



City of La Quinta

CITY / SA/ HA/ FA MEETING DATE: January 6, 2015

ITEM TITLE: ADOPT RESOLUTIONS TO APPROVE A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND ASSOCIATED MITIGATION MONITORING PROGRAM FOR ENVIRONMENTAL ASSESSMENT, A GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, SITE DEVELOPMENT PERMIT AND TENTATIVE TRACT MAP; AND INTRODUCE AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM MEDIUM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL TO ALLOW THE DEVELOPMENT OF 82 SINGLE-FAMILY HOMES ON 20.8 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF JEFFERSON STREET AND AVENUE 52

AGENDA CATEGORY:
BUSINESS SESSION:
CONSENT CALENDAR:
STUDY SESSION:
PUBLIC HEARING: 1

RECOMMENDED ACTION:

- A) Adopt a resolution approving a Mitigated Negative Declaration of Environmental Impact and associated Mitigation Monitoring Program for Environmental Assessment 2014-638.
- B) Adopt a resolution approving General Plan Amendment 2014-127.
- C) Move to take up Ordinance No. ___ by title and number only and waive further reading.
- D) Move to introduce at first reading Ordinance No. ___ adopting Zone Change 2014-145 to change the zoning designation for Assessor's Parcel Numbers 767-220-012, 776-220-013 and 776-220-014 from Medium High Density Residential to Low Density Residential.
- E) Adopt a resolution approving Specific Plan 2003-069, Amendment 1, subject to the attached Findings and Conditions of Approval.
- F) Adopt a resolution approving Site Development Permit 2014-942, subject to the attached Findings and Conditions of Approval.

G) Adopt a resolution approving Tentative Tract Map 36762, subject to the attached Findings and Conditions of Approval.

EXECUTIVE SUMMARY:

- The project includes 82 single-family homes, a central recreation area, pedestrian paseos and a primary access at the existing Avenue 52 gate (Attachment 1.)
- The proposed project is to be built on the previously approved incomplete Watermark Villas site located on the northwest corner of Jefferson Street and Avenue 52 (Attachment 2.)
- A General Plan Amendment and Change of Zone are required to change the existing designation from Medium/High Density Residential, and Medium High Density Residential, respectively, to Low Density Residential in order allow for the significant proposed changes on the site.
- A Specific Plan Amendment is required to change the development parameters, site plan, and development standards to allow single-family development on the site.
- A Tentative Tract Map is proposed to subdivide the property into 82 single-family lots, as well as lots for streets, drainage, common areas and ancillary facilities.
- A Site Development Permit is proposed to allow the construction of the homes, the common area amenities and the landscaping on the site.

FISCAL IMPACT:

None.

BACKGROUND/ANALYSIS:

The Watermark Villas project was originally approved in 2004, with amendments made to the proposed clubhouse in 2006. The project consisted of 250 condominium units on the 20.8 acre site. After approval, the site was graded, portions of utility infrastructure installed, and one 8-plex building and 10 podium garages were constructed. The project then stopped during the economic downturn. Improvements remain partially completed to this day.

Beazer Homes subsequently purchased the property and proposes demolition of all existing improvements, with the exception of the existing wall, entry gate and paving, and the retention basin. They would then build 82 single-family homes.

As a result of the significant changes, several approvals are necessary. These include a General Plan Amendment from Medium/High Density Residential to Low Density Residential; a Change of Zone from Medium High Density Residential to Low Density Residential; a Specific Plan Amendment for the project development standards; and a Tentative Tract Map for the establishment of the proposed single-family lots. Each application is individually analyzed below.

PROPOSAL AND ANALYSIS

Overview:

The proposed project represents 82 single-family homes on lots ranging from 6,000 to 10,000 square feet. Home sizes will range from 2,338 to 2,508 square feet, in three models.

A common recreation area is proposed opposite the entry, consisting of a pool and spa, pool building with restrooms, and turf areas on 0.8 acres. Pedestrian paseos are proposed behind the lots in the center of the project, connecting to the recreation area (please see Attachment 3, Site Plan Booklet, page C-1).

A private looped street is proposed for vehicular access. Stacked lots are proposed on the northern one third of the site, accessed by north-south trending alleys.

The existing perimeter wall will be maintained as it currently exists, with the missing segment of the wall at the corner of Avenue 52 and Jefferson Street being completed.

General Plan Amendment and Zone Change

The site currently has a General Plan Land Use designation of Medium/High Density Residential, and a Zoning designation of Medium High Density Residential. These designations were consistent with the previous Watermark project. In order to allow the proposed single-family homes, however, a designation of Low Density Residential must be applied to this parcel.

The property is abutted to the north and west by Low Density Residential designations, as part of the Citrus project. On the east, lands are designated commercial at the northeast corner of Jefferson Street and Avenue 52. On the southeast corner of this intersection, lands are designated Medium/High Density Residential in the General Plan, and both Medium and Medium High Density Residential on the Zoning Map. On the southwest corner of the intersection, lands are designated Open Space and Tourist Commercial, as part of the SilverRock Resort project. With its adjacency to Low Density Residential lands to the north and west, a reduction in land use intensity to Low Density Residential is appropriate for the site.

Specific Plan Amendment and Site Development Permit

The Specific Plan Amendment is necessary to establish the development standards and guidelines for a single-family home development. Although processed as an Amendment, the Specific Plan is essentially a new document (see Attachment 4), since the project design, intensity and development standards for the previous project do not apply to a single-family home development.

Site Design:

The project site is generally rectangular in shape. The proposed project will result in a standard subdivision on a looped private street. A single public access point is proposed at the existing gate on Avenue 52. Emergency access will also be provided on Jefferson Street, near the northeastern corner of the site.

The applicant has proposed providing a golf cart path connecting to the Citrus via a gate onto Fresa Court. As of this writing, no agreement on access has been reached.

Because the site is governed by a Specific Plan, development standards for the project can be modified. In this case, the residential lots are generally between 6,000 and 7,000 square feet, somewhat smaller than the City's standard of 7,200 square feet. The front and rear yard setbacks are also shallower than the City's standard, at 10 feet each, while the Low Density Residential standard is 20 feet.

A pool facility is being proposed within a recreation area of approximately 35,000 square feet, which will include a pool and spa, pool building with restrooms, and pool cabanas. Open turf is proposed to the west and east of the pool area, with picnic tables and benches on the east turf area.

Pedestrian paseos are proposed in an east-west orientation through the center of the site, connecting to the pool area.

Architectural Design:

The proposed project's architecture is of Spanish influence. There will be three floor plans ranging in size from 2,338 to 2,508 square feet, each with three elevations. All the homes have front-loaded, 2-car garages with one model having an additional side-loaded garage for golf carts. The homes are generally one story; however, one plan has a small second-story option. Building heights range from 16 to 19 feet.

The architectural style is simple and unarticulated, particularly on the sides and rear of the homes (please see page A1-5, A1-6, A2-5, A3-5 and A3-7 of the Exhibit book). The Planning Commission added conditions of approval requiring 18-inch overhangs for roofs, enhanced architecture for lots abutting the Citrus on the north side of the property, and supported the additional color schemes recommended by the Architecture and Landscaping Review Board (ALRB). The Commission also limited homes on the north boundary of the project (to protect the privacy of Citrus residents), as well as on Lots 1 and 50 (to limit the massing of structures at the entry), to single-story models.

Landscaping:

The landscaping palette for the proposed project consists of standard desert species, including Palo Verde, Mesquite and Olive trees, agave, aloe, bougainvillea and lantana. Landscaping will be provided in each front yard, on all common areas, and in the retention basin. The perimeter landscaping will be enhanced with a double row of date palms (10' height) at the corner of Avenue 52 and Jefferson Street. Date palms will also accent the entry, and flank the pool area. The project has been conditioned to comply with the City's water efficient landscaping standards. The ALRB added conditions of approval relating to the size of trees, but felt that the landscaping plan was well designed.

Tentative Tract Map

In order to allow the sale of single-family lots, a Tentative Tract Map is proposed (Attachment 5). The Map provides for the subdivision of 82 lots, as well as lots for streets, retention areas, common open space and similar facilities. The Map complies with the Specific Plan, as amended, and with the Public Works Department's standards, as conditioned.

CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW:

The Community Development Department has determined that the proposed project is subject to the California Environmental Quality Act. The Department prepared an Initial Study, and determined that although the project has the potential to generate significant environmental effects; mitigation measures imposed on the project will reduce these effects to a less than significant level. A Mitigated Negative Declaration is proposed.

PLANNING COMMISSION RECOMMENDATION:

On December 9, 2014, the Planning Commission held a public hearing and reviewed the project. After considerable discussion, the Planning Commission recommended approval of all project components, with the addition of conditions described above (Attachment 6).

AGENCY AND PUBLIC REVIEW:

SB 18 Compliance:

The City completed the required Tribal Consultation request process for this project. One comment letter was received from the Agua Caliente Band of Cahuilla Indians. The consultation process is complete.

Public Agency Review:

This request was sent to all applicable City departments and affected public agencies. All written comments received are on file and available for review with the Community Development Department. All applicable comments have been adequately addressed and/or incorporated in the recommended Conditions of Approval.

Public Notice:

This project was advertised in *The Desert Sun* newspaper on December 26, 2014, and mailed to all property owners within 500 feet of the site. To date, no comments have been received from adjacent property owners. Any written comments received will be handed out at the City Council hearing.

ALTERNATIVES:

Alternative actions include approving the project with modified conditions of approval that address any specific concern of the Council, or directing the matter back to the Planning Commission for further consideration as deemed appropriate by City Council.

Report prepared by: Nicole Sauviat Criste, Consulting Planner

Report approved for submission by: Les Johnson, Community Development Director

- Attachments:
1. Project Information Sheet
 2. Project Area Site Map
 3. Site Development Permit Booklet
 4. Specific Plan
 5. Tentative Tract Map
 6. Minutes of December 9, 2014 Planning Commission meeting

RESOLUTION 2015 –

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA QUINTA, CALIFORNIA, APPROVING A MITIGATED
NEGATIVE DECLARATION FOR ENVIRONMENTAL
ASSESSMENT NO. 2014-638, FOR BEAZER HOMES
HOLDINGS (WATERMARK)**

**CASE NO.: ENVIRONMENTAL ASSESSMENT 2014-638
APPLICANT: BEAZER HOMES HOLDINGS**

WHEREAS, The Community Development Department has prepared a Mitigated Negative Declaration (“MND”) of Environmental Impact and associated Mitigation Monitoring Program (Exhibit A) for Environmental Assessment 2014-638 for this project, in compliance with the requirements of the California Environmental Quality Act (“CEQA”). The Community Development Director has determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect because revisions in the project have been made by or agreed to by the project proponent and mitigation measures have been incorporated.

WHEREAS, the Community Development Department did publish a Notice of Intent to Adopt an MND in the *Desert Sun* newspaper, on the 21st day of November, 2014, as prescribed by CEQA. The Initial Study was distributed to responsible agencies and was available for review at the Community Development Department at La Quinta City Hall; and,

WHEREAS, the Planning Commission of the City of La Quinta, California, did, on the 9th day of December, 2014, hold a duly noticed Public Hearing to consider a MND of Environmental Impact for Environmental Assessment No. 2014-638, and after hearing and considering all testimony and arguments, did by minute motion unanimously recommend to the City Council approval of said MND; and,

WHEREAS, the Community Development Department did publish a Public Hearing Notice in the *Desert Sun* newspaper, on the 26th day of December, 2014, as prescribed by Municipal Code, with public hearing notices mailed to all property owners within 500 feet of the Beazer Homes/Watermark property; and,

WHEREAS, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did make the following findings to justify approval of said MND of Environmental Impact for Environmental Assessment No. 2014-638:

1. The Project 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 the MND.
2. The 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 in that no significant effects on environmental factors have been identified by the MND.
3. There is no evidence before the City that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends in that in that no significant effects on environmental factors have been identified by the MND.
4. The Project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals, as no significant effects on environmental factors have been identified by the MND.
5. The 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 Project.
6. The Project will not have environmental effects that will adversely affect the human population, either directly or indirectly, as no significant impacts have been identified which would affect human health, risk potential or public services.
7. There is no substantial evidence in light of the entire record that the Project may have a significant effect on the environment in that mitigation measures are imposed on the Project that will reduce impacts to a less than significant level.
8. The City Council has considered the MND and said MND 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, 92253.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of La Quinta, California, as follows:

SECTION 1. That the above recitations are true and correct and constitute the findings of the City Council approving Environmental Assessment 2014-638;

SECTION 2. That the City Council of the City of La Quinta hereby approves the a MND of Environmental Impact and associated Mitigation Monitoring Program (Exhibit A) for Environmental Assessment 2014-638 for the reasons set forth in this Resolution;

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of La Quinta held this 6th day of January, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

LINDA EVANS, Mayor
City of La Quinta, California

ATTEST:

SUSAN MAYSELS, City Clerk
City of La Quinta, California

Resolution No.2015 –
Environmental Assessment 2014-638
Beazer Homes Holdings Corp. – Watermark Villas
Adopted: January 6, 2015
Page 4 of 4

(CITY SEAL)

APPROVED AS TO FORM:

WILLIAM H. IHRKE, City Attorney
City of La Quinta, California

EXHIBIT "A"



CITY OF LA QUINTA

78-495 Calle Tampico
La Quinta, CA 92253
Phone: (760) 777-7000

ENVIRONMENTAL INITIAL STUDY

Project Title:	Beazer Homes, Watermark Villas
Case No:	General Plan Amendment 2014-127, Zone Change 2014-145, Specific Plan 2003-069, Amendment #1, Site Development Permit 2014-942, Tentative Tract Map 36762
Lead Agency	City of La Quinta 78-495 Calle Tampico La Quinta, CA 92253 (760) 777-7125
Applicant:	Beazer Homes Holding Corp. 1800 E. Imperial Hwy, Suite 140 Brea, CA 92821 (714) 672-7047
Contact Person:	Nicole Sauviat Criste, Consulting Planner, City of La Quinta (760) 777-7125
Project Location:	NW Corner of Jefferson Street and Avenue 52 La Quinta, CA 92253 APN: 776-220-012-1, 776-220-013-2, and 776-220-014-3
General Plan/Zoning:	Current: Medium/High Density Residential Proposed: Low Density Residential
Surrounding Land Uses:	North: Single-family housing (The Citrus Club) South: Vacant lands, Avenue 52 East: Vacant Lands, Jefferson Street West: Single-family housing (The Citrus Club)

Project Description:

The proposed project will result in the development of 82 single-family detached residential dwelling units to be located on ±20.84 acres in the City of La Quinta, California. The project was previously approved for 248 condominiums in 2004 and was partially built. Existing improvements, including residential structures and parking podiums will be demolished as part of the project.

A General Plan Amendment and Zone Change will change the land use and zoning designations from the existing Medium/High Residential to Low Density Residential. The Watermark Specific Plan Amendment No. 1 will be amended to eliminate discussion of the previously approved condominium project and to allow for the 82 single-family detached homes with three floor plans. A Tentative Tract Map is proposed to subdivide the lots and create lots for streets, parkways and other ancillary facilities.

The proposed development includes internal private streets, a community recreation center with pool, and a retention basin that also serves as passive open space. The project also makes provision for a possible gated golf cart connection to Fresa Circle to provide access should an agreement be made with the Citrus Course and HOA.

The majority of the subject property is currently vacant with the exception of several palm trees and 11 abandoned buildings, some only partially constructed, from the previous development which will be demolished as part of the project. The existing perimeter wall, primary entry and retention basin will be retained from the prior development with minor modifications made. Most underground utilities will be removed and reconstructed within the new street system.

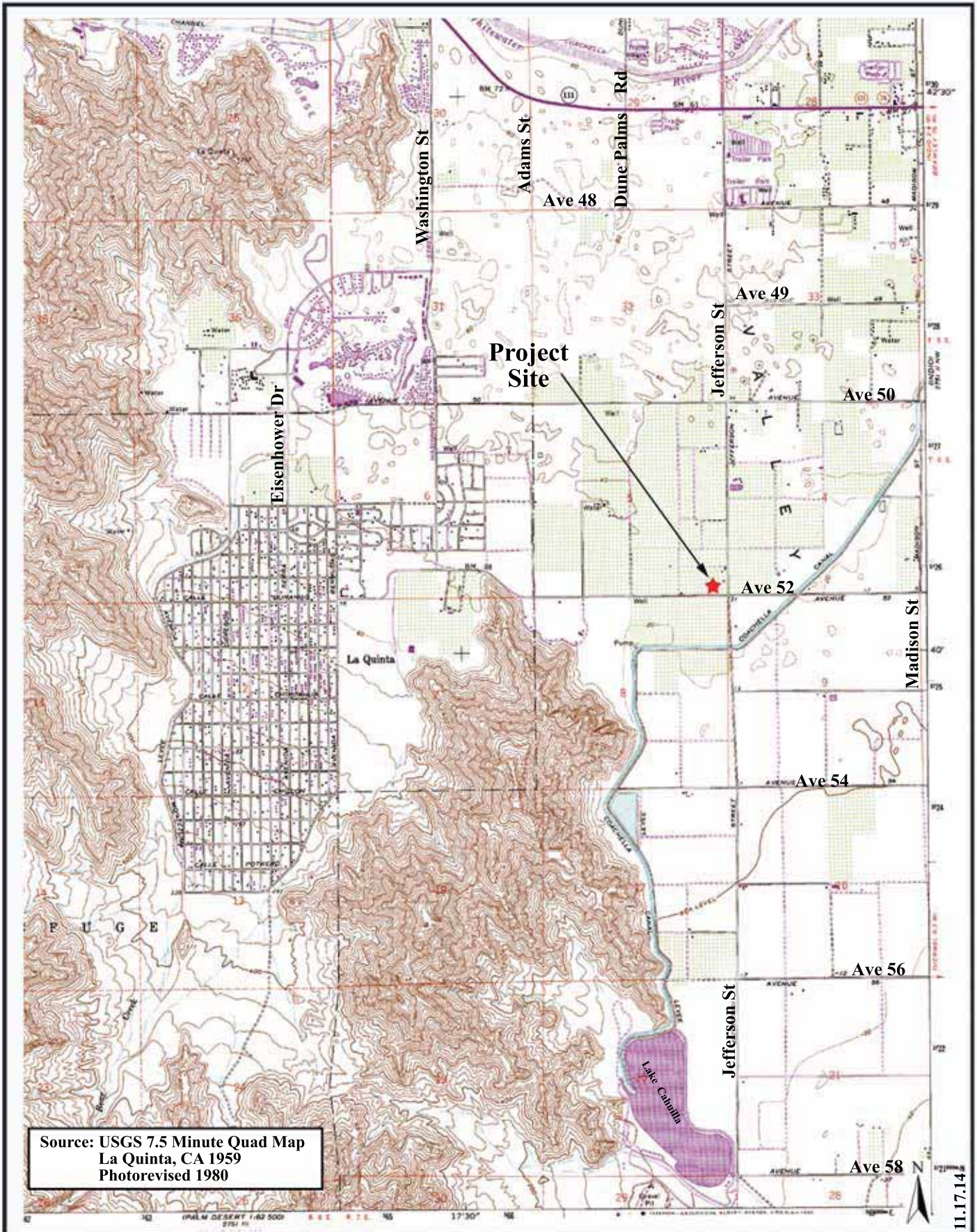
The Specific Plan sets forth General Plan and Zoning amendments from “Medium/High Density Residential” to “Low Density Residential,” making the project consistent with both the General Plan Land Use and Zoning classifications.

Project Location and Limits:

The proposed project is located at the northwest corner of Avenue 52 and Jefferson Street in the City of La Quinta, California. The project involves Assessor’s Parcels 776-220-012-1, 776-220-013-2, and 776-220-014-3.

Other Required Public Agencies Approval:

None



Source: USGS 7.5 Minute Quad Map
 La Quinta, CA 1959
 Photorevised 1980



Source: Google earth 04.18.2014 Digital Globe



Source: Adams . Streeter Civil Engineers, Inc. 06.04.2014



Watermark Villas
 Tentative Tract Map 36762
 La Quinta, California

11.17.14

Exhibit

3

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 and Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology /Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<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:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	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 MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY 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 ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	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 NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

11/18/14
Date

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 and Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology /Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<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:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	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 MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY 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 ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	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 NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

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
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Source: 2035 General Plan, La Quinta Municipal Code, California Scenic Highway Mapping System, project materials.

I. a-c) **Less than Significant, No Impact.** Properties in the project vicinity generally enjoy views of the Santa Rosa Mountains located to the west and southwest. The site is not located near an existing or proposed state scenic highway and there are no scenic resources, rock outcroppings, or historical buildings located onsite. However, both Jefferson Street and Avenue 52 are designated as Image Corridors in the 2035 General Plan and provide valuable visual character and resources to the City.

Lands to the south, southeast, southwest, and east of the project site are currently vacant creating very little obstruction to existing scenic vistas. Development of the proposed project will have limited impact on scenic vistas for the neighboring single-family residences to the north and west due to the site's existing perimeter wall and abandoned buildings. In addition, the proposed project will be developed with single story homes with a maximum height of 22 feet or less. New landscaping will be limited to an approved plant palette consistent with the surrounding desert environment. Therefore, impacts to scenic vistas are expected to be less than significant.

d) **Less than Significant.** Approval of the proposed project will result in the construction of 82 detached single-family units. Lighting will be generated by vehicle trips, buildings, landscaping, and is expected to be similar to that generated by existing residential developments to the immediate north and west, and traffic along Jefferson Street and Avenue 52.

The proposed project will be required to abide by City of La Quinta building codes and lighting ordinance, which require proper shielding of light sources and prohibit light spillage on adjacent properties. A lighting plan will be submitted and approved prior to development, and all standard requirements will be applied. With compliance with City lighting standards, lighting impacts associated with the proposed project are expected to be less than significant.

Mitigation Measures: None

Monitoring: None

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: 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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				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?				X

Source: 2035 General Plan, California Department of Conservation Farmland Mapping, project materials.

II. a-c) **No Impact.** The subject property is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance according to the California Dept. of Conservation, nor is it used for agricultural purposes. The subject area is surrounded by both urban development and open space recreational lands, including single-family housing, golf courses, and vacant lands zoned for general commercial, major community facilities and open space-recreational.

There are no Williamson Act contracts on the subject property or properties in the immediate vicinity. The proposed property and immediate area are not zoned for agricultural use and will not result in the conversion of existing farmland to non-agricultural uses. There will be no impacts to agricultural resources.

Mitigation Measures: None

Monitoring: None

	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?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		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)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Source: La Quinta General Plan, SCAQMD CEQA Handbook; 2003 PM10 Plan for the Coachella Valley, SCAQMD 2012 Air Quality Management Plan; CalEEMod Version 2013.2.2; Earthwork Volume Analysis: Watermark La Quinta, prepared by Earthwork Calculation Services, October 8, 2014.

III. a) **No Impact.** The Coachella Valley, including the project area, is located within the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for monitoring criteria air pollutant concentrations and establishing management policies for the SSAB. All development within the SSAB is subject to SCAQMD's 2012 Air Quality Management Plan (2012 AQMP) and the 2003 Coachella Valley PM₁₀ State Implementation Plan (2003 CV PM₁₀ SIP).

The project will be developed in accordance with all applicable air quality management plans. The AQMP is based, in part, on the land use plans of the jurisdictions in the region. The proposed project will reduce the lot density from a previously approved 248-unit condominium development, to the currently proposed 82-unit single-family development. This land use density decrease will result in fewer construction and mobile emissions, thus having a less significant impact than the previous proposed use. Given its location adjacent to an existing neighborhood and limited scope, the project will be consistent with the intent of the AQMP. No impacts associated with compliance with applicable management plans are expected.

b) **Less than Significant with Mitigation.** Criteria air pollutants will be released during both the construction and operational phases of the proposed project. The California Emissions Estimator Model (CalEEMod) Version 2013.2.2 was used to project air quality emissions that will be generated by the project. Table 1 summarizes short-term construction-related emissions, and Table 2 summarizes ongoing emissions generated at operation.

Construction Emissions

The construction period includes all aspects of project development, including site preparation, grading, hauling, paving, building construction, and application of architectural coatings. For analysis purposes, it is assumed that construction will occur over a 3-year period from January 2015 to December 2017.

As shown in Table 1, emissions generated by construction activities will be reduced to less than significant levels with implementation of mitigation measures. The data reflect average daily emissions over the 3-year construction period, including summer and winter weather conditions. The analysis assumes approximately 53,202 cubic yards materials will be imported during grading, and will require the demolition of 11 existing buildings totaling 70,378 square feet. Applicable mitigation measures include, but are not limited to, the implementation of dust control practices in conformance with SCQAMD Rule 403, proper maintenance and limited idling of heavy equipment, phasing application of architectural coatings and the use of low-polluting architectural paint and coatings. Adherence to such measures will ensure construction related emissions would remain less than significant. The complete list of mitigation measures is provided at the end of this Section under **Mitigation Measures III (b)**.

Table 1
Watermark Villas
Maximum Daily Construction-Related Emissions Summary
(pounds per day)

Construction Emissions ¹	CO	NO _x	ROG	SO ₂	PM ₁₀	PM _{2.5}
2015	86.14	95.85	9.50	0.15	9.48	6.06
2016	23.90	25.81	3.83	0.03	2.50	2.01
2017	23.06	23.82	29.55	0.03	2.31	1.83
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No

¹ Average of winter and summer emissions, mitigated, 2015-2017.
Source: CalEEMod model, version 2013.2.2 output tables generated 11.12.14.

Operational Emissions

Operational emissions are ongoing emissions that will occur over the life of the project. They include area source emissions, emissions from energy demand (electric and natural gas), and mobile source (vehicle) emissions. Table 2 provides a summary of projected emissions at operation of the proposed project.

Table 2
Watermark Villas
Operation-Related Emissions Summary
(pounds per day)

	CO	NO _x	ROG	SO ₂	PM ₁₀	PM _{2.5}
Operational Emissions ¹	57.14	10.14	17.62	0.08	6.04	3.15
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No

¹ Average of winter and summer emissions, unmitigated, 2017.
Source: CalEEMod model, version 2013.2.2 output tables generated 11.12.14.

As shown in Table 2, operational emissions will not exceed SCAQMD thresholds of significance for any criteria pollutants. The data are conservative and reflect unmitigated operations.

- c) **Less than Significant.** Historically, the Coachella Valley, in which the project site is located, has been classified as a “non-attainment” area for PM₁₀ and ozone. In order to achieve attainment in the region, the 2003 Coachella Valley PM₁₀ Management Plan was adopted, which established strict standards for dust management for development proposals. The Salton Sea Air Basin (SSAB) is currently (November 2014) a non-attainment area for PM₁₀ and is classified as attainment/unclassifiable for PM_{2.5}. The proposed project will contribute to an incremental increase in regional ozone and PM₁₀ emissions. However, given its limited size and scope, cumulative impacts are not expected to be considerable. Under mitigated conditions set forth in this analysis, project construction and operation emissions will not exceed SCAQMD thresholds for PM₁₀ or ozone precursors (NO_x). The project will not conflict with any attainment plans and will result in less than significant impacts.
- d) **Less than Significant.** The nearest sensitive receptors are single-family residences immediately north and west of the project site. Their distance from the building pad ranges from approximately 20-25 meters.

To determine if the proposed project has the potential to generate significant adverse localized air quality impacts, the mass rate Localized Significance Threshold (LST) Look-Up Table was used. The City of La Quinta and subject property are located within Source Receptor Area 30 (Coachella Valley). Given the project’s size and proximity to existing housing, the 5-acre site tables at a distance of 25 meters was used. Table 3 shows on-site emission concentrations for project construction and the associated LST. As shown in the table, LSTs will not be exceeded under unmitigated conditions for CO and NO_x. PM₁₀ and PM_{2.5}, which include best management practices and standard dust control measures (SCAQMD Rule 403). Therefore, air quality impacts to nearby sensitive receptors will be less than significant.

Table 3
Watermark Villas
Localized Significance Thresholds
(lbs/day)

	CO	NO_x	PM₁₀	PM_{2.5}
Construction	86.14	95.85	9.48	6.06
LST Threshold	2,292	304	14	8
Exceed?	No	No	No	No

Emission Source: CalEEMod model, version 2013.2.2 output tables generated 11.12.14.
LST Threshold Source: LST Mass Rate Look-up Table, SCAQMD.

- e) **Less than Significant.** The proposed project is not expected to generate objectionable odors during any of the phases of construction or at project buildout. The proposed project has the potential to result in short term odors associated with paving and other construction activities. However any such odors would be quickly dispersed below detectable thresholds as distance from the construction site increases. Therefore, impacts from objectionable odors are expected to be less than significant.

Mitigation Measures III (b):

The following measures will reduce emission of potentially harmful pollutants and should be included in project grading and dust control plans, as well as in construction and construction traffic staging:

1. Construction equipment, delivery trucks, worker vehicles, and haul trucks will limit idling time to no more than 5 minutes.
2. The grading contractor shall certify in writing that all construction equipment is properly serviced and maintained in good operating conditions. Certification shall be provided to City Engineer for review and approval.
3. Diesel-powered construction equipment shall utilize aqueous diesel fuels, and be equipped with diesel oxidation catalysts.
4. A fugitive dust plan shall be prepared for the proposed project and shall be approved by the City Engineer. Said plan shall include but not be limited to the following best management practices:
 5. Chemically treat soil where activity will cease for at least four consecutive days;
 6. All construction grading operations and earth moving operations shall cease when winds exceed 25 miles per hour;
 7. Water site and equipment morning and evening and during all earth-moving operations;
 8. Operate street-sweepers on paved roads adjacent to site;
 9. Establish and strictly enforce limits of grading for each phase of development; and/or
 10. Stabilize and re-vegetate areas of temporary disturbance needed to accomplish each phase of development.
 11. Wash off trucks as they leave the project site as necessary to control fugitive dust emissions.
 12. Cover all transported loads of soils, wet materials prior to transport, provide adequate freeboard (space from the top of the material to the top of the truck) to reduce PM10 and deposition of particulate matter during transportation.
 13. Use track-out reduction measures such as gravel pads at project access points to minimize dust and mud deposits on roads affected by construction traffic.
 14. Construction equipment and materials shall be sited as far away from residential and park uses as practicable.
 15. The following Best Control Measures (BCM) shall be utilized by the contractor, as required, to limit impacts to air quality:

1. BCM-1: Further Control of Emissions from Construction Activities: Watering, chemical stabilization, wind fencing, revegetation, and track-out control.
 2. BCM-2: Disturbed Vacant Lands: Chemical stabilization, wind fencing, access restriction, and revegetation.
 3. BCM-3: Unpaved Roads and Unpaved Parking Lots: Paving, chemical stabilization, access restriction, and revegetation.
 4. BCM-4: Paved Road Dust: Minimal track-out, stabilization of unpaved road shoulders, and clean streets maintenance.
16. Existing power sources should be utilized where feasible via temporary power poles to avoid on-site power generation.
 17. Imported fill and paving materials, as well as any exported material, shall be adequately watered prior to transport, covered during transport, and watered prior to unloading.
 18. Each portion of the project to be graded shall be pre-watered prior to the onset of excavation, grading or other dust-generating activities.
 19. On-going watering soil stabilization of disturbed soils, especially in the staging area, shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
 20. SCAQMD Rule 403 shall be adhered to, ensuring the clean-up of construction-related dirt on approach routes to and from the site.
 21. All grading activities shall be suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

Monitoring III (b):

- A. Prior to the issuance of grading permits and authorization to proceed, the City Engineer shall review and approve project staging and detailed dust management plans. The dust control plan or equivalent documentation shall also address issues of construction vehicle staging and maintenance. Implementation of these mitigation measures will ensure that impacts associated with PM₁₀ are mitigated to a less than significant level.
Responsible Parties: City Engineer, General Contractor
- B. The City or its designee shall conduct daily inspections of the project and intervene when contractor deviates from City-approved plans. Daily logs shall be maintained on the activities and their conformance to the project's dust control plan.
Responsible Parties: City Engineer staff or designee

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- 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?		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?				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?				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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			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?			X	

Source: 2035 General Plan, Coachella Valley MSHCP, project materials.

IV. a) **Less than Significant with Mitigation.** Biological resources in the project area have been affected by area roadways and urban development. Native habitat onsite has been highly degraded due to previous grading and site development. Several palm trees occupy the site and may offer limited nesting sites for birds protected by the international Migratory Bird Treaty Act (MBTA). To comply with the MBTA, any vegetation or tree removal, or other ground disturbing activities occurring between January 1 to August 31 with the potential to impact nesting birds shall require a qualified biologist to conduct a nesting bird survey to determine if there is a potential impact to such species. Conducting construction activities outside of the breeding season (September 1 through December 31) can avoid having to implement such measures. If active nests of any native bird are found onsite, they will be avoided until after the young have fledged. Compliance with the MBTA will ensure impacts to sensitive species are reduced to less than significant levels.

The City of La Quinta participates in the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP), which is a comprehensive regional plan encompassing a planning area of approximately 1.1 million acres and conserving approximately 240,000 acres of open space. The Plan is intended to address the conservation needs of a variety of plant and animal species and natural vegetation communities that occur in the Coachella Valley region. It establishes a system of preserves outside of urbanized areas in the valley in order to protect lands with high conservation value. It streamlines permitting processes by implementing state and federal endangered species acts while providing for land development within its planning area.

- b,c) **No Impact.** The project site is located in a developed and highly disturbed area and there are no riparian habitats or wetlands located on the site. The proposed project will have no impact on riparian species or habitat, wetlands or other sensitive natural communities, including marshes or vernal pools, or through direct removal, filling, or hydrological interruption of a natural drainage.

- d) **No Impact.** The subject property does not serve as a wildlife movement corridor for any native resident or migratory fish or wildlife species, or as a native wildlife nursery site. The site is bounded on the east by Jefferson Street (an Urban Arterial roadway), on the south by Avenue 52, on the north and west by single-family residential. In addition, the site is currently bounded on all sides by a perimeter wall. The ground surface has been disturbed by previous grading and other anthropogenic activities. The proposed project is not expected to impact wildlife corridors or nursery sites.

- e,f) **Less than Significant.** The City of La Quinta has adopted the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). As a result, the City is required to implement a Local Development Mitigation Fee (LDMF) for projects located within the CVMSHCP plan area. Although the proposed project site is not within a designated conservation area, as defined in the Plan, it is located within the general Plan boundaries, and the developer will be required to pay LDMF. These fees are designed to offset potential impacts of cumulative projects on covered biological species, and assure that impacts are reduced throughout the Valley and City to less than significant levels.

Mitigation.

1. To comply with the MBTA, any vegetation or tree removal, or other ground disturbing activities occurring between January 1st and August 31st with the potential to impact nesting birds shall require a qualified biologist to conduct a nesting bird survey to determine if there is a potential impact to such species.

All vegetation and suitable nesting habitat (including open ground) on the project site, whether or not it will be removed or disturbed, shall be surveyed for nesting birds. If no nests are present, this condition will be cleared. Conducting construction activities outside the breeding season (September 1st through December 31st) can avoid having to implement these measures. If active nests of any native bird are found on site, they will be avoided until after the young have fledged.

Monitoring

- A. The City's Planning Division shall assure that necessary nesting bird surveys are completed in compliance with the Migratory Bird Treaty Act and applicable protocol.

Responsible Parties: Planning Division

Schedule: Between January 1st to August 31st and no more than 30 days prior to site disturbance.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Source: 2035 General Plan, project materials.

V. a,b) **No Impact.** According to the 2035 General Plan the subject property has been previously surveyed for cultural resources (Exhibit III-4). There are no known historic, archaeological or paleontological resources of significance located on-site. The site is located in a developed area that has contained residential and recreational development for many years. It is bounded by Jefferson Street (an Urban Arterial roadway) on the east and 52 Avenue on the south; and single-family residential to the north and west. The site is also contained by a perimeter wall on all sides. Given the area's highly disturbed nature from previous urban development, it is not anticipated that the proposed project will adversely affect historical or archaeological resources.

c) **No Impact.** According to Exhibit III-5 of the General Plan, the proposed project site is located in an area of the City of high paleontological sensitivity/significance, underlain by ancient Lake Cahuilla beds. However, the site has been previously developed and disturbed though the introduction of surrounding roadways and residential developments. As a result of these disturbances, the soils within the project site are considered low in sensitivity for paleontological resources. Implementation of the project will have no further impact on paleontological resources.

d) **No Impact.** It is not anticipated that any human remains will be encountered during construction of the proposed project because the site and surrounding area have been previously disturbed to accommodate development. However, should any previously unidentified or unanticipated human remains be discovered during project construction, state law requires that law enforcement be contacted, and the remains removed in a prescribed manner. The project will be subject to these requirements.

Mitigation: None required.

Monitoring: None required.

	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?				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) 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?			X	
d) 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?				X

Sources: 2035 General Plan; project materials; "Geotechnical Assessment, Watermark Project," prepared by Petra Geotechnical, Inc October 30, 2013

- VI. a) Petra Geotechnical, Inc. (Petra) prepared a Geotechnical Assessment for the proposed project in October 2013. Petra reviewed the various geotechnical engineering reports/letters and well as the report of compaction testing prepared by the previous consultant Earth Systems Southwest (ESS) for the subject site in addition to conducting site reconnaissance and laboratory testing.
- i. **No Impact.** The proposed project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known active or potentially active faults on site or within the immediate vicinity. There will be no impacts associated with fault rupture on the project site.
 - ii. **Less than Significant.** Ground shaking is judged to be the primary hazard most likely to affect the site. The project site is located in a seismically active area based upon proximity to four regionally significant faults; the San Andreas, San Jacinto-Anza segment, San-Jacinto-Coyote Creek segment, and Burnt Mountain. The San Andreas Fault is capable of generating a moment magnitude 7.4. All structures in the planning area will be subjected to this shaking, and could be seriously damaged if not properly designed. All construction on the site will be required to abide by the Uniform Building Code for Seismic Zone 4, thereby reducing impacts related to strong ground shaking to less than significant levels.

- iii. **Less than Significant.** Both Riverside County and Exhibit IV-3 of the 2035 General Plan indicate the project site is located in an area of low liquefaction susceptibility. This area is characterized by fine-grained granular sediments that are normally susceptible to liquefaction, but groundwater depths are greater than 50 feet. The site is located in an area that is susceptible to high levels of ground shaking and may result in localized impacts related to liquefaction around saturated foundations or other load-carrying structures. Results from the 2013 CPT data and analysis (Petra) indicate that the site is somewhat susceptible to seismically induced settlement, with settlement ranging from 0.35 to 0.7 inches during a major seismic event.

Based on these findings, Petra recommends that the proposed foundations be supported by a post-tensioned system with consideration given to the installation of flexible joints as the deformation sensitive utility lines enter the dwellings. Similar consideration should be given to major utility line fixtures within the proposed development.

The project is required to conform with the City Zoning, Development Code and the Uniform Building Code Standards at the time of construction, thus further reducing impacts related to seismically induced liquefaction to less than significant levels.

- iv. **No Impact.** The proposed project site is relatively flat and is not located within the vicinity of a landform susceptible to landslides, such as a slope or hillside. No impacts are expected.
- b) **Less than Significant.** The project site is located within a high to very high Wind Erosion Hazard zone as identified in the 2035 General Plan Exhibit IV-5. The project area is susceptible to high winds that can cause wind erosion and soil displacement and accumulation. As described in the Air Quality section above (Section III), the applicant will be required to submit a dust control and management plan as part of the permitting process. Implementation of dust control management practices will reduce impacts associated with soil erosion and loss of topsoil to less than significant levels.
- c) **Less than Significant.** Soils in the planning area include alluvial sand and gravel with fine-grained lakebed deposits such as silts and clays in some areas. The project site is located on lands comprised of wind-laid dune sand (Qs) as shown in Exhibit IV-4 of the General Plan. As previously mentioned, the site has been previously graded and partially developed. Petra Geotechnical, Inc. conducted laboratory tests in 2013 indicating that the fill and/or native alluvial soils on site are classified as poorly-graded sand to poorly-graded sand with silt that have a very low expansion potential. Results also indicate that soils tested were found to have a negligible corrosion potential to concrete materials (soluble sulfate of 0.03 and pH of 7.2), are moderately corrosive to buried metallic elements (minimum resistivity of 5,500 ohm/cm), and have a low corrosion potential to metals embedded in concrete (soluble chloride content of 82 ppm). Maximum dry-density testing had a value of 103 pounds per cubic foot (pcf) at optimum moisture content of 10 percent.

However, given the limited testing samples, Petra recommends that additional sampling and testing are warranted during final site grading to ensure that expansion rates of on site soils pose no substantial risks to life or property in accordance with Table 18-1-B of the 1994 Uniform Building Code, thus reducing potential impacts related to expansive soils to less than

significant levels. These standard requirements will assure that impacts are less than significant.

- d) **No Impact.** The proposed project occurs in an urbanized area of the City. The proposed project will be required to connect to sanitary sewer lines in the area, and no septic systems will be permitted. No impact is expected.

Mitigation: None required.

Monitoring: None required.

VII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Source: CalEEMod Version 2013.2.2, project materials.

VII.

a,b) **Less than Significant.** The proposed project will generate greenhouse gas (GHG) emissions during both construction and operation. As mentioned in Section III (Air Quality), CalEEMod was used to quantify air quality emission projections, including greenhouse gas emissions. Construction related greenhouse gas emissions will be temporary and will end once the project is completed. Operation of the proposed project will create on-going greenhouse gases through the consumption of electricity and natural gas, moving sources, the transport and pumping of water for onsite use, and the disposal of solid waste. Table 4 provides projected short-term and annual GHG generation for the proposed project

**Table 4
Watermark Villas
GHG Emissions from Construction and Operation
(Metric Tons/Year)**

	CO2	CH4	N2O	CO2e
Construction Activities	1,234.07	0.23	0.00	1,238.81
Operational Activities	1,454.83	1.39	0.00	1,187.31

CalEEMod model, version 2013.2.2 output tables generated 11.12.14. Values shown represent the total annual, unmitigated GHG emission projections for construction and operation of the proposed project, 2017.

State legislation, including AB32, aims for the reduction of greenhouse gases to 1990 levels by 2020; however, there are currently no thresholds for greenhouse gases associated with residential developments. It is recognized that GHG impacts are intrinsically cumulative. As such, project construction and operation will be conducted in a manner that is consistent with applicable rules and regulation pertaining to the release and generation of GHG's. Statewide programs and standards will further reduce GHG emissions generated by the project, including new fuel-efficient standards for cars, and newly adopted Building Code Title 24 standards. The proposed project will have a less than significant impact on the environment from the emission of GHG's and will not conflict with any applicable GHG plans, policies or regulations.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS --Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous 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?			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?				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?				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?				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?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				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?				X

Source: 2035 General Plan, CA Department of Toxic Substances, project materials.

- VII.a,b) **Less than Significant.** The proposed project will result in 82 single-family residential units. This residential development will not create a significant hazard to the public related to the transportation of hazardous materials. Small amounts of chemicals for household cleaning may be transported or stored by residents; however, they will be minimal and cause similar risks as those associated with existing residential uses in the area. Impacts associated with transportation, use or storage of these materials are expected to be less than significant.
- c) **No Impact.** The nearest school is Harry Truman Elementary School and La Quinta Middle School located approximately 1.3 miles northeast of the proposed project. The project is not located within a quarter mile of a school nor will it result in the emission or handling of hazardous materials of significance.

- d) **No Impact.** The project site is not located on or near a hazardous materials site as identified by the California Department of Toxic Substances Control. It will not create a significant hazard to the public or environment.
- e-f) **No Impact.** The project site is located approximately 5 miles south of the Bermuda Dunes airport. The project site is not susceptible to hazards associated with aviation.
- g) **No Impact.** The proposed project will not physically interfere with local or regional roadway networks, or interfere with implementation of an emergency response or evacuation plan. The proposed project will have access to the City's existing street grid for emergency purposes, including Jefferson Street and Avenue 52. No impacts are expected.
- h) **No Impact.** The project site is located on the Valley floor, and is in a highly urbanized area. There will be no impacts associated with wildland fires.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?				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)?			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?			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?			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?			X	
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X

Source: 2035 General Plan; FEMA Flood Insurance Rate Map Panel #2233G; project materials.; Hydrology Study for Watermark Villas prepared by Adams-Streeter Civil Engineers, Inc. June 2014.

IX. a) **No Impact.** The proposed project will not violate any water quality standards or waste discharge requirements. The project proponent will be required to implement National Pollution Elimination System (NPDES) requirements for storm flows by preparing and implementing SWPPP and WQMP, as required. Project development will be connected to existing sewer lines in Jefferson Street and or Avenue 52. Wastewater will be transported to and processed at CVWD’s Mid-Valley Water Reclamation Plant (WRP-4) in Thermal. CVWD implements all the requirements of the Regional Water Quality Control Board as they relate to wastewater discharge requirements and water quality standards. Therefore, the proposed project will have less than significant impact on water quality standards or waste discharge requirements.

- b) **Less than Significant.** Water for the proposed project will be supplied by CVWD. CVWD has prepared an Urban Water Management Plan 2010 Update, which is a long-term planning document that helps CVWD plan for current and future water demands. The proposed project is consistent with the City's General Plan and is therefore addressed in the UWMP. The UWMP demonstrates that the District has available, or can supply, sufficient water to serve the proposed project. Impacts on groundwater supplies and recharge are expected to be less than significant
- c-e) **Less than Significant, Less than Significant.** The project will result in impermeable hardscape onsite, which will increase surface runoff and somewhat alter the local drainage pattern. The subject property does not contain any streams or rivers, and storm water issues associated with this development will be limited to local drainage. The proposed drainage system includes an on-site storm drainpipe system that will collect and convey the stormwater runoff into the existing retention basin located at the southwest corner of the site. Off-site street flows on Avenue 52 and Jefferson Street will be conveyed into an existing catch basin located at the entrance of the project and on the street. A storm drain system will collect and direct these intercepted flows into the existing on site retention basin.

According to the Hydrology Study (Adams-Streeter, 2014), the total storage capacity of the retention basin is 220,320 cubic feet and the required storage capacity for the site is 211,240 cubic feet (100-year 24-hour runoff). The existing basin utilizes nine sandfilters per the City's Standard Drawing No. 307. The applicant will be required to rehabilitate the existing sandfilters to original specifications.

The project proponent will be required to submit the stormwater drainage plan prior to construction to ensure impacts to local drainage are reduced to less than significant impacts. All hydrology improvements will also be required to comply with NPDES standards, to assure that no polluted storm water enters other surface waters either during construction or operation of the project. The City's requirements assure that drainage patterns will not be significantly impacted by the proposed project.

- f-g) **No Impact.** The subject property is designated Zone X on FEMA's Flood Insurance Rate Maps, which is defined as an area of moderate to low risk of flood hazard. The proposed project will not place housing within the boundaries of the 100-year flood hazard area.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				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?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Sources: 2035 General Plan, 2003 CVMSHCP Figure 4-1: Conservation Areas; project materials. Watermark Specific Plan Amendment No.1, prepared by MSA Consulting, October 16, 2014.

- X. a) **No Impact.** The proposed project will not divide an established community. The property is located on the northwest corner of Jefferson Street and Avenue 52 surrounded by vacant lands and residential developments. The project will be a continuation of residential development trends in the area.
- b) **No Impact.** The site has been designated for “Medium/High Density Residential” uses in the City’s General Plan and Zoning Ordinance. The Watermark Specific Plan Amendment No. 1 will result in a General Plan Land Use and Zoning amendment, allowing for “Low Density Residential.” Therefore, with approval of the General Plan Amendment and Zone Change, the project is consistent with the land use goals and policies of the City, and impacts are considered negligible.
- c) **No Impact.** The project site is not located within any conservation areas as identified in the CVMSHCP. However, the property is within the general boundaries of the Plan, and therefore, the project proponent will be required to pay Local Development Mitigation Fee (LDMF). There will be no conflict with the Plan. (See Section IV Biological Resources).

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES -- Would the project:				
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?				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?				X

Sources: 2035 General Plan, project materials.

XI.a,b) **No Impact.** Mineral resources in the City consist primarily of sand and gravel. The proposed project site is located in Mineral Resource Zone MRZ-1, which indicates that no resources occur (Exhibit III-1, 2035 General Plan). There will be no impact to mineral resources as a result of the proposed project.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XII. NOISE - 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?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			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?				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?				X

Source: 2035 General Plan Noise Element, project materials.

XII. a) **Less than Significant.** The City of La Quinta Noise Element of the General Plan provides guidelines for community noise impacts per land use designation. The current City noise standards for residential land uses allow noise levels of 60 dBA from 7am to 10pm, and 50 dBA from 10pm to 7am. The primary source of noise in the City and project area is traffic related. The main source of off-site exterior noise impacting the project will be generated from traffic along Jefferson Street and Avenue 52. Tables IV-1 and IV-2 of the Noise Element provide noise analysis of various locations throughout the City. The average daily noise levels generated from traffic at Jefferson Street and Avenue 52 is 62.2 dBA. This does not reflect the noise reduction from the existing perimeter wall.

The proposed project is located in proximity to residential land uses of the Citrus Club, immediately north and west of the subject site. According to City standards, residential land uses are considered “noise sensitive” thereby restricting allowable noise levels within the planning area. The City requires that exterior noise levels not exceed 65 dBA CNEL in outdoor living areas, and interior noise levels not to exceed 45 dBA CNEL in all habitable rooms. Noise generated by project operation and related traffic is anticipated to similar to existing noise of the surrounding residential uses and traffic along Jefferson Street and Avenue 52. Therefore, noise impacts to surrounding residential land uses will be less than significant.

- b) **Less than Significant.** Development of the proposed project will temporarily generate noise and groundbourne vibrations through construction related activities, but will cease once in operation. Impacts are therefore expected to be less than significant.

- c,d) **Less than Significant.** Surrounding land uses in proximity to the proposed site include low density residential to the north and west, and currently vacant lands to the east and south. The proposed project is consistent with lands immediately north and west of the site and will generate comparable noise levels. Impacts are expected to be less than significant.

- e,f) **No Impact.** The project is located approximately 5 miles to the south of the Bermuda Dunes Airport. Although an occasional overflight is likely, the approach patterns do not occur in the vicinity of the proposed project. There are no private airstrips in the region. Therefore, there will be no impact associated with airport noise.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING – Would the project:				
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)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Source: Project materials. “Report E-5: Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2014, with 2010 Benchmark,” CA Dept. of Finance, Demographic Research Unit, May 1, 2014.

XIII. a) **No Impact.** The proposed project will result in the development of 82 detached single-family residential units. According to the California Department of Finance, the 2014 household size in La Quinta is 2.59¹ persons per household. Based on this factor, the project has the potential to add approximately 213 persons to the City’s population. Although the project will directly induce population growth, it is consistent with the natural growth occurring over time in the City. Impacts to population will be less than significant.

b,c) **No Impact.** The proposed site is currently vacant and designated for medium/high density residential. The project will not result in the loss or relocation of housing stock. Instead, the project will be adding 82 single-family units to the City’s housing stock. There will be no impact to housing.

