



CONSENT CALENDAR ITEM NO. 4 – PULLED FROM THE AGENDA

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# CITY COUNCIL AGENDA

CITY HALL COUNCIL CHAMBER  
78495 Calle Tampico, La Quinta

**REGULAR MEETING ON TUESDAY, MARCH 2, 2021**  
**3:00 P.M. CLOSED SESSION | 4:00 P.M. OPEN SESSION**

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## SPECIAL NOTICE

### Teleconferencing and Telephonic Accessibility In Effect

Pursuant to Executive Orders N-25-20, N-29-20, N-33-20, N-35-20, and N-60-20 executed by the Governor of California, in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 *et seq.*), members of the City Council, the City Manager, City Attorney, City Staff, and City Consultants may participate in this regular meeting by teleconference. Additionally, pursuant to the above-referenced executive orders, members of the public temporarily are not permitted to physically attend at City Hall the meeting to which this agenda applies, but any member of the public may listen or participate in the open session of this meeting as specified below.

Members of the public wanting **to listen to the open session** of the meeting may do so by tuning-in live via <http://laquinta.12milesout.com/video/live>.

Members of the public wanting **to address the City Council during the open session**, either for public comment or for a specific agenda item, or both, are requested to send an email notification to the La Quinta City Clerk’s Office at [CityClerkMail@LaQuintaCA.gov](mailto:CityClerkMail@LaQuintaCA.gov), and specify the following information:

- |                             |   |
|-----------------------------|---|
| <b>1) Full Name</b>         | <b>4) Public Comment or Agenda Item Number</b>  |
| <b>2) City of Residence</b> | <b>5) Subject</b>                               |
| <b>3) Phone Number</b>      | <b>6) Written or Telephonic Verbal Comments</b> |

**The email "subject line" must clearly state "Written Comments" or "Telephonic Verbal Comments."**

**Telephonic verbal public comments – requests to speak must be emailed to the City Clerk no later than 3:00 p.m. on the day of the meeting;** the City will facilitate the ability for a member of the public to be audible to the City Council and general public for the item(s) by contacting him/her via phone and queuing him/her to speak.

**Only one person at a time may speak by telephone and only after being recognized by the Mayor.**

**Written public comments must be received by the City Clerk's Office no later than 3:00 p.m. on the day of the meeting,** and will be distributed to the City Council, incorporated into the agenda packet and public record of the meeting, and will not be read during the meeting unless, upon the request of the Mayor, a brief summary of any public comment is asked to be read, to the extent the City Clerk's Office can accommodate such request.

It would be appreciated that any email communications for public comments related to the items on the agenda, or for general public comment, are provided to the City Clerk's Office at the email address listed above prior to the commencement of the meeting. If that is not possible, and to accommodate public comments on items that may be added to the agenda after its initial posting or items that are on the agenda, every effort will be made to attempt to review emails received by the City Clerk's Office during the course of the meeting. The Mayor will endeavor to take a brief pause before action is taken on any agenda item to allow the City Clerk to review emails and share any public comments received during the meeting. All emails received by the City Clerk, at the email address above, until the adjournment of the meeting, will be included within the public record relating to the meeting.

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**CALL TO ORDER**

ROLL CALL: Councilmembers: Fitzpatrick, Peña, Radi, Sanchez, Mayor Evans

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

At this time, members of the public may address the City Council on any matter not listed on the agenda by emailing **written public comments** or requests to provide **verbal telephonic public comments** as indicated above. Please limit your comments to three (3) minutes (or approximately 350 words). The City Council values your comments; however, in accordance with State law, no action

shall be taken on any item not appearing on the agenda unless it is an emergency item authorized by Government Code § 54954.2(b).

