



City of La Quinta

CITY / SA/ HA/ FA MEETING DATE: February 3, 2015

AGENDA CATEGORY:

ITEM TITLE: ADOPT RESOLUTIONS TO APPROVE A SITE DEVELOPMENT PERMIT AND TENTATIVE TRACT MAP TO ALLOW THE DEVELOPMENT OF 48 SINGLE-FAMILY HOMES AT ANDALUSIA, EAST OF MADISON STREET AND SOUTH OF AVENUE 58

BUSINESS SESSION:

CONSENT CALENDAR:

STUDY SESSION:

PUBLIC HEARING: 1

RECOMMENDED ACTION:

- A) Adopt a resolution approving Site Development Permit 2013-928, subject to the attached Findings and Conditions of Approval.
- B) Adopt a resolution approving Tentative Tract Map 36524, subject to the attached Findings and Conditions of Approval.

EXECUTIVE SUMMARY:

- Andalusia was originally approved in 2003 and has developed in phases over the past 12 years.
- The Village project represents one of the development phases that will result in 48 clustered single-family homes on 15.8 acres (Attachment 1).
- The Village is located east of and adjacent to the Andalusia clubhouse complex.

FISCAL IMPACT:

None.

BACKGROUND/ANALYSIS:

Andalusia was first approved in 2003 as a master plan country club community on 1,280 acres, both west and east of Madison Street, between Avenue 58 and Avenue 60 (Attachment 2). Lands to the west of Madison Street have remained undeveloped, with development to date entirely focused on land to the east. The

golf course and most of the street infrastructure have been constructed, with single-family homes being developed in stages around the golf course. Development activity has intensified in the last year, and construction of homes and a new clubhouse is currently under way. The Village was identified in the Specific Plan as a "Tennis Club" with a clustered, more compact development pattern tied to the clubhouse and tennis center.

The Village at Andalusia proposes a somewhat different housing type than has previously been developed within the project. Rather than the standard single-family homes along a street, these units, although still single-family homes, will be clustered and accessed from joint driveways. This configuration will result in side loaded garage and courtyards or side yards on the street. A total of 48 units are proposed on 15.8 acres.

PROPOSAL AND ANALYSIS

Site Plan:

The proposed lot configuration is different than those previously or currently being built within Andalusia. The homes are designed around shared driveways, forming clusters of units. The site is located adjacent to the existing clubhouse and tennis complex, and has been designed to encourage pedestrian access with the club's central facilities. The site plan is creative and will diversify the residential unit types within Andalusia.

Architecture:

The proposed models continue the Spanish architectural style currently in place within Andalusia (please see plan set pages A-1 through A-18 of Attachment 3). A total of three floor plans are proposed, ranging in size from 2,704 square feet to 3,269 square feet. Plans 2 and 3 are two-story models, while Plan 1 is single story. Plan 1 (pages A-6 to A-9) will have three elevations, while Plans 2 and 3 (pages A-10 to A-18) will each have two elevations. Each cluster will have a mix of floor plans and elevations, thus eliminating the potential for a monotonous streetscape.

For those two-story units, the second floor area represents only a portion of the building mass, which are located near the center of each unit. Thus, the second story units do not represent an overwhelming building mass. The single-story units extend to a height of about 20 feet, while the highest point of the two-story units will be 28 feet.

The Spanish-inspired architecture features stucco finishes with wood accents on balconies, wood garage doors, wrought iron features and clay tile roofs. Windows and doors include concrete surrounds, and courtyards feature wrought iron gates.

Development standards, including setbacks and lot sizes, are consistent with the Andalusia Specific Plan.

Landscaping:

The proposed landscaping plan for the front yards of the homes is consistent with existing landscaping within the project (please see pages L-1 to L-4). Tree species include Palo Verde and Acacia, small palms and Oleander. Shrubs and groundcover include flowering species and succulents, including Agave and Natal Plum.

The hardscape will be of stained and pattern concrete pavers, also consistent with current development in Andalusia. The motor courts in the center of each cluster will also be of these materials. Individual walkways are provided to most of the plans.

Lighting:

Lighting proposed within the project includes wrought iron sconces at the entry and garages of the homes and landscape lighting in the front yards (please see individual model elevations for exact location of outdoor lighting). Lighting is typical of a single-family home development.

Tentative Tract Map:

The Tentative Tract Map will subdivide the 15.8 acres into 48 single-family lots and associated letter lots. The map is designed to accommodate the clustered design. Driveways, interior streets and a pathway connection to the clubhouse area have been included as lettered lots. The tract will integrate into the existing improvements within the project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW:

The Community Development Department has determined that this project was previously studied as part of Specific Plan 2003-067 and Environmental Assessment 2003-483. The streets and golf course have been constructed, and the land proposed for the current project is surrounded by existing Clubhouse facilities. No further analysis is required under the California Environmental Quality Act.

PLANNING COMMISSION RECOMMENDATION:

On January 13, 2015, the Planning Commission held a public hearing and reviewed the project. Following brief discussion and deliberation, the Planning Commission recommended City Council approval of the Site Development Permit and Tentative Tract Map by unanimous vote of 4-0 (Commissioner Wilkinson absent) The minutes of the meeting are attached (Attachment 4).

AGENCY AND PUBLIC REVIEW:

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 January 23, 2015, 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 public 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.

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 and Tentative Tract Map
4. Minutes of January 13, 2015 Planning Commission meeting

RESOLUTION NO. 2015 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT 2013-928, ALLOWING THE DEVELOPMENT OF 48 SINGLE FAMILY HOMES WITHIN THE ANDALUSIA PROJECT

CASE NO.: SITE DEVELOPMENT PERMIT 2013-928
APPLICANT: CORAL OPTION I LLC
PROJECT: ANDALUSIA VILLAGE

WHEREAS, the City Council of the City of La Quinta, California did, on the 3rd day of February, 2015, hold a duly noticed Public Hearing to consider a request by Coral Option 1 LLC for approval of architectural and landscaping plans for the development of 48 single-family homes within the Andalusia Specific Plan (Specific Plan ("SP") 2003-067, as amended), more particularly described as:

APN 764-200-071

WHEREAS, the Planning Commission of the City of La Quinta, California did, on the 13th day of January, 2015, hold a duly noticed Public Hearing to consider a request by Coral Option 1 LLC for approval of architectural and landscaping plans for the development of 48 single-family homes within the Andalusia Specific Plan (Specific Plan ("SP") 2003-067, as amended) and after hearing and considering all testimony and arguments, did adopt Planning Commission Resolution 2015-001, recommending to the City Council approval of Site Development Permit 2013-928; and

WHEREAS, the Community Development Department published the public hearing notice in *The Desert Sun* newspaper on the 23rd day of January, 2015, 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 single-family homes on lands designated Low Density Residential on the General Plan Land Use map.
2. Consistency with the Zoning Code
The proposed project is consistent with the Zoning Code and Specific Plan 2003-067, as amended, and complies with the development standards specified in both of these documents.
3. Compliance with the California Environmental Quality Act (CEQA)
The Community Development Department has determined that this project was previously studied as part of Specific Plan 2003-067 and Environmental Assessment 2003-483. The streets and golf course have been constructed, and the land proposed for the current project is surrounded by existing development. No further analysis is required under CEQA.
4. Architectural Design
The architecture and layout is compatible with, and not detrimental to, the existing development and surrounding homes in the Andalusia 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 2013-928 for the reasons set forth in this Resolution and subject to the attached Conditions of Approval.

Resolution No. 2015 -
Site Development Permit 2013-928
Coral Option I LLC
Project: Andalusia Village
Adopted: February 3, 2015
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PASSED, APPROVED and ADOPTED at a regular meeting of the La Quinta City Council held on this 3rd day of February, 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. Site Development Permit 2013-928 shall comply with all applicable conditions and/or mitigation measures for the following related approval(s):

Tentative Parcel Map 36524

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.

3. The Site Development Permit shall expire on January 13, 2017 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.
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
 - Coachella Valley Unified School District
 - Coachella Valley Water District (CVWD)
 - Imperial Irrigation District (IID)
 - California Regional Water Quality Control Board (CRWQCB)
 - State Water Resources Control Board

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- 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)):
 - 1) Temporary Soil Stabilization (erosion control).

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- 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 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 offer for dedication all public street rights-of-way in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
14. 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.
15. 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.
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. 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

18. 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.

19. 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.
20. The applicant shall construct the following street improvements:
 - A. PRIVATE STREETS
 - 1) Lots A, B, and C - Private Residential Streets measured shall have a 28 feet travel width if on-street parking is prohibited, and provided there is adequate off-street parking for residents and visitors, and the applicant establishes provisions for ongoing enforcement of the parking restriction in the CC&R's. The CC&R's shall be reviewed by the Engineering and Community Development Departments and approved by the Community Development Department prior to recordation.
 - 2) The location of driveways of corner lots shall not be located within the curb return and away from the intersection when possible.
 - 3) The intersection of the streets, Lot A and Lot B, shall be constructed as a roundabout to provide better channelization and traffic calming, or as approved by the City Engineer.
 - B. PRIVATE CUL DE SACS
 - 1) Shall be constructed according to the lay-out shown on the Site Development Permit, except for minor revisions as may be required by the City Engineer.
 - C. KNUCKLE
 - 1) Construct the knuckle to conform to the lay-out shown in the Site Development Permit, except for minor revisions as may be required by the City Engineer.

D. Emergency Turn Around

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

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).
22. 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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or the approved equivalents of alternate materials.

23. 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.
24. 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.
25. Standard knuckles and corner cut-backs shall conform to Riverside County Standard Drawings #801 and #805, respectively, unless otherwise approved by the City Engineer.
26. 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.

27. 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).
28. 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 Street Improvements/Signing & Striping/Storm Drain Plan

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

B. WQMP (Plan submitted in Report Form)

NOTE: A through B to be submitted concurrently

(Separate Storm Drain Plans if applicable)

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

C. 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.

29. 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.
30. The applicant shall furnish a complete set of all approved improvement plans on a storage media acceptable to the City Engineer (currently mylars).
31. 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.

GRADING

32. The applicant shall comply with the provisions of LQMC Section 13.24.050 (Grading Improvements).
33. 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.
34. 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.

35. 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.
36. 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.
37. 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.
38. Building pad elevations of perimeter lots shall not differ by more than one foot higher from the building pads in adjacent developments.
39. 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.

40. 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.

41. 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

42. Stormwater handling shall conform with the approved hydrology and drainage report for Andalusia, Tract Map 31681. Nuisance water shall be disposed of in an approved manner.
43. 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.
44. 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.
45. 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.
46. 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.
47. No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.
48. 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. Additionally, retention basin widths shall be not less than 20 feet at the bottom of the basin.

49. 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).
50. The design of the development shall not cause any increase in flood boundaries and levels in any area outside the development.
51. 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.
52. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
53. 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

54. The applicant shall comply with the provisions of LQMC Section 13.24.110 (Utilities).
55. 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.
56. 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.

57. 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

58. 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.

PUBLIC SERVICES

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

MAINTENANCE

60. The applicant shall comply with the provisions of LQMC Section 13.24.160 (Maintenance).
61. 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

62. 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

63. 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.
64. 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.
65. 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.
66. 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.
67. 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.

68. 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.
69. 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 80 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.
70. Roadways may not exceed 1320 feet without secondary access. This access may be restricted to emergency vehicles only however, public egress must be unrestricted.
71. Any turn-around requires a minimum 38-foot turning radius.

LANDSCAPE AND IRRIGATION

72. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans)
73. Landscape and irrigation plans shall be signed and stamped by a licensed landscape architect.
74. All trees added to the project site (not trees being relocated) shall have a minimum caliper of 2.5 inches.
75. All new and modified 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. Front yard landscaping for each dwelling 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 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.
78. 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.

OTHER

79. Multi-colored tiles with hand-mudded ridge ends shall be required for all home models.

RESOLUTION NO. 2015 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 36524 LOCATED WITHIN THE ANDALUSIA PROJECT, AT THE SOUTHWEST CORNER OF AVENUE 58 AND MONROE STREET

CASE NO.: TENTATIVE TRACT MAP 36524
APPLICANT: CORAL OPTION I LLC
PROJECT: ANDALUSIA VILLAGE

WHEREAS, the City Council of the City of La Quinta, California did, on the 3rd day of February, 2015, hold a duly noticed Public Hearing to consider a request by Coral Option 1 LLC for approval of a subdivision of 15.8 acres into 48 single family lots, as well as lots for streets and common areas, more particularly described as:

APN 764-200-071

WHEREAS, the Planning Commission of the City of La Quinta, California did, on the 13th day of January, 2015, hold a duly noticed Public Hearing to consider a request by Coral Option 1 for approval of a subdivision of 15.8 acres into 48 single family lots, as well as lots for streets and common areas within the Andalusia Specific Plan (Specific Plan ("SP") 2003-067, as amended) and after hearing and considering all testimony and arguments, did adopt Planning Commission Resolution 2015-002, recommending to the City Council approval of Tentative Tract Map 36524; and

WHEREAS, the Community Development Department published the public hearing notice in *The Desert Sun* newspaper on the 23rd day of January, 2015, 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 to justify approval of said Tentative Tract Map:

1. Tentative Tract Map 36524 is consistent with the La Quinta General Plan, and Specific Plan 2003-067 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 Specific Plan 2003-067, as amended.

2. The design and improvement of Tentative Tract Map 36524 is consistent with the La Quinta General Plan, and Specific Plan 2003-067 with the implementation of recommended conditions of approval to ensure consistency for the homes proposed on the lots created herein. The project density is consistent with the La Quinta General Plan and Specific Plan 2003-067, and is comparable to surrounding single family home development within Andalusia.
3. The design of Tentative Tract Map 36524 and proposed improvements are not likely to cause substantial environmental damage, nor substantially and avoidably injure fish or wildlife or their habitat. This project was previously studied as part of Specific Plan 2003-067 and Environmental Assessment 2003-483. The streets and golf course have been constructed, and the land proposed for the current project is surrounded by existing golf course and tennis facilities. No further analysis is required under the California Environmental Quality Act.
4. The design of Tentative Tract Map 36524 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 36524 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 correct and constitute the findings of the City Council.