Mitigation: None required

Monitoring: None required

¹ “E-5 Population and Housing Estimates for Cities, Counties, and the State 2011-2014”, prepared by CA Dept. of Finance, accessed November 2014.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
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?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Source: 2035 General Plan, Google Earth accessed November 2014, project materials.

XIV. a)

Fire Protection- Less than Significant

The County of Riverside Fire Department provides Fire Protection for the proposed project. The nearest existing fire station (Station #93) that would respond first to an incident is located approximately 1.5 miles north of the project site at 44555 Adams Street. There are two other stations located at 78111 Avenue 52 (#32) and 54001 Madison Street (#70). All County-operated stations feature a minimum of one trained paramedic as part of its three-person engine company per RCFD policy. The Fire Department also operates four additional stations in surrounding communities. The Department's first-in-response times range from two to six minutes and exhibits an Insurance Services Office (ISO) public protection class rating of four based on the provision of staffing, communication, water system for suppression, building standards etc. The site will have immediate access to Avenue 52 and possibly Jefferson Street (at the City's discretion) for emergency purposes. Project development will be in accordance with all City Municipal Code and/or Riverside County Fire Protection Standards to assure adequate fire safety and emergency response. Impacts will be less than significant.

Police Protection- Less than Significant

The City contracts with the County Sheriff for police services. The addition of 82 single-family residential units will increase the need for police services for 213 additional persons; however overall impact to police services is expected to be less than significant. The project vicinity is currently patrolled and will continue to be patrolled after project development. The site will be immediately accessible from Avenue 52, and project development will occur in accordance with City standards to assure adequate police protection.

Schools -Less than Significant

The proposed project will result in 82 single-family residences and has the potential to directly increase student population. The proposed project is located within the Coachella Valley Unified School District (CVUSD) and the Desert Sands Unified School District and will be required to pay the State mandated developer fee to help address and offset the potential impacts to local schools. Fees will be collected prior to the issuance of building permits.

Parks -Less than Significant

Each residential lot will have a private yard and the development will provide a community center and several open space components that will serve as both recreational space and a retention basin. The project is not expected to substantially increase the use of existing neighborhood and regional parks or other recreational facilities. The proposed project will participate in the City's parkland in-lieu fee program to offset impacts associated with parks generated by the 213 new residents of the project. Impacts are expected to be less than significant.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XV. 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?			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?			X	

Sources: 2035 General Plan, project materials.

XV. a,b) **No Impact.** Residents of La Quinta currently have access to 72 acres of parks, 147 acres of nature preserves containing recreational parkland areas, 845 acres of regional parks, a 525-acre municipal golf course, and numerous other private and public recreational facilities. The City sets a requirement for providing a minimum of 5 acres per 1,000. When this standard is applied to the estimated General Plan buildout population, a total of 403 acres of neighborhood and community parks will be required to adequately serve the City and its sphere of influence.

The development consists of 82 detached single-family residential units, which could potentially increase the City's population by 213 persons. The development offers a private community recreation center with pool, private yards for each dwelling unit, and several open space components that will serve as both passive recreational space and a retention basin. The project is not expected to substantially increase the use of existing neighborhood and regional parks or other recreational facilities. The proposed project will participate in the City's parkland in-lieu fee program to offset impacts associated with parks generated by the 213 new residents of the project. Impacts are expected to be less than significant.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC -- 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)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			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?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

Source: 2035 General Plan, "Watermark Villas Focused Traffic Memo" prepared by Endo Engineering, June 11, 2014. Project materials. Engineering Bulletin No. 06-13.

XVI.

- a, b) **Less than Significant.** A Traffic Impact Memo was prepared by Endo Engineering in June 2014 to provide updated analysis for the proposed project. The previous approved Traffic Report (Paul Singer, P.E. 2003) was based on the originally proposed 248 condominiums and traffic conditions present at the time of analysis. The current traffic memo (2014) compares and analyzes impacts associated with the proposed 82 unit single-family development to the approved 248 condominiums to determine whether or not a new Traffic Report is required.

According to the Traffic Memo and pursuant to Engineering Bulletin No. 06-13 (EB #06-13), a focused traffic impact memo may be prepared to compare the trip generation analysis in an

environmental document prepared for an already approved entitlement to the trip generation analysis for a proposed or amended entitlement. If there is an insignificant difference (equal to or less than 50 daily trips or 5 peak hour trips) between the existing entitlement and the proposed/amended entitlement trip generation, no additional traffic analysis will be required.

Table 5 below shows the reduction in the weekday trip generation associated with the proposed change in the residential development within the project from the approved 248 condominiums to 82 single-family detached residential units.

Table 5
Watermark Villas
Reduction in Weekday Site Trip-Generation Forecasts

Development Scenario	Land Use Quantity	Morning Peak Hour			Evening Peak Hour			Daily 2-Way
		In	Out	Total	In	Out	Total	
Approved Watermark Villas	248 DU	18	89	107	85	42	127	1,420
Proposed Watermark Villas	82 DU	17	50	67	55	33	88	870
Reduction in Trip Generation		1	39	40	30	9	39	550
% Reduction		6%	44%	37%	35%	21%	31%	39%

As shown in Table 5, the change in land use type and density associated with the proposed project compared to the previously approved project would result in a decrease in daily trips as well as peak hour trips. Therefore, the traffic impacts associated with the proposed project should be less than previously identified.

The proposed project would generate 37 percent fewer trips during the morning peak hour, 31 percent fewer trips during the evening peak hour, and 39 percent fewer trips during a typical weekday. The main site access would provide adequate capacity to accommodate the site traffic generated by the proposed project, and do so at acceptable levels of service. Therefore, impacts related to roadway capacity and level of service are considered less than significant.

- c) **No Impact.** The nearest airport, Bermuda Dunes Airport, is located approximately 5 miles north of the proposed site. The project is not located within proximity to an airport and will not impact air traffic patterns.
- d) **Less than Significant.** The proposed project is required to meet Development Code standards for roadway, parking and intersection designs, and is not expected to significantly impact traffic safety. Impacts will be less than significant.
- e) **Less than Significant.** Access to the planning area is via major arterial, secondary arterials, Interstate-10 and a variety of local roads. East-west roadways include Highway 111 and 47th Avenue, while Washington Street serves as both the north-south roadway and project access. Design guidelines further ensure that emergency access will be created and preserved for the proposed project. The applicant may be required, at the discretion of the City, to provide an emergency only access. The proposed project will not result in inadequate emergency access.
- f) **No Impact.** The proposed project will provide the required amount of parking consistent with design guidelines for single-family residential. No impact is expected.

- g) **Less than Significant.** The proposed project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				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?				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?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider that 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?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Source: Project Materials.

XVII. a) **No Impact.** Wastewater discharge requirements for the Coachella Valley, including the subject property, are administered by the Colorado River Basin Regional Water Quality Control Board. All development within the proposed project will be connected to existing sewer lines in either Jefferson Street or Avenue 52. Project wastewater will be transported to and processed at CVWD's Mid-Valley Water Reclamation Plant (WRP-4) in Thermal. CVWD implements all the requirements of the Regional Water Quality Control Board as they relate to wastewater discharge requirements and water quality standards. The proposed project will increase wastewater flows to the treatment plant, but it will not adversely impact water quality standards or waste discharge requirements.

b-e) **Less than Significant, No Impact.** The subject property falls under the jurisdiction of the Coachella Valley Water District (CVWD) for domestic water supplies and wastewater treatment. The project will be able to connect to existing water and sanitary sewer lines in either Jefferson Street or Avenue 52, and no new regional infrastructure will be required.

Wastewater produced by the proposed project will be processed at the Mid-Valley Water Reclamation Plant (WRP-4) located in Thermal, which has a capacity of approximately 9.5 million gallons per day (mgd).

CVWD has prepared an Urban Water Management Plan 2010 Update, which is a long-term planning document that helps it plan for current and future water demands. The Plan demonstrates that the District has available, or can supply, sufficient water to serve City and project area. The project will also be required to implement water conservation programs, including a drought tolerant landscaping plan and the CalGreen Building Code, which requires that high efficiency fixtures be used. The project will not be required to provide a Water Supply Assessment (WSA) because it does not meet the “Project” criteria set forth in State Water Code Section 10912. The project is also consistent with current land use designations set forth in the General Plan and therefore has been considered in future water demand projections.

CVWD is also responsible for regional stormwater management in the Coachella Valley. According to CVWD, the general project area is adequately protected from stormwater flows by the Coachella Valley Stormwater Channel (Whitewater River), and drainage issues affecting the subject property are limited to the management of local drainage. To manage onsite stormwater flows, the project proponent will be required to develop a stormwater management plan and drainage plan prior to approval of the project. It is not anticipated that new or expanded off-site stormwater management facilities will be required to serve the project.

The project will be required to provide electric, telephone and cable service through the applicable providers. Service is available adjacent to the site. The applicant will be required to construct connections to these services to the standards established by each service provider.

- f,g) **No Impact.** The project site will be served by Burrtec, the City’s solid waste contractor. Trash generated by the project will be hauled to the transfer station located in Cathedral City, west of the City, and from there transported to one of four regional landfills. All four landfills have sufficient capacity to accommodate the proposed project. Burrtec is required to meet all local, regional, State and federal standards for solid waste disposal.

Mitigation: Not required.

Monitoring: Not required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --				
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	
c) 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	
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

- a) **Less than Significant.** The proposed project is located northwest corner of Avenue 52 and Jefferson Street and is surrounded by developed or previously disturbed lands. There will be no substantial reduction in wildlife habitat nor will it restrict the movement or range of any plant or animal. Compliance with the MBTA will ensure impacts to sensitive species are reduced to less than significant levels.

The project will not impact any important examples of California history or prehistory. In the event cultural artifacts are uncovered during site disturbing activities, a qualified archaeologist will be called in to evaluate and, if necessary recover and document such resources to reduce related impacts to less than significant levels.

- b,c) **Less than Significant.** Buildout of proposed project is consistent with both the General Plan and Watermark Specific Plan Amendment No. 1. The project will not have any additional cumulatively considerable impacts beyond buildout of the General Plan.
- d) **Less than Significant with Mitigation.** The project's potential environmental effects have been mitigated to a less than significant level by the measures outlined in the Initial Study and development requirements of the City of La Quinta. Further, as mitigated the project will not cause substantial adverse effects on human beings. This Agency intends to adopt a Mitigated Negative Declaration based upon the supporting documentation herein.

References

City of La Quinta 2035 General Plan

City of La Quinta Municipal Code.

CalEEMod Version 2013.2.2

“Watermark Villas Focused Traffic Memo” prepared by Endo Engineering, June 11, 2014

“Report E-5: Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2014, with 2010 Benchmark,” CA Dept. of Finance, Demographic Research Unit, May 1, 2014.

Watermark Specific Plan Amendment No.1, prepared by MSA Consulting, October 16, 2014.

2003 Coachella Valley MSHCP

FEMA Flood Insurance Rate Map Panel #2233G

“Hydrology Study for Watermark Villas,” prepared by Adams-Streeter Civil Engineers, Inc. June 2014.

CA Department of Toxic Substances

“Geotechnical Assessment, Watermark Project,” prepared by Petra Geotechnical, Inc October 30, 2013

SCAQMD CEQA Handbook

2003 PM10 Plan for the Coachella Valley

SCAQMD 2012 Air Quality Management Plan

Earthwork Volume Analysis: Watermark La Quinta, prepared by Earthwork Calculation Services, October 8, 2014.

California Department of Conservation Farmland Mapping

California Scenic Highway Mapping System

**CITY OF LA QUINTA
MONITORING PROGRAM FOR CEQA COMPLIANCE**

DATE:	December 3, 2014	ASSESSORS PARCEL NO.:	776-220-012-1, 776-220-013-2, and 776-220-014-3
CASE NO.:	General Plan Amendment 2014-127, Zone Change 2014-145, Specific Plan 2003-069, Amendment #1, Site Development Permit 2014-942, Tentative Tract Map 36762	PROJECT LOCATION:	Northwest corner of Jefferson Street and Avenue 52
EA/EIR NO:	2014-638	APPROVAL DATE: In Process	
APPLICANT:	Beazer Homes Holding Corp.		

**THE FOLLOWING REPRESENTS THE CITY'S MITIGATION MONITORING PROGRAM IN CONNECTION WITH THE MITIGATED NEGATIVE
DECLARATION FOR THE ABOVE CASE NUMBER**

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
III. AIR QUALITY					
<p>Include in grading and dust control plans:</p> <ol style="list-style-type: none"> 1. Construction equipment, delivery trucks, worker vehicles, and haul trucks will limit idling time to no more than 5 minutes. 2. The grading contractor shall certify in writing that all construction equipment is properly serviced and maintained in good operating conditions. Certification shall be provided to City Engineer for review and approval. 3. Diesel-powered construction equipment shall utilize aqueous diesel fuels, and be equipped with diesel oxidation catalysts. 4. Chemically treat soil where activity will cease for at least four consecutive days. 5. All construction grading operations and earth moving operations shall cease when winds exceed 25 miles per hour. 6. Water site and equipment morning and evening and during all earth-moving operations. 7. Operate street-sweepers on paved roads adjacent to site. 8. Establish and strictly enforce limits of grading for each phase of development. 9. Stabilize and re-vegetate areas of temporary disturbance needed to accomplish each phase of development. 10. Wash off trucks as they leave the project site as necessary to control fugitive dust emissions. 11. Cover all transported loads of soils, wet materials prior to transport, provide adequate freeboard (space from the top of the material to the top of the truck) to reduce PM10 and deposition of particulate matter during transportation. 12. Use track-out reduction measures such as gravel pads at project access points to minimize dust and mud deposits on roads affected by construction traffic. 13. Construction equipment and materials shall be sited as far away from residential and park uses as practicable. 14. Existing power sources should be utilized where feasible via temporary power poles to avoid on-site power generation. 15. Imported fill and paving materials, as well as any exported material, shall be adequately watered prior to transport, covered during transport, and watered prior to unloading. 	Public Works Department	Prior to grading	Approved grading and dust control plans.		

<p>16. Each portion of the project to be graded shall be pre-watered prior to the onset of excavation, grading or other dust-generating activities.</p> <p>17. On-going watering soil stabilization of disturbed soils, especially in the staging area, shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.</p> <p>18. SCAQMD Rule 403 shall be adhered to, ensuring the clean-up of construction-related dirt on approach routes to and from the site.</p> <p>19. All grading activities shall be suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.</p>					
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SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
IV. BIOLOGICAL RESOURCES					
<p>Any vegetation or tree removal, or other ground disturbing activities occurring between January 1st and August 31st with the potential to impact nesting birds shall require a qualified biologist to conduct a nesting bird survey to determine if there is a potential impact to such species.</p>	<p>Community Development Department</p>	<p>Prior to any vegetation removal between 1/1 and 8/31.</p>	<p>Biological survey.</p>		

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
V. CULTURAL RESOURCES					
<p>A qualified archaeological monitor shall be present on site during any earth moving activities. Should the monitor identify a resource, he/she shall be empowered to stop or redirect earth moving activities until such time as the resource can be properly identified and processed. The archaeological monitor shall be required to prepare a report at the end of earth moving activities and file such report with the Community Development Department within 30 days of completion of monitoring activities for any building on the project site.</p>	<p>Community Development Department</p>	<p>During earth moving</p>	<p>City standards for archaeological resource analysis</p>		

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To:
County Clerk
County of Riverside
Attention: Tammy Marshall
2724 Gateway Drive
Riverside, CA 92507

From:
City of La Quinta
Attn: Les Johnson
78-495 Calle Tampico
La Quinta, CA 92253

Subject:

The City of La Quinta intends to adopt a Mitigated Negative Declaration for Environmental Assessment 2014-638 in compliance with Section 21092 et.seq. of the Public Resources Code, with respect to the project more fully described herein.

Project Title: Environmental Assessment 2014-638; General Plan Amendment 2014-127, Zone Change 2014-145, Specific Plan 2003-069, Amendment #1, Site Development Permit 2014-942, Tentative Tract Map 36762
Beazer Homes Watermark Villas

<u>State Clearinghouse Number</u>	<u>Lead Agency/Contact Person</u>	<u>Telephone</u>
N/A	City of La Quinta/Les Johnson	760-777-7125

Project Location (include County):

Northwest corner of Jefferson Street and Avenue 52, within the City of La Quinta, County of Riverside.

Project Description:

The proposed project will result in the development of 82 single-family detached residential dwelling units to be located on ± 20.84 acres in the City of La Quinta, California. The project was previously approved for 248 condominiums in 2004 and was partially built. Existing improvements, including residential structures and parking podiums will be demolished as part of the project.

A General Plan Amendment and Zone Change will change the land use and zoning designations from the existing Medium/High Residential to Low Density Residential. The Watermark Specific Plan Amendment No. 1 will be amended to eliminate discussion of the previously approved condominium project and to allow for the 82 single-family detached homes with three floor plans. A Tentative Tract Map is proposed to subdivide the lots and create lots for streets, parkways and other ancillary facilities.

Comment Period

The comment period for this proposed Mitigated Negative Declaration is November 21, 2014 to December 10, 2014. Comments on the Mitigated Negative Declaration can be submitted in writing to the address shown above, or via email to ljohnson@la-quinta.org.

Planning Commission Hearing:

The La Quinta Planning Commission will consider the Mitigated Negative Declaration at a public meeting tentatively scheduled for December 9, 2014, to be held at 7:00 p.m. in the City Council Chambers, located at 78-495 Calle Tampico, La Quinta, CA 92253.



Les Johnson, Community Development Director

11/18/14

Date

RESOLUTION 2015-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA QUINTA, CALIFORNIA, APPROVING GENERAL PLAN
AMENDMENT 2014-127, A CHANGE IN LAND USE
DESIGNATION FOR THE NORTHWEST CORNER OF
JEFFERSON STREET AND AVENUE 52**

**CASE: GENERAL PLAN AMENDMENT 2014-127
APPLICANT: BEAZER HOMES HOLDINGS**

WHEREAS, the City Council of the City of La Quinta, California did, on the 6th day of January, 2015, hold a duly noticed public hearing to consider a request by Beazer Homes Holdings for a General Plan Amendment from Medium/High Density Residential to Low Density Residential, located at the northwest corner of Jefferson Street and Avenue 52, more particularly described as:

Assessor's Parcel Nos.: 776-220-012, 776-220-013, 776-220-014

WHEREAS, the Planning Commission of the City of La Quinta, California did, on the 9th day of December, 2014, hold a duly noticed public hearing to consider a recommendation on General Plan Amendment 2014-127, and after hearing and considering all testimony and arguments, did adopt Planning Commission Resolution 2013-028, recommending to the City Council approval of General Plan Amendment 2014-127; and

WHEREAS, the La Quinta Planning Department has prepared Environmental Assessment 2014-638 for this project, in compliance with the requirements of the California Environmental Quality Act ("CEQA"). The Planning Commission determined 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 and mitigation measures have been incorporated. Therefore, the Planning Commission is recommending that a Mitigated Negative Declaration of environmental impact and associated Mitigation Monitoring Program be adopted; and,

WHEREAS, per SB-18 consultation requirements, the Community Development Department has forwarded information regarding the proposed General Plan Amendment to those Tribes referenced on the Tribal Consultation List provided by the Native American Heritage Commission and has followed up with all Tribes requesting information or consultation; and,

WHEREAS, the Community Development Department published a public hearing notice in *The Desert Sun* newspaper on December 26, 2014 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 recommending approval of said Amendment:

Finding A

The project is consistent with the La Quinta General Plan.

The proposed General Plan Amendment is internally consistent with those goals, objectives and policies of the general plan which are not being amended. The proposed Low Density Residential designation is consistent with lands to the west and north of the parcel.

Finding B

Approval of the amendment will not create conditions materially detrimental to the public health, safety and general welfare.

Approval of the proposed General Plan Amendment will not create conditions materially detrimental to public health, safety and general welfare insofar as the Low Density Residential designation will result in the development of single-family homes and similar uses permitted by the General Plan in this land use designation.

Finding C

The new designation is compatible with the land use designations on adjacent properties.

The General Plan Amendment is consistent with the land use designation for properties located north and west of the parcel.

Finding D

The new land use designation is suitable and appropriate for the subject property.

The new land use designation is suitable and appropriate for the subject property, insofar as it will allow the development of single-family homes on a site that is generally flat and rectangular.

Finding E

Approval of the amendment is warranted because the situation and the general conditions of the property have substantially changed since the existing designation was imposed.

Approval of the new land use designation is warranted because the density of the proposed single-family tract will be less than 4 units per acre.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of La Quinta, California, as follows:

SECTION 1. That the above recitations are true and correct and constitute the findings of the City Council.

SECTION 2. That it does hereby approve General Plan Amendment 2014-127 for the reasons set forth in this Resolution and Exhibit A.

PASSED, APPROVED and ADOPTED at a regular meeting of the La Quinta City Council held on this 6th day of January, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

LINDA EVANS, Mayor
City of La Quinta, California

ATTEST:

SUSAN MAYSELS, City Clerk
City of La Quinta, California

Resolution 2015 -
General Plan Amendment 2014-127
Beazer Homes Holdings Corp. – Watermark Villas
Adopted: January 6, 2015
Page 4 of 4

(CITY SEAL)

APPROVED AS TO FORM:

WILLIAM H. IHRKE, City Attorney
City of La Quinta, California

EXHIBIT "A"
GENERAL PLAN AMENDMENT 2014-127
RESOLUTION 2015 - ____



**CURRENT LAND USE
DESIGNATION:
MEDIUM HIGH DENSITY
RESIDENTIAL**



**PROPOSED LAND USE
DESIGNATION:
LOW DENSITY RESIDENTIAL**

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING ZONE CHANGE 2014-145, CHANGING THE ZONING DESIGNATION FOR ASSESSOR'S PARCEL NUMBERS 776-220-012, 776-220-013, 776-220-014 FROM MEDIUM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL

**CASE: ZONE CHANGE 2014-145
APPLICANT: BEAZER HOMES HOLDINGS**

WHEREAS, the City Council of the City of La Quinta, California did, on the 6th day of January, 2015, consider a request by Beazer Homes Holdings for a change in zoning from Medium High Density Residential to Low Density Residential, located at the northwest corner of Jefferson Street and Avenue 52, more particularly described as:

Assessor's Parcel Nos.: 776-220-012, 776-220-013, 776-220-014

WHEREAS, the Planning Commission of the City of La Quinta did, on the 9th day of December, 2014, hold a duly noticed Public Hearing to consider the aforementioned Zone Change; and,

WHEREAS, subsequent to said Public Hearing, the Planning Commission of the City of La Quinta did adopt Planning Commission Resolution 2014-029 to recommend to the City Council adoption of said Zone Change; and,

WHEREAS, said Zone Change has complied with the requirements of "The Rules to Implement the California Environmental Quality Act of 1970" as amended (Resolution 83-68), in that the La Quinta Community Development Director has determined that the Zone Change could have a significant impact on the environment but that all potentially significant impacts can be reduced to less than significant levels, and a Mitigated Negative Declaration has been approved; and,

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, the La Quinta City Council did make the following mandatory findings to justify adoption of said Zone Change:

Finding A

The project is consistent with the General Plan

The proposed Zone Change is internally consistent with those goals, objectives and policies of the general plan which are not being amended. The proposed Low Density Residential designation is consistent with lands to the west and north of the parcel.

Finding B

Approval of the amendment will not create conditions materially detrimental to the public health, safety and general welfare.

Approval of the proposed Zone Change will not create conditions materially detrimental to public health, safety and general welfare insofar as the Low Density Residential designation will result in the development of single-family homes and similar uses permitted by the General Plan in this land use designation.

Finding C

The new designation is compatible with the land use designations on adjacent properties.

The Zone Change is consistent with the land use designation for properties located north and west of the parcel.

Finding D

The new land use designation is suitable and appropriate for the subject property.

The new zoning designation is suitable and appropriate for the subject property, insofar as it will allow the development of single-family homes on a site that is generally flat and rectangular.

Finding E

Approval of the amendment is warranted because the situation and the general conditions of the property have substantially changed since the existing designation was imposed.

Approval of the new zoning designation is warranted because the density of the proposed single-family tract will be less than 4 units per acre.

NOW, THEREFORE, the City Council of the City of La Quinta does ordain as follows:

SECTION 1. The La Quinta Zoning Map is hereby amended as follows:

1. APNs: 776-220-012, 776-220-013, 776-220-014 are designated Low Density Residential (Exhibit A).

SECTION 2. ENVIRONMENTAL: The Community Development Department determined that the proposed Zone Change could have a significant impact on the environment, but all significant impacts can be mitigated to a less than significant level.

SECTION 3. EFFECTIVE DATE: This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 4. POSTING: The City Clerk shall, within 15 days after passage of this Ordinance, cause it to be posted in at least three public places designated by resolution of the City Council, shall certify to the adoption and posting of this Ordinance, and shall cause this Ordinance and its certification, together with proof of posting to be entered into the Book of Ordinances of the City of La Quinta.

PASSED, APPROVED and ADOPTED at a regular meeting of the La Quinta City Council held this 6th day of January, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

LINDA EVANS, Mayor
City of La Quinta, California

ATTEST:

SUSAN MAYSELS, City Clerk
City of La Quinta, California

(CITY SEAL)

APPROVED AS TO FORM:

WILLIAM H. IHRKE, City Attorney
City of La Quinta, California

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LA QUINTA)

I, SUSAN MAYSELS, City Clerk of the City of La Quinta, California, do hereby certify the foregoing to be a full, true, and correct copy of Ordinance No. (enter number) which was introduced at a regular meeting on the 6th day of January, 2015, and was adopted at a regular meeting held on the 20th day of January, 2015, not being less than 5 days after the date of introduction thereof.

I further certify that the foregoing Ordinance was posted in three places within the City of La Quinta as specified in the Rules of Procedure adopted by City Council Resolution No. 2014-013.

SUSAN MAYSELS, City Clerk
City of La Quinta, California

Ordinance No.
Zone Change 2014-145
Beazer Homes Holdings Corp. – Watermark Villas
Adopted: January 6, 2015
Page 5

DECLARATION OF POSTING

I, SUSAN MAYSELS, City Clerk of the City of La Quinta, California, do hereby certify that the foregoing ordinance was posted on _____, pursuant to Council Resolution.

SUSAN MAYSELS, City Clerk
City of La Quinta, California

EXHIBIT "A"
ZONE CHANGE 2014-145
ORDINANCE # _____



**CURRENT ZONING
DESIGNATION:
MEDIUM HIGH DENSITY
RESIDENTIAL**



**PROPOSED ZONING
DESIGNATION:
LOW DENSITY RESIDENTIAL**

RESOLUTION 2015 -

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA QUINTA, CALIFORNIA, APPROVING SPECIFIC PLAN
2003-069, AMENDMENT 1, FOR THE BEAZER HOMES
WATERMARK SPECIFIC PLAN**

**CASE NO.: SPECIFIC PLAN 2003-069, AMENDMENT NO. 1
APPLICANT: BEAZER HOMES HOLDINGS**

WHEREAS, the City Council of the City of La Quinta, California did, on the 6th day of January, 2015, hold a duly noticed Public Hearing to consider a request by Beazer Homes Holdings for consideration of an amendment to the existing Watermark Specific Plan in order to allow the development of single-family homes on the property, more particularly described as:

Assessor's Parcel Nos.: 776-220-012, 776-220-013, 776-220-014

WHEREAS, the Planning Commission of the City of La Quinta, California did, on the 9th day of December, 2014, hold a duly noticed Public Hearing to consider a recommendation on said Specific Plan Amendment, and after hearing and considering all testimony and arguments, did adopt Planning Commission Resolution 2013-029, recommending to the City Council approval of Specific Plan 2003-069, Amendment No. 1; and,

WHEREAS, the Community Development Department published a public hearing notice in *The Desert Sun* newspaper on December 26, 2014, as prescribed by the Municipal Code. Public hearing notices were also mailed to all property owners within 500 feet of the site; and,

WHEREAS, per SB-18 consultation requirements, the Community Development Department has forwarded information regarding the proposed amended Specific Plan to those Tribes referenced on the Tribal Consultation List provided by the Native American Heritage Commission and placed their recommendations, if any, in the Conditions of Approval; and,

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did make the following mandatory findings pursuant to Section 9.240.010 of the La Quinta Municipal Code to justify approval of said Specific Plan Amendment:

1. Consistency with the General Plan

The proposed Specific Plan amendment is consistent with the goals and policies of the La Quinta General Plan in that the Specific Plan Amendment follows the approval of a General Plan Amendment to Low Density Residential for the project site, and the proposed development standards and guidelines contained in the Specific Plan are compatible with the goals and policies of the General Plan for Low Density Residential land uses.

2. Public Welfare

Approval of the Specific Plan Amendment will not create conditions materially detrimental to public health, safety and general welfare insofar as the impacts of the Amendment on the environment have been analyzed under the provisions of the California Environmental Quality Act, and potential impacts have been reduced to less than significant levels.

3. Land Use Compatibility

The proposed Specific Plan amendment incorporates land uses that are compatible with zoning on properties located to the north and west. The design regulations specified in the Specific Plan Amendment are compatible with the low intensity development adjacent to the site.

4. Property Suitability

The uses permitted in the Specific Plan Amendment are suitable and appropriate for the subject property in that the property is generally flat and rectangular in shape, and can accommodate the use.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of La Quinta, California, as follows:

SECTION 1. That the above recitations are true and constitute the Findings of the Planning Commission in this case;

SECTION 2. That it does hereby approve Specific Plan 2003-069 Amendment No. 1 for the reasons set forth in this Resolution, subject to the attached Conditions of Approval.

PASSED, APPROVED, and ADOPTED at a regular meeting of the City of La Quinta City Council, held on this the 6th day of January, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

LINDA EVANS, Mayor
City of La Quinta, California

ATTEST:

SUSAN MAYSELS, City Clerk
City of La Quinta, California

(CITY SEAL)

APPROVED AS TO FORM:

WILLIAM H. IHRKE, City Attorney
City of La Quinta, California

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. Specific Plan 2003-069, Amendment No. 1 shall be developed in compliance with these conditions, and the approved Specific Plan document. In the event of any conflicts between these conditions and the provisions of Specific Plan 2003-069 Amendment No. 1, these conditions shall take precedence.
3. The following changes shall be made to the Specific Plan:
 - A. Figure 1.4 and 1.5 shall be corrected to reflect the amended General Plan and Zoning designations approved for the property.
 - B. All references to adoption of General Plan Amendment or Change of Zone shall be removed.
 - C. A walking path with dog watering and clean up stations shall be added on the outer (east, west, and south sides) edge of the retention basin on Figure 2.4. The last sentence of the paragraph beginning "Retention Basin (Passive Open Space)" on page 19 shall be corrected to state that pedestrian access will be provided on the south, west and east sides of the basin.
 - D. Figure 2.5 shall be corrected to remove "Turfed Play Area" from the retention basin at the southwestern corner of the property.
 - E. The last sentence of Section 2.6 shall be corrected to read: "Phased development will be accompanied by the orderly extension of roadways, public utilities and infrastructure consistent with the approved conditions of approval."
 - F. Benches, trellis, dog watering stations, and layered or meandering landscaping shall be described as requirements in the paseos for Planning Area 1 in Section 3.2.

RESOLUTION 2015-
CONDITIONS OF APPROVAL
SPECIFIC PLAN 2003-069, AMENDMENT NO. 1
BEAZER HOMES HOLDINGS CORP. – WATERMARK VILLAS
ADOPTED: JANUARY 6, 2015

- G. Benches and picnic tables shall be described as requirements in the turf area located on the east side of the pool in Planning Area 2 in Section 3.3 and Figure 3.4.
 - H. The plant palette (Table 4.1) shall be amended to include all the plant materials included in the landscape plan for Site Development Permit 2014-942.
 - I. All homes shall be designed with a minimum 18 inch eave/overhang of the roof.
 - J. Homes abutting the northern boundary of the site, and homes sited on lots 1 and 50 (adjacent to the project entry) shall be single story models.
 - K. Home abutting the northern boundary of the property shall be provided architectural enhancements on their northern elevation facing the Citrus.
4. Within 30 days of City Council approval, applicant shall provide an electronic copy (.pdf) and three bound paper copies of the Final Specific Plan document, as amended by this action, to the Community Development Department. The Final Specific Plan shall include all text and graphics except as amended by this action, all amendments per this action, and correction of any typographical errors, internal document inconsistencies, and other amendments deemed necessary by the Planning Director.
5. The Specific Plan shall conform to the conditions of approval placed on Site Development Permit 2014-942 and Tentative Tract Map 36762, and the Mitigation Measures contained in Environmental Assessment 2014-638.

RESOLUTION NO. 2015 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT 2014-942, ALLOWING THE DEVELOPMENT OF 82 HOMES ON 20.8 ACREA LOCATED AT THE NORTHWEST CORNER OF JEFFERSON STREET AND AVENUE 52

**CASE NO.: SITE DEVELOPMENT PERMIT 2014-942
APPLICANT: BEAZER HOMES HOLDINGS**

WHEREAS, the City Council of the City of La Quinta, California did, on the 6th day of January, 2015, hold a duly noticed Public Hearing to consider a request by Beazer Homes Holdings for approval of architectural and landscaping plans for the development of 82 single-family homes within the Watermark Specific Plan (Specific Plan ("SP") 2003-069, as amended), more particularly described as:

Assessor's Parcel Nos.: 776-220-012, 776-220-013, 776-220-014

WHEREAS, the Planning Commission of the City of La Quinta, California did, on the 9th day of December, 2014, hold a duly noticed Public Hearing to consider a request by Beazer Homes Holdings for approval of architectural and landscaping plans for the development of 82 single-family homes within the Watermark Specific Plan (SP 2003-069, as amended) and after hearing and considering all testimony and arguments, did adopt Planning Commission Resolution 2013-031, recommending to the City Council approval of Site Development Permit 2014-942; and

WHEREAS, the Community Development Department published the public hearing notice in the *Desert Sun* newspaper on the 26th day of December, 2014, 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 desiring to be heard, said City Council did make the following mandatory findings pursuant to Section 9.210.010 of the Municipal Code to justify approval of said Site Development Permit:

1. Consistency with the General Plan

The proposed Site Development Permit is consistent with the La Quinta General Plan, as it proposes 82 single-family homes on 20.8 acres, consistent with the Low Density Residential land use designation.

2. Consistency with the Zoning Code

The proposed project is consistent with the Zoning Code and SP 2003-069, as amended, and complies with the development standards specified in both of these documents.

3. Compliance with the California Environmental Quality Act

The Community Development Department has determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect because revisions in the project have been made by or agreed to by the project proponent and mitigation measures have been incorporated. Therefore, the Community Development Director is recommending that a Mitigated Negative Declaration of environmental impact and associated Mitigation Monitoring Program be adopted.

4. Architectural Design

The architecture and layout is compatible with, and not detrimental to, the homes in the Citrus development to the north and west of the project. The Site Development Permit was reviewed by the City's Architecture and Landscaping Review Board and found to be satisfactory, with conditions of approval.

5. Landscape Design

The landscaping plans are consistent with the City's standards, and will be required to comply with the City's drought tolerant landscaping requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of La Quinta, California, as follows:

SECTION 1. That the above recitations are true and correct and constitute the findings of the City Council.

SECTION 2. That it does hereby approve Site Development Permit 2014-942 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 6th day of January, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

LINDA EVANS, Mayor
City of La Quinta, California

ATTEST:

SUSAN MAYSELS, City Clerk
City of La Quinta, California

(CITY SEAL)

APPROVED AS TO FORM:

WILLIAM H. IHRKE, City Attorney
City of La Quinta, California

GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Site Development Permit. The City shall have sole discretion in selecting its defense counsel.

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

2. The Site Development Permit shall expire on December 9, 2016 and shall become null and void in accordance with La Quinta Municipal Code Section 9.200.080, unless a building permit has been issued. A time extension may be requested per LQMC Section 9.200.080
3. Site Development Permit 2014-942 shall comply with all applicable conditions and/or mitigation measures for the following related approval(s):

Tentative Parcel Map 36762

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

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, if required:
 - Riverside County Fire Marshal
 - La Quinta Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Water Quality Management Plan(WQMP) Exemption Form – Whitewater River Region, Improvement Permit)
 - La Quinta Community Development Department
 - Riverside Co. Environmental Health Department
 - Desert Sands Unified School District (DSUSD)
 - Coachella Valley Water District (CVWD)
 - Imperial Irrigation District (IID)
 - California Regional Water Quality Control Board (CRWQCB)

RESOLUTION NO. 2015-
CONDITIONS OF APPROVAL
SITE DEVELOPMENT PERMIT 2014-942
BEAZER HOMES HOLDINGS CORP. – WATERMARK VILLAS
ADOPTED: JANUARY 6, 2015
Page 2 of 20

- State Water Resources Control Board
- SunLine Transit Agency (SunLine)
- South Coast Air Quality Management District Coachella Valley (SCAQMD)

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

5. Coverage under the State of California Construction General Permit must be obtained by the applicant, who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgment of the applicant's Notice of Intent ("NOI") and Waste Discharge Identification (WDID) number to the City prior to the issuance of a grading or building permit.
6. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; the California Regional Water Quality Control Board – Colorado River Basin Region Board Order No. R7-2013-0011 and the State Water Resources Control Board's Order No. 2009-0009-DWQ and Order No. 2010-0014-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") to the State Water Resources Control Board.

The applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at www.cabmphandbooks.com for use in their SWPPP preparation.

- B. 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.
- C. The applicant's SWPPP shall include provisions for all of the following Best Management Practices ("BMPs") (LQMC Section 8.70.020 (Definitions)):

**RESOLUTION NO. 2015-
CONDITIONS OF APPROVAL
SITE DEVELOPMENT PERMIT 2014-942
BEAZER HOMES HOLDINGS CORP. – WATERMARK VILLAS
ADOPTED: JANUARY 6, 2015
Page 3 of 20**

- 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.
- D. 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.
- E. The SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City Council.
- F. The inclusion in the Homeowners' Association (HOA) Conditions, Covenants, and Restrictions (CC&Rs), a requirement for the perpetual maintenance and operation of all post-construction BMPs as required and the applicant shall execute and record an agreement that provides for the perpetual maintenance and operation of all post-construction BMPs as required.
7. Permits issued under this approval shall be subject to the provisions of the Development Impact Fee and Transportation Uniform Mitigation Fee programs in effect at the time of issuance of building permit(s).
8. Approval of this Site Development Permit shall not be construed as approval for any horizontal dimensions implied by any site plans or exhibits unless specifically identified in the following conditions of approval.
9. Developer shall reimburse the City, within thirty (30) days of present of the invoice, all costs and actual attorney's fees incurred by the City Attorney to review, negotiate and/or modify any documents or instruments required by these conditions, if Developer requests that the City modify or revise any documents or instruments prepared initially by the City to effect these conditions. This obligation shall be paid in the time noted above without deduction or offset and

Developer's failure to make such payment shall be a material breach of the Conditions of Approval.

10. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual consultant's fees incurred by the City for engineering and/or surveying consultants to review and/or modify any documents or instruments required by this project. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.

PROPERTY RIGHTS

11. 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.
12. Pursuant to the aforementioned condition, conferred rights shall include approvals from the master developer or the HOA over easements and other property rights necessary for construction and proper functioning of the proposed development not limited to access rights over proposed and/or existing private streets that access public streets and open space/drainage facilities of the master development.
13. The applicant shall retain for private use of 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.
14. The applicant shall offer for dedication 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.
15. The applicant shall maintain existing perimeter landscaping setbacks along all public rights-of-way as follows:
 - A. Avenue 52 (Primary Arterial) - 20-foot from the R/W-P/L.
 - B. Jefferson Street (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.

16. 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.
17. Direct vehicular access to Jefferson Street and Avenue 52 from lots with frontage along Avenue 52 and Jefferson Street is restricted, except for those access points identified on the Site Development Permit, or as otherwise conditioned in these conditions of approval.
18. 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.

STREET AND TRAFFIC IMPROVEMENTS

19. The applicant shall comply with the provisions of LQMC Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access for Individual Properties and Development) for public streets; and Section 13.24.080 (Street Design - Private Streets), where private streets are proposed.
20. 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.
21. 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).

A. PRIVATE STREETS

- 1) Private Residential Streets measured at gutter flow line to gutter flow line shall have a 36-foot travel width.
- 2) Private Alleys and Emergency Fire Access (Lots H, I, J, K, and M) – Shall be constructed according to the lay-out shown on the Site Development Permit with on-street parking prohibited and the applicant establishes provisions for ongoing enforcement of the parking restriction in the CC&R's.
- 3) The location of driveways of corner lots shall not be located within the curb return and away from the intersection when possible.

22. All gated entries shall provide for a three-car minimum stacking capacity for inbound traffic to be a minimum length of 62 feet from call box 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 five feet width provided at the turn-around opening provided.

Two lanes of traffic shall be provided on the entry side of each gated entry, one lane shall be dedicated for residents, and one lane for visitors. The two travel lanes shall be a minimum of 20 feet of total paved roadway surface or as approved by the 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.

23. 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.
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Primary Arterial	4.5" a.c./6.0" c.a.b.
Major Arterial	5.5" a.c./6.5" c.a.b.

or the approved equivalents of alternate materials.

24. 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.
25. General access points and turning movements of traffic are limited to the following:
 - A. Jefferson Street – Emergency Fire Access: Right turn out is permitted. Left turn movements in and out are prohibited.
 - B. Avenue 52 – Primary Entry: Right turn in, right turn out and left turn in movements are permitted. Left turn movements out are prohibited.
26. The applicant shall construct improvements including 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.
27. 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 engineers registered in California.

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.

28. 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 LQMC Section 13.24.040 (Improvement Plans).

29. 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. WQMP (Plan submitted in Report Form)

NOTE: A through C to be submitted concurrently.

- D. On-Site Street Improvements/Signing & Striping/Storm Drain Plan
1" = 40' Horizontal, 1" = 4' Vertical

(Separate Storm Drain Plans if applicable)

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.

- E. 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 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 notes the 2013 California Building Code accessibility requirements associated with each door. The assessment must comply with the submittal requirements of the Building & Safety Department. A copy of the reviewed assessment shall be submitted to the Public Works Department in conjunction with the Site Development Plan when it is submitted for plan checking.

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

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

“Street Parking” plan shall include appropriate signage to implement the “No Parking” concept, or alternatively an on-street parking policy shall be included in the CC & R’s subject to City Engineer’s Approval. The parking plan or CC & R’s shall be submitted concurrently with the Street Improvement Plans.

30. The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the “Plans, Notes and Design Guidance” section of the Public Works Department at the City website (www.la-quinta.org). Please navigate to the Public Works Department home page and look for the Standard Drawings hyperlink.
31. The applicant shall furnish a complete set of all approved improvement plans on a storage media acceptable to the City Engineer (currently mylars).
32. Upon completion of construction, and prior to final acceptance of the improvements by the City, 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" 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 approved mylars previously submitted to the City, revised to reflect the as-built conditions. The applicant shall employ or

retain the Engineer Of Record during the construction phase of the project so that the EOR can make site visits in support of preparing "Record Drawing". However, if subsequent approved revisions have been approved by the City Engineer and reflect said "Record Drawing" conditions, the Engineer Of Record may submit a letter attesting to said fact to the City Engineer in lieu of mylar submittal.

IMPROVEMENT SECURITY

33. 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, 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, 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.

34. Depending on the timing of the development of this Site Development Permit, 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 Site Development Permit.
- D. Secure the costs for future improvements that are to be made by others.
- E. To agree to any combination of these actions, as the City may require.

Off-Site Improvements should be completed on a first priority basis. The applicant shall complete Off-Site Improvements in the first phase of construction or by the issuance of the 20% Building Permit.

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

35. 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 as approved by the City Engineer.

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.

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

GRADING

37. The applicant shall comply with the provisions of LQMC Section 13.24.050 (Grading Improvements).
38. 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.
39. 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 civil engineer registered in the State of

California,

- B. A preliminary geotechnical (“soils”) report prepared by a professional registered in the State of California,
- C. A Fugitive Dust Control Plan prepared in accordance with LQMC Chapter 6.16, (Fugitive Dust Control), and
- D. A Best Management Practices report prepared in accordance with LQMC Sections 8.70.010 and 13.24.170 (NPDES Stormwater Discharge Permit and Storm Management and Discharge Controls).
- E. A WQMP prepared by an authorized professional registered in the State of California.

All grading shall conform with the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by soils engineer, or engineering geologist registered in the State of California.

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. Additionally, the applicant shall replenish said security if expended by the City of La Quinta to comply with the Plan as required by the City Engineer.

- 40. 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.
- 41. 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. 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.

42. Building pad elevations on the rough grading plan submitted for City Engineer's approval shall conform with pad elevations shown on the tentative map, unless the pad elevations have other requirements imposed elsewhere in these Conditions of Approval.
43. Building pad elevations of perimeter lots shall not differ by more than one foot higher from the building pads in adjacent developments.
44. The applicant shall minimize the differences in elevation between the adjoining properties and the lots within this development.

Where compliance within the above stated limits is impractical, the City may consider alternatives that are shown to minimize safety concerns, maintenance difficulties and neighboring-owner dissatisfaction with the grade differential.

45. Prior to any site grading or regrading that will raise or lower any portion of the site by more than plus or minus half of a foot (0.5') from the elevations shown on the approved tentative tract map, the applicant shall submit the proposed grading changes to the City Engineer for a substantial conformance review.
46. 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 with applicable compaction tests and over excavation documentation.

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

47. Stormwater handling shall conform with the approved hydrology and drainage report for Watermark, Site Development Permit 2014-942/ Tentative Tract Map 36762. Nuisance water shall be disposed of in an approved manner.
48. The applicant shall comply with the provisions of LQMC Section 13.24.120 (Drainage), 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. More specifically, stormwater falling on site during the 100

**RESOLUTION NO. 2015-
CONDITIONS OF APPROVAL
SITE DEVELOPMENT PERMIT 2014-942
BEAZER HOMES HOLDINGS CORP. – WATERMARK VILLAS
ADOPTED: JANUARY 6, 2015
Page 14 of 20**

year storm shall be retained within the development, unless otherwise approved by the City Engineer. The design storm shall be either the 1 hour, 3 hour, 6 hour or 24 hour event producing the greatest total run off.

49. 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.
50. In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise and as approved by the City Engineer.
51. The project shall be designed to accommodate purging and blowoff water (through underground piping and/or retention facilities) from any on-site or adjacent well sites granted or dedicated to the local water utility authority as a requirement for development of this property.
52. No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.
53. For on-site above ground common retention basins, retention depth shall be according to Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems. Side slopes shall not exceed 3:1 and shall be planted with maintenance free ground cover. An exception to the Engineering Bulletin shall be granted to allow the basin bottom width to narrow to 13 feet at the east side maintenance entrance.
54. 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 LQMC Section 9.100.040(B)(7).
55. The design of the development shall not cause any increase in flood boundaries and levels in any area outside the development.
56. 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.

57. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
58. The applicant shall comply with applicable provisions for post construction runoff per the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; and the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2013-0011 and the State Water Resources Control Board's Order No. 2009-0009-DWQ and Order No. 2010-0014-DWQ.
 - A. For post-construction urban runoff from New Development and Redevelopments Projects, the applicant shall implement requirements of the NPDES permit for the design, construction and perpetual operation and maintenance of BMPs per the approved Water Quality Management Plan (WQMP) for the project as required by the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2013-0011.
 - B. The applicant shall implement the WQMP Design Standards per (CRWQCB-CRB) Region Board Order No. R7-2013-0011 utilizing BMPs approved by the City Engineer. A project specific WQMP shall be provided which incorporates Site Design and Treatment BMPs utilizing first flush infiltration as a preferred method of NPDES Permit Compliance for Whitewater River receiving water, as applicable.
 - C. The developer shall execute and record a Stormwater Management/BMP Facilities Agreement that provides for the perpetual maintenance and operation of stormwater BMPs.

UTILITIES

59. The applicant shall comply with the provisions of LQMC Section 13.24.110 (Utilities).
60. 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.

61. 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.

62. 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

63. 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.

LANDSCAPING

64. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans)
65. Landscape and irrigation plans shall be signed and stamped by a licensed landscape architect.
66. All new landscape areas shall have landscaping and permanent irrigation improvements in compliance with the City's Water Efficient Landscape regulations contained in LQMC Section 8.13 (Water Efficient Landscape).
67. Except as otherwise stated in these conditions, all landscaping shall consist of, at minimum, 36" box trees (i.e., a minimum 2.5 inch caliper measured three feet up from grade level after planting), 5-gallon shrubs, and groundcover. Double lodge

poles (two-inch diameter) shall be used to brace and stake trees.

68. The applicant shall submit the final landscape plans for review, processing and approval to the Community Development Department, in accordance with the Final Landscape Plan application process as a minor final landscape plan. Community Development Director approval of the final landscape plans is required prior to issuance of the first building permit unless the Community Development Director determines extenuating circumstances exist which justify an alternative processing schedule.

NOTE: Plans are not approved for construction until signed by the appropriate City official, including the Community Development Director and/or City Engineer.

Prior to final approval of the installation of landscaping, the Landscape Architect of record shall provide the Community Development Department a letter stating he/she has personally inspected the installation and that it conforms with the final landscaping plans as approved by the City.

If staff determines during final landscaping inspection that adjustments are required in order to meet the intent of the Planning Commission's approval, the Community Development Director shall review and approve any such revisions to the landscape plan.

69. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the American Association of State Highway and Transportation Officials (AASHTO) "A Policy on Geometric Design of Highways and Streets" latest edition, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.

PUBLIC SERVICES

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

MAINTENANCE

71. The applicant shall comply with the provisions of LQMC Section 13.24.160 (Maintenance).
72. The applicant shall make provisions for the continuous and perpetual maintenance of common areas, perimeter landscaping up to the curb, access drives, sidewalks,

and stormwater BMPs.

FEES AND DEPOSITS

73. The applicant shall comply with the provisions of LQMC Section 13.24.180 (Fees and Deposits). 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.

FIRE DEPARTMENT

74. For residential areas, approved standard fire hydrants, located at each intersection, with no portion of any lot frontage more than a maximum of 500 feet from a hydrant. Minimum fire flow for all residential structures shall be 1000 GPM for a 2-hour duration at 20 PSI.
75. For any buildings with public access i.e. recreational halls, clubhouses, etc. or buildings with a commercial use i.e. gatehouses, maintenance sheds, etc. Minimum fire flow for these areas would be 1500 GPM for a 2-hour duration at 20 PSI.
76. 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.
77. Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler Standard.
78. Applicant/Developer shall mount blue dot retro-reflectors pavement markers on private streets, public streets and driveways to indicated location of the fire hydrant. It should be 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.
79. The minimum dimension for gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height. Any gate providing access from a road 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.

80. Fire Apparatus access road and driveways shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access roads shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 70 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.
81. Gates may be automatic or manual 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. Automatic gates shall be provided with backup power.
82. Any turn-around requires a minimum 38-foot turning radius.

