



City of La Quinta

CITY / SA/ HA/ FA MEETING DATE: May 5, 2015

ITEM TITLE: ADOPT RESOLUTION FOR A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND ASSOCIATED MITIGATION MONITORING PROGRAM FOR AN ENVIRONMENTAL ASSESSMENT, SPECIFIC PLAN, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND SITE DEVELOPMENT PERMIT, FOR DEVELOPMENT OF 78 SINGLE-FAMILY HOMES ON 39.8 ACRES, LOCATED ON THE SOUTH SIDE OF AVENUE 54, ONE QUARTER MILE EAST OF MADISON STREET

AGENDA CATEGORY:

BUSINESS SESSION:

CONSENT CALENDAR:

STUDY SESSION:

PUBLIC HEARING: 1

RECOMMENDED ACTION:

Adopt a resolution for a Mitigated Negative Declaration of Environmental Impact and associated Mitigation Monitoring Program for Environmental Assessment 2014-1001, Specific Plan 2014-1001, Amendment No. 1, Tentative Parcel Map 2014-1001, Tentative Tract Map 2014-1001 and Site Development Permit 2014-1003, subject to the Findings contained therein.

EXECUTIVE SUMMARY:

- The project consists of 78 single-family homes, one residential estate lot, and common lots for a lake, community building and private streets (Attachment 1), located on the south side of Avenue 54, between Monroe and Madison Streets (former Merv Griffin Estate) (Attachment 2.)
- The Specific Plan establishes project-specific development standards and use allowances for the estate and the single-family development on the site.
- The Tentative Parcel Map facilitates separate ownership of the Merv Griffin Estate and sale of the remaining acreage dedicated to the residential use.
- The Tentative Tract Map subdivides the property into single-family lots, as well as lots for streets, drainage, common areas and ancillary facilities.
- The Site Development Permit allows construction of the homes, common area amenities and landscaping on the site.

FISCAL IMPACT:

None.

BACKGROUND:

The property was originally developed under Riverside County during the late 1970's through mid-1980's as a personal residential and equestrian compound for the late Merv Griffin. It is surrounded on the east, south and west by the Griffin Ranch residential development, which was approved in 2005 and includes 393 residential lots on ±239 acres. Approximately 90 of the Griffin Ranch units have been completed or permitted since 2006.

The existing Merv Griffin Estate is comprised of the Griffin home, outbuildings, pool and patio areas in the northwest corner of the site along with stables, corrals and pasture areas extending to the east and a lake to the south. The southern half of the site was developed with a horse track. Alfalfa was grown in the center of the track. A windbreak of Tamarisk trees follows the east, west and south boundaries. The property also contains a well and water holding tank used historically to provide potable water to the home, irrigation for the grounds and a water supply for the existing 2.1-acre pond.

PROPOSAL AND ANALYSIS

Overview

The development proposal retains the existing home, outbuildings, pool and patio within a 6.5-acre parcel, for the continued promotion and development of the facility as a private and public event venue and rental use. The existing 2.1-acre pond will be expanded to a 6-acre lake. The remaining site area would be subdivided into 78 single-family lots (Attachment 3). The lake system proposes to utilize canal water (non-potable) and will serve as a recreational amenity, provide stormwater management, as well as providing irrigation water for the project. The project also includes renovation of the existing 9,000 square foot stable/paddock building into a 3,600 square foot community building with pool, providing BBQ and gathering areas, and several boating slips/docks along the interior lakefront properties for non-motorized boating. Existing perimeter walls border all four sides of the site

Specific Plan

The Specific Plan is necessary to establish development standards and guidelines for the project (Attachment 4). It is separated into three Planning Areas; Planning Area 1 (PA-1) addresses the Griffin Estate property, Planning Area 2 (PA-2) relates to the 78 residential lots and project entries, and Planning Area 3 (PA-3) covers the lake and its related facilities. Because the site will be governed by a Specific Plan, development standards for the project can be modified. The applicant has proposed that the Griffin Estate be considered as common area open space, along with the lake feature and community building. Staff believes this is not a common open area, and has conditioned that the Specific Plan be amended to remove the

estate grounds from consideration and establish a corrected calculation as the open space standard for the specific plan.

Planning Area 1:

PA-1 sets forth several standards intended to regulate future events at the Griffin Estate. The Estate has been used for a variety of events and functions over the past few years and the owners desire to continue this use in the future. Due to variation of event types, placement of detailed standards to regulate events and their operation are better left to case-by-case review. Staff recommends Table 3.2 of the Specific Plan be revised to remove standards that should be considered during the review process for such events.

Planning Area 2:

The existing Griffin Ranch Specific Plan excludes the Griffin Estate property as it was not part of the original development plan and no changes were to be made that affected the site. Therefore, the Specific Plan is intended to accommodate the project design and development standards to the extent they vary from the current Very Low Density Residential (RVL) zoning. In this case, the proposed residential lots are a minimum of 10,000 square feet ("sf"), half of the RVL district minimum of 20,000 sf. The proposed front, rear and side yard setbacks are also generally about half of the RVL standards.

However, it is more relevant and appropriate to compare the proposed development standards for this project to those of Griffin Ranch, as it surrounds the property and is also governed by a Specific Plan (with underlying residential zoning). A comparison of the proposed project's basic development standards, against those of the RVL district and the Griffin Ranch Specific Plan, is provided in the table below:

ZONING STANDARDS COMPARISON	RVL ZONE	GRIFFIN RANCH SPECIFIC PLAN	PROPOSED SPECIFIC PLAN
FRONT YARD	30'	30/20/15 ^A	15' ^B
REAR YARD	30'	20'	15'
SIDE YARD (interior/corner)	10/20'	5/10 & 20' ^C	7/10'
LOT SIZE (min)	20,000	11,000	10,000
GARAGE (min)	30'	20' ^D	20
BUILDING HEIGHT (max) ^E	28'	28'	28'
BUILDING COVERAGE	40%	50%	60%
^A Equestrian Trail Lots/Non-Equestrian Trail Lots/Casitas ^B Residence and side-entry garage ^C Interior lots must have 15' combined setback. Corner Equestrian Trail lots require 20' ^D 15' for side-entry garage ^E 22' on Image Corridors for all			

The Specific Plan provides development standards that are considered generally consistent with the neighboring Griffin Ranch Specific Plan, in terms of lot size, building height and general setback requirements.

Planning Area 3:

PA-3 sets forth development standards and use allowances for the lake and community building/pool area. The community building proposes a maximum

height of 33 feet, which is intended to accommodate a 32 foot tall tower feature on the community building. Staff has no concerns with the height of this feature. However, given that it appears no other structures of significant height can or will be built on the lake or community building site, staff has conditioned the Specific Plan to revise the building height for PA-3 to 28 feet, consistent with PA-1 and PA-2, with a footnote that the tower element may be at 32 feet.

Water Use:

For the first time in state history, California’s Governor has directed the State Water Resources Control Board to implement mandatory water reductions in cities and towns across the state, to reduce potable urban water usage by 25 percent. The Governor’s Executive Order B-29-15, announced April 1, 2015, will serve to increase enforcement to prevent wasteful water use, streamline the state’s drought response and invest in new technologies that will make California more drought resilient (Attachment 5).

In consideration of the Governor’s action, the inclusion of a 6-acre lake into a residential project appears contrary to the current direction of state water policy; however, the lake's inclusion does, in fact, result in a quantifiable savings in potable water. There is no guidance established for California water agencies in the wake of the Governor’s action, though the State Water Resources Control Board has mandated a tiered program, based on per-capita consumption rates, to implement water conservation that requires the Coachella Valley Water District (“CVWD”) to impose restrictions to achieve a 35 percent reduction in water use. CVWD is only now starting to formulate implementation measures to achieve this goal. Due to the lack of information available in regard to the implications for California water agencies, it is difficult to adequately analyze the impact associated with this project, if any. However, based on information supplied by the applicant in the proposed Specific Plan, a brief, broad-based summary of the lake design and water use is provided below.

The lake will be used for storm flow retention and landscape irrigation, as well as recreational use. The lake will be served by an 18-inch non-potable water line providing canal water as the water source. The project Specific Plan identifies an annual savings of 21,828,900 gallons of potable water (66.99 acre-feet) by using the lake design with canal water, over an 88-unit project without such a lake using only potable water. The project proposes to use drought-tolerant planting materials and irrigation water sourced from the lake for all landscaping demands.

The table below provides information on potable water savings, based on development with the lake concept.

	POTABLE WATER FROM AQUIFER (household use)	POTABLE WATER FROM AQUIFER (irrigation use)	NON-POTABLE WATER FROM CANAL (irrigation use)	TOTAL SAVINGS
Project <i>with</i> Reservoir/Lake	7,971,400 gal/yr. (78 lots)	0 gal/yr.	25,004,200 gal/yr.	--
Project <i>without</i> Reservoir/Lake	8,993,200 gal/yr. (88 lots) ¹	20,807,100 gal/yr.	0 gal/yr.	--
Potable Water Savings with Reservoir/Lake	1,021,800 gal/yr. (1,366 CCF/YR)	20,807,100 gal/yr. (27,817 CCF/YR)		21,828,900 gal/yr. (29,183 CCF/YR)

Source: Specific Plan; Table 2.2 - **ANNUAL WATER SAVINGS WITH LAKE** - RGA Landscape Architects
1. Assumes 10 additional lots could be constructed within the lake footprint.
2. 1 CCF (100 cubic feet) = 748 gallons

As represented in the table, the effect of the lake design basically replaces the use of potable water with non-potable canal water; it does not result in an overall water-saving scenario. The project design as an 88-lot development with no lake, as identified in the Table, will use 29,800,300 gallons per year (gal/yr.) of water, while the project as proposed with the lake will use 32,975,600 gal/yr. or 3,175,300 gal/yr. more. The design premise is that the lake provides the ability to use canal water for irrigation, which offsets the need to use potable water sources for that purpose in a non-lake project.

Tentative Parcel and Tract Maps

In order to allow the transfer of the Griffin Estate, and sale of the 78 single-family lots, a Tentative Parcel Map (Attachment 6) and Tentative Tract Map (Attachment 7) are both proposed. The parcel map will establish a 6.5 acre parcel encompassing the Griffin Estate property and a portion of the lake feature, to be split off from the rest of the site. The tentative tract map will subdivide the 78 residential lots, as well as lots for streets and common open space associated with the lake and the community building. As the parcel map is only proposed to facilitate sale of property for the 78 residential lots separate from the Griffin Estate, no improvement or dedications are being required of the parcel map. The maps comply with the Specific Plan and with the Public Works Department's standards, as conditioned.

Site Development Permit

Architecture:

The site development permit plans (Attachment 8) encompass the residential units, renovation of the current stable building to a community recreation building, and site landscaping, walls, and water feature for the residential and common facility areas. Residential units consist of four floor plans, each to be made available in a Tuscan or Italian Farmhouse architectural design (Attachment 8; Sheets 1.0 – 4.3). Units range in size from 3,025 to 3,680 sf. All units are single story, though Plan 1 includes a second story option, which adds a 365 sf bonus room. The bonus room located central to the unit, minimizing the massing effect over the front or rear areas. Each architectural style will have four color/material schemes. The units are all at approximately 19 to 20 feet in height to the main ridge line, while the highest point of the two story Plan 1 option is shown at 24 feet 3 inches.

No two-story unit will be located along Avenue 54 as it is an Image Corridor. This affects Lots 1-6, which are conditioned appropriately. The Planning Commission recommendation also restricts Lots 7-31 to single-story units along the south and east boundaries, due to the proposed pad elevations being 3 to 4 feet higher than Griffin Ranch.

The architectural style and materials proposed are similar to the adjacent Griffin Ranch units, featuring primarily stucco finishes with stone accents and exposed rafter, wood accents on garage doors, and concrete S-tile roofs. The Tuscan and Italian Farmhouse styles are defined through variations in rooflines, window and

door shapes, trim and area surrounds. This architecture is consistent with 9,000 sf paddock and stables, which will be renovated into a 3,600 sf community facility building (4,800 sf w/breezeway), to include lounge, fitness area and restrooms (Attachment 8; Sheets 5.0 – 5.6). The main roofline of the structure is at 23 feet 3 inches. The north elevation will include a small tower element that will house the pool equipment, and is shown at a height of 31 feet 3 inches. The facility will include a pool with cabana seating, BBQ area, and a social event/gathering area.

Landscaping/Lighting:

Project landscaping plans include walls and fences, main entry and fountain designs, community facility area, the Avenue 54 parkway, residential front yards, the upper lake design and landscape/hardscape materials (Attachment 8; Sheets L-0 – L-11). Overall, the landscape material and design concepts are acceptable, do not conflict with City standards for private projects and are consistent with the palette proposed in the project Specific Plan. The main entry areas will incorporate a modernist design scheme for the entry gates and a proposed water feature (Attachment 8; Sheet L-3).

The proposed Avenue 54 parkway landscaping (Attachment 8; Sheet L-5), albeit in a reduced width configuration as the existing wall will remain, is generally consistent with existing improvements along the Griffin Ranch frontage, using Palo Verde, Desert Willows and other similar plant species and accents (boulders, etc.). No turf is used in the individual lot landscape concepts (Attachment 8; Sheet L-6), which utilize decomposed granite and fractured rock in lieu of turf.

Lighting proposed within the project includes wrought iron sconces at the entry and garages of the homes, and LED landscape lighting in the front yards (Attachment 8; Sheets L-6, L-8). Lighting is typical of a single-family home development.

CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW:

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

PLANNING COMMISSION RECOMMENDATION:

On April 14, 2015, the Planning Commission held a public hearing and reviewed the project (Attachment 9). Staff recommended a continuance for consideration of this project, due to uncertainty for any potential ramifications based on the Governor’s April 1, 2015 Executive Order concerning water use reductions. The Planning Commission expressed concerns with the meaning of the Executive order as it affects the Coachella Valley, and felt that third party analysis (i.e. CVWD) should be sought and presented to the Commission. It was noted that CVWD had met earlier on April 14 to initiate discussions on how to achieve the state mandated 35 percent reduction in water use (Attachment 10). Concern was voiced that there was no written verification from CVWD to substantiate the applicant’s claim that CVWD had approved of the lake design. After discussion, it was moved and seconded to continue the project to allow additional study of the

recent state mandate and request a CVWD representative to address the lake design. The motion failed on a 2-3 vote and, after further discussion and testimony, the Planning Commission recommended approval of all project applications on a 3-2 vote, with revision to two conditions of the Tentative Map and Site Development Permit, pertaining to pad heights.

AGENCY AND PUBLIC REVIEW:

SB 18 Compliance:

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

Public Agency Review:

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

Public Notice:

This project was advertised in *The Desert Sun* newspaper on April 24, 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 hearing.

ALTERNATIVES:

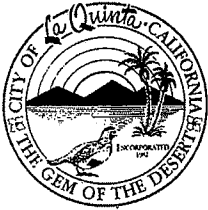
Alternative actions include approving the project with modified conditions of approval that address any specific concern of the Council, continuing consideration of the project for further study as may be directed by City Council in light of the Governor's Executive Order, denial of the project, or directing the matter back to the Planning Commission for further consideration as deemed appropriate by City Council.

Report prepared by: Wallace Nesbit, Principal Planner

Report approved for submission by: Les Johnson,

Community Development Director

- Attachments:
1. Project Information Sheet
 2. Project Area Site Map
 3. Project Site Plan
 4. Specific Plan; Estates at Griffin Lake
 5. State of California; Executive Order B-29-15
 6. Tentative Parcel Map
 7. Tentative Tract Map
 8. Site Development Permit Booklet
 9. Minutes of April 14, 2015 Planning Commission Meeting
 10. Desert Sun Article; CVWD Considers Drought Measures, with CVWD PowerPoint presentation; April 15, 2015




City of La Quinta

MEMORANDUM

TO: Honorable Mayor and Members of City Council

VIA: Frank J. Spevacek, City Manager

FROM: Les Johnson, Community Development Director 

DATE: May 5, 2015

SUBJECT: REVISED CONDITIONS – ESTATES AT GRIFFIN LAKE
TENTATIVE TRACT MAP 2014-1001 (TTM 36744)
SITE DEVELOPMENT PERMIT 2014-1003

In light of the continued uncertainty with regards to the Governor Brown's Executive Order B-29-15, the following language is proposed to be added as a condition of approval for Tentative Tract Map 2014-1001 and Site Development Permit 2014-1003:

"The applicant shall comply with all requirements, directives, and orders established pursuant to Executive Order B-29-15 and all regulations adopted to implement that executive order by any state, regional, or local agency or department, including but not limited to regulations adopted by the State Water Resources Control Board, California Department of Water Resources, California Energy Commission, and Coachella Valley Water District (or other distributor of a public water supply), in furtherance of the mandate to prevent the waste and unreasonable use of potable water. If another executive order or future regulations are issued and adopted in furtherance of a mandate to prevent the waste and unreasonable use of water, the applicant shall comply with all requirements, directives, and orders established thereunder. If a requirement, directive, or order established pursuant to Executive Order B-29-15 (or any future executive order) and regulations adopted pursuant thereto is more restrictive than a requirement under the La Quinta Municipal Code applicable by these conditions of approval, then the applicant shall comply with the most restrictive requirement."

Any motion made on the project should include this language as an added condition of approval.

RESOLUTION 2015 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, CERTIFYING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND ASSOCIATED MITIGATION MONITORING PROGRAM AND APPROVING A SPECIFIC PLAN, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND SITE DEVELOPMENT PERMIT, FOR THE ESTATES AT GRIFFIN LAKE

**CASE NUMBERS: ENVIRONMENTAL ASSESSMENT 2014-1001
SPECIFIC PLAN 2014-1001, AMENDMENT NO. 1 (SP 2004-074)
TENTATIVE PARCEL MAP 2014-1001 (TPM 36745)
TENTATIVE TRACT MAP 2014-1001 (TTM 36744)
SITE DEVELOPMENT PERMIT 2014-1003**

APPLICANT: GRIFFIN RANCH INVESTORS LP

WHEREAS, the City Council of the City of La Quinta, California did, on the 5th day of May, 2015, hold a duly noticed Public Hearing to consider a request by Griffin Ranch Investors LP for certification of a Mitigated Negative Declaration and Mitigation Monitoring Program, together with approval of project applications for The Estates at Griffin Lake, generally located on the south side of Avenue 54, one quarter mile east of Madison Street, more particularly described as:

APN: 767-320-013

WHEREAS, the Planning Commission of the City of La Quinta, California did, on the 14th day of April, 2015, hold a duly noticed Public Hearing to consider a recommendation on The Estates at Griffin Lake project applications, and after hearing and considering all testimony and arguments, did adopt Planning Commission Resolution 2015-005, recommending to the City Council certification of the associated CEQA documentation and approval of the aforementioned project applications; and,

WHEREAS, the Community Development Department published a public hearing notice in *The Desert Sun* newspaper on April 24, 2015, as prescribed by the Municipal Code, and public hearing notices were also mailed to all property owners within 500 feet of the site; and,

WHEREAS, at the aforementioned City Council Public Hearing held on May 5, 2015, upon hearing and considering all testimony and arguments, if any, of all

interested persons desiring to be heard, the City Council did make the following mandatory findings pursuant to the La Quinta Municipal Code to justify City Council approval of said CEQA documentation and project applications:

Environmental Assessment 2014-1001

WHEREAS, Environmental Assessment 2014-1001 complies with the requirements of "The Rules to Implement the California Environmental Quality Act of 1970" as amended (Resolution 83-63), in that the Community Development Director has conducted an Initial Study (Environmental Assessment 2014-1001) and determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect because revisions in the project have been made by or agreed to by the project proponent and mitigation measures have been incorporated. Therefore, the Community Development Director is recommending that a Mitigated Negative Declaration of environmental impact and associated Mitigation Monitoring Program be adopted; and,

WHEREAS, in connection with the approval of a project involving the preparation of an initial study/mitigated negative declaration that identifies one or more significant environmental effects, CEQA requires the decision-making body of the lead agency to incorporate feasible mitigation measures that would reduce those significant environmental effects to a less-than-significant level; and,

WHEREAS, the Community Development Department mailed and published a Notice of Intent to adopt a Mitigated Negative Declaration in compliance with Public Resources Code Section 21092 on the 25th day of March, 2015 to the Riverside County Clerk; and,

WHEREAS, upon consideration of the Initial Study and, hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the La Quinta City Council did make the following findings to justify City Council certification of said Environmental Assessment:

1. That the Mitigated Negative Declaration has been prepared and processed in compliance with the State CEQA Guidelines and the City's implementation procedures. The City Council has independently reviewed and considered the information contained in the Environmental Assessment, and finds that it adequately describes and addresses the environmental effects of the project.

