation with the California Department of Fish and Game and the US Fish and Wildlife Service, resulted in a series of mitigation measures in association with the project's adjacency to the Santa Rosa mountains. Since preparation of these mitigation measures, conditions have not changed, portions of the site have been developed for Arts Foundation facilities which have since been abandoned, and the mitigation measures described below still apply.

The biological resource analysis, which included on-site surveying of the project site, found that the Palm Springs ground squirrel does occur on site. The Coachella Valley fringe-toed lizard, desert tortoise and the flat-tailed horned lizard were not detected. The proposed project will result in the loss of desert habitat. The project site is, however, isolated and already impacted by urban development, including development to the north, south and east, and illegal dumping activities which have occurred on-site. There are no wetlands or riparian areas on the project site.

The proposed project occurs within the boundaries of the Coachella Valley Fringe-toed Lizard Habitat Conservation Plan. As such, the project proponent shall be required to contribute the mitigation fee in place at the time that building permits are issued.

The western edge of the property occurs within the boundary of critical habitat for the Peninsular Bighorn Sheep. The proposed project does not propose the construction of homes on the hillsides. The construction of facilities for drainage along the western property line will require excavation along the western property line, at the toe of slope, which has a potential to impact bighorn sheep. The proposed grading plan, however, limits activities to only the property itself, not the open space lands located immediately to the west. The project will be conditioned to require the presence of a grading monitor whenever grading operations occur in this area of the project site, in order to assure that the grading activities do not encroach into the open space lands.

In order to assure that impacts are reduced to a less than significant level, the following mitigation measures shall be implemented:

1. No blasting, ripping or excavation shall be permitted above the toe of slope, as defined in the La Quinta Municipal Code, between January 1 and June 15 of any year.
2. The Homeowners' Association (HOA) for the proposed project shall monitor the project site any signs that bighorn sheep are entering the site. The HOA shall request a list of indicators used to identify sheep presence from DFG prior to grading of the site. The HOA shall take steps to ensure that any observations of bighorn sheep on or near the project site are reported to DFG and the City immediately. If information suggests that bighorn sheep are entering the project

<sup>2</sup> "Biological assessment and Impact analysis of the proposed La Quinta arts Foundation Center," prepared by James W. Cornett, April 1999 and 2000.

<sup>3</sup> "Canyon Ridge Biological Survey," prepared by AMEC Earth and Environmental, February 2005.

site, the HOA shall construct, at its expense, an 8-foot fence between the development and the hillside. The fence shall not contain gaps of greater than 11 centimeters (4.3 inches). The Foundation shall notify DFG immediately upon receipt of the information suggesting that bighorn sheep are entering onto the project site, and seek any further guidance DFG has to offer regarding the construction of the fence. The fence shall be constructed within three months of the receipt of information suggesting that bighorn sheep are entering onto the project site. If requested to do so by DFG, the HOA shall, at its expense, construct temporary fencing to the specifications of DFG to prevent bighorn sheep from entering the project site pending construction of the fence. Any and all fencing constructed will be subject to the City's Hillside Conservation Overlay District.

3. The project developer shall submit a plan, approved by a biologist, which demonstrates that all pesticides, fungicides, herbicides, and fertilizers used on the site will not be harmful wildlife.
4. All exterior lighting shall be aimed away from the hillside.
5. The project landscaping plan will not expose wildlife to toxic materials. All exotic or toxic plants, such as Oleander and Prunus, and plants which are known to invade or degrade bighorn sheep habitat, such as tamarisk, fountain grass, shall be strictly prohibited. The landscape plan shall be approved by a certified biologist, which approval shall state that the proposed landscape materials are not known to be harmful to wildlife. Prohibited plant materials shall be included in the CC&Rs and provided to each homeowner adjacent to the hillside.
6. The project proponent and HOA shall design its project so as not to facilitate persons to enter onto the hillsides from the project site. To the extent that any portion of the project site begins to be used by persons to enter into the hillsides, the HOA shall post notices discouraging such use.

With implementation of these mitigation measures, the impacts to biological resources will be reduced to less than significant levels.

Oleander  
Prunus  
tamarisk  
fountain grass

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES -- Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5? ("Archaeological Investigations..." ASM Affiliates, 2000)				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5? ("Archaeological Investigations..." ASM Affiliates, 2000)		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (General Plan MEA, Exhibit 5.9)				X
d) Disturb any human remains, including those interred outside of formal cemeteries? (General Plan MEA p. 123 ff.)				X

V. a)-b) & d) Three cultural resource investigations have been conducted for the project site<sup>4</sup>. The first consisted of a site investigation and report, which recorded a potentially significant site, and recommended further analysis. The second consisted of an on-site excavation of the recorded site. A follow-up investigation was conducted in 2005. The project site includes three previously recorded sites, and one site recorded during the first site survey in 1998. Testing and data recovery had previously been completed on the three recorded sites in 1991. Careful grading and on-site monitoring were recommended in the first study. The second study, completed to report on the testing and data recovery at CA-RIV-6214. This process concluded that the site is not significant beyond the recovery performed for the study. Because there have been previously deeply buried sites found in this area under sand dunes, the following mitigation measure shall be implemented:

1. An archaeological monitor shall be on site during any grubbing, earth moving or excavating activity on the undeveloped portions of the site, especially the dune in the northwest corner. Should a resource be identified by the monitor, he or she shall be empowered to halt or redirect grading activities while the resource is properly identified and studied. The monitor shall file a report with the City of his or her findings, including disposition of any resource identified.

The project site is not known to have been used as a cemetery or burial ground. California law requires that any remains uncovered by grading activity be immediately

<sup>4</sup> "A Cultural Resources Inventory and Evaluation of the La Quinta Arts Center Project,"; and "Archaeological Investigations of CA-RIV-6214..." prepared by ASM Affiliates, December 1998 and April 2000, respectively; "Historical/Archaeological Resources Survey Report Canyon Ridge Project," prepared by CRM Tech, February 2005.



reported to law enforcement authorities, which take the responsibility of notifying Native American tribes if the remains are found to be historic. This requirement will assure that there will be no impact to human remains as a result of the proposed project.

V. c)

The project site is outside the traditional lakebed of ancient Lake Cahuilla. No paleontologic resources are expected on the site.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (MEA Exhibit 6.2)			X	
ii) Strong seismic ground shaking? (MEA Exhibit 6.2)			X	
iii) Seismic-related ground failure, including liquefaction? (MEA Exhibit 6.3)			X	
iv) Landslides? (MEA Exhibit 6.4)			X	
b) Result in substantial soil erosion or the loss of topsoil? (MEA Exhibit 6.5)			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property (MEA Exhibit 6.1)				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (General Plan Exhibit 8.1)				X

VI. a)-e) The project site lies in a Zone III groundshaking zone. The property, as with the rest of the City, will be subject to significant ground movement in the event of a major earthquake. The homes to be built on the site will be required to meet the City's and the State's standards for construction, which include Uniform Building Code requirements for seismic zones. The site has been previously developed in its eastern portion, and will require filling. The City Engineer will require the preparation of site-specific geotechnical analysis in conjunction with the submittal of grading plans. This requirement will ensure that the filling of the site will be completed in a manner which results in proper compaction of the site.

The proposed project is located adjacent to an area subject to landslides and rockfall. No development is planned, however, on the slopes of the hillsides. The project proponent has included a rockfall barrier along the western property line. Impacts from these hazards are expected to be insignificant. The site does not have expansive soils. The proposed project will be required to connect to the CVWD sanitary sewer system, and septic tanks will not be installed.

The site is located in an area of severe blow sand potential. The PM10 Management Plan required by the City to control fugitive dust is designed to mitigate the potential impacts associated with blow sand at the project site to a less than significant level.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS --Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Application materials)				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (General Plan MEA, p. 95 ff.)				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ("Phase I Environmental Site Assessment," Anacapa Geoservices, 2006)				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? "Phase I Environmental Site Assessment," Anacapa Geoservices, 2006)				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (General Plan land use map)				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (General Plan land use map)				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (General Plan MEA p. 95 ff)				X

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (General Plan land use map)				X
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VII. a)-h) The construction of the proposed homes will not have an impact on hazards and hazardous materials. The City implements Household Hazardous Waste programs through its trash hauler, which are designed to provide for safe disposal of hazardous substances generated in the home. The site is not listed in state and federal databases for contaminated sites. The site is not located in an area which is subject to wildland fires. Impacts are expected to be negligible.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements? (General Plan EIR p. III-187 ff.)			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (General Plan EIR p. III-187 ff.)			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (General Plan EIR p. III-187 ff.)			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (General Plan EIR p. III-187 ff.)			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (General Plan EIR p. III-187 ff.)				X
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance				X

Rate Map or other flood hazard delineation map? (General Plan EIR p. III-187 ff.)				
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Master Environmental Assessment Exhibit 6.6)				X

VIII. a) & b) Domestic water is supplied to the project site by the Coachella Valley Water District (CVWD). The development of the site will result in the need for domestic water for residential use and for landscaping irrigation. The CVWD has prepared a Water Management Plan which indicates that it has sufficient water sources to accommodate growth in its service area. The proposed project was considered in this analysis, insofar as it is consistent with the General Plan designation for the property, and General Plan land use designations were used by CVWD in determining potential demand for domestic water. The CVWD has implemented or is implementing water conservation, purchase and replenishment measures which will result in a surplus of water in the long term.