PLANNING DEPARTMENT

83. A Native American Monitor shall be present on site during all site disturbing activities. The monitor shall be empowered to stop and/or redirect activities should cultural resources be encountered.
84. A walking path with dog watering and clean up stations shall be added on the outer (east, west, and south sides) edge of the retention basin.
85. Benches, trellis, dog watering stations, and layered or meandering landscaping shall be added along the paseo path.
86. Benches and picnic tables shall be added in the turf area located on the east side of the pool.
87. Additional and more dynamic colors options shall be added to the proposed architectural color palette.
88. The Olive and Rhus lancia trees shall be 36' boxes, all other trees shall be 24' boxes.
89. All plantings shall be per specifications in the landscaping plan submitted October 15, 2014

**RESOLUTION NO. 2015-
CONDITIONS OF APPROVAL
SITE DEVELOPMENT PERMIT 2014-942
BEAZER HOMES HOLDINGS CORP. – WATERMARK VILLAS
ADOPTED: JANUARY 6, 2015
Page 20 of 20**

90. Only the Rhus lancia tree shall be standard type trunk, all other trees shall be multi-trunk.
91. All homes shall be designed with a minimum 18 inch eave/overhang of the roof.
92. Homes abutting the northern boundary of the site, and homes sited on lots 1 and 50 (adjacent to the project entry) shall be single story models.
93. Home abutting the northern boundary of the property shall be provided architectural enhancements on their northern elevation facing the Citrus.

RESOLUTION NO. 2015 -

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA QUINTA, CALIFORNIA, APPROVING TENTATIVE
TRACT MAP 36762 LOCATED AT THE NORTHWEST
CORNER OF JEFFERSON STREET AND AVENUE 52**

**CASE NO.: TENTATIVE TRACT MAP 36762
APPLICANT: BEAZER HOMES HOLDINGS**

WHEREAS, the City Council of the City of La Quinta, California did, on the 6th day of January, 2015, hold a duly noticed Public Hearing to consider a request by Beazer Homes Holdings for approval of Tentative Tract Map 36762, more particularly described as:

Assessor's Parcel Nos.: 776-220-012, 776-220-013, 776-220-014

WHEREAS, the Planning Commission of the City of La Quinta, California did, on the 9th day of December, 2014, hold a duly noticed Public Hearing to consider a request by Beazer Homes Holdings for approval of Tentative Tract Map 36762, and after hearing and considering all testimony and arguments, did adopt Planning Commission Resolution 2013-032, recommending to the City Council approval of Tentative Tract Map 36762; and

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the City Council did make the following mandatory findings to justify approval of said Amended Final Map:

1. Tentative Tract Map 36762 is consistent with the La Quinta General Plan, and Specific Plan ("SP") 2003-069 as proposed. The Tract Map is consistent with the Low Density Residential land use designation as set forth in the General Plan, and as set forth in SP 2003-069, as amended.
2. The design and improvement of Tentative Tract Map 36762 is consistent with the La Quinta General Plan, and SP 2003-069 with the implementation of recommended conditions of approval to ensure consistency for the homes proposed on the lots created herein, as well as adequate storm water drainage. The project density is consistent with the La Quinta General Plan and SP 2003-069, in that the development density of 3.9 units per acre is comparable to surrounding single-family home developments.
3. The design of Tentative Tract Map 36762 and proposed improvements are

not likely to cause substantial environmental damage, nor substantially and avoidably injure fish or wildlife or their habitat. Environmental Assessment 2014-638 determined that there are no significant impacts to air or water quality, biological or cultural resources, geology and soils which cannot be mitigated to less than significant levels, with incorporation of recommended mitigation measures into the Project, which has been required.

4. The design of Tentative Tract Map 36762 and type of improvements are not likely to cause serious public health problems, insofar as the project will be required to comply with all laws, standards and requirements associated with sanitary sewer collection, water quality and other public health issues.
5. The design and improvements required for Tentative Tract Map 36762 will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. All roadway improvements, easements, if any and surrounding improvements will be completed to City standards.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of La Quinta, California, as follows:

SECTION 1. That the above recitations are true and constitute the Findings of the City Council in this case;

SECTION 2. That it does hereby approve Tentative Tract Map 36762, 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 City of La Quinta City Council, held on this the 6th day of January, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Resolution No. 2015-
Tentative Tract Map 36762
Beazer Homes Holdings Corp. – Watermark Villas
Adopted: January 6, 2015
Page 3 of 3

LINDA EVANS, Mayor
City of La Quinta, California

ATTEST:

SUSAN MAYSELS, City Clerk
City of La Quinta, California

(CITY SEAL)

APPROVED AS TO FORM:

WILLIAM H. IHRKE, City Attorney
City of La Quinta, California

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. The Tentative Tract Map shall expire on December 9, 2016. A time extension may be requested per LQMC Section 13.12.160.
3. 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.

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, if required:
 - Riverside County Fire Marshal
 - La Quinta Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Water Quality Management Plan(WQMP) Exemption Form – Whitewater River Region, Improvement Permit)
 - La Quinta Community Development Department
 - Riverside Co. Environmental Health Department
 - Desert Sands Unified School District (DSUSD)
 - Coachella Valley Water District (CVWD)
 - Imperial Irrigation District (IID)
 - California Regional Water Quality Control Board (CRWQCB)
 - State Water Resources Control Board
 - SunLine Transit Agency (SunLine)

- South Coast Air Quality Management District Coachella Valley (SCAQMD)

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

5. Coverage under the State of California Construction General Permit must be obtained by the applicant, who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgment of the applicant's Notice of Intent ("NOI") and Waste Discharge Identification (WDID) number to the City prior to the issuance of a grading or building permit.
6. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; the California Regional Water Quality Control Board – Colorado River Basin Region Board Order No. R7-2013-0011 and the State Water Resources Control Board's Order No. 2009-0009-DWQ and Order No. 2010-0014-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") to the State Water Resources Control Board.

The applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at www.cabmphandbooks.com for use in their SWPPP preparation.

- B. 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.
- C. The applicant's SWPPP shall include provisions for all of the following Best Management Practices ("BMPs") (LQMC Section 8.70.020 (Definitions)):

**RESOLUTION NO. 2015-
CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP 36762
BEAZER HOMES HOLDINGS CORP. – WATERMARK VILLAS
ADOPTED: JANUARY 6, 2014
Page 3 of 19**

- 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 SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City Council.
- G. The inclusion in the Homeowners' Association (HOA) Conditions, Covenants, and Restrictions (CC&Rs), a requirement for the perpetual maintenance and operation of all post-construction BMPs as required and the applicant shall execute and record an agreement that provides for the perpetual maintenance and operation of all post-construction BMPs as required.
7. Permits issued under this approval shall be subject to the provisions of the Development Impact Fee and Transportation Uniform Mitigation Fee programs in effect at the time of issuance of building permit(s).
 8. 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.
 9. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual attorney's fees incurred by the City Attorney to review, negotiate and/or modify any documents or instruments required by these conditions, if Developer requests that the City modify or revise any documents or instruments prepared initially by the City to effect these conditions. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a

material breach of the Conditions of Approval.

10. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual consultant's fees incurred by the City for engineering and/or surveying consultants to review and/or modify any documents or instruments required by this project. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.

PROPERTY RIGHTS

11. 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.
12. Pursuant to the aforementioned condition, conferred rights shall include approvals from the master developer or the HOA over easements and other property rights necessary for construction and proper functioning of the proposed development not limited to access rights over proposed and/or existing private streets that access public streets and open space/drainage facilities of the master development.
13. 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.
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 maintain existing perimeter landscaping setbacks along all public rights-of-way as follows:
 - A. Avenue 52 (Primary Arterial) - 20-foot from the R/W-P/L.
 - B. Jefferson Street (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. 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.
18. Direct vehicular access to Jefferson Street and Avenue 52 from lots with frontage along Avenue 52 and Jefferson 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.
19. 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.
20. 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

21. The applicant shall comply with the provisions of LQMC Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access for Individual Properties and Development) for public streets; and

Section 13.24.080 (Street Design - Private Streets), where private streets are proposed.

22. 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.
23. 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).
24. The private street rights-of-way to be retained for private use required for this development include:
 - A. PRIVATE STREETS
 - 1) Private Residential Streets measured at gutter flow line to gutter flow line shall have a 36-foot travel width.
 - 2) Private Alleys and Emergency Fire Access (Lots H, I, J, K, and M) – Shall be constructed according to the lay-out shown on the tentative map with on-street parking prohibited and the applicant establishes provisions for ongoing enforcement of the parking restriction in the CC&R's.
 - 3) The location of driveways of corner lots shall not be located within the curb return and away from the intersection when possible.
25. All gated entries shall provide for a three-car minimum stacking capacity for inbound traffic to be a minimum length of 62 feet from call box 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 five feet width provided at the turn-around opening provided.

Two lanes of traffic shall be provided on the entry side of each gated entry, one lane shall be dedicated for residents, and one lane for visitors. The two travel lanes shall be a minimum of 20 feet of total paved roadway surface or as approved by the 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.

26. 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.
Primary Arterial	4.5" a.c./6.0" c.a.b.
Major Arterial	5.5" a.c./6.5" c.a.b.

or the approved equivalents of alternate materials.

27. 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.
28. General access points and turning movements of traffic are limited to the following:
- A. Jefferson Street – Emergency Fire Access: Right turn out is permitted. Left turn movements in and out are prohibited.

- B. Avenue 52 – Primary Entry: Right turn in, right turn out and left turn in movements are permitted. Left turn movements out are prohibited.
- 29. 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.
- 30. 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 engineers registered in California.

FINAL MAPS

- 31. Prior to the City’s approval of a Final Map, the applicant shall furnish accurate mylars of the Final Map. The Final Map shall be 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.

- 32. 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 LQMC Section 13.24.040 (Improvement Plans).
- 33. 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. WQMP (Plan submitted in Report Form)

NOTE: A through C to be submitted concurrently.

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

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

(Separate Storm Drain Plans if applicable)

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.

E. 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 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 notes the 2013 California Building Code accessibility requirements associated with each door. The assessment must comply with the submittal requirements of the Building & Safety Department. A copy of the reviewed assessment shall be submitted to the Public Works Department in conjunction with the Site Development Plan when it is submitted for plan checking.

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

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

“Street Parking” plan shall include appropriate signage to implement the “No Parking” concept, or alternatively an on-street parking policy shall be included in the CC & R’s subject to City Engineer’s Approval. The parking plan or CC & R’s shall be submitted concurrently with the Street Improvement Plans.

34. The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the “Plans, Notes and Design Guidance” section of the Public Works Department at the City website (www.la-quinta.org). Please navigate to the Public Works Department home page and look for the Standard Drawings hyperlink.
35. The applicant shall furnish a complete set of all approved improvement plans on a storage media acceptable to the City Engineer (currently mylars).
36. Upon completion of construction, and prior to final acceptance of the improvements by the City, 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" 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 approved mylars previously submitted to the City, revised to reflect the as-built conditions. The applicant shall employ or retain the Engineer Of Record during the construction phase of the project so that the EOR can make site visits in support of preparing "Record Drawing". However, if subsequent approved revisions have been approved by the City Engineer and reflect said "Record Drawing" conditions, the Engineer Of Record may submit a letter attesting to said fact to the City Engineer in lieu of mylar submittal.

IMPROVEMENT SECURITY AGREEMENTS

37. 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.

38. 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 LQMC Chapter 13.28 (Improvement Security).
39. 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.

40. 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 actions, as the City may require.

Off-Site Improvements should be completed on a first priority basis. The applicant shall complete Off-Site Improvements in the first phase of construction or by the issuance of the 20% Building Permit.

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.

- 41. 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 as 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.

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

GRADING

- 43. The applicant shall comply with the provisions of LQMC Section 13.24.050

(Grading Improvements).

44. 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.
45. 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 civil engineer registered in the State of California,
 - B. A preliminary geotechnical ("soils") report prepared by a professional registered in the State of California,
 - C. A Fugitive Dust Control Plan prepared in accordance with LQMC Chapter 6.16, (Fugitive Dust Control), and
 - D. A Best Management Practices report prepared in accordance with LQMC Sections 8.70.010 and 13.24.170 (NPDES Stormwater Discharge Permit and Storm Management and Discharge Controls).
 - E. A WQMP prepared by an authorized professional registered in the State of California.

All grading shall conform with the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by soils engineer, or engineering geologist registered in the State of California.

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. Additionally, the applicant shall replenish said security if expended by the City of La Quinta to comply with the Plan as required by the City Engineer.

46. 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.

47. 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. 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.
48. Building pad elevations on the rough grading plan submitted for City Engineer's approval shall conform with pad elevations shown on the tentative map, unless the pad elevations have other requirements imposed elsewhere in these Conditions of Approval.
49. Building pad elevations of perimeter lots shall not differ by more that one foot higher from the building pads in adjacent developments.
50. The applicant shall minimize the differences in elevation between the adjoining properties and the lots within this development.

Where compliance within the above stated limits is impractical, the City may consider alternatives that are shown to minimize safety concerns, maintenance difficulties and neighboring-owner dissatisfaction with the grade differential.

51. Prior to any site grading or regrading that will raise or lower any portion of the site by more than plus or minus half of a foot (0.5') from the elevations shown on the approved Tentative Tract Map, the applicant shall submit the proposed grading changes to the City Engineer for a substantial conformance review.
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 with applicable compaction tests and over excavation documentation.

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. Stormwater handling shall conform with the approved hydrology and drainage report for Watermark, Tentative Tract Map 36762. Nuisance water shall be disposed of in an approved manner.
54. The applicant shall comply with the provisions of LQMC Section 13.24.120 (Drainage), 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. More specifically, stormwater falling on 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 1 hour, 3 hour, 6 hour or 24 hour event producing the greatest total run off.
55. 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.
56. In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise and as approved by the City Engineer.
57. The project shall be designed to accommodate purging and blowoff water (through underground piping and/or retention facilities) from any on-site or adjacent well sites granted or dedicated to the local water utility authority as a requirement for development of this property.
58. No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.
59. For on-site above ground common retention basins, retention depth shall be

according to Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems. Side slopes shall not exceed 3:1 and shall be planted with maintenance free ground cover. An exception to the Engineering Bulletin shall be granted to allow the basin bottom width to narrow to 13 feet at the east side maintenance entrance.

60. 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 LQMC Section 9.100.040(B)(7).
61. The design of the development shall not cause any increase in flood boundaries and levels in any area outside the development.
62. 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.
63. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
64. The applicant shall comply with applicable provisions for post construction runoff per the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; and the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2013-0011 and the State Water Resources Control Board's Order No. 2009-0009-DWQ and Order No. 2010-0014-DWQ.
 - A. For post-construction urban runoff from New Development and Redevelopments Projects, the applicant shall implement requirements of the NPDES permit for the design, construction and perpetual operation and maintenance of BMPs per the approved Water Quality Management Plan (WQMP) for the project as required by the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2013-0011.

- B. The applicant shall implement the WQMP Design Standards per (CRWQCB-CRB) Region Board Order No. R7-2013-0011 utilizing BMPs approved by the City Engineer. A project specific WQMP shall be provided which incorporates Site Design and Treatment BMPs utilizing first flush infiltration as a preferred method of NPDES Permit Compliance for Whitewater River receiving water, as applicable.
- C. The developer shall execute and record a Stormwater Management/BMP Facilities Agreement that provides for the perpetual maintenance and operation of stormwater BMPs.

UTILITIES

- 65. The applicant shall comply with the provisions of LQMC Section 13.24.110 (Utilities).
- 66. 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.
- 67. 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.

- 68. 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

- 69. 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.

70. All homes shall be designed with a minimum 18 inch eave/overhang of the roof.
71. Homes abutting the northern boundary of the site, and homes sited on lots 1 and 50 (adjacent to the project entry) shall be single story models.
72. Home abutting the northern boundary of the property shall be provided architectural enhancements on their northern elevation facing the Citrus.

LANDSCAPE AND IRRIGATION

73. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans)
74. Landscape and irrigation plans shall be signed and stamped by a licensed landscape architect.
75. All new landscape areas shall have landscaping and permanent irrigation improvements in compliance with the City's Water Efficient Landscape regulations contained in LQMC Section 8.13 (Water Efficient Landscape).
76. Except as otherwise conditioned in Site Development Permit 2014-942, all landscaping shall consist of, at minimum, 36" box trees (i.e., a minimum 2.5 inch caliper measured three feet up from grade level after planting), 5-gallon shrubs, and groundcover. Double lodge poles (two-inch diameter) shall be used to brace and stake trees.
77. The applicant shall submit the final landscape plans for review, processing and approval to the Community Development Department, in accordance with the Final Landscape Plan application process as a minor final landscape plan. Community Development Director approval of the final landscape plans is required prior to issuance of the first building permit unless the Community Development Director determines extenuating circumstances exist which justify an alternative processing schedule.

NOTE: Plans are not approved for construction until signed by the appropriate City official, including the Community Development Director

and/or City Engineer.

Prior to final approval of the installation of landscaping, the Landscape Architect of record shall provide the Community Development Department a letter stating he/she has personally inspected the installation and that it conforms with the final landscaping plans as approved by the City.

If staff determines during final landscaping inspection that adjustments are required in order to meet the intent of the Planning Commission's approval, the Community Development Director shall review and approve any such revisions to the landscape plan.

78. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the American Association of State Highway and Transportation Officials (AASHTO) "A Policy on Geometric Design of Highways and Streets" latest edition, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.

PUBLIC SERVICES

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

MAINTENANCE

80. The applicant shall comply with the provisions of LQMC Section 13.24.160 (Maintenance).
81. The applicant shall make provisions for the continuous and perpetual maintenance of common areas, perimeter landscaping up to the curb, access drives, sidewalks, and stormwater BMPs.

FEES AND DEPOSITS

82. The applicant shall comply with the provisions of LQMC Section 13.24.180 (Fees and Deposits). 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.

ATTACHMENT 1

Project Information

CASE NUMBER: SITE DEVELOPMENT PERMIT 2014-942

APPLICANT: BEAZER HOMES HOLDINGS CORP.

PROPERTY OWNER: BEAZER HOMES HOLDINGS CORP.

ARCHITECT: BESSENIAN LAGONI

LANDSCAPE ARCHITECT: DAVID NEULT ASSOCIATES INC.

ENGINEER: ADAMS-STREETER CIVIL ENGINEERS, INC.

REQUEST: CONSIDERATION OF A SINGLE FAMILY TRACT OF 82 UNITS ON 20.8 ACRES ON THE FORMER WATERMARK VILLAS PROPERTY

LOCATION: NORTHWEST CORNER OF JEFFERSON STREET AND AVENUE 52

GENERAL PLAN DESIGNATION: CURRENT: MEDIUM/HIGH DENSITY RESIDENTIAL
PROPOSED: LOW DENSITY RESIDENTIAL

ZONING DESIGNATION: CURRENT: MEDIUM HIGH DENSITY RESIDENTIAL
PROPOSED: LOW DENSITY RESIDENTIAL

SPECIFIC PLAN: WATERMARK SPECIFIC PLAN (SP 2003-069) BEING AMENDED

SURROUNDING ZONING/LAND USES:

NORTH: LOW DENSITY RESIDENTIAL/GOLF COURSE
EXISTING CITRUS HOMES AND GOLF COURSE

SOUTH: GOLF COURSE
VACANT (SILVERROCK)

EAST: NEIGHBORHOOD COMMERCIAL
EXISTING COMMERCIAL DEVELOPMENT

WEST: LOW DENSITY RESIDENTIAL/GOLF COURSE
EXISTING CITRUS HOMES AND GOLF COURSE

Watermark
Project Area Site Map
ATTACHMENT 2

ATTACHMENT 2



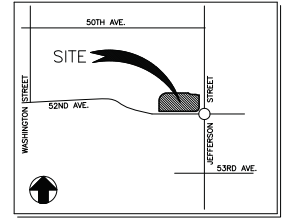
November 19, 2014



City of La Quinta
Planning Division
Community Development Department



WATERMARK - TRACT 36762 SITE DEVELOPMENT PLAN SET CITY OF LA QUINTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

- I-1 INDEX SHEET
- C-1 SITE PLAN
- L-1 ILLUSTRATIVE SITE PLAN
- L-2 WALL AND FENCE PLAN MAINTENANCE EXHIBIT
- L-3 WALL AND FENCE DETAILS ENTRY ENLARGEMENT
- L-4 CONCEPTUAL PLANTING PLAN
- L-5 CONCEPTUAL PLANTING PLAN
- L-6 CONCEPTUAL PLANTING PLAN
- L-7 CONCEPTUAL PLANTING PLAN
- L-8 CONCEPTUAL PLANTING PLAN
- L-9 CONCEPTUAL PLANTING PLAN
- L-10 CONCEPTUAL FRONT YARDS
- A-1 STREET SCENE
- A1-1 FRONT ELEVATION
- A1-2 FRONT ELEVATION 1X
- A1-3 FLOOR PLAN LA QUINTA
- A1-4 FLOOR PLAN OPTIONS
- A1-5 ELEVATION LA QUINTA
- A1-6 ELEVATION LA QUINTA 1X
- A1-7 FLOOR PLAN SPANISH REVIVAL
- A1-8 ELEVATION SPANISH REVIVAL
- A1-9 ELEVATION SPANISH REVIVAL 1X
- A1-10 FLOOR PLAN HACIENDA
- A1-11 ELEVATION HACIENDA
- A1-12 ELEVATION HACIENDA 1X
- A2-1 FRONT ELEVATION
- A2-2 FLOOR PLAN LA QUINTA
- A2-3 ELEVATION LA QUINTA
- A2-4 FLOOR PLAN SPANISH REVIVAL
- A2-5 ELEVATION SPANISH REVIVAL
- A2-6 FLOOR PLAN HACIENDA
- A2-7 ELEVATION HACIENDA
- A3-1 FRONT ELEVATION
- A3-2 FLOOR PLAN LA QUINTA
- A3-4 ELEVATION LA QUINTA
- A3-5 FLOOR PLAN SPANISH REVIVAL
- A3-6 FLOOR PLAN HACIENDA
- A3-7 ELEVATION HACIENDA
- R-1 STREET PERSPECTIVE/RENDERING
- R-2 STREET PERSPECTIVE/RENDERING
- R-3 STREET PERSPECTIVE/RENDERING
- R-4 STREET PERSPECTIVE/RENDERING
- R-5 STREET PERSPECTIVE/RENDERING
- P-1 POOL BUILDING FLOOR PLAN
- P-2 POOL BUILDING ELEVATION

SITE DATA:

ASSESSORS PARCEL NO:
776-220-012-1, 776-220-013-2, 776-220-014-3

LEGAL DESCRIPTION:
LOTS 1 AND 2 AND LETTERED LOT C OF TRACT NO. 31798, IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE BOOK 398, PAGES 53 TO 57, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING GENERAL PLAN DESIGNATION: MEDIUM / HIGH DENSITY RESIDENTIAL (MHRD)

PROPOSED GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LDR)

EXISTING ZONING DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL

PROPOSED ZONING DESIGNATION: LOW DENSITY RESIDENTIAL

EXISTING SPECIFIC PLAN TITLE: WATERMARK VILLAS - LA QUINTA SPECIFIC PLAN AMENDMENT NO. 1

EXISTING LAND USE: VACANT / ABANDONED DEVELOPMENT

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

TOTAL GROSS SITE AREA: 907,885 SQUARE FEET = 20.84 ACRES

TOTAL NET SITE AREA: 907,885 SQUARE FEET = 20.84 ACRES

TOTAL BUILDING AREA: 263,269 SQUARE FEET = 6.04 ACRES / 29% OF SITE

TOTAL LANDSCAPING AREAS: 163,131 SQUARE FEET / 18% OF SITE

TOTAL TURF AREA: 7,486 SQUARE FEET / 5% OF LANDSCAPE AREA

REQUIRED PARKING RATIOS: 2 SPACES / UNIT IN A GARAGE PLUS 0.5 GUEST

PROVIDED PARKING RATIOS: 2 SPACES / UNIT IN GARAGE PLUS 2 GUEST SPACES / UNIT IN DRIVEWAY

TOTAL REQUIRED NUMBER OF PARKING SPACES: 82 X 2.5 SPACES = 205

TOTAL PROVIDED NUMBER OF PARKING SPACES: 82 X 4 SPACES = 328

GREATEST NUMBER OF STORIES AND AREAS:
PLAN 1: SINGLE STORY / 3,009 SQUARE FEET
PLAN 2: SINGLE STORY / 2,474 SQUARE FEET
PLAN 3: SINGLE STORY / 2,508 SQUARE FEET

GREATEST HEIGHT OF ANY BUILDING:
PLAN 1 17'-10"
PLAN 2 17'-5"
PLAN 3 19'-4"

OCCUPANCY CLASSIFICATION: R-3

TYPE OF CONSTRUCTION: TYPE V CONSTRUCTION

CONSULTANTS:

CIVIL ENGINEER
ADAMS STREETER CIVIL ENGINEERS, INC.
15 CORPORATE PARK, IRVINE, CA 92606
PH: 949 474-2330
FAX: 949 474-0251

LANDSCAPE ARCHITECT
DAVID NEAULT ASSOCIATES INC.
41877 ENTERPRISE CIRCLE
NORTH SUITE 140 TEMECULA,
CALIFORNIA 92590

BUILDING ARCHITECT
BASSEM LAGOMI
2031 ORCHARD DRIVE
NEWPORT BEACH, CA 92660
PH: 949 553-9100



REVISION	DATE	DESCRIPTION

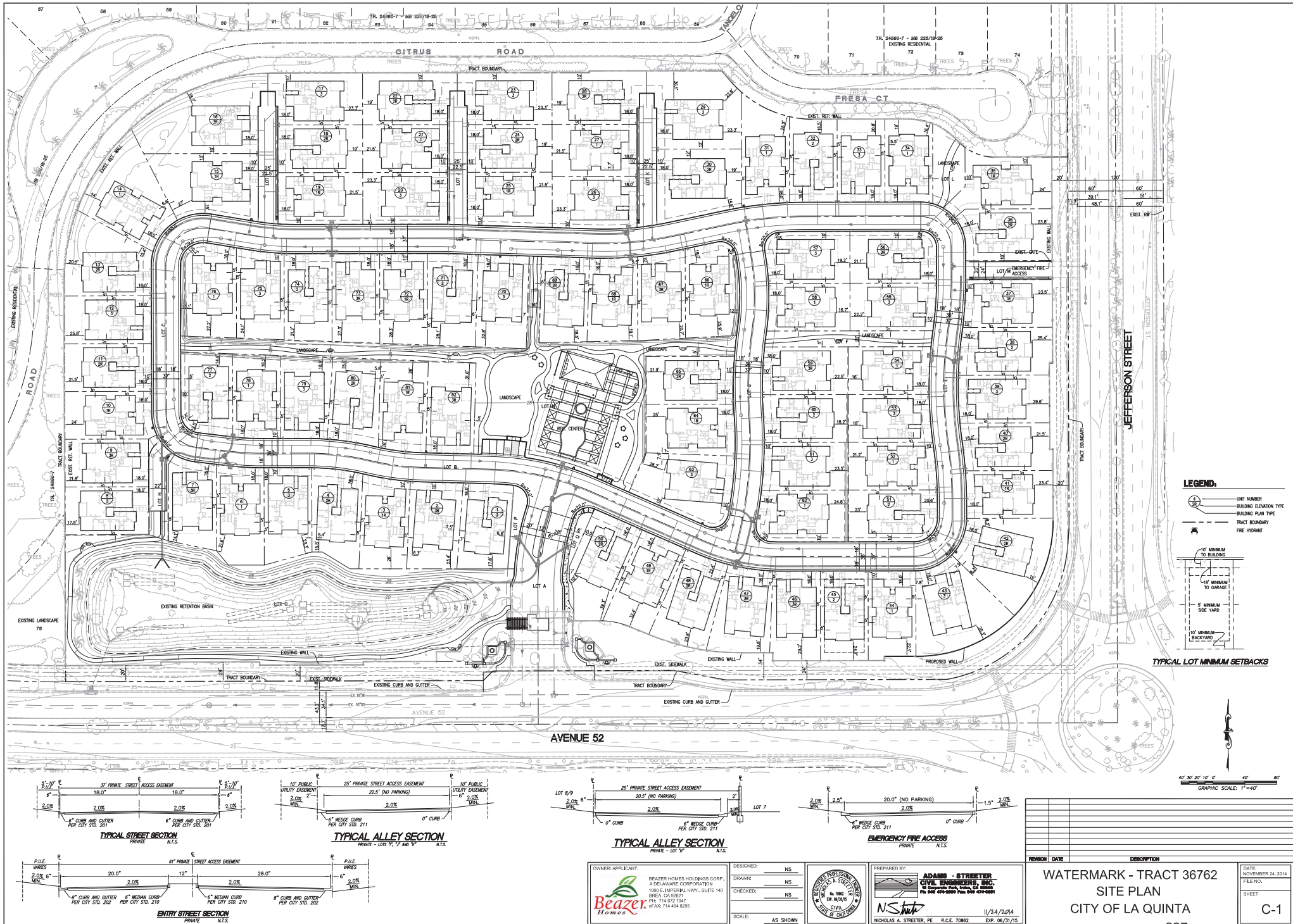
OWNER/APPLICANT:
Beazer Homes
BEAZER HOMES HOLDINGS CORP.
A DELAWARE CORPORATION
1800 E. NATIONAL HWY., SUITE 140
BREA, CA 92821
PH: 714 692 7667
FAX: 714 684 8200

WATERMARK - TRACT 36762
SITE DEVELOPMENT PLAN SET
CITY OF LA QUINTA

DATE: NOVEMBER 24, 2014
FILE NO.
SHEET
I-1

ATTACHMENT 3

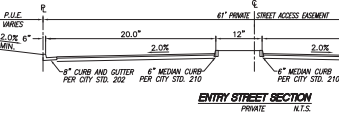
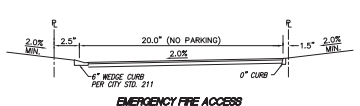
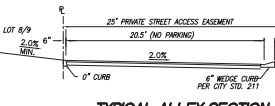
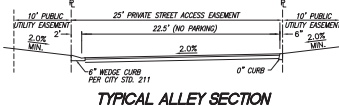
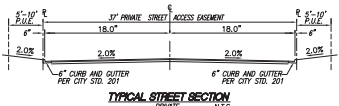
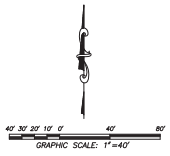
U:\2014\11-19-2014\Beazer - Watermark\Site Plan\111862_Site Plan.dwg



LEGEND:

- UNIT NUMBER
- ▭ BUILDING ELEVATION TYPE
- ▭ BUILDING PLAN TYPE
- TRACT BOUNDARY
- ⊕ FIRE HYDRANT
- 10' MINIMUM TO BUILDING
- 15' MINIMUM TO GARAGE
- 5' MINIMUM SIDE YARD
- 10' MINIMUM BACKYARD

TYPICAL LOT MINIMUM SETBACKS



OWNER/APPLICANT:
Beazer Homes
 BEAZER HOMES HOLDINGS CORP.,
 A DELAWARE CORPORATION
 1300 S. BARNFIELD HWY., SUITE 140
 BREA, CA 92821
 PH: 714-822-7047
 FAX: 714-434-8295

DESIGNED: NS
 DRAWING: NS
 CHECKED: NS
 SCALE: AS SHOWN



PREPARED BY:
ADAMS + STREETER CIVIL ENGINEERS, INC.
 2500 S. BARNFIELD HWY., SUITE 140
 BREA, CA 92821
 PH: 714-822-7047
 FAX: 714-434-8295

NS + ST
 NICHOLAS A. STREETER, P.E. R.C.E. 70862 EXP. 06/23/18

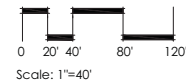
REVISION	DATE	DESCRIPTION

DATE: NOVEMBER 24, 2014
 FILE NO.:
 SHEET
C-1

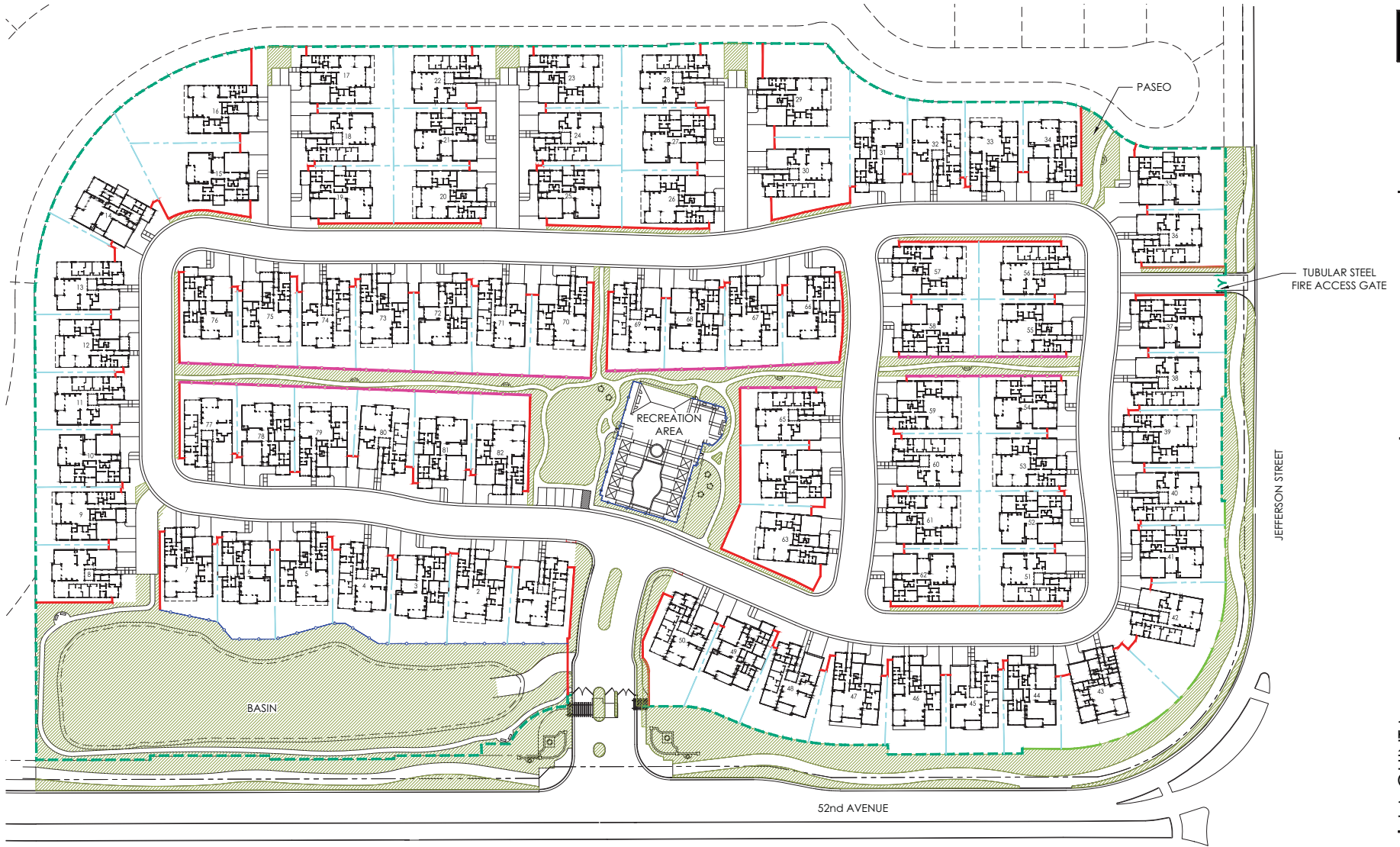
WATERMARK - TRACT 36762
SITE PLAN
CITY OF LA QUINTA



NOTE:
REAR YARDS TO BE LANDSCAPED
BY PRIVATE HOMEOWNER



date:	11.24.14
drawn:	ESP / RL
checked:	DSN
scale:	
sheet	

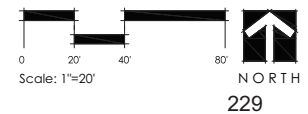


WALL AND FENCE LEGEND

- PERIMETER WALL: HEIGHT, COLOR, AND FINISH TO MATCH EXISTING
- EXISTING PERIMETER WALL TO REMAIN
- 6' HIGH DECORATIVE BLOCK WALL
- 7' HIGH DECORATIVE BLOCK WALL
- 6' HIGH TUBE STEEL VIEW FENCE
- 5'-6" PRECISION BLOCK WALL

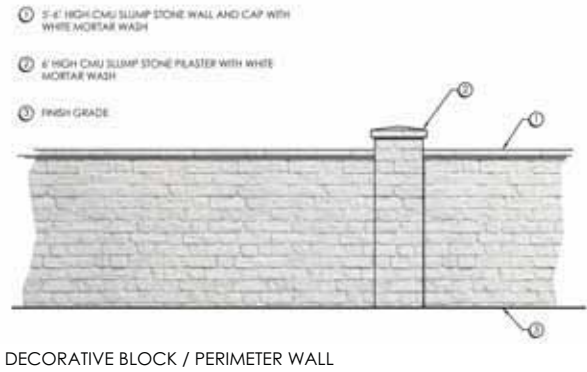
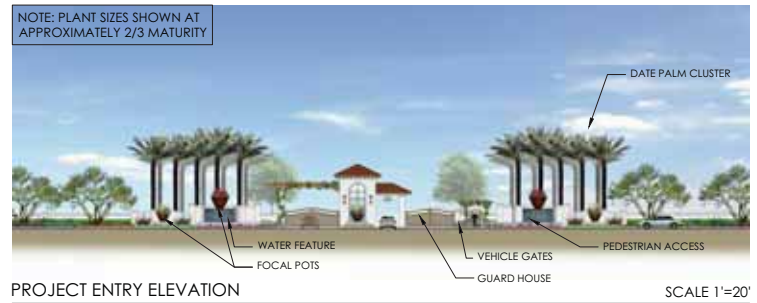
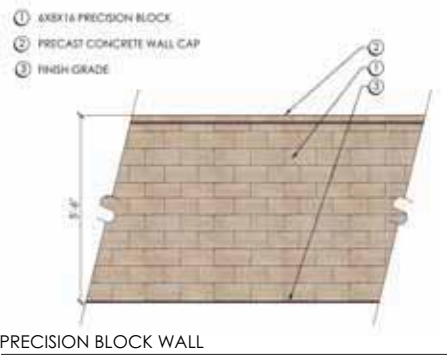
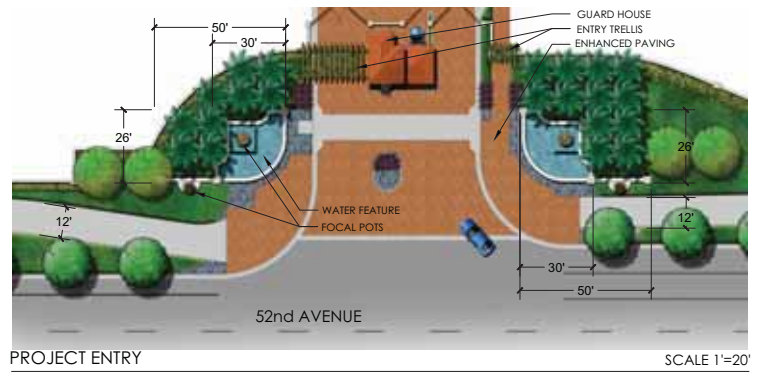
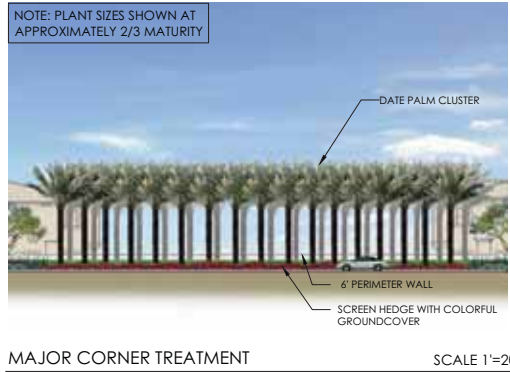
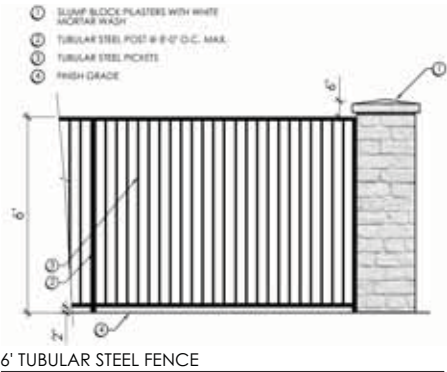
MAINTENANCE LEGEND

- H.O.A. MAINTAINED
163,131 S.F. / 3.7 ACRES



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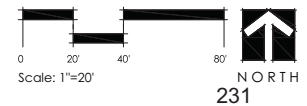


PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	BRACHYCTON POPULNEUS	BOTTLE TREE	24" BOX	AS SHOWN	MULTI, 11' HT. X 4" HEAD-2" CALIPER
	CERCODIUM FLORIDUM	BLUE PALM VERDE	24" BOX	AS SHOWN	MULTI, 10' HT. X 6" HEAD-2" CALIPER
	OLEA EUROPEA "WILSON"	FRUITLESS OLIVE	36" BOX	AS SHOWN	MULTI, 10' HT. X 7" HEAD-3" CALIPER
	PHOENIX DACTYLIFERA	DATE PALM	10' B.T.H.	AS SHOWN	ALL SMALL MATCH, MUST BE PURCHASED IN COACHELLA VALLEY-SEE NOTE #4
	PROSPERIO CHLANGE	THORNLESS CHILEAN MESQUITE	24" BOX	AS SHOWN	STANDARD, 11' HT. X 4" HEAD-2" CALIPER
	ADZUKI LANCEA	AFRICAN SIMAC	24" BOX	AS SHOWN	STANDARD, 10' HT. X 4" HEAD-2" CALIPER
	WASHINGTONIA FLORIDA	CALIFORNIA FAN PALM	12' B.T.H.	AS SHOWN	SKINNED AND MATCHING
SHRUBS					
	AGAVE AMERICANA "MEDIO-PICTA"	VARIEGATED CENTURY PLANT	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	BUDDELEIA MARBURGIIA	DESERT BUTTERFLY BUSH	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CASALPINA PULCHERRIMA	RED BIRD OF PARADISE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CALLISTEMON LITTLE JOHN	DWARF CALLISTEMON	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CALLISTEMON CALIFORNICA	KAJA PARRY DUSTER	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CORONIA "GOLDEN"	TEXAS OLIVE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	DALEA "SIERRA NEVADA"	DALEA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	DOUGLASSIA SPRENGERI	OCOTILLO	15 GALLON	AS SHOWN	4 CANES, 48" HT X 12" WD - SEE NOTE #5
	HEPSTRALOE PARVIFLORA	RED YUCCA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	LEUCOPHYLLUM "GREEN CLOUD"	TEXAS RANGER	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	LANTANA C. "MADRID"	LANTANA	1 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	MATESSIA PHYLLOTHOICES	MANGLE DULCE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	MIMULONBESIA "TEGAL MIST"	PINK HIBLY	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	RUELLIA PENNINSULARIS	DESERT RUELLIA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
VINES					
	BOUGAINVILLEA LA JOLLA	BOUGAINVILLEA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, ATTACH TO WALL
	MACFADYENA UNIGUS CATI	CATS CLAW VINE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, ATTACH TO WALL
GROUNDCOVER					
	BOUGAINVILLEA "ROSENKA"	BOUGAINVILLEA	1 GALLON @ 3' O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	HEMORICALLIS "TINY TEMPIRESS"	EVERGREEN DAYLILY	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	LANTANA MONTEVIDENSIS	SPREADING LANTANA	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	LANTANA "SPREADING SUNSET"	SPREADING LANTANA	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	2" DEPTH DECOMPOSED GRANITE "PALOMBO CORAL" BY SOUTHWEST BOULDER		30% - 711' / 518' / 70% - 318' / 18"		MINUS . . . CONTRACTOR SHALL SUBMIT SAMPLE TO L.A. PRIOR TO ORDERING
	ROCK COBBLE 3"-6" BLACK COBBLE TO MATCH ROCK IN ADJACENT PARKWAYS				
HYDRO SEED MIX - SEE MIX BELOW					
SPECIES	LBLS./ACRE	TOTAL PROJECT AREA:	926,811 SQ FT		
ARISTIDA PURPUREA	4	TOTAL LANDSCAPE AREA:	143,131 SQ FT / 15% OF SITE		
DIRTCHUS SPICATA STRICTA	2	TOTAL TURF AREA:	7,486 SQ FT / 5% OF LANDSCAPE		
HOREDEUM DEPRESSUM	4				
POA SECUNDA	4				
SPOROBOLUS ARBOREUS	4				
VILPA MICROSPERMA	4				
MULLENBERGIA MICROSPERMA	4				
BOULEGOUA ARISTOIDES	3				
SUBSTRY COMPONENTS					
PRODUCT	LBLS./ACRE				
CONVING 100E WOOD FIBER	2000				
ECOLOGY CONTROLS M-BINDER	150				
AM-120 MYCORRHIZAL INOCULUM	60				
DESERT SUITE					
SEED MIX AS SPECIFIED - SUPPLIED BY SAS SEEDS					
CONTACT SAS & S SEEDS AT 805-484-0434					

IRRIGATION NOTES

- DESIGNS WILL COMPLY WITH CITY OF LA QUINTA VALLEY WATER DISTRICTS LANDSCAPING AND IRRIGATION SYSTEM DESIGN ORDINANCE
- ALL TURF WITHIN 2' OF HARDSCAPE SHALL BE IRRIGATED WITH SUB-SURFACE DRIP. ALL TURF 2' OR GREATER FROM HARDSCAPE SHALL BE IRRIGATED WITH ROTOR/SPRAY. ALL LANDSCAPE TO BE IRRIGATED WITH DRIP.
- ET BASED CONTROLLERS WILL BE USED ON SITE



David HEAULT ASSOCIATES Inc.
951 | 296 | 1430
www.dhassociates.com
4877 ENTERPRISE CIRCLE
NORTH SUITE 140 TEMECULA,
CALIFORNIA 92590

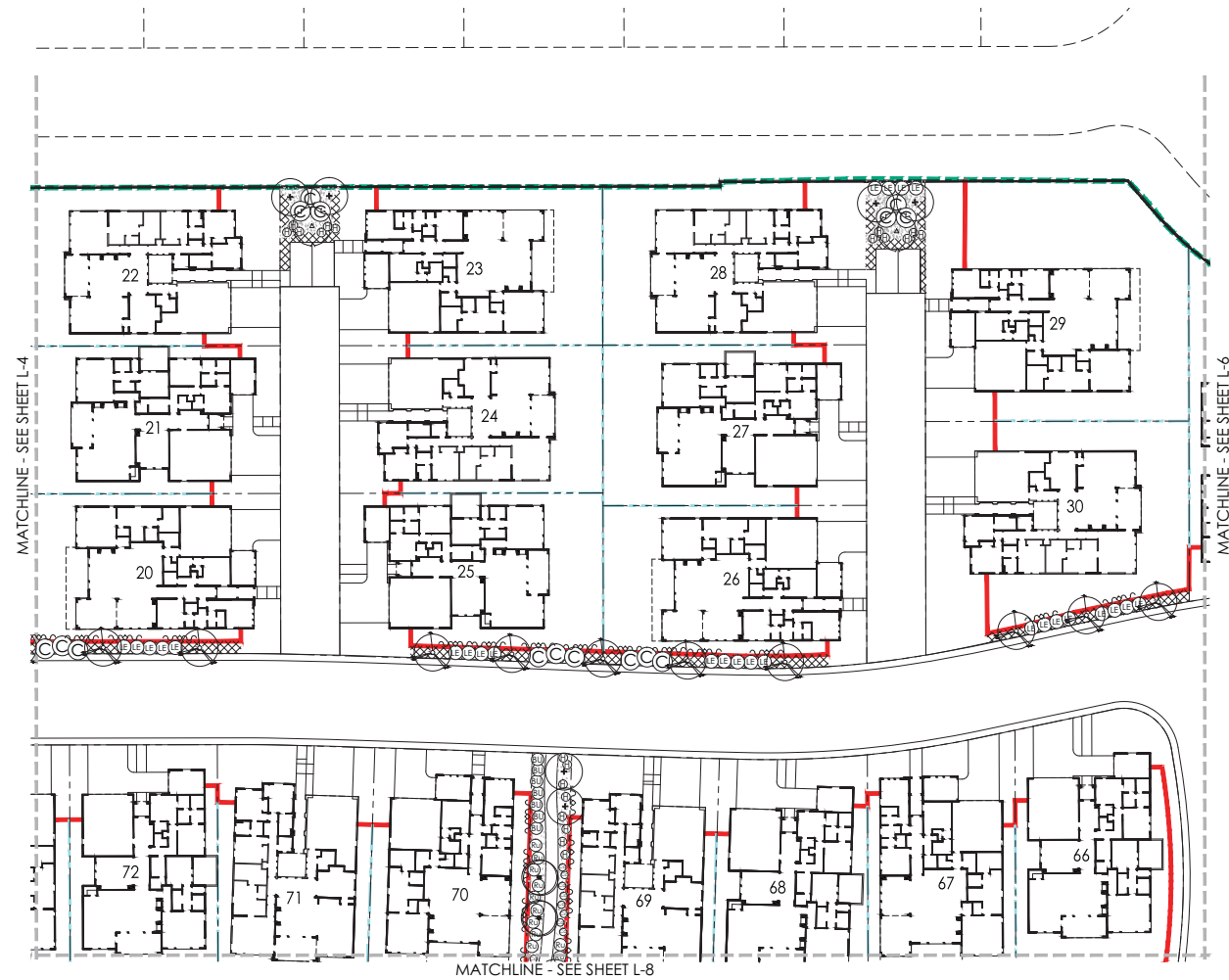
PRELIMINARY LANDSCAPE PLAN
CONCEPTUAL PLANTING PLAN

LA QUINTA
BEAZER HOMES
1800 IMPERIAL HIGHWAY, SUITE 140
BRECA, CA 92821
(714) 672-7003

date: 11.24.14
drawn: ESP / RL
checked: DSN
scale:
sheet

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231

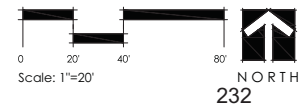




PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	BRACHYOTON POPULNEUS	BOTTLE TREE	24" BOX	AS SHOWN	MULTI, 11' HT. X 4" HEAD-2" CALIPER
	CERCODIUM FLORIDUM	BLUE PALM VERDE	24" BOX	AS SHOWN	MULTI, 10' HT. X 6" HEAD-2" CALIPER
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	MATESSIA PHYLANTHOIDES	MANGLE DULCE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	MIMULABERGIA "REGAL MIST"	PINK HIBISY	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	RUELLIA PENNANSIARIS	DESERT RUELLIA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
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	BOUGAINVILLEA "ROSENKA"	BOUGAINVILLEA	1 GALLON @ 3' O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
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HOREDEUM DEPRESSUM	4				
POA SECUNDA	4				
SPOROBOLUS ARBOREUS	4				
VILPA MICROSPERMA	4				
MULLENBERGIA MICROSPERMA	4				
BOULDERIA ARISTOIDES	3				
SUBSTRY COMPONENTS					
PRODUCT	LB./ACRE				
CONWED 100% WOOD FIBER	2000				
ECOLOGY CONTROLS M-BINDER	150				
AM-120 MYCORRHIZAL INOCULUM	60				
DESERT SUE					
SEED MIX AS SPECIFIED - SUPPLIED BY SAS SEEDS					
CONTACT SAS & S SEEDS AT 805-484-0434					