Based upon the Initial Study, the comments received thereon, and the entire record of proceeding for this Project, the City Council finds that there are no significant environmental effects resulting from this Project.

2. The project will not be detrimental to the health, safety, or general welfare of the community, either indirectly, or directly, in that no significant impacts were identified by Environmental Assessment 2014-1001.
3. The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range of, rare or endangered plants or animals or eliminate important examples of the major periods of California history, or prehistory.
4. There is no evidence before the City that the project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends.
5. The project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals, as no significant effects on environmental factors have been identified under Environmental Assessment 2014-1001.
6. The project will not result in impacts which are individually limited or cumulatively considerable when considering planned or proposed development in the immediate vicinity, as development patterns in the City will not be significantly affected by the project.
7. The project will not create environmental effects that will adversely affect the human population, either directly or indirectly, as no significant impacts have been identified which would affect human health, risk potential or public services.
8. The City Council has fully considered the proposed Mitigated Negative Declaration and any comments received thereon, and there is no substantial evidence in light of the entire record that the project may have a significant effect on the environment.

9. The City Council has considered Environmental Assessment 2014-1001 and said assessment reflects the independent judgment of the City.
10. The City has on the basis of substantial evidence, rebutted the presumption of adverse effect set forth in 14 CAL Code Regulations 753.5(d).
11. Based upon the Initial Study and the entire record of proceedings, the Project has no potential for adverse effects on wildlife as that term is defined in Fish and Game Code §711.2.
12. The location of the documents, which constitute the record of proceedings upon which the City Council decision is based upon, are located in the La Quinta City Hall, Community Development Department, 78495 Calle Tampico, La Quinta, California, 92253.

Specific Plan 2014-1001, Amendment No. 1 (SP 2004-074)

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

1. Consistency with the General Plan - The proposed Specific Plan is consistent with the goals and policies of the La Quinta General Plan in that the proposed development standards and guidelines contained in the Specific Plan are compatible with the goals and policies of the General Plan for Low Density Residential land uses.
2. Public Welfare - Approval of the Specific Plan will not create conditions materially detrimental to public health, safety and general welfare insofar as the impacts of the Specific Plan on the environment have been analyzed under the provisions of the California Environmental Quality Act (CEQA), and potential impacts have been reduced to less than significant levels.
3. Land Use Compatibility - The proposed Specific Plan incorporates land uses that are compatible with zoning and existing residential lands use on

surrounding properties located to the north, south, east and west. The design regulations specified in the Specific Plan are compatible with the low intensity of residential development surrounding the site.

4. Property Suitability - The uses permitted in the Specific Plan are suitable and appropriate for the subject property in that the property is generally flat and rectangular in shape, and can accommodate the proposed residential use.

Tentative Parcel Map 2014-1001 (TPM 36745)

WHEREAS, pursuant to Title 13, Section 13.04.060, final decision authority for review and approval of Tentative Parcel Maps rests with the Community Development Director; and,

WHEREAS, Tentative Parcel Map 2014-1001 (TPM 36745) was submitted with other applications as a combined application; and,

WHEREAS, pursuant to Title 9, Section 9.200.030, final decision on combined applications shall be made by the highest applicable decision-making authority; and,

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the La Quinta City Council did make the following mandatory findings pursuant to Section 13.12.130 of the Municipal Code to justify approval of said Tentative Parcel Map:

- A. The proposed Tentative Parcel Map 2014-1001 (TPM 36745) is consistent with the City General Plan. The proposed map conforms to the design guidelines and standards of the General Plan for residentially designated properties, as set forth in the Land Use Element. It will facilitate development of the site under the design and performance standards as applicable to the property under its existing General Plan land use designation.
- B. The design or improvement of the proposed Tentative Parcel Map 2014-1001 (TPM 36745) is consistent with the City General Plan in that the proposed parcel design is in conformance with applicable goals, policies,

and development standards, and will provide adequate infrastructure and public utilities.

- C. The design of Tentative Parcel Map 2014-1001 (TPM 36745) and the proposed improvements are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat. The City of La Quinta Community Development Department has determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect because revisions in the project have been made by or agreed to by the project proponent and mitigation measures have been incorporated. Therefore, the Community Development Director is recommending that a Mitigated Negative Declaration of environmental impact and associated Mitigation Monitoring Program be adopted.
- D. The design of Tentative Parcel Map 2014-1001 (TPM 36745) and the proposed improvements are not likely to cause serious public health problems. The map itself constitutes a division of land for the sole purpose of separating an existing residential use from the remaining property. As such, the proposed tentative parcel map will not result in any increased hazard to public health or welfare.
- E. The site for proposed Tentative Parcel Map 2014-1001 (TPM 36745) is physically suitable for the type of development and proposed density of development. As conditioned, the proposed design of the subdivision is physically compatible with the site for the proposed land use and potential development of the subject property, and in consideration of existing development in the surrounding area.
- F. As conditioned, the proposed Tentative Parcel Map 2014-1001 (TPM 36745) is consistent with all applicable provisions of the La Quinta Subdivision and Zoning Ordinances, including, but not limited to, minimum lot area requirements, any other applicable provisions of this code, and the Subdivision Map Act.
- G. As conditioned, the design of Tentative Parcel Map 2014-1001 (TPM 36745) will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision, for

access through or use of the property within the subdivision in that none presently exist and access is provided within the project and to the adjacent public street.

Tentative Tract Map 2014-1001 (TTM 36744)

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the La Quinta City Council did make the following mandatory findings pursuant to Section 13.12.130 of the Municipal Code to justify approval of said Tentative Tract Map:

- A. Tentative Tract Map 2014-1001 (TTM 36744) is consistent with the La Quinta General Plan, and Specific Plan 2014-1001 as proposed. The Tract Map is consistent with the Low Density Residential land use designation as set forth in the General Plan, at 1.98 units/acre.
- B. The design and improvement of Tentative Tract Map 2014-1001 (TTM 36744) is consistent with the La Quinta General Plan, and Specific Plan 2014-1001 with the implementation of recommended conditions of approval to ensure consistency for the homes proposed on the lots created therein, as well as adequate storm water drainage. The project density at 1.98 units/acre is consistent with the La Quinta General Plan and the proposed Specific Plan 2014-1001, in that the proposed development density is comparable to the surrounding single family home developments.
- C. The design of Tentative Tract Map 2014-1001 (TTM 36744) and proposed improvements are not likely to cause substantial environmental damage, nor substantially and avoidably injure fish or wildlife or their habitat. Environmental Assessment 2014-1001 determined that there are no significant impacts to air or water quality, biological or cultural resources, geology and soils which cannot be mitigated to less than significant levels, with incorporation of recommended mitigation measures into the project, which has been required.
- D. The design of Tentative Tract Map 2014-1001 (TTM 36744) 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.

- E. The design and improvements required for Tentative Tract Map 2014-1001 (TTM 36744) 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, and surrounding improvements will be completed to City standards.

Site Development Permit 2014-1003

WHEREAS, pursuant to Title 9, Section 9.200.030, final decision authority for review and approval of Site Development Permits rests with the Community Development Director; and,

WHEREAS, Site Development Permit 2014-1003 was submitted with other applications as a combined application; and,

WHEREAS, pursuant to Title 9, Section 9.200.030, final decision on combined applications shall be made by the highest applicable decision-making authority; and,

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the La Quinta 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 General Plan
The proposed development is consistent with the General Plan land use designation of Low Density Residential. The City's General Plan policies relating to Low Density Residential encourage the provision of a full range of residential land uses within the City in order to accommodate development of all housing types, and the proposed project augments those policies.
2. Consistency with Zoning Code

The proposed development, as conditioned, is consistent with the development standards of the City's Zoning Code in terms of architectural style, building height, building mass, and landscaping. The site development permit conforms to certain modified development standards set forth in the proposed project Specific Plan, and has been conditioned to ensure compliance with the zoning standards of the Very Low Density zoning district and other supplemental residential standards as established in Title 9 of the La Quinta Municipal Code.

3. Compliance with CEQA

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

4. Architectural Design

The architecture and layout of the project is compatible with, and not detrimental to, the existing surrounding residential land uses, and is consistent with the development standards in the Municipal Code and proposed Specific Plan. The Tuscan and Italian Farmhouse styles of design for the common area buildings and residential units are appropriate in context with surrounding development, and the supplemental design elements (stucco finishes with stone accents and exposed rafters, wood accents on garage doors, and concrete S-tile roofs) appropriately enhance the architecture of the buildings.

5. Site Design

The site design of the project, including project entries, interior circulation, proposed amenities, screening of equipment, exterior lighting, pedestrian accessibility and other site design elements are compatible with surrounding development and with the quality of design prevalent in the City.

6. Landscape Design

The proposed project is consistent with the landscaping standards and plant palette of the proposed Specific Plan, and implements the standards for landscaping and aesthetics established in the General Plan and Zoning Code. The project landscaping for the proposed buildings utilizes a low water use plant palette and shall enhance visual continuity of the proposed development with the surrounding residential areas. The project landscaping, as proposed and conditioned, will comply with the City's water tolerant landscaping requirements. No turf is used in the individual lot landscape concepts which utilize decomposed granite and fractured rock in lieu of turf.

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

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

SECTION 2. That it does hereby certify a Mitigated Negative Declaration of environmental impact for Environmental Assessment 2014-1001, for the reasons set forth in this Resolution and based on the Initial Study and associated Mitigation Monitoring Program (Exhibit A), attached hereto, and on file in the Community Development Department.

SECTION 3. That it does hereby grant City Council approval of Specific Plan 2014-1001, Amendment No. 1 (SP 2004-074), for the reasons set forth in this Resolution and subject to the attached Conditions of Approval (Exhibit B).

SECTION 4. That it does hereby grant City Council approval of Tentative Parcel Map 2014-1001 (TPM 36745), for the reasons set forth in this Resolution and subject to the attached Conditions of Approval (Exhibit C).

SECTION 5. That it does hereby grant City Council approval of Tentative Tract Map 2014-1001 (TPM 36744), for the reasons set forth in this Resolution and subject to the attached Conditions of Approval (Exhibit D).

SECTION 6. That it does hereby grant City Council approval of Site Development Permit 2014-1003, for the reasons set forth in this Resolution and subject to the attached Conditions of Approval (Exhibit E).

Resolution 2015 -
Environmental Assessment 2014-1001, Specific Plan 2014-1001, Amendment No. 1 (SP 2004-074)
Tentative Parcel Map 2014-1001 (TPM 36745), Tentative Tract Map 2014-1001 (TT 36744)
Site Development Permit 2014-1003
Estates at Griffin Lake (Griffin Ranch Investors LP)
Adopted: May 5, 2015
Page 11 of 11

PASSED, APPROVED, and ADOPTED at a regular meeting of the City of La Quinta City Council, held on this the 5th day of May, 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

EXHIBIT A

CITY OF LA QUINTA



78495 Calle Tampico
La Quinta, CA 92253
Phone: (760) 777-7000

ENVIRONMENTAL INITIAL STUDY

Project Title: The Estates at Griffin Lake

Case No: Environmental Assessment 2014-1001; Specific Plan 2014-1001; Tentative Tract Map 2014-1001 (TTM 36744); Site Development Permit 2014-1003; Tentative Parcel Map 2014-1001 (TPM 36745)

Lead Agency City of La Quinta
78495 Calle Tampico
La Quinta, CA 92253
(760) 777-7125

Applicant: Mark Majer, Griffin Ranch Investors LP
23 Corporate Plaza, Suite 150
Newport Beach, CA 92660

Contact Person: Wallace Nesbit, Principal Planner, City of La Quinta
(760) 777-7125

Project Location: 81345 Avenue 54
La Quinta, California 92253
APN: 767-320-013

General Plan/Zoning: Current: Low Density Residential/Very Low Density Residential-Equestrian Overlay
Proposed: None

Surrounding Land Uses:
North: Residential/Golf course uses across Avenue 54 (improved as urban arterial)
South: Low density graded, undeveloped residential lots (Griffin Ranch)
East: Low density graded, undeveloped residential lots (Griffin Ranch)
West: Low density residential lots with existing and developing homesites (Griffin Ranch)

Project Description:
The proposed project is a 40±acre site located on the south side of Avenue 54, between Monroe

and Madison Streets (Exhibit 1). The property was developed as a residential and equestrian compound built during the late 1970's through mid-1980's, and was formerly owned by the late Merv Griffin. The

property is bordered by the Griffin Ranch residential project to the south, east and west, with the Madison Club development across Avenue 54 to the north. The City is currently processing development applications (Specific Plan, Tentative Map, Site Development Permit) proposing to subdivide the site into 78 single-family lots, leaving the original 5.2 acre Merv Griffin estate portion intact and expanding the existing 2.1-acre pond to a 6-acre lake (Exhibit 2). The project proposes retaining the existing 5.2 acre Merv Griffin Estate grounds for the continued promotion and development of the facility as a private and public event venue and estate residential rental use. The project also includes an approximate 3,600 s.f. community building with pool, and several boating slips/dock areas along the interior lakefront properties. No powerboats will be permitted (electric, sail, or manual propulsion only).

A Tentative Parcel Map is proposed to subdivide the property, in order to facilitate separate ownership/sale of the Merv Griffin Estate from the remaining 78 single-family lots and common amenity areas dedicated to the residential use. All applications are herein referred to as "the project."

Other Required Public Agency Approvals: None

Exhibit 1: Site Location

THE ESTATES AT GRIFFIN LAKE SPECIFIC PLAN

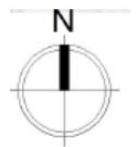
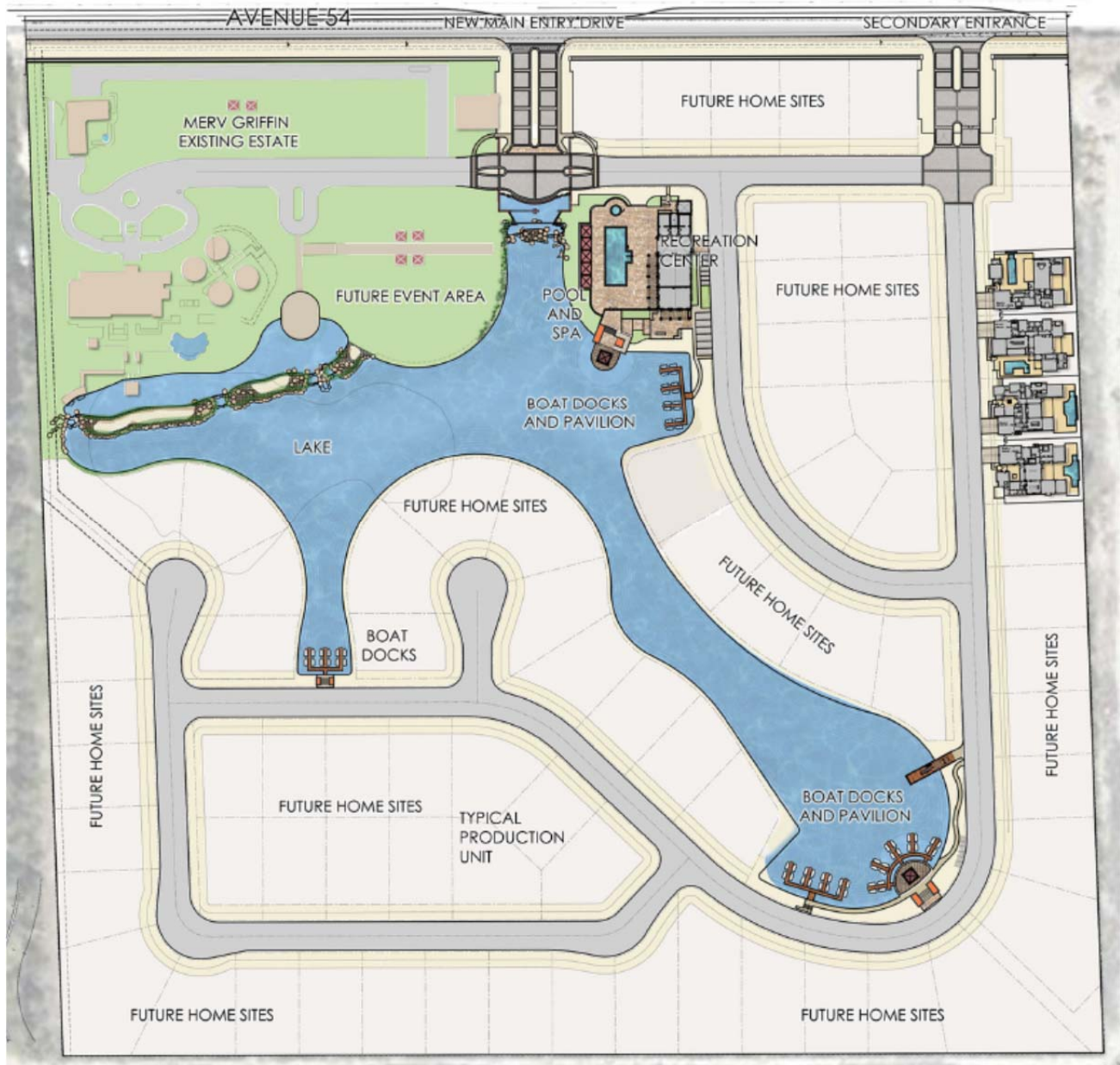


Source: City of La Quinta

Exhibit Date: July 7, 2014

Exhibit 2: Project Site Plan

THE ESTATES AT GRIFFIN LAKE



NO SCALE

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

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

W.H. Smith
Signature

3/16/15
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

Source: 2035 General Plan, La Quinta Municipal Code, project materials, aerial maps.

I. a, b) **No Impact.** Properties in the project vicinity generally enjoy views of the Santa Rosa Mountains located to the west and southwest. The site is not located near an existing or proposed state scenic highway and there are no scenic resources, rock outcroppings, or historical buildings located onsite. However, Avenue 54 is designated as an Image Corridor in the 2035 General Plan. As such, the project is required to provide enhanced landscaped parkway area. The proposed project Specific Plan will continue the landscaping and trail proposed along Avenue 54 as approved under the original Griffin Ranch project, currently under construction, albeit in a reduced setback width configuration due to an existing wall condition along Avenue 54 that will be retained.