SECTION 2. That it does hereby approve Tentative Tract Map 36524 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 3rd day of February, 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 Tentative Tract Map, or any Final Map recorded thereunder. The City shall have sole discretion in selecting its defense counsel.

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

2. This Tentative Tract Map, and any Final Map recorded thereunder, shall comply with the requirements and standards of Government Code §§ 66410 through 66499.58 (the "Subdivision Map Act"), and Chapter 13 of the La Quinta Municipal Code ("LQMC").

The City of La Quinta's Municipal Code can be accessed on the City's Web Site at www.la-quinta.org.

3. The Tentative Tract Map shall expire on January 13, 2017 and shall become null and void in accordance with La Quinta Municipal Code Section 13.12.150. A time extension may be requested per LQMC Section 13.12.160.
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
- Coachella Valley Unified School District
- 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)

RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - RECOMMENDED
TENTATIVE TRACT MAP 36524
ANDALUSIA VILLAGE, 48 HOMES
FEBRUARY 3, 2015
PAGE 2 OF 18

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)):
 - 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 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 offer for dedication on the Final Map all public street rights-of-way in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
14. 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.
15. The private street rights-of-way to be retained for private use required for this development include:
 - A. PRIVATE STREETS
 - 1) Lots 'A', 'B', and 'C' - Private Residential Streets shall have a minimum 28-foot travel width with parking restricted on both side, provided there is adequate off-street parking for residents and visitors, and the applicant establishes provisions for ongoing enforcement of the parking restriction in the CC&R's. The CC&R's shall be reviewed by the Community Development Department prior to recordation.

Property line shall be placed at the back of curb similar to the lay out shown on the (preliminary grading plan/tentative map) and the typical street section shown in the tentative map. Use of smooth curves instead of angular lines at property lines is recommended.
16. Right-of-way geometry for standard knuckles and property line corner cut-backs at curb returns shall conform to Riverside County Standard Drawings #801, and #805, respectively, unless otherwise approved by the City Engineer.
17. 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.

18. 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.
19. 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.
20. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur.
21. 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

22. 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.
23. 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.
24. The applicant shall construct the following street improvements:
 - A. PRIVATE STREETS
 - 1) Lots A, B, and C - Private Residential Streets measured shall have a 28 feet travel width if on-street parking is prohibited, and provided there is adequate off-street parking for residents and visitors, and the applicant establishes provisions for ongoing enforcement of the parking restriction

in the CC&R's. The CC&R's shall be reviewed by the Engineering and Community Development Departments and approved by the Community Development Department prior to recordation.

- 2) The location of driveways of corner lots shall not be located within the curb return and away from the intersection when possible.
- 3) The intersection of the streets, Lot A and Lot B, shall be constructed as a roundabout to provide better channelization and traffic calming, or as approved by the City Engineer.

B. PRIVATE CUL DE SACS

- 1) Shall be constructed according to the lay-out shown on the tentative map, except for minor revisions as may be required by the City Engineer.

C. KNUCKLE

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

D. Emergency Turn Around

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

25. 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).

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.
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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. 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.
29. Standard knuckles and corner cut-backs shall conform to Riverside County Standard Drawings #801 and #805, respectively, unless otherwise approved by the City Engineer.
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 Street Improvements/Signing & Striping/Storm Drain Plan
1" = 40' Horizontal, 1" = 4' Vertical
- B. WQMP (Plan submitted in Report Form)

NOTE: A through B to be submitted concurrently

(Separate Storm Drain Plans if applicable)

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

- C. 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. 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.

50. 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.
51. 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

52. Stormwater handling shall conform with the approved hydrology and drainage report for Andalusia, Tract Map 31681. Nuisance water shall be disposed of in an approved manner.
53. 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.
54. Nuisance water shall be retained on site. Nuisance water shall be disposed of per approved methods contained in Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements.
55. 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.
56. 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.

57. No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.
58. 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. Additionally, retention basin widths shall be not less than 20 feet at the bottom of the basin.
59. Stormwater may not be retained in landscaped parkways or landscaped setback lots. Only incidental storm water (precipitation which directly falls onto the setback) will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to LQMC Section 9.100.040(B)(7).
60. The design of the development shall not cause any increase in flood boundaries and levels in any area outside the development.
61. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief route.
62. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
63. 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

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

- 68. 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.

PUBLIC SERVICES

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

MAINTENANCE

70. The applicant shall comply with the provisions of LQMC Section 13.24.160 (Maintenance).
71. 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

72. 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

73. 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.
74. 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.
75. 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.
76. 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.
77. 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.

78. 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.
79. 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 80 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.
80. Roadways may not exceed 1320 feet without secondary access. This access may be restricted to emergency vehicles only however, public egress must be unrestricted.
81. Any turn-around requires a minimum 38-foot turning radius.

LANDSCAPE AND IRRIGATION

82. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans)
83. Landscape and irrigation plans shall be signed and stamped by a licensed landscape architect.
84. All trees added to the project site (not trees being relocated) shall have a minimum caliper of 2.5 inches.
85. All new and modified 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).
86. Front yard landscaping for each dwelling 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.

87. 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.
88. 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.

ATTACHMENT 1

Project Information

CASE NUMBER: SITE DEVELOPMENT PERMIT 2013-928
TENTATIVE TRACT MAP 36524

APPLICANT: CORAL OPTION I LLC

PROPERTY OWNER: CORAL OPTION I LLC

REQUEST: CONSIDERATION OF SITE DEVELOPMENT PERMIT AND
TENTATIVE TRACT MAP FOR DEVELOPMENT OF 'THE
VILLAGE', A 48 HOME CLUSTERED DEVELOPMENT
WITHIN ANDALUSIA

ARCHITECT: PEKAREK-CRANDELL

**LANDSCAPE
ARCHITECT:** RGA LANDSCAPE ARCHITECTURE

ENGINEER: WATSON ENGINEERING

LOCATION: SOUTHEAST CORNER OF MARBELLA AND ANALUSIA,
WITHIN THE EXISTING ANDALUSIA AT CORAL
MOUNTAIN AT THE SOUTHEAST CORNER OF MADISON
STREET AND AVENUE 58

**GENERAL PLAN
DESIGNATION:** LOW DENSITY RESIDENTIAL

**ZONING
DESIGNATION:** LOW DENSITY RESIDENTIAL

**SURROUNDING
ZONING/LAND USES:** NORTH: GOLF COURSE
SOUTH: GOLF COURSE
EAST: GOLF COURSE
WEST: GOLF COURSE/TENNIS FACILITIES

**SUBDIVISION
INFORMATION:** TENTATIVE TRACT MAP 36524

Andalusia Village
Project Area Site Map

ATTACHMENT 2

ATTACHMENT 2



December 3, 2014



City of La Quinta
Planning Division
Community Development Department



CONSULTANT'S LIST

CIVIL ENGINEER
 WATSON ENGINEERING
 3020 MONICE STREET
 IRVINE, CA 92614
 TEL: (949) 275-1333
 CONTACT: LLOYD WATSON

LANDSCAPE ARCHITECT
 RGA LANDSCAPE ARCHITECTS, INC.
 3700 EL PASO DR, SUITE 200
 PALM DESERT, CA 92460
 TEL: (951) 773-3813
 CONTACT: RON GREGORY

SOILS ENGINEER
 EARTH SYSTEMS
 28458 COUNTRY CLUB DR.
 BERMEJA DENS, CA 92011
 TEL: (760) 340-1086
 CONTACT: RANDY REED

ARCHITECT
 PEKAREK-CRANDELL, INC.
 3141 CAMINO CAPISTRANO, SUITE 300
 SAN JUAN CAPISTRANO, CA 92075
 TEL: (949) 487-2320
 CONTACT: PHIL PEKAREK

INDEX OF DRAWINGS

08 COVER SHEET - CONSULTANT LIST AND INDEX OF DRAWINGS

CIVIL ENGINEERING PLANS

C-1 SITE INDEX MAP TENTATIVE TRACT MAP NO. 38324
 C-2 HOUSE PLOTTING LOTS - 12 x 44-3
 C-3 HOUSE PLOTTING LOTS - 11-8 x 29-1/8
 C-4 HOUSE PLOTTING LOTS - 8-38

LANDSCAPE PLANS

L-1 CONCEPTUAL HARDSCAPE LAYOUT
 L-2 CONCEPTUAL LIGHTING LAYOUT
 L-3 CONCEPTUAL PLANTING PLAN - 'A'
 L-4 CONCEPTUAL PLANTING PLAN - 'B'

ARCHITECTURAL PLANS

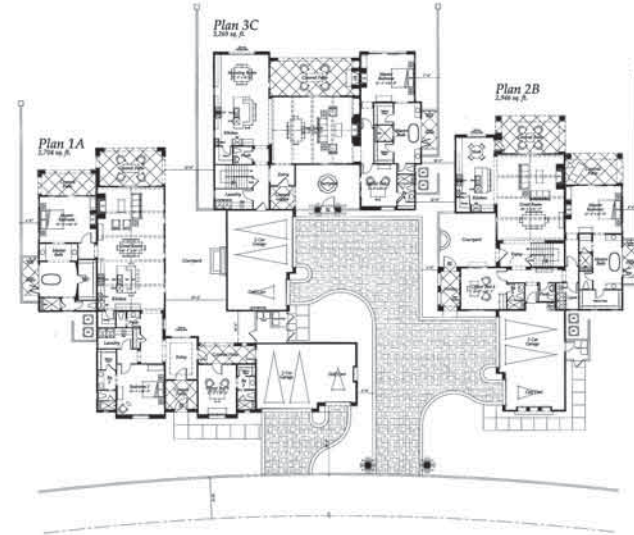
A-1 ARCHITECTURAL SITE PLAN
 A-2 TYPICAL 3-UNIT CLUSTER LAYOUT - FIRST FLOOR
 A-3 TYPICAL 3-UNIT CLUSTER LAYOUT - SECOND FLOOR
 A-4 TYPICAL 3-UNIT CLUSTER LAYOUT - ROOF PLAN
 A-5 FINISH & GOLF COURSE EXTERIOR ELEVATIONS
 A-6 FLOOR PLAN 1A
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 A-9 EXTERIOR ELEVATIONS - FRONT - '30' x '10'
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T.D. Desert Development



RECEIVED
 OCT 28 2014
 CITY OF LA QUINTA
 COMMUNITY DEVELOPMENT

PEKAREK-CRANDELL, Inc.
 architecture - planning
 31411 camino capistrano, suite 300 949/ 487-2320
 san juan capistrano, ca 92675 fax 949/ 487-2321



Typical Cluster
Scale: 1/16" = 1' - 0"

Unit Count

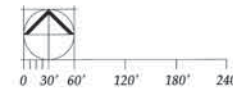
Plan 1	13 Units
Plan 2	17 Units
Plan 3	18 Units
Total	48 Units

Guest Parking

Required (.5 per Unit):	24 Spaces
Provided	48 Spaces

**Architectural
Site Plan**

Scale: 1" = 60'



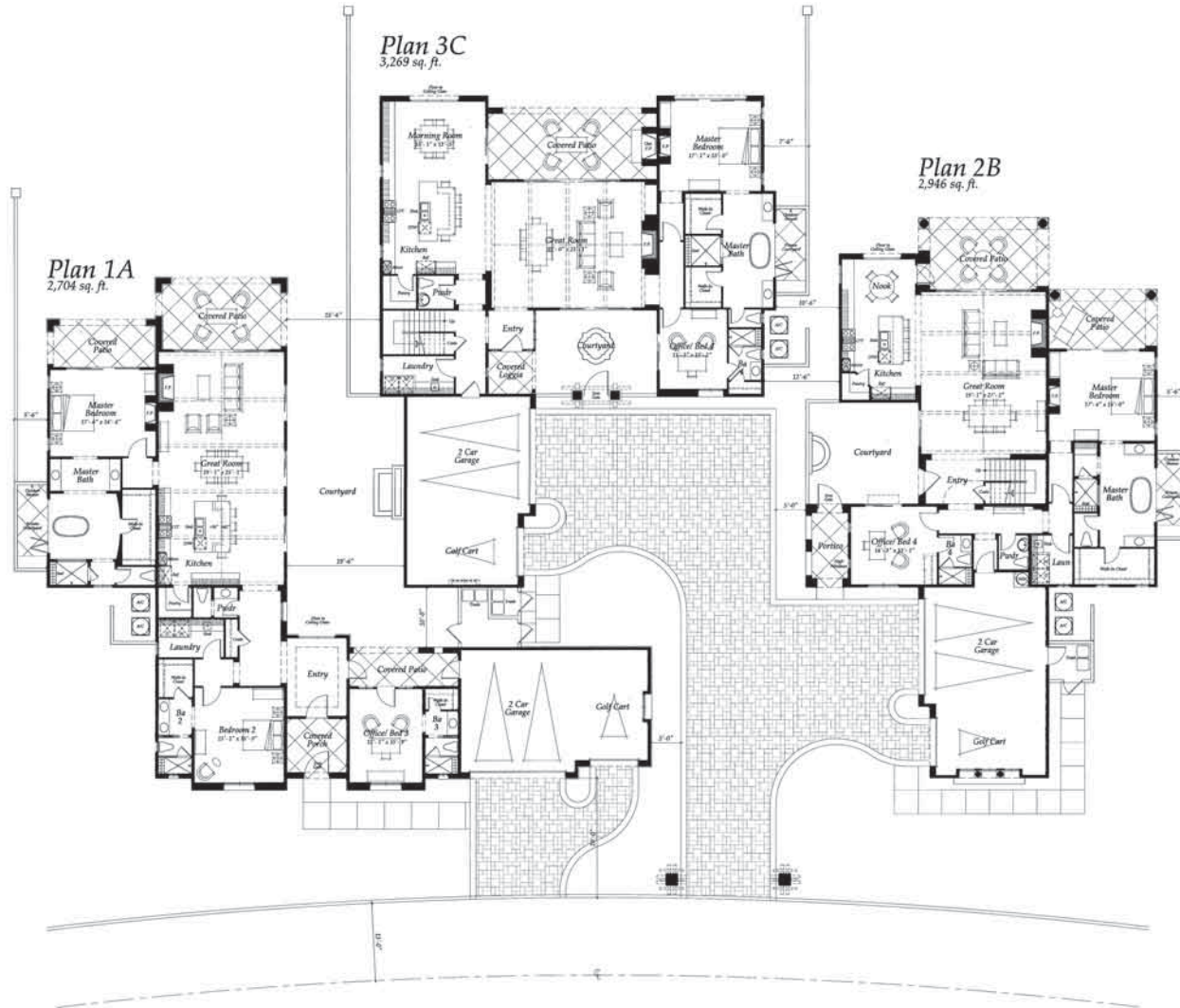
31411 camino capistrano, suite 300 949/ 487-2320
 san juan capistrano, ca 92675 fax 949/ 487-2321
 11-8-12 12-7-12 3-8-13 #12-03
 11-26-12 1-8-13 5-23-13

ANDALUSIA
AT CORAL MOUNTAIN

The Village

A-1

T.D. Desert Development



*First Floor
Typical Cluster*

Scale: 1/8" = 1'-0"



ANDALUSIA
AT CORAL MOUNTAIN

The Village

A-2

T.D. Desert Development



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7-23-12 9-10-12 1-14-13 3-5-13 #12-03
8-14-12 11-9-12 2-12-13 5-23-13

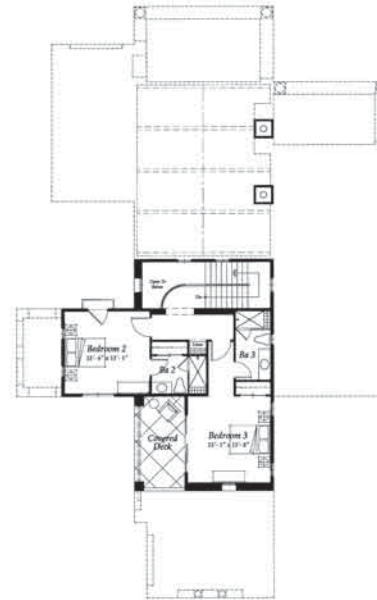
Plan 1A
2,704 sq. ft.