- IRRIGATION NOTES**
- DESIGNS WILL COMPLY WITH CITY OF LA QUINTA VALLEY WATER DISTRICT'S LANDSCAPING AND IRRIGATION SYSTEM DESIGN ORDINANCE
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 - ET BASED CONTROLLERS WILL BE USED ON SITE



David HEAULT ASSOCIATES Inc.
951 | 296 | 13430
www.dhaassociates.com
4187 ENTERPRISE CIRCLE
NORTH SUITE 140 TEMECULA, CALIFORNIA 92590

PRELIMINARY LANDSCAPE PLAN
CONCEPTUAL PLANTING PLAN

LA QUINTA
BEAZER HOMES
1800 IMPERIAL HIGHWAY, SUITE 140
BREA, CA 92821
(714) 672-7003

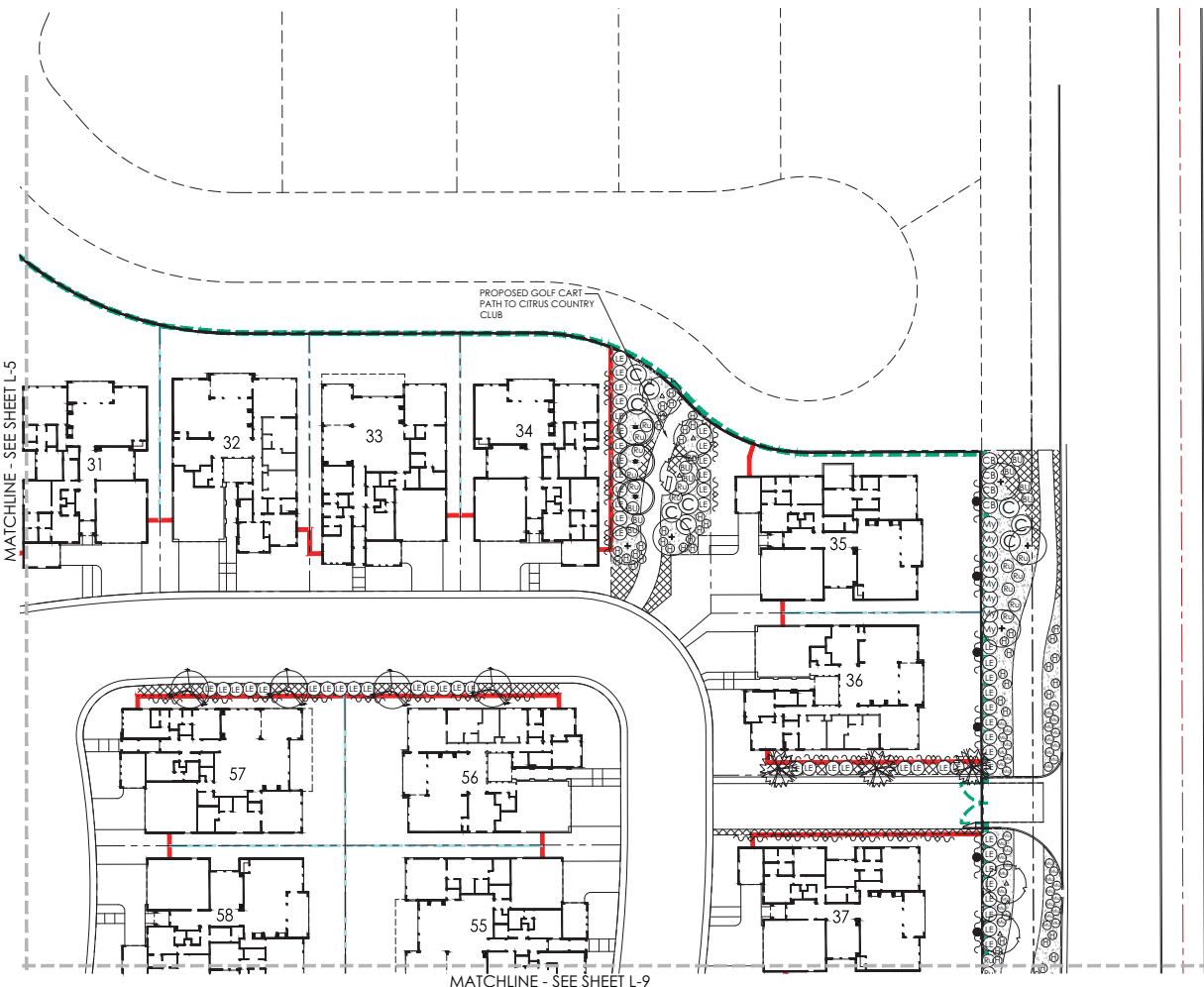
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MATCHLINE - SEE SHEET L-5

MATCHLINE - SEE SHEET L-9

PROPOSED GOLF CART PATH TO CIRIUS COUNTRY CLUB

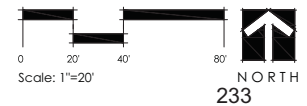


PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	BRACHYCTON POPULNEUS	BOTTLE TREE	24" BOX	AS SHOWN	MULTI, 11' HT. X 4" HEAD-2" CALIPER
	CERCODIUM FLORIDUM	BLUE PALM VERDE	24" BOX	AS SHOWN	MULTI, 10' HT. X 6" HEAD-2" CALIPER
	Olea EUROPEA "WILSON"	FRUITLESS OLIVE	36" BOX	AS SHOWN	MULTI, 10' HT. X 7" HEAD-3" CALIPER
	PHOENIX DACTYLIFERA	DATE PALM	10' B.T.H.	AS SHOWN	ALL SMALL MATCH, MUST BE PURCHASED IN COACHELLA VALLEY-SEE NOTE #4
	PROSOPIA CHLORIS	THORNLESS CHILEAN MESQUITE	24" BOX	AS SHOWN	STANDARD, 11' HT. X 4" HEAD-2" CALIPER
	ZHUS LANCEA	AFRICAN SIMAC	24" BOX	AS SHOWN	STANDARD, 10' HT. X 4" HEAD-2" CALIPER
	WASHINGTONIA FLORIDA	CALIFORNIA FAN PALM	12' B.T.H.	AS SHOWN	SKINNED AND MATCHING
SHRUBS					
	AGAVE AMERICANA "MEDIO-PICTA"	VARIEGATED CENTURY PLANT	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	BUDDELEIA MARBURGIIA	DESERT BUTTERFLY BUSH	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CASALPINA PULCHERRIMA	RED BIRD OF PARADISE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CALLISTEMON LITTLE JOHN	DWARF CALLISTEMON	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CALLISTEMON CALIFORNICA	KAJA FERRY DUSTER	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CORDIA ROSSIERI	TEXAS OLIVE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	DALEIA "SERRA NEGRA"	DALEIA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	DOUGLASSIA SPRENGERI	OCCIDENTAL	15 GALLON	AS SHOWN	4 CANES, 48" HT X 12" WD - SEE NOTE #5
	HEPSTRALOE PARVIFLORA	RED YUCCA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	LEUCOPHYLLUM "GREEN CLOUD"	TEXAS RANGER	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	LANTANA C. "MADISON"	LANTANA	1 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	MATTHEUS PHILLANDROIDES	MANGLE DULCE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	MIMULABERGIA "REGAL MIST"	PINK HIBISY	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	RUELLIA PENNINSULARIS	DESERT RUELLIA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
VINES					
	BOUGAINVILLEA LA JOLLA	BOUGAINVILLEA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, ATTACH TO WALL
	MACRADENA UNGUIS CATI	CATS CLAW VINE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, ATTACH TO WALL
GROUNDCOVER					
	BOUGAINVILLEA ROSENKA	BOUGAINVILLEA	1 GALLON @ 3' O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	HEMEROCALLIS "TINY EMPRESS"	EVERGREEN DAYLILY	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	LANTANA MONTEVIDENSIS	SPREADING LANTANA	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	LANTANA "SPREADING SUNSET"	SPREADING LANTANA	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	2" DEPTH DECOMPOSED GRANITE "PALOMINO CORAL" BY SOUTHWEST BOULDER 30% - 7 1/4" - 5 1/8" / 7/16" - 3/16" MINUS - CONTRACTOR SHALL SUBMIT SAMPLE TO L.A. PRIOR TO ORDERING				
	ROCK COBBLE: 3/4" BLACK COBBLE TO MATCH ROCK IN ADJACENT PARKWAYS				
	HYDRO SEED MIX - SEE MIX BELOW				
SPECIES					
	ARISEIDA PURPUREA	1.5			
	DIRCHIS SPICATA STRICTA	2			
	HOREDEUM DEPRESSUM	4			
	POA SECUNDA	4			
	SPOROCLEUS ARBORES	4			
	VILPA MICROSPERMA	4			
	MALLENBERGIA MICROSPERMA	4			
	BOULELLOU ARISTOIDES	3			
SLURRY COMPONENTS					
PROSOLCI					
	CONCRETE MIX WOOD FIBER	2000			
	ECOLOGY CONTROL M-BINDER	150			
	AM-120 MYCORRHIZAL INOCULUM	60			
	DESERT SLITE				
	SEED MIX AS SPECIFIED - SUPPLIED BY S&S SEEDS				
	CONTACT S & S SEEDS AT 805-484-0434				
			162.131 SQ FT	926.811 SQ FT	
			TOTAL LANDSCAPE AREA:	TOTAL PROJECT AREA:	18% OF SITE
			7,486 SQ FT / 5% OF LANDSCAPE		

IRRIGATION NOTES

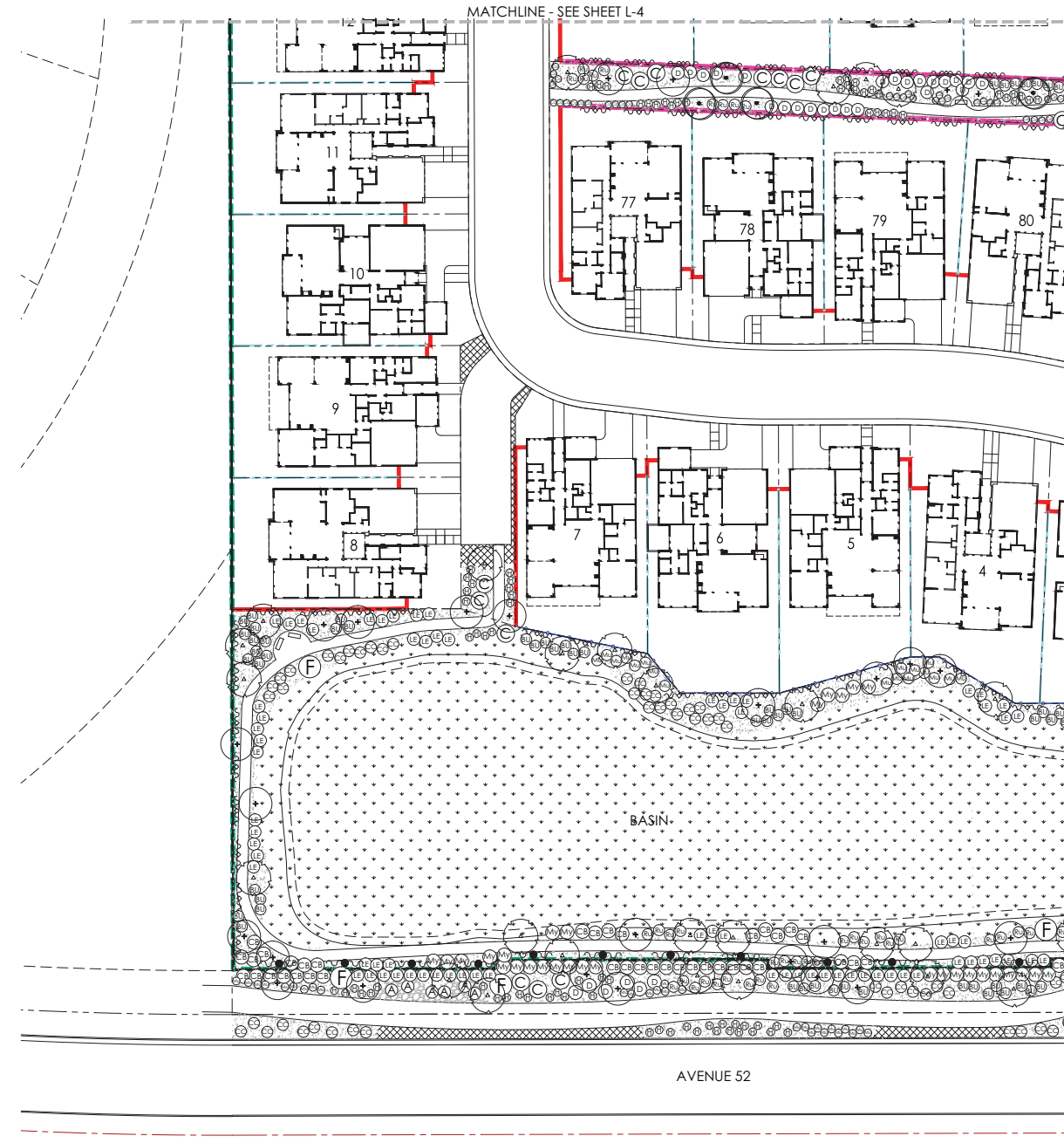
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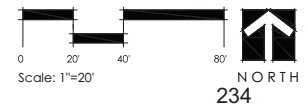
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PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	BRACHYCTON POPULNEUS	BOTTLE TREE	24" BOX	AS SHOWN	MULTI, 11' HT. X 4" HEAD- 2" CALIPER
	CERCIDIUM FLORIDUM	BLUE PALM VERDE	24" BOX	AS SHOWN	MULTI, 10' HT. X 6" HEAD- 2" CALIPER
	OLEA EUROPEA "WILSON"	FRUITLESS OLIVE	36" BOX	AS SHOWN	MULTI, 10' HT. X 7" HEAD- 3" CALIPER
	PHOENIX DACTYLIFERA	DATE PALM	10 2" B.T.H.	AS SHOWN	ALL SMALL MATCH, MUST BE PURCHASED IN COACHELLA VALLEY-SEE NOTE #4
	PROSPERIS CHLORIS	THORNLESS CHILEAN MESQUITE	24" BOX	AS SHOWN	STANDARD, 11' HT. X 6" HEAD- 2" CALIPER
	ZHUS LANCEA	AFRICAN SIMAC	24" BOX	AS SHOWN	STANDARD, 10' HT. X 6" HEAD- 2" CALIPER
	WASHINGTONIA FLORIDA	CALIFORNIA FAN PALM	12 2" B.T.H.	AS SHOWN	SKINNED AND MATCHING
SHRUBS	AGAVE AMERICANA "MEDIO-PICATA"	"VARIEGATED CENTURY PLANT"	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	BUDDELEIA HARRISIFOLIA	DESERT BUTTERFLY BUSH	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CAESALPINA PULCHERRIMA	RED BIRD OF PARADISE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CALLISTEMON "LITTLE JOHN"	DWARF CALLISTEMON	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CALLISTEMON CALIFORNICA	KAJA FERRY DUSTER	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	COKIA "ROSSER"	TEXAS OLIVE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	DALIA "SIERRA NEGRA"	DALIA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	DOUGLASSIA SPRENGERI	OCOTILLO	15 GALLON	AS SHOWN	4 CANES, 48" HT X 12" WD - SEE NOTE #5
	HEPFRADICE PARVIFLORA	RED YUCCA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	LEUCOPHYLLUM "GREEN CLOUD"	TEXAS RANGER	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	LANTANA C. "RADATION"	LANTANA	1 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	MANTENS PHYLANTHOIDES	MANGLE DULCE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	MIMULANBERGIA "REGAL MIST"	PINK HIBYLI	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	RUELLIA PENNINSULARIS	DESERT RUELLIA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
VINES	BOUGAINVILLEA "LA JOLLA"	BOUGAINVILLEA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, ATTACH TO WALL
	MACFADYENIA UNGUIS CATI	CATS CLAW VINE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, ATTACH TO WALL
GROUNDCOVER	BOUGAINVILLEA "ROSENKA"	BOUGAINVILLEA	1 GALLON @ 3' O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	HEMEROCALLIS "TINY EMPRESS"	EVERGREEN DAYLILY	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	LANTANA MONTEVIDEENSIS	SPREADING LANTANA	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	LANTANA "SPREADING SUNSET"	SPREADING LANTANA	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	2" DEPTH DECOMPOSED GRANITE "PALOMINO CORAL" BY SOUTHWEST BOULDER		30% - 7 1/4" x 5 1/8" / 70% - 3 1/8" x 1 1/2"		MIRIS - CONTRACTOR SHALL SUBMIT SAMPLE TO L.A. PRIOR TO ORDERING
	ROCK COBBLE: 3/4" BLACK COBBLE TO MATCH ROCK IN ADJACENT PARKWAYS				
	HYDRO SEED MIX - SEE MIX BELOW				
SPECIES	ARISTIDA PURPUREA	4			
	DIRCHIS SPICATA STRICTA	4			
	HOREDEUM DEPRESSUM	4			
	POA SECUNDA	4			
	SPOROBOLUS ARBOREUS	4			
	VILPA MICROSPERMA	4			
	MULLENBERGIA MICROSPERMA	4			
	BOULIFOLIA ARISTOIDES	3			
SUBSTRY COMPONENTS	PROSOLCI	2000			
	CONVINED SITE WOOD FIBER	150			
	ECOLOGY CONTROL M-BINDER	60			
	AM-120 MYCORRHIZAL INOCULUM				
	DESERT SUITE				
	SEED MIX AS SPECIFIED - SUPPLIED BY S&S SEEDS				
	CONTACT S & S SEEDS AT 805-484-0434				

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CONCEPTUAL PLANTING PLAN

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BREA, CA 92821
(714) 672-7003



date:	11.24.14
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PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	BRACHYCTON POPULNEUS	BOTTLE TREE	24" BOX	AS SHOWN	MULTI, 11' HT. X 4' HEAD- 2" CALIPER
	CERCIDIUM FLORIDUM	BLUE PALM VERDE	24" BOX	AS SHOWN	MULTI, 10' HT. X 6' HEAD- 2" CALIPER
	OLEA EUROPEA "WILSON"	FRUITLESS OLIVE	36" BOX	AS SHOWN	MULTI, 10' HT. X 7" HEAD- 3" CALIPER
	PHOENIX DACTYLIFERA	DATE PALM	10' B.T.H.	AS SHOWN	ALL SMALL MATCH. MUST BE PURCHASED IN COACHELLA VALLEY- SEE NOTE #4
	PROGNOSS CHLONDIS	THORNLESS CHILEAN MESQUITE	24" BOX	AS SHOWN	STANDARD, 11' HT. X 4' HEAD- 2" CALIPER
	HRUS LANZEA	AFRICAN SIMAC	24" BOX	AS SHOWN	STANDARD, 10' HT. X 4' HEAD- 2" CALIPER
	WASHINGTONIA FLUPERA	CALIFORNIA FAN PALM	12' B.T.H.	AS SHOWN	SKINNED AND MATCHING

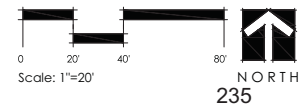
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	AGAVE AMERICANA "MEDIO-PICTA"	VARIEGATED CENTURY PLANT	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	BUDDELEIA HARRIBURFOUA	DESERT BUTTERFLY BUSH	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CALLISTEMON LITTLE JOHN	DWARF CALLISTEMON	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CALLIANDRA CALIFORNICA	RAJA FERRY DUSTER	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	CROTON BASSLER	TEXAS OLIVE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	DALEA "SERRA NEGRA"	DALEA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	DOUGQUIRIA SPRENGENS	OCOTILLO	15 GALLON	AS SHOWN	4 CANES, 48" HT X 12" WD - SEE NOTE #5
	HEPTACLOPS PARVIFLORA	RED YUCCA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	LEUCOPHYLLUM "GREEN CLOUD"	TEXAS RANGER	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	LANTANA C. "WADSWORTH"	LANTANA	1 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	MATESSIA PHYLLOMORPHICES	MANGLE DULCE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	MIMULABERGIA "REGAL MIST"	PINK MIMBLY	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD
	RUELLIA PENNINSULARIS	DESERT RUELLIA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD

VINES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	BOUGAINVILLEA LA JOLLA'	BOUGAINVILLEA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, ATTACH TO WALL
	MACFADYENA UNGUIS CATI	CAT'S CLAW VINE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, ATTACH TO WALL

GROUNDCOVER	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	BOUGAINVILLEA "ROSENEA"	BOUGAINVILLEA	1 GALLON @ 3' O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	HEMORICALLIS "TINY EMPRESS"	EVERGREEN DAYLILY	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	LANTANA MONTEVIDENSIS	SPREADING LANTANA	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	LANTANA "SPREADING SUNSET"	SPREADING LANTANA	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD
	2" DEPTH DECOMPOSED GRANITE "PALOMINO CORAL" BY SOUTHWEST BOULDER				
	30% - 7 1/2" x 5 1/2" / 70% - 3 1/2" x 3 1/2" MINUS - CONTRACTOR SHALL SUBMIT SAMPLE TO L.A. PRIOR TO ORDERING				
	ROCK COBBLE: 3/4" BLACK COBBLE TO MATCH ROCK IN ADJACENT PARKWAYS				

HYDRO SEED MIX - SEE MIX BELOW	SEEDS	LS/LACRE	TOTAL PROJECT AREA:	926,811 SQ FT
	ARISTIDA PURPUREA	4	TOTAL LANDSCAPE AREA:	143,131 SQ FT / 15% OF SITE
	DIRTCHUS SPICATA STRICTA	4	TOTAL TURF AREA:	7,486 SQ FT / 5% OF LANDSCAPE
	HOREBIA DEPRESSUM	4		
	POA SECUNDA	4		
	SPOROPODIA ARBORES	4		
	VILPA MICROSPERMIA	4		
	MULLENBERGIA MICROSPERMIA	4		
	BOULEGOUA ARISTOIDICES	3		
	SUBSTRY COMPONENTS			
	PROSOLCEL	LS/LACRE		
	CONWIND 100% WOOD FIBER	2000		
	ECOLOGY CONTROLS M-BINDER	150		
	AM-120 MYCORRHIZAL INOCULUM	40		
	DESERT SUITE			
	SEED MIX AS SPECIFIED - SUPPLIED BY SAS SEEDS			
	CONTACT SAS & S SEEDS AT 805-484-0434			

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date: 11.24.14
drawn: ESP / RL
checked: DSN
scale:
sheet

Scale: 1"=20'

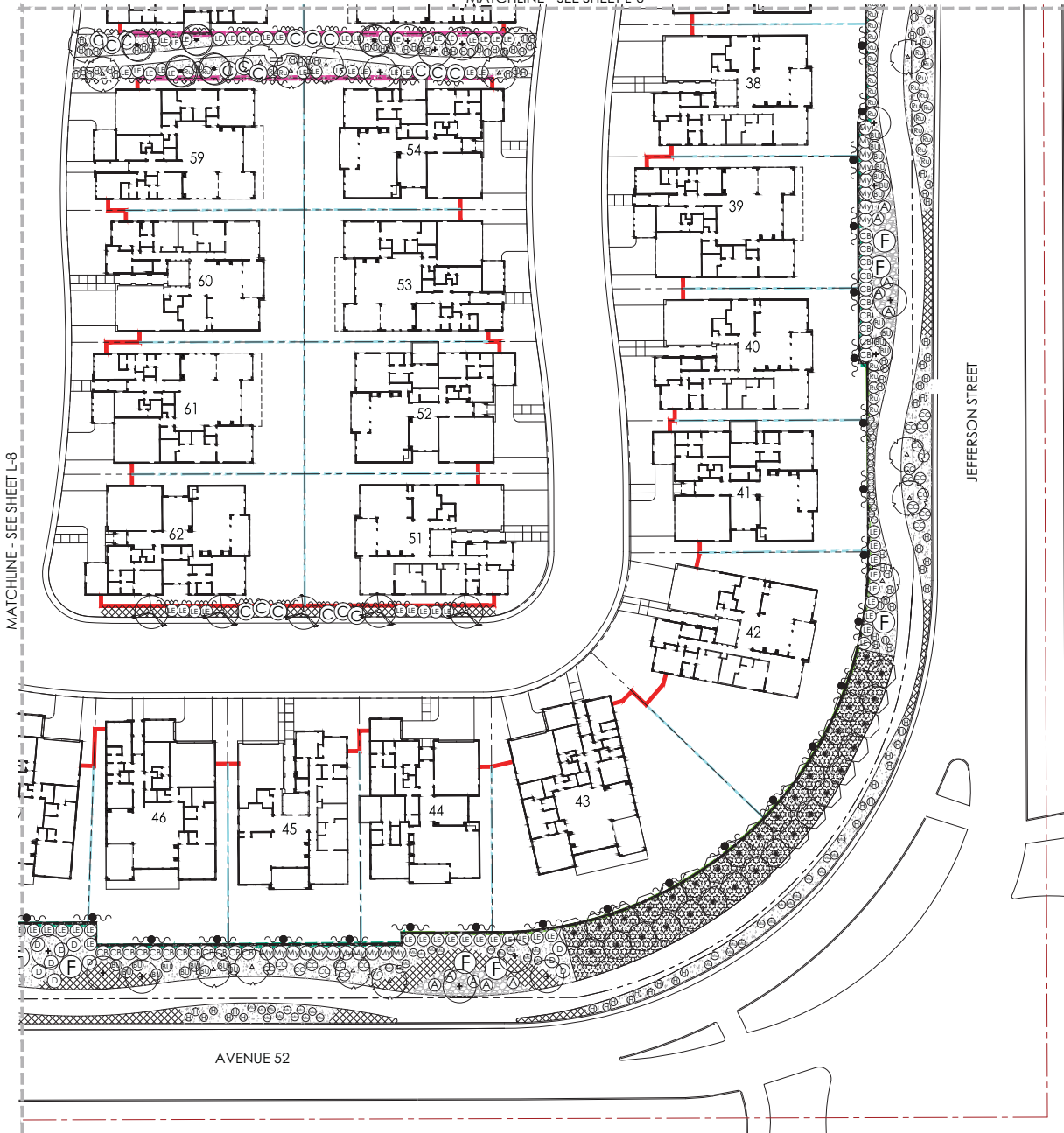
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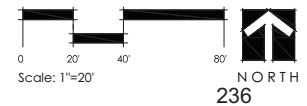
MATCHLINE - SEE SHEET L-6



PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	BRACHYCTON POPULNEUS	BOTTLE TREE	24" BOX	AS SHOWN	MULTI, 11' HI. X 4" HEAD - 2" CALIPER
	CERCIDIUM FLORIDUM	BLUE PALM VERDE	24" BOX	AS SHOWN	MULTI, 10' HI. X 6" HEAD - 2" CALIPER
	OLEA EUROPEA "WILSON"	FRUITLESS OLIVE	36" BOX	AS SHOWN	MULTI, 10' HI. X 7" HEAD - 3" CALIPER
	PHOENIX DACTYLIFERA	DATE PALM	10' B.T.H.	AS SHOWN	ALL SMALL MATCH. MUST BE PURCHASED IN COACHELLA VALLEY-SEE NOTE #4
	PROSPERIS CHENGISE	THORNLESS CHILEAN MESQUITE	24" BOX	AS SHOWN	STANDARD, 11' HI. X 4" HEAD - 2" CALIPER
	ADZU LANCEA	AFRICAN SIMAC	24" BOX	AS SHOWN	STANDARD, 10' HI. X 4" HEAD - 2" CALIPER
	WASHINGTONIA FLORIDA	CALIFORNIA FAN PALM	12' B.T.H.	AS SHOWN	SKINNED AND MATCHING
SHRUBS					
	AGAVE AMERICANA "MEDIO-PICTA"	VARIEGATED CENTURY PLANT	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HI X 18" WD
	BUDDELEIA HARRISIFOLIA	DESERT BUTTERFLY BUSH	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HI X 18" WD
	CASUALPINA PULCHERRIMA	RED BIRD OF PARADISE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HI X 18" WD
	CALLISTEMON LITTLE JOHN	DWARF CALLISTEMON	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HI X 18" WD
	CALLISTEMON CALIFORNICA	KAJA FERRY DUSTER	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HI X 18" WD
	CROTONA BOSSIERI	TEXAS OLIVE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HI X 18" WD
	DALIA F. "SERRA NEGRA"	DALIA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HI X 18" WD
	DOUGQUIRIA BRUNNEA	OCOTILLO	15 GALLON	AS SHOWN	4 CANES, 48" HI X 12" WD - SEE NOTE #5
	HEPTACLOA PARVIFLORA	RED YUCCA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HI X 18" WD
	LEUCOPHYLLUM "GREEN CLOUD"	TEXAS RANGER	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HI X 18" WD
	LANTANA C. "WADATON"	LANTANA	1 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 6" HI X 9" WD
	MATESSIA PHYLANTHOIDES	MANGLE DULCE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HI X 18" WD
	MIMULABERGIA "REGAL MIST"	PINK HIBISY	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HI X 18" WD
	RUELLIA PENNINSULARIS	DESERT RUELLIA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HI X 18" WD
VINES					
	BOUGAINVILLEA "LA JOLLA"	BOUGAINVILLEA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, ATTACH TO WALL
	MACFADYENA UNGUIS CATI	CAT'S CLAW VINE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, ATTACH TO WALL
GROUNDCOVER					
	BOUGAINVILLEA "ROSENKA"	BOUGAINVILLEA	1 GALLON @ 3' O.C.		FULL HEALTHY, GOOD COLOR, 6" HI X 9" WD
	HEMEROCALLIS "TINY EMPRESS"	EVERGREEN DAYLILY	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HI X 9" WD
	LANTANA MONTEVIDENSIS	SPREADING LANTANA	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HI X 9" WD
	LANTANA "SPREADING SUNSET"	SPREADING LANTANA	1 GALLON @ 18" O.C.		FULL HEALTHY, GOOD COLOR, 6" HI X 9" WD
	2" DEPTH DECOMPOSED GRANITE "PALOMINO CORAL" BY SOUTHWEST BOULDER		30% - 7 1/4" - 5/8" / 70% - 3/8" MINUS - CONTRACTOR SHALL SUBMIT SAMPLE TO L.A. PRIOR TO ORDERING		
	ROCK COBBLE: 3/4" BLACK COBBLE TO MATCH ROCK IN ADJACENT PARKWAYS				
HYDRO SEED MIX - SEE MIX BELOW					
SEEDS	LB/LACRE	TOTAL PROJECT AREA:	926,811 SQ FT		
ARISTIDA PURPUREA	4	TOTAL LANDSCAPE AREA:	143,131 SQ FT / 15% OF SITE		
DETICHIS SPICATA STRICTA	2	TOTAL TURF AREA:	7,486 SQ FT / 5% OF LANDSCAPE		
HOREFELIA DEPRESSUM	4				
POA SECUNDA	4				
SPONDOCLEA ARBORES	4				
VILPA MICROSPERMA	6				
MULLENBERGIA MICROSPERMA	6				
BOULEGOUA ARISTOIDES	3				
SUBSTRY COMPONENTS					
PRODUCT	LB/LACRE				
CONCRETE CORE WOOD FIBER	2000				
ECOLOGY CONTROL M-BINDER	150				
AM-120 MYCORRHIZAL INOCULUM	40				
DESERT SUITE					
SEED MIX AS SPECIFIED - SUPPLIED BY S&S SEEDS					
CONTACT S & S SEEDS AT 805-484-0434					

- IRRIGATION NOTES**
- DESIGNS WILL COMPLY WITH CITY OF LA QUINTA VALLEY WATER DISTRICTS LANDSCAPING AND IRRIGATION SYSTEM DESIGN ORDINANCE
 - ALL TURF WITHIN 2' OF HARDSCAPE SHALL BE IRRIGATED WITH SUB-SURFACE DRIP. ALL TURF 2' OR GREATER FROM HARDSCAPE SHALL BE IRRIGATED WITH ROTOR/SPRAY. ALL LANDSCAPE TO BE IRRIGATED WITH DRIP.
 - ET BASED CONTROLLERS WILL BE USED ON SITE



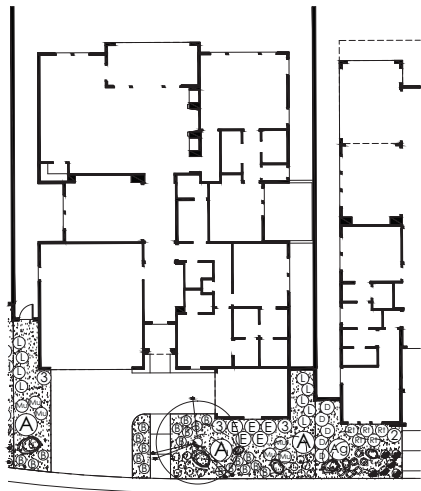
PRELIMINARY LANDSCAPE PLAN
CONCEPTUAL PLANTING PLAN

LA QUINTA
BEAZER HOMES
1800 IMPERIAL HIGHWAY, SUITE 140
BREA, CA 92821
(714) 672-7003

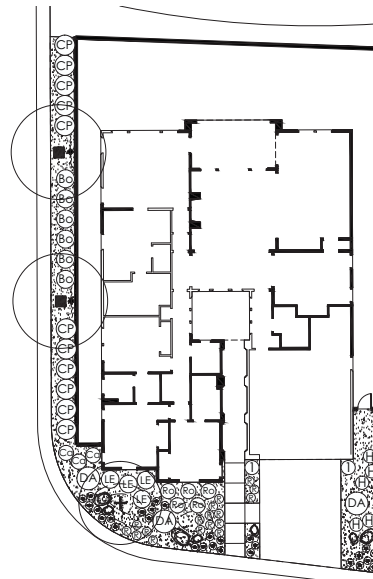
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sheet

L-9
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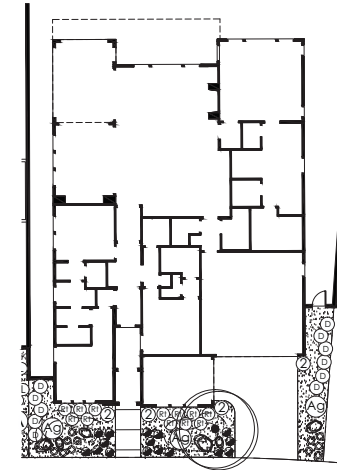




PLAN 1 - TYPICAL



PLAN 2 - CORNER LOT



PLAN 3 - TYPICAL

PLANT LEGEND

TREES		VERTICAL ACCENTS		SHRUBS		VINES	
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES		
	ACACIA SMALLIS	SWEET ACACIA	2'4" BOX	AS SHOWN	MULTI, 10' HT. X 6" HEAD- 2" CALIPER		
	CERCIDILUM FLORIDUM	BLUE PALO VERDE	2'4" BOX	AS SHOWN	MULTI, 10' HT. X 6" HEAD- 2" CALIPER		
	SCHNUS MOLLE	CALIFORNIA PEPPER	2'4" BOX	AS SHOWN	STANDARD, 10' HT. X 4" HEAD- 2" CALIPER		
	STREET TREE - SEE STREET TREE LEGEND		2'4" BOX	AS SHOWN	STANDARD, 10' HT. X 4" HEAD- 2" CALIPER		
	ALOE BANSESI	BANSESI ALOE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 4' HT X 12" WD		
	DRACAENA DRACO	DRAGON TREE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 4' HT X 12" WD		
	CORDYLINE BAILEI	BAILEYS DRACAENA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 4' HT X 12" WD		
	AGAVE AMERICANA 'MEDIO-PICTA'	VAREGATED CENTURY PLANT	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	AGAVE WEBBER	SMOOTH EDGED AGAVE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	BULBINE F. 'HALLMARK'	BULBINE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	BOUGAINVILLEA 'TORCH GLOW'	TORCH GLOW BOUGAINVILLEA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	DALEA F. 'SIERRA NEGRA'	DALEA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	DASYLIRION WHEELERI	DESERT SPOON	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	ELIANTHUS 'SILVER KING'	ELIANTHUS	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	HESPERALOE FARVILORA	RED YUCCA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	LEUCOPHYLLUM LAEVICATUM	CHIUJANSIAN SAGE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	LANTANA C. 'TRADITION'	LANTANA	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	LANTANA MONTEVIDEENSIS	TRAILING LANTANA	1 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD		
	LANTANA 'SPREADING SUNSET'	TRAILING LANTANA	1 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 6" HT X 9" WD		
	ROSA 'ICEBERG'	WHITE SHRUB ROSE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	ROSA 'FLOWER CARPET RED'	RED SHRUB ROSE	1 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 10" HT X 10" WD		
	MULLENBERGIA RIGENS	DEER GRASS	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	ROSMARINUS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	ZALUSCHNERIA CALIFORNICA	CALIFORNIA FUSCHIA	1 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, 18" HT X 18" WD		
	MACPADIYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GALLON	AS SHOWN	FULL HEALTHY, GOOD COLOR, ATTACH TO WALL		

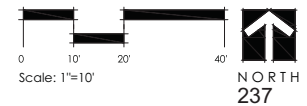
GROUND COVER



2" DEPTH DECOMPOSED GRANITE 'PALOMINO CORAL' BY SOUTHWEST BOULDER TO LA. PRIOR TO ORDERING

IRRIGATION NOTES

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- ET BASED CONTROLLERS WILL BE USED ON SITE



PRELIMINARY LANDSCAPE PLAN
CONCEPTUAL FRONT YARDS

LA QUINTA
BEAZER HOMES
1800 IMPERIAL HIGHWAY, SUITE 140
BREA, CA 92821
(714) 672-7003



date:	11.24.14
drawn:	ESP / RL
checked:	DSN
scale:	

sheet

L-10



LA QUINTA



SPANISH REVIVAL



HACIENDA

SCALE UP = 1/4"

PLAN 1
FRONT ELEVATIONS

WATERMARK SFD
LA QUINTA, CA

SHEET NO.
AI-1
08.29.14



LA QUINTA



SPANISH REVIVAL



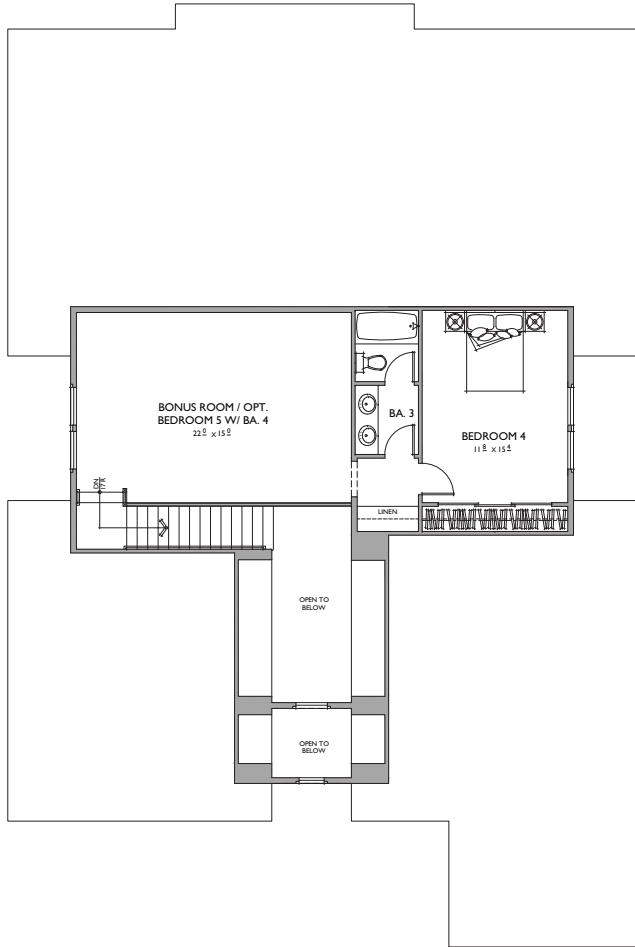
HACIENDA

SCALE UP = 1/4"

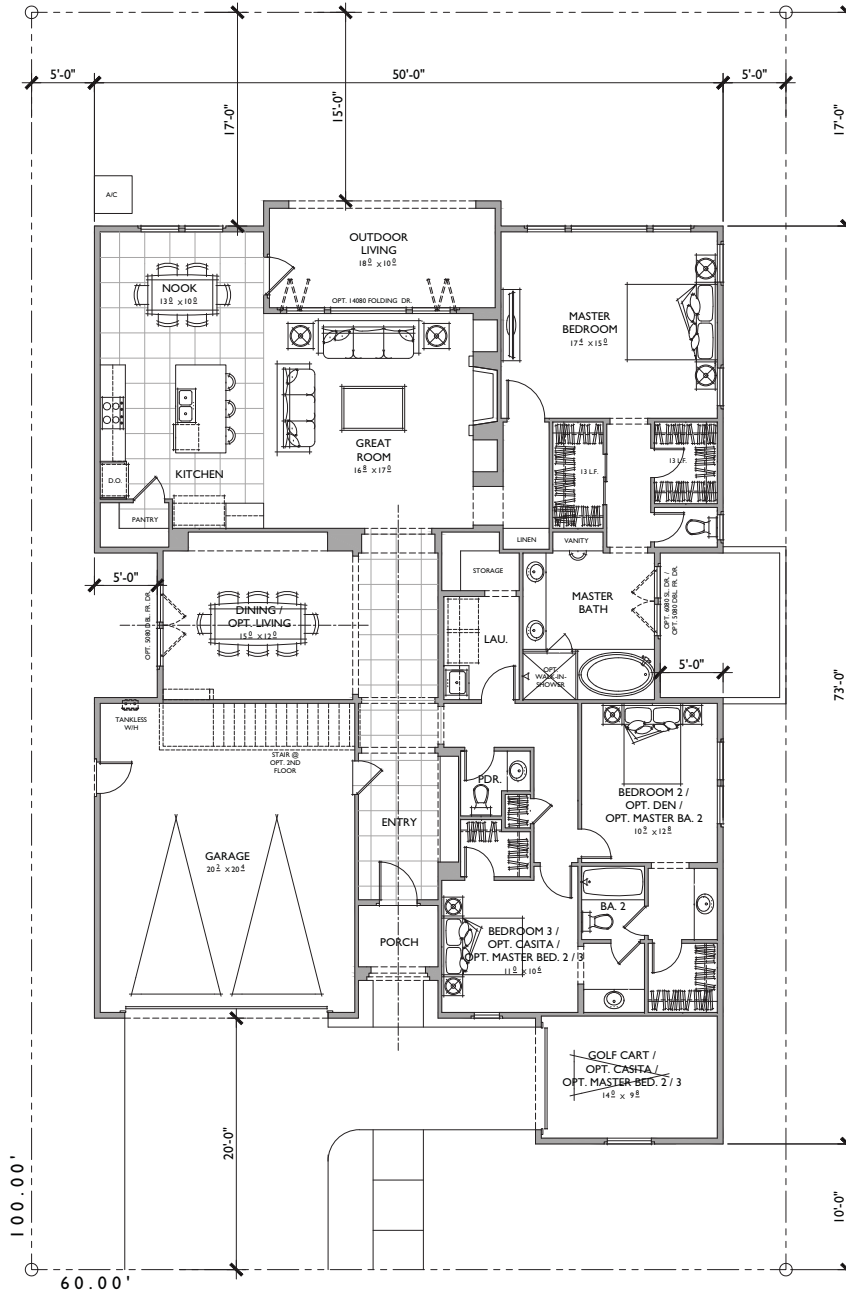
PLAN IX
FRONT ELEVATIONS

WATERMARK SFD
LA QUINTA, CA

SHEET NO.
AI-2
08.29.14



OPT. SECOND FLOOR



PLAN I & IX
REFLECTS LA QUINTA ELEVATION

PLAN I
2338 SQ. FT.
TARGET: 2,250 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE W/ GOLF CART

FLOOR AREA TABLE	
1ST FLOOR	2338 SQ. FT.
2 - CAR GARAGE W/ GOLF CART	673 SQ. FT.
OUTDOOR LIVING	155 SQ. FT.
PORCH	38 SQ. FT.
W/ OPT. 2ND FLOOR	671 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

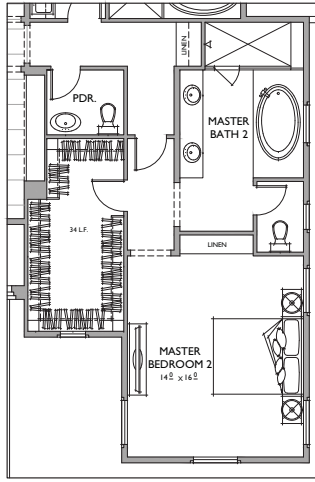
SHEET NO.
A1-3
08.29.14

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

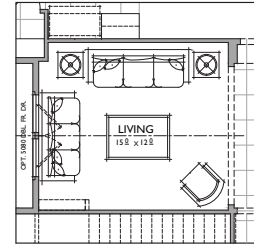


WATERMARK SFD
LA QUINTA, CA

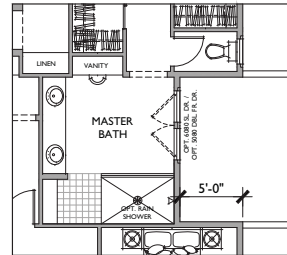
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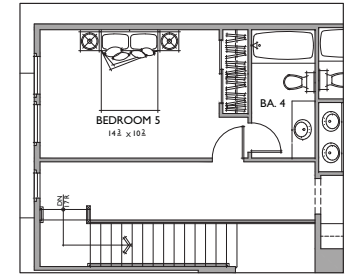
OPT. MASTER BEDROOM 2
IN LIEU OF BED. 2 / BED. 3 / GOLF CART 152 SQ. FT.



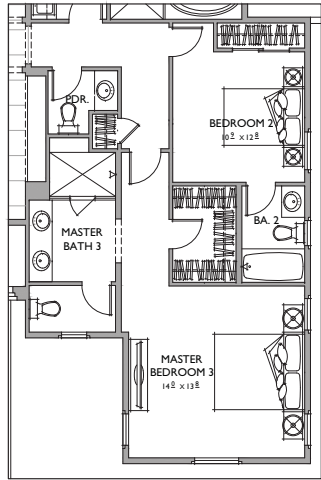
OPT. LIVING ROOM
IN LIEU OF DINING



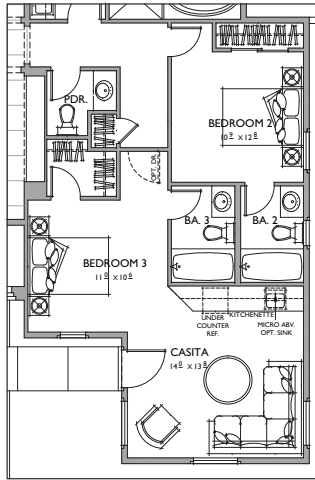
OPT. WALK-IN-SHOWER



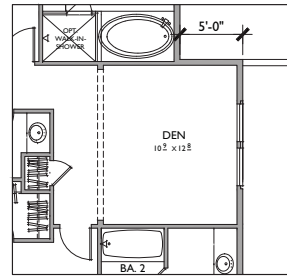
OPT. BED 5 W/ BA.4
IN LIEU OF BONUS ROOM (SECOND FLOOR)



OPT. MASTER BEDROOM 3
IN LIEU OF BEDROOM 3 & GOLF CART 152 SQ. FT.



OPT. CASITA
IN LIEU OF BEDROOM 3 & GOLF CART 152 SQ. FT.