The proposed project will include single family homes of up to two stories, up to 25 feet in height. The size of the residential lots (minimum 10,000 square feet) and the limitation of single story development within 150 feet of Avenue 54 will reduce the appearance of density, further limiting the potential for aesthetic impacts associated with the project. The residential, low intensity character of the project will serve to limit visual impacts associated with the project itself. The community building height incorporates a small tower feature at 31' 3" in height, which is located approximately 250' interior to the site from the Avenue 54 property line. The overall aesthetic impacts from development of the site are expected to be insignificant. There are no significant scenic resources on the site. Impacts associated with scenic resources are expected to be insignificant.

c, d) **Less than Significant.** Construction of the proposed project will generate light and glare primarily from landscape lighting, safety and security lighting on building exteriors, and vehicles accessing the site. The City regulates lighting levels and does not allow lighting to spill over onto adjacent property. Further, residential lighting is generally limited, and of low intensity. All project lighting will be required to comply with Section 9.100.150 (Outdoor Lighting) and other applicable sections of the Municipal Code. A preliminary photometric was provided for the south clubhouse building, where the barbeque area and boat docks will be lit with six vintage style LED powered pole lights at 12 feet in height. The average foot candle readings at set target points are 3.7, with negligible readings at the west edges of the

subject area. There are four residential lots in close proximity, across the street to the west, but no light wash will occur over those lots. More detailed review during final landscape and lighting plan review will occur during the plan check process. The City standards, combined with the nature of the land use proposed, will assure that impacts are less than significant.

Mitigation Measures: None

Monitoring: None

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

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

II. a-c) **No Impact.** The project site is surrounded by lands approved for and developing as single family residential development. The site itself has historically been used as a large homesite and equestrian training facility over the past 35 years. The site is located in an urbanizing area of the City, and is not currently under Williamson Act contract. The proposed project will not prevent the continued use in agriculture of lands to the southeast and east. However, in the long term, this area of the City is expected to develop according to the General Plan land use designations assigned to the property, and to build out in residential developments of varying sizes. Overall impacts associated with agricultural resources are expected to be insignificant. It is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance by the California Department of Conservation on current Important Farmland mapping. The project will not conflict with zoning for agricultural use or a Williamson Act contract, nor will it involve other changes that could result in the conversion of farmland to non-agricultural uses.

Mitigation Measures: None

Monitoring: None

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

Source: La Quinta General Plan, SCAQMD CEQA Handbook; 2003 PM10 Plan for the Coachella Valley, SCAQMD 2012 Air Quality Management Plan; CalEEMod Version 2013.2.2

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

The project will be developed in accordance with all applicable air quality management plans. The AQMP is based, in part, on the land use plans of the jurisdictions in the region. The proposed project is consistent with the goals and policies of the General Plan and land use zoning; therefore, the project is consistent with the intent of the AQMP. No impacts associated with compliance with applicable management plans are expected.

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

Construction Emissions

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

As shown in Table 1, emissions generated by construction activities are not anticipated to exceed SCAQMD thresholds of significance for any criteria air pollutants. The data reflect average daily emissions over the 3-year construction period, including summer and winter weather conditions. The analysis assumes approximately 9,837 cubic yards materials will be imported during grading. Applicable minimization measures that will be implemented throughout construction include, but are not limited to, the implementation of dust control practices in conformance with SCQAMD Rule 403 and 403.1, proper maintenance and limited idling of heavy equipment, phasing application of architectural coatings and the use of low-polluting architectural paint and coatings per SCAQMD Rule 1113. Adherence to such measures will ensure construction related emissions would remain less than significant.

Table 1
Griffin Estates
Maximum Daily Construction-Related Emissions Summary
(pounds per day)

Construction Emissions ¹	CO	NO _x	ROG	SO ₂	PM ₁₀	PM _{2.5}
2015	59.01	85.83	7.43	0.08	21.30	12.81
2016	33.82	32.96	4.59	0.04	3.45	2.3
2017	32.10	30.41	60.34	0.04	3.25	2.11
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No

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

Operational Emissions

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

Table 2
Griffin Estates
Operation-Related Emissions Summary
(pounds per day)

	CO	NO _x	ROG	SO ₂	PM ₁₀	PM _{2.5}
Operational Emissions ¹	54.35	9.64	25.18	0.08	5.75	2.99
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No

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

As shown in Table 2, operational emissions will not exceed SCAQMD thresholds of significance for any criteria pollutants. The data are conservative and reflect unmitigated operations; implementation of standard reduction measures will further reduce pollutant emissions. These include, but are not limited to, the use of low-VOC architectural paints and coatings in accordance with SCAQMD Rule 1113 and energy-efficient appliances.

- c) **Less than Significant.** Historically, the Coachella Valley, in which the project site is located,

has been classified as a “non-attainment” area for PM10 and ozone. In order to achieve attainment in the region, the 2003 Coachella Valley PM₁₀ Management Plan was adopted, which established strict standards for dust management for development proposals. The Salton Sea Air Basin (SSAB) is currently (November 2014) a non- attainment area for PM₁₀ and is classified as attainment/unclassifiable for PM_{2.5}. The proposed project will contribute to an incremental increase in regional ozone and PM₁₀ emissions. However, given its limited size and scope, cumulative impacts are not expected to be considerable. Under mitigated conditions set forth in this analysis, project construction and operation emissions will not exceed SCAQMD thresholds for PM₁₀ or ozone precursors (NOx). The project will not conflict with any attainment plans and will result in less than significant impacts.

- d) **Less than Significant.** The nearest sensitive receptors are single-family residences immediately west of the project site. Their distance from the building pad is within the 25 meters range.

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

Table 3
Griffin Estates
Localized Significance Thresholds
(lbs/day)

	CO	NOx	PM₁₀*	PM_{2.5}*
Construction	59.01	85.83	10.28	6.75
LST Threshold	2,292	304	14	8
Exceed?	No	No	No	No

Emission Source: CalEEMod model, version 2013.2.2 output tables generated 11.12.14.

LST Threshold Source: LST Mass Rate Look-up Table, SCAQMD.

*Shows mitigated emissions for PM₁₀ and PM_{2.5}.

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

Mitigation Measures: None

Monitoring: None

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

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

IV. a) **Less than Significant Impact.** The subject property is not located in an area identified as having potential habitat for any sensitive species. No significant native vegetation or habitat features are located onsite; the site consists primarily of ornamental and agricultural plantings. vegetation is limited to desert compatible plantings in a 10±-foot wide landscape perimeter along Avenue 54 of the property. The site is located outside of habitat areas where special status species have been documented and areas where species-specific studies are required.

The proposed project will result in redevelopment of major portions of the site, removal and/or replacement of existing unmanaged vegetation, and the addition of new landscaping materials. Given the previous development and disturbed nature of the site and the ongoing development in its immediate surroundings (i.e. Griffin Ranch subdivision), the project is not expected to result in direct or indirect impacts that would adversely impact a special status biological species.

The subject property has been fully developed for estate residential and equestrian purposes for more than three decades. Neither the site nor surrounding properties contains wetlands, riparian habitat or other sensitive natural communities, blue-line streams, or creeks. The project will have no impact on sensitive natural communities identified in local or regional plans.

Biological resources in the project area have been affected by area roadways and urban development. Native habitat onsite has been highly degraded due to previous grading and site development.

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

- b,c) **No Impact.** The project site is located in a developed and highly disturbed area and there are no riparian habitats or wetlands located on the site. The proposed project will have no impact on riparian species or habitat, wetlands or other sensitive natural communities, including marshes or vernal pools, or through direct removal, filling, or hydrological interruption of a natural drainage.
- d) **Less Than Significant with Mitigation.** The subject property does not serve as a wildlife movement corridor for any native resident or migratory fish or wildlife species, or as a native wildlife nursery site. The subject property is bordered on the north by Avenue 54, which is developed to an urban arterial configuration (four-lane divided roadway), and by a developing residential project (Griffin Ranch) directly to the west, south and east. It is not known to serve as a wildlife corridor or nursery site. The site may offer limited nesting sites for birds protected by the international Migratory Bird Treaty Act (MBTA). To comply with the MBTA, any vegetation or tree removal, or other ground disturbing activities occurring between January 1 to August 31 with the potential to impact nesting birds shall require a qualified biologist to conduct a nesting bird survey to determine if there is a potential impact to such species. Conducting construction activities outside of the breeding season (September 1 to March 1) can avoid having to implement such measures. If active nests of any native bird are found onsite, they will be avoided until after the young have fledged. Compliance with the MBTA will ensure impacts to sensitive species are reduced to less than significant levels. All projects are required under the General Plan (Policy BIO-1.4) to comply with the Migratory Bird Treaty Act (MBTA), and will be required to determine if active bird nesting is occurring if vegetation removal will take place between January and September.
- e) **No Impact.** The proposed project will not conflict with any local ordinances protecting biological species and will be required to comply with the landscaping and other appropriate requirements of the Municipal Code.
- f) **Less than Significant Impact.** The City of La Quinta has adopted the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). As a result, the City is required to

implement a Local Development Mitigation Fee (LDMF) for projects located within the CVMSHCP plan area. Although the proposed project site is not within a designated conservation area, as defined in the Plan, it is located within the general Plan boundaries, and the developer will be required to pay LDMF. These fees are designed to offset potential impacts of cumulative projects on covered biological species, and assure that impacts are reduced throughout the Valley and City to less than significant levels.

Mitigation:

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

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

Monitoring:

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

Responsible Parties: Planning Division

Schedule: Between March 1st to September 1st and no more than 30 days prior to site disturbance.

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

Sources: Historical/Archaeological Resources Survey Report; Paleontological Resources Assessment Report; 2035 General Plan, project materials.

V. a,d) **No Impact.** A cultural resource report was prepared for the proposed project¹. The survey included both records searches of available maps and reports, and a field investigation. Contact with local Tribes revealed no information identifying traditional cultural sites on or in the vicinity of the project site. The records search determined that the site was not previously surveyed. However, more than 30 prior studies have historically been conducted within one mile of the project site. These studies uncovered 24 historic/archaeological sites and 63 isolates (sites with less than 3 artifacts). As none of these were recorded in the project site's immediate vicinity, no further consideration under this survey is warranted.

The on-site investigation identified no historic or prehistoric materials within the project area. Historical sources consulted suggest the area remained mostly undeveloped by man until the 1950's. No evidence of any buildings constructed prior to 1978 was found; all existing buildings on the site are consistent with the period during which Mr. Griffin developed the property and are considered modern. Overall, the entire project area has been disturbed by past development.

The field survey showed no potential for cultural resources on the site. CRM Tech concluded that the proposed project will not cause a substantial adverse change to any known historic resource, no further cultural resource investigation is necessary, and recommends that should any cultural materials be unearthed, all work should be halted so that the materials can be examined and evaluated by a qualified archaeological monitor.

As City policy requires monitoring in this part of the City regardless of whether artifacts were found during a Phase I survey, mitigation measures will be attached to the project.

It is not anticipated that any human remains will be encountered during construction of the proposed project because the site and surrounding area have been previously disturbed to

¹ "Historical/Archaeological Resources Survey Report Merv Griffin Estates Project, Assessor's Parcel Number 767-320-013," prepared by CRM Tech, May 15, 2014.

accommodate development. However, should any previously unidentified or unanticipated human remains be discovered during project construction, state law requires that law enforcement be contacted, and the remains removed in a prescribed manner. The project will be subject to these requirements.

- b, c) **Less Than Significant with Mitigation.** A paleontological resource report was also prepared for the proposed project². The survey included records searches of available maps and reports, as well as a field investigation. The records search identified that the project area occurs within the historic boundary of ancient Lake Cahuilla, and that the soils on and around the site are of the Holocene age. While it was noted that development activities have heavily disturbed the project area, scattered shells and shell fragments of freshwater species were observed. Although no specific finds were encountered, several localities have been previously reported in nearby areas that share the project area's soils characteristics. The San Bernardino County Museum finds the project vicinity to have a "high paleontological sensitivity" and that the project has a "high potential to impact significant nonrenewable fossil resources". The report concludes that the proposed site may contain sediments from which many Holocene localities are known to have been found. It was also concluded that some of these sediments may be present beneath the site and are considered as high paleontological sensitivity. The report recommends a mitigation program be prepared to address the potential for impacts to paleontological resources.

Mitigation:

1. If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.
2. If any resource recovery occurs, a final report shall be submitted to the Community Development Department prior to the issuance of the first Certificate of Occupancy for the project.
3. Collected archaeological resources shall be properly packaged for long term curation, in polyethylene self-seal bags, vials, or film cans as appropriate, all within acid-free, standard size, comprehensively labeled archive boxes and delivered to the City prior to issuance of first Certificate of Occupancy for the property. Materials shall be accompanied by descriptive catalogue, field notes and records, primary research data, and the original graphics
4. A paleontological resource impact mitigation program shall be developed and implemented for the proposed project in accordance with the provisions of CEQA, as well as the proposed guidelines of the Society of Vertebrate Paleontology. The primary component of the mitigation program will be monitoring of ground disturbances during the project by qualified personnel. Since the surface soils have been extensively disturbed in the past, only periodic monitoring is recommended during demolition, tree removal, grubbing, or shallow surface grading. Continuous monitoring shall be conducted for

² "Paleontological Resources Assessment Report Merv Griffin Estates Project, Assessor's Parcel Number 767-320-013," prepared by CRM Tech, May 15, 2014.

deeper grading and excavations that reach beyond a depth of two feet. The mitigation program should include but not be limited to the following:

- The excavation of areas identified as likely to contain paleontological resources, such as undisturbed Lake Cahuilla beds and any undisturbed subsurface alluvium, shall be conducted by a qualified paleontological monitor. The monitor should be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens. Proof that a monitor has been retained shall be given to City prior to issuance of first earth-moving permit, or before any clearing of the site is begun.
- Samples of sediments should be collected and washed to recover small invertebrate and vertebrate fossils.
- Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would allow for further research in the future.
- A report of findings with an appended itemized inventory of specimens shall be submitted to the City prior to the first occupancy of a residence being granted by the City. The report shall include pertinent discussions of the significance of all recovered resources where appropriate. The report and inventory, when submitted to the City, will signify completion of the program to mitigate impacts to paleontological resources.
- Collected resources and related reports, etc. shall be given to the City for curation. Packaging of resources, reports, etc. shall comply with standards commonly used in the paleontological industry.

Monitoring:

- A. The City's Planning Division shall review and accept the proposed monitoring program(s) and assure that necessary contracts are in place.

Responsible Parties: Planning Division

Schedule: Prior to mass grading, trenching or other comparable site disturbance.

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

Sources: 2035 General Plan; project materials; "Geotechnical Investigation: Proposed Griffin Ranch Residential Development..." Sladden Engineering, August 2004; Geotechnical Update by Sladden, December 2013

VI. a) A Geotechnical Assessment for the proposed Griffin Ranch Residential Development project was prepared by Sladden Engineering in August 2004; a Geotechnical Update of that report was prepared by Sladden for the subject property in December 2013.

i, ii **No Impact.** The subject property is not located within a currently delineated Alquist-Priolo Earthquake Fault Zone, and no active faults are mapped in the immediate vicinity of the site. Development of the proposed project will not expose people or structures to hazards associated with fault rupture. The closest active fault to the subject property is the San Andreas Fault, approximately 11 miles northeast of the site. Historical earthquake magnitudes measured in the vicinity of the subject property range from less than 2.0 to 3.0. The property could experience moderate to severe ground shaking from earthquakes originating on this and other local and regional faults. Earthquake-resistant construction methods prescribed by the Building Code will be implemented to minimize potential structural damage. At a minimum, seismic design will be required to comply with the most recent version of the California Building Code (CBC).

iii. **Less Than Significant Impact.** Due to its soil composition and depth to groundwater, the project site and its vicinity are subject to liquefaction potential. The site is also within an area

identified as having the potential for subsidence, seismically-induced settlement, and collapsible soils. The preliminary geotechnical investigation³ prepared for the original Griffin Ranch project site found that although the site occurs in an area where groundwater occurs at a depth of 45 feet, the soils on the project site are primarily silty sands with clayey silt underlayments beyond 5 feet in depth, and are generally firm. They are considered too dense to generally be subject to liquefaction. Borings were taken up to 50 feet and no groundwater was encountered. The City will require project-specific geotechnical analysis in conjunction with the submittal of building plans for the site, to assure that any required remedial soil stabilization is implemented as part of the building permit process. The project is required to conform with the City Zoning, Development Code and the Uniform Building Code Standards at the time of construction, thus further reducing impacts related to seismically induced liquefaction. These City standards will assure that impacts associated with seismic hazards are reduced to less than significant levels.

- iv. **No Impact.** The subject property is generally level with no rock formation on or surrounding it. It is approximately 1.5 miles east of the nearest slopes of the Santa Rosa/Coral Reef Mountains. It is not susceptible to slope instability, including landslides, rock falls, or soil slumps. The proposed project will not expose people or structures to hazards associated with slope instability.
- b) **Less than Significant Impact.** Development of the proposed project is not expected to result in significant soil erosion or loss of topsoil. The site has an existing 2.1 acre pond that will be expanded to a 6 acre lake amenity, which will be managed and designed to minimize the potential of erosion impacts associated with runoff and activity along the lake surface.

Nonetheless, the property is located in an area with a high to very high wind erosion rating, and some erosion could occur during project construction. A dust management plan will be part of the standard requirements imposed through conditions of approval to minimize fugitive dust generated during the building process (Chapter 6.16, LQMC).

- c) **Less than Significant Impact.** The subject property is generally underlain by alluvial sand and clay of valley areas (Ql/Qa), which have a low shrink/swell potential. The proposed project will not create substantial safety risks associated with expansive soils, as the surface soils on site are non-expansive and fall within the “very low” expansion category in accordance with CBC classification criteria.
- d) **No Impact.** The proposed project will connect to existing sewer lines, and no alternative waste water disposal systems are proposed or required. The project site is within the service area of the Coachella Valley Water District, and all facilities will be required to connect to existing sanitary sewer services.

Mitigation: None required.

Monitoring: None required.

³ “Geotechnical Investigation: Proposed Griffin Ranch Residential Development...,” prepared by Sladden Engineering, August 2004; and, Geotechnical Update by Sladden Engineering, December 2013

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

Source: CalEEMod Version 2013.2.2, project materials.

VII.

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

Table 4
Griffin Estates
GHG Emissions from Construction and Operation
(Metric Tons/Year)

	CO2	CH4	N2O	CO2e
Construction Activities	1,350.63	0.24	0.00	1,355.71
Operational Activities	1,385.69	1.35	0.00	1,417.13

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

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

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS --Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

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

VII.a,b) **Less than Significant Impact.** The development of the site is likely to result in the storage of cleaning materials for household use, pool maintenance, etc. These materials, however, are not expected to be hazardous, as they are not expected to be stored or transported in large quantities. There are no identified hazardous materials sites within the project area. Impacts associated with transportation, use or storage of these materials are expected to be less than significant.

c) **No Impact.** The nearest school is Westside Elementary School, located approximately 1 mile southeast of the proposed project. The project is not located within a quarter mile of a school nor will it result in the emission or handling of hazardous materials of significance.

- d) **No Impact.** The project site is not located on or near a hazardous materials site as identified by the California Department of Toxic Substances Control. It will not create a significant hazard to the public or environment.

- e-f) **No Impact.** The project site is located approximately 6 miles southeast of the Bermuda Dunes Airport and 3.5 miles northwest of the Jacqueline Cochran Regional Airport. It is not located within an airport land use plan or within 2 miles of a public or private airport, and therefore, will not result in an aviation safety hazard for people working or residing in the area.

- g) **No Impact.** The proposed project will not physically interfere with emergency response or evacuation plans. Access to/from the site will be provided at 2 access points on the existing street grid (Avenue 54). The project will be required to comply with police and fire department regulations to assure adequate emergency access and vehicle turn-around space. No impacts are expected.