**CONFIRMATION OF AGENDA**

**CLOSED SESSION**

1. THREAT TO PUBLIC SERVICES OR FACILITIES, PURSUANT TO SUBDIVISION (a) OF GOVERNMENT CODE SECTION 54957. CONSULTATION WITH: ALEXANDER JOHNSTON, SENIOR EMERGENCY MANAGEMENT COORDINATOR; WILLIAM H. IHRKE, CITY ATTORNEY (Review Continued Need and Response to Proclaimed State and Local Emergencies Caused by COVID-19)
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION; SIGNIFICANT EXPOSURE TO LITIGATION PURSUANT TO PARAGRAPH (2) OR (3) OF SUBDIVISION (d) OF GOVERNMENT CODE SECTION 54956.9 (NUMBER OF POTENTIAL CASES: 1)

*RECESS TO CLOSED SESSION*

RECONVENE AT 4:00 P.M.

**REPORT ON ACTIONS(S) TAKEN IN CLOSED SESSION**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

At this time, members of the public may address the City Council on any matter not listed on the agenda by emailing **written public comments** or requests to provide **verbal telephonic public comments** as indicated above. Please limit your comments to three (3) minutes (or approximately 350 words). The City Council values your comments; however, in accordance with State law, no action shall be taken on any item not appearing on the agenda unless it is an emergency item authorized by Government Code § 54954.2(b).

**ANNOUNCEMENTS, PRESENTATIONS, AND WRITTEN COMMUNICATIONS** - NONE

**CONSENT CALENDAR**

NOTE: Consent Calendar items are routine in nature and can be approved by one motion.

1. APPROVE MEETING MINUTES DATED JANUARY 19, 2021

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- 2. [Pulled for a separate vote by Councilmember Peña >>>](#) ACCEPT LA QUINTA VILLAGE COMPLETE STREETS A ROAD DIET PROJECT NO. 2015-03/151603 19
- 3. APPROVE PLANS, SPECIFICATIONS, ENGINEER’S ESTIMATE, AND ADVERTISE FOR BID THE MONROE STREET PAVEMENT REHABILITATION PROJECT NO. 2020-01, LOCATED BETWEEN AVENUE 52 TO AVENUE 53, AND NEAR AVENUE 61 25
- 4. ~~[Pulled from the Agenda by City Staff >>>](#) AUTHORIZE THE PUBLIC WORKS DEPARTMENT TO UTILIZE DESERT CONCEPTS CONSTRUCTION FOR UP TO \$150,000 OF WORK FOR FISCAL YEAR 2020/21, WHEN DESERT CONCEPTS CONSTRUCTION IS THE QUALIFIED AND/OR LOWEST BIDDER~~ 29
- 5. RECEIVE AND FILE SECOND QUARTER 2020/21 TREASURY REPORTS FOR OCTOBER, NOVEMBER, AND DECEMBER 2020 31
- 6. RECEIVE AND FILE REVENUE AND EXPENDITURE REPORT DATED DECEMBER 31, 2020 79
- 7. ADOPT RESOLUTION TO REAFFIRM ADOPTION OF ANNUAL ASSESSMENT FOR COUNTY SERVICE AREA 152; AUTHORIZE RIVERSIDE COUNTY TO CONTINUE TO LEVY ASSESSMENTS; AND INDEMNIFY AND HOLD THE COUNTY HARMLESS FOR LEVYING ASSESSMENTS ON CITY PARCELS [RESOLUTION NO. 2021-003] 85
- 8. APPROVE DEMAND REGISTERS DATED FEBRUARY 12 AND 19, 2021 91

**BUSINESS SESSION**

- |   | <b><u>PAGE</u></b> |
|---|--------------------|
| 1. <b><u>CONTINUED FROM FEBRUARY 16, 2021:</u></b> INTRODUCE FOR FIRST READING AN ORDINANCE ADDING CHAPTER 11.100 TO THE LA QUINTA MUNICIPAL CODE RELATED TO A POLICY WITH OPERATIONAL PROCEDURES FOR A PUBLIC SAFETY CAMERA SYSTEM; AND APPROVE POLICIES AND PROCEDURES FOR CITYWIDE PUBLIC SAFETY CAMERA SYSTEM [ORDINANCE NO. 589] | 107                |
| 2. <b><u>CONTINUED FROM FEBRUARY 25, 2021:</u></b> INTRODUCE FOR FIRST READING AN ORDINANCE AMENDING CHAPTER 3.25 OF THE LA QUINTA MUNICIPAL CODE RELATED TO SHORT-TERM VACATION RENTALS [ORDINANCE NO. 590]  | 121                |

**PUBLIC HEARINGS** – after 5:00 p.m.

For all Public Hearings on the agenda, a completed “Request to Speak” form must be filed with the City Clerk prior to consideration of that item.