The project proponent will be required to implement the City's water efficient landscaping and construction provisions, including requirements for water efficient fixtures and appliances, which will ensure that the least amount of water is utilized within the homes.

The applicant will also be required to comply with the City's NPDES standards, requiring that potential pollutants not be allowed to enter surface waters. These City standards will assure that impacts to water quality and quantity will be less than significant.

VIII. c) & d) The proposed project is required to retain the 100 year, 24 hour storm on-site, per City standards. The project site is located immediately east of the slopes of the Santa Rosa Mountains. As a result, the project site currently accepts considerable up-slope flows during a storm event, in addition to the storm flows generated on the site itself. When the proposed project is constructed, areas which are currently in natural desert or permeable cover will be covered by impermeable surfaces. This will result in increased storm flows, and increased velocities of such storm flows. In order to assure that the proposed project retains these storm flows, and does not impact down-stream properties, the City Engineer has required the preparation of a hydrology analysis which describes the improvements required to assure the retention of the 100 year storm on site. The hydrology analysis has in turn led to the design of an on-site drainage system which consists of a series of surface drainage ditches along the western property boundary, which convey off-site flows to drainage structures within the proposed project. These drainage structures will convey water through the site through an underground system, which will also include catch basins throughout the site to collect on-site flows. The drainage system will ultimately discharge into the retention basins at several locations.

The retention basins have a capacity of 9.01 acre feet, which will contain the 100 year storm, with a freeboard area at the top. The hydrology study demonstrates that the retention basins are adequately sized to retain the 100 year 24 hour storm on site. The City Engineer will continue to review the analysis as final plans are prepared, and must approve the final hydrology study prior to the issuance of permits for development of the

site. This requirement will assure that impacts associated with storm flows will be reduced to less than significant levels.

VIII. e)-g) The site is not located in a flood zone as designated by FEMA.



	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING -</b> Would the project:				
a) Physically divide an established community? (Aerial photo)				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (General Plan Land Use Element)			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Master Environmental Assessment p. 74 ff.)				X

IX. a)-c) The project site is designated Low Density Residential in the General Plan. The proposed project is consistent with this designation, and proposes the construction of 74 single family homes, when up to 113 could be allowed. The Zoning Ordinance allows the construction of a guest house on a single family lot. The proposed Specific Plan includes provisions for the construction of up to three guest houses on each lot. The purpose of the Specific Plan is to allow variations in City standards, and creative development. The addition of the guest houses within the project boundary is not expected to significantly alter the character of the single family residential neighborhood created by the proposed project. Impacts are expected to be less than significant.

The project site is within the boundary of the mitigation fee for the Coachella Valley Fringe-toed Lizard Habitat Conservation Plan. The project proponent will be required to contribute fees in effect at the time of issuance of permits in compliance with that Plan.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>X. MINERAL RESOURCES -- Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Master Environmental Assessment p. 71 ff.)				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Master Environmental Assessment p. 71 ff.)				X

X. a) & b) The proposed project site is within the MRZ-1 Zone, and consists primarily of coarse sands. The site is located in a fully urbanized area of the City, on a major roadway, and is not considered suitable for mineral resources.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>XI. NOISE</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ("Noise Impact Analysis," LSA 2006)		X	X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? "Noise Impact Analysis," LSA 2006)				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ("Noise Impact Analysis," LSA 2006)			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ("Noise Impact Analysis," LSA 2006)		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (General Plan land use map)				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (General Plan land use map)				X

XI. a)-f) A noise impact study was completed for the proposed project<sup>5</sup>. The study found that the noise levels currently on Washington Street exceed the City's standards for sensitive receptors, and are 71.0 dBA CNEL at 50 feet from the centerline. The study further found that the noise level at this location at General Plan build out will be 73.6 dBA CNEL. Since the project is proposing residential structures, the noise levels must be mitigated to

<sup>5</sup> "Noise Impact Analysis Canyon Ridge," prepared by LSA, December 2006.

an exterior level of 65 dBA CNEL, and the interior noise levels must not exceed 45 dBA CNEL.

As currently planned, units closest to Washington Street will be approximately 190 feet from the center line of Washington, and will experience noise levels of 69 dBA CNEL without mitigation. This noise level exceeds the City's standard, and represents a potentially significant impact which requires mitigation, as described below.

The study further found that if second floor balconies are proposed on the units closest to Washington Street, they will also experience noise levels in excess of the City's standard, and will also require mitigation to reduce the noise impact to a less than significant level.

Finally, the study found that the interior of residences within 1,076 feet of the center line of Washington will experience noise levels in excess of 57 dBA CNEL with windows open. This is also a potentially significant impact which requires mitigation.

Noise will be generated during project construction. Construction equipment, particularly that used during the grading process, can generate noise levels over 85 dBA for short periods. The proposed project is located immediately north of the existing Laguna de la Paz residential development. It is likely that the grading of the site will result in noise levels which exceed the City's standards. Although construction noise is temporary, periodic and short-term, it is a potentially significant impact to the adjacent residents, which requires mitigation.

1. Construction activities shall be limited to those hours prescribed in the Municipal Code.
2. All construction equipment, fixed or mobile, shall be equipped with properly functioning and maintained mufflers.
3. All storage and staging areas, as well as equipment servicing areas, shall be located along the northern property line of the proposed project. No storage or staging shall be permitted adjacent to Laguna de la Paz.
4. A six foot wall shall be constructed along the perimeter of the site on Washington Street.
5. Second floor balconies facing Washington Street shall require a 6 foot high perimeter barrier. This barrier can consist of CMU, Plexiglas, or a combination of both.
6. Air conditioning and ventilation systems shall be required for all units located within 1,076 feet of the Washington Street center line.

With implementation of these mitigation measures, impacts associated with noise at the site are expected to be less than significant.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>XII. POPULATION AND HOUSING – Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (General Plan, p. 9 ff., application materials)				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (General Plan, p. 9 ff., application materials)				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (General Plan, p. 9 ff., application materials)				X

XII. a)-c) The construction of 74 single family homes will not induce substantial population growth, but will instead accommodate normally occurring growth patterns in the area. The site is currently partially developed but vacant, and no one will be displaced. Impacts associated with population and housing are expected to be non-existent.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>XIII. PUBLIC SERVICES</b>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection? (General Plan MEA, p. 57)			X	
Police protection? (General Plan MEA, p. 57)			X	
Schools? (General Plan MEA, p. 52 ff.)			X	
Parks? (General Plan; Recreation and Parks Master Plan)			X	
Other public facilities? (General Plan MEA, p. 46 ff.)			X	

XIII. a) Build out of the site will have a less than significant impact on public services. The proposed project will be served by the County Sheriff and Fire Department, under City contract. Build out of the proposed project will generate sales and property tax which will offset the costs of added police and fire services, as well as the costs of general government. The project will be required to pay the mandated school fees and park in lieu fees in place at the time of issuance of building permits to reduce the impacts to those services. The proposed project will be required to provide for parks through adherence to the City's Quimby Ordinance, which requires the payment of in lieu fees for future parks acquisitions.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XIV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Application materials)				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Application materials)				X

XIV. a) & b) The project proponent will be subject to park in lieu fees for the provision of recreation facilities throughout the City. The addition of 150 people to the community will not significantly impact existing recreational facilities. In addition, the proposed project includes a 0.47 acre "recreation lot" which is proposed to be an open green without specific facilities.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>XV. TRANSPORTATION/TRAFFIC --</b> Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (General Plan EIR, p. III-29 ff.)			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (General Plan EIR, p. III-29 ff.)			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (No air traffic involved in project)				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (TTM 5060)				X
e) Result in inadequate emergency access? (TTM 35060)				X
f) Result in inadequate parking capacity? (TTM 35060)				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Project description)				X

XV. a)-g) The proposed project is designated Low Density Residential in the General Plan. Under this designation, a total of 113 housing units could be allowed on the site. The Specific Plan proposes the development of 74 single family homes. The site will generate approximately 708 average daily trips, which are well within the trip generation analyzed in the General Plan EIR. That document found that traffic on Washington Street at build out of the General Plan would operate at an acceptable level of service. Since the proposed project will generate fewer units than originally envisioned, the impacts



associated with the proposed project are expected to be slightly lower than previously analyzed, and will be less than significant.