- h) **No Impact.** The subject property and immediate project vicinity encompass developing higher end residential project areas and are approximately 2.5 miles from the nearest wildlands (Santa Rosa Mountains). According to CalFire fire hazard mapping, the subject property is not located within a fire hazard severity zone. The proposed project will not expose people or structures to a significant risk associated with wildfire hazards.

Mitigation: None required.

Monitoring: None required.

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

Source: 2035 General Plan; "Preliminary WQMP for Estates at Griffin Lake," 12/15/2014 (revised); "Preliminary Hydrology Report, Estates at Griffin Lake," 12/15/2014 (revised)

IX. a) **No Impact.** The proposed project will not violate any water quality standards or waste discharge requirements. The project proponent will be required to implement National Pollution Elimination System (NPDES) requirements for storm flows by preparing and implementing SWPPP and WQMP, as required. Project development will be connected to an existing 8" sewer line to the southeast, within the Griffin Ranch development. Wastewater will be transported to and processed at CVWD's Mid-Valley Water Reclamation Plant (WRP-4) in Thermal. CVWD implements all the requirements of the Regional Water Quality Control Board as they relate to wastewater discharge requirements and water quality standards. Therefore, the proposed project will have less than significant impact on water quality standards or waste discharge requirements.

The City requires that all projects retain the 100-year storm on site. The proposed project includes retention facilities to manage storm flows via a 6 acre lake, which is designed to meet local stormwater retention requirements. The design of these facilities must be approved by the City Engineer prior to the initiation of project construction. All hydrology improvements will also be required to comply with NPDES standards, to assure that no polluted storm water enters other surface waters either during construction or operation of the project. As described in the project's Preliminary Water Quality Management Plan, a system of drainage channels, street catch basins and drywells combine to contain debris, sediments and other pollutants. The project will implement Best Management Practices (BMPs) to address the management of pollutants of concern that may be generated onsite, as identified by the WQMP. A routine BMP maintenance program will be established to assure ongoing implementation. No additional WQCB permits or approvals are required for the project.

- b) **Less than Significant Impact.** Domestic water will be supplied to the subject property by the Coachella Valley Water District (CVWD) through existing water infrastructure. CVWD has prepared an Urban Water Management Plan 2010 Update, which is a long-term planning document that helps CVWD plan for current and future water demands. The Plan demonstrates that CVWD has available, or can supply in the future, sufficient and reliable water supplies to serve future development in the project area.

Water will be necessary for the proposed project during both the construction and operational phases. In the short-term, onsite water will be required during site grading as part of the dust mitigation program. Over the long-term, annual water consumption will be that required by a 78-lot residential subdivision, a 3,100 s.f. clubhouse, common and private pools and water features, and a 6 acre lake. This lake will be used for storm flow retention and landscape irrigation, as well as recreational use. The lake will be served by an 18" non-potable water line to allow use of All American canal water for irrigation, conserving potable water from the aquifer. The project specific plan identifies an annual savings of 21,828,900 gallons of potable water (63.85 acre-feet) by using the lake design with canal water. The project proposes to use drought-tolerant planting materials and irrigation water sourced from the proposed 6 acre lake for all landscaping demands. Onsite buildings will be equipped with water efficient fixtures in compliance with Building Code requirements to minimize water consumption. The proposed project is consistent with the City's General Plan and is therefore addressed in the UWMP. The UWMP demonstrates that the District has available, or can supply, sufficient water to serve the proposed project. Impacts on groundwater supplies and recharge are expected to be less than significant.

- c-e) **Less than Significant Impact.** The project will result in addition of impermeable hardscape onsite, which will increase surface runoff and somewhat alter the local drainage pattern, based on the design of the project. Existing runoff flows to the west and east, into small retention areas in the southwest and southeast corners of the site. The subject property does not contain any streams or rivers, though it does contain an existing 2.1 acre pond, which will be demolished in favor of the new 6 acre lake.

The proposed project will not significantly change drainage patterns onsite or in the surrounding area. Compared to current conditions, the proposed project represents an increase in impervious surfaces. Under the proposed project design, storm water runoff generated on site will surface flow on the local street system from the residential lots to the proposed 6 acre lake. Runoff produced from two tributary drainage areas will be conveyed via surface flow to

the northern edge of the lake from the smaller tributary (Drainage Area A), while the larger tributary (Drainage Area b) will discharge via three drainage channels.

According to the project Hydrology Study the normal water volume of the proposed 6 acre lake is 1,336,419 cubic feet. There is a 6" freeboard between normal high water elevation of the lake surface and the concrete lake edge, which is stated in the study to be more than adequate to retain the 100-year design storm flow.

- f-g) **No Impact.** The subject property is designated Zone X on FEMA's Flood Insurance Rate Maps, which is defined as an area of moderate to low risk of flood hazard. It is also shown within an unprinted Flood Insurance Rate Map panel, indicating no special flood hazard. The proposed project will not place housing or other structures in a flood zone.

Mitigation: None required.

Monitoring: None required.

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

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

- X. a) **No Impact.** The proposed project will not physically divide an established community. The site is a vacant 40 acre parcel that has been privately used and is physically separated from the surrounding Griffin Ranch residential project on its south, west and east sides.
- b) **No Impact.** The subject property is designated for “Low Density Residential” purposes in the General Plan and zoned as “Low Density Residential” on the City Zoning Map. Proposed land uses are consistent with these designations. The project will not conflict with any plans, policies, or regulations with jurisdiction over the project.
- c) **No Impact.** The project site is not located within any conservation areas as identified in the CVMSHCP. However, the property is within the general boundaries of the Plan. The City has adopted the CVMSHCP, and the project proponent will be required to pay the Local Development Mitigation Fee (LDMF) as mitigation for any potential impacts to sensitive biological species covered by the Plan. Fee payment will assure the project is consistent with MSHCP requirements.

Mitigation: None required.

Monitoring: None required.

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

Sources: 2035 General Plan, project materials.

XI.a,b) **No Impact.** The proposed project will not result in the loss of availability of a locally or regionally important mineral resource. The California Department of Conservation Division of Mines and Geology has mapped the City’s mineral resources and designated the project site as “MRZ-1,” which represents areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood for their presence exists. The City General Plan designates the subject property and surrounding properties for “Low Density Residential” and “Open Space – Recreation” land uses.

Mitigation: None required

Monitoring: None required

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

Source: 2035 General Plan Noise Element, LQMC, project materials.

XII. a) Less than Significant With Mitigation. The City of La Quinta Noise Element of the General Plan provides guidelines for community noise impacts per land use designation. The current City noise standards for residential land uses allow noise levels of 60 dBA from 7am to 10pm, and 50 dBA from 10pm to 7am. The primary source of noise in the City and project area is traffic related. The main source of off-site exterior noise impacting the project will be generated from traffic along Avenue 54.

A noise study was not required for this project, as there is an existing 8-foot high wall on a three foot high berm along Avenue 54. A noise impact analysis was conducted for the approved Griffin Ranch project, for the original specific plan area⁴. A separate noise analysis was conducted for TT 34642, which comprised Amendment 1 to the specific plan⁵. The studies analyzed the potential noise impacts associated with the development of all lands covered by the Specific Plan, as amended. These studies are referenced here, in the context of potential noise impacts along Avenue 54.

⁴ “Griffin Ranch Specific Plan and Vesting Tentative Map Air Quality and Noise Impact Study,” Endo Engineering, September, 2004

⁵ “Exterior Noise Analysis Tract 34642 – Griffin Ranch” prepared by BridgeNet International, July 2006.

The studies found that the overall Griffin Ranch project will result in both short term (construction) and long term (operational) noise impacts which could be significant without mitigation.

Pertinent to the Estates at Griffin Lake project site, the studies found that noise levels associated with vehicular traffic adjacent to the project site have the potential to exceed the City's standards for residential land uses without mitigation on Avenue 54. On Avenue 54, the 65 dBA CNEL is expected to extend to 66 feet from the centerline. There are 6 lots that back up along Avenue 54 that will be affected by potential impact from roadway noise. These lots would therefore have exterior noise levels in excess of the City's standard of 65 dBA CNEL, without mitigation. The study recommendations for mitigation along Avenue 54 stipulated a six foot wall to be constructed on Avenue 54. As such, the existing 8 foot wall on top of a three foot berm should be more than adequate to mitigate any exterior noise impact. Acoustical analysis will also be required to verify exterior and interior noise standard compliance during building plan check reviews.

b, d) **Less Than Significant Impact.**

Construction Noise

While construction noise impacts could be substantial at times, they will be temporary and will cease once the project is complete. The nearest sensitive receptors are Griffin ranch residences (both existing and under construction), within approximately 100 - 200 feet to the south and west. Construction noise is exempt from the noise standards set forth in Section 9.100.210 of the Zoning Ordinance; however, it is restricted to certain days of the week and times of day (Section 6.08.050). Adherence to these limitations will minimize construction-related impacts to less than significant levels.

Operational Noise

During the long-term operational phase (i.e. post-buildout condition), groundborne vibration will be non-existent or undetectable, and noise levels will be comparable to similar existing residential development in the project area. Principal noise sources will be from vehicles traveling along Avenue 54, and general vehicle activity accessing the site (residents, deliveries, etc.). Limited noise may be emitted by onsite mechanical equipment, such as that associated with residential landscaping, and home improvement/repair. Given the similar residential development on adjacent properties, the project will not result in a perceptible permanent increase in ambient noise levels over existing conditions. It will be required to comply with the operational noise levels established in the Zoning Ordinance as those relate to residential property.

The project proposes retaining the existing 5.2 acre Merv Griffin Estate grounds for the continued promotion and development of the facility as a private and public event venue and estate residential rental use. While the site has been used over the past few years as an event facility, there is potential for temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project, as the facility becomes more heavily marketed and utilized for event venues and luxury rentals. The City has required Temporary Use permit review for all past events and that process has significantly reduced noise issues over time, as both the event coordinators and City staff have gained more knowledge and experience with each event and achieving better compliance. The process has been effective

and will need to continue with development of new residential at the project site, and continuing home production at Griffin Ranch overall.

In order to assure that the potential impacts associated with noise are adequately mitigated, mitigation measures are recommended.

- e, f) **No Impact.** The project is located approximately 3.5 miles to the south of the Jacqueline Cochran Regional Airport. Although an occasional overflight is likely, the approach patterns do not occur in the vicinity of the proposed project. The subject property is not located within an airport land use plan or within 2 miles of a public airport or private airstrip. The project will not expose people working or residing in the project area to excessive noise levels.

Mitigation:

1. A final noise analysis shall be completed when final lot layout and pad elevations have been completed to assure that the wall requirements are sufficient to meet the City's noise control standards for all units.
2. An interior noise analysis shall be completed when building plans for individual houses are submitted, to assure that all residential units shall have interior noise levels of 45 dBA CNEL.
3. All events to be held at the Griffin Estate property shall be reviewed under the applicable Temporary Use Permit process, in order to assess the specific impacts for each event.

Monitoring:

- A. The City's Planning and Building Divisions shall assure that necessary acoustical analyses as identified are incorporated into the final building construction plans. Planning Division shall review Temporary Use Permits for events associated with the Merv Griffin Estate on a case-by-case basis.

Responsible Parties: Planning Division, Building Division

Schedule: At time of building plan check submittal; prior to temporary events

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

Source: Project materials, CA Dept. of Finance, Demographic Research Unit, May 1, 2014.

XIII.

a-c) **No Impact.** The proposed project will result in the development of 78 detached single-family residential units. According to the California Department of Finance, the 2014 household size in La Quinta is 2.59⁶ persons per household. Based on this factor, the project has the potential to add approximately 202 persons to the City’s population. Although the project will directly induce population growth, it is consistent with the natural growth occurring over time in the City, and is less dense than that planned for under the City’s General Plan. Impacts to population will be insignificant.

The proposed site is currently vacant and designated for low density residential land uses. The project will not result in the loss or relocation of housing stock. Instead, the project will be adding 78 single-family units to the City’s housing stock. There will be no impact to housing.

Mitigation: None required

Monitoring: None required

⁶ “E-5 Population and Housing Estimates for Cities, Counties, and the State 2011-2014”, prepared by CA Dept. of Finance, accessed November 2014.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Source: 2035 General Plan, Google Earth, project materials.

XIV.

a) **Less than Significant Impact**

Fire/Police Protection

The County of Riverside Fire Department (RCFD) provides fire protection for the proposed project site. The proposed project will result in less than significant impacts on fire protection services. The subject property is easily accessible as the nearest RCFD fire station is located at 54001 Madison Street, approximately 1/4 mile west of the project site. All County-operated fire stations feature a minimum of one trained paramedic as part of its three-person engine company per RCFD policy. Project development will be in accordance with all City Municipal Code and/or RCFD Fire Protection Standards to assure adequate fire safety and emergency response. The project will be required to pay development impact fees toward fire protection services at building permit issuance. Impacts will be less than significant.

The City's Civic Center Community Policing Office is located at 78495 Calle Tampico, approximately 3.75 miles northwest of the project site. The City contracts with the County Sheriff (RCSD) for police services. The addition of 78 single-family residential units will increase the need for police services for 202 additional persons; however overall impact to police services is expected to be less than significant. The project vicinity is currently patrolled and will continue to be patrolled after project development. The site will be immediately accessible from Avenue 54, and project development will occur in accordance with City standards to assure adequate police protection.

Schools, Parks, and other Public Facilities - Less than Significant Impact

The proposed project will result in 78 single-family residences and has the potential to directly increase student population. The proposed project is located within the Coachella Valley Unified School District (CVUSD) and will be required to pay the State mandated developer fee to help address and offset the potential impacts to local schools. Fees will be collected prior to the issuance of building permits.

Each residential lot will have a private yard and the development will provide a community building, pool, and other recreational amenities, including a 6 acre lake that will provide recreational space, stormwater retention and landscape irrigation. The project is not expected to substantially increase the use of existing neighborhood and regional parks or other recreational facilities. The proposed project will participate in the City's parkland in-lieu fee program to offset impacts associated with parks generated by the 202 new residents of the project. Impacts are expected to be less than significant.

Mitigation: None required

Monitoring: None required

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

Sources: 2035 General Plan, project materials.

XV. a) **No Impact.** Residents of La Quinta currently have access to 72 acres of parks, 147 acres of nature preserves containing recreational parkland areas, 845 acres of regional park, an 18-hole municipal golf course, and numerous other private and public recreational facilities. The City municipal code sets a requirement for providing a minimum of 3 acres per 1,000 population. When this standard is applied to the estimated General Plan buildout population, a total of 242 acres of neighborhood and community parks will be required to adequately serve the City and its sphere of influence.

The development and improvements of the proposed project will be an overall recreational benefit to the City. The development consists of 82 detached single-family residential units, which could potentially increase the City’s population by 202 persons. The project is not expected to substantially increase the use of existing neighborhood and regional parks or other recreational facilities. Project residents will be less dependent or inclined to visit other recreation facilities as they will have a private community recreation center with pool, private yards for each dwelling unit, and several open space components, including a 6 acre lake as internal amenities. Regardless, the addition of approximately 200 persons to the City population constitutes a minor incremental increase in recreational demand, given the availability of public recreational opportunities. The project will be required to pay the City parkland fees toward acquiring future off-site park lands. No negative impacts are expected.

b) **Less Than Significant Impact.** The development of a 6 acre lake could be perceived as having an adverse impact relative to use of water resources, given the desert environment and well-documented drought conditions throughout the state. However, the lake serves more than to function as a recreational and aesthetic amenity. It is designed to manage the project’s stormwater and provide a source of water for landscaping irrigation. The lake will be served by an 18” non-potable water line to allow use of All American canal water for irrigation, conserving potable water from the aquifer. The project specific plan identifies an annual savings of 21,828,900 gallons of potable water (63.85 acre-feet) by using the lake design with canal water. This is envisioned as a positive beneficial impact of the project, which supports the active and passive recreational components of the lake.

Mitigation: None required

Monitoring: None required

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

Sources: 2035 General Plan, "Griffin Lake Estates Specific Plan 2168 Traffic Impact Analysis," Endo Engineering, August 2014); Project materials. Engineering Bulletin No. 06-13.

XVI.

a,b) **Less Than Significant Impact.** A project-specific traffic impact analysis was prepared to evaluate existing conditions in the project area and future conditions associated with build out of the proposed project. The traffic analysis evaluated the impacts of development of 78 single family homes, and preservation of the existing estate home on the property. The existing estate home was assumed to be used as an event venue for the life of the project. The traffic analysis studied two key intersections – Madison Street at Avenue 54 and Monroe Street at Avenue 54 – based on City requirements for evaluation. In addition, conditions at project access points were considered in the analysis. The traffic study considered current conditions, opening year (2017) conditions with and without the project, and General Plan build out year

(2035) conditions at the site access points. The traffic analysis found that the proposed project would generate 890 average daily trips, 68 of which would occur in the morning peak hour, and 89 of which would occur in the evening peak hour.

The study found that under current conditions, both study area intersections operate at Level of Service (LOS) B. This is an acceptable LOS under the City's General Plan standards. The study further found that the study area intersections will operate at LOS C in 2017, with or without the proposed project. This LOS remains at an acceptable level under the City's standards. Finally, the study found that at General Plan build out, site accesses would operate at acceptable LOS, assuming two-way Stop-controlled intersections at both locations. The analysis further found that warrants for signalization would not be met at either site access point, either in 2017 or at General Plan build out.

The traffic study included recommendations for the configuration of site access points, including two lanes of travel (one right turn and one left turn lane), as well as adequate stacking at the entry gates. These recommendations will be incorporated into the conditions of approval for the proposed project. Therefore, based on the traffic impact analysis, the proposed project will have less than significant impacts on area traffic conditions.

- c) **No Impact.** The project site is about 3.5 miles northwest of the nearest airport (Jacqueline Cochran Regional Airport). The project proposes single family homes and will not interfere with flight operations, although occasional over-flights are likely. No impact is anticipated.
- d) **Less than Significant Impact.** The proposed project will not create hazardous design features or dangerous intersections. As described below, the conditions at the site access points were found to operate safely in both 2017 and at project build out. Impacts are expected to be less than significant.
- e) **No Impact.** Emergency vehicles will access the site at the gated entry. The Fire Department will require the installation of Knox box devices to provide access for emergency vehicles. No impact is anticipated.
- f,g) **No Impact.** Parking will be provided consistent with the Specific Plan and Zoning Ordinance, as applicable. Parking for residential land uses is provided via on-lot garages, as required by the City. Parking for special events will continue to be addressed through temporary use permits, and may include, if necessary, off-site parking and shuttle busses. No impact is anticipated.

The site is not currently close to an existing transit route. This area of the site is developed at very low intensities, and bus service is unlikely for the near term. The project will be required to improve multi-purpose trails adjacent to the site, thereby providing alternative transportation access for pedestrians and bicycles. The project will not conflict with the City's alternative transportation policies. No impact is expected.

Mitigation: None required

Monitoring: None required

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

Source: Project Materials; project hydrology study and WQMP.