A person may submit written comments to City Council before a public hearing or speak via teleconference in support or opposition to the approval of a project(s). If you challenge a project(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City at, or prior to the public hearing.

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| 1. <b><u>CONTINUED FROM FEBRUARY 25, 2021:</u></b> ADOPT RESOLUTION TO AMEND THE CITY’S SHORT-TERM VACATION RENTAL PROGRAM PERMIT FEES [RESOLUTION NO. 2021-004]   | 143                |
| 2. <b><u>CONTINUED FROM DECEMBER 15, 2020:</u></b> ADOPT RESOLUTIONS TO ADOPT MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR ENVIRONMENTAL ASSESSMENT 2017-0006, AND APPROVE SPECIFIC PLAN 2017-0002 AMENDMENT NO. 2, TENTATIVE PARCEL MAP 2017-0003, AND SITE DEVELOPMENT PERMIT 2017-0009 PROPOSING AN APPROXIMATE 125,000 SQUARE-FOOT SHOPPING CENTER WITH DRIVE-THROUGHS AND A 63,000 SQUARE-FOOT SUPERMARKET WITH ASSOCIATED VEHICLE FUEL CENTER; CEQA: THE DESIGN AND DEVELOPMENT DEPARTMENT HAS PREPARED A MITIGATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; LOCATION: NORTHWEST CORNER OF AVENUE 50 AND JEFFERSON STREET; PROJECT: PAVILION PALMS SHOPPING CENTER [RESOLUTION NOS. 2021-005 AND 2021-006] | 157                |

**STUDY SESSION**

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| 1. DISCUSS PROJECTS TO BE INCLUDED IN FISCAL YEARS 2021/22 THROUGH 2025/26 CAPITAL IMPROVEMENT PROGRAM | 413                |

**DEPARTMENTAL REPORTS**

1. CITY MANAGER
2. CITY ATTORNEY
3. CITY CLERK
4. COMMUNITY RESOURCES
5. DESIGN AND DEVELOPMENT
6. FINANCE
7. PUBLIC WORKS