The proposed project includes a secondary access point at its northeastern corner, which will provide adequate emergency access to the site. The Specific Plan includes a provision for tandem parking within garages for the proposed project, which is a variation from the City's zoning standards. However, the Specific Plan does not propose a reduction in the parking standards overall, so parking will be consistent with the requirements of the zoning ordinance. The project is not located in proximity to an airport or airstrip. The proposed project occurs on Washington Street, which is currently served by SunLine Transit. Residents and their guests will therefore have direct access to public transportation. Overall impacts to traffic are expected to be less than significant.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (General Plan MEA, p. 58 ff.)				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (General Plan MEA, p. 58 ff.)				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (General Plan MEA, p. 58 ff.)				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (General Plan MEA, p. 58 ff.)				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (General Plan MEA, p. 58 ff.)				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (General Plan MEA, p. 58 ff.)				X
g) Comply with federal, state, and local statutes and regulations related to solid waste? (General Plan MEA, p. 58 ff.)				X

XVI. a)-g) Utilities are available at the project site. The service providers for water, sewer, electricity and other utilities have facilities in the immediate vicinity of the site, and will collect connection and usage fees to offset for the cost of providing services. The City's solid waste franchisee will transport waste generated by the project to thhe Edom Hill transfer station, where it will be consolidated and transported to one of several landfills in the region. All these landfills have sufficient capacity to accommodate the proposed project. The construction of the proposed project is expected to have less than significant impacts on utility providers.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE --</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

XVII. a) The site has the potential to impact biological resources. These impacts have been mitigated above to a less than significant level through the mitigation measures included in this document. Similarly, impacts associated with cultural resources can be mitigated to less than significant levels, as enumerated above.

XVII. b) The proposed project is consistent with the General Plan land use designation, and is therefore consistent with the goals of the General Plan for the property. The proposed project will add to the housing types offered to the City's residents, also a goal of the General Plan.

XVII. c) The proposed project is consistent with the General Plan vision for this area. As previously stated, the traffic generated by the proposed project will be less than that

anticipated in the General Plan EIR. Similarly, the reduction in potential units on the site will reduce impacts associated with air quality, noise, and other environmental issues impacting the community. Construction of the project will have no significant cumulative impacts.

- XVII. d) The proposed project has the potential to adversely affect human beings, due to noise impacts. These impacts have been mitigated in this document to less than significant levels.

**XVIII. EARLIER ANALYSES.**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

a) **Earlier analyses used.** Identify earlier analyses and state where they are available for review.

Environmental Assessment 2004-522 was used in the preparation of this report.

b) **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

Not applicable.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Not applicable.

**RESOLUTION NO. 2007-017**

**A RESOLUTION OF THE OF THE CITY COUNCIL OF LA QUINTA, CALIFORNIA, APPROVING DEVELOPMENT STANDARDS, PRINCIPLES, GUIDELINES AND PROGRAMS FOR THE DEVELOPMENT OF 74 HOMES LOCATED AT THE NORTHWEST CORNER OF WASHINGTON STREET AND AVENUE 48 (EXTENDED)**

**CASE: SPECIFIC PLAN 2006-081  
APPLICANT: ~~LAING LUXURY~~ HOMES**

**WHEREAS**, the City Council of the City of La Quinta, California did, on the 6<sup>th</sup> day of February, 2007 and continued to the 20<sup>th</sup> day of February, 2007, hold a duly noticed Public Hearing to consider a request by ~~Laing Luxury~~ Homes, for approval of a Specific Plan to establish development standards, principles, guidelines and programs for the development of 74 homes on lands totaling 28.33 acres, located at the northwest corner of Washington Street and Avenue 48 (extended), more particularly described as:

**ASSESSOR'S PARCEL NUMBER 760-240-014**

**WHEREAS**, the Planning Commission of the City of La Quinta, California did, on the 23<sup>rd</sup> day of January, 2007 hold a duly noticed Public Hearing and recommended approval of a Specific Plan to establish development standards, principles, guidelines and programs for the development of 74 homes on lands totaling 28.33 acres and located at the northwest corner of Washington Street and Avenue 48 (extended); and

**WHEREAS**, the Community Development Department mailed case file materials to all affected agencies for their review and comment on the proposed project. All written comments are on file with the Community Development Department; and

**WHEREAS**, the Community Development Department published a public hearing notice in the Desert Sun newspaper on January 26, 2007, as prescribed by the Municipal Code. Public hearing notices were also mailed to all property owners within 500 feet of the site; and

**WHEREAS**, said Specific Plan has complied with the requirements of "The Rules to Implement the California Environmental Quality Act of 1970" as amended (Resolution 83-63) in that the La Quinta Community Development Department has prepared Environmental Assessment 2006-579 in compliance with the requirements of the California Environmental Quality Act of 1970, as amended.

The Community Development Director has determined that, as conditioned, the project will not have a significant adverse impact on the environment and therefore, is recommending that a Mitigated Negative Declaration of environmental impact be certified. A Notice of Intent to Adopt a Mitigated Negative Declaration was posted with the Riverside County Recorder's office as required by Section 15072 of the California Environmental Quality Act (CEQA) statutes; and

**WHEREAS**, at the Public Hearing upon hearing and considering all testimony and arguments of all interested persons desiring to be heard, said City Council did make the following Mandatory Findings to justify approving said Specific Plan:

Finding A - Consistency with General Plan

The property is designated Low Density Residential. The proposed project will be developed with residential uses, which are consistent with the land uses envisioned in the General Plan.

Finding B - Public Welfare Enhancement

The project will not be detrimental to the public health, safety and welfare in that the project is designed in compliance with the City's General Plan and Zoning Ordinance, as well as other County and State standards, such as CEQA.

Findings C and D - Land Use Compatibility and Property Suitability

The residential project is within a residentially designated and zoned area. The project provides adequate buffering through landscaping and walls to ensure compatibility with surrounding land uses. Additionally, the project will provide adequate perimeter landscaping and acceptable architectural design guidelines.

**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 said City Council in this case; and



2. That it does hereby acknowledge that Environmental Assessment 2006-579 has determined that no significant effects on the environment have been identified and mitigation measures are being imposed if needed; and
3. That it does hereby approve Specific Plan 2006-081, for the reasons set forth in this Resolution and subject to the attached Conditions of Approval.

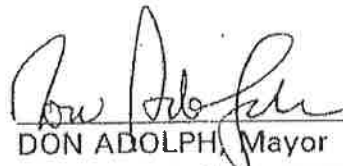
**PASSED, APPROVED, and ADOPTED** at a regular meeting of the La Quinta City Council, held on this 20th day of February, 2007, by the following vote, to wit:

**AYES:** Council Members Henderson, Kirk, Osborne, Sniff, Mayor Adolph

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None



\_\_\_\_\_  
DON ADOLPH, Mayor  
City of La Quinta, California

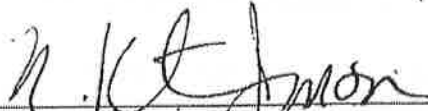
**ATTEST:**



\_\_\_\_\_  
VERONICA J. MONTECINO, CMC, City Clerk  
City of La Quinta, California  
(City Seal)

Resolution No. 2007-017  
Specific Plan 2006-081  
Laing Luxury Homes  
Adopted: February 20, 2007  
Page 4

**APPROVED AS TO FORM:**



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

**CITY COUNCIL RESOLUTION NO. 2007-017  
CONDITIONS OF APPROVAL - APPROVED  
SPECIFIC PLAN 2006-081  
LAING LUXURY HOMES  
FEBRUARY 20, 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 Specific Plan, or any Final Map recorded thereunder. 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. All mitigation measures contained in Environmental Assessment 2006-579 shall be met.
3. Within 30 days of City Council approval, applicant shall provide five copies of the Final Specific Plan document to the Community Development Department. The Final Specific Plan shall include all project related final Conditions of Approval and correct any typographical errors, internal document inconsistencies, and/or minor amendments deemed necessary by City staff. In addition the following amendments shall be made:
  - a. The Specific Plan shall be amended to correct references to "open space lots K & L," and any other discrepancies in lot numbers, consistent with the labeling shown on the approved Tentative Tract Map.
  - b. The Specific Plan shall be amended to change the definition of the "Guest Suites" as provided in Exhibit A. In addition, the Specific Plan shall be amended to allow up to a maximum of one guest suite with kitchenette per lot.
  - c. The Specific Plan shall be amended to require the location of a recreational amenity in the central park site. The recreational amenity could include, but is not limited to, a pool or spa, tot lot, bocci ball court, putting greens, picnic area, and/or community garden. The recreational amenity shall be maintained by the homeowner's association. In addition, seating shall be established along all trails at intervals not greater than 200 feet. Recreational amenities shall be maintained by the homeowner's association.

- d. The "Wall Concepts" Exhibit shall be amended to eliminate the graphic representing a 6'9" wall, and replace it with a 6'0" wall.
  - e. The Specific Plan shall be amended to allow for the Hacienda units to have a minimum front yard building setback of 15 feet except for garages, which shall have a minimum front yard setback of 20 feet. Garages oriented parallel to the fronting street shall have a minimum front yard setback of 15 feet. Setback measurements for the Hacienda units located on lots 1-11 shall be measured from back of curb.
  - f. The entry tower height shall not exceed 28 feet.
4. The use of the subject property for single family residential uses shall be in conformance with the approved exhibits and conditions of approval contained in Tentative Tract Map 35060, Specific Plan 2006-081, Site Development Permit 2006-873 and Environmental Assessment 2006-579, unless otherwise amended by the Conditions of Approval.
  5. No signage is permitted with this approval. Signage shall be reviewed under separate permit.

## EXHIBIT A

paseos. Every dwelling in the project will feature an expansive courtyard in which to experience the desert environs. In addition, extended roof overhangs shall be used in response to climate conditions. Other residential site considerations include the following:

- ❖ The placement of structures should consider prevalent environmental conditions – sun, wind and view.
- ❖ Orientation of development edges should maximize view potential and access to natural open areas and improved recreation areas.
- ❖ Varying house configurations on corner lots is encouraged to promote variety in the street scene and enhance the view of drivers at intersections.
- ❖ Tandem garage parking.
- ❖ House Configurations include up to one guest suite per unit.