Plan 3C
3,269 sq. ft.



Plan 2B
2,946 sq. ft.



T.D. Desert Development



ANDALUSIA
AT CORAL MOUNTAIN

The Village

A-3

Second Floor
Typical Cluster

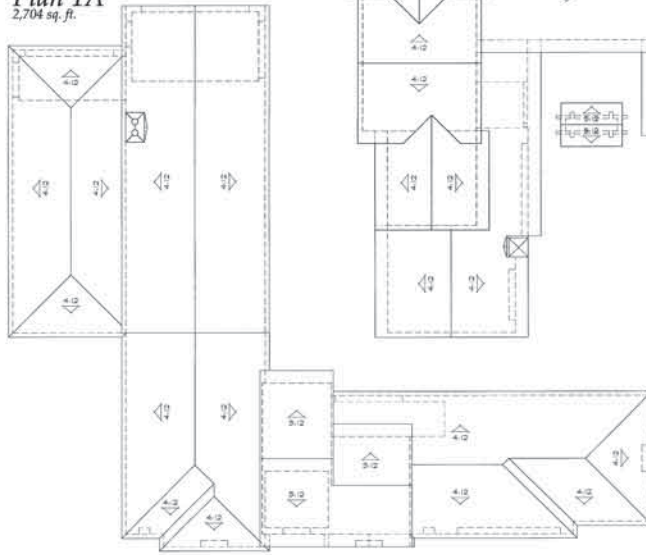
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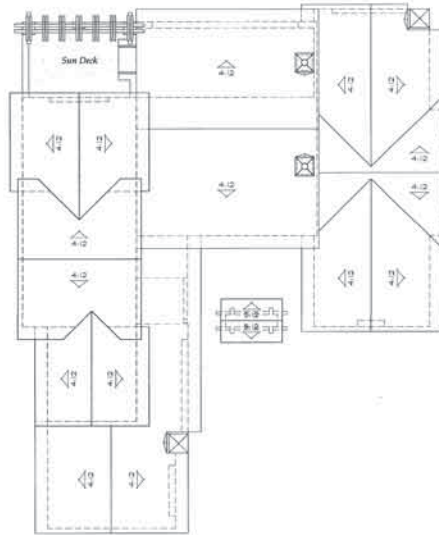
PEKAREK-CRANDELL, Inc.
architecture - planning

31411 camino capistrano, suite 300 949/487-2320
san juan capistrano, ca 92675 fax 949/487-2321
7-23-12 9-10-12 1-14-13 3-5-13 #12-03
8-14-12 11-9-12 2-12-13 5-23-13

Plan 1A
2,704 sq. ft.



Plan 3C
3,269 sq. ft.



Plan 2B
2,946 sq. ft.



*Roof Plan
Typical Cluster*

Scale: 1/8" = 1'-0"



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7-23-12 9-10-12 1-14-13 3-5-13 #12-03
8-14-12 11-9-12 2-12-13 5-23-13



ANDALUSIA
AT CORAL MOUNTAIN

The Village

A-4

T.D. Desert Development

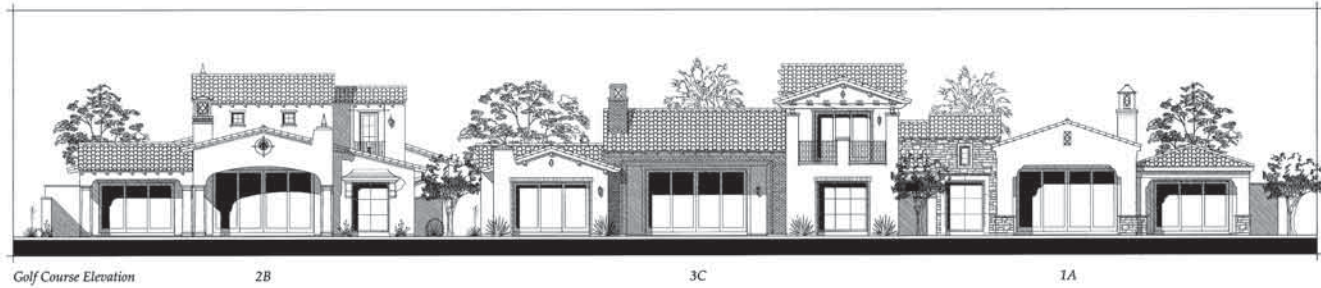


Street Elevation

1A

3C

2B



Golf Course Elevation

2B

3C

1A

*Street & Golf
Course Elevations
Typical Cluster*

Scale: 1/8" = 1'-0"



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san juan capistrano, ca 92675 fax 949/ 487-2321
5-23-13 #12-03



ANDALUSIA
AT CORAL MOUNTAIN

The Village

A-5

T.D. Desert Development



Plan 1A
 2,704 sq. ft.
 2 Bed + Casita / 3.5 Bath

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

T.D. Desert Development

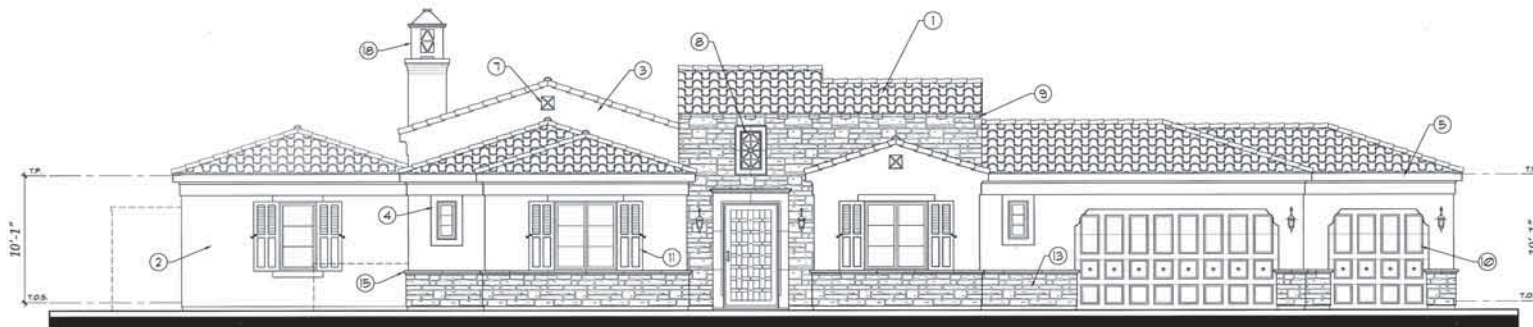


ANDALUSIA
 AT CORAL MOUNTAIN
The Village

A-6

PEKAREK-CRANDELL, Inc.
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 san juan capistrano, ca 92675 fax 949/ 487-2321
 7-23-12 9-10-12 1-14-13 3-5-13 #12-03
 8-14-12 11-9-12 2-12-13 5-23-13



Front Elevation



Rear Elevation

Exterior Materials

- | | |
|---------------------------------------|--|
| 1. Concrete "S" Tile w/ Random Boost | 10. Wood Sectional Garage Door |
| 2. Smooth Stucco | 11. Wood Shutter |
| 3. Stucco Rake | 12. Aluminum Clad Wood Windows & Doors |
| 4. Stucco of Foam Trim | 13. Stone Veneer |
| 5. Stucco of Foam Eave | 14. Precast Concrete Surround |
| 6. Stucco of Foam Corbel | 15. Precast Concrete Trim |
| 7. Stucco Recess w/ Paver Tile Inset | 16. Iron Shutter Hardware |
| 8. Stucco Opening w/ Paver Tile Inset | 17. Iron Gate |
| 9. Exposed Wood Rafter Tails | 18. Metal Chimney Shroud |



ANDALUSIA
AT CORAL MOUNTAIN

The Village

A-7

Plan 1A
Elevations

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



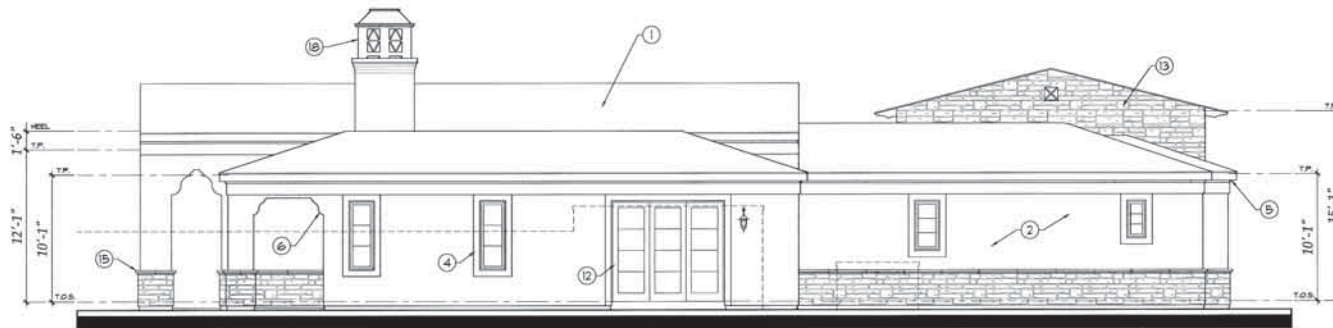
PEKAREK-CRANDELL, Inc.
architecture - planning

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san juan capistrano, ca 92675 fax 949/ 487-2321
5-23-13 #12-03

T.D. Desert Development



Right Elevation



Left Elevation

Exterior Materials

- | | |
|---------------------------------------|--|
| 1. Concrete "S" Tile w/ Random Boost | 10. Wood Sectional Garage Door |
| 2. Smooth Stucco | 11. Wood Shutter |
| 3. Stucco Rake | 12. Aluminum Clad Wood Windows & Doors |
| 4. Stucco of Foam Trim | 13. Stone Veneer |
| 5. Stucco of Foam Eave | 14. Precast Concrete Surround |
| 6. Stucco of Foam Corbel | 15. Precast Concrete Trim |
| 7. Stucco Recess w/ Paper Tile Inset | 16. Iron Shutter Hardware |
| 8. Stucco Opening w/ Paper Tile Inset | 17. Iron Gate |
| 9. Exposed Wood Rafter Tails | 18. Metal Chimney Shroud |

T.D. Desert Development



ANDALUSIA
AT CORAL MOUNTAIN

The Village

A-8

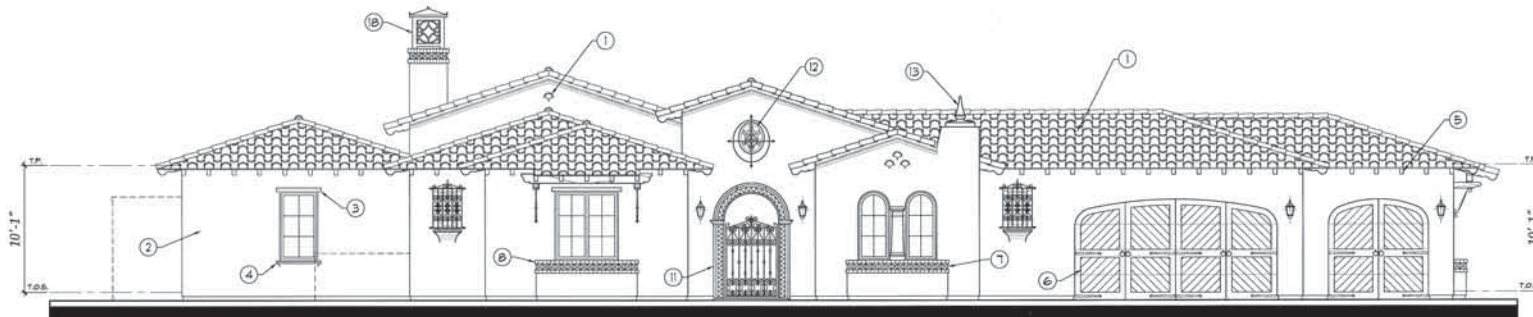
Plan 1A
Elevations

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



PEKAREK-CRANDELL, Inc.
architecture - planning

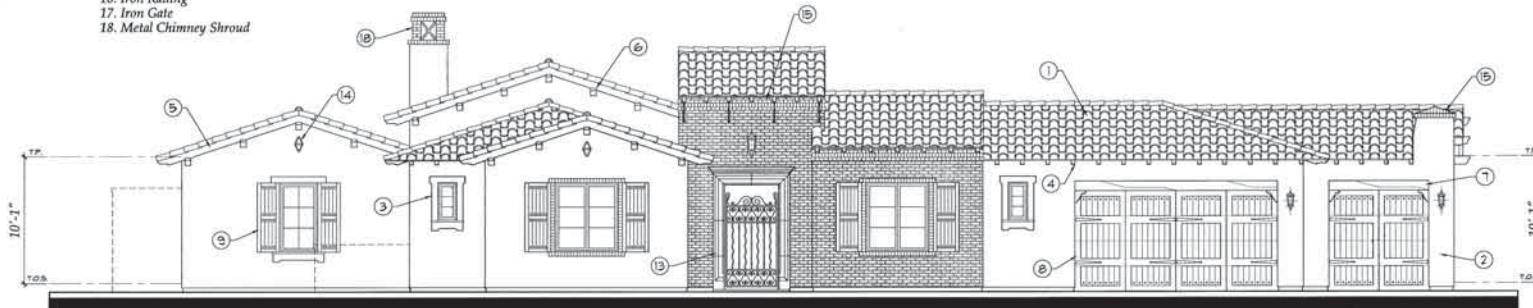
31411 camino capistrano, suite 300 949/ 487-2320
san juan capistrano, ca 92675 fax 949/ 487-2321
5-23-13 #12-03