**MAYOR’S AND COUNCIL MEMBERS’ ITEMS**

**REPORTS AND INFORMATIONAL ITEMS**

1. CVAG CONSERVATION COMMISSION (Evans)
2. CVAG ENERGY AND ENVIRONMENTAL RESOURCES COMMITTEE (Evans)
3. CVAG EXECUTIVE COMMITTEE (Evans)
4. GREATER PALM SPRINGS CONVENTION AND VISITORS BUREAU (Evans)
5. LEAGUE OF CALIFORNIA CITIES DELEGATE (Evans)
6. COACHELLA VALLEY WATER DISTRICT JOINT POLICY COMMITTEE (Evans)
7. SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (Evans)
8. ECONOMIC DEVELOPMENT SUBCOMMITTEE (Evans & Radi)
9. COACHELLA VALLEY MOUNTAINS CONSERVANCY (Fitzpatrick)
10. GREATER CV CHAMBER OF COMMERCE INFORMATION EXCHANGE COMMITTEE (Fitzpatrick)
11. DESERT RECREATION DISTRICT COMMITTEE (Fitzpatrick & Radi)
12. COACHELLA VALLEY UNIFIED SCHOOL DISTRICT COMMITTEE (Fitzpatrick & Peña)
13. RIVERSIDE COUNTY TRANSPORTATION COMMISSION (Fitzpatrick)
14. SILVERROCK EVENT SITE AD HOC COMMITTEE (Fitzpatrick)
15. CANNABIS AD HOC COMMITTEE (Peña and Sanchez)
16. CVAG PUBLIC SAFETY COMMITTEE (Peña)
17. CVAG VALLEY-WIDE HOMELESSNESS COMMITTEE (Peña)
18. LEAGUE OF CALIFORNIA CITIES – PUBLIC SAFETY POLICY COMMITTEE (Peña)
19. IMPERIAL IRRIGATION DISTRICT – ENERGY CONSUMERS ADVISORY COMMITTEE (Peña)
20. COVID-19 SMALL BUSINESS EMERGENCY ECONOMIC RELIEF PROGRAM AD HOC COMMITTEE (Peña and Radi)
21. CVAG TRANSPORTATION COMMITTEE (Radi)
22. SUNLINE TRANSIT AGENCY (Radi)
23. CITYWIDE SECURITY CAMERAS AD HOC COMMITTEE (Radi)
24. DESERT SANDS UNIFIED SCHOOL DISTRICT COMMITTEE (Radi & Sanchez)
25. ANIMAL CAMPUS COMMISSION (Sanchez)
26. LEAGUE OF CALIFORNIA CITIES – TRANSPORTATION, COMMUNICATION AND PUBLIC WORKS POLICY COMMITTEE (Sanchez)
27. RIVERSIDE LOCAL AGENCY FORMATION COMMISSION (Sanchez)
28. PLANNING COMMISSION MEETING MINUTES DATED NOVEMBER 24, 2020 [429](#)
29. PLANNING COMMISSION MEETING MINUTES DATED DECEMBER 8, 2020 [435](#)

**ADJOURNMENT**

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The next regular meeting of the City Council will be held on March 16, 2021, at 4:00 p.m. at the City Hall Council Chambers, 78495 Calle Tampico, La Quinta, CA 92253.

**DECLARATION OF POSTING**

I, Monika Radeva, City Clerk, of the City of La Quinta, do hereby declare that the foregoing Agenda for the La Quinta City Council meeting was posted on the City's website, near the entrance to the Council Chambers at 78495 Calle Tampico, and the bulletin boards at the Stater Brothers Supermarket at 78630 Highway 111, and the La Quinta Cove Post Office at 51321 Avenida Bermudas, on February 12, 2021.

DATED: February 26, 2021

MONIKA RADEVA, City Clerk  
City of La Quinta, California

**Public Notices**

- The La Quinta City Council Chamber is handicapped accessible. If special equipment is needed for the hearing impaired, please call the City Clerk's office at (760) 777-7092, twenty-four (24) hours in advance of the meeting and accommodations will be made.
- If special electronic equipment is needed to make presentations to the City Council, arrangements should be made in advance by contacting the City Clerk's office at (760) 777-7092. A one (1) week notice is required.
- If background material is to be presented to the Councilmembers during a City Council meeting, please be advised that eight (8) copies of all documents, exhibits, etc., must be supplied to the City Clerk for distribution. It is requested that this take place prior to the beginning of the meeting.
- Any writings or documents provided to a majority of the City Council regarding any item(s) on this agenda will be made available for public inspection at the Community Development counter at City Hall located at 78495 Calle Tampico, La Quinta, California, 92253, during normal business hours.

[CLICK HERE to Return to Agenda](#)





**CITY COUNCIL  
MINUTES  
TUESDAY, JANUARY 19, 2021**

**CALL TO ORDER**

A regular meeting of the La Quinta City Council was called to order at 3:00 p.m. by Mayor Evans.

This meeting provided teleconference accessibility pursuant to Executive Orders N-25-20, N-29-20, N-33-20, N-35-20, and N-60-20 executed by the Governor of California, and the directives under the "Regional Stay At Home Order" from the California Department of Public Health, in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions of the Ralph M. Brown Act (Government Code §54950 *et seq.*).