OPT. DEN
IN LIEU OF BEDROOM 2

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

PLAN I & IX (OPTIONS)
REFLECTS LA QUINTA ELEVATION

WATERMARK SFD
LA QUINTA, CA

SHEET NO.
A1-4
08.29.14





REAR



FRONT

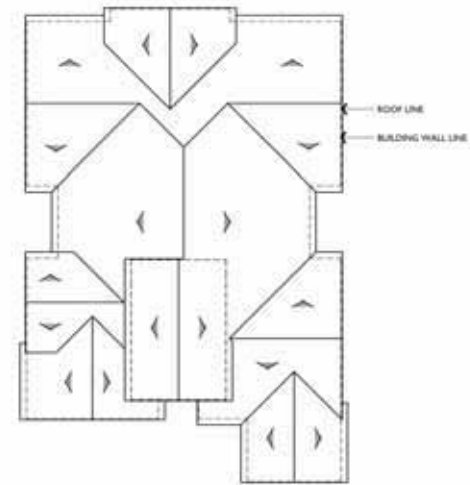
A
14'-0"



LEFT



RIGHT



ROOF PLAN

A

WIDTH X 1/2
RAMP: 3"
RAVE: 12"
ROOF MATERIAL: CONCRETE T & TLE

SCALE UP = 1/4"

PLAN I
LA QUINTA

WATERMARK SFD
LA QUINTA, CA

SHEET NO.
AI-5
08.29.14



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REAR



FRONT

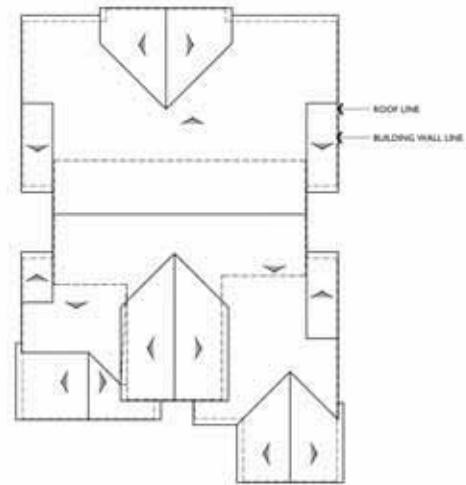
A
14'-0"



LEFT



RIGHT



ROOF PLAN

RITCH K-12
RAMP: 3"
EAVE: 12"
ROOF MATERIAL: CONCRETE T & TLE

A

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

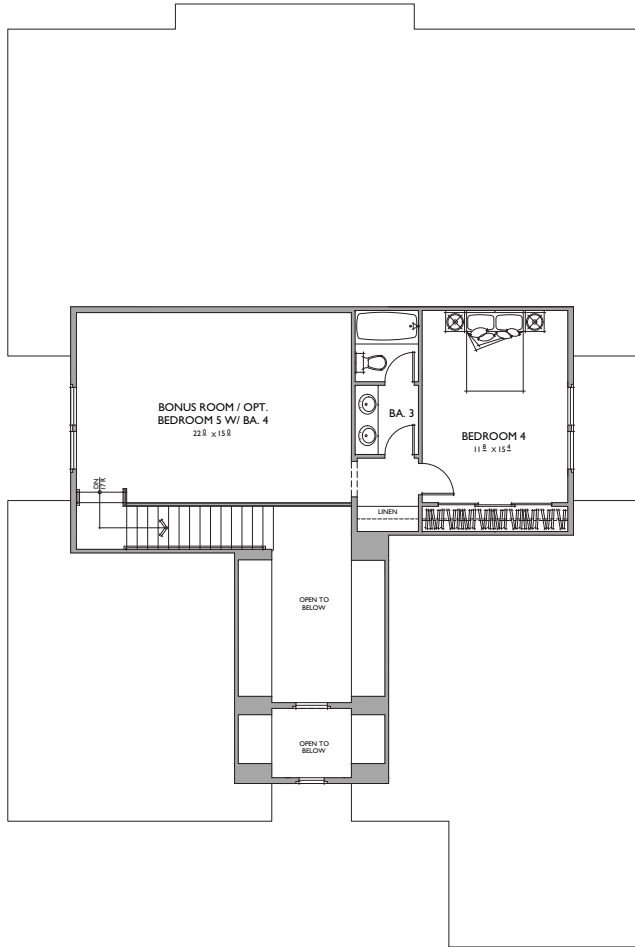
PLAN IX
LA QUINTA

WATERMARK SFD
LA QUINTA, CA

SHEET NO.
A1-6
08.29.14

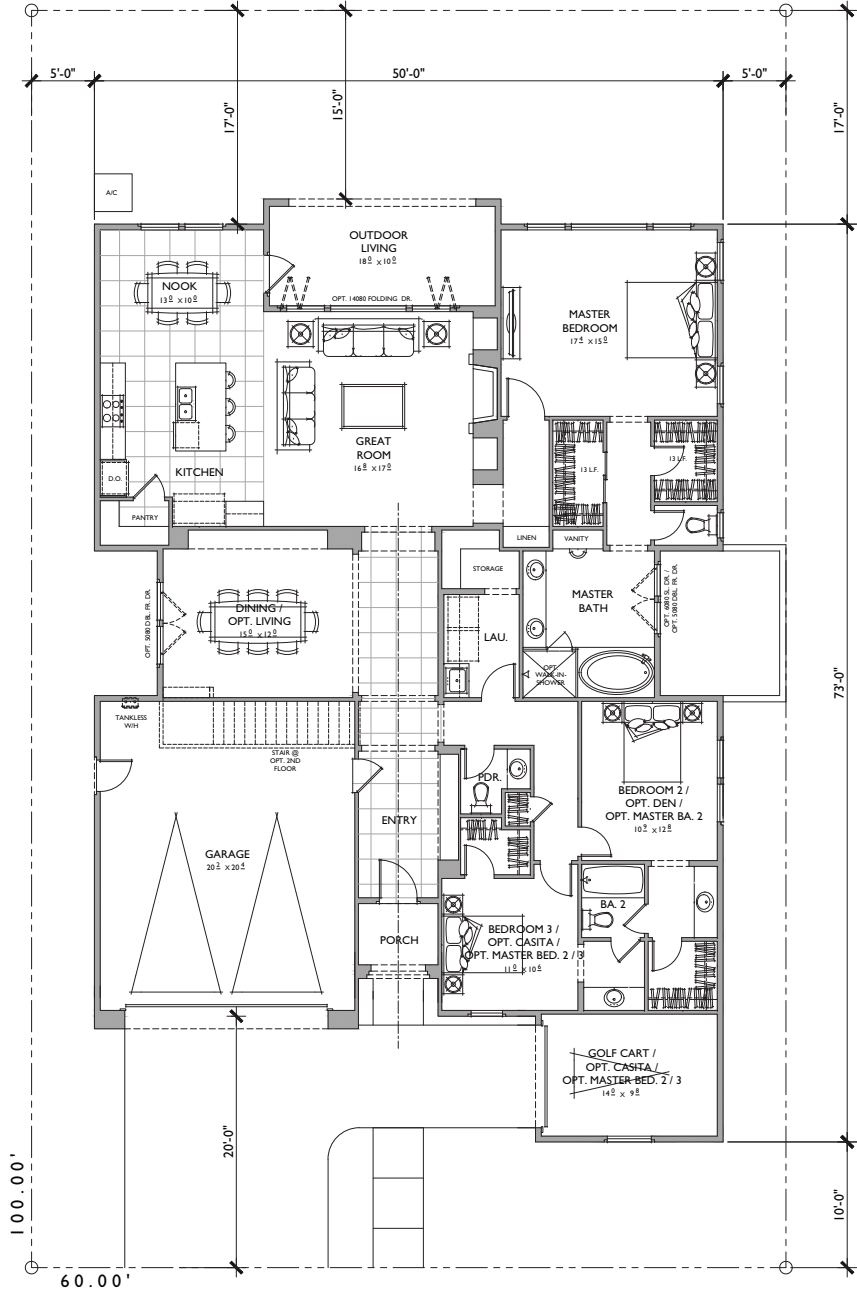


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OPT. SECOND FLOOR

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



PLAN I & IX
REFLECTS SPANISH REVIVAL ELEVATION

PLAN I
 2338 SQ. FT.
 TARGET: 2,250 SQ. FT.
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE W/ GOLF CART

FLOOR AREA TABLE	
1ST FLOOR	2338 SQ. FT.
2 - CAR GARAGE W/ GOLF CART	673 SQ. FT.
OUTDOOR LIVING	155 SQ. FT.
PORCH	38 SQ. FT.
W/ OPT. 2ND FLOOR	671 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SHEET NO.
A1-7
 08.29.14

WATERMARK SFD
 LA QUINTA, CA

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REAR



FRONT

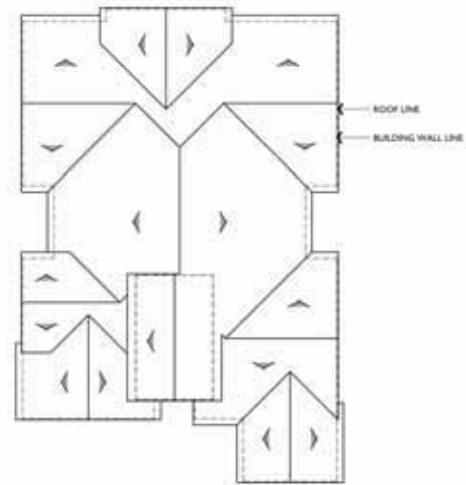
B
14'-0"



LEFT



RIGHT



ROOF PLAN

RITCH #12
RAISE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE TILE

B

SCALE UP = 1/4"

PLAN I
SPANISH REVIVAL

WATERMARK SFD
LA QUINTA, CA

SHEET NO.
AI-8
08.29.14



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FRONT

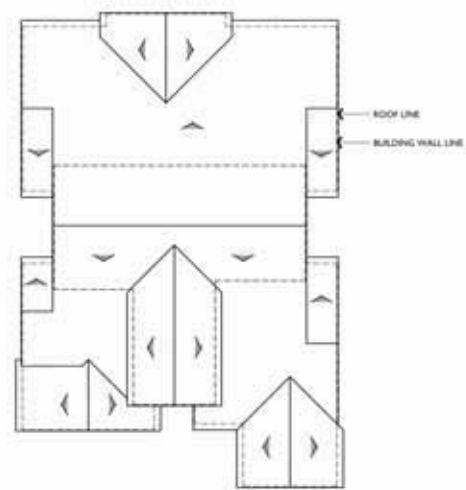
B



LEFT



RIGHT



ROOF PLAN

B

RITCH K12
 RAISE: 3"
 SAWN: 12"
 ROOF MATERIAL: CONCRETE & TILE

SCALE UP = 1/8"

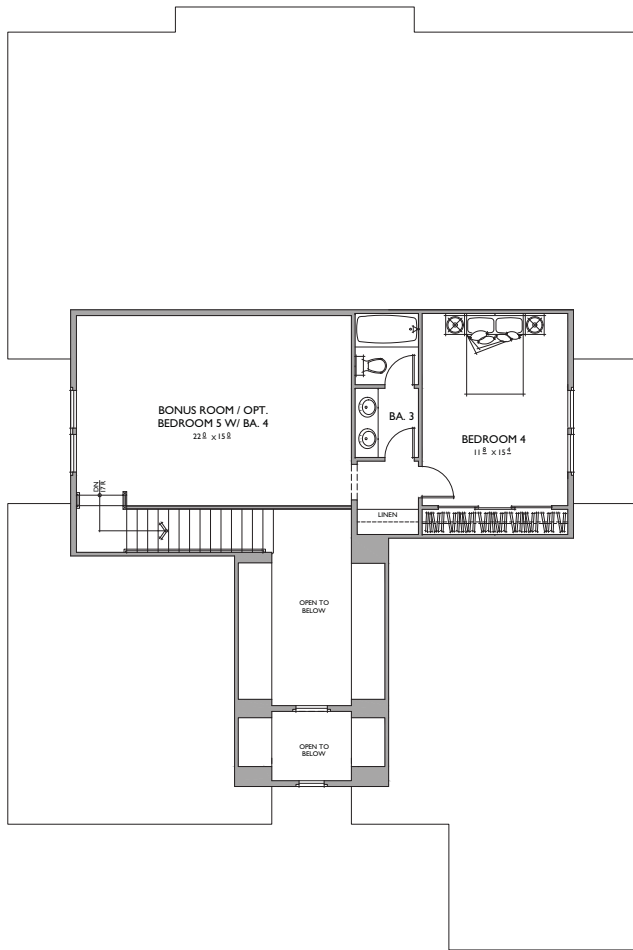
PLAN IX
 SPANISH REVIVAL

WATERMARK SFD
 LA QUINTA, CA

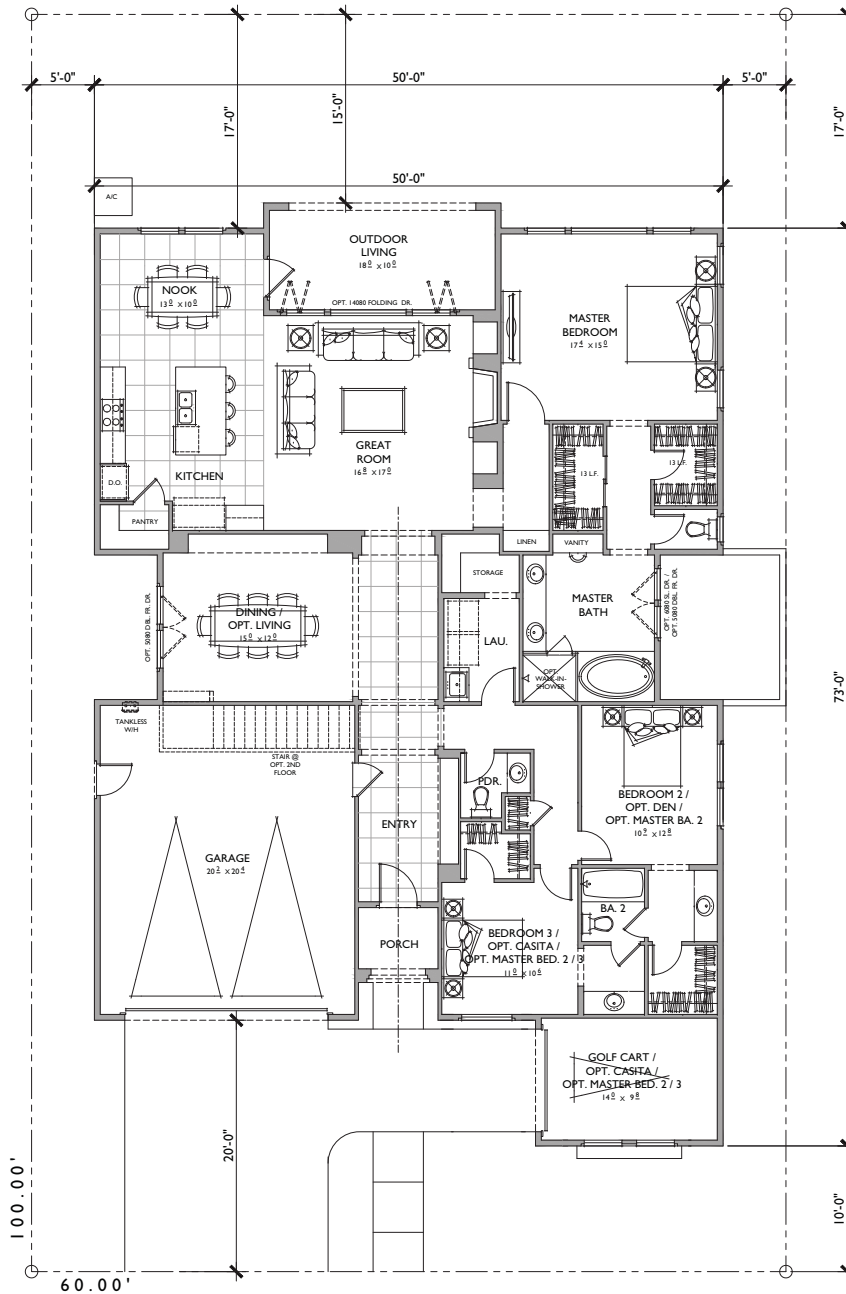
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OPT. SECOND FLOOR



PLAN I & IX
REFLECTS HACIENDA ELEVATION

PLAN I
2338 SQ. FT.
TARGET: 2,250 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE W/ GOLF CART

FLOOR AREA TABLE	
1ST FLOOR	2338 SQ. FT.
2 - CAR GARAGE W/ GOLF CART	673 SQ. FT.
OUTDOOR LIVING	155 SQ. FT.
PORCH	38 SQ. FT.
W/ OPT. 2ND FLOOR	671 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

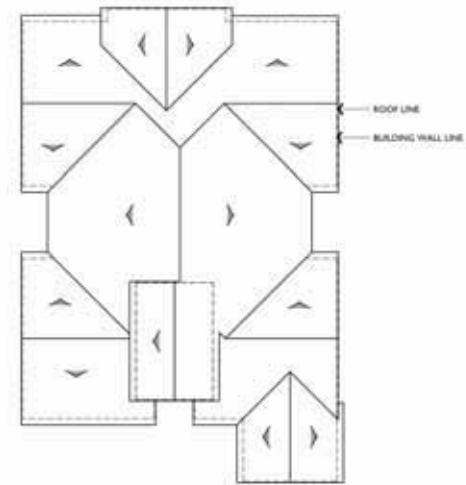
SHEET NO.
AI-10
08.29.14

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



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LAWYERS AND ARCHITECTS



ROOF PLAN

C

RITCH K13
RANK 3"
RAVE 12"
ROOF MATERIAL: CONCRETE & TILE

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

PLAN I
HACIENDA

WATERMARK SFD
LA QUINTA, CA

SHEET NO.
A1-11
08.29.14



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REAR



FRONT

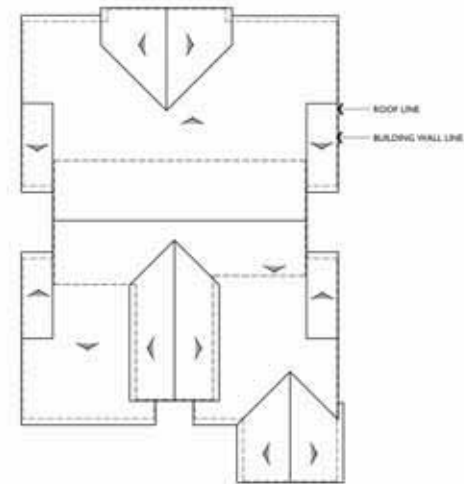
C
10'0" @



LEFT



RIGHT



ROOF PLAN

RITCH K13
RAMP: 3"
EAVE: 12"
ROOF MATERIAL: CONCRETE & TILE

C

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



PLAN IX
HACIENDA

WATERMARK SFD
LA QUINTA, CA

SHEET NO.
AI-12
08.29.14

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LA QUINTA



SPANISH REVIVAL



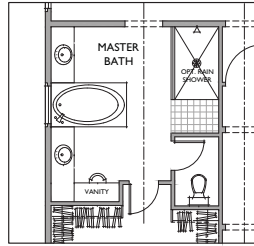
HACIENDA

SCALE 1/4" = 1'-0"

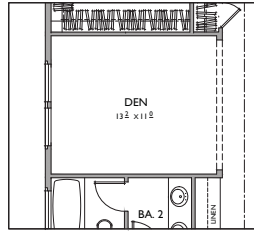
PLAN 2
FRONT ELEVATIONS

WATERMARK SFD
LA QUINTA, CA

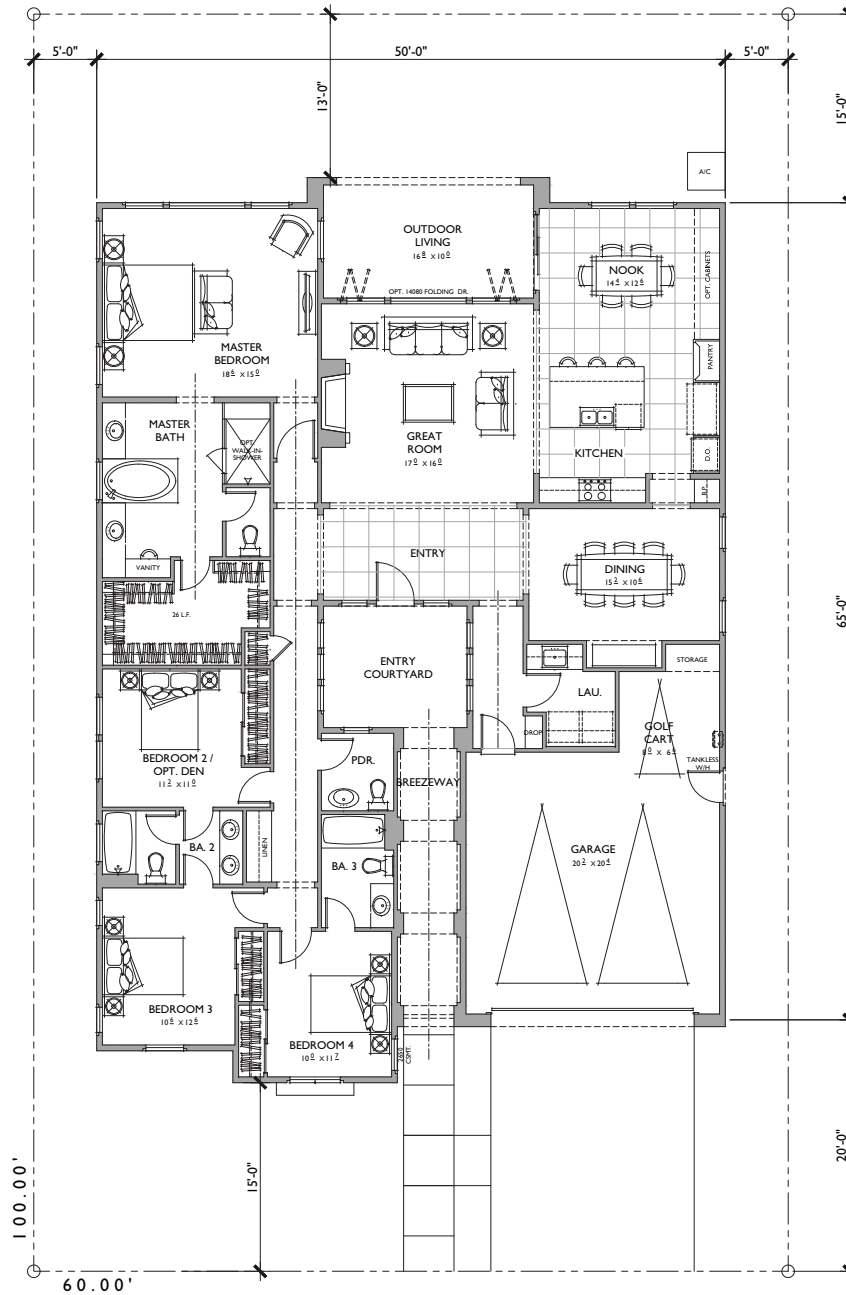
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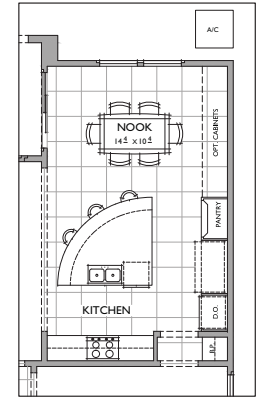
OPT. WALK-IN-SHOWER



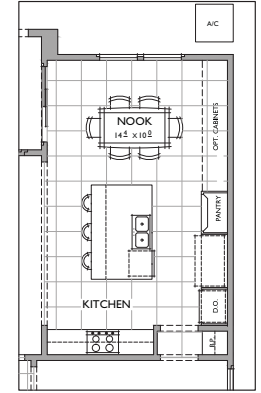
OPT. DEN
IN LIEU OF BEDROOM 2



PLAN 2
REFLECTS LA QUINTA ELEVATION



OPT. ISLAND 1



OPT. ISLAND 2

PLAN 2

- 2,474 SQ. FT.
- TARGET: 2,400 SQ. FT.
- 4 BEDROOMS / 3 BATHS
- 2 - CAR GARAGE W/ GOLF CART

FLOOR AREA TABLE

1ST FLOOR	2,474 SQ. FT.
2 - CAR GARAGE W/ GOLF CART	514 SQ. FT.
ENTRY COURTYARD	110 SQ. FT.
OUTDOOR LIVING	160 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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



WATERMARK SFD
LA QUINTA, CA

SHEET NO.
A2-2
08.29.14



REAR



FRONT

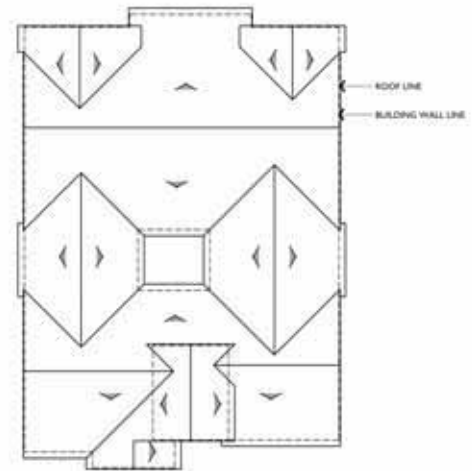
A
14'-0"



LEFT



RIGHT



ROOF PLAN

A

RITCH #113
RAMP: 3"
RAVE: 12"
ROOF MATERIAL: CONCRETE T & T

SCALE UP = 1/8"

PLAN 2
LA QUINTA

WATERMARK SFD
LA QUINTA, CA

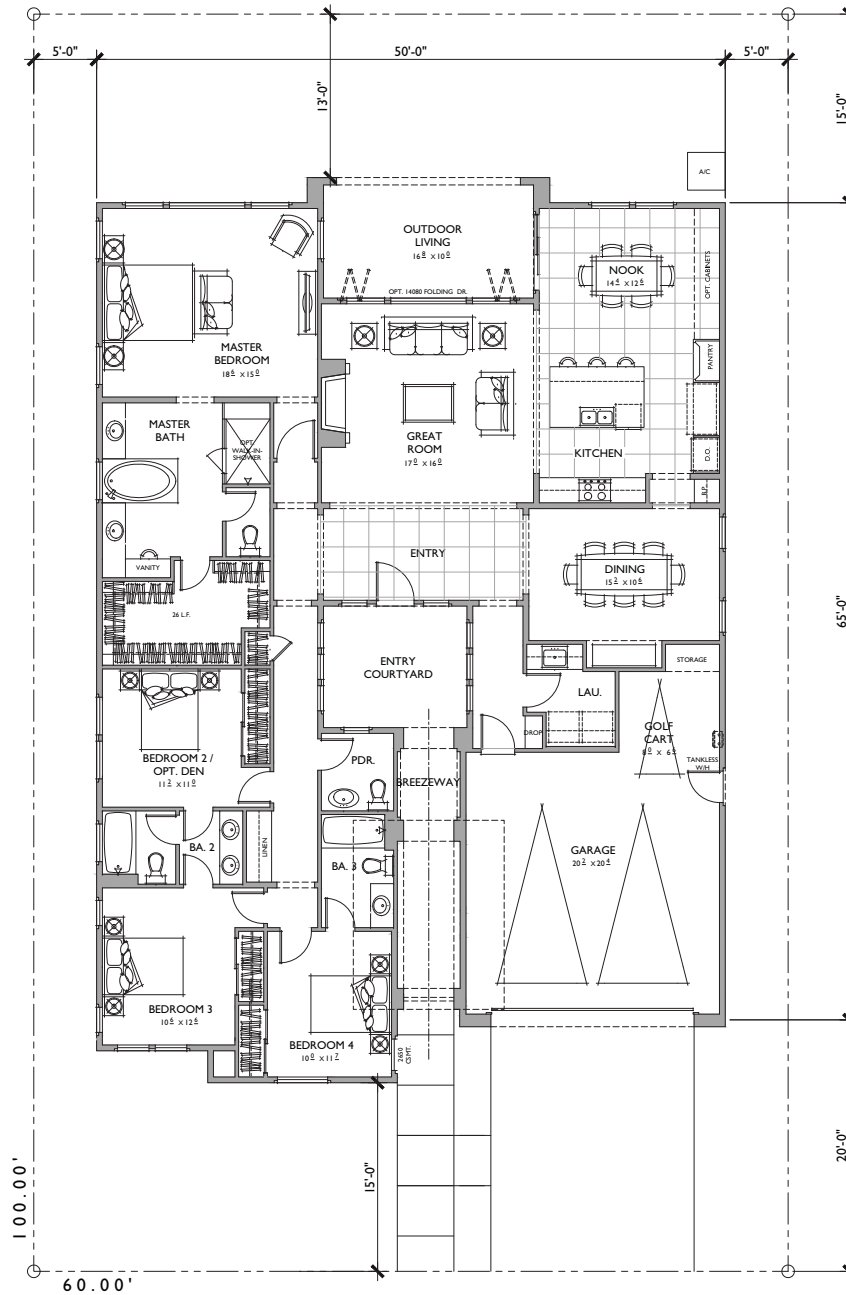
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PLAN 2
REFLECTS SPANISH REVIVAL ELEVATION

PLAN 2
 2,474 SQ. FT.
 TARGET: 2,400 SQ. FT.
 4 BEDROOMS / 3 BATHS
 2 - CAR GARAGE W/ GOLF CART

FLOOR AREA TABLE	
1ST FLOOR	2,474 SQ. FT.
2 - CAR GARAGE W/ GOLF CART	514 SQ. FT.
ENTRY COURTYARD	110 SQ. FT.
OUTDOOR LIVING	160 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SHEET NO.

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



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REAR



FRONT

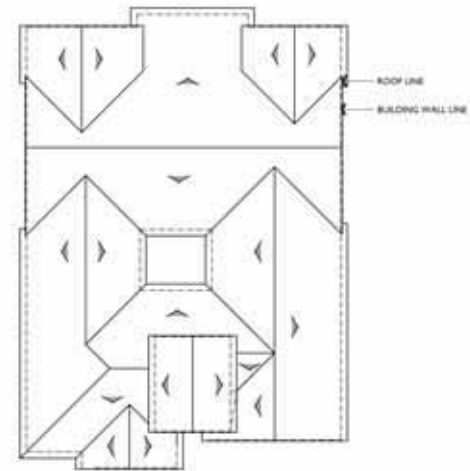
B
14'-11/2"



LEFT



RIGHT



ROOF PLAN

B

ROOF RISE
RAISE: 3"
SPAN: 12"
ROOF MATERIAL: CONCRETE & TILE

SCALE UP = 1/4"

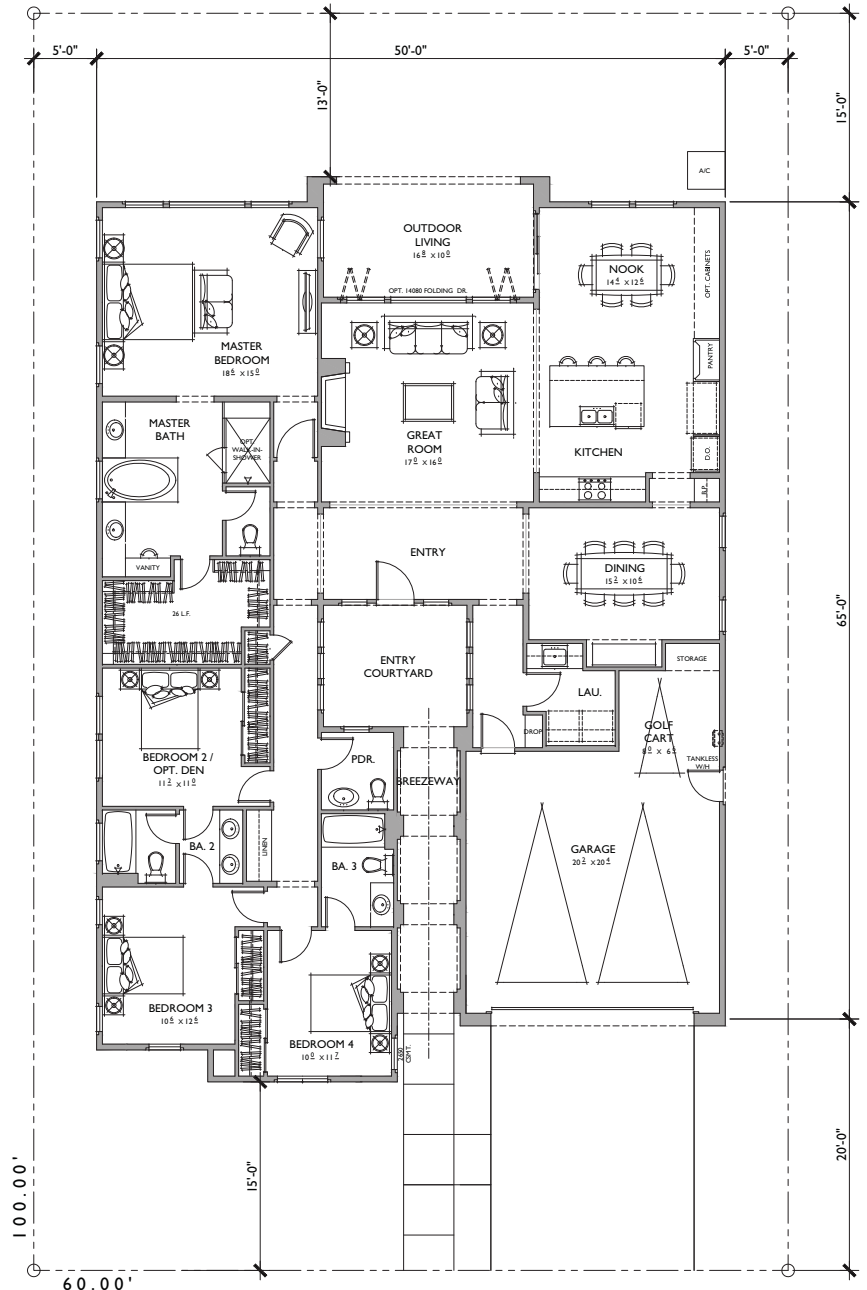
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SPANISH REVIVAL

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PLAN 2
REFLECTS HACIENDA ELEVATION

PLAN 2
 2,474 SQ. FT.
 TARGET: 2,400 SQ. FT.
 4 BEDROOMS / 3 BATHS
 2 - CAR GARAGE W/ GOLF CART

FLOOR AREA TABLE	
1ST FLOOR	2,474 SQ. FT.
2 - CAR GARAGE W/ GOLF CART	514 SQ. FT.
ENTRY COURTYARD	110 SQ. FT.
OUTDOOR LIVING	160 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SHEET NO.
A2-6
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SCALE: 1/4" = 1'-0"



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REAR



FRONT

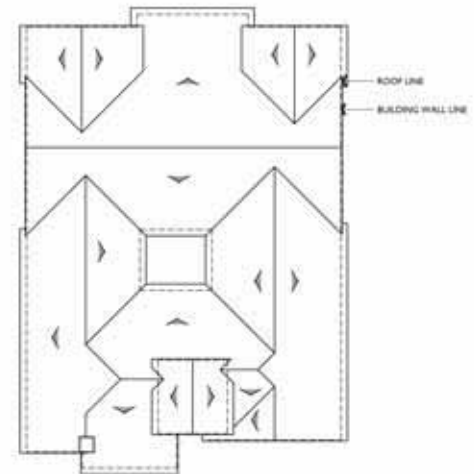
C
14'0" x 12'



LEFT



RIGHT



ROOF PLAN

RITCH #112
RAMP: 3"
EAVE: 12"
ROOF MATERIAL: CONCRETE & TILE

C

SCALE UP = 1/4"



PLAN 2
HACIENDA

WATERMARK SFD
LA QUINTA, CA

SHEET NO.

A2-7

08.29.14

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LA QUINTA



SPANISH REVIVAL



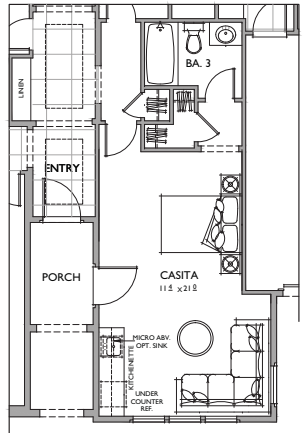
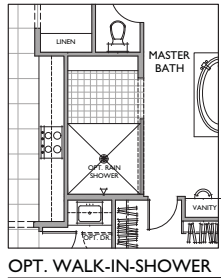
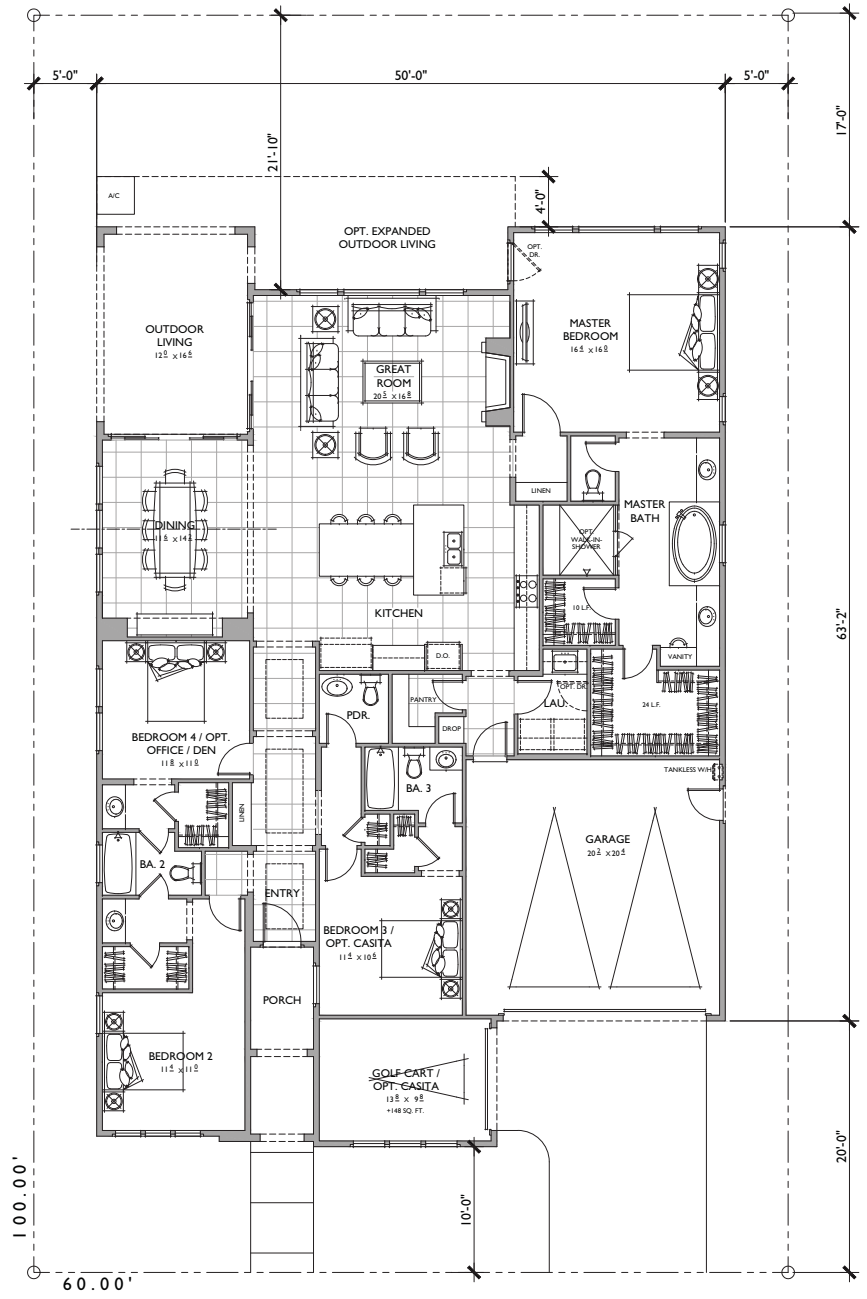
HACIENDA

SCALE UP = 1/4"

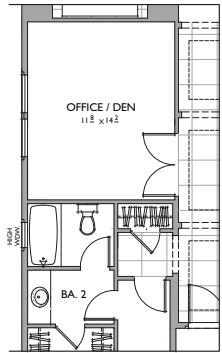
PLAN 3
FRONT ELEVATIONS

WATERMARK SFD
LA QUINTA, CA

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A3-1
08.29.14



OPT. CASITA
IN LIEU OF BEDROOM 3 & GOLF CART +148 SQ. FT.



OPT. OFFICE / DEN & BA. 2 SUITE
IN LIEU OF BEDROOM 4

PLAN 3
2,508 SQ. FT.
2,746 SQ. FT. W/ 146 SQ. FT. OPT. CASITA
TARGET: 2,600 SQ. FT.
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE W/ GOLF CART

FLOOR AREA TABLE	
1ST FLOOR	2,508 SQ. FT.
2 - CAR GARAGE W/ GOLF CART	577 SQ. FT.
PORCH	75 SQ. FT.
OUTDOOR LIVING	201 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

PLAN 3
REFLECTS LA QUINTA ELEVATION

WATERMARK SFD
LA QUINTA, CA

SHEET NO.
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08.29.14





REAR



FRONT

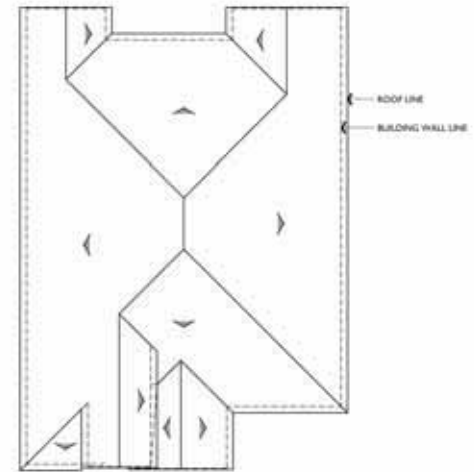
A
14'-0"



LEFT



RIGHT



ROOF PLAN

A

RITCH #13
RAISE: 3"
RAVE: 12"
ROOF MATERIAL: CONCRETE T & T

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

PLAN 3
LA QUINTA

WATERMARK SFD
LA QUINTA, CA

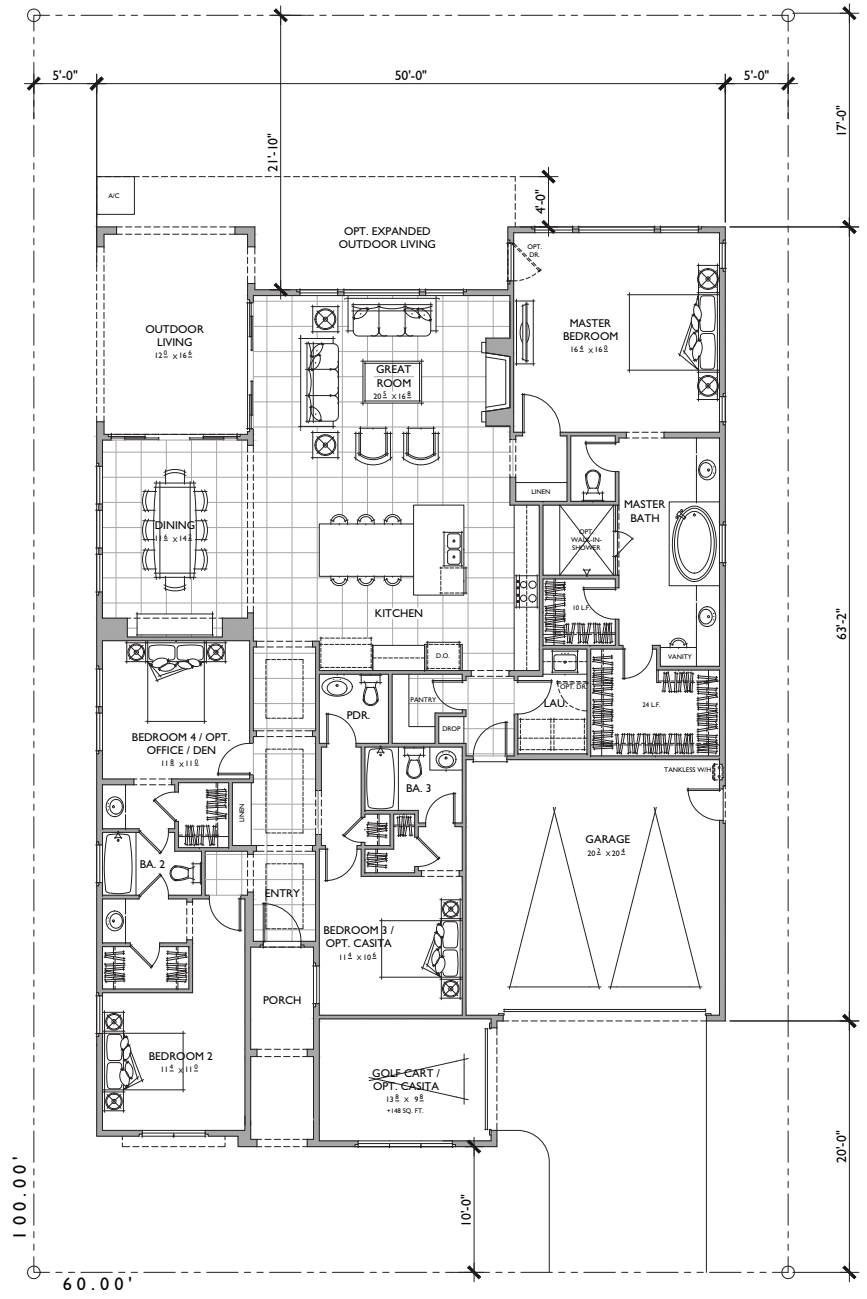
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PLAN 3
 2,508 SQ. FT.
 2,746 SQ. FT. W/ 146 SQ. FT. OPT. CASITA
 TARGET: 2,600 SQ. FT.
 4 BEDROOMS / 3 BATHS
 2 - CAR GARAGE W/ GOLF CART

FLOOR AREA TABLE	
1ST FLOOR	2,508 SQ. FT.
2 - CAR GARAGE W/ GOLF CART	577 SQ. FT.
PORCH	75 SQ. FT.
OUTDOOR LIVING	201 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3
 REFLECTS SPANISH REVIVAL ELEVATION

SHEET NO.
A3-4
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SCALE: 1/4" = 1'-0"



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REAR



FRONT

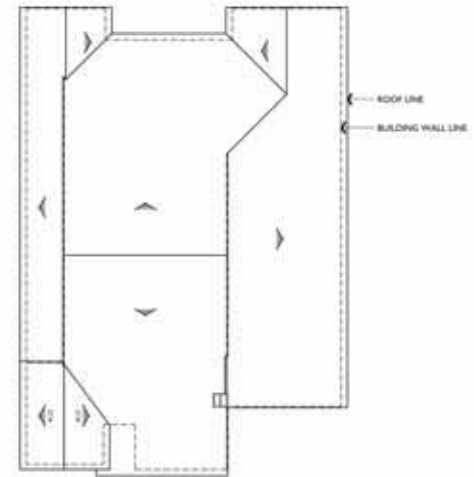
B
14'-0" / 0"



LEFT



RIGHT



ROOF PLAN

B

RITCH 3/12 UNAD.
 RAKE: 3"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE & TILE

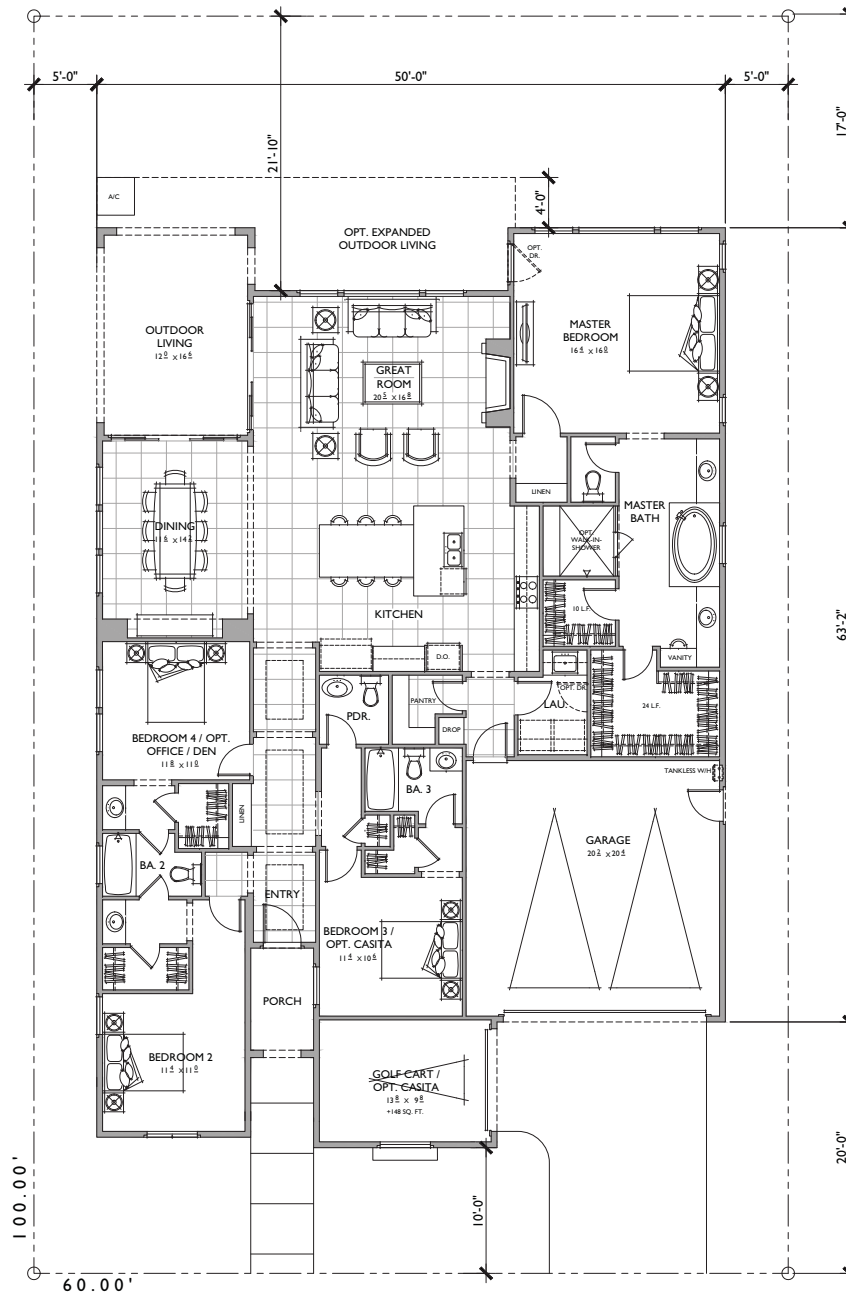
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PLAN 3
 SPANISH REVIVAL
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PLAN 3
 2,508 SQ. FT.
 2,746 SQ. FT. W/ 146 SQ. FT. OPT. CASITA
 TARGET: 2,600 SQ. FT.
 4 BEDROOMS / 3 BATHS
 2 - CAR GARAGE W/ GOLF CART

FLOOR AREA TABLE	
1ST FLOOR	2,508 SQ. FT.
2 - CAR GARAGE W/ GOLF CART	577 SQ. FT.
PORCH	75 SQ. FT.
OUTDOOR LIVING	201 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3
 REFLECTS HACIENDA ELEVATION

SCALE 1/4" = 1'-0"



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REAR



FRONT

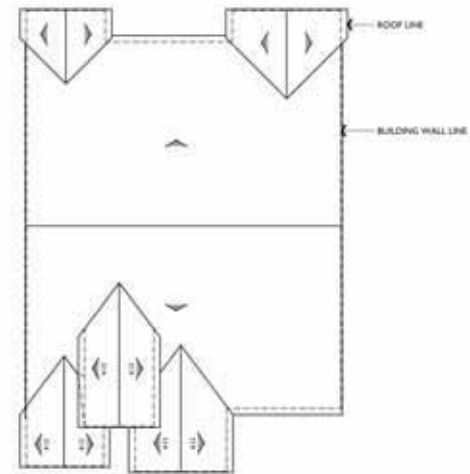
C
14'0" x 12"



LEFT



RIGHT



ROOF PLAN

RITCH 3/12 UNITS
 RAKE: 2"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE & TILE

C

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

PLAN 3
 HACIENDA

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SHEET NO.
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SHEET NO.
R-2
11.25.14



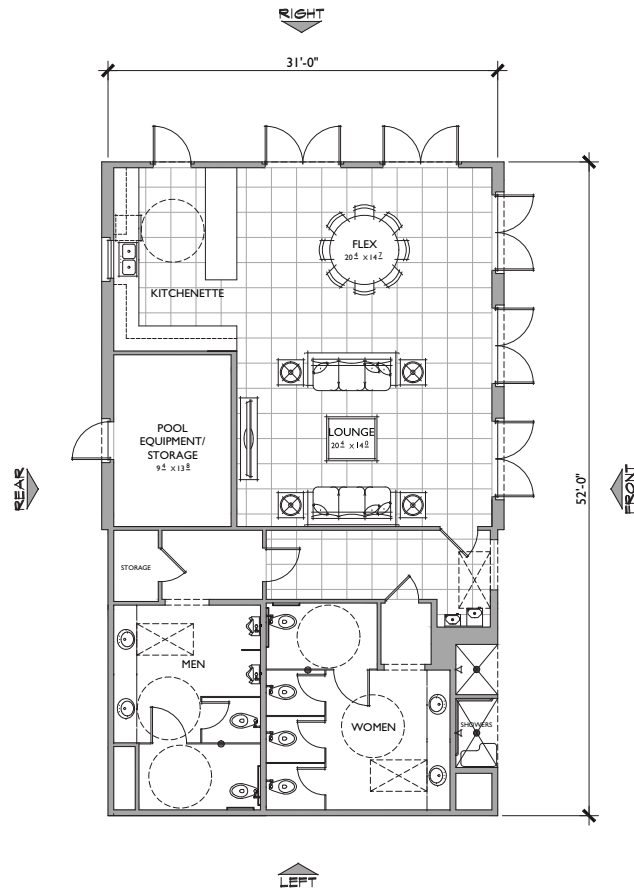
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R-3
11.25.14



SHEET NO.
R - 4
11.25.14



SHEET NO.
R-5
11.25.14



POOL BUILDING (1,612 SQ. FT.)