Front Elevation B

Exterior Materials

- | | |
|--------------------------------------|---|
| 1. Concrete "S" Tile w/ Random Boost | 10. Aluminum Clad Wood Windows & Doors |
| 2. Smooth Stucco | 11. Precast Concrete Surround |
| 3. Stucco of Foam Trim | 12. Precast Concrete Rosette w/ Iron Accent |
| 4. Stucco Potshelf w/ Thin Brick | 13. Precast Concrete Fintial |
| 5. Exposed Wood Rafter Tails | 14. Precast Concrete Column |
| 6. Wood Sectional Garage Door | 15. Iron Potshelf |
| 7. Cermaic Tile | 16. Iron Railing |
| 8. Brick | 17. Iron Gate |
| 9. Clay Tile Vents | 18. Metal Chimney Shroud |



Front Elevation C

Exterior Materials

- | | |
|--------------------------------------|--|
| 1. Concrete "S" Tile w/ Random Boost | 10. Wood Trellis |
| 2. Smooth Stucco | 11. Aluminum Clad Wood Windows & Doors |
| 3. Stucco of Foam Trim | 12. Precast Concrete Rosette |
| 4. Exposed Wood Rafter Tails | 13. Precast Concrete Surround |
| 5. Wood Barge Board | 14. Clay Tile Vent |
| 6. Wood Outlooker | 15. Brick |
| 7. Wood Beam | 16. Iron Railing |
| 8. Wood Sectional Garage Door | 17. Iron Gate |
| 9. Wood Shutter | 18. Metal Chimney Shroud w/ Thin Brick |



ANDALUSIA
AT CORAL MOUNTAIN

The Village

A-9

Plan 1
Elevations B & C

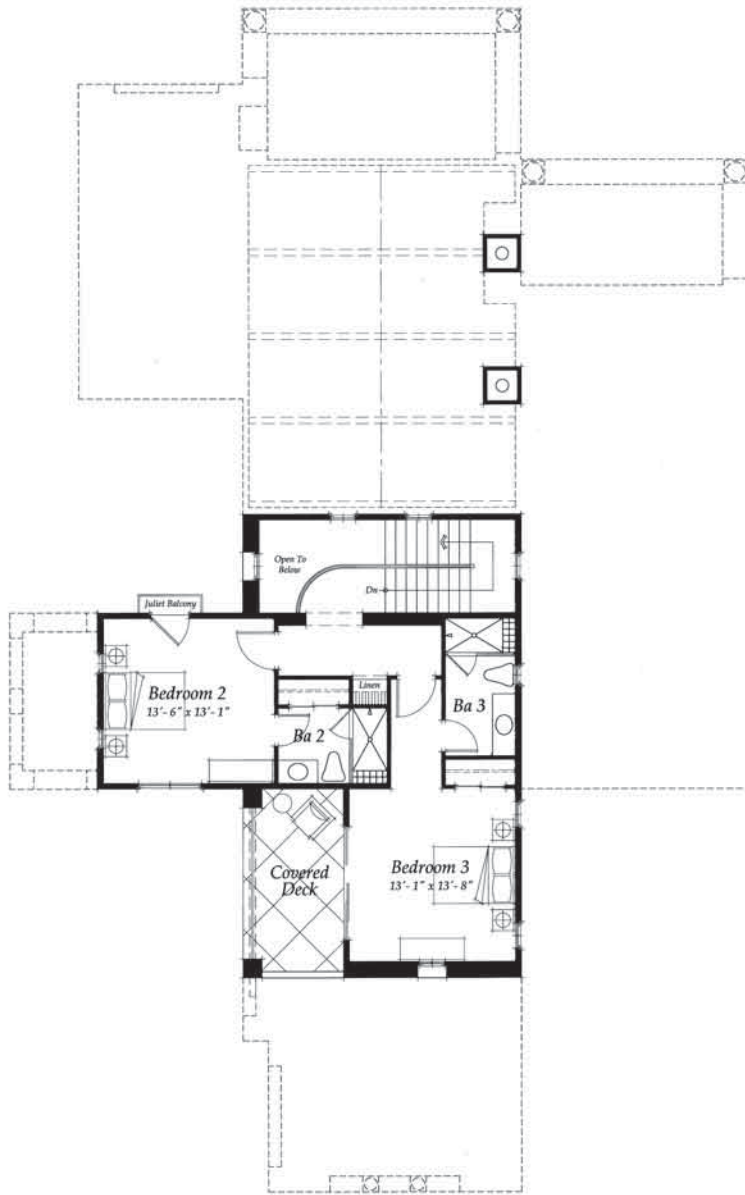
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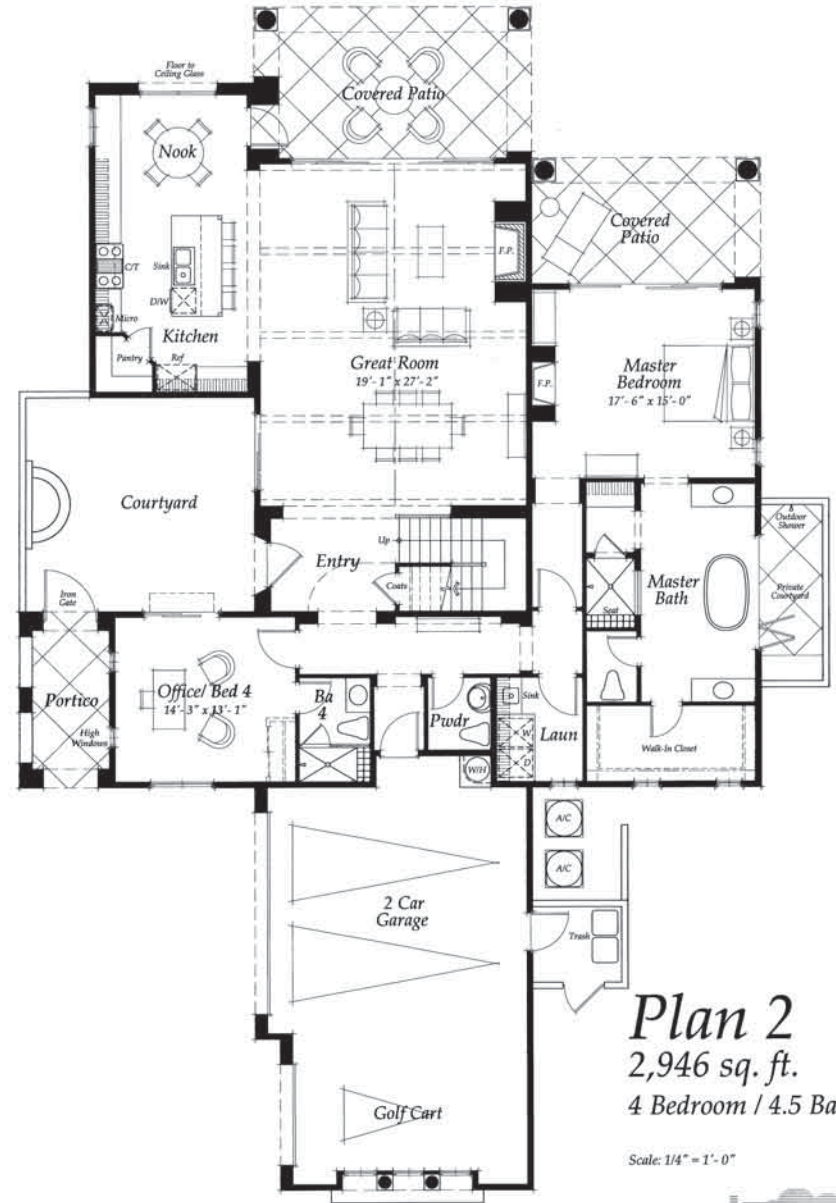
PEKAREK-CRANDELL, Inc.
architecture - planning

31411 camino capistrano, suite 300 949/ 487-2320
san juan capistrano, ca 92675 fax 949/ 487-2321
5-23-13 #12-03

T.D. Desert Development



Second Floor
689 sq. ft.



First Floor
2,257 sq. ft.

Plan 2
2,946 sq. ft.
4 Bedroom / 4.5 Bath

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



PEKAREK-CRANDELL, Inc.
architecture - planning

31411 camino capistrano, suite 300 949/ 487-2320
san juan capistrano, ca 92675 fax: 949/ 487-2321
7-23-12 9-10-12 1-14-13 3-5-13 #12-03
8-14-12 11-9-12 2-12-13 5-23-13

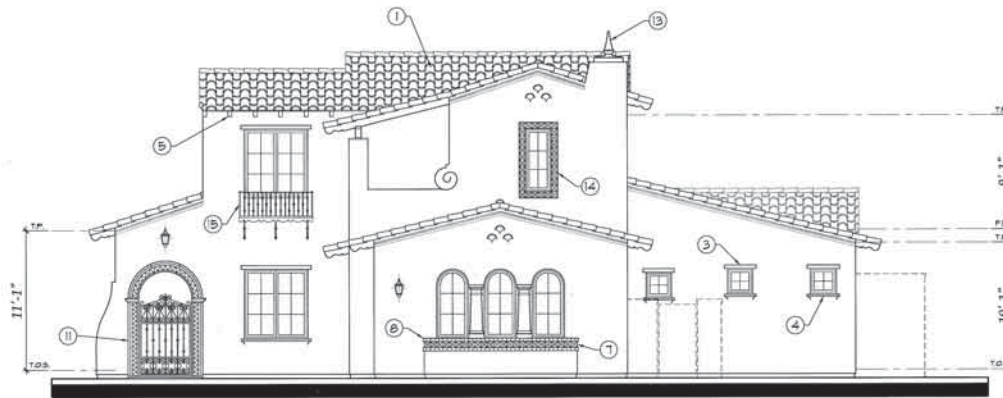


ANDALUSIA
AT CORAL MOUNTAIN

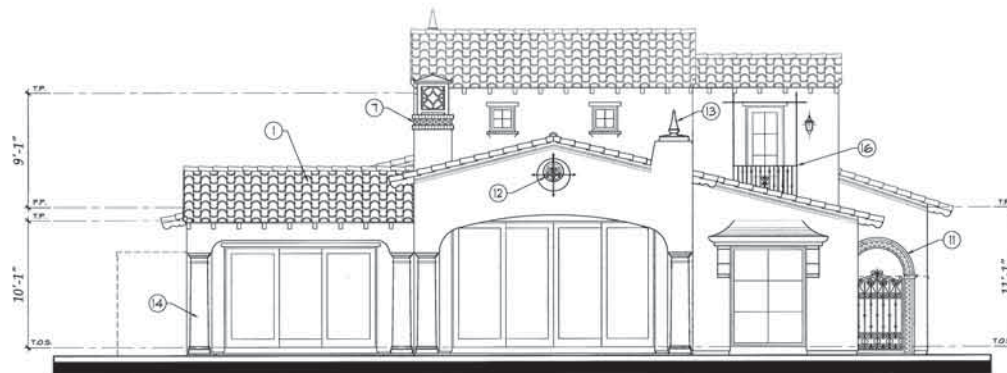
The Village

A-10

T.D. Desert Development



Front Elevation



Rear Elevation

Exterior Materials

- | | |
|--------------------------------------|---|
| 1. Concrete "S" Tile w/ Random Boost | 10. Aluminum Clad Wood Windows & Doors |
| 2. Smooth Stucco | 11. Precast Concrete Surround |
| 3. Stucco of Foam Trim | 12. Precast Concrete Rosette w/ Iron Accent |
| 4. Stucco Potsheff w/ Thin Brick | 13. Precast Concrete Finial |
| 5. Exposed Wood Rafter Tails | 14. Precast Concrete Column |
| 6. Wood Sectional Garage Door | 15. Iron Potsheff |
| 7. Ceramic Tile | 16. Iron Railing |
| 8. Brick | 17. Iron Gate |
| 9. Clay Tile Vents | 18. Metal Chimney Shroud |



ANDALUSIA
AT CORAL MOUNTAIN

The Village

A-11

T.D. Desert Development

Plan 2B
Elevations

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



PEKAREK-CRANDELL, Inc.
architecture - planning

31411 camino capistrano, suite 300 949/ 487-2320
san juan capistrano, ca 92675 fax 949/ 487-2321
5-23-13 #12-03



Right Elevation



Left Elevation

Exterior Materials

- | | |
|--------------------------------------|---|
| 1. Concrete "S" Tile w/ Random Boost | 10. Aluminum Clad Wood Windows & Doors |
| 2. Smooth Stucco | 11. Precast Concrete Surround |
| 3. Stucco of Foam Trim | 12. Precast Concrete Rosette w/ Iron Accent |
| 4. Stucco Potshelw w/ Thin Brick | 13. Precast Concrete Finitel |
| 5. Exposed Wood Rafter Tails | 14. Precast Concrete Column |
| 6. Wood Sectional Garage Door | 15. Iron Potshelw |
| 7. Cermaic Tile | 16. Iron Railing |
| 8. Brick | 17. Iron Gate |
| 9. Clay Tile Vents | 18. Metal Chimney Shroud |