PRESENT: Councilmembers Fitzpatrick, Peña, Radi, Sanchez, Mayor Evans  
ABSENT: None

STAFF PRESENT: City Manager McMillen, City Attorney Ihrke, City Clerk Radeva, Deputy City Clerk Romane, Finance Director Romero, Senior Accountant Martinez, Senior Planner Flores, Design and Development Director, City Senior Planning Consultant Nicole Criste, Community Resources Director Escobedo, Public Works Director/City Engineer McKinney, and Assistant to the City Manager Villalpando.

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA** – None

**CONFIRMATION OF AGENDA**

City Manager McMillen requested to pull Consent Calendar Item No. 7 from consideration on tonight's agenda.

Councilmember Peña said he will abstain from the vote on Consent Calendar Item No. 9 due to a potential conflict of interest stemming from the proximity of real property to the project location.

Council concurred.

**CLOSED SESSION**

1. **THREAT TO PUBLIC SERVICES OR FACILITIES, PURSUANT TO SUBDIVISION (a) OF GOVERNMENT CODE SECTION 54957. CONSULTATION WITH: ALEXANDER JOHNSTON, SENIOR EMERGENCY MANAGEMENT COORDINATOR; WILLIAM H. IHRKE, CITY ATTORNEY (Review Continued Need and Response to Proclaimed State and Local Emergencies Caused by COVID-19)**
  
2. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION; SIGNIFICANT EXPOSURE TO LITIGATION PURSUANT TO PARAGRAPH (2) OR (3) OF SUBDIVISION (d) OF GOVERNMENT CODE SECTION 54956.9 (NUMBER OF POTENTIAL CASES: 1)**
  
3. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION (QUARTERLY REVIEW) PURSUANT TO GOVERNMENT CODE SECTION 54957, COUNCIL APPOINTED POSITION – CITY MANAGER**

*COUNCIL RECESSED THE OPEN SESSION PORTION OF THE MEETING AND MOVED INTO CLOSED SESSION AT 3:02 P.M.*

*MAYOR EVANS RECONVENED THE OPEN SESSION PORTION OF THE CITY COUNCIL MEETING AT 4:06 P.M. WITH ALL MEMBERS PRESENT*

**REPORT ON ACTION(S) TAKEN IN CLOSED SESSION:**

City Attorney Ihrke reported the following pursuant to Government Code Section 54950 *et seq.* (Brown Act):

- **CLOSED SESSION ITEM NO. 1** – the City Council continued its review of the status of the threat to public services and facilities relating to the state and local public health emergencies caused by COVID-19 and the City’s responses to limit the general spread of the virus and took the following action:

MOTION – A motion was made and seconded by Mayor Evans/Councilmember Fitzpatrick directing and authorizing the City Manager to amend Executive Order No. 10 and extend the moratorium on accepting new applications for short-term vacation rental (STVR) permits until April 6, 2021. Motion passed: ayes – 4, noes – 1 (Sanchez), abstain – 0.

Council will reconvene into Closed Session after the Open Session of the meeting to continue its discussion of Closed Session Item No. 1.

- **CLOSED SESSION ITEM NOS. 2 and 3** – Council will consider these items after the Open Session portion of the meeting.

### **PLEDGE OF ALLEGIANCE**

Councilmember Sanchez led the audience in the Pledge of Allegiance.

### **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

Mayor Evans said the following WRITTEN PUBLIC COMMENTS, listed in alphabetical order, were received as of 4:00 p.m., which were distributed to Council, made publicly available, and incorporated into the agenda packet and public record of the meeting:

- Marcia Cutchin, La Quinta – in opposition of STVRs;
- Arlene Gotshalk, La Quinta – related to STVRs;
- Mary Jo McCowan, La Quinta – in opposition of STVRs and requested that the moratorium on new STVR permits be extended;
- Judith Neid, La Quinta – in opposition of STVRs and requested that the moratorium on new STVR permits be extended;
- Robin and Bob Nenninger, La Quinta – in opposition of STVRs and requested that the moratorium on new STVR permits be extended; and
- Craig and Marie Thompson, La Quinta – in opposition of STVRs and requested that the moratorium on new STVR permits be extended.