XVII. a) No Impact. Wastewater/stormwater discharge requirements for the Coachella Valley, including the subject property, are administered by the Colorado River Basin Regional Water Quality Control Board (WQCB); Whitewater River Watershed. The project will connect to existing sewer lines from residential development to the southeast of the project area, and wastewater will be transported to and processed by the Coachella Valley Water District (CVWD) at its Water Reclamation Plant 4 (WRP-4) in Thermal. CVWD implements all the requirements of the WQCB as they relate to wastewater discharge and water quality. The project will be developed with 78 new single family residential lots, and will include expansion of an existing 2.1 acre pond to a 6 acre lake, which is designed to meet local stormwater retention requirements. A system of drainage channels, street catch basins and drywells are proposed to adequately treat initial stormwater flows and convey the stormwater into the lake system. These systems combine to contain debris, sediments and other pollutants that are trapped in initial storm flows. No additional WQCB permits or approvals are required for the project as the City requires 100% retention of local stormwater for projects.

b-e) **Less than Significant Impact.**

Water and Wastewater

The proposed project will require water and generate wastewater consistent with a 78-lot residential development, a 6 acre lake to be maintained using irrigation water from the All American Canal, with a 3,100 s.f. clubhouse, and an estate property with main house, guest casitas, maintenance and other related structures. Although the project will increase wastewater flows to the CVWD treatment plant it will not adversely impact water quality standards or waste discharge requirements.

The subject property falls within the jurisdiction of the Coachella Valley Water District (CVWD) for domestic water and wastewater treatment services. CVWD's Water Management Plan 2010 Update (2012) demonstrates that the District has available, or can supply in the future, sufficient water to serve additional development in its service area. The water management plan includes a combination of continued groundwater extraction, conservation programs, additional water sources and source substitution, and groundwater recharge opportunities. The project will not require new or expanded water entitlements, and will actually conserve the potable aquifer through the lake system design, based on use of non-potable source water from the All-American canal.

The average annual flow to WRP-4 is approximately 4.75 million gallons per day (mgd), but it has a capacity of 9.9 mgd. Therefore, the plant has more than sufficient capacity to serve additional development, including the proposed project. Given the comparatively small scale of the project, project-related impacts to water and wastewater supplies and services will be less than significant.

Stormwater Drainage

Compared to current conditions, the proposed project represents an increase in in impervious surfaces. The proposed project includes retention facilities to manage storm flows via a 6 acre lake, which is designed to meet local stormwater retention requirements. Under the proposed project design, storm water runoff generated on site will surface flow on the local street system from the residential lots to the proposed 6 acre lake. Runoff produced from two tributary drainage areas will be conveyed via surface flow to the northern edge of the lake from the smaller tributary (Drainage Area A), while the larger tributary (Drainage Area B) will discharge via three drainage channels. According to the project Hydrology Study, the available freeboard above the normal high water elevation of the proposed 6 acre lake is stated to be more than adequate to retain the 100-year design storm flow. The project will not require the construction or expansion of stormwater management facilities.

- f, g) **No Impact.** The project site will be served by Burrtec, the City's solid waste contractor. Trash generated by the project will be hauled to the transfer station located in Cathedral City, west of the City, and from there transported to one of three regional landfills. All three landfills have sufficient capacity to accommodate the proposed project. Solid waste generated by the proposed project will include that typical of a residential subdivision, such as food waste, product packaging, and various paper and supply waste. Construction waste, such as wood and concrete, will be generated during the demolition and construction processes. Much of the

waste may be recyclable; the developer will need to prepare construction and demolition disposal plans for Burrtec to review and approve.

Burrtec will provide solid waste collection and disposal services to the proposed project. Solid waste will be hauled to the Edom Hill Transfer Station in Cathedral City, then to one of three regional landfills (Lamb Canyon, Badlands, or El Sobrante), each of which have sufficient long-term capacity to accommodate waste generated by the proposed project. Burrtec also implements recycling programs and provides those services as part of its waste contract obligations. Beyond typical household recycling pick-up and diversion, Burrtec also provides several recycling-related programs to City residents, including curbside pick-up of large items, waste motor oil, green waste, and other off-site programs and events for e-waste and paper shredding. Burrtec is required to meet all local, regional, state, and federal standards for solid waste disposal, and the project will have no impact on its ability to do so.

Mitigation: Not required.

Monitoring: Not required.

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

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

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

- b,c) **Less than Significant Impact.** The proposed project constitutes the retention of the existing residential estate, along with augmentation of limited components associated with the overall use of the site during that time. The remainder of the property will develop as residential lots, which is consistent with surrounding development and existing land use designations and policies. The property takes access from the existing roadway network and is already served by public utilities and infrastructure. It will contribute to improved stormwater absorption through expansion and redesign of the existing pond to a six acre lake feature, which will provide storm flow management and landscaping irrigation for the entire project area, and will be maintained using irrigation canal water in lieu of groundwater resources. Short-term and long-term environmental goals of the project are considered complementary.

The project will result in incremental environmental impacts typically associated with residential development, such as increased emission of criteria pollutants during demolition and grading, and increased demand for water and wastewater services. However, the project is a low density residential development, providing internal recreation and stormwater facilities that limit impacts to area facilities, reducing certain cumulative effects from the project. The project design incorporates an expansion of a 2.1 acre pond to a 6-acre lake, which will serve a multi-purpose use as a recreational amenity for non-motorized boating, stormwater retention, and as a water source for the project's landscape irrigation demands. The lake feature will reduce the project's reliance on groundwater resources, as it will be sourced with water from the All American irrigation canal. Due to the relatively small scale of the project in relation to larger surrounding residential and golf developments, impacts are expected to be less than significant when considered in conjunction with the effects of other projects.

- d) **No Impact.** The project will not cause substantial adverse impacts, either directly or indirectly, on human beings. The property is not subject to environmental hazards, such as rockfall or flooding, and no hazardous land uses, structures, or activities are proposed.

This Agency intends to adopt a Mitigated Negative Declaration based upon the supporting documentation herein.

References

2003 Coachella Valley MSHCP

2003 PM10 Plan for the Coachella Valley

California Department of Conservation Farmland Mapping

California Scenic Highway Mapping System

CalEEMod Version 2013.2.2

City of La Quinta 2035 General Plan

City of La Quinta Municipal Code and Zoning Map.

"Exterior Noise Analysis Tract 34642 – Griffin Ranch" prepared by BridgeNet International, July 2006.

"Geotechnical Investigation: Proposed Griffin Ranch Residential Development" prepared by Sladden Engineering, August 17, 2004

Geotechnical Update by Sladden Engineering, December 10, 2013 – Update of Geotechnical Investigation: Proposed Griffin Ranch Residential Development, prepared by Sladden Engineering, August 17, 2004

"Griffin Ranch Specific Plan and Vesting Tentative Map Air Quality and Noise Impact Study," Endo Engineering, September, 2004

Historical/Archaeological Resources Survey Report Merv Griffin Estates Project, Assessor's Parcel Number 767-320-013," prepared by CRM Tech, May 15, 2014.

"Paleontological Resources Assessment Report Merv Griffin Estates Project, Assessor's Parcel Number 767-320-013," prepared by CRM Tech, May 15, 2014.

"Preliminary Hydrology Report, Estates at Griffin Lake," MSA Consulting, 12/15/2014 (revised)

"Preliminary Water Quality Management Plan for Estates at Griffin Lake," MSA Consulting, 12/15/2014 (revised)"

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

SCAQMD 2012 Air Quality Management Plan

SCAQMD CEQA Handbook

The Estates at Griffin Lake Specific Plan, prepared by MSA Consulting, December 15, 2014 (revised).

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

DATE:	April 2, 2015	ASSESSORS PARCEL NO.:	767-320-013
CASE NO.:	Specific Plan 2014-1001, Tentative Parcel Map 2014-1001 (TPM 36745) , Tentative Tract Map 2014-1001 (TTM 36744) Site Development Permit 2014-1003	PROJECT LOCATION:	South side of Avenue 54, ¼ mile east of Madison Street (81345 Avenue 54)
EA/EIR NO:	2014-1001	APPROVAL DATE:	In Process
APPLICANT:	Mark Majer, Griffin Ranch Investors LP		

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

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
IV. BIOLOGICAL RESOURCES					
Any vegetation or tree removal, or other ground disturbing activities occurring between January 1st and August 31st with the potential to impact nesting birds shall require a qualified biologist to conduct a nesting bird survey to determine if there is a potential impact to such species.	Community Development Department	Prior to any vegetation removal between 1/1 and 8/31.	Biological survey.		

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
V. CULTURAL RESOURCES					
<p>A qualified archaeological monitor shall be present on site during any earth moving activities. Should the monitor identify a resource, he/she shall be empowered to stop or redirect earth moving activities until such time as the resource can be properly identified and processed. The archaeological monitor shall be required to prepare a report at the end of earth moving activities and file such report with the Community Development Department within 30 days of completion of monitoring activities for any building on the project site.</p>	<p>Community Development Department</p>	<p>During earth moving</p>	<p>City standards for archaeological resource analysis; project approval conditions</p>		
<p>A paleontological resource impact mitigation program shall be developed and implemented for the proposed project in accordance with the provisions of CEQA, as well as the proposed guidelines of the Society of Vertebrate Paleontology</p>	<p>Community Development Department</p>	<p>Prior to grading permit issuance; during grading operations</p>	<p>As per guidance in May 2014 CRM Paleontological Resource Assessment</p>		

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
XII. NOISE					
<p>A final noise analysis shall be completed to verify wall height meets the City's noise control standards for all affected units.</p> <p>An interior noise analysis shall be completed to assure that residential units do not exceed interior noise levels of 45 dBA CNEL.</p> <p>All events to be held at the Griffin Estate property shall be reviewed under the applicable Temporary Use Permit process, in order to assess the specific impacts for each event.</p>	<p>Community Development Department</p> <p>Community Development Department</p> <p>Community Development Department</p>				
<p>A final noise analysis shall be completed to verify wall height meets the City's noise control standards for all affected units.</p> <p>An interior noise analysis shall be completed to assure that residential units do not exceed interior noise levels of 45 dBA CNEL.</p> <p>All events to be held at the Griffin Estate property shall be reviewed under the applicable Temporary Use Permit process, in order to assess the specific impacts for each event.</p>	<p>Community Development Department</p> <p>Community Development Department</p> <p>Community Development Department</p>				

EXHIBIT B

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SPECIFIC PLAN 2014-1001, AMENDMENT NO. 1 (SP 2004-074)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015**

GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Specific Plan, or any Final Map recorded thereunder. The City shall have sole discretion in selecting its defense counsel. The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.
2. Specific Plan 2014-1001 shall be developed in compliance with these conditions, and the approved Specific Plan document. In the event of any conflicts between these conditions and the provisions of Specific Plan 2014-1001, these conditions shall take precedence.
3. Specific Plan 2014-1001 shall comply with all applicable terms, conditions and/or mitigation measures for the following related approvals:
 - Environmental Assessment 2014-1001
 - Tentative Parcel Map 2001-1001 (TPM 36745)
 - Tentative Tract Map 2014-1001 (TTM 36744)
 - Site Development Permit 2014-1003

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

4. The following changes shall be made to the Specific Plan:
 - A. Page 8, Zoning, shall be revised to reflect the existing RVL zoning is consistent with the General Plan.
 - B. Revise all figures and text references to the Griffin Estate's 5.2 acres, to reflect the proposed parcel size of 6.5 acres.
 - C. Section 2.3 shall be revised to reflect removal of the Estate Grounds (at 6.5 acres per the Parcel map) as an open space element, and cite,

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SPECIFIC PLAN 2014-1001, AMENDMENT NO. 1 (SP 2004-074)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015**

as the specific plan standard, 7.2 acres of common open area as a percentage of the remaining 33.3 acres for development. Figure 2.4 shall be corrected to remove the Estate Grounds.

- D. Table 3.2, Planning Area 1, shall be amended in accordance with the following:
- Table 3.2 a under Major Events, shall list the same events as listed under Minor and Moderate Events.
 - Table 3.2 f, g, h, j, k, l shall be deleted.
 - Table 3.2 m shall be revised to read “Comply with applicable TUP process” under Moderate and Major Event headings.
 - Table 3.2 i shall be revised to read “Comply with City Noise Control requirements and respective TUP requirements” for all Event headings.
 - Delete Note 1.
- E. Table 3.4, Planning Area 3, shall be revised to amend the maximum building height to 28 feet, and add a Note to reflect that the community building tower element may extend to 32 feet maximum as an architectural projection.
- F. The plant palette (Table 4.1) shall be amended to incorporate any unlisted plant materials established in the landscape plans for Site Development Permit 2014-1003.
- G. Homes on Lots 1 through 31, as shown on the Tentative Tract Map (i.e. along the east and south sides of the project), shall be limited to single story units, not to exceed 22 feet in height.
5. Within 30 days of City Council approval, applicant shall provide an electronic copy (.pdf) and three bound paper copies of the Final Specific Plan document, as amended by this action, to the Community Development Department. The Final Specific Plan shall include all text and graphics

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SPECIFIC PLAN 2014-1001, AMENDMENT NO. 1 (SP 2004-074)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015**

except as amended by this action, all amendments per this action, and correction of any typographical errors, internal document inconsistencies, and other amendments deemed necessary by the Community Development Director.

EXHIBIT C

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE PARCEL MAP 36745 (TPM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 1 OF 3**

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 Parcel 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 Parcel 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. This Tentative Parcel Map shall expire two years from the date of City Council approval, unless recorded or granted a time extension pursuant to the requirements of La Quinta Municipal Code 13.12.160 (Extensions of time for tentative maps). The two-year time period shall be tolled during the pendency of any lawsuit that may be filed, challenging this Tentative Parcel Map and/or the City's CEQA compliance.
4. Prior to recordation of the Tentative Parcel Map by the City, the applicant shall obtain any necessary clearances from the following agencies, if required:
 - Riverside County Fire Marshal
 - La Quinta Public Works Department (Green Sheet (Public Works Clearance))
 - La Quinta Community Development Department
 - Coachella Valley Water District (CVWD)
 - Imperial Irrigation District (IID)

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies.

5. Tentative Parcel Map 2001-1001 (TPM 36745) shall comply with all applicable terms, conditions and/or mitigation measures for the following related approvals:

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE PARCEL MAP 36745 (TPM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 2 OF 3**

- Environmental Assessment 2014-1001
- Specific Plan 2014-1001, Amendment No. 1 (SP 2004-074)
- Tentative Tract Map 2014-1001 (TTM 36744)
- Site Development Permit 2014-1003

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.

6. This Tentative Parcel map is intended to facilitate land sale or transfer only. Development entitlements rest solely with the approvals listed in Condition 5.
7. 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.
8. 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

9. 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. Applicant shall provide for reciprocal access easement between Parcels 1 and 2 and to Ave 54 prior to transfer.

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE PARCEL MAP 36745 (TPM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 3 OF 3**

10. 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.
11. The public street right-of-way offers for dedication required for this development include:
 - A. PUBLIC STREETS
 - 1) Avenue 54 (Primary Arterial, 108' ROW) – 54 feet from the centerline of Avenue 54 for a total 108-foot developed right of way.
12. The applicant shall offer for dedication those easements necessary to guarantee reciprocal access between Parcel 1, Parcel 2 and Avenue 54.
13. 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.
14. 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 Parcel Map and the date of recording of any Final Map, unless such easement is approved by the City Engineer.

FINAL MAPS

15. 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.

FEES AND DEPOSITS

16. 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.

EXHIBIT D

RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 1 OF 23

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. This Tentative Tract Map shall expire two years from the date of City Council approval, unless recorded or granted a time extension pursuant to the requirements of La Quinta Municipal Code 13.12.160 (Extensions of time for tentative maps). The two-year time period shall be tolled during the pendency of any lawsuit that may be filed, challenging this Tentative Tract Map and/or the City’s CEQA compliance.
4. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain any necessary clearances and/or permits from the following agencies, if required:
 - Riverside County Fire Marshal
 - La Quinta Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Water Quality Management Plan(WQMP) Exemption Form – Whitewater River Region, Improvement Permit)
 - La Quinta Community Development Department
 - Riverside Co. Environmental Health Department
 - Desert Sands Unified School District (DSUSD)
 - Coachella Valley Water District (CVWD)
 - Imperial Irrigation District (IID)
 - California Regional Water Quality Control Board (CRWQCB)
 - State Water Resources Control Board

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 2 OF 23**

- 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. Tentative Tract Map 36744 shall comply with all applicable terms, conditions and/or mitigation measures for the following related approvals:
 - Environmental Assessment 2014-1001
 - Specific Plan 2014-1001, Amendment No. 1 (SP 2004-074)
 - Tentative Parcel Map 2014-1001 (TPM 36745)
 - Site Development Permit 2014-1003

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.

6. 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.
7. 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.

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 3 OF 23**

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.
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.

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 4 OF 23**

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

PROPERTY RIGHTS

11. Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the construction or proper functioning of the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements.
12. Pursuant to the aforementioned condition, conferred rights shall include approvals from the master developer or the HOA over easements and other property rights necessary for construction and proper functioning of the proposed development not limited to access rights over proposed and/or existing private streets that access public streets and open space/drainage facilities of the master development.
13. The applicant shall retain for private use on the Final Map all private street rights-of-way in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
14. The private street rights-of-way to be retained for private use required for this development include:
 - A. PRIVATE STREETS
 - 1) Streets 'B', 'C', 'D', 'E', 'F', 'G', and 'H' - Private Residential Streets

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 5 OF 23**

measured at gutter flow line to gutter flow line shall have a minimum 36-foot travel width.

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.

15. 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.
16. 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.
17. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas on the Final Map.
18. Direct vehicular access to Avenue 54 from lots with frontage along Avenue 54 is restricted, except for approved access points identified on the tentative tract map, or as otherwise conditioned in these conditions of approval. The vehicular access restriction shall be shown on the recorded final tract map.
19. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur.
20. The applicant shall cause no easement to be granted, or recorded, over any portion of the subject property between the date of approval of the Tentative Tract Map and the date of recording of any Final Map, unless such easement is approved by the City Engineer.

STREET AND TRAFFIC IMPROVEMENTS

21. The applicant shall comply with the provisions of LQMC Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access for

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 6 OF 23**

Individual Properties and Development) for public streets; and Section 13.24.080 (Street Design - Private Streets), where private streets are proposed.

22. Streets shall have vertical curbs or other approved curb configurations that will convey water without ponding, and provide lateral containment of dust and residue during street sweeping operations. If a wedge or rolled curb design is approved, the lip at the flowline shall be near vertical with a 1/8" batter and a minimum height of 0.1'. Unused curb cuts on any lot shall be restored to standard curb height prior to final inspection of permanent building(s) on the lot.
23. The applicant shall construct the following street improvements to conform with the General Plan:
 - A. OFF-SITE STREETS
 - 1) Avenue 54 – The applicant should install signing and striping to provide median acceleration lanes at the two development access intersections on Avenue 54.
 - B. PRIVATE STREETS
 - 1) Streets 'B', 'C', 'D', 'E', 'F', 'G', and 'H' - Private Residential Streets measured at gutter flow line to gutter flow line shall have a 36-foot travel width.
 - 2) The location of driveways of corner lots shall not be located within the curb return and away from the intersection when possible.
 - C. 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.
 - D. 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.

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 7 OF 23**

E. 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.

24. 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).
25. 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.

26. 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.
27. 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.
28. Standard knuckles and corner cut-backs shall conform to Riverside County Standard Drawings #801 and #805, respectively, unless otherwise approved by the City Engineer.
29. 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.

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 8 OF 23**

FINAL MAPS

30. 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.

31. 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).
32. 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. Rough Grading Plan 1" = 40' Horizontal
- B. PM10 Plan 1" = 40' Horizontal
- C. WQMP (Plan submitted in Report Form)

NOTE: A through C to be submitted concurrently.

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

NOTE: D through E to be submitted concurrently.

(Separate Storm Drain Plans if applicable)

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 9 OF 23**

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.

F. 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.

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 10 OF 23**

“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.