### **Guest Suites**

Guest suites are permitted per these provisions within the residential areas of the Canyon Ridge Specific Plan. For the purpose of this section, “guest suite” means an attached unit with sleeping and sanitary facilities and limited food preparation facilities (kitchenette/ wet bar service), and which will be used primarily for sleeping purposes for members of the family occupying the main building, their non-paying guests and domestic employees.

Guest Suites are a permitted accessory use on residential lots in the **Canyon Ridge Specific Plan**. Guest Suites within the residential lots do not require a minor use permit, but shall conform to all applicable universal building code standards, all design and development standards of this Specific Plan, and with these following standards

- ❖ A maximum of one guest suite may be established on any lot within the Hacienda and Bungalow Residential Planning Area
- ❖ Guest suites shall be architecturally compatible with the main unit
- ❖ Guest suites shall not include a garage or accessory structure, but may be attached to a garage that services the main house
- ❖ Full Kitchen facilities are not permitted within the guest suites except with the approval of a minor use permit

**RESOLUTION NO. 2007-018**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LA QUINTA, CALIFORNIA, APPROVING THE SUBDIVISION  
OF APPROXIMATELY 28.33 ACRES INTO 74 RESIDENTIAL  
LOTS AND MISCELLANEOUS LOTS**

**CASE NO.: TENTATIVE TRACT 35060  
~~LAING LUXURY HOMES~~**

**WHEREAS**, the City Council of the City of La Quinta, California, did on the 6th day of February, 2007 and continued to the 20<sup>th</sup> day of February, 2007, hold a duly noticed Public Hearing to consider the request of ~~LAING LUXURY~~ Homes for the subdivision of 28.33 acres site into 74 single-family lots and other miscellaneous lots, located at the northwest corner of Washington Street and Avenue 48 (extended), more particularly described as:

**ASSESSOR'S PARCEL NUMBER 760-240-014**

**WHEREAS**, the Planning Commission of the City of La Quinta, California, did on the 23<sup>rd</sup> day of January, 2007, hold a duly noticed Public Hearing and recommended approval of the subdivision of 28.33 acres site into 74 single-family lots and other miscellaneous lots, located at the northwest corner of Washington Street and Avenue 48 (extended); and

**WHEREAS**, The La Quinta Community Development Department has completed Environmental Assessment 2006-579 in accordance with the requirements of "The Rules to Implement the California Environmental Quality Act of 1970" as amended (Resolution 83-63). in that the La Quinta Community Development Department has prepared Environmental Assessment 2006-579 for this Tentative Tract Map in compliance with the requirements of the California Environmental Quality Act of 1970, as amended. The Community Development Director has determined that, as conditioned, the project will not have a significant adverse impact on the environment and therefore, is recommending that a Mitigated Negative Declaration of environmental impact be certified. A Notice of Intent to Adopt a Mitigated Negative Declaration was posted with the Riverside County Recorder's office as required by Section 15072 of the California Environmental Quality Act (CEQA) statutes.; and

**WHEREAS**, the Community Development Department published a public hearing notice in the Desert Sun newspaper on January 26, 2007, as prescribed by the Municipal Code. Public hearing notices were also mailed to all property owners within 500 feet of the site; and

**WHEREAS**, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said City Council did make the following Mandatory Findings to justify approving said Tentative Tract Map 35060:

- A. The Tentative Tract Map and its improvement and design, are consistent with the General Plan and Specific Plan 2006-081, as amended, in that its street design and lots are in conformance with applicable goals, policies, and will provide adequate infrastructure and public utilities.
- B. The design of the subdivision and its proposed improvements are not likely to create environmental damage or substantially and avoidably injure wildlife or their habitat because the site does not contain significant biological resources.
- C. The design of the subdivision and subsequent improvements are not likely to cause serious public health problems because the construction of 74 residential units will not have considerable cumulative impacts. The project is consistent with the General Plan, and the potential impacts associated with General Plan buildout.
- D. The design of the subdivision and the proposed types of improvements will not conflict with easements acquired by the public at large, for access through or use of the property within the subdivision in that none presently exist and access is provided within the project and to adjacent public streets.

**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 constitute the findings of the Council in this case.
- 2. That it does hereby approve Tentative Tract Map 35060 for the reasons set forth in this Resolution and subject to the attached conditions.

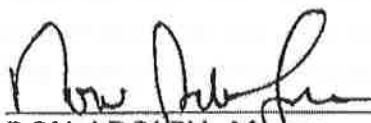
**PASSED, APPROVED, and ADOPTED** at a regular meeting of the La Quinta City Council, held on this the 20th day of February, 2007 by the following vote, to wit:

**AYES:** Council Members Henderson, Kirk, Osborne, Sniff, Mayor Adolph

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None




\_\_\_\_\_  
DON ADOLPH, Mayor  
City of La Quinta, California

**ATTEST:**



\_\_\_\_\_  
VERONICA J. MONTECINO, CMC, City Clerk  
City of La Quinta, California  
(City Seal)

**APPROVED AS TO FORM:**

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



**CITY COUNCIL RESOLUTION NO. 2007-018  
CONDITIONS OF APPROVAL – FINAL  
TENTATIVE TRACT 35060 – LAING LUXURY HOMES  
FEBRUARY 20, 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 Tentative Tract Map, or any Final Map recorded thereunder. 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 Tentative Tract Map, and any Final Map recorded thereunder, shall comply with the requirements and standards of Government Code §§ 66410 through 66499.58 (the "Subdivision Map Act"), and Chapter 13 of the La Quinta Municipal Code ("LQMC").

The City of La Quinta's Municipal Code can be accessed on the City's Web Site at [www.la-quinta.org](http://www.la-quinta.org).

3. This tentative tract map 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).
4. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain any necessary 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
  - Desert Sands Unified School District
  - Coachella Valley Water District (CVWD)
  - Imperial Irrigation District (IID)
  - California Water Quality Control Board (CWQCB)
  - SunLine Transit Agency
  - 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.

A project-specific NPDES construction 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 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; and the State Water Resources Control Board's Order No. 99-08-DWQ.

- 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.
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 Tentative Tract Map 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 applicant shall offer for dedication on the Final Map all public street rights-of-way in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
10. The public street right-of-way offers for dedication required for this development include:

A. PUBLIC STREETS

- 1) Washington Street (Augmented Major Arterial, 132' ROW) – The standard 66 feet from the centerline of Washington Street for a total 132-foot ultimate developed right of way except an additional variable right of way dedication for a deceleration/right turn only lane at the proposed Primary Entry intersection measured 74 feet west of the centerline of Washington Street and length per Engineering Bulletin # 06-13. The required right of way shall be for a length of 248 feet plus a storage length and a transition taper dedication of an additional 150 feet to accommodate improvements conditioned under STREET AND TRAFFIC IMPROVEMENTS.

11. The applicant shall retain for private use on the Final Map all private street rights-of-way in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
12. The private street rights-of-way to be retained for private use required for this development include:

A. PRIVATE STREETS

- 1) In accordance with the City of La Quinta Municipal Code, except at the primary and secondary entry, residential streets shall have 36-foot travel width measured at gutter flow line to gutter flow line. The travel width may be reduced to 32 feet with parking restricted to one side, and 28 feet if on-street parking is 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.
- 2) The reduced street widths proposed at the pedestrian paseos along the north-south streets and at intersections shall be approved by the City Engineer. The applicant is required to demonstrate that the proposed street width reductions with proposed parking provides for safe passage of vehicles particularly at T-intersections and as approved by the City Engineer.

**B. CUL DE SACS**

- 1) The cul de sac shall conform to the shape shown on the tentative map with a 38-foot curb radius at the bulb or larger as shown on the tentative map.

**C. KNUCKLE**

- 1) The knuckle shall conform to the shape shown on the tentative tract map except for minor revision as may be required by the City Engineer.

Curve radii for curbs at all street intersections shall not be less than 25 feet and similar to the lay out shown on the rough grading plan.

13. 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.

Pursuant to this requirement, the Applicant shall include in the submittal packet containing the draft final map submitted for map checking, an offsite street geometric layout, drawn at 1" equals 40 feet, detailing the following design aspects: median curb line, outside curb line, lane line alignment including lane widths, left turn lanes, deceleration lane(s) and bus stop turnout(s). The geometric layout shall be accompanied with sufficient professional engineering studies to confirm the appropriate length of all proposed turn pockets and auxiliary lanes that may impact the right of way dedication required of the project and the associated landscape setback requirement

14. When the City Engineer determines that access rights to the proposed street rights-of-way shown on the approved Tentative Tract Map are necessary prior to approval of the Final Map dedicating such rights-of-way, the applicant shall grant the necessary rights-of-way within 60 days of a written request by the City.
15. The applicant shall offer for dedication on the Final Map a ten-foot wide public utility easement contiguous with, and along both sides of all private streets. Such easement may be reduced to five feet in width with the express written approval of IID.