ANDALUSIA
AT CORAL MOUNTAIN

The Village

A-12

Plan 2B
Elevations

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



PEKAREK-CRANDELL, Inc.
architecture - planning

31411 camino capistrano, suite 300 949/ 487-2320
san juan capistrano, ca 92675 fax 949/ 487-2321
5-23-13 #12-03

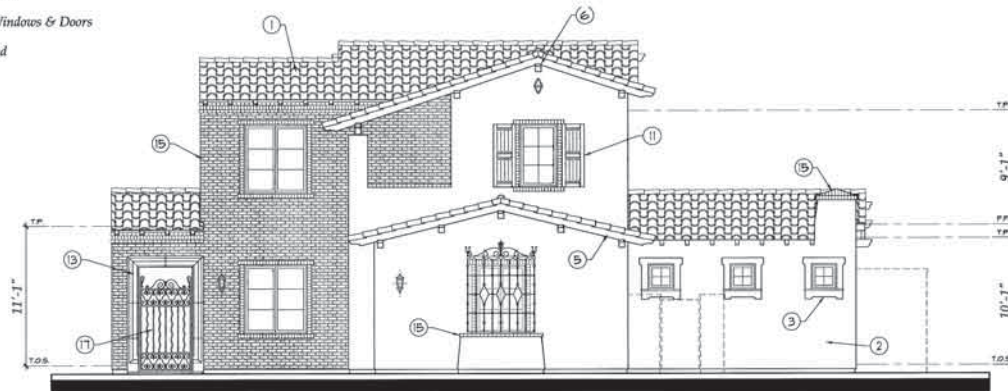
T.D. Desert Development



Front Elevation A

Exterior Materials

- | | |
|---------------------------------------|--|
| 1. Concrete "S" Tile w/ Random Boost | 10. Wood Sectional Garage Door |
| 2. Smooth Stucco | 11. Wood Shutter |
| 3. Stucco Rake | 12. Aluminum Clad Wood Windows & Doors |
| 4. Stucco of Foam Trim | 13. Stone Veneer |
| 5. Stucco of Foam Eave | 14. Precast Concrete Surround |
| 6. Stucco of Foam Corbel | 15. Precast Concrete Trim |
| 7. Stucco Recess w/ Paver Tile Inset | 16. Iron Shutter Hardware |
| 8. Stucco Opening w/ Paver Tile Inset | 17. Iron Gate |
| 9. Exposed Wood Rafter Tails | 18. Metal Chimney Shroud |



Front Elevation C

Exterior Materials

- | | |
|--------------------------------------|--|
| 1. Concrete "S" Tile w/ Random Boost | 10. Wood Trellis |
| 2. Smooth Stucco | 11. Aluminum Clad Wood Windows & Doors |
| 3. Stucco of Foam Trim | 12. Precast Concrete Rosette |
| 4. Exposed Wood Rafter Tails | 13. Precast Concrete Surround |
| 5. Wood Barge Board | 14. Clay Tile Vent |
| 6. Wood Outlooker | 15. Brick |
| 7. Wood Beam | 16. Iron Railing |
| 8. Wood Sectional Garage Door | 17. Iron Gate |
| 9. Wood Shutter | 18. Metal Chimney Shroud w/ Thin Brick |



ANDALUSIA
AT CORAL MOUNTAIN

The Village

A-13

Plan 2
Elevations A & C

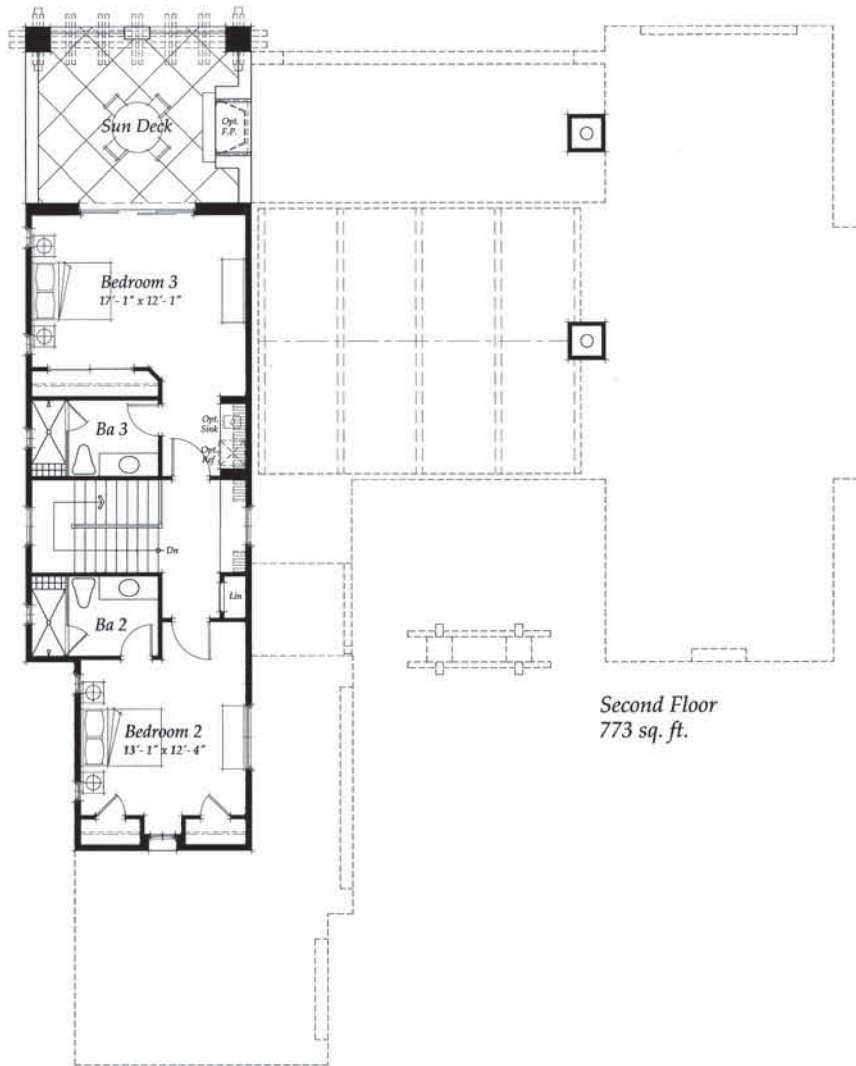
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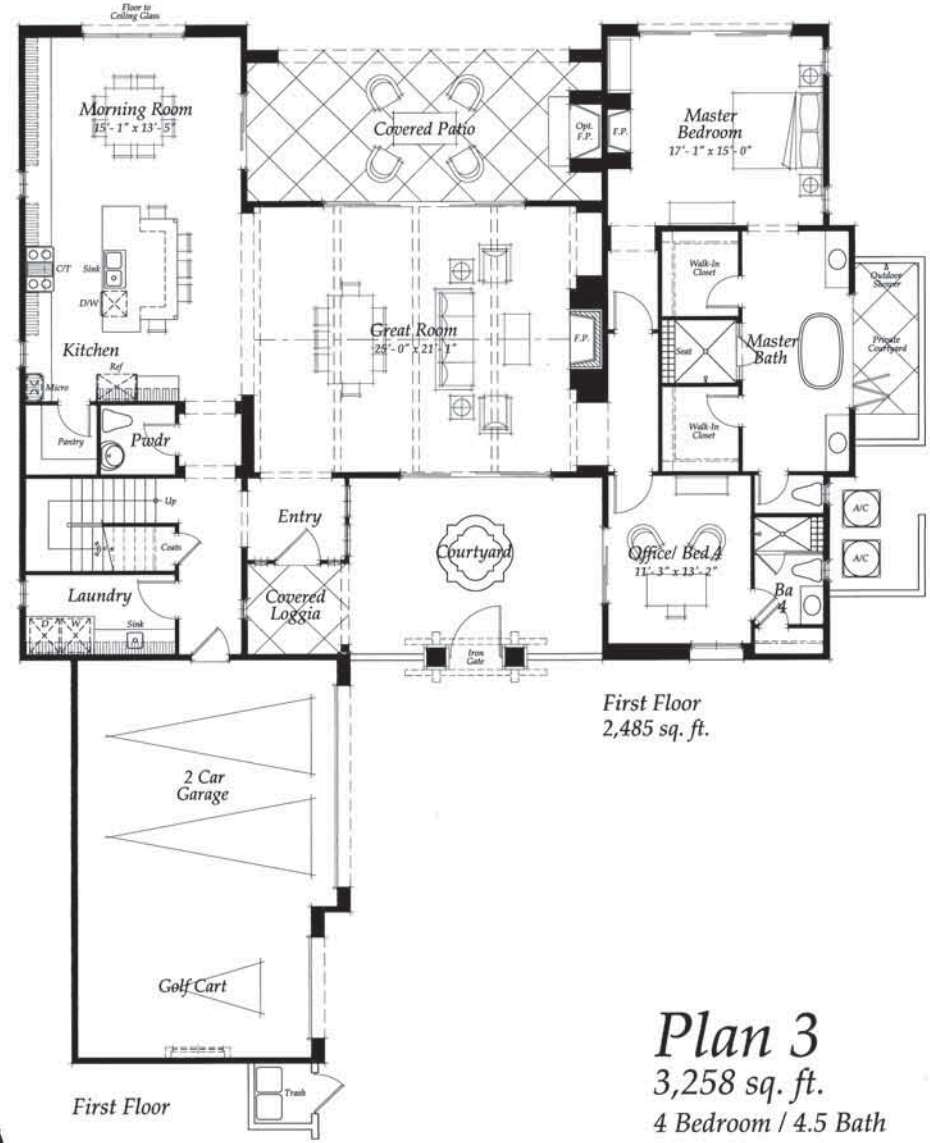
PEKAREK-CRANDELL, Inc.
architecture - planning

31411 camino capistrano, suite 300 949/ 487-2320
san juan capistrano, ca 92675 fax 949/ 487-2321
5-23-13 #12-03

T.D. Desert Development



Second Floor
773 sq. ft.



First Floor
2,485 sq. ft.

First Floor

Plan 3
3,258 sq. ft.
4 Bedroom / 4.5 Bath

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

T.D. Desert Development

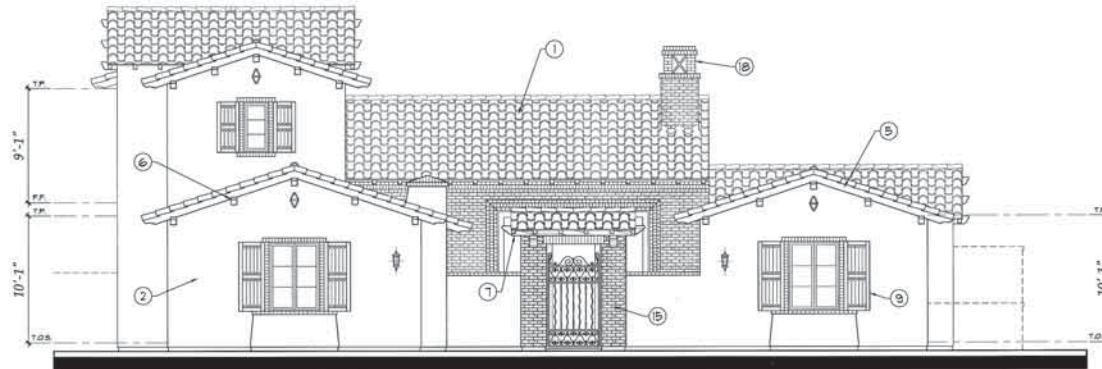


ANDALUSIA
AT CORAL MOUNTAIN
The Village

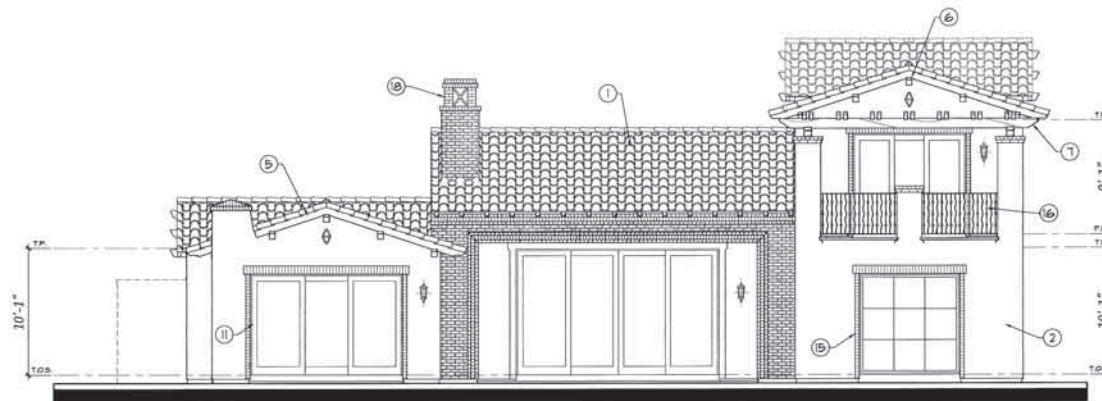
A-14



PEKAREK-CRANDELL, Inc.
architecture - planning
31411 camino capistrano, suite 300 949/ 487-2320
san juan capistrano, ca 92675 fax 949/ 487-2321
7-23-12 9-10-12 1-14-13 3-5-13 #12-03
8-14-12 11-9-12 2-12-13 5-23-13



Front Elevation



Rear Elevation

Exterior Materials

- | | |
|--------------------------------------|--|
| 1. Concrete "S" Tile w/ Random Boost | 10. Wood Trellis |
| 2. Smooth Stucco | 11. Aluminum Clad Wood Windows & Doors |
| 3. Stucco of Foam Trim | 12. Precast Concrete Rosette |
| 4. Exposed Wood Rafter Tails | 13. Precast Concrete Surround |
| 5. Wood Barge Board | 14. Clay Tile Vent |
| 6. Wood Outlooker | 15. Brick |
| 7. Wood Beam | 16. Iron Railing |
| 8. Wood Sectional Garage Door | 17. Iron Gate |
| 9. Wood Shutter | 18. Metal Chimney Shroud w/ Thin Brick |