33. 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.laquinta.org). Please navigate to the Public Works Department home page and look for the Standard Drawings hyperlink.
34. The applicant shall furnish a complete set of all approved improvement plans on a storage media acceptable to the City Engineer (currently mylars).
35. 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

36. 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.
37. 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).

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 11 OF 23**

38. 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.

39. Depending on the timing of the development of this Tentative Parcel 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

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 12 OF 23**

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.

40. 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.

41. 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

42. The applicant shall comply with the provisions of LQMC Section 13.24.050 (Grading Improvements).
43. 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.
44. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 13 OF 23**

- 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.

- 45. 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.
- 46. 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

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 14 OF 23**

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.

47. 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.
48. Building pad elevations of perimeter lots shall not differ by more than one foot higher from the building pads in adjacent developments unless otherwise approved by the City Engineer.
49. Minimize the differential in building pad elevations of perimeter lots and building pad elevations in adjacent developments. Building pad elevations of perimeter lots have been allowed by the City Engineer to differ by more than the standard one foot in elevation from adjacent developments due to the unique site conditions of this project and the effort by the applicant to lower the site as much as possible. Meeting the one foot standard would impose an unreasonable hardship upon the applicant.
50. Minimize the differential in elevations of lots within this development and elevations in adjoining developments. The differences in elevation between the adjoining properties and the lots within this development as shown on the TTM and the grading plan will be allowed by the City Engineer due to the unique site conditions of this project and the effort by the applicant to lower the site as much as possible. Further lowering of the site would impose an unreasonable hardship upon the applicant.
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

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 15 OF 23**

52. Stormwater handling shall conform with the approved hydrology and drainage report for the Estates at Griffin Lake, Tract Map 36744. 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

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 16 OF 23**

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. 2012-0006-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.

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 17 OF 23**

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.
69. A final noise analysis shall be completed when final lot layout and pad elevations have been completed to assure that the existing Avenue 54 wall is sufficient to meet the City's noise control standards for all affected units.

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 18 OF 23**

70. A final acoustical analysis shall be completed and submitted for review at time of building permit plan check, based on final lot layout and pad elevations, to demonstrate that the City's standards for interior and exterior CNEL levels will be met for each proposed dwelling unit.

LANDSCAPE AND IRRIGATION

71. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans).
72. The applicant shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
73. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a landscape architect licensed in California.
74. The applicant shall submit final landscape plans for review, processing and approval to the Community Development Department, in accordance with the Final Landscape Plan application process, as a major final landscape plan. Plans shall include construction design for all walls, fences, gated entries, trellises, etc. 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.

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 19 OF 23**

75. Landscape areas shall have permanent irrigation improvements meeting the requirements of the Community Development Director. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 24 inches of curbs along public streets.
76. 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.
77. A master wall plan, detailing the design and location of sound wall areas, entry walls, and interior property line walls, shall be subject to review and approval by the Community Development Department, in accordance with the landscape review process as conditioned. The wall plan shall specify wall section details, colors and materials, capping, pilasters, entry monuments, planters, and any other related features.

PUBLIC SERVICES

78. The applicant shall provide public transit improvements as required by SunLine Transit Agency and as approved by the City Engineer. At this time, SunLine has not requested any such improvements; however, should such a request be made in the future, depending on project phasing and completion, the applicant may be required to provide certain said improvements.

MAINTENANCE

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

81. The applicant shall comply with the provisions of Section 13.24.180 (Fees and

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 20 OF 23**

Deposits), LQMC. These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.

82. Permits issued under this approval shall be subject to the provisions of the Development Impact Fee and Transportation Uniform Mitigation Fee programs in effect at the time of issuance of building permit(s).
83. Permits issued under this approval shall be subject to the Coachella Valley Multi-Species Habitat Conservation Plan/Natural Community Habitat Conservation Plan Mitigation Fee, in accordance with LQMC Chapter 3.34.
84. Tentative Tract 36744 shall provide for parks through payment of an in-lieu fee, as specified in Chapter 13.48, LQMC. The in-lieu payment(s) shall be based on the fair market value of the land within the subdivision. Land value information shall be provided to the Community Development Director, via land sale information, a current fair market value appraisal, or other information on land value within the subdivision. Payment of the in-lieu fee shall be made prior to, or concurrently with recordation of the first final map within the tentative map.

FIRE PROTECTION

85. For residential areas, provide 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.
86. 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.
87. 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.
88. Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 21 OF 23**

Contact the Riverside County Fire Department for the Residential Fire Sprinkler Standard.

89. 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
90. Any turn-around requires a minimum 38-foot turning radius.
91. 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.
92. 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.

ARCHAEOLOGY/PALEONTOLOGY

93. If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.
94. If any resource recovery occurs, a final report shall be submitted to the Community Development Department prior to the issuance of the first Certificate of Occupancy for the project.
95. Collected archaeological resources shall be properly packaged for long term curation, in polyethylene self-seal bags, vials, or film cans as appropriate, all within acid-free,

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 22 OF 23**

standard size, comprehensively labeled archive boxes and delivered to the City prior to issuance of first Certificate of Occupancy for the property. Materials shall be accompanied by descriptive catalogue, field notes and records, primary research data, and the original graphics

96. A paleontological resource impact mitigation program shall be developed and implemented for the proposed project in accordance with the provisions of CEQA, as well as the proposed guidelines of the Society of Vertebrate Paleontology. The primary component of the mitigation program will be monitoring of ground disturbances during the project by qualified personnel. Since the surface soils have been extensively disturbed in the past, only periodic monitoring is recommended during demolition, tree removal, grubbing, or shallow surface grading. Continuous monitoring shall be conducted for deeper grading and excavations that reach beyond a depth of two feet. The mitigation program should include but not be limited to the following:
- The excavation of areas identified as likely to contain paleontological resources, such as undisturbed Lake Cahuilla beds and any undisturbed subsurface alluvium, shall be conducted by a qualified paleontological monitor. The monitor should be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens. Proof that a monitor has been retained shall be given to City prior to issuance of first earth-moving permit, or before any clearing of the site is begun.
 - Samples of sediments should be collected and washed to recover small invertebrate and vertebrate fossils.
 - Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would allow for further research in the future.
 - A report of findings with an appended itemized inventory of specimens shall be submitted to the City prior to the first occupancy of a residence being granted by the City. The report shall include pertinent discussions of the significance of all recovered resources where appropriate. The report and inventory, when submitted to the City, will signify completion of the program to mitigate

**RESOLUTION 2015 -
CONDITIONS OF APPROVAL – ADOPTED
TENTATIVE TRACT MAP 36744 (TTM 2015-1001)
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
PAGE 23 OF 23**

impacts to paleontological resources.

- Collected resources and related reports, etc. shall be given to the City for curation. Packaging of resources, reports, etc. shall comply with standards commonly used in the paleontological industry.

COMMUNITY DEVELOPMENT

97. To comply with the Migratory Bird Treaty Act (MBTA), any vegetation or tree removal, or other ground disturbing activities occurring between January 1st and August 31st with the potential to impact nesting birds shall require a qualified biologist to conduct a nesting bird survey to determine if there is a potential impact to such species. All vegetation and suitable nesting habitat (including open ground) on the project site, whether or not it will be removed or disturbed, shall be surveyed for nesting birds. If no nests are present, this condition will be cleared. Conducting construction activities outside the breeding season (September 1st through December 31st) can avoid having to implement these measures. If active nests of any native bird are found on site, they will be avoided until after the young have fledged.
98. Lots 1 through 31 as depicted on the approved Tentative Tract Map shall be restricted to single story units, not to exceed 22 feet in height. This restriction shall be designated by note on the final map and/or incorporated into the project CC&R's, referencing this Condition. Compliance with this restriction shall be verified during review of precise grading plan submittal(s).
99. It shall be disclosed to any and all parties involved in the sale or other transfer of residential Lots 1 through 78, as part of the CC&R's, that Lot 79 is developed with a residential estate that is approved as a private and public event venue and luxury estate residential rental use. The disclosure shall incorporate language to describe potential impacts due to noise, traffic, and other characteristics associated with the use of Lot 79 as an event venue on a regular basis.

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 1 of 22**

EXHIBIT E

GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Site Development Permit. The City shall have sole discretion in selecting its defense counsel. The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.
2. This Site Development Permit shall expire two years from the date of City Council approval 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. The two-year time period shall be tolled during the pendency of any lawsuit that may be filed, challenging this Site Development Permit and/or the City's CEQA compliance.
3. Site Development Permit 2014-1003 shall comply with all applicable conditions and/or mitigation measures for the following related approval(s):
 - Environmental Assessment 2014-1001
 - Specific Plan 2014-1001, Amendment No. 1 (SP 2004-074)
 - Tentative Parcel Map 2001-1001 (TPM 36745)
 - Tentative Tract Map 2014-1001 (TTM 36744)

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

4. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain any necessary clearances and/or permits from the following agencies, if required:
 - Riverside County Fire Marshal
 - La Quinta Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Water Quality Management Plan(WQMP) Exemption Form – Whitewater River Region, Improvement Permit)
 - La Quinta Community Development Department

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 2 of 22**

- Riverside Co. Environmental Health Department
- Desert Sands Unified School District (DSUSD)
- Coachella Valley Water District (CVWD)
- Imperial Irrigation District (IID)
- California Regional Water Quality Control Board (CRWQCB)
- State Water Resources Control Board
- SunLine Transit Agency (SunLine)
- South Coast Air Quality Management District Coachella Valley (SCAQMD)

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

5. Coverage under the State of California Construction General Permit must be obtained by the applicant, who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgment of the applicant's Notice of Intent ("NOI") and Waste Discharge Identification (WDID) number to the City prior to the issuance of a grading or building permit.
6. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; the California Regional Water Quality Control Board – Colorado River Basin Region Board Order No. R7-2013-0011 and the State Water Resources Control Board's Order No. 2009-0009-DWQ and Order No. 2010-0014-DWQ.
 - A. For construction activities including clearing, grading or excavation of land that disturbs one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP") to the State Water Resources Control Board.

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

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 3 of 22**

- 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. 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.
8. 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

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 4 of 22**

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.

9. 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

10. 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.
11. 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.
12. The private street rights-of-way to be retained for private use required for this development include:
 - A. PRIVATE STREETS
 - 1) Streets 'B', 'C', 'D', 'E', 'F', 'G', and 'H' - Private Residential Streets measured at gutter flow line to gutter flow line shall have a minimum 36-foot travel width.

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 5 of 22**

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.

13. 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.
14. 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.
15. 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

16. 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.
17. 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.
18. The applicant shall construct the following street improvements to conform with the General Plan:
 - A. OFF-SITE STREETS
 - 1) Avenue 54 – The applicant should install signing and striping to provide median acceleration lanes at the two development access intersections on Avenue 54.

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 6 of 22**

B. PRIVATE STREETS

- 1) Streets 'B', 'C', 'D', 'E', 'F', 'G', and 'H' - Private Residential Streets measured at gutter flow line to gutter flow line shall have a 36-foot travel width.
- 2) The location of driveways of corner lots shall not be located within the curb return and away from the intersection when possible.

C. 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.

D. 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.

E. 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.

19. The design of community parking facilities for common areas shall conform to LQMC Chapter 9.150, and in particular the following:

- A. The parking stall, aisle widths and double hairpin stripe parking stall design shall conform to LQMC Chapter 9.150. On-street parking designated as guest parking on the approved site plan shall be designed in accordance with parallel stall requirements.
- B. Cross slopes should be a maximum of 2% where ADA accessibility is required, including accessibility routes between buildings.

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 7 of 22**

- C. Building access points shall be shown on the Precise Grading Plans to better evaluate ADA accessibility issues.
 - D. Accessibility routes as required shall be shown on the Precise Grading Plan.
 - E. Parking stall lengths shall be according to LQMC Chapter 9.150 and be a minimum of 17 feet in length with a 2-foot overhang for standard parking stalls and 18 feet with a 2-foot overhang for handicapped parking stall or as approved by the City Engineer. Where handicapped parking may be required, one van accessible handicapped parking stall is required per eight handicapped parking stalls. A project parking plan shall be required to include appropriate signage to implement parking restrictions, and on and off-street parking provisions of the CC & R's subject to City Engineer and Community Development Department approval.
 - F. Golf cart parking shall be provided at appropriate locations in the development, in particular in close proximity to the Community Building area. Golf cart stall size shall conform to generally accepted industry standards, as may be determined by the City Engineer and Community Development Department.
 - G. A minimum five-space bicycle rack shall be provided in an appropriate location at the Community Building facility.
20. 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).
21. 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.

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 8 of 22**

22. 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.
23. 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.
24. Standard knuckles and corner cut-backs shall conform to Riverside County Standard Drawings #801 and #805, respectively, unless otherwise approved by the City Engineer.
25. 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.

26. 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).
27. 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.

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 9 of 22**

- A. Rough Grading Plan 1" = 40' Horizontal
- B. PM10 Plan 1" = 40' Horizontal
- C. WQMP (Plan submitted in Report Form)

NOTE: A through C to be submitted concurrently.

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

NOTE: D through E 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.

- F. 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.

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 10 of 22**

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.

28. 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.
29. The applicant shall furnish a complete set of all approved improvement plans on a storage media acceptable to the City Engineer (currently mylars).
30. 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

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 11 of 22**

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

31. 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.
32. 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).
33. Improvements to be made, or agreed to be made, shall include the removal of any existing structures or other obstructions which are not a part of the proposed improvements; and shall provide for the setting of the final survey monumentation.

When improvements are phased through a "Phasing Plan," or an administrative approval (e.g., Site Development Permits), all off-site improvements and common on-site improvements (e.g., backbone utilities, retention basins, perimeter walls, landscaping and gates) shall be constructed, or secured 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

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 12 of 22**

related to the development of the project, or call upon the surety to complete the improvements.

34. Depending on the timing of the development of this Tentative Parcel 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.

35. 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.

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 13 of 22**

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

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

GRADING

37. The applicant shall comply with the provisions of LQMC Section 13.24.050 (Grading Improvements).
38. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a grading permit approved by the City Engineer.
39. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
- A. A grading plan prepared by a civil engineer registered in the State of California,
 - B. A preliminary geotechnical ("soils") report prepared by a professional registered in the State of California,
 - C. A Fugitive Dust Control Plan prepared in accordance with LQMC Chapter 6.16, (Fugitive Dust Control), and
 - D. A Best Management Practices report prepared in accordance with LQMC Sections 8.70.010 and 13.24.170 (NPDES Stormwater Discharge Permit and Storm Management and Discharge Controls).
 - E. A WQMP prepared by an authorized professional registered in the State of California.

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 14 of 22**

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.

40. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
41. Grading within the perimeter setback and parkway areas shall have undulating terrain and shall conform with the requirements of LQMC Section 9.60.240(F) except as otherwise modified by this condition. The maximum slope shall not exceed 3:1 anywhere in the landscape setback area, except for the backslope (i.e. the slope at the back of the landscape lot) which shall not exceed 2:1 if fully planted with ground cover. The maximum slope in the first six (6) feet adjacent to the curb shall not exceed 4:1 when the nearest edge of sidewalk is within six feet (6') of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1. All unpaved parkway areas adjacent to the curb shall be depressed one and one-half inches (1.5") in the first eighteen inches (18") behind the curb.
42. Building pad elevations on the rough grading plan submitted for City Engineer's approval shall conform with pad elevations shown on the tentative map, unless the pad elevations have other requirements imposed elsewhere in these Conditions of Approval.
43. Building pad elevations of perimeter lots shall not differ by more that one foot higher from the building pads in adjacent developments unless otherwise approved by the City Engineer.

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 15 of 22**

44. Minimize the differential in building pad elevations of perimeter lots and building pad elevations in adjacent developments. Building pad elevations of perimeter lots have been allowed by the City Engineer to differ by more than the standard one foot in elevation from adjacent developments due to the unique site conditions of this project and the effort by the applicant to lower the site as much as possible. Meeting the one foot standard would impose an unreasonable hardship upon the applicant.
45. Minimize the differential in elevations of lots within this development and elevations in adjoining developments. The differences in elevation between the adjoining properties and the lots within this development as shown on the TTM and the grading plan will be allowed by the City Engineer due to the unique site conditions of this project and the effort by the applicant to lower the site as much as possible. Further lowering of the site would impose an unreasonable hardship upon the applicant.
46. Prior to the issuance of a building permit for any building lot, the applicant shall provide a lot pad certification stamped and signed by a qualified engineer or surveyor with applicable compaction tests and over excavation documentation.

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

DRAINAGE

47. Stormwater handling shall conform with the approved hydrology and drainage report for the Estates at Griffin Lake, Tract Map 36744. Nuisance water shall be disposed of in an approved manner.
48. The applicant shall comply with the provisions of LQMC Section 13.24.120 (Drainage), Retention Basin Design Criteria, Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements. More specifically, stormwater falling on site during the 100 year storm shall be retained within the development, unless otherwise approved

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 16 of 22**

by the City Engineer. The design storm shall be either the 1 hour, 3 hour, 6 hour or 24 hour event producing the greatest total run off.

49. Nuisance water shall be retained on site. Nuisance water shall be disposed of per approved methods contained in Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements.
50. In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise and as approved by the City Engineer.
51. The project shall be designed to accommodate purging and blowoff water (through underground piping and/or retention facilities) from any on-site or adjacent well sites granted or dedicated to the local water utility authority as a requirement for development of this property.
52. No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.
53. For on-site above ground common retention basins, retention depth shall be according to Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems. Side slopes shall not exceed 3:1 and shall be planted with maintenance free ground cover. Additionally, retention basin widths shall be not less than 20 feet at the bottom of the basin.
54. Stormwater may not be retained in landscaped parkways or landscaped setback lots. Only incidental storm water (precipitation which directly falls onto the setback) will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to LQMC Section 9.100.040(B)(7).
55. The design of the development shall not cause any increase in flood boundaries and levels in any area outside the development.
56. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 17 of 22**

the historic drainage relief route.

57. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
58. The applicant shall comply with applicable provisions for post construction runoff per the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; and the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2013-0011 and the State Water Resources Control Board's Order No. 2009-0009-DWQ and Order No. 2012-0006-DWQ.
 - A. For post-construction urban runoff from New Development and Redevelopments Projects, the applicant shall implement requirements of the NPDES permit for the design, construction and perpetual operation and maintenance of BMPs per the approved Water Quality Management Plan (WQMP) for the project as required by the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2013-0011.
 - B. The applicant shall implement the WQMP Design Standards per (CRWQCB-CRB) Region Board Order No. R7-2013-0011 utilizing BMPs approved by the City Engineer. A project specific WQMP shall be provided which incorporates Site Design and Treatment BMPs utilizing first flush infiltration as a preferred method of NPDES Permit Compliance for Whitewater River receiving water, as applicable.
 - C. The developer shall execute and record a Stormwater Management/BMP Facilities Agreement that provides for the perpetual maintenance and operation of stormwater BMPs.

UTILITIES

59. The applicant shall comply with the provisions of LQMC Section 13.24.110 (Utilities).
60. The applicant shall obtain the approval of the City Engineer for the location of all utility lines within any right-of-way, and all above-ground utility structures

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 18 of 22**

including, but not limited to, traffic signal cabinets, electric vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.

61. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.

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

62. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements maintained, or required by the City Engineer.

The applicant shall provide certified reports of all utility trench compaction for approval by the City Engineer.

CONSTRUCTION

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

64. A final noise analysis shall be completed when final lot layout and pad elevations have been completed to assure that the existing Avenue 54 wall is sufficient to meet the City's noise control standards for all affected units.