WATERMARK

La Quinta, CA

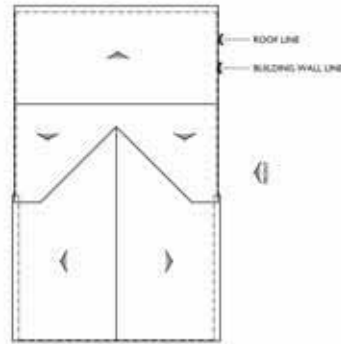
0 2 4 8 298.14162



LEFT



REAR



ROOF PLAN
 PITCH: 8:12
 RAISE: 0"
 BASE: 12"
 ROOF MATERIAL: CONCRETE TYLE



RIGHT



FRONT

A
8'-0"

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WATERMARK

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COLOR SELECTION CHART

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NOVEMBER 24, 2014

NOVEMBER 24, 2014 (ADDED SCHEMES 7-11)

ROOF: EAGLE
PAINT: SHERWIN WILLIAMS
STUCCO: OMEGA
CERAMIC TILE: ARTO BRICK www.artobrick.com

WROUGHT IRON: SW 6990 CAVIAR
BRICK: BELDEN, CUSHWA, OLD VIRGINIA, ROCKY RIDGE, SIOUX CITY
BRICK MORTAR: ORCO MAC PLUS

ENTRY DOOR STAIN: THERMA TRU DOORS
CLAY OUTLOOKERS: SW 6096 JUTE BROWN

SCHEMES 1-6 ARE FOR ALL HACIENDA, LA QUINTA & SPANISH REVIVAL ELEVATIONS

SCHEME	1	2	3	4	5	6
TAILS, EAVES, BEAMS, KICKERS, SILL & GARAGE DOOR	7515 HOMESTEAD	6097 STURDY BROWN	2841 WEATHERED SHINGLE	7027 WELL-BRED BROWN	6153 PROTÉGÉ BRONZE	6104 KAFFEE
PRECAST EMULATE TRIM	2059 SAND	7528 WINDSOR GREIGE	7533 KHAKE SHADE	6107 NOMADIC DESERT	6143 BASKET BEIGE	2064 OUTERBANKS
SHUTTERS	6193 PRIVILEGE GREEN	6482 CAPE VERDE	6062 RUGGED BROWN	0047 STUDIO BLUE GREEN	6181 SECRET GARDEN	6034 ARRESTING AUBRUN
ENTRY DOOR STAIN	WALNUT	CHERRY	MAHOGANY	WALNUT	WALNUT	MAHOGANY
BASE STUCCO	¼ 20	12	1 ¾ 12	¼ 20	472	1 5/8 A103
CERAMIC TILES	SD 106-a PATTERN TILE 563-u SOLID TILE 	SD 102-b PATTERN TILE 7721-c SOLID TILE 	SD 101-b PATTERN TILE 470-u SOLID TILE 	SD 104-b PATTERN TILE 418-u SOLID TILE 	SD 302-a PATTERN TILE 5615-c SOLID TILE 	SD 108-b PATTERN TILE 470-U SOLID TILE
TILE GROUT	10 ANTIQUE WHITE	10 ANTIQUE WHITE	10 ANTIQUE WHITE	10 ANTIQUE WHITE	10 ANTIQUE WHITE	10 ANTIQUE WHITE
BRICK	SIOUX CITY WILLIAMSBURG – INCA GOLD	CUSHWA 260 OLD SAVANNAH	BELDEN MEADOW BLEND	OLD VIRGINIA CHATEAU	ROCKY RIDGE BAVARIAN BLEND	BELDEN BELCREST 730A
BRICK MORTAR	PEARL	LIGHT SESAME	ADELANTO TAN	OATMEAL	LIGHT SESAME	LIGHT SESAME
'S' ROOF	3605	3645	3680	SCC 8830	3646	3636

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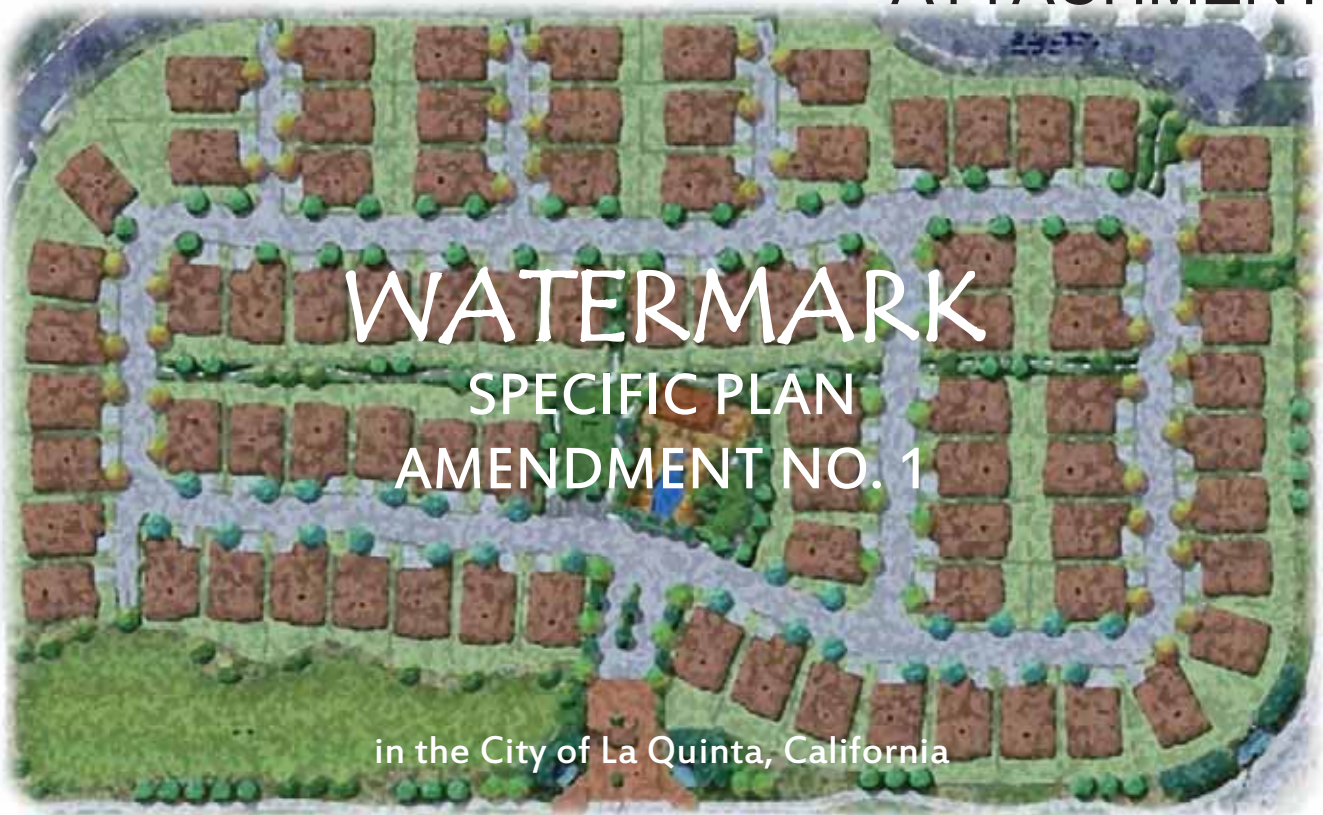
WROUGHT IRON: SW 6990 CAVIAR
BRICK: BELDEN, CUSHWA, OLD VIRGINIA, ROCKY RIDGE, SIOUX CITY
BRICK MORTAR: ORCO MAC PLUS

ENTRY DOOR STAIN: THERMA TRU DOORS
CLAY OUTLOOKERS: SW 6096 JUTE BROWN

NOVEMBER 24, 2014
NOVEMBER 24, 2014 (ADDED SCHEMES 7-11)

SCHEMES 7-11 ARE FOR ALL HACIENDA, LA QUINTA & SPANISH REVIVAL ELEVATIONS

SCHEME	7	8	9	10	11
TAILS, EAVES, BEAMS, KICKERS, SILL & GARAGE DOOR	7523 BURNISHED BRANDY	2856 FAIRFAX BROWN	6104 KAFFEE	6097 STURDY BROWN	7033 BRAINSTORM
PRECAST EMULATE TRIM	6143 BASKET BEIGE	7529 SAND BEACH	7521 DORMER BROWN	7529 SAND BEACH	7540 ARTISAN TAN
SHUTTERS	6223 STILL WATER	7734 OLIVE GROVE	6228 REFUGE	6193 PRIVILEGE GREEN	6048 TERRA BRUN
ENTRY DOOR STAIN	MAHOGANY	WALNUT	WALNUT	WALNUT	MAHOGANY
BASE STUCCO	7/8 408	1 3/8 119	715	DA 23	1/2 A516
CERAMIC TILES	SD 107-a PATTERN TILE 7642-c SOLID TILE 	SD 118-a PATTERN TILE 5615-c SOLID TILE 	SD 116-a PATTERN TILE 7458-c SOLID TILE 	SD 119-c PATTERN TILE 7723-c SOLID TILE 	SD 111-b PATTERN TILE 7642-c SOLID TILE
TILE GROUT	10 ANTIQUE WHITE	10 ANTIQUE WHITE	10 ANTIQUE WHITE	10 ANTIQUE WHITE	10 ANTIQUE WHITE
BRICK	CUSHWA 260 OLD SAVANNAH	CUSHWA 260 OLD SAVANNAH	BELDEN MEADOW BLEND	BELDEN BELCREST 730A	CUSHWA 260 OLD SAVANNAH
BRICK MORTAR	LIGHT SESAME	LIGHT SESAME	ADELANTO TAN	LIGHT SESAME	LIGHT SESAME
'S' ROOF	3813	38709	3814	3628	3815



Prepared for:



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Prepared by:



MSA Consulting Inc.
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Rancho Mirage, California 92270

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COMMUNITY DEVELOPMENT**

October 16, 2014

Revised November 25, 2014

TABLE OF CONTENTS

Chapter 1: Introduction & Setting	
1.1 Executive Summary.....	1
1.2 Purpose & Intent.....	1
1.3 Project Location	2
1.4 Site Characteristics.....	2
1.5 Background & History	6
1.6 Development Concept	6
1.7 Project Objectives	6
1.8 General Plan & Zoning	7
1.9 Utility & Service Providers	8
1.10 Community Involvement.....	11
1.11 Entitlement Process	11
Chapter 2: Master Plan	
2.1 Land Use.....	13
2.2 Circulation	15
2.3 Open Space & Recreation	19
2.4 Water & Sewer.....	22
2.5 Grading & Drainage.....	25
2.6 Phasing Plan	28
Chapter 3: Development Regulations	
3.1 Overview	30
3.2 Planning Area 1	30
3.3 Planning Area 2	35
Chapter 4: Design Guidelines	
4.1 Overview	37
4.2 Architectural Guidelines.....	37
4.3 Landscape Guidelines.....	39
Chapter 5: Plan Administration	
5.1 Overview	45
5.2 Implementation	45

5.3 Amendment 45

5.4 Interpretation..... 46

5.5 Enforcement..... 46

Chapter 6: General Plan Consistency

6.1 Overview 48

6.2 Consistency Analysis 49

FIGURES

1.1 Regional Location Map 3

1.2 Local Vicinity Map 4

1.3 Site Conditions Map..... 5

1.4 General Plan Map 9

1.5 Zoning Map 10

1.6 Public Services..... 12

2.1 Conceptual Land Use Plan 14

2.2 Conceptual Street Plan 16

2.3 Street Cross-Sections 17

2.4 Conceptual Pedestrian Plan 18

2.5 Conceptual Open Space Plan 20

2.6 Conceptual Fencing & Wall Plan 21

2.7 Conceptual Water Plan 23

2.8 Conceptual Sewer Plan 24

2.9 Conceptual Grading Plan..... 26

2.10 Conceptual Drainage Plan..... 27

2.11 Conceptual Phasing Plan..... 29

3.1 Planning Area Diagram 31

3.2 Planning Area 1 - Residential 33

3.3 Planning Area 1 – Typical Residential Lot 34

3.4 Planning Area 2 – Community Center..... 36

4.1 Overall Landscape Plan 40

TABLES

1.1 Surrounding Uses..... 2

1.2 Utility & Service Providers 8

2.1 Land Use Summary 13

3.1 PA-1 Development Standards..... 32

3.2 PA-2 Development Standards..... 35

4.1 Plant Material Palette 44



CHAPTER I: INTRODUCTION & SETTING

1.1 EXECUTIVE SUMMARY

The Watermark Specific Plan Amendment No. 1 (Specific Plan) is organized in six chapters, as described below:

Chapter 1, Introduction & Setting: This section provides an overview of the document, project setting and history, legislative authority for the Specific Plan, entitlement process and other contextual information.

Chapter 2, Master Plan: This section describes the primary master plan components required for orderly development of the property. These include land use, circulation, open space and recreation, water and sewer, grading and drainage, and phasing.

Chapter 3, Development Regulations: This section establishes the allowable uses and development standards applicable within the Specific Plan Area. Development regulations are listed for each distinct Planning Area.

Section 4, Design Guidelines: This section outlines architectural and landscape design approaches and themes intended to guide the visual appearance of future development.

Section 5, Plan Administration: This section describes the various processes and procedures used to administer and implement the adopted Specific Plan.

Section 6, General Plan Consistency: This section presents a consistency analysis comparing the Watermark project with the development policy outlined in the City's General Plan. The goal statements contained in each General Plan Element provide a framework for the analysis.

1.2 PURPOSE AND INTENT

This Specific Plan is intended to guide future development and use of land within the Watermark Specific Plan boundary, including the establishment of site specific development plans, guidelines, and regulations. The Specific Plan is intended to ensure quality development consistent with the goals, objectives, and policies of the City of La Quinta General Plan.

While this Specific Plan defines the location, type and amount of development allowed within the Specific Plan Area, consistent with the requirements for Specific Plans identified in State Planning and Land Use Law, it is intended to provide a degree of flexibility to allow development to respond to consumer demand and opportunities in the marketplace.

This document has been prepared pursuant to California Government Code Section 65450, which grants local governments the authority to prepare specific plans as a systematic means of implementing their

General Plan. California Government Code Sections 65450 through 65454 establishes the authority to adopt a Specific Plan, identifies the required contents of a Specific Plan, and mandates consistency with the General Plan.

1.3 PROJECT LOCATION

The Watermark Specific Plan Area is located approximately 105 miles from the City of Los Angeles and the Pacific coast and approximately 240 miles from the Phoenix/Scottsdale metropolitan region. As shown on Figure 1.1, *Regional Location Map*, the specific plan is situated in the southeast portion of the Coachella Valley within the corporate limits of the City of La Quinta, Riverside County. The project is accessible from Interstate 10 by way of Jefferson Street with immediate access to Avenue 52 on the south.

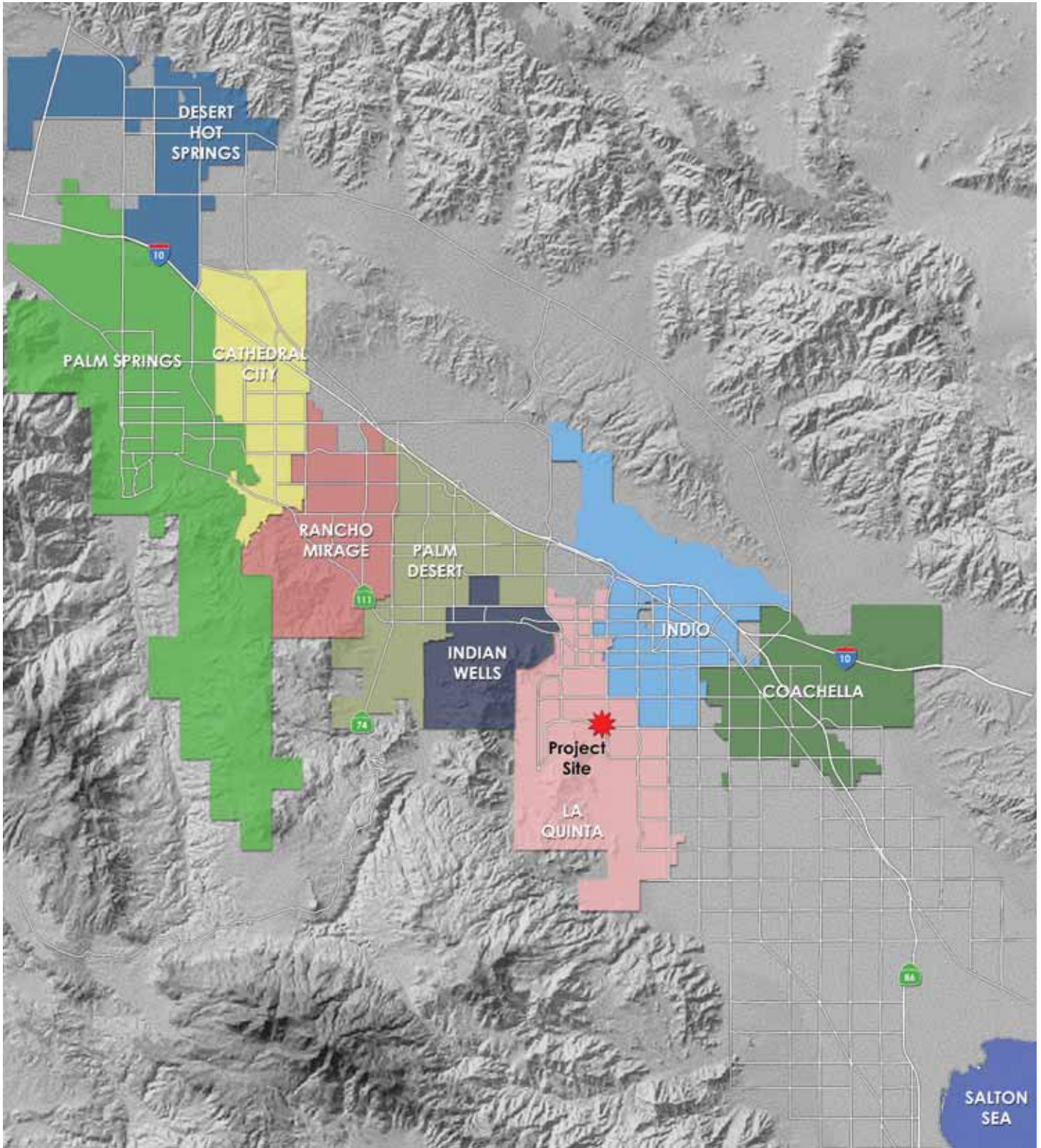
The Specific Plan consists of 3 parcels totaling 21 acres (APNs 767-220-012; 013; 14) on the northwest corner of Avenue 52 and Jefferson Street. The property contains a partially constructed but abandoned condominium project approved in 2004. The property is surrounded on the north and west by The Citrus Club residential community and private golf club, on the south by Avenue 52 and on the east by Jefferson Street and Mountain View Country Club, private golf course and residential community. Figure 1.2, *Local Vicinity Map*, depicts the physical setting of the property. Surrounding land uses are listed in Table 1.1.

TABLE 1.1 SURROUNDING USES

	Jurisdiction	General Plan	Zoning	Existing Use
North	La Quinta	LDR/OS	RL/GC	The Citrus Club
South	La Quinta	OS	GC	Avenue 52
East	La Quinta	GC/LDR/OS	CN/GC	Jefferson Street Mountain View Country Club
West	La Quinta	LDR/OS	RL/GC	The Citrus Club
<i>General Plan Designations: LDR – Low Density Res. / OS - Open Space / GC- General Commercial</i>				
<i>Zoning Designations: RL – Low Density Residential / GC – Golf Course / CN – Commercial Neighborhood</i>				

1.4 SITE CHARACTERISTICS

As shown in Figure 1.3, *Site Conditions Map*, the property is entirely disturbed and contains a partially constructed condominium project that was abandoned during the housing collapse and global recession in the mid-late 2000’s. On-site features include one completed podium condominium building, ten podium garages, the project’s primary gated entry and perimeter wall, partially paved and graded interior streets and assorted onsite utilities.



Source: U.S.G.S., RCTLMA, ESRI

Exhibit Date: June 3, 2014

REGIONAL LOCATION MAP



Source: City of La Quinta

Exhibit Date: September 3, 2014

LOCAL VICINITY MAP



Source: City of La Quinta

Exhibit Date: June 3, 2014

1.5 BACKGROUND AND HISTORY

The project is currently known as “Watermark Villas at La Quinta” and is a previously approved planned residential, 250-unit condominium community, approved on this site in 2004. At that time, the property contained only a date palm grove. Project entitlements included Specific Plan 2003-069 and Tentative Tract Map 31798, along with a General Plan Amendment, Change of Zone and Conditional Use Permit. The project itself consisted of 31 two-story eight-plex buildings and 1 single-story duplex building all with subterranean parking. A centrally located swimming pool/spa, several smaller pool/spa’s dispersed throughout the project, two lighted tennis courts, a two-story recreation room/restaurant building and a two-story sundry store with office.

Following approvals, project construction began with grading of the site and completion of the project entry, perimeter wall and one eight-plex model building for use as a sales center. In addition, ten podium garages, grading of interior streets and assorted onsite utilities were started. However, the project was victim to the housing collapse and global recession of the late 2000’s and construction stalled and never resumed. The property remains in this condition today, vacant with the unfinished remains of the prior project.

1.6 DEVELOPMENT CONCEPT

The Watermark Specific Plan Amendment No. 1 will replace the previously approved condominium project. It proposes a residential community of 82 single-family detached homes with three floor plans. The proposed development includes a looped internal private road system, a centrally located community recreation building with pool, a landscaped pedestrian paseo that links to the Community Recreation Center, and an open, turfed area that serves as a retention basin and passive open space with a walking path following the top of the basin. The project also makes provision for a possible gated golf cart connection to Fresa Circle to provide convenient access should an agreement be made with the Citrus Course and HOA.

The existing perimeter wall, primary entry and retention basin will be retained from the prior development. The entry structure has been presented with minor modifications. All other above ground site features will be demolished. Most underground utilities will be removed and reconstructed within the new street system.

1.7 PROJECT OBJECTIVES

Various issues were considered and evaluated during the preparation of this Specific Plan. Engineering feasibility, market acceptance, economic viability, water efficiency, General Plan goals, and compatibility with surrounding land uses were considered during the planning process. In order to ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic contribution of this Specific Plan, unique project objectives were established as follows:

- To reflect consistency with the goals and policies of the La Quinta General Plan as described in Chapter 6.
- To provide high-quality single family residences designed to be marketable and meet increased housing demand driven by population growth and retirees.

To repurpose the site for single family development and incorporate existing site features to the extent practical, including the community perimeter wall, primary entry and retention basin.

- To develop the property with residential uses in a manner compatible with surrounding development by applying appropriate planning, landscaping and architectural design approaches.
- To create an attractive public street frontage surrounding the community

1.8 GENERAL PLAN & ZONING

General Plan - The La Quinta General Plan, updated in early 2013, establishes the City's policy relative to the planned future pattern, intensity, density, and relationships of land uses in the City and the various infrastructure systems needed to effectively support those land uses. The Specific Plan implements the La Quinta General Plan by bringing detailed policies and regulations together into a focused development plan for the Specific Plan Area. It serves as a link between the La Quinta General Plan and subsequent implementing development proposals within the Specific Plan area. The Specific Plan is a regulatory document which, when adopted by the La Quinta City Council, will govern all facets of project development including the distribution of land uses, location and sizing of supporting infrastructure, as well as development standards and regulations.

Figure 1.4, *General Plan Map*, displays the existing General Plan Land Use and designates this site as "Medium/High Density Residential", allowing a density of up to 16 dwelling units per acre (du/ac). Although the proposed project density is below the allowable maximum, it is not consistent with the intent statement for this land use designation or with the base zone consistency matrix (GP Table II-2). Consequently, a General Plan Amendment to "Low Density Residential" allowing from 2-4 du/ac will be approved as part of the project.

Zoning - Zoning implements the General Plan land use by applying appropriate development standards for allowable uses, minimum lot size, yard setbacks and similar development considerations.

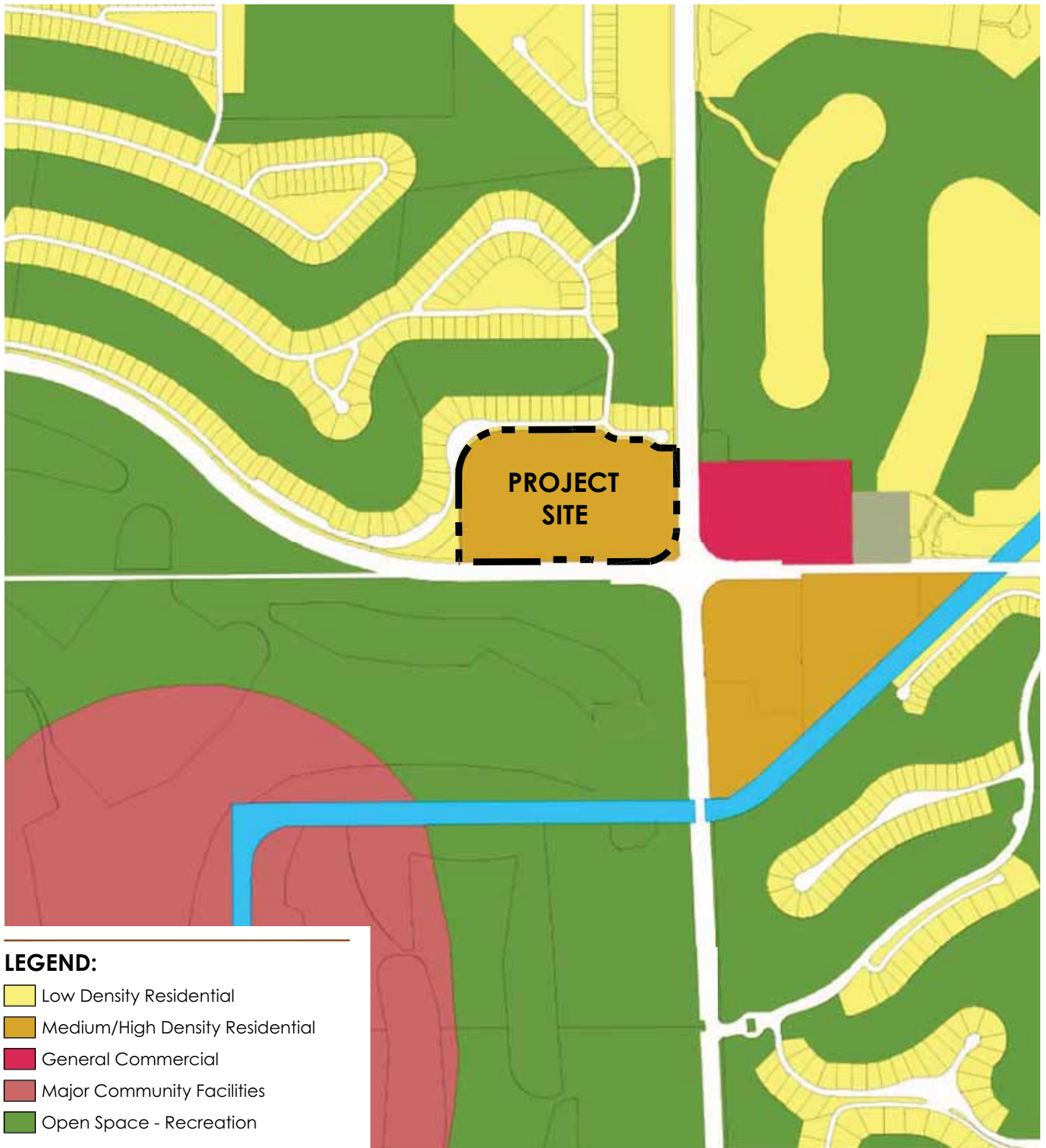
Figure 1.5, *Zoning Map*, displays the existing Zoning for this site as Medium High Density Residential (RMH). The project is not consistent with this base zone and will need to be changed to Low Density Residential (RL) with an allowable density range of 2-4 du/ac. The change of base zone will be accompanied by this Specific Plan Amendment to effectively update the zoning, making the project consistent with both the General Plan Land Use and Zoning classifications.

1.9 UTILITY & SERVICE PROVIDERS

The Watermark project is within the service area of the utility and service providers as listed in Table 1.2.

TABLE 1.2- UTILITY & SERVICE PROVIDERS

Utility/Service	Agency	Address	Phone
Sewer	CVWD	75-525 Hovley Lane, Palm Desert, CA. 92211	760.398.2651
Water	CVWD	75-525 Hovley Lane, Palm Desert, CA. 92211	760.398.2651
Natural Gas	Southern California	P.O. Box 3150, San Dimas, CA. 91773	877.238.0092
Electric	IID	P.O. Box 937, Imperial, CA. 92251	760.335.3640
Cable TV	Time Warner	44-425 Town Center Way Ste H, Palm Desert CA 92211	760.340.2225
Police	County of Riverside	86-625 Airport Blvd., Thermal, CA 92274	760-863-8990
Fire	County of Riverside	77-933 Las Montanas Rd #201 Palm Desert, CA 92211	760.869.8886
Solid Waste	Burrtec	41575 Eclectic Street, Palm Desert, CA. 92260	760.340.2113
Schools	DSUSD	47-950 Dune Palms Road, La Quinta, CA. 92253	760.777.4200



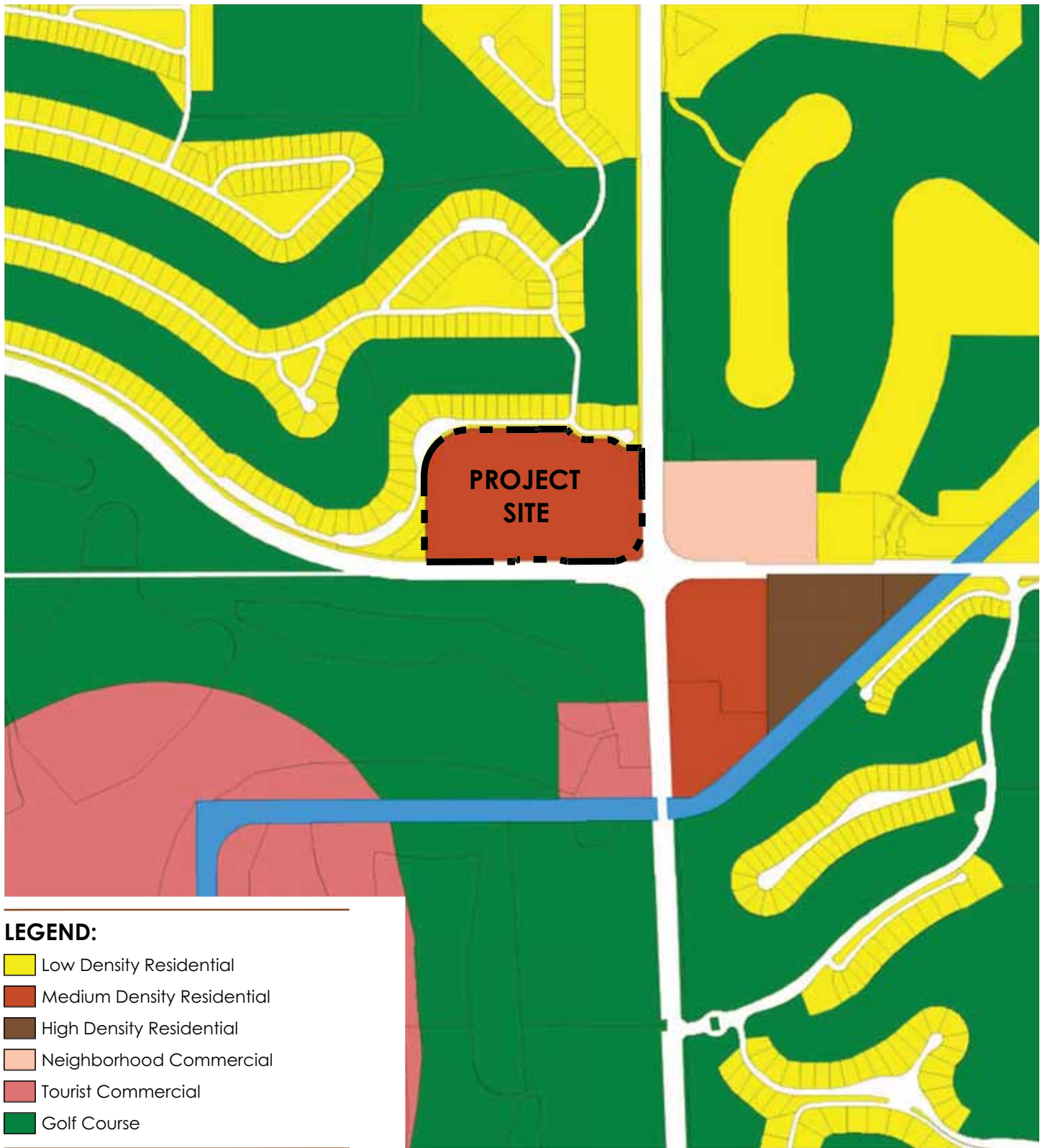
LEGEND:

- Low Density Residential
- Medium/High Density Residential
- General Commercial
- Major Community Facilities
- Open Space - Recreation

Source: City of La Quinta

Exhibit Date: June 3, 2014

GENERAL PLAN MAP



Source: City of La Quinta

Exhibit Date: June 3, 2014

1.10 COMMUNITY INVOLVEMENT

Public outreach for this project is planned to include meetings with neighboring communities such as The Citrus Community HOA.

1.11 ENTITLEMENT PROCESS

Approval of the following entitlements will implement this project:

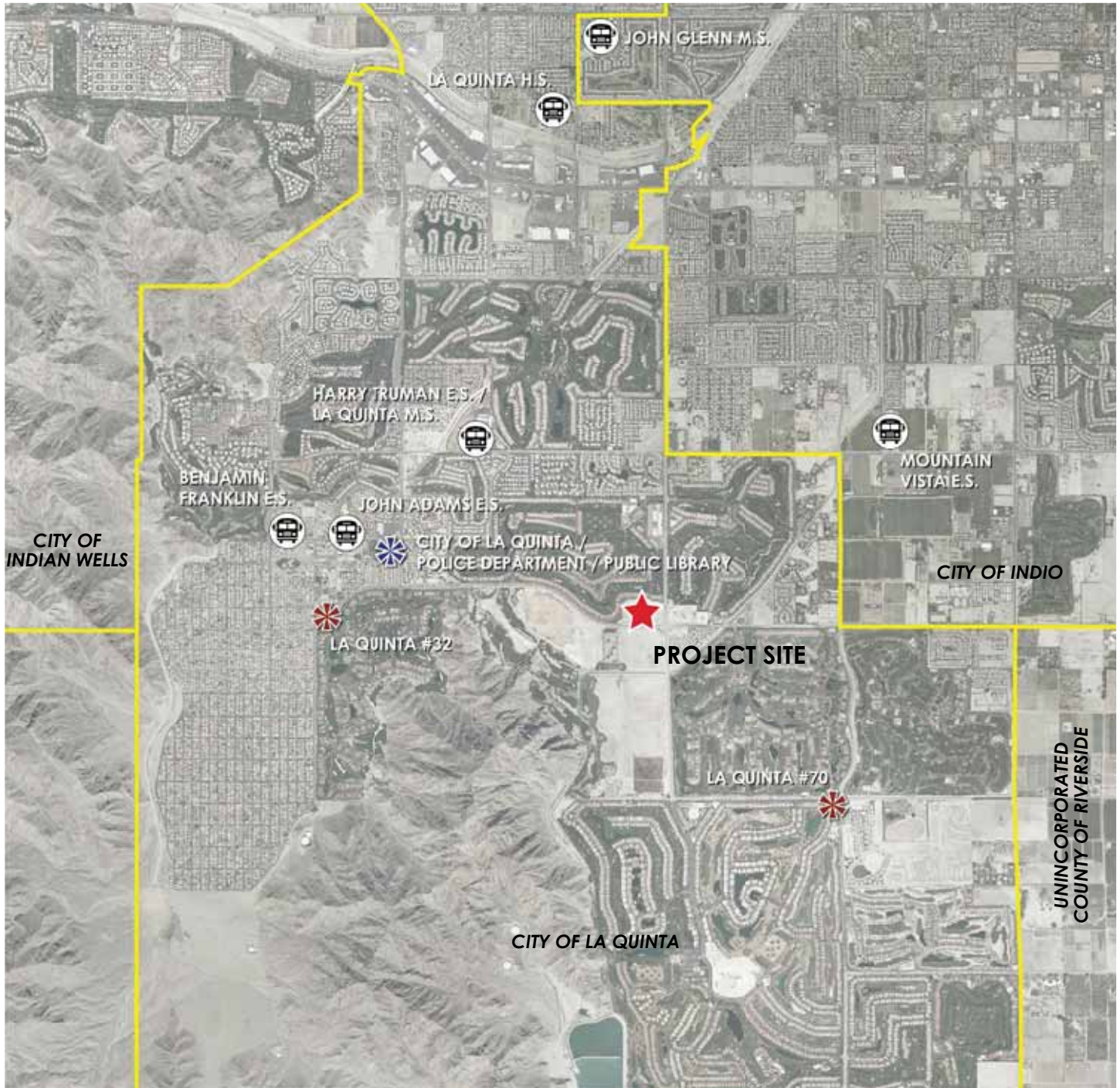
General Plan Amendment (GPA) - The GPA will amend the General Plan land use designation from “Medium/High Density Residential” to “Low Density Residential”. The GPA requires separate public hearings before the Planning Commission (Commission) and the City Council.

Zone Change (ZC) - The ZC will change the base zone of the property from “Medium High Density Residential” (MHDR) to “Low Density Residential” (LDR). The ZC requires separate public hearings before the Planning Commission (Commission) and the City Council.

Specific Plan Amendment (SP) - The SP will cover the entire 21-acre site to provide a comprehensive development plan, allowable uses and development standards. The SP requires separate public hearings before the Planning Commission (Commission) and the City Council (Council).

Tentative Tract Map (TTM) – The TTM is intended to subdivide the property into single family lots for residential development. The TTM requires review by the Architectural and Landscape Review Board (ALRB) and separate public hearings before the Commission and the Council.

Site Development Permit (SDP): The SDP is required by the City for final approval of landscape design, architectural design, and site plan (with single family residences plotted on each lot). This may be processed concurrent with or subsequent to other entitlement approvals. The SDP requires review by the ALRB and separate public hearings before the Commission and the Council.



LEGEND:

- City Boundary
- | | |
|----------------------|----------|
| * Police / City Hall | 🚌 School |
| * Fire | |

Source: City of La Quinta

Exhibit Date: September 3, 2014

PUBLIC SERVICES



CHAPTER 2: MASTER PLAN

2.1 LAND USE

The Specific Plan proposes a residential community of 82 single-family detached homes with a community center and pedestrian paseos. This new land use will replace the partially constructed condominium project approved in 2004 (SP 2003-069). The location of land uses depicted in this Specific Plan are conceptual and will be further refined through implementing Tentative Tract Map and Site Development Permit approvals.

Each project component is described below and accompanied by a detailed discussion of land uses and relevant development standards in Chapter 3. Table 2 provides a summary tabulation of land use acreages within the project.

PA-1 Residential Use - The project will create a community of 82 new residential homes ranging in size from 2,000 sq. ft. to 3,000 sq. ft. The residential area incorporates landscaped pedestrian paseos leading to the project’s Community Center and an open turfed area to serve as a retention basin, and passive open space. A Home Owners Association (HOA) will be formed for the project.

PA-2 Community Center – The Specific Plan features a centrally located community recreation center that features a pool and spa with hardscape patio areas, a small clubhouse with a multi-purpose room, restrooms, showers and small open-turfed play area.

TABLE 2.1 LAND USE SUMMARY

Land Use	Acres	Density	DU's
PA-1 Residential	18.8	N/A	82
PA-2 Community Center	0.8	N/A	0
Exterior Street Parkway	1.2	N/A	0
TOTALS	20.8	3.9¹	82
<i>Notes:</i>			
1. Allowable density is 2-4 du/ac with adoption of accompanying GPA (MHDR to LDR).			



Source: Tentative Tract No. 36762

Exhibit Date: June 3, 2014

CONCEPTUAL LAND USE PLAN



FIGURE 2.1
295 PAGE 14

2.2 CIRCULATION

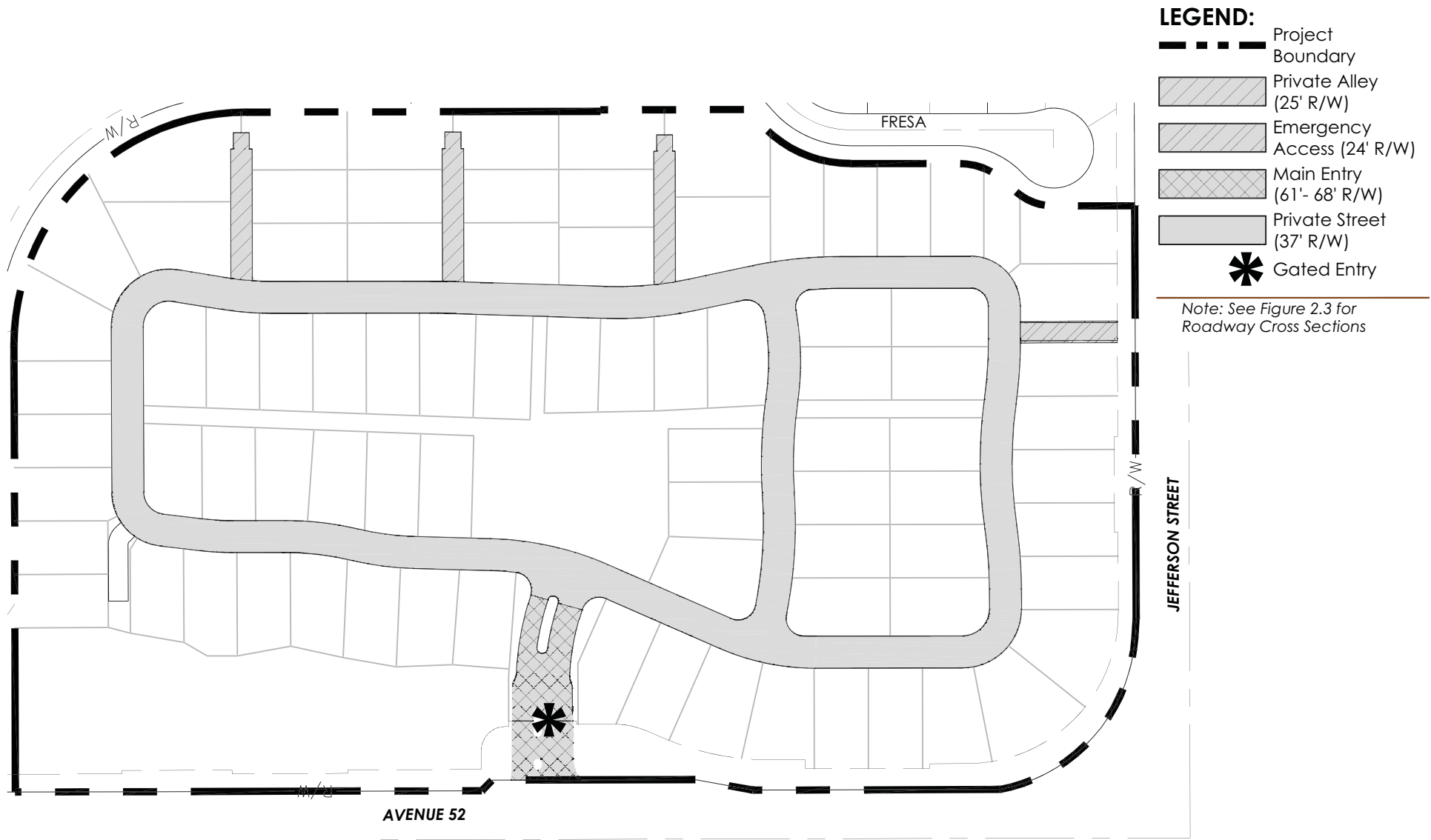
Vehicular and pedestrian circulation systems are an important component of every development project. Watermark Specific Plan provides direct and convenient vehicular access to each home through a safe and efficient private roadway network that complies with City engineering design standards. These roads, because they carry very low traffic volumes, also accommodate safe pedestrian movement within the project. The Circulation system is illustrated in Figure 2.2, *Conceptual Street Plan*, and Typical Street Sections shown in Figure 2.3, *Typical Street Cross Sections* and Figure 2.4, *Conceptual Pedestrian Plan*. Key aspects of the circulation system include:

Entries - Vehicular access to the site is taken from Avenue 52 via an existing entry that was fully constructed as part of the former condominium project. The entry includes textured pavement, entry gates, a gatehouse, a pedestrian walkway connection, entry monuments and landscaped areas.

Vehicular Circulation - The vehicular circulation system consists of an interior network of private streets that connects each home to the public roadway system at Avenue 52. Private streets are 37 feet wide with public utility easements on either side. The street section is intended to accommodate double loaded on-street parking.

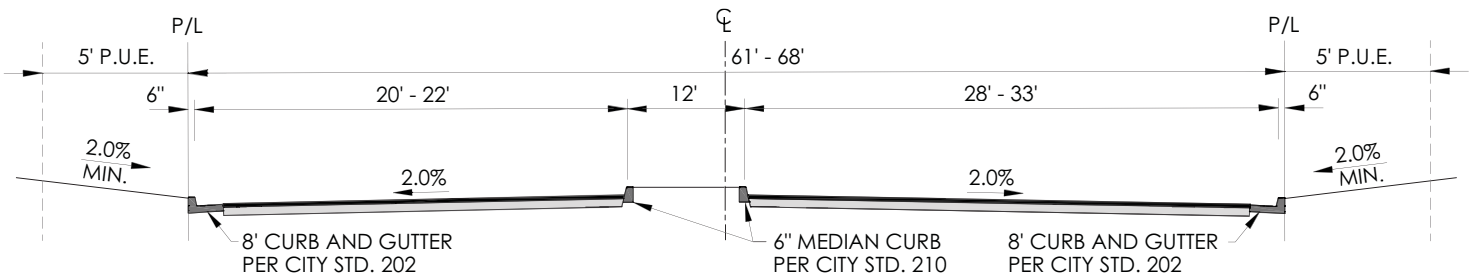
Pedestrian Circulation – Pedestrian circulation is provided through two connected systems. The first is a series of landscaped pedestrian paseos containing a meandering trail system. The paseos allow direct pedestrian connection to the Community Center from the north, south, east and west. In turn, the paseo system is accessible from each lot by the project’s low speed, low volume private streets as is common in desert communities.

Optional Features – The project contemplates an optional circulation component that is dependent on future conditions that may or may not occur. A golf cart connection at the northeast corner of the project to the Citrus golf course through the Citrus private community, north of the project is proposed. If an agreement is reached to make golf memberships available to residents of the Watermark community, then the golf cart connection would be a desirable feature. If not, the two communities are under separate private ownership and there would be no reason to connect them.



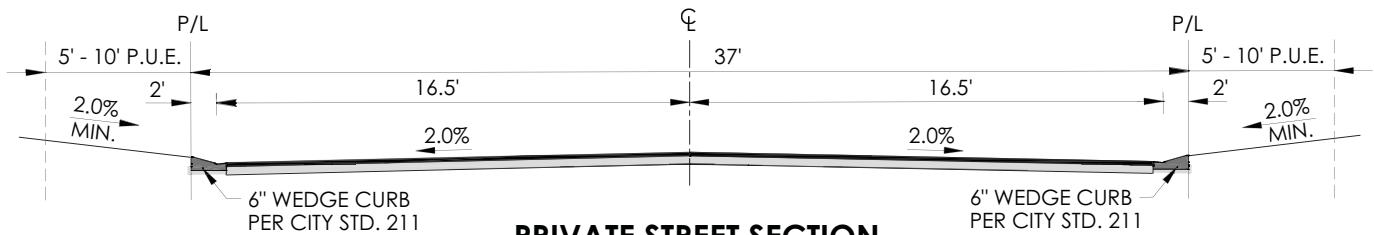
Source: Tentative Tract No. 36762

Exhibit Date: June 3, 2014



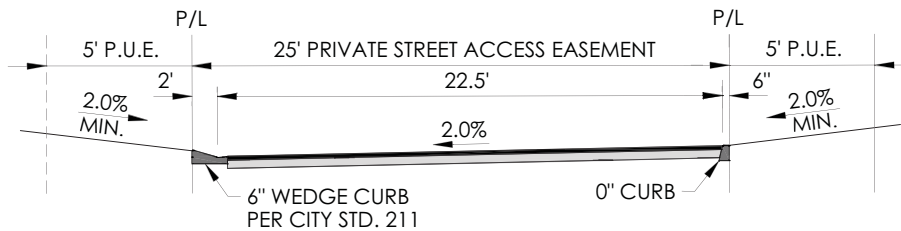
MAIN ENTRY STREET SECTION

PRIVATE
N.T.S.



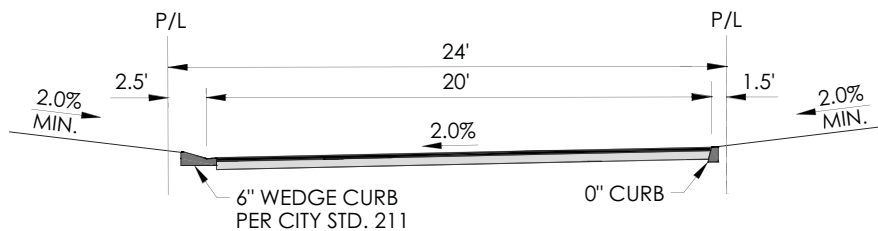
PRIVATE STREET SECTION

PRIVATE
N.T.S.



PRIVATE ALLEY SECTION

PRIVATE
N.T.S.