16. The applicant shall create, at a minimum, perimeter landscaping setbacks along all public rights-of-way as follows:

A. Washington Street (Augmented Major Arterial) - 20-foot from the R/W-P/L.

The listed setback depth shall be the average depth where a meandering wall design is approved.

The setback requirements shall apply to all frontages including, but not limited to, remainder parcels and sites dedicated for utility purposes.

Where public facilities (e.g., sidewalks) are placed on privately-owned setbacks, the applicant shall offer for dedication blanket easements for those purposes on the Final Map.

17. At locations where the onsite finished grade adjacent to the landscaped setback lot has an elevation differential with respect to the arterial street top of curb exceeding 11 feet, the applicant shall comply with, and accommodate, the maximum slope gradients in the parkway/setback area and meandering sidewalk requirements by either: 1) increasing the landscape setback size as needed, or 2) installing retaining walls between the sidewalk and the back of the landscaped area as needed.
18. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas on the Final Map.
19. Direct vehicular access to Washington Street from lots with frontage along Washington Street is restricted, except for those access points identified on the tentative tract map, or as otherwise conditioned in these conditions of approval. The vehicular access restriction shall be shown on the recorded final tract map.
20. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur. In particular, the applicant shall obtain any temporary construction easement and permanent access easements for improvements at the proposed access drive on Washington Street across Lake La Quinta Drive and proposed drainage improvements from Saint Francis of Assisi Catholic Church to the north.

21. In the event that the applicant is unable to secure an access easement with Saint Francis of Assisi Church, Tentative Tract Map 35060 shall be redesigned to provide a secondary temporary emergency access and egress as approved by the Riverside County Fire Department to remain in effect until permanent access to the shared access drive at the Washington Street and Lake La Quinta intersection is permitted. The applicant shall design, enter into an agreement with the City of La Quinta and post securities for any improvements required for the permanent access and to restore the temporary emergency access to remain in effect for 5 years after recordation of the final map. Approval of Tentative Tract Map 35060 shall indemnify the City of La Quinta of any responsibility and cost to acquire the permanent access. Additionally, ingress and egress at the Primary Entry shall be provided for a 45-foot minimum design turning radius moving van as approved by the Community Development Department and the Public Works Department.
22. Prior to recording Tract, applicant shall acquire access route across property located within the subject tract. The access route shall conform to the geometric lay-out shown on Tentative Tract Map No. 35060.
23. The applicant shall cause no easement to be granted, or recorded, over any portion of the subject property between the date of approval of the Tentative Tract Map and the date of recording of any Final Map, unless such easement is approved by the City Engineer.

#### STREET AND TRAFFIC IMPROVEMENTS

24. 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; and Section 13.24.080 (Street Design - Private Streets), where private streets are proposed.
25. Streets shall have vertical curbs or other approved curb configurations that will convey water without ponding, and provide lateral containment of dust and residue during street sweeping operations. If a wedge or rolled curb design is approved, the lip at the flowline shall be near vertical with a 1/8" batter and a minimum height of 0.1'. Unused curb cuts on any lot shall be restored to standard curb height prior to final inspection of permanent building(s) on the lot.

26. The applicant shall construct the following street improvements to conform with the General Plan (street type noted in parentheses.)

A. OFF-SITE STREETS

- 1) Washington Street (Augmented Major Arterial; 132' R/W):

No additional widening is required on the west side of the street along all frontage adjacent to the Tentative Map boundary, except at locations where additional street width is needed to accommodate:

- a) A deceleration/right turn only lane at Washington Street Primary Entry. The west curb face shall be located fifty six feet (56') west of the centerline and length to be determined by a traffic study prepared for the applicant by a licensed traffic engineer per Engineering Bulletin # 06-13. As a minimum, the required deceleration lane shall be for a length of 248 feet plus calculated storage length and a transition taper of an additional 150 feet to accommodate improvements.

Other required improvements in the Washington Street right-of-way and/or adjacent landscape setback area include:

- b) Remove Existing Bus turnout (if required by Sunline Transit and approved by the Community Development and Public Works Department) - The applicant may be required to reconstruct the curb and gutter and remove the bus turnout pavement at the existing bus stop turn out north of Avenue 47 if SunLine Transit determines that the bus stop is not required and the City concurs with that decision. The curb face shall be 48 feet from the center line of Washington Street to match the existing curb face.
- c) Reconstruct the curb and gutter at the northerly entry after the signal is operational at the proposed shared access drive on Washington Street and Lake La Quinta Drive intersection. Said reconstruction shall include removal of curb, gutter, pavement and all other improvements.



- d) All appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.
- e) The existing 8-foot wide meandering Washington Street sidewalk shall be widened at a minimum of two locations to a minimum width of 12 feet in order to accommodate golf cart turnouts. Location and design of said turnouts shall be reviewed and approved by the City Engineer and Community Development Director.
- f) Reconstruction of the existing 18 - foot wide raised landscaped median along the entire boundary of the Tentative Tract Map plus variable width as needed to accommodate a left turn deceleration lane for the northbound traffic and ancillary median improvements to provide for full movements concurrent with the proposed signalized intersection at Lake La Quinta Drive and Washington Street.
- g) Establish a benchmark in the Washington Street right of way and file a record of the benchmark with the County of Riverside.

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).

- 2) The applicant shall install the traffic signal at the proposed shared access drive at the Washington Street/Lake La Quinta Drive intersection. The applicant is subject to a maximum of 75 % reimbursement from available funds in the City's Development Impact Fee Program for the cost to design and construct the traffic signal. The applicant shall enter into a DIF Reimbursement Agreement with the City of La Quinta concurrent with the Subdivision Improvement Agreement for the Final Map for the amount specified in the DIF Program in effect at the time the traffic signal is accepted by the City Council. Associated with the traffic signal installation, the applicant shall install all necessary traffic signal equipment and appurtenances to interconnect the proposed traffic signal with the existing traffic signals at the

Washington Street/Avenue 48 and Washington Street/Avenue 47 intersections. The traffic signal shall be designed for an eight phase operation as split phasing is undesirable.

Per condition 21, in the event that the applicant is unable to secure an access easement with Saint Francis of Assisi Church, the applicant shall design and post securities for the construction of the traffic signal at the proposed shared access drive at the Washington Street/Lake La Quinta Drive intersection as well as the removal/restoration of the emergency ingress/egress access including but not limited to regrading the retention basin, construction of perimeter walls, and restoring curb and gutter on Washington Street. This obligation will remain in effect for 5 years after recordation of the final map unless otherwise approved by the City Engineer.

**B. PRIVATE STREETS (ON-SITE)**

- 1) Construct 36-foot wide travel width as shown on the tentative map measured from gutter flow line to gutter flow line where the residential streets are single loaded.
- 2) Construct 32-foot wide travel width as shown on the tentative map measured from gutter flow line to gutter flow line, provided parking is restricted to one side and there is adequate off-street parking for residents and visitors, and the applicant makes provisions for perpetual enforcement of the restrictions.
- 3) Construct a 28-foot wide travel width as shown on the tentative map measured from gutter flow line to gutter flow line, provided parking is restricted and there is adequate off-street parking for residents and visitors, and the applicant makes provisions for perpetual enforcement of the restrictions. The reduced street widths proposed at the pedestrian paseos along the north-south streets and at intersections shall be approved by the City Engineer. The applicant is required to demonstrate that the proposed street width reductions with proposed parking provides for safe passage of vehicles particularly at T-intersections and as approved by the City Engineer.

- 4) The location of driveways of corner lots shall not be located within the curb return and away from the intersection when possible.
- 5) In the event that the applicant is unable to secure an access easement with Saint Francis of Assisi Church, Tentative Tract Map 35060 shall be redesigned to provide a secondary temporary emergency access and egress as approved by the Riverside County Fire Department to remain in effect until permanent access to the shared access drive at the Washington Street and Lake La Quinta intersection is permitted.

C. PRIVATE STREETS (OFF-SITE)

- 1) Construct the shared access drive at the west leg of the Washington Street and Lake La Quinta Drive intersection to be a 68-foot wide travel width as shown on the rough grading plan and as conditioned herewith. The applicant's design professional shall redesign the proposed street improvements to accommodate dual left turn lanes, one through lane and one right turn lane and to align with the existing configuration of Lake La Quinta Drive on the east side of Washington Street in an effort to provide for an eight phase signalized intersection as approved by the City Engineer.
- 2) Construct the Secondary Entry connection from the development to the proposed shared access drive mentioned above. The design shall be for ingress and egress for residents and emergency vehicle access as approved by the City Engineer.
- 3) In the event that the applicant is unable to secure an access easement with Saint Francis of Assisi Church, the applicant shall design and post sufficient securities for Items 1), 2) above and to remove/restore the emergency ingress/egress access including but not limited to regrading the retention basin, constructing perimeter walls, and restoring curb and gutter on Washington Street. This obligation will remain in effect for 5 years after recordation of the final map unless otherwise approved by the City Engineer.

D. PRIVATE CUL DE SACS

- 1) Shall be constructed according to the lay-out shown on the tentative map with 38-foot curb radius or greater at the bulb similar to the layout shown on the rough grading plan.

E. KNUCKLE

- 1) Construct the knuckle to conform to the lay-out shown in the tentative tract map, except for minor revisions as may be required by the City Engineer.