ANDALUSIA
AT CORAL MOUNTAIN

The Village

A-15

Plan 3C
Elevations

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



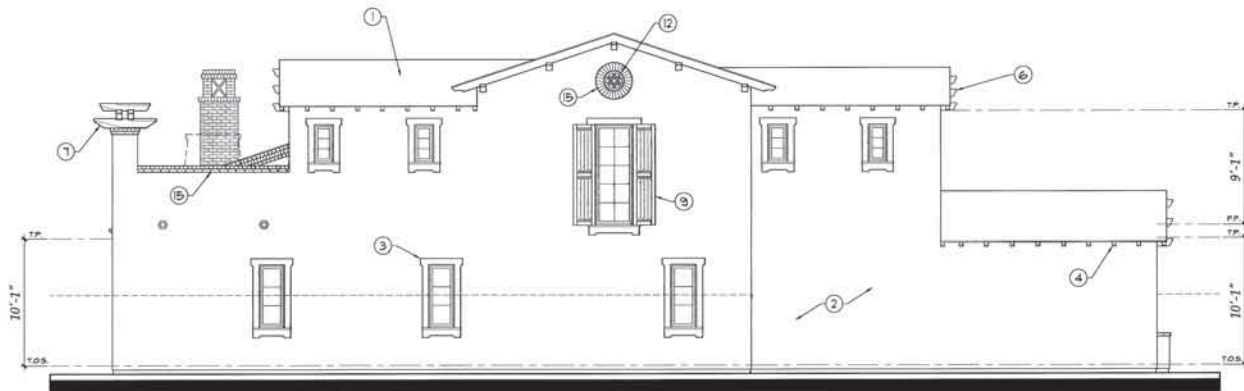
PEKAREK-CRANDELL, Inc.
architecture - planning

31411 camino capistrano, suite 300 949/ 487-2320
san juan capistrano, ca 92675 fax 949/ 487-2321
5-23-13 #12-03

T.D. Desert Development



Right Elevation



Left Elevation

Exterior Materials

- | | |
|--------------------------------------|--|
| 1. Concrete "S" Tile w/ Random Boost | 10. Wood Trellis |
| 2. Smooth Stucco | 11. Aluminum Clad Wood Windows & Doors |
| 3. Stucco of Foam Trim | 12. Precast Concrete Rosette |
| 4. Exposed Wood Rafter Tails | 13. Precast Concrete Surround |
| 5. Wood Barge Board | 14. Clay Tile Vent |
| 6. Wood Outlooker | 15. Brick |
| 7. Wood Beam | 16. Iron Railing |
| 8. Wood Sectional Garage Door | 17. Iron Gate |
| 9. Wood Shutter | 18. Metal Chimney Shroud w/ Thin Brick |

T.D. Desert Development



ANDALUSIA
AT CORAL MOUNTAIN
The Village

A-16

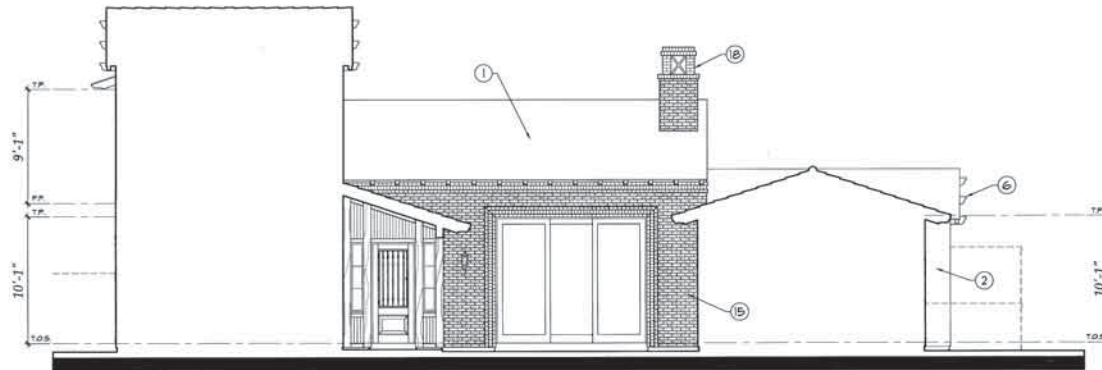
Plan 3C
Elevations

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



PEKAREK-CRANDELL, Inc.
architecture - planning

31411 camino capistrano, suite 300 949/ 487-2320
san juan capistrano, ca 92675 fax 949/ 487-2321
5-23-13 #12-03



Courtyard Elevation

Exterior Materials

- | | |
|--------------------------------------|--|
| 1. Concrete "S" Tile w/ Random Boost | 10. Wood Trellis |
| 2. Smooth Stucco | 11. Aluminum Clad Wood Windows & Doors |
| 3. Stucco of Foam Trim | 12. Precast Concrete Rosette |
| 4. Exposed Wood Rafter Tails | 13. Precast Concrete Surround |
| 5. Wood Barge Board | 14. Clay Tile Vent |
| 6. Wood Onlooker | 15. Brick |
| 7. Wood Beam | 16. Iron Railing |
| 8. Wood Sectional Garage Door | 17. Iron Gate |
| 9. Wood Shutter | 18. Metal Chimney Shroud w/ Thin Brick |

T.D. Desert Development



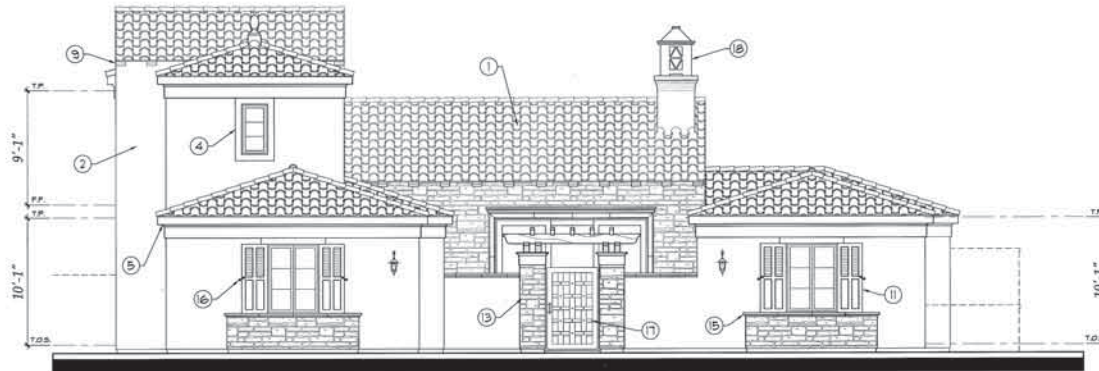
Plan 3C
Elevations

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



PEKAREK-CRANDELL, Inc.
architecture - planning

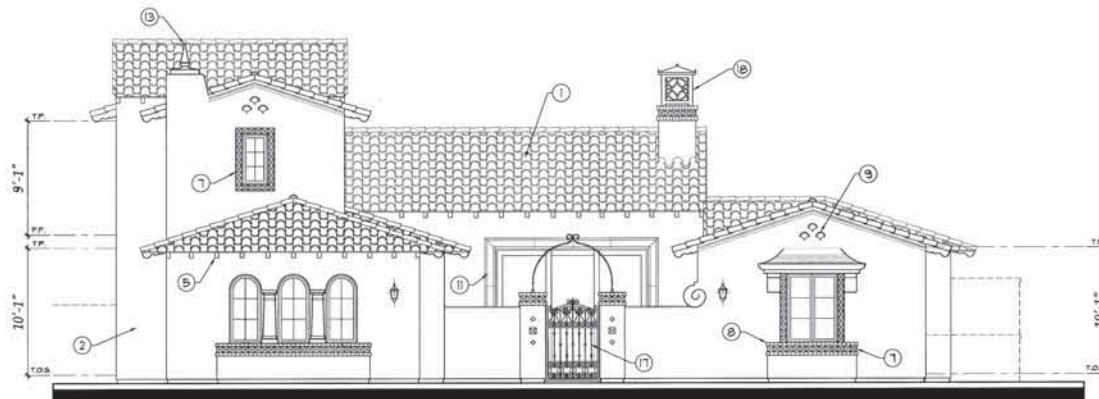
31411 camino capistrano, suite 300 949/ 487-2320
san juan capistrano, ca 92675 fax 949/ 487-2321
5-23-13 #12-03



Front Elevation A

Exterior Materials

- | | |
|---------------------------------------|--|
| 1. Concrete "S" Tile w/ Random Boost | 10. Wood Sectional Garage Door |
| 2. Smooth Stucco | 11. Wood Shutter |
| 3. Stucco Rake | 12. Aluminum Clad Wood Windows & Doors |
| 4. Stucco of Foam Trim | 13. Stone Veneer |
| 5. Stucco of Foam Eave | 14. Precast Concrete Surround |
| 6. Stucco of Foam Corbel | 15. Precast Concrete Trim |
| 7. Stucco Recess w/ Paver Tile Inset | 16. Iron Shutter Hardware |
| 8. Stucco Opening w/ Paver Tile Inset | 17. Iron Gate |
| 9. Exposed Wood Rafter Tails | 18. Metal Chimney Shroud |



Front Elevation B

Exterior Materials

- | | |
|--------------------------------------|---|
| 1. Concrete "S" Tile w/ Random Boost | 10. Aluminum Clad Wood Windows & Doors |
| 2. Smooth Stucco | 11. Precast Concrete Surround |
| 3. Stucco of Foam Trim | 12. Precast Concrete Rosette w/ Iron Accent |
| 4. Stucco Potshel/ w/ Thin Brick | 13. Precast Concrete Finial |
| 5. Exposed Wood Rafter Tails | 14. Precast Concrete Column |
| 6. Wood Sectional Garage Door | 15. Iron Potshel/ |
| 7. Ceramic Tile | 16. Iron Railing |
| 8. Brick | 17. Iron Gate |
| 9. Clay Tile Vents | 18. Metal Chimney Shroud |

T.D. Desert Development

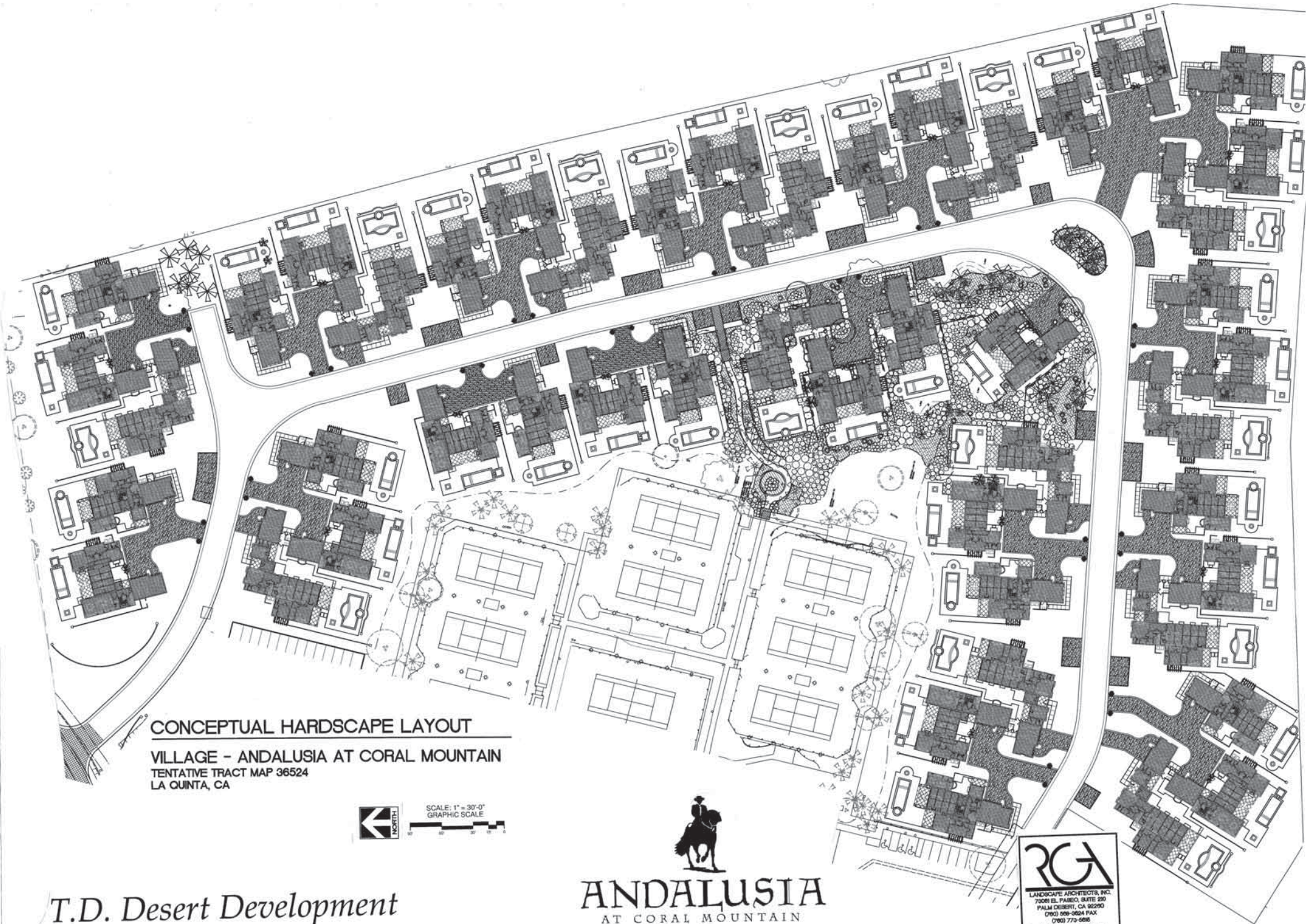


Plan 3
Elevations A & B

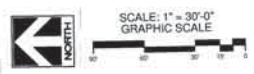
Scale: 1/4" = 1'-0"



31411 camino capistrano, suite 300 949/ 487-2320
san juan capistrano, ca 92675 fax 949/ 487-2321
5-23-13 #12-03