65. A final acoustical analysis shall be completed and submitted for review at time of building permit plan check, based on final lot layout and pad elevations, to demonstrate that the City's standards for interior and exterior CNEL levels will be met for each proposed dwelling unit.

LANDSCAPING

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 19 of 22**

66. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans). Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and common areas shall be signed and stamped by a licensed landscape architect.
67. 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).
68. Except as otherwise stated in these conditions, all landscaping shall consist of, at minimum, 36" box trees (i.e., a minimum 2.5 inch caliper measured three feet up from grade level after planting), 5-gallon shrubs, and groundcover. Double lodge poles (two-inch diameter) shall be used to brace and stake trees.
69. The applicant shall submit final landscape plans for review, processing and approval to the Community Development Department, in accordance with the Final Landscape Plan application process, as a major final landscape plan. Plans shall include construction design for all walls, fences, gated entries, trellises, landscape and common area lighting, etc. 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.

70. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the American Association of State Highway and

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 20 of 22**

Transportation Officials (AASHTO) "A Policy on Geometric Design of Highways and Streets" latest edition, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.

PUBLIC SERVICES

71. The applicant shall provide public transit improvements as required by SunLine Transit Agency and as approved by the City Engineer. At this time, SunLine has not requested any such improvements; however, should such a request be made in the future, depending on project phasing and completion, the applicant may be required to provide certain said improvements.

MAINTENANCE

72. The applicant shall comply with the provisions of LQMC Section 13.24.160 (Maintenance).
73. 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

74. 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.
75. Provisions shall be made to comply with the terms and requirements of the City's adopted Art in Public Places program in effect at the time of issuance of building permits.
76. Applicant shall pay the fees as required by the Coachella Valley Unified School District, as in effect at the time requests for building permits are submitted.

FIRE PROTECTION

77. For residential areas, provide approved standard fire hydrants, located at each intersection, with no portion of any lot frontage more than a maximum of 500

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 21 of 22**

feet from a hydrant. Minimum fire flow for all residential structures shall be 1000 GPM for a 2-hour duration at 20 PSI.

78. 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.
79. 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.
80. Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler Standard.
81. 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
82. Any turn-around requires a minimum 38-foot turning radius.
83. 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.
84. 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

**RESOLUTION NO. 2015 -
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2014-1003
ESTATES AT GRIFFIN LAKE
GRIFFIN RANCH INVESTORS LP
ADOPTED: MAY 5, 2015
Page 22 of 22**

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.

COMMUNITY DEVELOPMENT DEPARTMENT

85. Lots 1 through 31, as depicted on the approved Tentative Tract Map (i.e. along the east and south sides of the project), shall be restricted to single story units, not to exceed 22 feet in height. This restriction shall be designated by note on the final map and/or incorporated into the project CC&R's, referencing this Condition and shall further state that compliance with the restriction shall be verified during review of precise grading plan submittal(s).
86. The applicant shall consider incorporation of a pedestrian pathway that provides direct access from the street to the front door areas of the homes.

ATTACHMENT 1

Project Information

CASE NUMBER: SPECIFIC PLAN 2014-1001
TENTATIVE PARCEL MAP 2014-1001 (TPM 36745)
TENTATIVE TRACT MAP 2014-1001 (TTM 36744)
SITE DEVELOPMENT PERMIT 2014-1003

APPLICANT: GRIFFIN RANCH INVESTORS LP

PROPERTY OWNER: GRIFFIN RANCH INVESTORS LP

ARCHITECT: BGA, INC. (GREG BUCILLA)

LANDSCAPE ARCHITECT: RGA LANDSCAPE ARCHITECTURE

ENGINEER: MSA CONSULTING

REQUEST: CONSIDERATION OF THE ESTATES AT GRIFFIN LAKE, A 78-LOT SINGLE-FAMILY DEVELOPMENT ON 39.8 ACRES, AT THE MERV GRIFFIN ESTATE PROPERTY

LOCATION: 81345 AVENUE 54 (SOUTH SIDE OF AVENUE 54, 1/4 MILE EAST OF MADISON STREET)

GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL

ZONING DESIGNATION: VERY LOW DENSITY RESIDENTIAL

SURROUNDING ZONING/LAND USES:

NORTH: RESIDENTIAL/GOLF COURSE (MADISON CLUB)
SOUTH: RESIDENTIAL (GRIFFIN RANCH)
EAST: VACANT RESIDENTIAL (GRIFFIN RANCH)
WEST: RESIDENTIAL (GRIFFIN RANCH)

OTHER PROPERTY INFORMATION: PROPERTY IS THE FORMER ESTATE OF THE LATE MERV GRIFFIN. NO PRIOR DEVELOPMENT ENTITLEMENTS EXIST OR HAVE BEEN PROPOSED FOR THIS SITE

ATTACHMENT 2



SITE DEVELOPMENT PERMIT 2014-1003 – ESTATES AT GRIFFIN LAKE



SITE DEVELOPMENT PERMIT 2014-1003

THE ESTATES AT GRIFFIN LAKE



Executive Department
State of California

EXECUTIVE ORDER B-29-15

WHEREAS on January 17, 2014, I proclaimed a State of Emergency to exist throughout the State of California due to severe drought conditions; and

WHEREAS on April 25, 2014, I proclaimed a Continued State of Emergency to exist throughout the State of California due to the ongoing drought; and

WHEREAS California's water supplies continue to be severely depleted despite a limited amount of rain and snowfall this winter, with record low snowpack in the Sierra Nevada mountains, decreased water levels in most of California's reservoirs, reduced flows in the state's rivers and shrinking supplies in underground water basins; and

WHEREAS the severe drought conditions continue to present urgent challenges including: drinking water shortages in communities across the state, diminished water for agricultural production, degraded habitat for many fish and wildlife species, increased wildfire risk, and the threat of saltwater contamination to fresh water supplies in the Sacramento-San Joaquin Bay Delta; and

WHEREAS a distinct possibility exists that the current drought will stretch into a fifth straight year in 2016 and beyond; and

WHEREAS new expedited actions are needed to reduce the harmful impacts from water shortages and other impacts of the drought; and

WHEREAS the magnitude of the severe drought conditions continues to present threats beyond the control of the services, personnel, equipment, and facilities of any single local government and require the combined forces of a mutual aid region or regions to combat; and

WHEREAS under the provisions of section 8558(b) of the Government Code, I find that conditions of extreme peril to the safety of persons and property continue to exist in California due to water shortage and drought conditions with which local authority is unable to cope; and

WHEREAS under the provisions of section 8571 of the California Government Code, I find that strict compliance with various statutes and regulations specified in this order would prevent, hinder, or delay the mitigation of the effects of the drought.

NOW, THEREFORE, I, EDMUND G. BROWN JR., Governor of the State of California, in accordance with the authority vested in me by the Constitution and statutes of the State of California, in particular Government Code sections 8567 and 8571 of the California Government Code, do hereby issue this Executive Order, effective immediately.



IT IS HEREBY ORDERED THAT:

1. The orders and provisions contained in my January 17, 2014 Proclamation, my April 25, 2014 Proclamation, and Executive Orders B-26-14 and B-28-14 remain in full force and effect except as modified herein.

SAVE WATER

2. The State Water Resources Control Board (Water Board) shall impose restrictions to achieve a statewide 25% reduction in potable urban water usage through February 28, 2016. These restrictions will require water suppliers to California's cities and towns to reduce usage as compared to the amount used in 2013. These restrictions should consider the relative per capita water usage of each water suppliers' service area, and require that those areas with high per capita use achieve proportionally greater reductions than those with low use. The California Public Utilities Commission is requested to take similar action with respect to investor-owned utilities providing water services.
3. The Department of Water Resources (the Department) shall lead a statewide initiative, in partnership with local agencies, to collectively replace 50 million square feet of lawns and ornamental turf with drought tolerant landscapes. The Department shall provide funding to allow for lawn replacement programs in underserved communities, which will complement local programs already underway across the state.
4. The California Energy Commission, jointly with the Department and the Water Board, shall implement a time-limited statewide appliance rebate program to provide monetary incentives for the replacement of inefficient household devices.
5. The Water Board shall impose restrictions to require that commercial, industrial, and institutional properties, such as campuses, golf courses, and cemeteries, immediately implement water efficiency measures to reduce potable water usage in an amount consistent with the reduction targets mandated by Directive 2 of this Executive Order.
6. The Water Board shall prohibit irrigation with potable water of ornamental turf on public street medians.
7. The Water Board shall prohibit irrigation with potable water outside of newly constructed homes and buildings that is not delivered by drip or microspray systems.



8. The Water Board shall direct urban water suppliers to develop rate structures and other pricing mechanisms, including but not limited to surcharges, fees, and penalties, to maximize water conservation consistent with statewide water restrictions. The Water Board is directed to adopt emergency regulations, as it deems necessary, pursuant to Water Code section 1058.5 to implement this directive. The Water Board is further directed to work with state agencies and water suppliers to identify mechanisms that would encourage and facilitate the adoption of rate structures and other pricing mechanisms that promote water conservation. The California Public Utilities Commission is requested to take similar action with respect to investor-owned utilities providing water services.

INCREASE ENFORCEMENT AGAINST WATER WASTE

9. The Water Board shall require urban water suppliers to provide monthly information on water usage, conservation, and enforcement on a permanent basis.
10. The Water Board shall require frequent reporting of water diversion and use by water right holders, conduct inspections to determine whether illegal diversions or wasteful and unreasonable use of water are occurring, and bring enforcement actions against illegal diverters and those engaging in the wasteful and unreasonable use of water. Pursuant to Government Code sections 8570 and 8627, the Water Board is granted authority to inspect property or diversion facilities to ascertain compliance with water rights laws and regulations where there is cause to believe such laws and regulations have been violated. When access is not granted by a property owner, the Water Board may obtain an inspection warrant pursuant to the procedures set forth in Title 13 (commencing with section 1822.50) of Part 3 of the Code of Civil Procedure for the purposes of conducting an inspection pursuant to this directive.
11. The Department shall update the State Model Water Efficient Landscape Ordinance through expedited regulation. This updated Ordinance shall increase water efficiency standards for new and existing landscapes through more efficient irrigation systems, greywater usage, onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. It will also require reporting on the implementation and enforcement of local ordinances, with required reports due by December 31, 2015. The Department shall provide information on local compliance to the Water Board, which shall consider adopting regulations or taking appropriate enforcement actions to promote compliance. The Department shall provide technical assistance and give priority in grant funding to public agencies for actions necessary to comply with local ordinances.
12. Agricultural water suppliers that supply water to more than 25,000 acres shall include in their required 2015 Agricultural Water Management Plans a detailed drought management plan that describes the actions and measures the supplier will take to manage water demand during drought. The Department shall require those plans to include quantification of water supplies and demands for 2013, 2014, and 2015 to the extent data is available. The Department will provide technical assistance to water suppliers in preparing the plans.



13. Agricultural water suppliers that supply water to 10,000 to 25,000 acres of irrigated lands shall develop Agricultural Water Management Plans and submit the plans to the Department by July 1, 2016. These plans shall include a detailed drought management plan and quantification of water supplies and demands in 2013, 2014, and 2015, to the extent that data is available. The Department shall give priority in grant funding to agricultural water suppliers that supply water to 10,000 to 25,000 acres of land for development and implementation of Agricultural Water Management Plans.
14. The Department shall report to Water Board on the status of the Agricultural Water Management Plan submittals within one month of receipt of those reports.
15. Local water agencies in high and medium priority groundwater basins shall immediately implement all requirements of the California Statewide Groundwater Elevation Monitoring Program pursuant to Water Code section 10933. The Department shall refer noncompliant local water agencies within high and medium priority groundwater basins to the Water Board by December 31, 2015, which shall consider adopting regulations or taking appropriate enforcement to promote compliance.
16. The California Energy Commission shall adopt emergency regulations establishing standards that improve the efficiency of water appliances, including toilets, urinals, and faucets available for sale and installation in new and existing buildings.

INVEST IN NEW TECHNOLOGIES

17. The California Energy Commission, jointly with the Department and the Water Board, shall implement a Water Energy Technology (WET) program to deploy innovative water management technologies for businesses, residents, industries, and agriculture. This program will achieve water and energy savings and greenhouse gas reductions by accelerating use of cutting-edge technologies such as renewable energy-powered desalination, integrated on-site reuse systems, water-use monitoring software, irrigation system timing and precision technology, and on-farm precision technology.

STREAMLINE GOVERNMENT RESPONSE

18. The Office of Emergency Services and the Department of Housing and Community Development shall work jointly with counties to provide temporary assistance for persons moving from housing units due to a lack of potable water who are served by a private well or water utility with less than 15 connections, and where all reasonable attempts to find a potable water source have been exhausted.
19. State permitting agencies shall prioritize review and approval of water infrastructure projects and programs that increase local water supplies, including water recycling facilities, reservoir improvement projects, surface water treatment plants, desalination plants, stormwater capture, and greywater systems. Agencies shall report to the Governor's Office on applications that have been pending for longer than 90 days.



20. The Department shall take actions required to plan and, if necessary, implement Emergency Drought Salinity Barriers in coordination and consultation with the Water Board and the Department of Fish and Wildlife at locations within the Sacramento - San Joaquin delta estuary. These barriers will be designed to conserve water for use later in the year to meet state and federal Endangered Species Act requirements, preserve to the extent possible water quality in the Delta, and retain water supply for essential human health and safety uses in 2015 and in the future.
21. The Water Board and the Department of Fish and Wildlife shall immediately consider any necessary regulatory approvals for the purpose of installation of the Emergency Drought Salinity Barriers.
22. The Department shall immediately consider voluntary crop idling water transfer and water exchange proposals of one year or less in duration that are initiated by local public agencies and approved in 2015 by the Department subject to the criteria set forth in Water Code section 1810.
23. The Water Board will prioritize new and amended safe drinking water permits that enhance water supply and reliability for community water systems facing water shortages or that expand service connections to include existing residences facing water shortages. As the Department of Public Health's drinking water program was transferred to the Water Board, any reference to the Department of Public Health in any prior Proclamation or Executive Order listed in Paragraph 1 is deemed to refer to the Water Board.
24. The California Department of Forestry and Fire Protection shall launch a public information campaign to educate the public on actions they can take to help to prevent wildfires including the proper treatment of dead and dying trees. Pursuant to Government Code section 8645, \$1.2 million from the State Responsibility Area Fire Prevention Fund (Fund 3063) shall be allocated to the California Department of Forestry and Fire Protection to carry out this directive.
25. The Energy Commission shall expedite the processing of all applications or petitions for amendments to power plant certifications issued by the Energy Commission for the purpose of securing alternate water supply necessary for continued power plant operation. Title 20, section 1769 of the California Code of Regulations is hereby waived for any such petition, and the Energy Commission is authorized to create and implement an alternative process to consider such petitions. This process may delegate amendment approval authority, as appropriate, to the Energy Commission Executive Director. The Energy Commission shall give timely notice to all relevant local, regional, and state agencies of any petition subject to this directive, and shall post on its website any such petition.



26. For purposes of carrying out directives 2–9, 11, 16–17, 20–23, and 25, Division 13 (commencing with section 21000) of the Public Resources Code and regulations adopted pursuant to that Division are hereby suspended. This suspension applies to any actions taken by state agencies, and for actions taken by local agencies where the state agency with primary responsibility for implementing the directive concurs that local action is required, as well as for any necessary permits or approvals required to complete these actions. This suspension, and those specified in paragraph 9 of the January 17, 2014 Proclamation, paragraph 19 of the April 25, 2014 proclamation, and paragraph 4 of Executive Order B-26-14, shall remain in effect until May 31, 2016. Drought relief actions taken pursuant to these paragraphs that are started prior to May 31, 2016, but not completed, shall not be subject to Division 13 (commencing with section 21000) of the Public Resources Code for the time required to complete them.
27. For purposes of carrying out directives 20 and 21, section 13247 and Chapter 3 of Part 3 (commencing with section 85225) of the Water Code are suspended.
28. For actions called for in this proclamation in directive 20, the Department shall exercise any authority vested in the Central Valley Flood Protection Board, as codified in Water Code section 8521, et seq., that is necessary to enable these urgent actions to be taken more quickly than otherwise possible. The Director of the Department of Water Resources is specifically authorized, on behalf of the State of California, to request that the Secretary of the Army, on the recommendation of the Chief of Engineers of the Army Corps of Engineers, grant any permission required pursuant to section 14 of the Rivers and Harbors Act of 1899 and codified in section 48 of title 33 of the United States Code.
29. The Department is directed to enter into agreements with landowners for the purposes of planning and installation of the Emergency Drought Barriers in 2015 to the extent necessary to accommodate access to barrier locations, land-side and water-side construction, and materials staging in proximity to barrier locations. Where the Department is unable to reach an agreement with landowners, the Department may exercise the full authority of Government Code section 8572.
30. For purposes of this Executive Order, chapter 3.5 (commencing with section 11340) of part 1 of division 3 of the Government Code and chapter 5 (commencing with section 25400) of division 15 of the Public Resources Code are suspended for the development and adoption of regulations or guidelines needed to carry out the provisions in this Order. Any entity issuing regulations or guidelines pursuant to this directive shall conduct a public meeting on the regulations and guidelines prior to adopting them.



31. In order to ensure that equipment and services necessary for drought response can be procured quickly, the provisions of the Government Code and the Public Contract Code applicable to state contracts, including, but not limited to, advertising and competitive bidding requirements, are hereby suspended for directives 17, 20, and 24. Approval by the Department of Finance is required prior to the execution of any contract entered into pursuant to these directives.

This Executive Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

I FURTHER DIRECT that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given to this Order.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 1st day of April 2015.

EDMUND G. BROWN JR.
Governor of California

ATTEST:

ALEX PADILLA
Secretary of State





**PLANNING COMMISSION
MINUTES
TUESDAY, APRIL 14, 2015**

CALL TO ORDER

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

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

ABSENT: None

STAFF PRESENT: Community Development Director Les Johnson, Deputy City Attorney Kathy Jensen, Principal Engineer Bryan McKinney, Principal Planner Wally Nesbit, and Executive Assistant Monika Radeva

Commissioner Bettencourt 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/Bettencourt to approve the Planning Commission Minutes of February 19, 2015, as submitted. Motion passed unanimously.

PUBLIC HEARINGS

1. Environmental Assessment 2014-1001, Specific Plan 2014-1001, Tentative Parcel Map 2014-1001 (TPM 36745), Tentative Tract Map (TTM 36744), and Site Development Permit 2014-1003 submitted by Griffin Ranch Investors LP proposing to subdivide approximately 40 acres into 78 single-family lots, a 3,600 square-foot community building with pool, patio, and barbeque areas, and expand the existing 2.1-acre pond to a 6-acre lake with several boating slips/dock areas. Project: Estates at Griffin Lake. CEQA: a Mitigated Negative Declaration of Environmental Impact and associated Mitigation Monitoring Program have been

prepared for consideration. Location: south side of Avenue 54, half a mile east of Madison Street.

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

Planning Commissioners asked questions of staff and commented regarding a meeting of the Coachella Valley Water District Board meeting held earlier in the day.

Chairperson Wright declared the PUBLIC HEARING OPEN at 7:39 p.m.

Public Speaker: Mr. Paul DePalatis, AICP, Director of Planning Services with MSA Consulting, Inc., Palm Desert, CA – introduced himself, gave a detailed presentation of the project and its history, and answered the Commission's questions with regards to the proposed six-acre lake. He identified that the proposed lake would result in a 73% reduction of potable water use, is in compliance with Coachella Valley Water District's regulations and in line with Governor Brown's April 1 Executive Order Regarding Mandatory Statewide 25% Reduction in Potable Water Use.