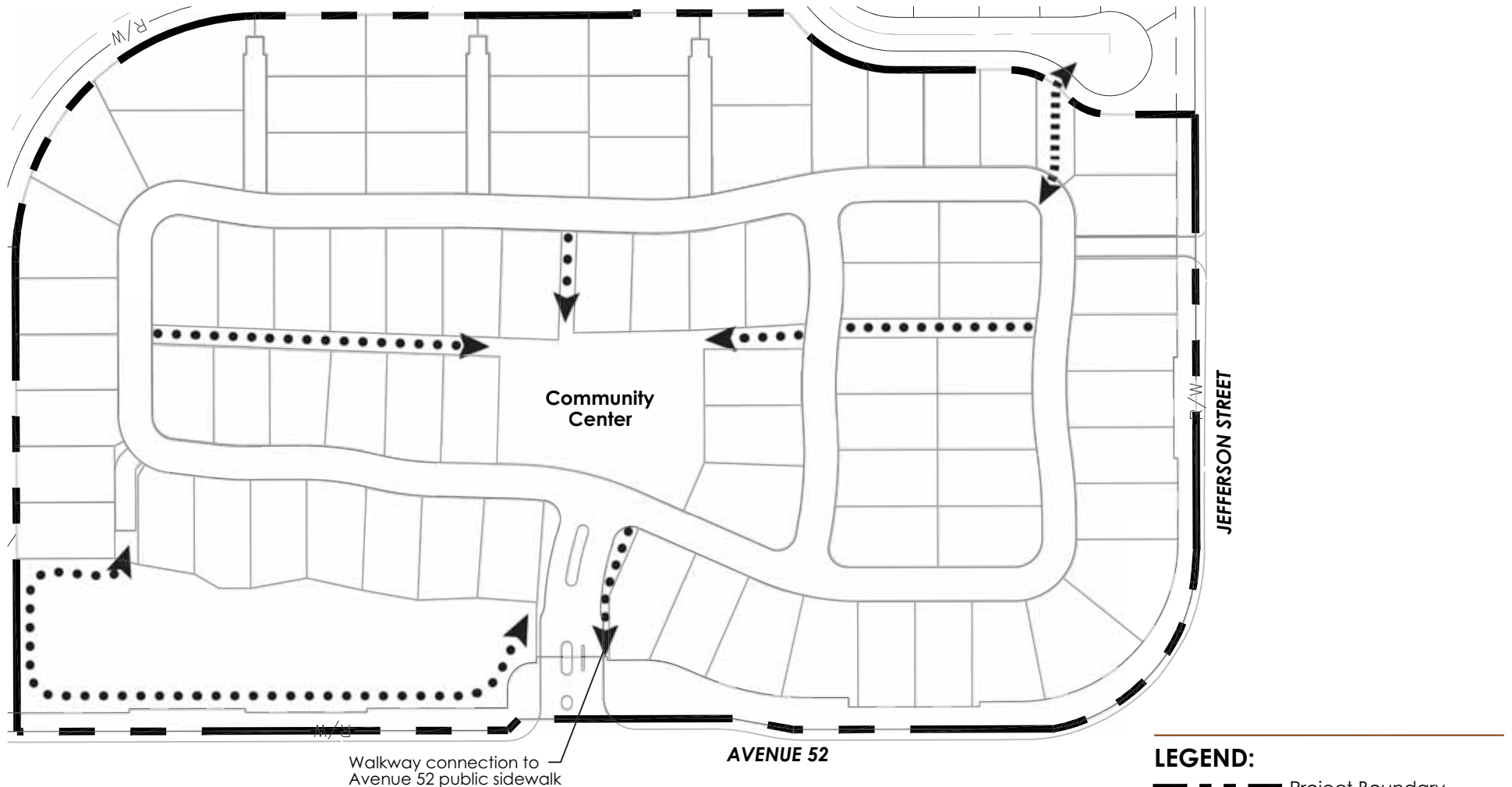


EMERGENCY FIRE ACCESS

PRIVATE
N.T.S.

Source: Tentative Tract Map

Exhibit Date: June 3, 2014



LEGEND:

- Project Boundary
- Pedestrian Walkway
- Optional gated private golf cart connection

- Notes: 1. *Golf cart connection to Citrus HOA property is a feature that may or may not be provided subject to agreements with the Citrus HOA and the Citrus Golf Course.
2. Private low speed interior streets will also serve as pedestrian access.

Source: Tentative Tract No. 36762

Exhibit Date: October 16, 2014

2.3 OPEN SPACE & RECREATION

Open space is a community asset with multiple benefits. It incorporates periodic open spaces into the urban fabric, allows distant vistas, introduces greenery and shade for a more attractive and comfortable living environment, and provides convenient access to recreational opportunities without leaving the community. Relevant features of the project open space system are shown in Figure 2.5, *Conceptual Open Space Plan*, and Figure 2.6, *Conceptual Fencing and Wall Plan*. The project proposes five functional classes of open space with classes 1-3 falling under future HOA ownership and maintenance as follows:

1. Active open space (associated with the community recreation center)
2. Passive open space (associated with the retention basin)
3. Connecting open space (associated with pathways and landscaped paseos)
4. Private open space (associated with individual residential yard areas)
5. Vehicular open space (associated with public streetscape outside the perimeter wall)

Community Center (Active Open Space) – The Community Center provides opportunities for active recreation to all residents in the form of swimming, outdoor play, barbequing, and family gatherings.

Retention Basin (Passive Open Space) - The existing Retention Basin was constructed with the prior condominium project. It is appropriately sized and situated to serve the drainage needs of the amended project and will be retained in place. This facility also adds a significant open space component to the project design, allowing distant views and providing an opportunity for informal, passive recreation. Pedestrian use of the retention basin will be provided via a walking path at the top of the basin.

Interior Paseos (Connecting Open Space) - Landscaped paseos are a linear form of open space providing residents with a pleasant walking, jogging or biking experience and connecting homes along all interior streets with the community center. The most northeasterly paseo includes a possible connection to the Citrus Club, if agreed to by both communities.

Residential Yard Areas (Private Open Space) – Each individual residential lot in the community will have private rear and side yards. These open space areas separate buildings, admit light within the community and provide the homeowner with an opportunity to create outdoor living and barbeque spaces for personal use.

Perimeter Streetscape (Vehicular Open Space) - Additional open space is provided outside the project perimeter wall to supplement public parkways along Avenue 52 and Jefferson Street. Although these open space parcels will be owned and maintained by the Watermark Home Owners Association, they lie out outside the community’s outer wall and are primarily a public benefit. These open space areas create an enhanced visual experience for drivers as well as accommodating a meandering pedestrian pathway for public use. Because the project perimeter wall is already constructed, the exterior streetscape open space parcels have already been created and will be fully landscaped with the project improvements.



Source: Tentative Tract No. 36762

Exhibit Date: November 25, 2014

WATERMARK SPECIFIC PLAN AMD. NO. 1

LEGEND:

- Project Boundary
- Existing Perimeter Wall to remain
- 6' Tube Steel View Fence
- Gated Entry
- 6' Decorative Block Wall
- Perimeter Wall to match existing



- Notes:
1. Each private lot will have a 6' residential block wall.
 2. See Specific Plan Section 4.3 for typical wall section.

Source: Tentative Tract No. 36762

Exhibit Date: July 3, 2014

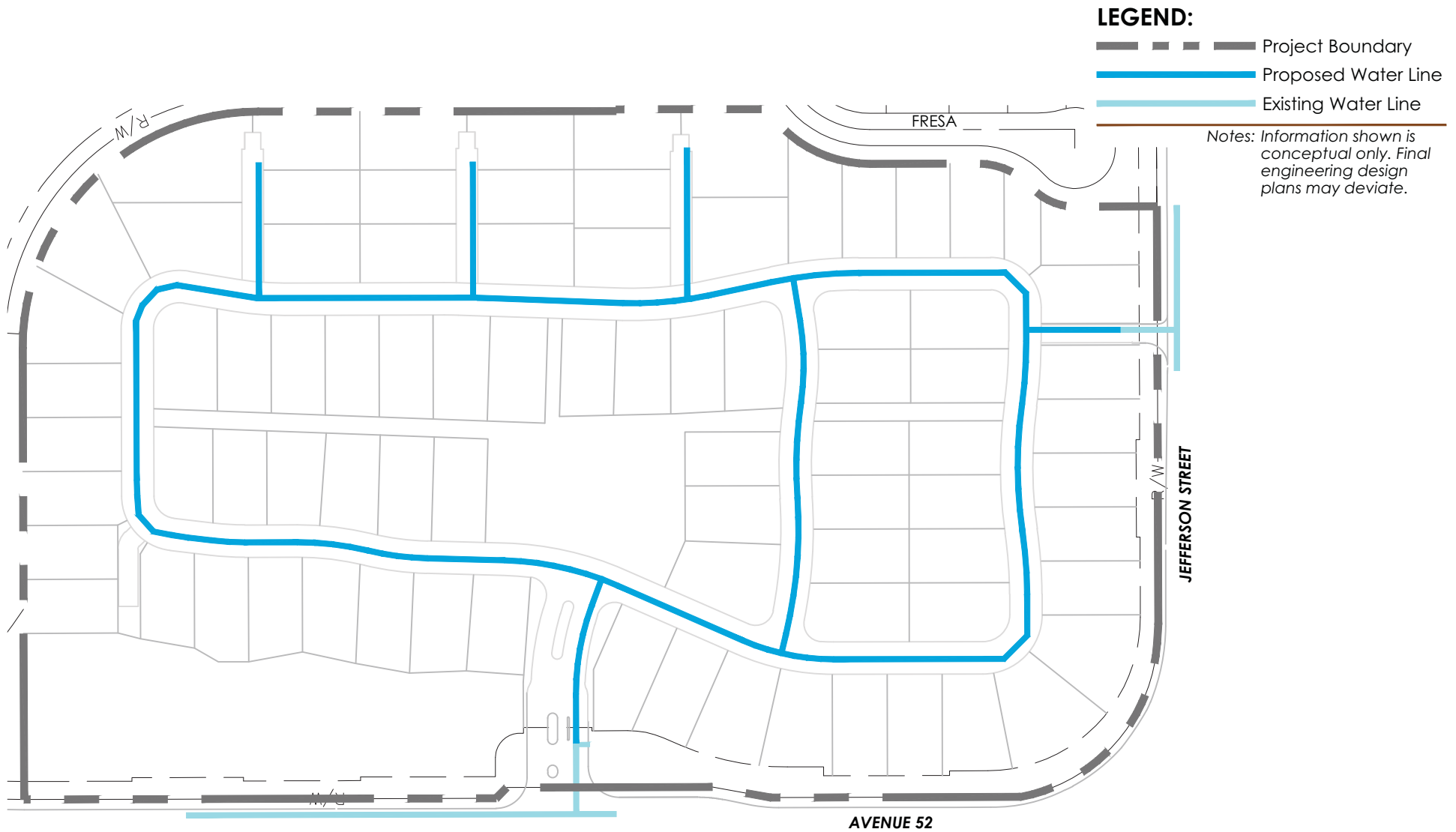
CONCEPTUAL FENCING & WALL PLAN

2.4 WATER & SEWER

The Specific Plan will be fully served with domestic water and sanitary sewer from public systems managed by the Coachella Valley Water District (CVWD). Both are available at the site, with no offsite extensions required.

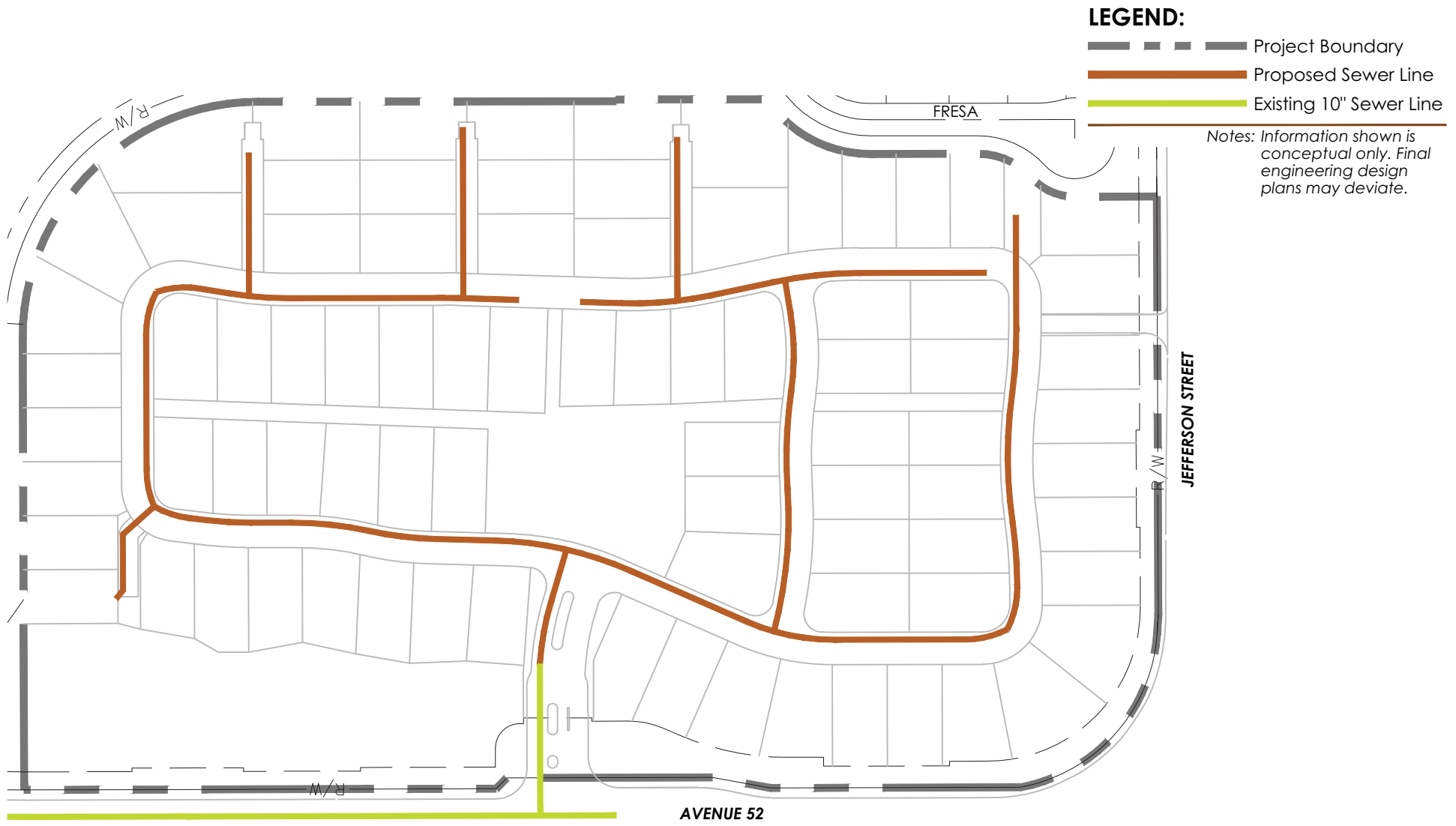
Domestic Water - As shown in Figure 2.7, *Conceptual Water Plan*, the Specific Plan proposes a network of water lines within the interior private street system to convey domestic water to residences throughout the community. Water will be looped internally to connect with the public water system at two locations. The first point of connection will be to an existing 18-inch waterline in Avenue 52 while the second will be to an 18-inch waterline in Jefferson Street.

Sanitary Sewer - As shown in Figure 2.8, *Conceptual Sewer Plan*, proposes a system of sewer mains within interior private streets to serve the community. This interior system will be connected to an existing line already stubbed into the property at the primary project entry. This line is connected to a 10-inch sewer main in Jefferson Street.



Source: Tentative Tract No. 36762

Exhibit Date: July 2, 2014



Source: Tentative Tract No. 36762

Exhibit Date: July 2, 2014

2.5 GRADING & DRAINAGE

Site topography slopes gently to the southwest from a high elevation of 32.0 at the northeast property corner to a low elevation of 25.9 at the southwest property corner. Because grading and drainage are closely interrelated, they are addressed jointly in this section.

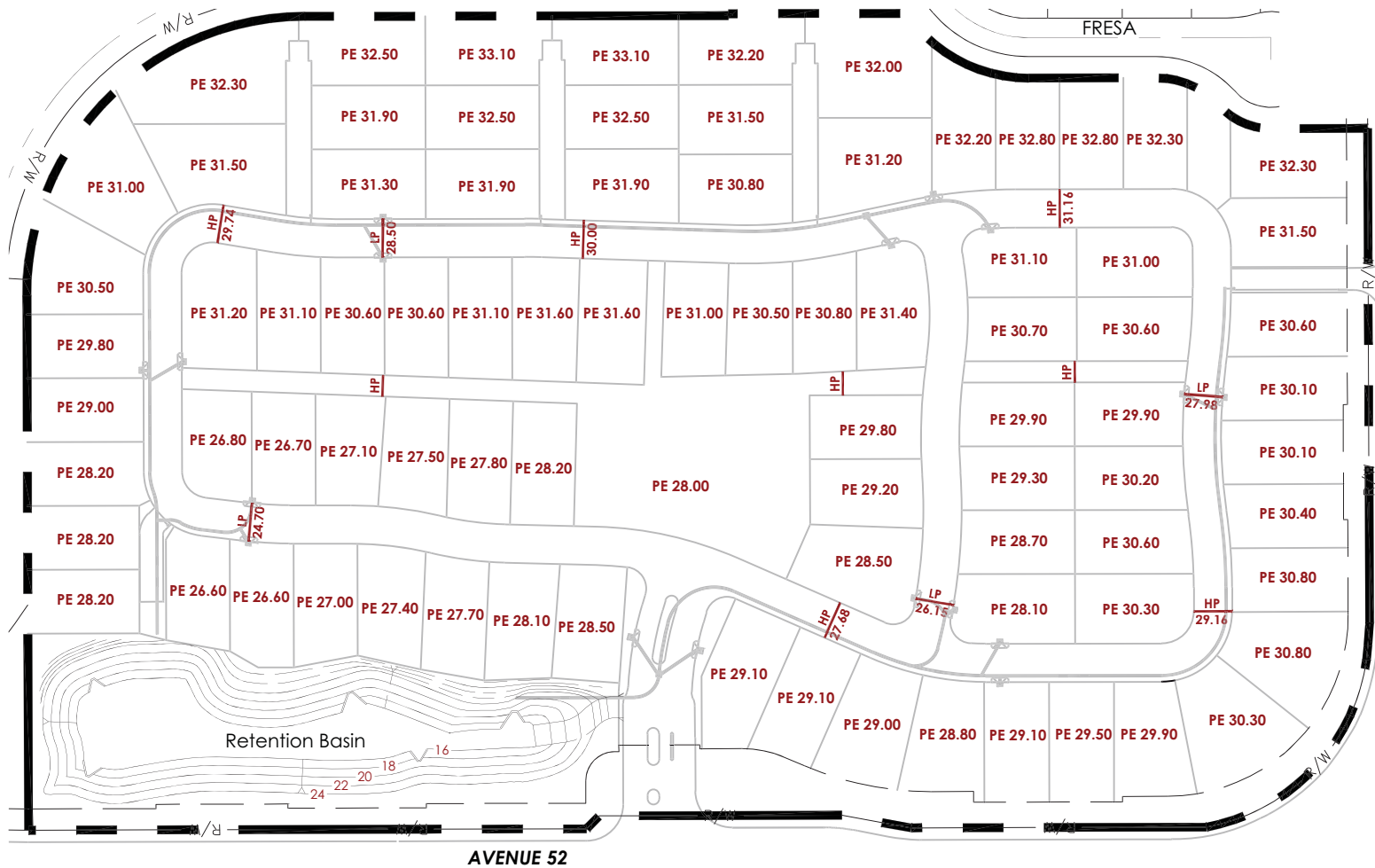
Grading - The grading concept is intended to keep the project at similar grades to the existing graded condominium site but modified to accommodate single family residential homes and rerouted streets. Figure 2.9, *Conceptual Grading Plan*, shows the site contours after grading. Proposed grading will result in the creation of building pads for individual residential homes and streets. The proposed grading will result in ground elevations, which are similar to existing grades. These grades are subject to final engineering and actual field conditions that may result in adjustments to pad and street grades subject to plan check approval by the City.

Grading is also designed to achieve positive surface flows (also see Figure 2.11) and protect all structures and physical improvements from the 100-year storm, surface runoff, soil erosion and sedimentation both during and after construction. In addition, the grading design balances on-site earthwork (cut and fill) taking into account excavation generated by site grading and grades needed to achieve minimum cover for underground gravity sewer.



Grading activities will follow regulations set forth by the National Pollutant Discharge Elimination System (NPDES) to control sediment discharge during construction.

Drainage – The project is completely surrounded by an existing perimeter wall that eliminates offsite storm flows from entering or leaving the site. As shown in Figure 2.10, *Conceptual Drainage Plan*, “developed condition” surface drainage is conveyed by the local street system from residential lots to a system of catch basins and underground storm drains. These intercept the surface water and convey it below ground for discharge to an existing retention basin in the southwest corner of the site. The retention basin was engineered for the prior project but has suitable location and capacity for the new project as well.

WATERMARK SPECIFIC PLAN AMD. NO. 1



LEGEND:

-  Project Boundary
-  Retention Basin
- HP** Approximate High Point
- LP** Approximate Low Point
- PE** Approximate Pad Elevation

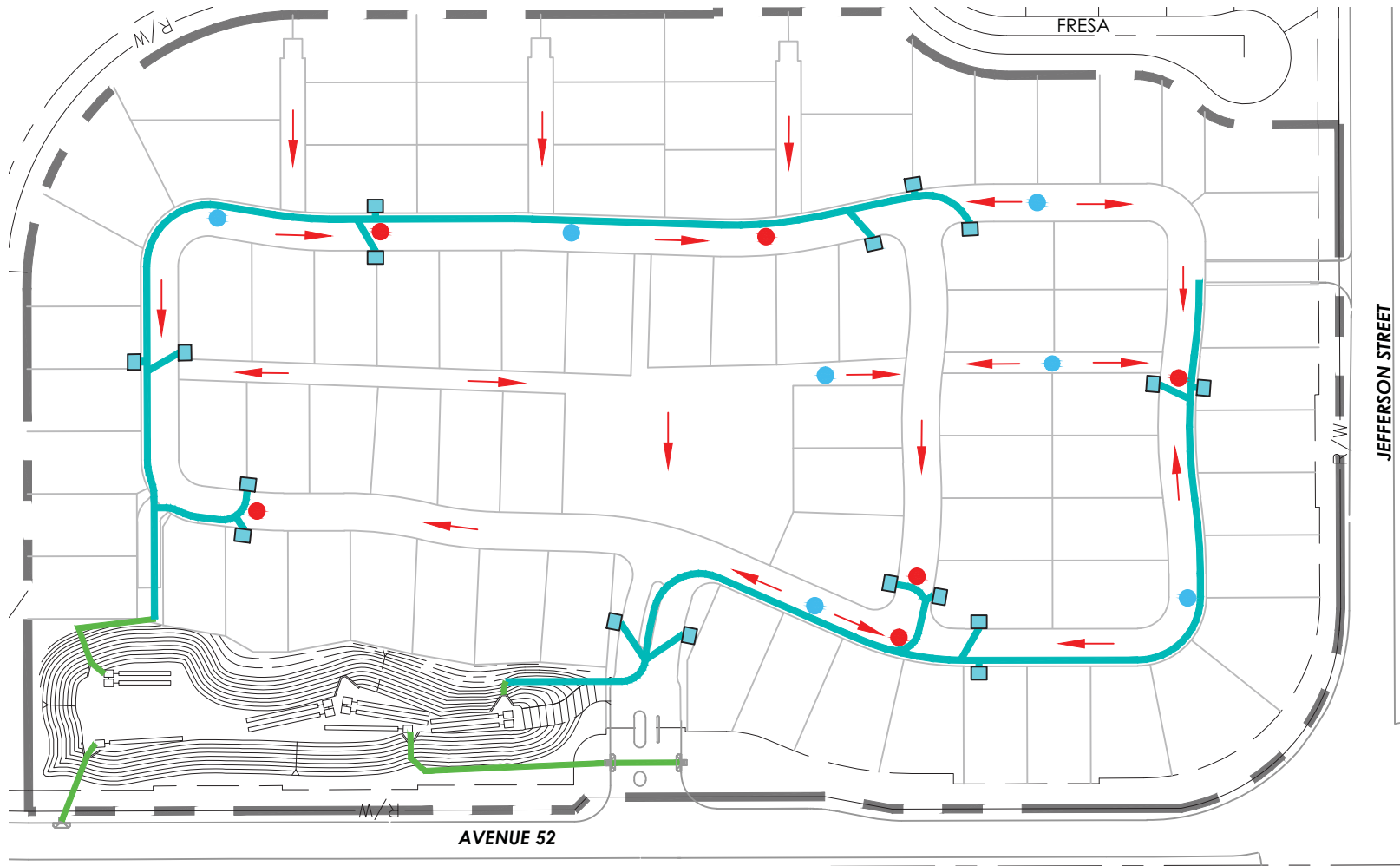
- Notes: 1. See Figure 2.9 for associated drainage concept.
 2. Information shown is conceptual only. Final engineering design plans may deviate.

Source: Tentative Tract No. 36762

Exhibit Date: July 2, 2014



CONCEPTUAL GRADING PLAN



Notes: Information shown is conceptual only.
Final engineering design plans may deviate.

Source: Tentative Tract No. 36762

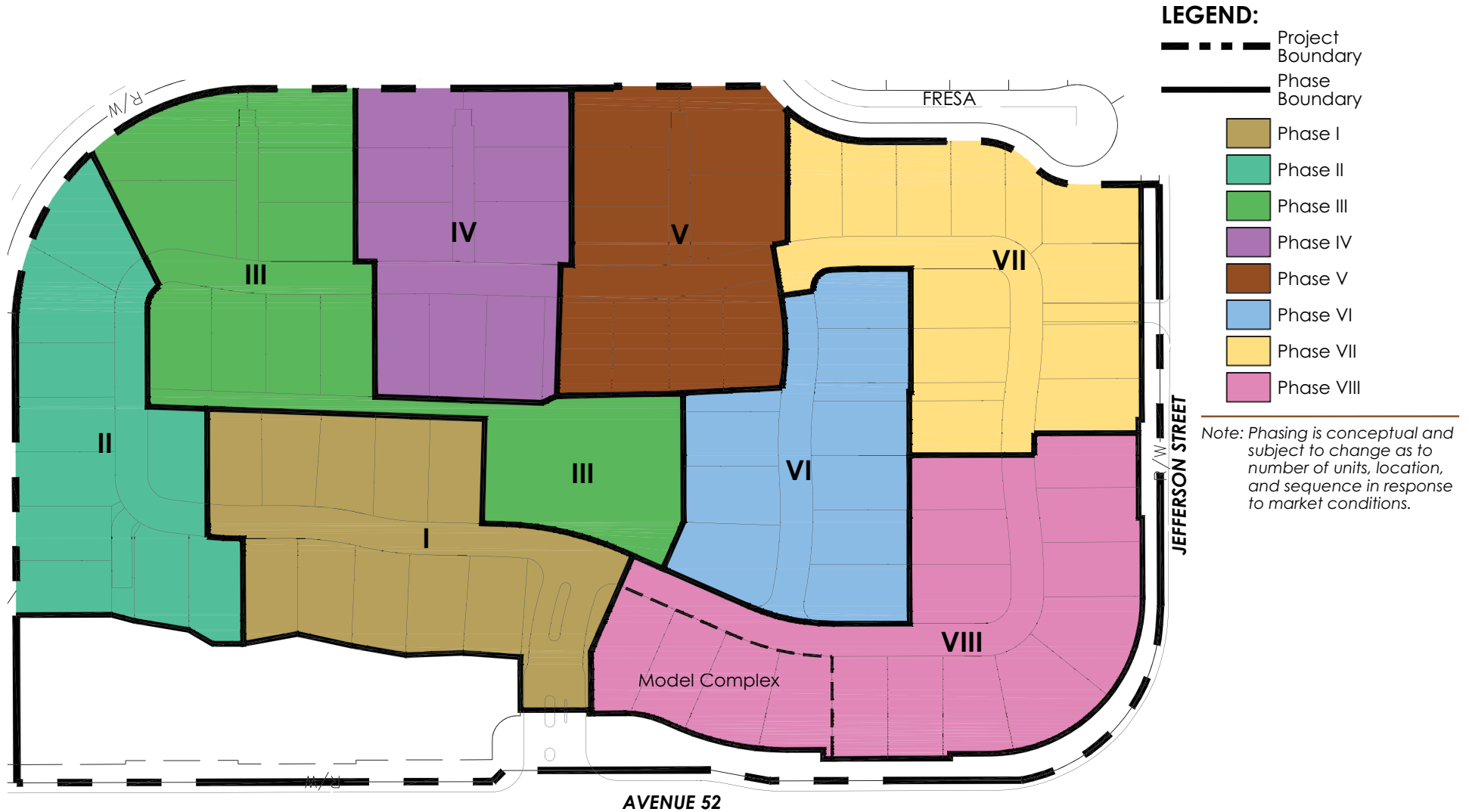
LEGEND:

- Project Boundary
- Existing Storm Drain Line To Be Retained
- Proposed Storm Drain Line
- Proposed Catch Basin
- Proposed Sand Filter
- Drainage Flow
- High Point
- Low Point

Exhibit Date: July 2, 2014

2.6 PHASING PLAN

Specific Plan is designed for construction in ten (10) phases including model setup, eight production phases and model build out over approximately two years subject to market conditions. Construction is estimated to begin in 2015 and be completed in 2017. Figure 2.11, *Conceptual Phasing Plan* reflects the anticipated final map recordation and construction sequence. Phased development will be accompanied by the orderly extension of roadways, public utilities, and infrastructure needed to serve each phase and is subject to change.



Source: Tentative Tract No. 36762

Exhibit Date: September 3, 2014



CHAPTER 3: DEVELOPMENT REGULATIONS

3.1 OVERVIEW

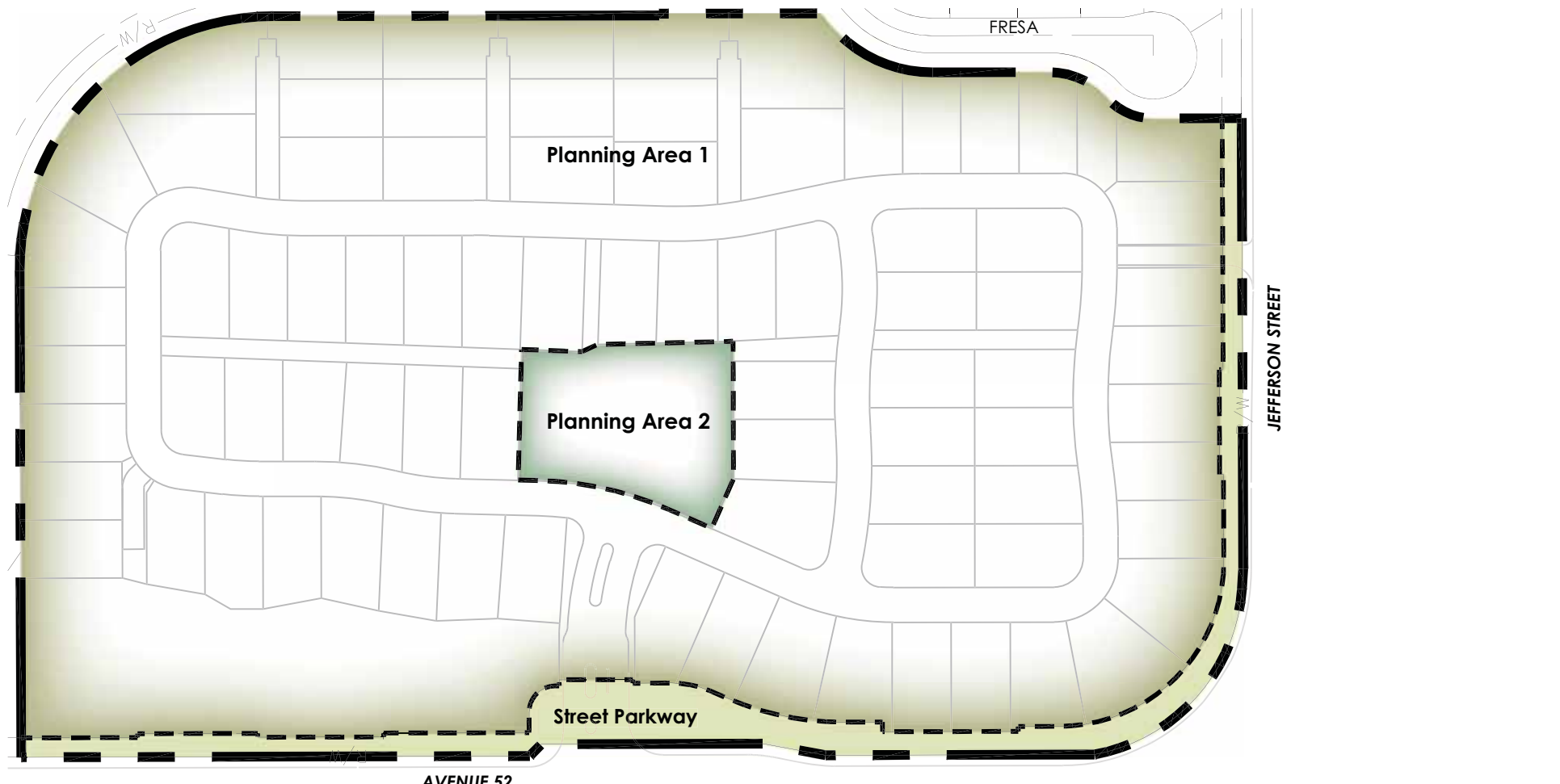
Planning Areas represent logical subareas of development with common characteristics and defining boundary features. The site is relatively small with little topographic variation and few physical constraints. Consequently, the Specific Plan proposes only two Planning Areas based on type of use and defined, for the most part, by roadways and open space areas. Planning areas for this project are depicted in Figure 3.1, *Planning Area Diagram*. This chapter identifies the development standards applicable to each Planning Area, including a statement of development intent, an area description and a table of allowable uses and relevant development standards.

3.2 PLANNING AREA 1

Statement of Intent – Planning Area 1 (PA-1) is intended to allow the construction of single family detached residential homes with affiliated circulation, open space, and infrastructure systems.

Area Description - PA-1 provides for the development of 18.8 acres of land with up to 82 dwelling units on lots with a minimum size of 6,000 s.f. Figure 3.2, *Planning Area 1*, depicts key development features this area while Figure 3.3, *PA-1 Typical SFR Lot*, illustrates the minimum allowable yard setbacks and lot dimensions for a typical residential lot.

Development Standards – Development standards for PA-1 are shown in Tables 3.1 *PA-1 Development Standards*.



LEGEND:

- Project Boundary
- Planning Area Boundary

Planning Area 1	18.8 Acres
Planning Area 2	0.8 Acres
Street Parkway	1.2 Acres
Gross Area	20.8 Acres

Source: Tentative Tract No. 36762

Exhibit Date: June 3, 2014

PLANNING AREA DIAGRAM

TABLE 3.1 PA-1 DEVELOPMENT STANDARDS

	<i>Watermark SP</i>	<i>RL Zone Comparison</i>	<i>Reason for Variation</i>
Allowable Uses			
Single Family Dwellings	Permitted	Permitted	
Detached Casitas	Accessory	Accessory	
Covered Patios, Decks, Gazebos	Accessory	Accessory	
Fences, Walls	Permitted	Permitted	
Garages, Carports	Accessory	Accessory	
Swimming Pools, Spas, Cabanas	Accessory	Accessory	
Recreational Facilities including dog parks	Permitted	Permitted	
Satellite Dishes, Antennas	Accessory	Accessory	
Lot Size			
Min. Lot Size	6,000 s.f.	7,200 s.f.	Market demand
Min. Lot Width ¹	55'	60'	Design flexibility
Min. lot Depth	95'	None	
Building Setbacks			
Min. Front Yard to Building	10'	20'	Facilitates larger home and usable rear yards
Min. Front Yard to Garage	18'	25'/20' with roll-up door	Adequate with roll-up doors and no sidewalks
Min. Interior Side Yard	5'	5'	
Min. Corner Side Yard	10'	10'	
Min. Rear Yard	10'	20'/25' on image corridor	Accompanies 20' wide landscape parkway lot
Other			
Max. Structure Height	22'	28'/22' on image corridor	
Max. Lot Coverage	60%	50%	Design flexibility
Min. livable area ²	1,400 s.f.	1,400 s.f.	
Encroachments (fireplaces, media centers) ³	2'	2'	
Encroachments (AC units)	3'	None	
Encroachments (balconies, porches, decks) ⁴	2'	4'	
Off Street Parking Spaces per DU	2 garage 2 driveway	2 garage 0.5 guest	
<p><i>Notes:</i></p> <p>1. For rectangular lots. Pie shaped or irregular lots may deviate.</p> <p>2. Excluding garage</p> <p>3. But no closer than 3.5' from property line</p> <p>4. Front or rear yards only</p>			

WATERMARK SPECIFIC PLAN AMD. NO. 1



Note: *Golf cart connection to Citrus HOA property is a feature that may or may not be provided subject to agreements with the Citrus HOA and the Citrus Golf Course.

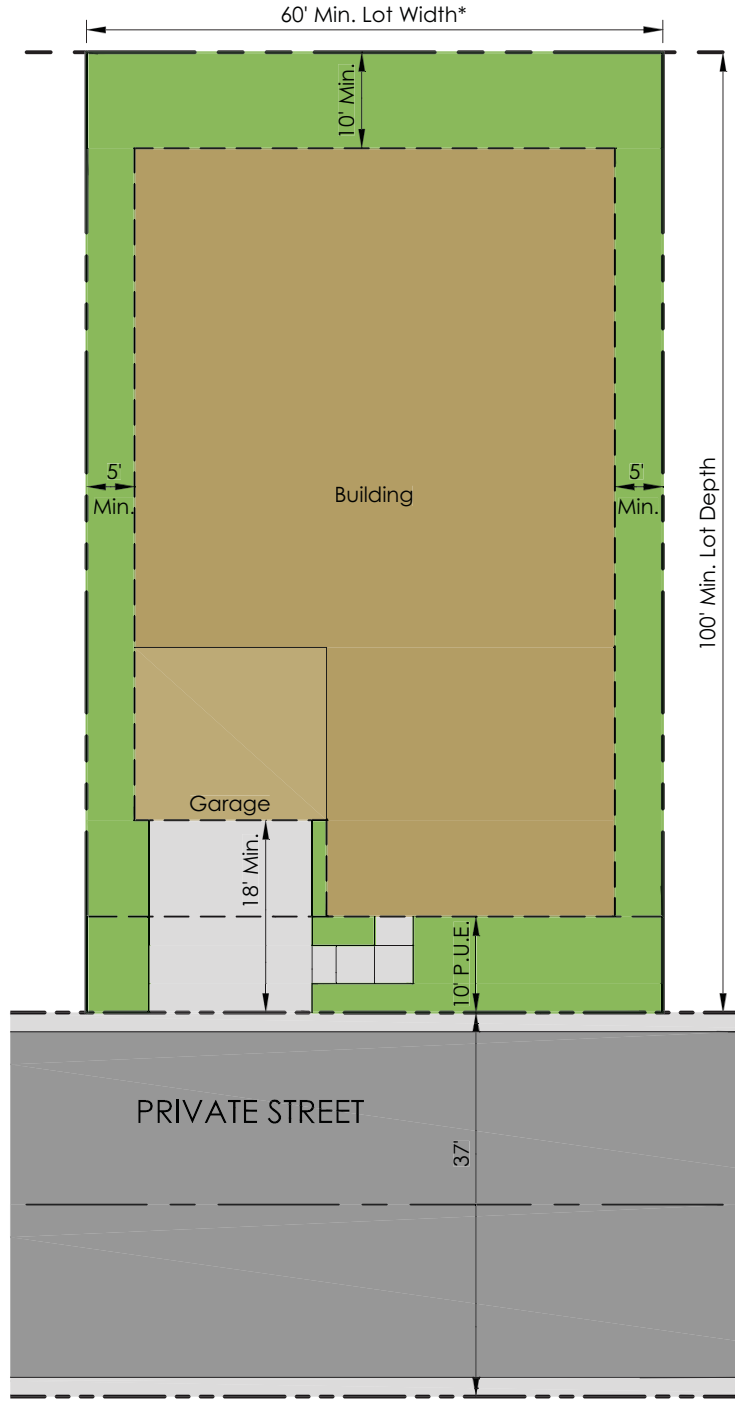
Source: Tentative Tract No. 36762

LEGEND:

- Project Boundary
- Planning Area Boundary
- Pedestrian Walkway
- Low Density Residential
- Common Area Open Space
- Private Street
- ✱ Gated Entry

Exhibit Date: October 16, 2014

PLANNING AREA 1 - RESIDENTIAL



*Note: For rectangular lots. Pie shaped or irregular lots may deviate.

LEGEND:

- — — — — Property Line
- — — — — Building Setbacks
- — — — — Right of Way
- — — — — Street Center Line

Source: MSA Consulting, Inc.

Exhibit Date: July 2, 2014

3.3 PLANNING AREA 2

Statement of Intent – Planning Area 2 (PA-2) is intended to allow a private Neighborhood Community Center to provide recreational amenities for community residents and guests.

Area Description - PA-2 provides for the development of 0.8 acres of land with a community center and pool. Figure 3.4, *Planning Area 2 – Community Center*, depicts key development features of PA-2.

Club House: The club house will include a multi-purpose room, restrooms, showers and a pool equipment / storage closet.

Pool and Spa: The pool and spa area shall consist of a pool sized for the community as well as a heated spa. Other amenities include a gathering area with fire place and barbecue’s, shade cabanas and an open hardscape area for lounge chairs, and tables.

Open Turf Play: There shall be an area dedicated to open play and shall consist of turf and /or play equipment for children.

Access: The recreation area is easily accessible by its residents using (3) paseo’s with meandering sidewalks that connect to the private streets within the community. For the residents that prefer to drive, there will be a few parking stalls, including an ADA stall provide near the entry of the facility.

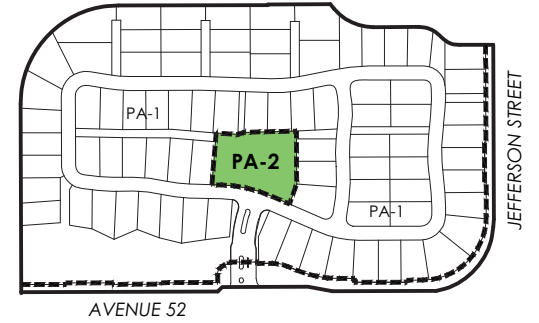
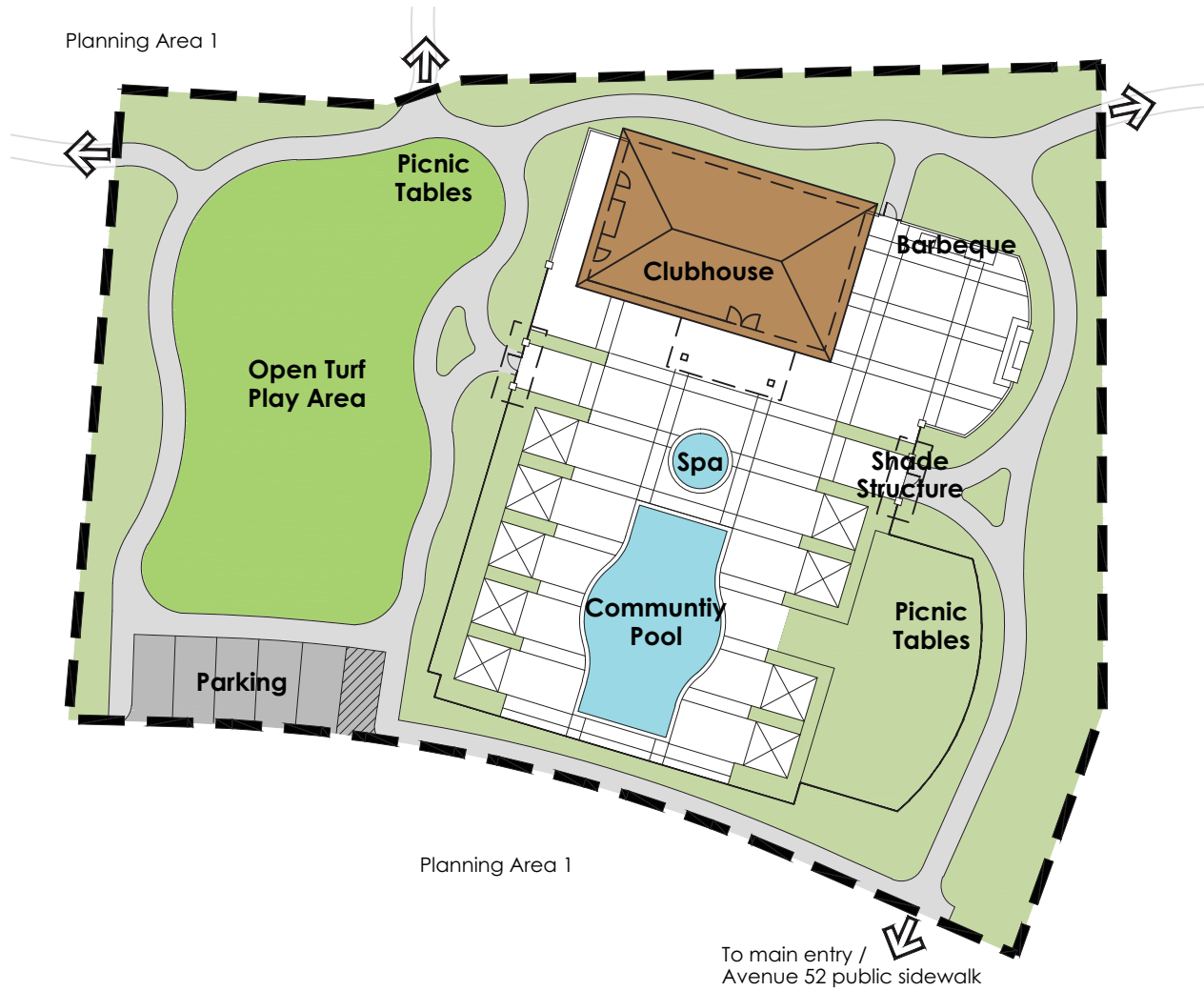
Development Standards – Development standards for PA-2 are shown in Tables 3.2, *PA-2 Development Standards*.

TABLE 3.2 PA-2 DEVELOPMENT STANDARDS

Allowable Uses	
Community Facilities	Permitted
Fences, Walls	Permitted
Recreational Uses	Permitted
Restrooms/Changing Rooms	Permitted
Swimming Pools, Spas, Cabanas	Permitted
Parking	Permitted
Lot Size	
Min. Lot Area	None
Min. Lot Width	None
Min. lot Depth	None
Building Setbacks	
Min. Front Yard	10'
Min. Side Yard	10'
Min. Rear Yard	10'
Other	
Max. Structure Height	28'

FIGURE 3.4 PLANNING AREA 2 – COMMUNITY CENTER

WATERMARK SPECIFIC PLAN AMD. NO. 1



Key Map
N.T.S.

LEGEND:

- Planning Area Boundary
- Pedestrian Paseo Connections

Note: Community Center layout is conceptual only

Source: Tentative Tract No. 36762

Exhibit Date: June 3, 2014



CHAPTER 4: DESIGN GUIDELINES

4.1 OVERVIEW

The guidelines contained in this chapter identify unifying elements for design of buildings and landscaping within the Watermark community. Exhibits provided are intended as conceptual illustrations and do not depict final designs, nor should they limit the range of expression among individual builders or their professional design teams. These guidelines will be reflected and refined in subsequent implementing subdivision maps and site development permits.

4.2 ARCHITECTURAL GUIDELINES

The overall architectural character theme will include Hacienda, Spanish and La Quinta architectural styles compatible with the local desert environment.

HACIENDA STYLE

Low-pitched roofs must be 'S' tile or barrel tile, usually with little or no eave overhang play a defining role for this architecture. Typically with one or more prominent arches placed above doors, principal windows or beneath porched roofs, the Hacienda style architecture is derived from a variety of Spanish-inspired forms developed over centuries of history and integrated into a single, identifiable style. Details borrowed from the rich and diverse Spanish history provide additional definition and interest. Wall surfaces are always stucco and the forms are often asymmetrical.

Roof

- Shallow pitched roofs
- Simple hip, gable and shed forms
- Dark full 'S' style roof tiles
- Simple rafter tails

Windows

- Deep set windows
- Arched, segmental or half round window heads

Design Features

- Sand finished stucco
- Precast style foam trim around windows and entryways
- Iron accents
- Stylized shutters in toned accents color

Color

- Earth tones
- Beige
- Dark brown accents
- Vibrant accents



SPANISH REVIVAL STYLE

The Spanish Revival style is marked by the prominent use of smooth plaster (stucco) wall, low-pitched clay tile gable or shed roofs, and terracotta or cast concrete ornaments. Spanish Revival is often a more lively and colorful style with accented entryways, usually arched, with small porches or balconies and eave overhangs defined by shaped rafter tails.

Roof

- Shallow pitched roofs
- Simple hip, gable and shed forms
- 'S' or barrel style roof tiles
- Shaped rafter tails

Windows

- Deep set windows
- Simple window proportions and patterns

Design Features

- Architectural chimney element
- Dark wood style foam lintel details at porches and over doors or windows
- Shaded corbels
- Trellis roof features over window
- Arched entry

Color

- Neutral tones
- Beige
- Dark brown accents
- Vibrant accents



LA QUINTA STYLE

La Quinta style architecture is inspired from the combination of detail from several eras of Spanish inspired architecture. The style is typically defined by its low-pitched roofs must be clay tile roofs, usually with little or no eave overhang, developed into simple roof forms. Typically a tower like element is developed to accentuate a prominent arches placed above the entry. Lower plate-line forms flanking higher plate-line forms enrich form and massing while maintaining the relaxed character that further enhances the architectural style.

Roof

- Shallow pitched roofs
- Simple hip, gable and shed forms
- Dark full 'S' style roof tiles
- Built up eaves

Windows

- Deep set windows
- Flared window sill details

Design Features

- Sand finished stucco
- Precast style foam trim around windows and entryways
- Stylized shutters in accents color

Color

- White
- Warm Earth tones
- Vibrant accents



4.3 LANDSCAPE ARCHITECTURAL GUIDELINES

Landscaping for the project will utilize desert plant materials and comply with the water conservation requirements of the Coachella Valley Water District. The landscape design of the project shall consist of a combination of water efficient, drought-tolerant plant material to reduce water demand. The overall conceptual landscape design for the project is shown on Figure 4.1, *Overall Landscape Plan* and design approaches to various key landscape elements are discussed following.

MONUMENTS

Project Entry

- The project entry will utilize the existing gates and guard house modified as shown. The project will be identified with the use of enhanced paving, signage, accent pots, Date Palm clusters (shown at maturity) and water features flanking both sides of the entry drive. The date palms are presented as a design element reflecting the legacy of this site as a date farm. The existing water features on site, will be modified to reflect the current project theme as will the building and gates.





Source: Tentative Tract No. 36762, David Neault Associates, Inc.

Exhibit Date: November 25, 2014

Corner Monument

- The corner of 52nd and Jefferson will be used to help identify the community. Date Palm clusters (shown at maturity) and architectural accents along the perimeter wall shall be used to link this corner and the project entry drive, again emphasizing the heritage of this site as a date palm farm.



STREETSCAPES

Perimeter Public Streetscape – Jefferson Street & Avenue 52

- A meandering parkway shall be provided along both perimeter streets for the entire length of the project and be planted with low growing colorful plant material similar to neighboring communities.
- A 12-foot wide meandering sidewalk will be provided on each perimeter street.
- Street trees will be planted in a random placement behind the sidewalk with a maximum spacing of 40' o.c. The use of a variety of tree species found along neighboring streetscape is encouraged.
- Trees shall be spaced at irregular intervals, no more than 40-feet on-center between the sidewalk and the perimeter wall. These trees shall be a minimum of 15 gallon in size.
- Street trees are classified as large canopy shade trees
- Landscape planting along the streetscape shall consist of drought tolerant plant material and shall reflect the design of the existing streetscapes of nearby neighborhoods along 52nd and Jefferson.