CONCEPTUAL HARDSCAPE LAYOUT
VILLAGE - ANDALUSIA AT CORAL MOUNTAIN
 TENTATIVE TRACT MAP 36524
 LA QUINTA, CA



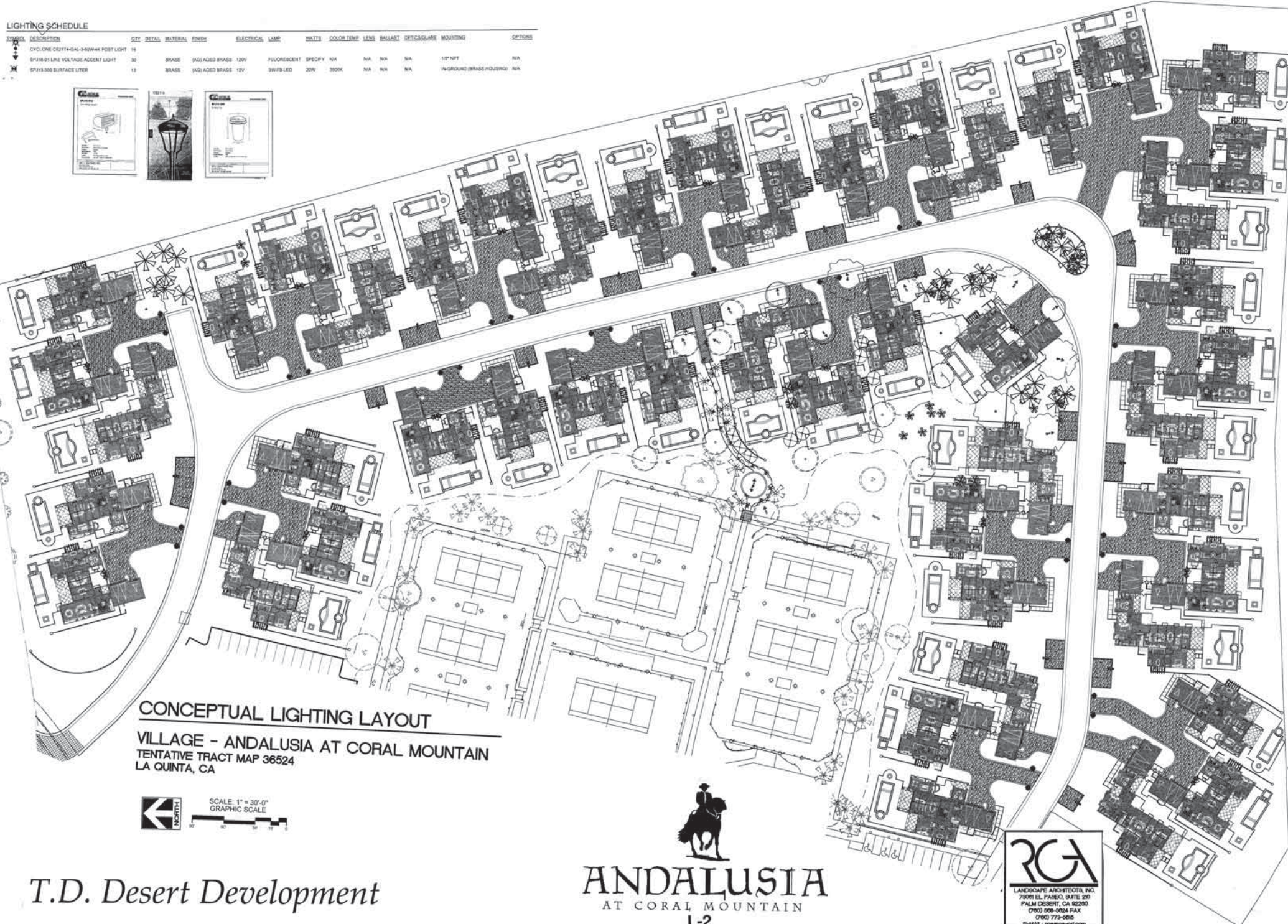
T.D. Desert Development


ANDALUSIA
 AT CORAL MOUNTAIN
 L-1

RG
 LANDSCAPE ARCHITECTS, INC.
 73001 EL PAREO, SUITE 210
 PALM DESERT, CA 92260
 (760) 898-3634 FAX
 (760) 773-6616
 E-MAIL: rg@rgpa.com

LIGHTING SCHEDULE

QTY	DESCRIPTION	DETAIL	MATERIAL	FINISH	ELECTRICAL	LAMP	WATTS	COLOR TEMP	LENS	BALLAST	RETICULARE	MOUNTING	OPTIONS
18	CYCLONE CE2174-GAL-340W-4K POST LIGHT												
30	SPJ18-01 LINE VOLTAGE ACCENT LIGHT		BRASS	(AG) AGED BRASS	120V	FLUORESCENT	SPECIFY	N/A	N/A	N/A	N/A	1/2" NPT	N/A
13	SPJ13-000 SURFACE LITER		BRASS	(AG) AGED BRASS	12V	3W-FB-LED	20W	3000K	N/A	N/A	N/A	1/4-GROUND (BRASS HOUSING)	N/A



CONCEPTUAL LIGHTING LAYOUT
VILLAGE - ANDALUSIA AT CORAL MOUNTAIN
 TENTATIVE TRACT MAP 36524
 LA QUINTA, CA



T.D. Desert Development


ANDALUSIA
 AT CORAL MOUNTAIN
 L-2

RGA
 LANDSCAPE ARCHITECTS, INC.
 73061 EL PASO, SUITE 210
 PALM DESERT, CA 92290
 (760) 906-9824 FAX
 (760) 773-0815
 E-MAIL: rga@rga-pd.com



CONCEPTUAL PLANTING PLAN - A
VILLAGE - ANDALUSIA AT CORAL MOUNTAIN
 TENTATIVE TRACT MAP 36524
 LA QUINTA, CA

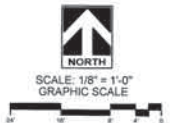
T.D. Desert Development


ANDALUSIA
 AT CORAL MOUNTAIN
 L-3

RG
 LANDSCAPE ARCHITECTS, INC.
 7384 EL PASO, SUITE 210
 PALM DESERT, CA 92260
 (760) 868-3624 FAX
 (760) 773-8616
 E-MAIL: rpa@rga-pd.com



CONCEPTUAL PLANTING PLAN - B
VILLAGE - ANDALUSIA AT CORAL MOUNTAIN
 TENTATIVE TRACT MAP 36524
 LA QUINTA, CA



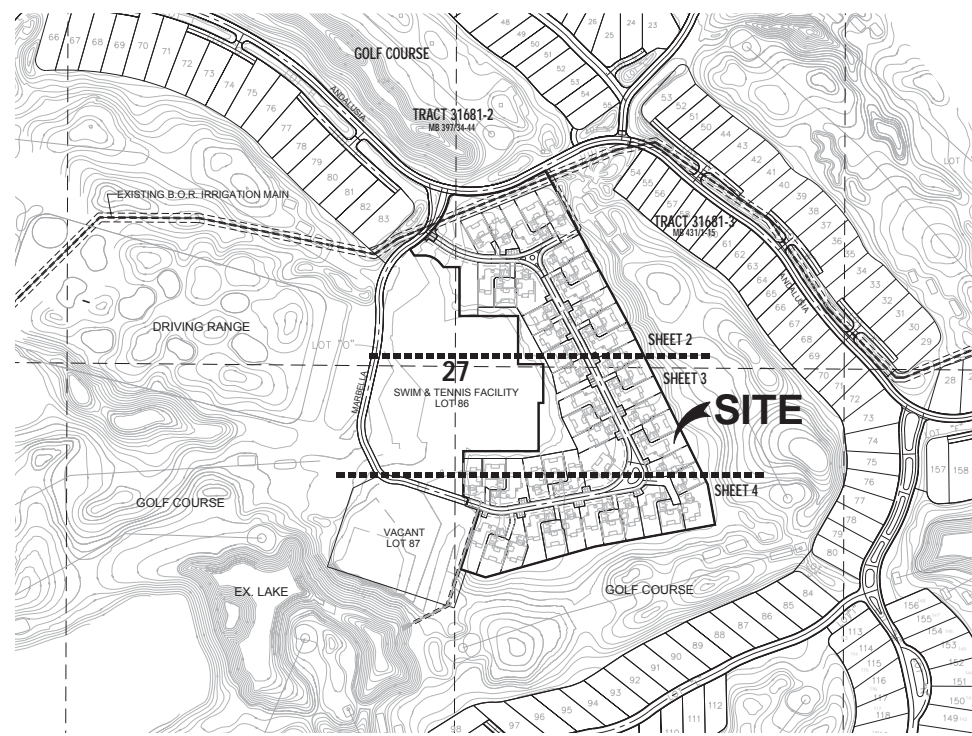
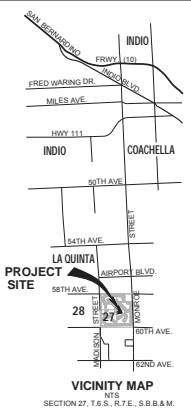
T.D. Desert Development


ANDALUSIA
 AT CORAL MOUNTAIN
 L-4

RGALANDSCAPE ARCHITECTS, INC.
 73691 EL PASO, SUITE 210
 PALM DESERT, CA 92260
 (760) 568-3624 FAX
 (760) 773-6615
 E-MAIL: rga@rga-pd.com

IN THE CITY OF LA QUINTA, CALIFORNIA
TENTATIVE TRACT MAP NO. 36524
THE VILLAGE
ANDALUSIA AT CORAL MOUNTAIN
 IN THE NW, NE & SE 1/4 OF SECTION 27, T.6.S., R.7.E., S.B.M.

APPROVED FOR PERMITTING	PLANNING AND ZONING COMPLIANCE
BUILDING OFFICIAL CITY OF LA QUINTA	LES JOHNSON COMMUNITY DEVELOPMENT DIRECTOR CITY OF LA QUINTA
DATE	DATE



ASSESSOR PARCEL NUMBERS:
764-200-071

LEGAL DESCRIPTION:
BEING LOT 85 OF TRACT NO 31681-2, MB 397, PAGES 34 THROUGH 44

EXISTING GENERAL PLAN:
EXISTING LAND USE: LOW DENSITY RESIDENTIAL (LDR)
SURROUNDING LAND USE: LOW DENSITY RESIDENTIAL (LDR), GOLF COURSE (G)

EXISTING ZONING:
EXISTING ZONING: RL, SPECIFIC PLAN 2003-067 AMENDED #2
SURROUNDING ZONING: RL, GC

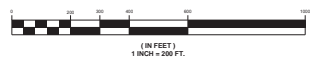
EXISTING SPECIFIC PLAN:
CORAL MOUNTAIN LOW DENSITY RESIDENTIAL PLANNING AREA 2

TOTAL GROSS AREA:
589,384 SQUARE FEET
15.83 ACRES

TOTAL NET AREA:
766,388 SQUARE FEET
15.83 ACRES

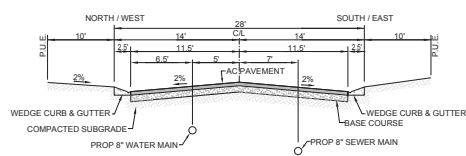
SHEET INDEX
SHEET 1 INDEX SHEET
SHEETS 2-4 MAP SHEETS

SOILS ENGINEER
REPORT NO. 09105-17 12-11-704 DATED 10-31-2012
EARTH SYSTEMS SOUTHWEST
75141 B COUNTRY CLUB DRIVE
BERMUDA DUNES, CA 92203
PHONE: (760) 345-1588



INDEX MAP

RECEIVED
 OCT 28 2014
 CITY OF LA QUINTA
 COMMUNITY DEVELOPMENT



**ON-SITE STREET (PRIVATE)
 TYPICAL SECTION**
 NOT TO SCALE
 * PARKING RESTRICTED TO ONE SIDE OF STREET ONLY.



NOTE:
 WHEN THESE PLANS SHALL NOT COMMENCE UNTIL AN UNDERGROUND SERVICE ALERT (USA) HAS BEEN ISSUED.
 THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR THE DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

UNDERGROUND UTILITIES
 ALL UNDERGROUND UTILITIES OF STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED BY THEIR APPROXIMATE LOCATION AND EXTENT AND DEPTH. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND FIELD SURVEYS TO VERIFY THE LOCATION AND DEPTH OF ANY UTILITIES AND TO HOLD UNDERGROUND UTILITIES FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OF STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF THE UTILITIES OF STRUCTURES CONCERNED BEFORE STARTING WORK.

PRIVATE ENGINEERING NOTE
 THESE PLANS HAVE BEEN PREPARED BY THE ENGINEER AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED BY THEIR APPROXIMATE LOCATION AND EXTENT AND DEPTH. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND FIELD SURVEYS TO VERIFY THE LOCATION AND DEPTH OF ANY UTILITIES AND TO HOLD UNDERGROUND UTILITIES FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OF STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF THE UTILITIES OF STRUCTURES CONCERNED BEFORE STARTING WORK.

MARK BY DATE	REVISIONS	APPR DATE

SEAL - CITY

APPROVED BY THE CITY OF LA QUINTA

TIMOTHY S. JOHANSON, P.E. REG. NO. 45843
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

EXP. DATE 12/31/14 DATE

SEAL - ENGINEER

WATSON ENGINEERING
 CIVIL ENGINEERING • LAND PLANNING
 50-200 MONROE STREET
 INDIO, CA 92201
 PH: (760) 776-1551

PREPARED BY: LLOYD W. WATSON R.O.C.E. NO. 20662
 DATE:

MARK BY DATE	REVISIONS	APPR DATE

IN THE CITY OF LA QUINTA, CALIFORNIA
TENTATIVE TRACT MAP NO. 36524
THE VILLAGE
ANDALUSIA AT CORAL MOUNTAIN
INDEX SHEET
SPECIFIC PLAN 2003-067
AMENDED NO. 2

IN THE NW, NE & SE 1/4 OF SECTION 27, T.6.S., R.7.E., S.B.M.