Public Speaker: Mr. Mark Majer, Applicant and Director with MDM Investment Group, Newport Beach, CA – introduced himself, expressed his gratitude to the Commission and staff, and provided a brief description of the project, noting that the lake serves as non-potable water reservoir for the development. He encouraged the Commission to consider the potable water savings and that the project has been in the works for two years.

Vice Chair Wilkinson asked what measures have been put in place to address dust control. Mr. DePalatis said the project will have a PM10 plan and dust control measures will be used during grading and construction as needed.

Vice Chair Wilkinson said there was no mentioning of a deceleration lane or stacking distance requirements on Avenue 54. Principal Engineer McKinney answered that the City's Traffic Engineer had reviewed the project and the number of trips generated based on the proposed number of homes did not warrant the need for a deceleration lane. Mr. Major stated that the applicant's Traffic Engineer had performed a very detail analysis of this issue and a determination was made, along with staff, that there would not be a need for a deceleration lane.

Public Speaker: Mr. Ronald Gregory, A.S.L.A., President with RGA Landscape Architects, Inc., Palm Desert, CA – introduced himself, provided an overview of

the proposed landscaping for the project and noted that it had to be designed to not only meet the landscape requirements of CVWD and the City, but also the State.

Commissioner Bettencourt asked if the hypothetical 88-lot subdivision would meet the design standards in the Specific Plan and require the proposed annual 20,807,100 gallons for landscaping irrigation alone. Mr. DePalatis said the number is very rough and the project was designed to meet the Specific Plan requirements. Mr. Gergory noted that the subdivision is being designed to meet the standards and calculations as provided by the State to the local water agency.

Commissioner Bettencourt said that the provided documentation did not include any official statement or analysis from CVWD supporting the applicant's hypothetical design and he thought it would be beneficial to the Commission to have a high-ranking CVWD Official attend the next Commission meeting that would be able to testify to the validity of the applicant's statements. He further asked that the Commission be provided an alternative 88-lot subdivision design proposal for comparison purposes.

Commissioner Blum inquired as to the lot level and optional second story feature on Plan 1. Mr. DePalatis answered his questions.

Public Speaker: Ms. Katie Barrows, La Quinta resident, CA – introduced herself and said she is in support of staff's recommendation to continue the item to allow for a closer look at the proposed water conservation. She noted that the discussion and comments indicate a great effort put into the design of this project and the applicant is going above and beyond in some areas, but it is not clear that they have done that with regards to water conservation. The Governor's Order currently addresses only potable water, but other aspects of our water use might be included. It would be most responsible of the Commission to recommend a continuance and give staff and the Commission a better chance to study the project and to answer some of the questions brought up during the Commission's discussion. Mrs. Barrows referenced water statistics recently published in The Desert Sun. She stated that the project would use 33 million gallons of water per year with the lake, and 28 million gallons per year without the lake. She said that we're in a seven-year drought and need to be more concerned with water conversation. She pointed out that canal water does have many applications, it is used for agriculture and to recharge our water supply which she viewed were more important uses than the lake. Mrs. Barrows said water is water and asked that a fair comparison be provided in the staff report with regards to the water use as it currently only addressed the savings realized in potable water.

Public Speaker: Ms. Linda Williams, President of the La Quinta Historical Society and La Quinta resident, CA – introduced herself and complimented the applicant on the beautiful design of the project. She said this was not a historic property, however, it has a large celebrity identity and as pointed out in the staff report mostly equestrian. She had hoped that the estate could be used as a center for conferences much like the Sunnylands, Annenberg Estate, in Rancho Mirage. She noted that recently the Coachella Valley received very negative publicity nationally, with regards to its water usage. The City should have an eye towards how the approval of this project would be perceived. She stated she read CVWD's report from this morning and one of the things that struck her was that it requested private pumpers, canal water, and non-potable water uses to abide by the imposed restrictions as well. She said that other water uses will also be affected in the future and she would like to see La Quinta take some measured steps.

Public Speaker: Mr. Ronald Serasio, Palm Desert resident, CA – introduced himself and said he was currently looking into purchasing a home in La Quinta. He stated from the discussion tonight there were couple of issues that were brought up, one being the preservation of water and that water is water. He said that there were a lot of questions brought up during tonight's discussion that needed to further looked at before a decision is made.

Public Speaker: Mr. Edward Armendarez, La Quinta resident, CA – introduced himself and said Mrs. Barrows had already covered most of the points he wanted to bring up. He noted that the water consumption numbers provided in the staff report were a bit conspicuous. He stated this was a beautiful development that would be a great addition to the community; however, he questioned that it was a model use of water.

Public Speaker: Mrs. Elaine Reynolds, La Quinta resident, CA – introduced herself and said that Merv Griffin was very actively involved with art foundation. She stated she did not feel that the Merv Griffin estate was the appropriate location for the proposed project. She said she would like to see the estate preserved as originally built to maintain its historic value much like Thomas Jefferson's home.

Mr. Major noted that although there wasn't any form of historic designation of the estate, the development was designed in a manner that would preserve the original estate, including the structural integrity of the stables' woodwork, which would remain intact, that the stables would simply be renovated and repositioned which would result in a minor reduction in size. He stated the design allowed for the preservation of the cultural identity of the property

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to continue Public Hearing Item No. 1 to allow staff and the applicant to provide the following:

- Provide CVWD's approval of the proposed supply network
- Attendance of a CVWD Official at the Commission's next meeting
- Provide a draft HOA maintenance and care budget for the project
- A sketch plan providing comparison of this project to an alternative design

AYES: Commissioners Bettencourt and Fitzpatrick. NOES: Commissioners Blum, Wilkinson and Wright. ABSENT: None. ABSTAIN: None.

Motion failed due to the lack of quorum.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 8:34 p.m.

Motion – A motion was made and seconded by Commissioners Wilkinson/Blum to adopt Resolution 2015-005 recommending to the City Council approval a Mitigated Negative Declaration of Environmental Impact and associated Mitigation Monitoring Program for Environmental Assessment 2014-1001, Specific Plan 2014-1001, Amendment No. 1 (SP 2004-074), Tentative Parcel Map 2014-1001 (TPM 36745), Tentative Tract Map 2014-1001 (TTM 36744) and Site Development Permit 2014-1003 as submitted with staff's recommendations and the revision of the following Conditions of Approval as identified in the memorandum dated April 14, 2015:

Tentative Tract Map 2014-1001 (TTM 36744) – Exhibit D

49. *Minimize the differential in building pad elevations of perimeter lots and building pad elevations in adjacent developments. Building pad elevations of perimeter lots have been allowed by the City Engineer to differ by more than the standard one foot in elevation from adjacent developments due to the unique site conditions of this project and the effort by the applicant to lower the site as much as possible. Meeting the one foot standard would impose an unreasonable hardship upon the applicant.*
50. *Minimize the differential in elevations of lots within this development and elevations in adjoining developments. The differences in elevation between the adjoining properties and the lots within this development as shown on the TTM and the grading plan will be allowed by the City Engineer due to the unique site conditions of this project and the effort by the applicant to lower the site as much as possible. Further lowering of the site would impose an unreasonable hardship upon the applicant.*

Site Development Permit 2014-1003 – Exhibit E

44. *Minimize the differential in building pad elevations of perimeter lots and building pad elevations in adjacent developments. Building pad elevations of perimeter lots have been allowed by the City Engineer to differ by more than the standard one foot in elevation from adjacent developments due to the unique site conditions of this project and the effort by the applicant to lower the site as much as possible. Meeting the one foot standard would impose an unreasonable hardship upon the applicant.*
45. *Minimize the differential in elevations of lots within this development and elevations in adjoining developments. The differences in elevation between the adjoining properties and the lots within this development as shown on the TTM and the grading plan will be allowed by the City Engineer due to the unique site conditions of this project and the effort by the applicant to lower the site as much as possible. Further lowering of the site would impose an unreasonable hardship upon the applicant.*

AYES: Commissioners Blum, Wilkinson, and Wright. NOES: Commissioners Bettencourt and Fitzpatrick. ABSENT: None. ABSTAIN: None.

BUSINESS SESSION – None

CORRESPONDENCE AND WRITTEN MATERIAL – None

COMMISSIONER ITEMS

1. Report on City Council meetings of March 3, 17, and April 7, 2015.
2. Commissioner Blum is scheduled to attend the April 21, 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. Medical Marijuana Dispensaries and Group Homes.

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Bettencourt/Fitzpatrick to adjourn this meeting at 9:09 p.m. Motion passed unanimously.

Respectfully submitted,

MONIKA RADEVA, Executive Assistant
City of La Quinta, California

DRAFT

Water district considers drought measures

ATTACHMENT 10



Ian James, The Desert Sun

9:33 p.m. PDT April 14, 2015



(Photo: Ian James/The Desert Sun)

A meeting of the Coachella Valley Water District's board drew an unusually large audience and a spirited discussion on Tuesday as the agency began considering tougher drought measures in response to a state-mandated 35 percent cut in water use.

Board members said they may adjust the water district's tiered-pricing system. That change would involve revising the individualized "water budgets" of customers so that those who don't meet benchmarks for reducing water use would be charged more.

"I think that's a powerful motivator," said John Powell, Jr., president of the CVWD board. "There's an economic incentive."

Board members also discussed other possible measures such as limiting the days of the week when watering is permitted, prohibiting the use of misting systems in public places and discouraging the water-intensive practice of "overseeding" grass. The water district's board plans to consider its next steps at a meeting on April 28.

CVWD is the largest of five public water agencies in the Coachella Valley, and it has regularly been listed among the districts with the highest per-capita water use in California.

Some of those in the audience lined up to take the microphone and share their concerns.

"People are really not taking this drought seriously," said Lynne Joy Rogers of La Quinta, who proposed forming a community water advisory council. "People need to change habits."

Steve Vogelsang of Cathedral City said he has been working to save water for decades.

"The people who are saving and doing their part should not be penalized," Vogelsang told the board.

James Stone of Cathedral City said he came to the meeting wanting to get clarity from the board about the seriousness of the area's water situation.

"Is there a near-term crisis?" Stone asked. He said he'd like to see the agency define the area's water problem in concrete terms because "it's fundamentally disturbing."

Groundwater levels have been declining (<http://archive.desertsun.com/interactive/article/20130908/NEWS07/309080001/Desert-water-supply-aquifer-pumping-analysis>) for years in much of the area, even as deliveries of water from the Colorado River have been used to partially recharge the aquifer.

Powell said he sees a need for drought measures in response to the state's historic drought. However, he said, the Coachella Valley is in a better water situation than other areas.

"We have a sustainable supply of water in this valley," Powell said. "We're very fortunate in that regard. But that doesn't mean we have any less responsibility to be a part of the solution for the state and to essentially do what we need to do to meet the governor's requirements. So we are doing that."

When Powell pledged to act on the state's mandate of a 35-percent cut in water use, board member Patrick O'Dowd interjected: "Is it achievable? And at what economic cost?"

"It is achievable," Powell responded.

O'Dowd said he's concerned that whatever measures the agency adopts shouldn't harm businesses, jobs, and "our way of life."

"We can continue to move the needle down and use water more efficiently," O'Dowd said.

State officials last week released a plan for achieving the 25-percent statewide reduction in water use ordered by Gov. Jerry Brown. The State Water Resources Control Board divided more than 400 water districts into tiers, calling for them to use between 10 percent and 35 percent less water.

Four Coachella Valley water suppliers were placed in the top tier for the most aggressive cuts of 35 percent ([//story/news/environment/2015/04/07/coachella-valley-water-cutback-proposal/25440283/](http://story/news/environment/2015/04/07/coachella-valley-water-cutback-proposal/25440283/)). In addition to CVWD, they include the Desert Water Agency, the Indio Water Authority and Myoma Dunes Mutual Water Company. Other cities targeted for the biggest cuts, ranging from Beverly Hills to Merced, also have relatively high per-capita water use.

The state water board, which plans to take up the new regulations at a meeting next month, has the authority to issue orders to water suppliers to enforce the cutbacks. Fines for violating an order can be up to \$10,000 a day.

The state's proposed targets apply directly to cities and water districts with 3,000 or more connections. It's not clear how golf courses and other businesses that rely on private wells may be affected.

Some of those at Tuesday's meeting said they think it's important that golf courses share in efforts to cut back. Managers of the area's golf courses have pledged to voluntarily reduce their water footprint ([//story/news/2015/04/05/golf-courses-pledge-speed-efforts-cut-water-use/25346083/](http://story/news/2015/04/05/golf-courses-pledge-speed-efforts-cut-water-use/25346083/)) by removing more turf this year.

Some of the discussion touched on the misting systems that are used to cool down outdoor restaurant patios in the desert during the summer. Board member Ed Pack questioned the idea of forcing restaurants to turn off their misters.

"They need misters," he said. "Otherwise, you can't sit out there."

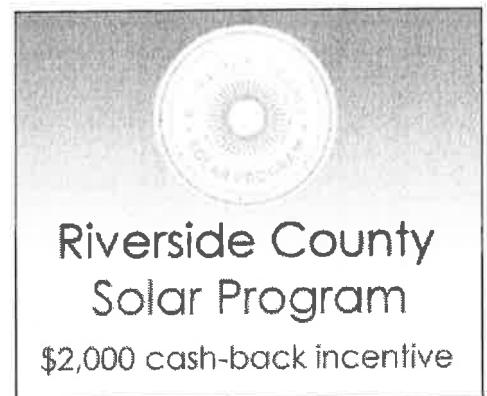
Powell said he likes the idea of creating a community water advisory council. Rogers volunteered to work on creating a council and met after the meeting with two others who told her they would like to join.

Environmental reporter Ian James can be reached by email at ian.james@desertsun.com (<mailto:ian.james@desertsun.com>) and on Twitter at @TDSIanJames.

Community water council proposed

La Quinta resident Lynne Joy Rogers is interested in helping to form a community water advisory council, and asks that interested people contact her by email at joysworld19@yahoo.com (<mailto:joysworld19@yahoo.com>)

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[Desert Sun reporter talks Nestle water permit on KPCC](#)

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Governor Brown's April 1, 2015 Executive Order Regarding Mandatory Statewide 25% Reduction in Potable Water Use

by Patti Reyes

April 14, 2015



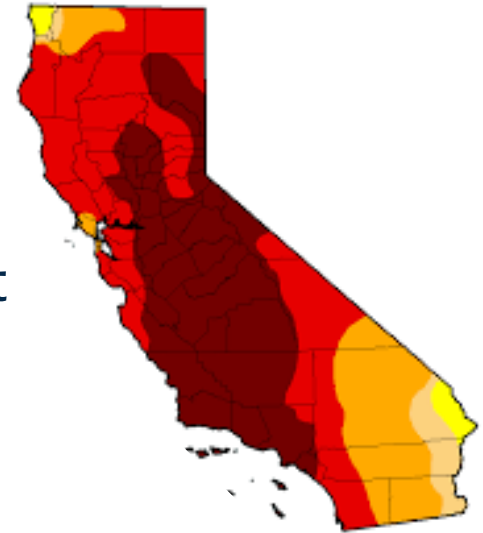
Governor's Drought Actions - 2014

- * Governor Jerry Brown Issued a Drought Declaration in Jan. 2014
 - * Requested a voluntary 20% reduction in urban water use
 - * Directed SWRCB to adopt Emergency Regulations
- * SWRCB adopted Emergency Regulations for Statewide Urban Water Conservation in July 2014
 - * Required Stage 2 Water Shortage Contingency Plans
- * CVWD Response
 - * Adopted a Resolution of Support
 - * Adopted Stage 2 Water Shortage Contingency Plan with 20% water use reduction – Aug 2014
 - * Increased Conservation Program Funding
 - * Working with Golf Courses to reduce water use



Governor's Drought Actions - 2015

- * The Drought has persisted, is severe, and is statewide raising the concern that it could be long-term beyond the control of existing services, personnel, equipment and facilities.
- * Conservation is the fastest, smartest, and least costly way to sustain water supplies.
- * The Governor has called on all water agencies to increase their conservation activities in the midst of this historic state drought.



Governor's Drought Actions - 2015

- * On April 1, Governor Brown issued Executive Order directing SWRCB to impose mandatory statewide 25% reduction in urban water use through February 28, 2016
- * Recommended actions include the following:
 - * Remove 50 million square feet of turf.
 - * State implementation of appliance rebates.
 - * Prohibit irrigation of ornamental turf in public medians.
 - * Irrigation with only drip or micro-spray for new homes.
 - * Direct the use of water agency rate structures with conservation surcharges, and penalties.



SWRCB Proposed Regulations 2015

* Proposed Reductions:

GPCD Range	# of Suppliers in Range	Conservation Standard
Under 55	18	10%
55-110	126	20%
110-165	132	25%
Over 165	135	35%

- * CVWD's reported use is 369 R-GPCD
 - * Conserved 4% since September 2014
 - * Conserved at least 26% from 2003 to 2014
 - * Removed over 6 million square feet of turf via rebates
 - * ***All without negative impacts to our economy and lifestyle.***

SWRCB Proposed Regulations -2015

- * The use of potable water outside of newly constructed homes and buildings that is not delivered by drip or micro-spray will be prohibited.
- * The use of potable water to irrigation ornamental turf on public street medians will be prohibited.
- * Additional reporting requirements for commercial, industrial and institutions customers.
- * Additional State enforcement – letters, Informational Orders, Cease and Desist Orders.
- * Monitoring water use of small water suppliers (less than 3,000 connections)

Additional CVWD Actions for Consideration

- * Apply a 25 percent drought factor to outdoor water budget irrigation efficiency calculation - from the current 0.60 to 0.75.
- * Reduce the indoor tiered rates budget from 10 Ccf to 6 Ccf per month.
- * Reduce tiered rates irrigation budget by 25 – 35% percent.
- * Apply drought rates to the tiered rate billing calculation.
- * Limit outdoor irrigation to only every other day during months of March through October and two days a week November through February.
- * Prohibit outdoor irrigation during and 48 hours following measurable precipitation (required by State Board).

Additional CVWD Actions for Consideration

- * Require that hotels and motels must provide guests with the option of choosing not to have towels and linens laundered daily.
- * Require restaurants to only serve water when requested.
- * Institute a 1-year moratorium on the draining and refilling of private swimming pools (includes HOAs).
- * Encourage use of pool covers when not in use, especially during summer months.
- * Prohibit the use of misters in public spaces.
- * Encourage HOA's to adopt and enforce water use restrictions in their rules and regulations.

Additional CVWD Actions for Consideration

- * Encourage commercial customers to shut off decorative fountains during non-tourist season.
- * Partner with cities on conservation actions and enforcement
- * Partner with cities and schools to help them identify ways to save water.
- * Prohibit planting of spray-irrigated annual flower beds.
- * Encourage removal of ornamental turf along public roadways and other non-recreational areas
- * Discourage over-seeding.
- * Eliminate increased water budget for over-seeding.

Additional CVWD Actions for Consideration

- * Prohibit washing of driveways and sidewalks with hose except for health and safety purposes.
- * Reduce the frequency in which district vehicles are washed to once monthly.
- * Stop watering grass areas at District offices until drought is over.
- * Implement a water-saving appliance rebate program. (requires additional funding.)
- * Officially request private pumpers, canal water and non-potable water users to abide by restrictions.

Next Steps

- * Based on feedback received today and from the public, staff will do the following:
 - * Present drought and penalty rates at upcoming Study Session.
 - * Revise Water Shortage Contingency Plan Ordinance for Board review and adoption.
 - * Add new state prohibitions.
 - * Propose CVWD actions for achieving 35% urban water use reduction.

Thank you

Questions?