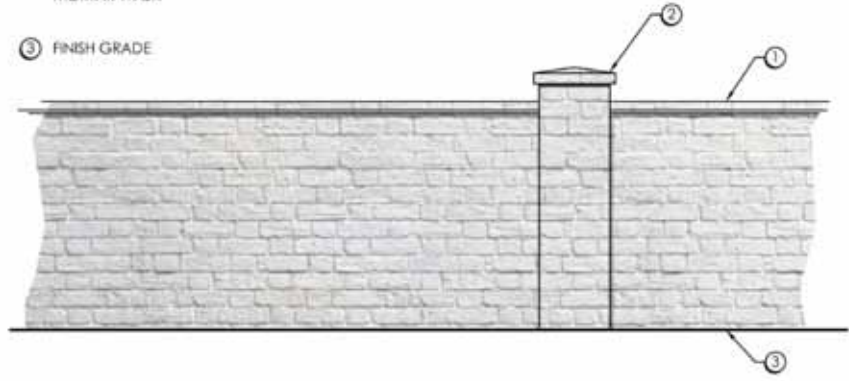
Local Private Streetscape

- All corner lot side yards shall consist of a 3-foot minimum landscape buffer between the back of curb and the block privacy wall.
- A minimum of one (1) street tree shall be provided per lot frontage and a minimum of two (2) trees per side yard streetscape. All street trees shall be a minimum of 15 gallon in size.
- Interior tract street trees will be a consistent species per street.
- The landscape parkway and buffer will consist of flowering and mounding evergreen shrubs.

WALL AND FENCE

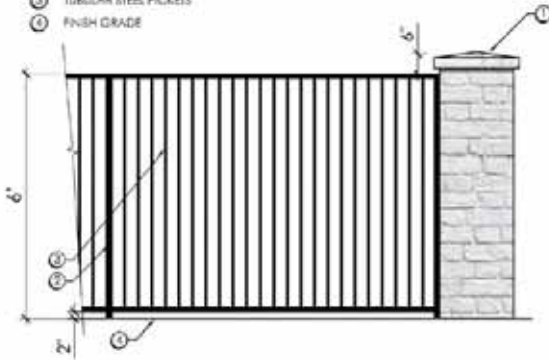
- The project shall utilize portions of the existing perimeter wall, so long as the existing location reflects the new site design.
- Perimeter walls, existing and new shall be a 6-foot high CMU slump stone wall with white sack finish.
- Pilasters shall be 6'6" high CMU slump stone with white sack finish and be located at 100-foot on-center max along Perimeter wall.
- Interior tract public viewed fencing shall be 6' height slump stone wall.
- Non-public viewed interior lot side yard walls shall be 5'6" in height and may be designed with precision block.
- Rear yards facing the detention basin open space areas may be designed using 6' high tubular steel view fencing.

- ① 5'-6" HIGH CMU SLUMP STONE WALL AND CAP WITH WHITE MORTAR WASH
- ② 6' HIGH CMU SLUMP STONE PILASTER WITH WHITE MORTAR WASH
- ③ FINISH GRADE



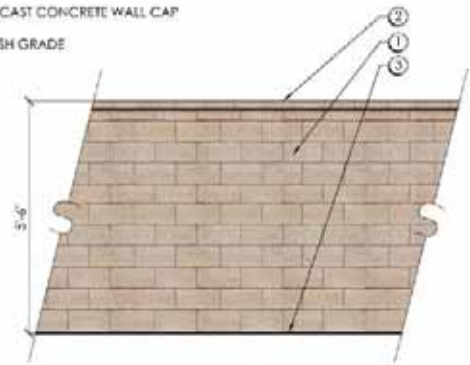
Perimeter Wall

- ① SLUMP BLOCK PILASTERS WITH WHITE MORTAR WASH
- ② TUBULAR STEEL POST @ 8'-0" O.C. MAX.
- ③ TUBULAR STEEL PICKETS
- ④ FINISH GRADE



View Fence at Basin

- ① 6Wx16 PRECISION BLOCK
- ② PRECAST CONCRETE WALL CAP
- ③ FINISH GRADE



Residential Wall

Table 4.1 Plant Material Palette

Trees	
Acacia stenophylla	<i>Acacia stenophylla</i>
Cercidium "desert museum"	<i>Cercidium "desert museum"</i>
Olea europaea "wilsonii"	<i>Olea europaea "wilsonii"</i>
Phoenix dactylifera	<i>Phoenix dactylifera</i>
Rhus lancea	<i>Rhus lancea</i>
Schinus molle	<i>Schinus molle</i>
Washingtonia robusta	<i>Washingtonia robusta</i>
Shrubs	
Agave americana	<i>Century Plant</i>
Agave geminiflora	<i>Twin-Flowered Agave</i>
Bougainvillea "la jolla"	<i>Bougainvillea Baja</i>
Calliandra californica	<i>Fairy Duster Red</i>
Caesalpinia pulcherrima	<i>Bird Of Paradise</i>
Dasyliirion wheeleri	<i>Desert Spoon</i>
Encelia farinosa	<i>Brittle Bush</i>
Hesperaloe parviflora	<i>Red Yucca</i>
Lantana c. "radiation"	<i>Lantana Chihuahuan</i>
Leucophyllum laevigatum	<i>Sage Pink</i>
Muhlenbergia "regal mist"	<i>Muhly Grass</i>
Opuntia v. "santa rita"	<i>Purple Opuntia</i>
Rosmarinus "tuscan"	<i>Upright Rosemary</i>
Ruellia peninsularis	<i>Desert Ruellia</i>
Rosa "iceberg"	<i>Iceberg Rose</i>
Vines	
Macfadyena unguis-cati	<i>Cat's Claw Vine</i>
Rosa banksiae	<i>Lady Bank's Rose</i>
Groundcovers	
Acacia r. "desert carpet"	<i>Trailing Acacia</i>
Baileya multiradiata	<i>Desert Marigold</i>
Bulbine frutescens "hallmark"	<i>Bulbine</i>
Carissa g. "green carpet"	<i>Natal Plum Spreading</i>
Lantana montevidensis	<i>Lantana Spreading</i>
Lantana m. "new gold"	<i>Lantana</i>
Rosa "flower carpet red"	<i>Groundcover Rose</i>
Rosmarinus o. 'Prostratus'	<i>Prostrate Rosemary</i>



CHAPTER 5: PLAN ADMINISTRATION

5.1 OVERVIEW

This chapter describes the procedures for administration and implementation of the Specific Plan.

5.2 IMPLEMENTATION

The Specific Plan establishes the general intent and comprehensive framework for development of the community. However, prior to construction, various implementing approvals with greater design detail are required, as noted below.

Tentative Tract Map - Subdivision of the project into residential lots shall require public hearing approval of a Tentative Tract Map (TTM) by the La Quinta Planning Commission and City Council. The TTM will show the detailed design and improvement information. Upon filing a Tentative Tract Map application with the La Quinta Planning Department, City staff will review the design for consistency with this Specific Plan, other relevant City Zoning regulations, and compliance with acceptable engineering design criteria.

Final Tract Map - Following TTM approval, the applicant must record a Final Tract Map to create legal residential lots for sale. Prior to recordation, the applicant must provide final improvement plans for streets, utilities, grading, and landscaping and satisfy relevant conditions of approval. The final map reflects the requirements, standards, design and intent of the approved TTM, as determined by the City Community Development Director.

Site Development Permit – Construction of new residential homes and residential amenities require submittal of a site development permit application, including building floor plans, building elevations and landscaping for design review by the Architectural and Landscape Review Board (ALRB) and approval hearings before the Planning Commission and City Council.

5.3 AMENDMENT

Administrative Changes - Minor modifications that are consistent with the purpose and intent of the current, Watermark Specific Plan are allowed at the discretion of the Community Development Director or designee. Therefore, it is intended that this Specific Plan provide City Staff with the flexibility to interpret the details of project development as well as those items discussed in general terms in the Specific Plan without requiring a Specific Plan Amendment.

Requests for administrative changes shall be made in writing. If and when it is determined that changes or adjustments are necessary or appropriate, these shall be approved administratively by the Community Development Director or designee. After approval, any such administrative change shall be

attached to the Specific Plan as an addendum and may be further changed and amended from time to time as necessary.

Representative examples of such changes may include, but are not limited to:

- The addition of new information to the Specific Plan maps or text that do not substantially change the effect of any regulation. The new information may include more detailed, site-specific information.
- Changes to the size and configuration of residential lots provided that the maximum number of allowable units is not exceeded.
- Adjustment of Planning Area boundaries identified in this Specific Plan.
- Changes to community infrastructure such as drainage systems, roads, water and sewer systems, etc.
- Modification of architectural or landscape design criteria or details.
- Deletion of the golf cart garages in the event that a cart connection with The Citrus is not achieved.

Formal Amendments - 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 (Zoning Code).

5.4 INTERPRETATION

Uses Not Listed - All uses not specifically listed in this Specific Plan are prohibited. However, the Community Development Director may determine that a use not listed is included within or comparable to a listed use and, once so determined; it shall be treated in the same manner as a listed use.

Application of Standards - Where there is ambiguity between the Specific Plan and the Zoning Code, the Director of Community Development shall review pertinent information and make a determination as to which code or standard applies. All determinations shall be in writing and shall be attached to the Specific Plan as noted under *Administrative Changes*, earlier in this section.

5.5 ENFORCEMENT

The enforcement of the provisions of this Specific Plan shall be by the following:

- The City of La Quinta Community Development Department shall enforce the development standards and design guidelines set forth herein.
- Any administrative decision or interpretation of this Specific Plan may be appealed to the Planning Commission. Likewise, any decision by the Planning Commission may be appealed to the City Council per 9.200.120 LQMC provisions.

- The City of La Quinta shall administer the provisions of the Watermark Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the City of La Quinta General Plan, and the City of La Quinta Municipal Code.
- The Specific Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the City's Municipal Code, as they currently exist or may be amended in the future.
- All regulations, conditions, and programs contained herein shall be deemed separate distinct and independent provisions of this Specific Plan. In the event that any such provision is held invalid or unconstitutional, the validity of all the remaining provisions of this Specific Plan shall not be affected.
- Any development regulation and building requirement not addressed in this Specific Plan shall be subject to all relevant City of La Quinta ordinances, codes, and regulations.



CHAPTER 6: GENERAL PLAN CONSISTENCY

6.1 OVERVIEW

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.

Consistent with this, the City of La Quinta requires that each Specific Plan include a discussion of the relationship of the Specific Plan to the goals and policies of the various General Plan elements. This chapter provides such a consistency analysis as it relates to the Watermark Specific Plan.

The latest City of La Quinta General Plan update was adopted on December 18th, 2012. It is organized around four broad themes: Community Development, Natural Resources, Environmental Hazards, Public Infrastructure and Services, within which are nineteen (19) General Plan Elements as follows.



Each element of the General Plan contains a summary of key issues, which direct and guide that element's goals, policies, and programs. Consequently, the General Plan goals provide a basis and structure for Specific Plan consistency analysis. To this end, the following sections list the goals in each General Plan Element along with a statement of how the Watermark Specific Plan implements each.

6.2 CONSISTENCY ANALYSIS

Land Use Element - The Land Use Element, as required by state law, is intended to function as a guide for long range development in the City. The Land Use Element governs how land is to be utilized; therefore, many of the issues and policies contained in other General Plan elements are linked in some degree to this element. The Land Use Element designates the general distribution, location, and extent of land uses, such as housing, business, industry, open space, agriculture, natural resources, recreation, and public/quasi-public uses. These designations are reflected on the General Plan Land Use Map, which categorize individual parcels of land. A discussion of the key Land Use Element policies that apply to the Watermark Specific Plan is provided below:

LAND USE COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal LU-1</u> Land use compatibility throughout the City.</p>	<p>As a low density residential community, the project is compatible with surrounding low density residential uses. Approval of the General Plan Amendment will render the project consistent with the General Plan Land Use map. Therefore, the Watermark Specific Plan is consistent with and implements this General Plan policy.</p>
<p><u>Goal LU-2</u> High quality design that complements and enhances the City.</p>	<p>Residential home architecture and landscaping will be subject to review by the City’s ALRB to ensure quality design.</p>
<p><u>Goal LU-3</u> Safe and identifiable neighborhoods that provide a sense of place.</p>	<p>The project is a self-contained single family residential enclave with a unique identity and sense of place afforded by its architectural and landscape design features.</p>
<p><u>Goal LU-4</u> Maintenance and protection of existing neighborhoods.</p>	<p>The project proposal is compatible with surrounding residential communities such as the Citrus Club Golf Course and Mountain View Country Club.</p>
<p><u>Goal LU-5</u> A broad range of housing types and choices for all residents of the City.</p>	<p>The project proposes a gated, single family residential community to provide market-rate housing to one segment of the City’s population. Therefore the project contributes to the City’s goal of providing a broad range of housing types and choices.</p>
<p><u>Goal LU-6</u> A balanced and varied economic base which provides a broad range of goods and services to the City’s residents and the region.</p>	<p>The project does not propose a commercial or office use offering goods and services. Therefore, this goal is not applicable to the project.</p>

<p><u>Goal LU-7</u> Innovative land uses in the village and on Highway 111.</p>	<p>The project is not located in either of these areas. Therefore this goal is not applicable to the project.</p>
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Circulation Element – The Circulation Element, as required by state law, is intended to ensure a transportation system with the ability to accommodate a complete range of transportation needs within the City. The Circulation Element incorporates regional plans and thoughtful land planning to assure cost-effective and logical infrastructure able to adequately address transportation needs of the city while retaining quality of life. A discussion of the key Circulation Element policies that apply to the Watermark Specific Plan is provided below:

CIRCULATION COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal CIR-1</u> A network that can satisfactorily move users using facilities that meet demands of and projected needs of the City.</p>	<p>The project proposes a private internal circulation system to provide safe and efficient passage for pedestrians, electric vehicles, and motorists throughout the site. The system will be built to City standards.</p>
<p><u>Goal CIR-2</u> A circulation system that promotes and enhances transit, vehicle, bicycle, and pedestrian networks.</p>	<p>The project proposes a private circulation system with low-speed, low-volume internal streets that will safely accommodate both vehicles and pedestrians. Pedestrian and cart paths will be included through the center of the project.</p>

Sustainable Community Element - The Sustainable Community Element is intended to assist the City in developing a more united community through the conservation of resources, enhancement of the built environment, promoting alternative transportation, and improving community health. A discussion of the key Sustainable Community Element policies that apply to the Watermark Specific Plan is provided below:

SUSTAINABLE COMMUNITY COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal SC-1</u> A community that provides the best possible quality of life for all its residents.</p>	<p>The project will contribute to the City’s sustainability and quality of life goals. For water conservation, it proposes to landscape with drought tolerant plant materials. To facilitate alternative transportation modes, the project includes pedestrian access to the public street system, enabling residents to walk, bike or use electric vehicles to access public sidewalks through the main entry gate. The project will also comply with all applicable green building requirements.</p>

Economic Development Element - The Economic Development Element is intended to institute the foundation for the development of a thriving economic environment in the City. The Economic Development Element intends to ensure that constituents and the City can mutually benefit from the activities of one another. Goals and policies included within the Element aim to broadly guide economic growth within the City. A discussion of the key Economic Development Element policies that apply to the Watermark Specific Plan is provided below:

ECONOMIC DEVELOPMENT COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal ED-1</u> A balanced and varied economic base which provides fiscal stability to the City, and a broad range of goods and services to its residents and the region.</p>	<p>The project supports balanced land use in the City by complying with the General Plan Land Use as amended. The residential use will contribute incrementally to demand for commercial goods and services in the region, thus enhancing the local economy.</p>
<p><u>Goal ED-2</u> The continued growth of the tourism and resort industries in the City.</p>	<p>The project does not propose any specific tourist or resort amenities. Therefore, this goal is not applicable to the project.</p>

Parks, Recreation and Trails Element - The Parks, Recreation and Trails Element is intended to provide inventory of existing parks and recreational facilities, identify present and future need for recreational opportunities, and develops the goals, policies, and programs to permit the City to maintain the ability to offer adequate recreational amenities and services to its residents. A discussion of the key Parks, Recreation, and Trails Element policies that apply to the Watermark Specific Plan is provided below:

PARKS, RECREATION AND TRAILS COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal PR-1</u> A comprehensive system of parks, and recreation facilities, and services that meet the active and passive needs of all residents and visitors.</p>	<p>The project proposes a community center, pool, recreation area, pedestrian and cart paths, and possible access to the neighboring Citrus Club Golf Course. Together these offer a variety of private recreational opportunities for residents of the community and their guests.</p>

Housing Element - The Housing Element, as required by state law, is intended to institute the regulatory background for the development of new housing units potentially obtainable by a range of income levels. The Housing Element includes a housing vision statement, a community profile, a housing profile, a housing needs assessment, and a housing constraints and resources analysis. A discussion of the key Housing Element policies that apply to the Watermark Specific Plan is provided below:

HOUSING COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal H-1</u> Provide housing opportunities that meet the diverse needs of the City’s existing and projected population.</p>	<p>The project will construct 82 residential homes, thus contributing to the City’s market rate housing stock.</p>
<p><u>Goal H-2.1</u> Assist in the creation and provision of resources to support housing for lower and moderate income households.</p>	<p>This site is not identified as a vacant or underutilized property on Exhibit II-14 of the General Plan. Due to its location, this goal is not applicable to the project.</p>
<p><u>Goal H-3</u> Create a regulatory system that does not unduly constrain the maintenance, improvement, and development of housing affordable to all La Quinta residents.</p>	<p>This project does not establish a regulatory program that would constrain affordable housing. Therefore, this goal is not applicable to the project.</p>
<p><u>Goal H-4</u> Conserve and improve the quality of existing La Quinta neighborhoods and individual properties.</p>	<p>The project will complement the surrounding residential communities. Development of the property into single-family residences will add value to surrounding neighborhoods and individual properties.</p>
<p><u>Goal H-5.1</u> Provide equal housing opportunities for all persons.</p>	<p>The project does not establish housing policy for the City, but does contribute to this goal by providing quality housing for one segment of the population.</p>
<p><u>Goal H-6.1</u> Provide a regulatory framework that facilitates and encourages energy and water conservation through sustainable site planning, project design, and green technologies and building materials.</p>	<p>The project promotes water conservation through the use of drought tolerant plant materials and water efficient irrigation techniques. The project will comply with all City regulations and building codes for water conservation, energy efficiency, and building standards.</p>

Air Quality Element - The Air Quality Element is intended to define the sources of regional air pollution and presents policies and programs that will aid the City in improve air quality. Goals, policies, and programs identified in the element are intended to prevent, reduce, or limit impacts to air quality expected at general plan build out. A discussion of the key Air Quality Element policies that apply to the Watermark Specific Plan is provided below:

AIR QUALITY COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal AQ-1</u> A reduction in all air emissions generated within the City.</p>	<p>The project proposes a private circulation system that will accommodate pedestrian use to reduce vehicle emissions. Air quality impacts associated with the project will be prepared as part of the CEQA review and the project will implement any necessary mitigation measures, including a Fugitive Dust Control Plans to address air quality issues during construction.</p>

Energy and Mineral Resources Element - The Energy and Mineral Resources Element is intended to address the City’s relationship between long-term growth and its natural resources. The resources addressed within this element include electric, natural gas, and propane gas services as well as sand and gravel deposits used in construction. A discussion of the key Energy and Mineral Resources Element policies that apply to the Watermark Specific Plan is provided below:

ENERGY AND MINERAL RESOURCES COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal EM-1</u> The sustainable use and management of energy and mineral resources.</p>	<p>The project will incorporate energy efficient appliances in residences and low intensity lighting on private streets. Furthermore, it is expected that some residences would elect to install private rooftop solar systems.</p>
<p><u>Goal EM-2</u> The conservation and thoughtful management of local mineral deposits to assure the long---term viability of limited resources.</p>	<p>The project is not located in an area with significant mineral deposits and does not include any mining activities. Therefore, because of its location, this goal is not applicable to the project.</p>

Biological Resources Element - The Biological Resources Element identifies the biological resources unique to the City. Resources identified include the City’s natural habitats and native species. The element introduces goals, policies, and programs to assist the City in the preservation of biological resources that may exist in the City. The element also intends to direct the City in compliance with local, state, and federal regulations such as the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and Migratory Bird Treaty Act. A discussion of the key Biological Resources Element policies that apply to the Watermark Specific Plan is provided below:

BIOLOGICAL RESOURCES COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal BIO-1</u></p> <p>The protection and preservation of native and environmentally significant biological resources and their habitats.</p>	<p>The site was entirely disturbed by previous grading activities associated with the original Watermark Villas Specific Plan. There are no remaining native or environmentally significant biological resources on the property that require protection.</p>

Cultural Resources Element - The Cultural Resources Element is intended to describe the City’s history and provide goals, policies, and programs intended to assure that cultural resources which have been, and may be identified in the future, are adequately preserved. A discussion of the key Cultural Resources Element policies that apply to the Watermark Specific Plan is provided below:

CULTURAL RESOURCES COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal CUL-1</u></p> <p>The protection of significant archeological, historic, and paleontological resources which occur in the City.</p>	<p>The site is not vacant and has been entirely disturbed by prior grading associated with the original Watermark Villas Specific Plan. Because the project includes a Specific Plan, Native American Consultation protocols will be followed. The project will comply with any archaeological, historic or paleontological mitigation identified during the CEQA review.</p>

Water Resources Element - The Water Resources Element is intended to set forth goals, policies, and programs relating to water supply management. The element takes into account that the City receives domestic water service from the Coachella Valley Water District and serves CVWD’s goals of managing and conserving water as a resource. A discussion of the key Water Resources Element policies that apply to the Watermark Specific Plan is provided below:

WATER RESOURCES COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal WR-1</u></p> <p>The efficient use and conservation of the City’s water resources.</p>	<p>The project will incorporate features and fixtures for water conservation in both landscape irrigation and domestic use. The project’s stormwater retention basin will also allow infiltration of runoff.</p>

Open Space and Conservation Element - The Open Space and Conservation Element, as required by state law, is intended to develop policies and programs in order to effectively protect, conserve and manage open space. Open space resources include scenic mountain vistas and wilderness areas. The

open space and conservation element will aid the City in assuring the long-term viability of open space and will prevent premature or improper conversion of open space to more intense land uses. A discussion of the key Multipurpose Open Space Element policies that apply to the Watermark Specific Plan is provided below:

OPEN SPACE AND CONSERVATION COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal OS-1</u> Preservation, conservation, and management of the City’s open space lands and scenic resources for enhanced recreational, environmental, and economic purposes.</p>	<p>The project includes assorted open space amenities. It will provide a centrally located community recreation center, with pool, accessible by a landscaped pedestrian paseo. In addition, an open turfed area that serves as a retention basin in the southwest corner will provide passive open space. The project incorporates connections to the public sidewalk and trail system for convenient walking, jogging and biking activities.</p>
<p><u>Goal OS-2</u> Good stewardship of natural open space and preservation of open space areas.</p>	<p>The property contains no geologic hazard zones or significant biological resources suitable for preservation as active or passive open space. However, the development does incorporate a significant open space amenity by providing a recreation center and open turf area for residents and visitors to enjoy.</p>
<p><u>Goal OS-3</u> Preservation of scenic resources as vital contributions to the City’s economic health and overall quality of life.</p>	<p>The project is not located in an area designated as open space nor is it elevated or visually prominent. The project does not propose excessively high residential structures out of character with the surrounding community that would excessively block mountain views.</p>

Noise Element - The Noise Element, as required by state law, is intended to identify areas where noise levels are expected to approach unacceptable levels. The element provides policies and programs to ensure noise is maintained at appropriate levels. A discussion of the key Noise Element policies that apply to the Watermark Specific Plan is provided below:

NOISE COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal N-1</u> A healthful noise environment which complements the City’s residential and resort character.</p>	<p>The project would establish a residential use in an existing residential area. Therefore, noise generated by the project will be in keeping with the area. Noise levels on Avenue 52 are not excessive and the project is buffered by a 6-foot high perimeter wall. The project will comply with any noise mitigations identified during the project CEQA review.</p>

Soils and Geology Element - The Soils and Geology Element is intended to assess the physical characteristics of the City and the community’s overall safety. A discussion of the key Soils and Geology Element policies that apply to the Watermark Specific Plan is provided below:

SOILS AND GEOLOGY COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal GEO-1</u> Protection of the residents’ health and safety, and of their property, from geologic and seismic hazards.</p>	<p>The project is not subject to any on-site geologic or seismic hazards. Therefore, construction of new residential uses does not threaten the health and safety of project residents.</p>

Flooding and Hydrology Element - The Flooding and Hydrology Element is intended to define potential drainage and flooding risks in the planning area, as well as future potential for flooding. A discussion of the key Flooding and Hydrology Element policies that apply to the Watermark Specific Plan is provided below:

FLOODING AND HYDROLOGY COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal FH-1</u> Protection of the health, safety, and welfare of the community from flooding and hydrological hazards.</p>	<p>The Project is not located in a floodplain and is currently surrounded by a perimeter wall which prevents offsite storm flows from entering the site. In addition, the existing retention basin from the prior development will be retained in the southwest corner, where natural drainage flow occurs due to the gently sloping topography. The project design will comply with all mandatory drainage and storm water management regulations.</p>

Hazardous Materials Element - The Hazardous Materials Element is intended to address the hazards associated with the storage use, and transport of hazardous materials within the City. Hazardous materials are closely related to public safety. A discussion of the key Hazardous Materials Element policies that apply to the Watermark Specific Plan is provided below:

HAZARDOUS MATERIALS COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal HAZ-1</u> Protection of residents from the potential impacts of hazardous and toxic materials.</p>	<p>The development is not expected to generate any hazardous waste beyond those commonly found in small amounts within residential homes. The routine transport, use or disposal of hazardous or toxic materials is not anticipated. Household hazardous waste will be disposed of properly through the City and County’s Hazardous Waste Management Plan (HWMP).</p>

Emergency Services Element - The Emergency Services Element is intended to address multiple components of the City’s public safety services, including police and fire service, emergency medical response, and emergency preparedness. The element establishes goals, policies, and programs to aid the City in meeting its responsibilities in an emergency. A discussion of the key Emergency Services Element policies that apply to the Watermark Specific Plan is provided below:

EMERGENCY SERVICE COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal ES-1</u> An effective and comprehensive response to all emergency service needs.</p>	<p>The project design provides adequate access and circulation for emergency service vehicles from Avenue 52. The development is in close proximity to urban fire and police services. Additionally, the design will comply with all City design standards and building codes and will undergo standard review by the Police and Fire Departments during entitlement approvals.</p>

Water, Sewer and Utilities Element - The Water, Sewer and Other Utilities Element is intended to establish goals, policies, and programs intended to ensure that these public services will continue to be provided to the City as it develops. Absence of these services to the City would render continued growth and subsequent build out of the General Plan infeasible. A discussion of the key Water, Sewer, and Utilities Element policies that apply to the Watermark Specific Plan is provided below:

WATER, SEWER AND OTHER UTILITIES COMPATIBILITY ANALYSIS	
POLICY	ANALYSIS
<p><u>Goal UTL-1</u> Domestic water facilities and services which adequately serve the existing and long-term needs of the City.</p>	<p>Each residential lot is provided with domestic water service from CVWD’s public water system and will be built to City and CVWD standards.</p>
<p><u>Goal UTL-2</u> Domestic water facilities and services which adequately serve the existing and long-term needs of the City.</p>	<p>Each residential lot is provided with sanitary sewer service from CVWD’s public wastewater collection and treatment system. The sanitary sewer system will be built to City and CVWD standards.</p>

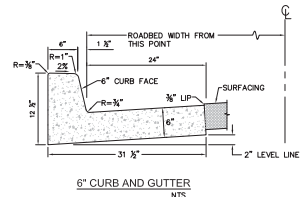
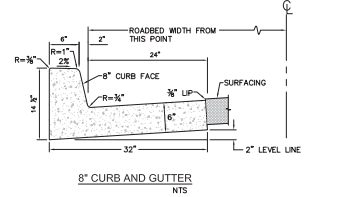
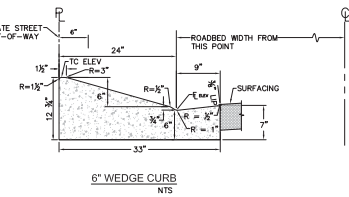
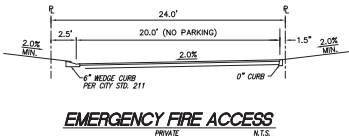
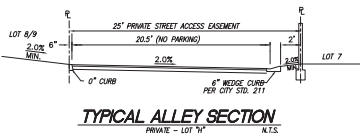
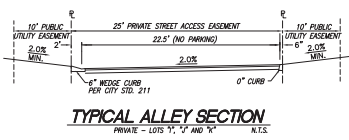
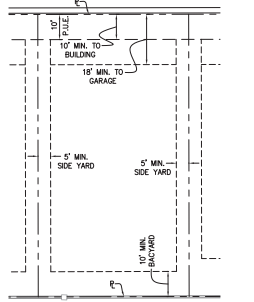
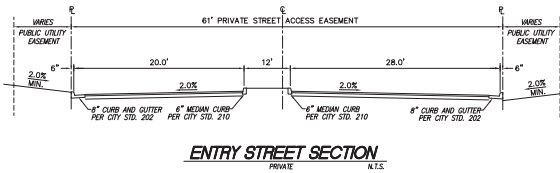
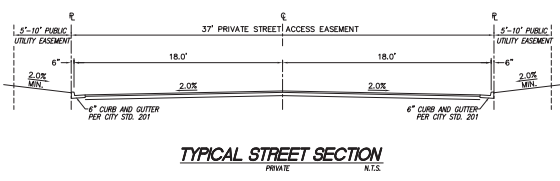
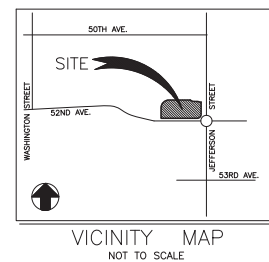
Public Facilities Element - The Public Facilities Element is intended to provide descriptions of City-owned buildings, the senior center, the public Library, and all schools operated by the Desert Sands Unified School District and the Coachella Valley Unified School District. The element also sets goals, policies, and programs which will allow the City to continue to provide a full range of municipal and scholastic services to its residents and businesses. A discussion of the key Public facilities Element policies that apply to the Watermark Specific Plan is provided below:

PUBLIC FACILITIES COMPATIBILITY ANALYSIS

POLICY	ANALYSIS
<p><u>Goal PF-1</u> Public facilities and services that is available, adequate and convenient to all City residents.</p>	<p>The proposed project has access to a full range of public services including public schools through the Desert Sands Unified School District, a public library and senior center at the La Quinta City Hall, as well as police, fire, paramedic and waste disposal services.</p>

WATERMARK TENTATIVE MAP TRACT NO. 36762

ATTACHMENT 5



DETAIL NOTES:
CONCRETE SPECIFICATIONS PER CITY OF LA QUINTA STANDARD 202
1.601 CU.FT. / LF
1 CU. YD. = 16.86 LF

DETAIL NOTES:
CONCRETE SPECIFICATIONS PER CITY OF LA QUINTA STANDARD 200
2.03 CU.FT. / LF
1 CU. YD. = 13.25 LF
1. MINIMUM PERMISSIBLE GRADE IS 0.50% UNLESS SPECIFIC APPROVAL IS GIVEN BY THE CITY ENGINEER PRIOR TO DESIGN.
2. IF AN EXISTING EXPANSION JOINT IS 10 FEET OR LESS AWAY FROM THE DIMENSIONED JOINT, REMOVE EXISTING CURB TO THE EXISTING EXPANSION JOINT IN LIEU OF THE SAW CUT.
3. 1\"/>

DETAIL NOTES:
CONCRETE SPECIFICATIONS PER CITY OF LA QUINTA STANDARD 202
1.73 CU.FT. / LF
1 CU. YD. = 15.60 LF
1. MINIMUM PERMISSIBLE GRADE IS 0.50% UNLESS SPECIFIC APPROVAL IS GIVEN BY THE CITY ENGINEER PRIOR TO DESIGN.
2. IF AN EXISTING EXPANSION JOINT IS 10 FEET OR LESS AWAY FROM THE DIMENSIONED JOINT, REMOVE EXISTING CURB TO THE EXISTING EXPANSION JOINT IN LIEU OF THE SAW CUT.

SITE DATA:
ASSESSORS PARCEL NO: 776-020-012-1, 776-020-013-2, 776-020-014-3
LEGAL DESCRIPTION: LOTS 1 AND 2 AND LETTERED LOT C OF TRACT NO. 31798, IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE BOOK 398, PAGES 57 TO 57, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXISTING GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (MHR)
PROPOSED GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LDR)
EXISTING ZONING DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL
PROPOSED ZONING DESIGNATION: LOW DENSITY RESIDENTIAL
EXISTING LAND USE: VACANT/ABANDONED DEVELOPMENT
EXISTING SPECIFIC PLAN TITLE: WATERMARK VILLAS - LA QUINTA SPECIFIC PLAN AMENDMENT NO. 1
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
TOTAL GROSS SITE AREA: 807,885 SQUARE FEET - 20.44 ACRES
TOTAL NET SITE AREA: 807,885 SQUARE FEET - 20.44 ACRES

- GENERAL NOTES:**
- ALL WORK WITH IN THE PUBLIC RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF LA QUINTA.
 - GRAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LA QUINTA GRADING ORDINANCE.
 - GRAVING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
 - UTILITIES SHALL BE UNDERGROUND, EASEMENTS TO BE PROVIDED AS NECESSARY.
 - SEWERAGE SYSTEM TO BE PROVIDED AND CONNECTED TO CITY OF LA QUINTA SEWER SYSTEM. SEWER MAINS ARE 6\"/>



EXISTING EASEMENTS	
(A)	PSE - PRIVATE STREET ACCESS EASEMENT (TO BE ABANDONED)
(B)	PUE - PUBLIC UTILITY EASEMENT (TO BE ABANDONED)
(C)	AN EASEMENT FOR POWER LINES AND INCIDENTAL PURPOSES, IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED NOVEMBER 2, 1995 AS INSTRUMENT NO. 28825 OF OFFICIAL RECORDS.
(D)	AN EASEMENT FOR IRRIGATION PIPE LINE AND INCIDENTAL PURPOSES IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED AUGUST 2, 1996 AS INSTRUMENT NO. 30-28944 OF OFFICIAL RECORDS.
(E)	AN EASEMENT FOR PUBLIC UTILITIES AND TEMPORARY CONSTRUCTION, IN FAVOR OF CITY OF LA QUINTA, RECORDED JULY 14, 2000 AS INSTRUMENT NO. 2000-27047 OF OFFICIAL RECORDS.

SHEET INDEX
SHEET 1 - PROJECT INDEX SHEET
SHEET 2 - TENTATIVE MAP SHEET

BENCHMARK:
FINISH FLOOR OF FIRST COMMUNITY BANK, SE INTERSECTION OF AVENUE 52 AND JEFFERSON ST PER GRADING PLAN BY AMUR INC. FINISH FLOOR = 3.623 FEET

BASIS OF BEARING:
BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 5, T. 4 S., R. 7 E., ALSO BEING THE CENTERLINE OF AVENUE 52 PER TRACT 24889 IAB, 214-3852 BEING N 89°51'00\"/>

REVISION	DATE	DESCRIPTION

**WATERMARK
TENTATIVE MAP - TRACT 36762
CITY OF LA QUINTA**

DATE: NOVEMBER 24, 2014
FILE NO:
SHEETS:
1 of 2

OWNER/APPLICANT:
BEAZER HOMES HOLDINGS CORP.
A DELAWARE CORPORATION
180 S. BARNHART HWY., SUITE 140
BREA, CA 92621
PH: 714-892-7349
FAX: 714-894-5295

DESIGNED: NS
DRAWN: NS
CHECKED: NS
SCALE: AS SHOWN



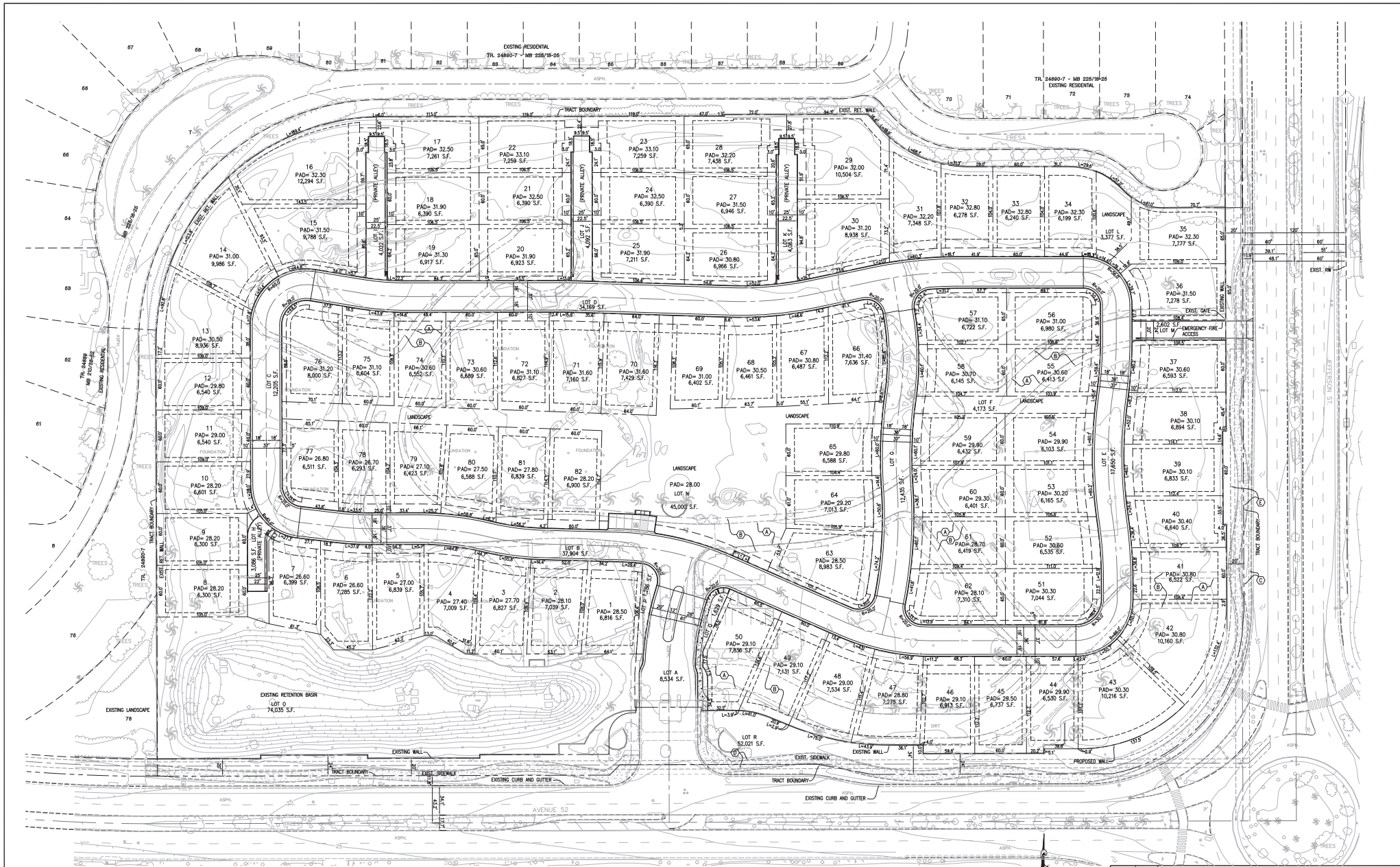
PREPARED BY:
ADAM STREETER
CIVIL ENGINEERS, INC.
1100 S. GARDEN ST., SUITE 100
BREA, CA 92621
PH: 714-892-7349
FAX: 714-894-5295

NS&S
NICHOLAS A. STREETER, P.E. REG. 70862
EXP. 06/30/15

1/24/15

ATTACHMENT 5

15-000131-1-102 - Rev. 02/14/14 - Watermark Tentative Map 36762.dwg



SITE DATA:

ASSESSORS PARCEL NO: 775-220-012-1, 775-220-012-2, 775-220-012-3
 LEGAL DESCRIPTION: LOTS 1 AND 2 AND LETTERED LOT C OF TRACT NO. 31798, IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE BOOK 208, PAGES 31 TO 32, INCLUDING OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF S&B COUNTY.
 EXISTING GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (MHRD)
 PROPOSED GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LDR)
 EXISTING ZONING DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL
 PROPOSED ZONING DESIGNATION: SAME WITH SPECIFIC PLAN OVERLAY
 EXISTING LAND USE: VACANT/ABANDONED DEVELOPMENT
 EXISTING SPECIFIC PLAN TITLE: WATERMARK VILLAS - LA QUINTA SPECIFIC PLAN AMENDMENT NO. 1
 TOTAL GROSS SITE AREA: 907,885 SQUARE FEET - 20.84 ACRES
 TOTAL NET SITE AREA: 907,885 SQUARE FEET - 20.84 ACRES

NUMBER OF BUILDABLE LOTS: 82
 NUMBER OF COMMON AREA, OPEN SPACE, AND NON BUILDABLE LOTS: 18
 AVERAGE BUILDABLE LOT SIZE: 7,190 SQUARE FEET
 MINIMUM BUILDABLE LOT SIZE: 6,100 SQUARE FEET
 NAME AND NUMBER OF ADJOINING TENTATIVE AND RECORDED MAPS: TRACT 27800-7
 PUBLIC UTILITY AGENCIES UTILITIES:
 SEWER: COACHELLA VALLEY WATER DISTRICT
 WATER: COACHELLA VALLEY WATER DISTRICT
 STORM DRAIN: CITY OF LA QUINTA
 POLICE AND FIRE: COACHELLA VALLEY WATER DISTRICT
 SCHOOLS: INTERVAL, BERKSHIRE TOWN DISTRICT
 ELECTRIC: VERIZON
 CABLE TV: THE WARNER

OWNER/APPLICANT:
 BEAZER HOMES HOLDINGS CORP., A DELAWARE CORPORATION
 1800 S. BARTLETT HWY., SUITE 140
 BREA, CA 92621
 PH: 714-827-7300
 FAX: 714-434-8295

DESIGNED: NS
 CHECKED: NS
 SCALE: AS SHOWN



PREPARED BY:
 ADAMS & STREETER CIVIL ENGINEERS, INC.
 1800 S. BARTLETT HWY., SUITE 140
 BREA, CA 92621
 PH: 714-827-7300
 FAX: 714-434-8295

DATE: 10/15/2014
 SHEETS: EXP. 06/23/15

REVISION	DATE	DESCRIPTION

**WATERMARK
TENTATIVE MAP - TRACT 36762
CITY OF LA QUINTA**

DATE: NOVEMBER 24, 2014
 FILE NO.:
 SHEETS:
 2 OF 2

10/20/13 11:52:25 a.m. - Worksheet1.dwg - 2014.11.24 10:52:25 a.m.

ATTACHMENT 6



PLANNING COMMISSION MINUTES TUESDAY, DECEMBER 9, 2014

CALL TO ORDER

A regular meeting of the La Quinta Planning Commission was called to order at 7:00 p.m. by Chairperson Wright.

PRESENT: Commissioners Bettencourt, Blum, Fitzpatrick, Wilkinson, and Chairperson Wright

ABSENT: None

STAFF PRESENT: Community Development Director Les Johnson, Deputy City Attorney Kathy Jenson, Planning Manager David Sawyer, Principal Engineer Bryan McKinney, Consultant Principal Planner Nicole Criste, Associate Planner Jay Wu, and Executive Assistant Monika Radeva

Commissioner Fitzpatrick led the Commission in the Pledge of Allegiance.

PUBLIC COMMENT – None

CONFIRMATION OF AGENDA – Confirmed

APPROVAL OF MINUTES

Motion – A motion was made and seconded by Commissioners Bettencourt/Blum to approve the Planning Commission Minutes of November 25, 2014, as submitted. Motion carried unanimously.

PUBLIC HEARINGS

1. Environmental Assessment 2014-638, General Plan Amendment 2014-127, Zone Change 2014-145, Specific Plan 2003-069, Amendment No. 1, Tentative Tract Map 36762, and Site Development Permit 2014-942 submitted by Beazer Homes Holdings Corp. proposing the development of a single family subdivision consisting of 82 units, as well as common area facilities on 20.8 acres. Project: Watermark Villas. CEQA: consideration of a Mitigated Negative Declaration of Environmental

Impact and associated Mitigation Monitoring Program. Location: northwest corner of Jefferson Street and Avenue 52.

Consultant Principal Planner Nicole Criste presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Chairperson Wright declared the PUBLIC HEARING OPEN at 7:18 p.m.

Public Speaker: Mr. Robert Kroll, Citrus Club resident, La Quinta, CA – introduced himself and said he was generally in support of the project. He expressed concerns with regards to the large size of the proposed homes on relatively small lots with minimal setbacks and asked the Commission to consider the architectural enhancements suggested by staff in the staff report to mitigate the above. He noted he was also concerned with the findings identified in the Initial Study, more specifically with the aesthetic portion of the study, stating that it was a single-story development. He said the site plan identifies five homes, bordering the northern and western portion of the property, which would be adjacent to the Citrus community, to have an optional two-story feature, thus, making it inconsistent with the findings in the Initial Study.

Public Speaker: Mr. Paul DePalatis, AICP, Director of Planning Services with MSA Consulting, Inc., Palm Desert, CA – introduced himself, gave a brief description of the project, and answered the Commission's questions.

Commissioner Blum said he would like the applicant to enhance the architectural design of all homes by adding a minimum 18 inch eave/overhang or all roof.

Public Speaker: Mr. Zsombor Nagy, Architect with Bassenian Lagoni, Newport Beach, CA – introduced himself and answered the Commission's questions with regards to the proposed color palette, ceramic tile pattern, brick, and the line-of-sight from the Citrus Club in relation to the height and width of the optional two-story loft element along the northern boundary of the site, as identified by floor plan 1-X in the Site Development Permit Booklet.

Public Speaker: Mr. David Neault, Landscape Architect with Neault Associates Inc., Temecula, CA – introduced himself and answered the Commission's questions regarding the proposed fencing along the pedestrian paseos. He explained the applicant had elected to use solid walls in order to ensure the privacy of the homeowners. He noted the Architectural and Landscaping Review Board's recommendation was to increase the wall height from six to seven feet, but to enhance the paseo path by adding a variety of landscaping, benches, dog-friendly facilities, and trees.

Public Speaker: Mr. Nick Streeter, Civil Engineer for the project with Adams-Streeter Civil Engineers, Inc., Irvine, CA – introduced himself and answered the Commission’s questions with regards to the retention basin. He explained that the completing the loop of the proposed paseo path all the way around the basin would negatively impact the basin’s retention capacity.

Public Speaker: Ms. Jennifer Jenkins, La Quinta resident and Director of Marketing and Membership Sales with the Club at PGA West, the La Quinta Resort, and The Citrus Club, La Quinta, CA – introduced herself and spoke in favor of the project. She indicated that the applicant, Beazer Homes Holdings Corp., has been working closely with the surrounding communities and has developed positive relationships with the homeowner associations. She stated the above mentioned communities were very pleased that the vacant lot would be developed.

Public Speaker: Mr. Robert Kroll said that based on the site plan, out of the 18 homes proposed along the westerly and northerly side of the property, only five homes were identified with an optional two-story element. He expressed a concern that if these homes were in fact developed as two-story, it could have an impact on the view corridors. He asked the Commission to consider restricting two-story homes along the above mentioned perimeters.

Public Speaker: Mr. Paul DePalatis said the applicant had indicated a willingness to architecturally enhance the north elevations of the homes abutting the northern boundary of the site facing the Citrus Club as discussed by the Commission.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 7:57 p.m.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick recommending to the City Council approval of Mitigated Negative Declaration of Environmental Impact and associated Mitigation Monitoring Program under Environmental Assessment 2014-638, as submitted with staff’s recommendations. Motion carried unanimously.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2014-028 recommending to the City Council approval of General Plan Amendment 2014-127, as submitted with staff’s recommendations. Motion carried unanimously.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2014-029 recommending to the City Council approval of Zone Change 2014-145, as submitted with staff’s recommendations. Motion carried unanimously.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2014-030 recommending to the City Council approval of Specific Plan 2003-069, Amendment No. 1, as submitted with staff's recommendations and the addition of the following conditions of approval:

- All homes shall be designed with a minimum 18 inch eave/overhang of the roof.
- Homes abutting the northern boundary of the site, and homes sited on lots 1 and 50 (adjacent to the project entry) shall be single story models.
- Home abutting the northern boundary of the site shall be provided architectural enhancements on their northern elevation facing the Citrus.

Motion carried unanimously.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2014-031 recommending to the City Council approval of Tentative Tract Map 36762, as submitted with staff's recommendations and the addition of the following conditions of approval:

- All homes shall be designed with a minimum 18 inch eave/overhang of the roof.
- Homes abutting the northern boundary of the site, and homes sited on lots 1 and 50 (adjacent to the project entry) shall be single story models.
- Home abutting the northern boundary of the site shall be provided architectural enhancements on their northern elevation facing the Citrus.

Motion carried unanimously.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2014-032 recommending to the City Council approval of Site Development Permit 2014-942, as submitted with staff's recommendations and the addition of the following conditions of approval:

- All homes shall be designed with a minimum 18 inch eave/overhang of the roof.
- Homes abutting the northern boundary of the site, and homes sited on lots 1 and 50 (adjacent to the project entry) shall be single story models.

- Home abutting the northern boundary of the site shall be provided architectural enhancements on their northern elevation facing the Citrus.

Motion carried unanimously.

2. Specific Plan 1996-027, Amendment No. 2, and Site Development Permit 2013-936 submitted by Bedros Darkjian proposing the construction of a 6,720 square-foot tire retail and installation store on a 0.89-acre vacant pad within the Jefferson Square commercial center. Project: American Tire Depot. CEQA: exempt for environmental review pursuant to Section 15332 (Class 32, In-Fill Development. Location: north of Highway 111, between Jefferson Street and Dune Palms Road (79-840 Highway 111).

Associate Planner Jay Wu presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Chairperson Wright declared the PUBLIC HEARING OPEN at 8:21 p.m.

Public Speaker: Mr. Bedros Darkjian, AIA, Project Manager with Darkjian Associates, Pasadena, CA – introduced himself, gave a brief overview of the projects, and answered the Commission's questions.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 8:26 p.m.

Motion – A motion was made and seconded by Commissioners Bettencourt/Wilkinson to adopt Resolution 2014-033 recommending to the City Council approval of Specific Plan 1996-027, Amendment No. 2, and Site Development Permit 2013-936 for the American Tire Depot project as submitted with staff's recommendations. Motion carried unanimously.

3. Environmental Assessment 2014-1002, Tentative Parcel Map 2014-1003 (TPM 36791), Site Development Permit 2014-1005, Minor Adjustment 2014-0008, Minor Adjustment 2014-0009, and Sign Permit Application 2014-1001 submitted by Prest Vuksic Architects proposing the construction of a new commercial retail center, including a 17,020 square-foot market (ALDI), a 3,750 square-foot drive-through restaurant (In-N-Out Burger), and a 8,500 square-foot retail pad for future commercial development. Project: La Quinta Square. CEQA: consideration of a Mitigated Negative Declaration of environmental impact and associated Mitigation Monitoring Program. Location: south of Highway 111, along Simon Drive (78-611 Highway 111).

Associate Planner Jay Wu presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