27. All gated entries shall provide for a three-car minimum stacking capacity for inbound traffic to be a minimum length of 62 feet from the 24-hour manned guard to the street; and shall provide for a full turn-around outlet for non-accepted vehicles.

Where a gated entry is proposed, the applicant shall submit a detailed exhibit at a scale of 1" = 10', demonstrating that those passenger vehicles that do not gain entry into the development can safely make a full turn-around (minimum radius to be 24 feet) out onto the main street from the gated entry. Pursuant to said condition, there shall be a minimum of twenty feet width provided at the turn-around opening provided.

The entry and exit shall be a minimum of 20 feet of total paved roadway surface or as approved by the Fire Department. The 24-hour manned Primary Entry Gate design shall be designed for 45-foot truck turning radius and maneuvering to provide access for large moving vans to gain access to the development as rejection of said vehicles may result in trucks backing out of the Primary Entry on to Washington Street as approved by the City Engineer and the Riverside County Fire Department.

Entry drives, main interior circulation routes, standard knuckles, corner cutbacks, bus turnouts, dedicated turn lanes and other features shown on the approved construction plans, may require additional street widths as may be determined by the City Engineer.

28. 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:

Residential	3.0" a.c./4.5" c.a.b.
Shared Access Drive	4.0" a.c /5.0" c.a.b.
Major Arterial	5.5" a.c./6.5" c.a.b.

or the approved equivalents of alternate materials.

29. 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.
30. General access points and turning movements of traffic are limited to the following:
  - A. Primary Entry (Washington Street): Right turn movements in and out are permitted. Left turn movements in and out are prohibited.
  - B. Secondary Entry (Proposed Shared Access Drive): Ingress and Egress shall be provided for Residents and Emergency Vehicles.
  - C. Proposed Shared Access Drive (Washington Street across Lake La Quinta Drive): Right turn movements in and out are permitted. Left turn movements in and out are prohibited, until signalized.
  - D. In the event that the applicant is unable to secure an access easement with Saint Francis of Assisi Church, the applicant shall construct a temporary secondary emergency ingress and egress as approved by the Riverside County Fire Department. Additionally, bonds or other instruments used to secure the improvements described in Condition 30 (B) and 30 (C) will be returned 5 years after recordation of the final map.
31. 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.
32. 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.

### FINAL MAPS

33. Prior to the City's approval of a Final Map, the applicant shall furnish accurate AutoCAD files of the Final Map that was approved by the City's map checker on a storage media acceptable to the City Engineer. Such files shall be in a standard AutoCAD format so as to be fully retrievable into a basic AutoCAD program.

Where a Final Map was not produced in an AutoCAD format, or produced in a file that can be converted to an AutoCAD format, the City Engineer will accept a raster-image file of such Final Map. The Final Map shall be of a 1" = 40' scale.

### 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.

34. 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.
35. 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 Rough Grading Plan | 1" = 40' Horizontal |
| B. | PM10 Plan                  | 1" = 40' Horizontal |
| C. | SWPPP                      | 1" = 40' Horizontal |

NOTE: A through C to be submitted concurrently.

D. Off-Site Street Improvement/Storm Drain Plan

1" = 40' Horizontal, 1" = 4' Vertical

E. Interim Off-Site Street Improvement Plans

1" = 40' Horizontal, 1" = 4' Vertical

F. Off-Site Signing & Striping Plan

1" = 40' Horizontal

The Off-Site street improvement plans shall have separate plan sheet(s) (drawn at 20 scale) that show the meandering sidewalk, mounding, and berming design in the combined parkway and landscape setback area.

G. On-Site Street Improvements/Signing & Striping/Storm Drain Plan

1" = 40' Horizontal, 1" = 4' Vertical

H. Traffic Signal Plan

1" = 20' Horizontal

NOTE: D through H to be submitted concurrently.

The following plans shall be submitted to the Building and Safety Department for review and approval. The plans shall utilize the minimum scale specified, unless otherwise authorized by the Building and Safety Director 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.

I. On-Site Residential Precise Grading Plan

1" = 30' Horizontal

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.

All Off-Site Plan & Profile Street Plans and Signing & Striping Plans shall show all existing improvements for a distance of at least 200-feet beyond the project limits, or a distance sufficient to show any required design transitions.

All On-Site Signing & Striping Plans shall show, at a minimum; Stop Signs, Limit Lines and Legends, No Parking Signs, Raised Pavement Markers (including Blue RPMs at fire hydrants) and Street Name Signs per Public Works Standard Plans and/or as approved by the Engineering Department.

“Rough Grading” plans shall normally include perimeter walls with Top Of Wall & Top Of Footing elevations shown. All footings shall have a minimum of 1-foot of cover, or sufficient cover to clear any adjacent obstructions.

The applicant shall prepare an accessibility assessment on a marked up print of the building floor plan identifying every building egress and which notes the most current 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 in conjunction with the Site Development Plan when it is submitted for plan checking. The accessibility requirements pertain to any public accessible facilities to include model homes and recreational amenities provided for the development and not to single family residences excluding model homes.

In addition to the normal set of improvement plans, a “Site Development” plan is required to be submitted for approval by the Building Official and the City Engineer.

36. 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 Drawings hyperlink.
37. The applicant shall furnish a complete set of the AutoCAD files of all approved improvement plans on a storage media acceptable to the City Engineer. The files shall be saved in a standard AutoCAD format so they may be fully retrievable through a basic AutoCAD program.
38. At the completion of construction, and prior to the final acceptance of the improvements by the City, the applicant shall update the AutoCAD files in order to reflect the as-built conditions.

Where the improvement plans were not produced in a standard AutoCAD format, or a file format that can be converted to an AutoCAD format, the City Engineer will accept raster-image files of the plans.



### IMPROVEMENT SECURITY AGREEMENTS

39. Prior to approval of any Final Map, the applicant shall construct all on and off-site improvements and satisfy its obligations for same, or shall furnish a fully secured and executed Subdivision Improvement Agreement (“SIA”) guaranteeing the construction of such improvements and the satisfaction of its obligations for same, or shall agree to any combination thereof, as may be required by the City.
40. Any Subdivision Improvement Agreement (“SIA”) entered into by and between the applicant and the City of La Quinta, for the purpose of guaranteeing the completion of any improvements related to this Tentative Tract Map, shall comply with the provisions of Chapter 13.28 (Improvement Security), LQMC.
41. Improvements to be made, or agreed to be made, shall include the removal of any existing structures or other obstructions which are not a part of the proposed improvements; and shall provide for the setting of the final survey monumentation.

When improvements are phased through a “Phasing Plan,” or an administrative approval (e.g., Site Development Permits), all off-site improvements and common on-site improvements (e.g., backbone utilities, retention basins, perimeter walls, landscaping and gates) shall be constructed, or secured through a SIA, prior to the issuance of any permits in the first phase of the development, or as otherwise approved by the City Engineer.

Improvements and obligations required of each subsequent phase shall either be completed, or secured through a SIA, prior to the completion of homes or the occupancy of permanent buildings within such latter phase, or as otherwise approved by the City Engineer.

In the event the applicant fails to construct the improvements for the development, or fails to satisfy its obligations for the development in a timely manner, pursuant to the approved phasing plan, the City shall have the right to halt issuance of all permits, and/or final inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements.

42. Depending on the timing of the development of this Tentative Tract Map, and the status of the off-site improvements at the time, the applicant may be required to:

- A. Construct certain off-site improvements.
- B. Construct additional off-site improvements, subject to the reimbursement of its costs by others.
- C. Reimburse others for those improvements previously constructed that are considered to be an obligation of this tentative tract map.
- D. Secure the costs for future improvements that are to be made by others.
- E. To agree to any combination of these means, as the City may require.

Off-Site Improvements should be completed on a first priority basis. The applicant shall complete Off-Site Improvements including the traffic signal at the Washington Street and Lake La Quinta Drive/proposed shared access drive intersection in the first phase of construction or by the 20% Building Permit (15<sup>th</sup> home) unless conditioned otherwise in these Conditions of Approval.

In the event that any of the improvements required for this development are constructed by the City, the applicant shall, prior to the approval of the Final Map, or the issuance of any permit related thereto, reimburse the City for the costs of such improvements.

43. If the applicant elects to utilize the secured agreement alternative, the applicant shall submit detailed construction cost estimates for all proposed on-site and off-site improvements, including an estimate for the final survey monumentation, for checking and approval by the City Engineer. Such estimates shall conform to the unit cost schedule adopted by City resolution, or ordinance.

For items not listed in the City's unit cost schedule, the proposed unit costs shall be approved by the City Engineer.

At the time the applicant submits its detailed construction cost estimates for conditional approval of the Final Map by the City Council, the applicant shall also submit one copy each of an 8-1/2" x 11" reduction of each page of the Final Map, along with a copy of an 8-1/2" x 11" Vicinity Map.

Estimates for improvements under the jurisdiction of other agencies shall be approved by those agencies and submitted to the City along with the applicant's detailed cost estimates.

Security will not be required for telephone, natural gas, or Cable T.V. improvements.

#### GRADING

44. The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.
45. 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.
46. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
  - A. A grading plan prepared by a qualified engineer,
  - B. A preliminary geotechnical ("soils") report prepared by a qualified engineer,
  - 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.