FOR: Y.D. RESIDENT DEVELOPMENT

SCALE: AS SHOWN

DATE:

ENGINEER

SHEET NO. 1

OF 4 SHEETS

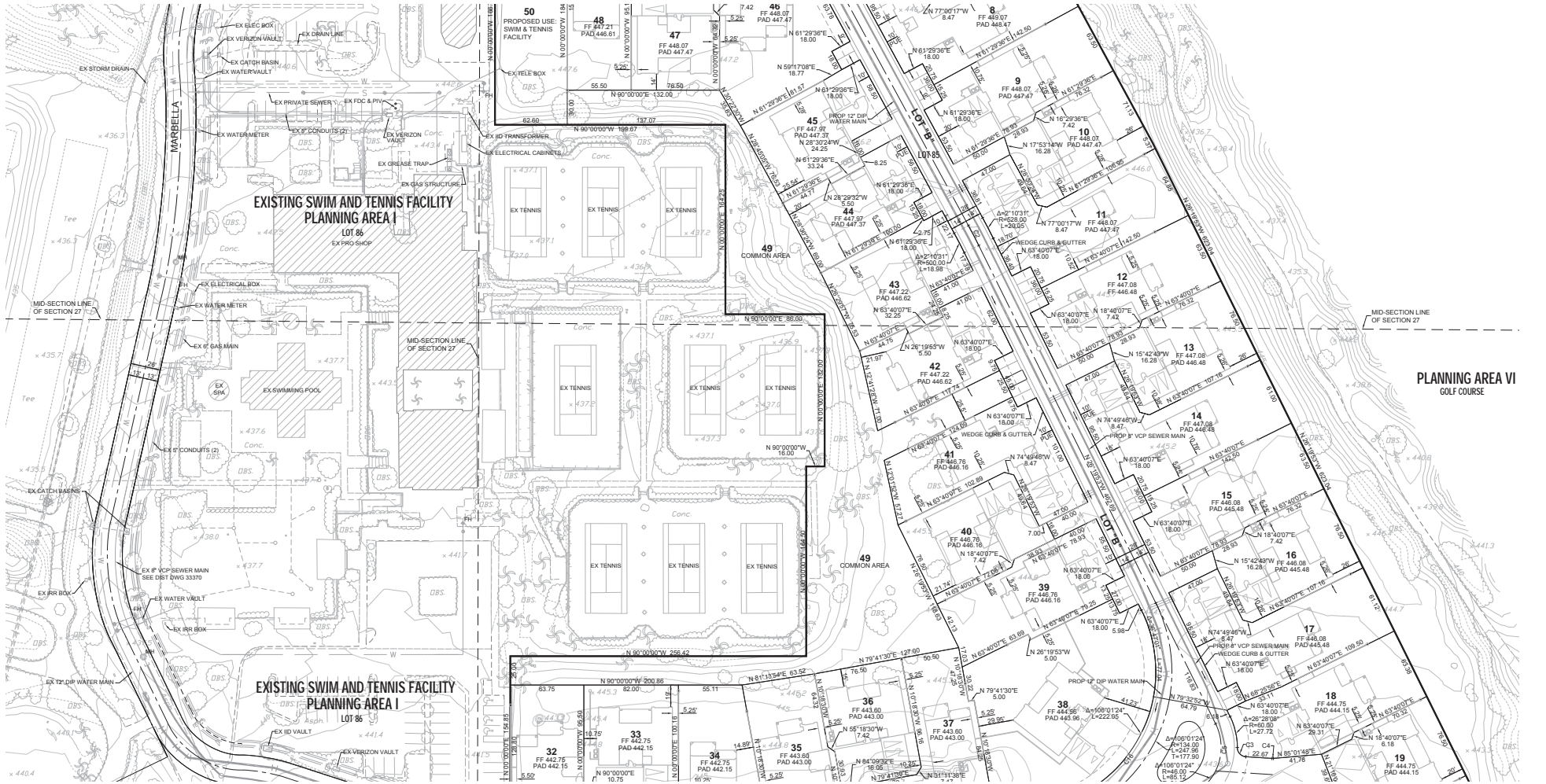
OWNER:
 CORAL COUNTRY
 81-570 CARBONERAS
 LA QUINTA, CA 92203
 PHONE: (760) 777-1776

APPLICANT:
 T.D. DESERT DEVELOPMENT
 81-570 CARBONERAS
 LA QUINTA, CA 92203
 PHONE: (760) 777-1776

ENGINEER:
 WATSON ENGINEERING
 50-200 MONROE STREET
 INDIO, CA 92201
 PHONE: (760) 276-1553

SEE SHEET 2

SEE SHEET 2



PLANNING AREA VI GOLF COURSE

LEGEND

- PL = PROPERTY LINE
- FF = FINISH FLOOR
- WM = WATER METER
- TV = TV BOX
- TP = TOP OF PAVEMENT
- CL = CENTER LINE
- PP = POWER POLE
- FH = FIRE HYDRANT
- MM = MANHOLE
- (H) = EXISTING ELEVATIONS
- R/W = RIGHT OF WAY
- W = WATER LINE
- WW = WATER VALVE



UNDERGROUND SERVICE ALERT
CALL 800-227-2600
WORKING DAY BEFORE YOU DIG

CURVE DATA				
COURSE	DELTA	RADIUS	LENGTH	TANGENT
C2	2°10'31"	514.00	19.51	9.76
C3	88°29'32"	9.00	12.07	7.52
C4	8°38'59"	9.00	1.21	0.91
C5	52°43'55"	46.00	42.36	22.82
C15	81°07'04"	60.00	84.95	51.35
C16	89°14'22"	120.00	145.01	82.84

OWNER:

CORAL OPTION
81570 CARONERAS
LA QUINTA, CA 92253
PHONE: (760) 777-1776

ENGINEER:

WATSON ENGINEERING
50-200 MICRONE STREET
INDIO, CA 92201
PHONE: (760) 275-1553

APPLICANT:

T.D. DESERT DEVELOPMENT
81570 CARONERAS
LA QUINTA, CA 92253
PHONE: (760) 777-1776

NOTE:
NOT CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE INTO AN ENGINEERING DESIGN AND/OR A PROFESSIONAL SEAL HAS BEEN OBTAINED. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE INFORMATION PROVIDED HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR THE DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

UNDERGROUND UTILITIES
ALL UNDERGROUND UTILITIES OF STRUCTURES LOCATED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED BY ACCURATELY LOCATED AND EXTENT. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE INFORMATION PROVIDED HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR THE DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

PRIVATE ENGINEERING NOTE
THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE PUBLIC WORKS DIVISION OF THE COUNTY OF SAN DIEGO. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED.

MARK BY DATE	REVISIONS	APPR DATE
ENGINEER		

SEAL - CITY
APPROVED BY THE CITY OF LA QUINTA
TIMOTHY S. JONASSON, P.E. REG. NO. 45843
PUBLIC WORKS DIRECTOR / CITY ENGINEER
EXP. DATE 12/31/14 DATE:

SEAL - ENGINEER
WATSON ENGINEERING
No. 26662
EXP. 3-31-16
CIVIL ENGINEER
STATE OF CALIFORNIA

PREPARED BY: LLOYD W. WATSON R.C.E. NO. 20682
DATE:

MARK BY DATE	REVISIONS	APPR DATE
ENGINEER		

IN THE CITY OF LA QUINTA, CALIFORNIA
TENTATIVE TRACT MAP NO. 36524
THE VILLAGE
ANDALUSIA AT CORAL MOUNTAIN
MAP SHEET
SPECIFIC PLAN 2003-067
AMENDED NO. 2
IN THE NW 1/4 SEC. 14 OF SECTION 27, T.6.S., R.7.E., S.B.M.
FOR: T.D. DESERT DEVELOPMENT
SCALE AS SHOWN
DATE:

SHEET NO. 3
OF 4 SHEETS

ATTACHMENT 4



PLANNING COMMISSION MINUTES TUESDAY, JANUARY 13, 2015

CALL TO ORDER

A regular meeting of the La Quinta Planning Commission was called to order at 7:03 p.m. by Chairperson Wright.

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

ABSENT: Vice Chair Wilkinson

STAFF PRESENT: Community Development Director Les Johnson, Principal Engineer Bryan McKinney, Consultant Principal Planner Nicole Criste, Associate Planner Jay Wu, and Executive Assistant Monika Radeva

Commissioner Blum 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 Blum/Fitzpatrick to approve the Planning Commission Minutes of December 9, 2014, as submitted. AYES: Commissioners Bettencourt, Blum, Fitzpatrick, and Chairperson Wright. NOES: None. ABSENT: Vice Chair Wilkinson. ABSTAIN: None.

PUBLIC HEARINGS

1. Site Development Permit 2013-928 and Tentative Tract Map 36524 submitted by Coral Option I, LLC. for the consideration of architectural and landscaping plans for 48 new clustered single-family homes on 15.8 acres within Andalusia. Project: The Village at Andalusia at Coral Mountain. CEQA: previously analyzed under Environmental Assessment 2003-483; no further analysis is required. Location: southeast corner of Marbella Court and Andalusia, within the existing

Andalusia at Coral Mountain located at the southwest corner of Madison Street and Avenue 58.

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 7:20 p.m.

Public Speaker: Mr. Nolan Sparks, Construction Manager with T.D. Desert Development, L.P., Palm Desert, CA – introduced himself, gave a brief presentation of the project and answered the Commission's questions with regards to rear property walls, pedestrian access to the Clubhouse, and estimated sales price of the homes.

Public Speaker: Mr. Phil Pekarek, Project Architect and President with Pekarek-Crandell, Inc., San Juan Capistrano, CA – introduced himself and answered the Commission's questions.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 7:30 p.m.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2015-001 recommending to the City Council approval of Site Development Permit 2013-928 for The Village at Andalusia, as submitted with staff's recommendations. AYES: Commissioners Bettencourt, Blum, Fitzpatrick, and Chairperson Wright. NOES: None. ABSENT: Vice Chair Wilkinson. ABSTAIN: None.

Motion – A motion was made and seconded by Commissioners Fitzpatrick/Bettencourt to adopt Resolution 2015-002 recommending to the City Council approval of Tentative Tract Map 36524, as submitted with staff's recommendations. AYES: Commissioners Bettencourt, Blum, Fitzpatrick, and Chairperson Wright. NOES: None. ABSENT: Vice Chair Wilkinson. ABSTAIN: None.

2. Site Development Permit 2014-941 submitted by T.D. Desert Development LP for the consideration of architectural and landscaping plans for a 6,853 square-foot new spa facility within the Clubhouse complex at Andalusia. Project: Spa Building at Andalusia at Coral Mountain. CEQA: previously analyzed under Environmental Assessment 2003-483; no further analysis is required. Location: Marbella Court within the existing Andalusia at Coral Mountain located at the southeast corner of Madison Street and Avenue 58.

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 7:37 p.m.

Public Speaker: Mr. Nolan Sparks, Construction Manager with T.D. Desert Development, L.P., Palm Desert, CA – introduced himself and gave a brief presentation of the project.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 7:40 p.m.

Motion – A motion was made and seconded by Commissioners Blum/Fitzpatrick to adopt Resolution 2015-003 approving Site Development Permit 2014-941 for the Andalusia Spa Building project as submitted with staff's recommendations. AYES: Commissioners Bettencourt, Blum, Fitzpatrick, and Chairperson Wright. NOES: None. ABSENT: Vice Chair Wilkinson. ABSTAIN: None.

3. Site Development Permit 2014-1004 and Minor Adjustment 2014-0002 submitted by Peter J. Pitassi for the consideration of architectural and landscaping plans for the construction of 24 single-family homes on approximately 7.76 acre tract. Project: Estates at Coral Mountain. CEQA: previously analyzed under Environmental Assessment 2004-504; no further analysis is required. Location: northwest corner of Avenue 60 and Madison Street.

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 7:50 p.m.

Public Speaker: Mr. Peter J. Pitassi, AIA, LEED AP with Diversified Pacific, Rancho Cucamonga, CA – introduced himself, gave a detailed presentation of the project, and answered the Commission's questions with regards to the additional landscaping requested by the Architectural and Landscaping Review Board at the knuckles and at the bulb of the cul-de-sac. He noted that due to access conflicts staff's recommendation was to omit the additional landscaping recommended at the knuckles.

Public Speaker: Mr. Chris Texter, Project Architect and Principal with KTG Y Group, Inc., Irvine, CA – introduced himself and answered the Commission's questions with regards to the roof lines, the architectural design and the image corridor height restrictions.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 8:00 p.m.

Commissioner Fitzpatrick stated that she would like to have the recommended pedestrian scale lighting by the Architectural and Landscaping Review Board along Madison Street on the multi-purpose trail omitted. Staff said the lighting was not part of approval presented to the Commission. Staff would ensure it was omitted when reviewing the Final Landscaping Plans application for the project.

Motion – A motion was made and seconded by Commissioners Fitzpatrick/Bettencourt to adopt Resolution 2015-004 approving Site Development Permit 2014-1004 and Minor Adjustment 2014-0002 for the Estates at Coral Mountain project as submitted with staff's recommendations. AYES: Commissioners Bettencourt, Blum, Fitzpatrick, and Chairperson Wright. NOES: None. ABSENT: Vice Chair Wilkinson. ABSTAIN: None.

BUSINESS SESSION – None

CORRESPONDENCE AND WRITTEN MATERIAL – None

COMMISSIONER ITEMS

1. Report on City Council meeting of December 16, 2014, and January 6, 2015.
2. Commissioner Bettencourt is scheduled to attend the January 20, 2015, City Council meeting.

DIRECTOR'S ITEMS

1. Electronic distribution of the Planning Commission packet.
2. Planning Commissioners Academy – March 4-6, 2015, at the Fairmont Newport Beach Hotel.
3. A Joint Meeting between the Planning Commission and the Architectural and Landscaping Review Board has been tentatively scheduled for February 24, 2015, at 6:00 p.m.
4. A Joint meeting between the City Council and the City's Boards and Commissions has been scheduled for Wednesday, February 11, 2015, from 5:00 p.m. to 7:00 p.m. at the La Quinta Library.

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Bettencourt/Blum to adjourn this meeting at 9:14 p.m. AYES: Commissioners Bettencourt, Blum, Fitzpatrick, and Chairperson Wright. NOES: None. ABSENT: Vice Chair Wilkinson. ABSTAIN: None.

Respectfully submitted,

MONIKA RADEVA, Executive Assistant
City of La Quinta, California

DRAFT