A statement shall appear on the Final Map that a soils report has been prepared in accordance with the California Health & Safety Code § 17953.

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.

47. As the area to the west has an open space covenant attached to any land action, the applicant shall be required to have an independent grading monitor/inspector on site during its grading operation to verify non disturbance of any "Open Space". The "Open Space" area shall be identified through physical means and verification of the grading monitor/inspector prior to approval of the grading permit issuance. All grading activity shall be conducted on site and shall not impact the open space property to the west.
48. Associated with the "Open Space" covenant for land to the west, this unique site requires retaining wall construction along the westerly property line. The wall heights and design shall be approved by the Community Development Department along with the any other approvals required by the City for construction and design of the retaining wall. Erosion Control and Drainage Systems necessary to restrict off site flow and control erosion will be subject to City Engineer approval. Consistent with the existing "Open Space" covenant, encroachment on to the adjacent land to the west, including temporary construction access, is prohibited.
49. 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.
50. Grading within the perimeter setback and parkway areas shall have undulating terrain and shall conform with the requirements of LQMC Section 9.60.240(F) except as otherwise modified by this condition requirement. The maximum slope shall not exceed 3:1 anywhere in the landscape setback area, except for the backslope (i.e. the slope at the back of the landscape lot) which shall not exceed 2:1 if fully planted with ground cover. The maximum slope in the first six (6) feet adjacent to the curb shall not exceed 4:1 when the nearest edge of sidewalk is within six feet (6') of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1. All unpaved parkway areas adjacent to the curb shall be depressed one and one-half inches (1.5") in the first eighteen inches (18") behind the curb.

51. The applicant shall minimize the differences in elevation between the adjoining properties to the north and south and the lots within the development. Applicant shall have the ability to lower pad elevations for lots 1-11 up to 3 feet and raise pad elevations for lots 25-28, 73 and 74 up to 3 feet. Pad elevations for remaining lots shall only be adjusted as necessary to provide for an orderly transition between lots, streets and paseos.

Where compliance with the above stated limits is impractical, the City Engineer may approve alternatives that are shown to minimize safety concerns, maintenance difficulties and neighboring owner dissatisfaction with the grade differential. In the event that off-site grading is proposed, the applicant must submit a letter of permission from the adjacent property owner.

52. Prior to the issuance of a building permit for any building lot, the applicant shall provide a lot pad certification stamped and signed by a qualified engineer or surveyor.

Each pad certification shall list the pad elevation as shown on the approved grading plan, the actual pad elevation and the difference between the two, if any. Such pad certification shall also list the relative compaction of the pad soil. The data shall be organized by lot number, and listed cumulatively if submitted at different times.

#### DRAINAGE

53. The applicant shall comply with the provisions of Section 13.24.120 (Drainage), LQMC Retention Basin Design Criteria, Engineering Bulletin No. 06-16 - Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements, unless otherwise approved by the City Engineer. More specifically, stormwater falling on the site during the 100 year storm shall be retained within the development, unless otherwise approved by the City Engineer. The design storm shall be either the 3 hour, 6 hour or 24 hour event producing the greatest total run off. The tributary drainage area shall extend to the centerline of adjacent public streets and shall also accept upstream tributary flows for this regional sag location on Washington Street. Stormwater handling for Washington Street may require additional drainage facilities to be constructed.

54. 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. 06-015 - Underground Retention Basin Design Requirements unless otherwise approved by the City Engineer.
55. In design of retention facilities, the percolation rate will be considered to be zero, unless otherwise approved by the City Engineer.
56. No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.
57. The applicant shall relocate the maintenance access ramp for the southerly retention basin with access off of Washington Street (Lot I) to Street "E" within the development. The maintenance access ramp design shall be as approved by the City Engineer.
58. For on-site above ground common retention basins, retention depth shall be according to Engineering Bulletin No. 06-016 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems, unless otherwise approved by the City Engineer. Side slopes shall not exceed 3:1 and shall be planted with maintenance free ground cover. Additionally, retention basin widths shall be not less than 20 feet at the bottom of the basin, unless otherwise approved by the City Engineer.
59. Stormwater may not be retained in landscaped parkways or landscaped setback lots. Only incidental storm water (precipitation which directly falls onto the setback) will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to Section 9.100.040(B) (7), LQMC unless otherwise approved by the City Engineer.
60. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
61. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief route.

62. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route. Pursuant to the aforementioned, the applicant shall construct off-site drainage improvements and gain construction

### UTILITIES

63. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
64. 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.
65. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.

All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.

66. 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.

### CONSTRUCTION

67. The City will conduct final inspections of habitable buildings only when the buildings have improved street and (if required) sidewalk access to publicly-maintained streets. The improvements shall include required traffic control devices, pavement markings and street name signs. If on-site streets in residential developments are initially constructed with partial pavement thickness, the applicant shall complete the pavement prior to final inspections of the last ten percent of homes within the development or when directed by the City, whichever comes first.

## LANDSCAPE AND IRRIGATION

68. The applicant shall comply with Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans), LQMC.
69. The applicant shall provide and maintain landscaping in the required setbacks, retention basins, common lots and park areas.
70. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
71. Final landscaping and irrigation plans (and precise grading plans relevant to landscape areas) shall be prepared by a licensed landscape professional and shall be reviewed by the ALRC and approved by the Community Development Director prior to issuance of the first building permit. An application for Final Landscape Plan Check shall be submitted to the Community Development Department for final landscape plan review. Said plans shall include all landscaping associated with this project, including perimeter landscaping, and be in compliance with Chapter 8.13 (Water Efficient Landscaping) of the Municipal Code. The landscape and irrigation plans shall be approved by the Coachella Valley Water District and Riverside County Agriculture Commissioner prior to submittal of the final plans to the Community Development Department.
72. 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.
73. 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.

## PUBLIC SERVICES

74. The applicant shall provide public transit improvements as required by SunLine Transit Agency and approved by the City Engineer.



### QUALITY ASSURANCE

75. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
76. 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.
77. 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.
78. 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 to the accuracy and completeness of the drawings. The applicant shall have all AutoCAD or raster-image files previously submitted to the City, revised to reflect the as-built conditions.

### MAINTENANCE

79. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.
80. 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

81. 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.

82. 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).
83. The developer shall pay school mitigation fees based on their requirements. Fees shall be paid prior to building permit issuance by the City.
84. Tentative Tract 35060 shall provide for parks through payment of an in-lieu fee, as specified in Chapter 13.48, LQMC. The in-lieu fee shall be based on the fair market value of the land within the subdivision. Land value information shall be provided to the Community Development Director, via land sale information, a current fair market value of land appraisal, or other information on land value within the subdivision. The Community Development Director may consider any subdivider-provided or other land value information source for use in calculation of the parkland fee.

#### FIRE MARSHALL

85. For residential areas, approved standard fire hydrants, located at each intersection and spaced 330 feet apart with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for a 2-hour duration at 20 PSI. Fire hydrants are also required every 660 feet on the outside of the perimeter walls.
86. Blue dot retro-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.
87. Any turn or turn-around requires a minimum 38-foot outside turning radius.
88. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor as measured by outside path of travel.
89. The minimum dimension for access roads and gates is 18 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height, and a turn through the center divider not to exceed every 100 feet.
90. Any gate providing access from a public roadway to a private entry roadway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38-foot turning radius shall be used.

91. Gates shall be automatic, minimum 18 feet in width and shall be equipped with a rapid entry system (KNOX). Plans shall be submitted to the Fire Department for approval prior to installation. Automatic gate pins shall be rated with a shear pin force, not to exceed 30 pounds. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.
92. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.
93. 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.

#### MISCELLANEOUS

94. All applicable conditions/provisions of Specific Plan 2006-081 shall be in force and effect for TTM 35060.
95. The Tentative Tract Map shall be amended to include access easements between lots 47 through 52, 35 through 40, 29 through 34, 69 to 72, 65 to 68, and 58 to 61, to accommodate the pedestrian "paseos" described in the Specific Plans. The paseo easement shall be a minimum of 11 feet in width, and shall be maintained by the homeowner's association.
96. All perimeter wall designs including height, color, material, design shall be reviewed by the Architecture and Landscape Review Committee and the Planning Commission.
97. Proposed street names, with a minimum of two alternative names per street, shall be submitted to the Community Development Department for approval. The street names shall be approved prior to recordation of the final map.
98. All mitigation measures contained in Environmental Assessment 2006-579 shall be met.

99. In addition to the mitigation measure requirement for an archaeological monitor contained in Environmental Assessment 2006-579, the applicant shall coordinate with the Agua Caliente Band of Cahuilla Indians to ensure that an approved cultural monitor is present during any grubbing, earth moving or excavating activity on the undeveloped portions of the subject property.

If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. If significant Native American cultural resources are discovered which call for a Treatment Plan, the developer or his archaeologist shall contact the Agua Caliente Band of Cahuilla Indians ("Tribe"). If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

100. Prior to final map approval, the developer shall submit to the Community Development Department for review, a copy of the proposed Covenants, Conditions, and Restrictions (CC&R's) for the project. If Community Development Director determines City Attorney review is necessary, a deposit will be required for reimbursement of City Attorney review fees.
101. Minor lot configuration modifications required to comply with these conditions and Fire Marshal requirements shall be reviewed and approved by the Community Development Department and Public Works Department.
102. Approval of production home designs and landscaping requires approval of a Site Development permit application by the Planning Commission.
103. The Community Development Director shall cause to be filed with the County Clerk a "Notice of Determination" pursuant to CEQA Guideline § 15075(a) once reviewed and approved by the City Council. The appropriate filing fee shall be paid by the developer within 24 hours of City Council approval of the tentative tract map.
104. All public agency letters received for this case are made part of the case file documents for plan checking purposes.

105. A permit from the Community Development Department is required for any temporary or permanent tract signs. Uplighted tract identification signs are allowed subject to the provisions of Chapter 9.160 of the Zoning Ordinance.
106. The Community Development and Public Works Directors may allow minor design changes to final map applications that include a reduction in the number of buildable lots, changes in lot sizes, relocation of common open space areas or other required public facilities (e.g., CVWD well sites, etc.) and changes in the alignment of street sections, provided the applicant submits a Substantial Compliance Application to the Public Works Department during plan check disclosing the requested changes and how the changes occurred. These changes shall be conveyed to the City Council when the map is presented for recordation consideration.
107. Each lot shall be limited to not more than one (1) guest suite with kitchenette.

**RESOLUTION NO. 2007-019**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT 2006-873, ALLOWING DEVELOPMENT OF 74 SINGLE FAMILY HOMES ON 28.33 ACRES LOCATED AT THE NORTHWEST CORNER OF WASHINGTON STREET AND AVENUE 48 (EXTENDED)**

**CASE NO.: SITE DEVELOPMENT PERMIT 2006-873  
APPLICANT: ~~LAING LUXURY~~ HOMES**

**WHEREAS**, the City Council of the City of La Quinta, California, did on the 6th day of February, 2007 and continued to the 20<sup>th</sup> day of February, 2007, hold a duly noticed Public Hearing for ~~Laing Luxury~~ Homes for review of a Site Development Permit to allow the construction of 74 single family homes on 28.33 acres located at the northwest corner of Washington Street and Avenue 48 (extended), more particularly described as:

**ASSESSOR'S PARCEL NUMBER 760-240-014**

**WHEREAS**, the Planning Commission of the City of La Quinta, California, did on the 23<sup>RD</sup> day of January, 2007, hold a duly noticed Public Hearing for ~~Laing Luxury~~ Homes and recommended approval of a Site Development Permit to allow the construction of 74 single family homes on 28.33 acres located at the northwest corner of Washington Street and Avenue 48 (extended); and

**WHEREAS**, the Architecture and Landscape Review Committee for the City of La Quinta did, on the 17th day of January, 2007 recommend approval of the proposed project, subject to Conditions of Approval;

**WHEREAS**, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said City Council did make the following mandatory findings approving said Site Development Permit:

1. The proposed Site Development Permit is consistent with the General Plan goals, policies and programs relating to the Low Density Residential land use designation, and with Specific Plan 2006-081, and supports the development of a variety of housing types within a Specific Plan.
2. The proposed Site Development Permit is consistent with the standards of the Zoning Ordinance and with Specific Plan 2006-081, as conditioned, which establishes development standards for the project.

10. The applicant shall redesign the three tiered retaining walls to the approval of the City Engineer and Community Development. Said retaining walls shall consider a curvilinear pattern with additional stepping and design details that integrate the walls with natural elements such as rock outcroppings. Additional trees and large shrubs should be incorporated into the design to soften the visual impact of the proposed walls. A minimum of six feet between said walls and a maximum slope of 3:1 shall exist in locations where trees and/or large shrubs are proposed.
11. The Site Development Permit shall be amended to include one recreational amenity at the central park site. The recreational amenity could include, but is not limited to, a pool or spa, tot lot, bocci ball court, putting greens, picnic area, and/or community garden. In addition, seating shall be established along all trails at intervals not greater than 200 feet. Recreational amenities shall be maintained by the homeowner's association.
12. All "choker" or "chicane" curbs shall be painted red and posted "No Parking" in a manner acceptable to the Public Works Department and the Fire Department.
13. No signage is permitted with this approval. Signage shall be reviewed under separate permit.
16. As per American Association of State Highway Transportation Officials (AASHTO) sight triangle design standards, plants located within sight triangles shall not consist of a height greater than 30 inches from the pavement surface and tree canopies shall not hang below 80 inches.
17. Any ground-mounted mechanical equipment located in view from any street or common area shall be screened by dense landscaping, of a sufficient height to fully screen such equipment above its horizontal plane.
18. Where garages and courtyard walls meet, the wall shall be set back a minimum 6" from the face of the garage to minimize joint cracking.
19. Each lot shall be limited to not more than one (1) "kitchenette" guest suite.

20. The Hacienda units shall have a minimum front yard building setback of 15 feet except for garages, which shall have a minimum front yard setback of 20 feet. Garages oriented parallel to the fronting street shall have a minimum front yard setback of 15 feet. Setback measurements for the Hacienda units located on lots 1-11 shall be measured from back of curb.
21. Landscaping along the Washington Street frontage shall not include turf between the curb and sidewalk:



6. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain the necessary clearances and/or permits from the following agencies, if required:

- Fire Marshal
- Public Works Department (Grading Permit, Improvement Permits)
- Community Development Department
- Riverside Co. Environmental Health Department
- Desert Sands Unified School District
- Coachella Valley Water District (CVWD)
- Riverside County Agricultural Commissioner
- Imperial Irrigation District (IID)
- California Water Quality Control Board (CWQCB)
- South Coast Air Quality Management District (SCAQMD)

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 improvement plans for City approval.

7. Air conditioning compressors by Zoning Code requirements cannot be placed in sideyards unless a minimum 5 foot clearance between compressor and side property line is provided.
8. A Community Development Department application for Final Landscape Plan Check shall be submitted for final landscaping plans and reviewed by the ALRC per the Code and application requirements with final approval by the Community Development Director.
9. The applicant shall redesign the perimeter wall and berming along the Washington Street frontage for a maximum combined height of wall and berming not to exceed 10 feet, of which the wall height shall not exceed six feet. Height shall be measured from top of curb to top of wall. Said wall shall have staggered openings every 100 feet and pilasters shall be placed at each end as well as the center of the 100 foot sections.

**CITY COUNCIL RESOLUTION NO. 2007-019  
CONDITIONS OF APPROVAL - APPROVED  
SITE DEVELOPMENT PERMIT 2006-873  
LAING LUXURY HOMES  
DATE: FEBRUARY 20, 2007**

**GENERAL**

1. 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 development application or any application thereunder. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the developer of any claim, action or proceeding and shall cooperate fully in the defense.

2. This Site Development Permit is valid for two years, unless an extension is applied for and granted by the Planning Commission pursuant to Section 9.200.080 of the La Quinta Municipal Code.
3. This approval is for the following model plans:
  - Bungalow Plan 1A, 1B, 1AX, 1BX
  - Bungalow Plan 2A, 2B, 2AX, 2BX
  - Bungalow Plan 3A, 3B
  - Bungalow Plan 4A, 4B
  - Hacienda Plan 1A, 1B
  - Hacienda Plan 2A, 2B
  - Hacienda Plan 3A, 3B

4. Prior to issuance of building permits for any of the units authorized by this approval, final working drawings shall be approved by the Community Development Director.

5. SDP 2006-081 shall comply with all applicable conditions and/or mitigation measures for the following approvals:
  - Environmental Assessment 2006-579
  - Specific Plan 2006-081
  - Tentative Tract Map 35060

In the event of any conflict(s) between approval conditions and/or provisions of these approvals, the Community Development Director shall determine precedence. No development permits will be issued until compliance with these conditions has been achieved.

3. The proposed Site Development Permit will not be detrimental to the public health, safety and welfare, as it has been designed to be compatible with surrounding development, and conform with the City's standards and requirements, as conditioned.
4. The proposed Site Development Permit, as conditioned, complies with the architectural design standards for Specific Plan 2006-081, and implements the standards and guidelines included in that document.
5. The proposed Site Development Permit, as conditioned, is consistent with the landscaping standards in Specific Plan 2006-081 and implements the standards for landscaping and aesthetics established in the General Plan.

**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 constitute the findings of the City Council in this case; and
2. That it does hereby approve Site Development Permit 2006-873, for the reasons set forth in this Resolution, and subject to the Conditions of Approval attached hereto; and
3. That it does hereby confirm the conclusion that the Environmental Assessment (EA 2006-579) assessed the environmental concerns of this Site Development Permit.

**PASSED, APPROVED, and ADOPTED** at a regular meeting of the La Quinta City Council held on this 20th day of February, 2007, by the following vote, to wit:

**AYES:** Council Members Henderson, Kirk, Osborne, Sniff, Mayor Adolph

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

Resolution No. 2007-019  
Site Development Permit 2006-873  
Laing Luxury Homes  
Adopted: February 20, 2007  
Page 3



\_\_\_\_\_  
DON ADOLPH, Mayor  
City of La Quinta, California

**ATTEST:**



\_\_\_\_\_  
VERONICA J. MONTECINO, CMC, City Clerk  
City of La Quinta, California  
(City Seal)

**APPROVED AS TO FORM:**



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