The City Clerk will continue to monitor emails for any additional written comments or requests to speak via telephonic accessibility through the adjournment of the meeting.

The following PUBLIC SPEAKERS provided verbal comments via TELEPHONIC ACCESSIBILITY, listed in the order in which they spoke:

- Paula Simonds, CEO with Family YMCA of the Desert located in Palm Desert, California – thanked the City for the opportunity for the YMCA to utilize the La Quinta Museum as a facility to provide childcare to essential workers and distant learning programming from April to December 2020; said through its partnership with the City, the YMCA will continue to provide these services starting in January 2021 at the Adams Elementary School; explained the type of programs being offered; and noted the importance of these services to the community;
- Jim Lambert, La Quinta – noted the travel and lodging restriction in effect due to COVID-19 are not being followed by STVR operators, implored the Council to extend the moratorium on accepting new STVR permits, and urged the Council to ban STVRs from residential neighborhoods;

- Jelena Tamm, La Quinta/Newport Beach – said she was speaking on behalf of the VRON-LQ organization, asked Council to consider lifting the moratorium on accepting new STVR permits, and noted that there have been reports that Code Compliance is checking STVR properties without reported complaints;
- Olivier Chaine, La Quinta – said that Code Compliance is checking STVR properties without reported complaints, and asked the Council to look into this matter and ensure that STVR compliance and enforcement are deployed consistently;
- Betty Ortiz, La Quinta – said STVRs are adversely affecting the character of residential neighborhoods;
- Marcia Cutchin, La Quinta – said approximately 300 STVR properties in La Quinta were booked via an “instant-book” option offered by hosting platforms (such as AirBNB) which does not allow STVR operators to screen renters prior to confirming the booking, and urged the Council to impose a permanent moratorium on new STVR permits and to establish a cap on the number of STVR permits allowed under this program;
- Paul Quill, La Quinta – said he is in opposition of STVRs, and noted some residents have placed temporary signs in their yards stating “Neighborhoods are for Neighbors, not STVRs,” and some of these signs were removed by City staff without notifying the homeowners or providing an explanation of the reasons for removal;

City Manager McMillen explained the City has been receiving complaints from residents that these signs were being placed in medians, abandoned properties, and the public right-of-way, which resulted in Code Compliance review of this matter in the same manner in which temporary campaign signs are reviewed, and signs that did not comply with the placement requirements as established by the La Quinta Municipal Code (LQMC) were removed to ensure safety and compliance.

- Arlene Gotshalk, La Quinta – thanked the Council for extending the moratorium on accepting new STVR applications, and asked Council to phase-out STVRs in non-gated residential areas and to increase the STVR permit fee.

City Clerk Radeva said additional WRITTEN PUBLIC COMMENTS were received by resident Marty Butler, providing a petition signed by residents of the Rancho Ocotillo residential neighborhood in opposition of STVRs being allowed in their neighborhood; these comments were distributed to Council, made publicly

available, and incorporated into the agenda packet and public record of the meeting.

**ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS** –

None

**CONSENT CALENDAR**

1. **APPROVE MEETING MINUTES OF NOVEMBER 17, 2020**
2. **APPROVE MEETING MINUTES OF DECEMBER 1, 2020**
3. **APPROVE MEETING MINUTES OF DECEMBER 15, 2020**
4. **APPROVE DEMAND REGISTERS DATED DECEMBER 11, 18, 2020 AND JANUARY 1, 2021**
5. **RECEIVE AND FILE REVENUE AND EXPENDITURE REPORT DATED OCTOBER 31, 2020**
6. **EXCUSE ABSENCE FOR PLANNING COMMISSIONER MCCUNE FROM THE NOVEMBER 24, 2020 PLANNING COMMISSION MEETING**
7. *pulled from consideration by City Staff >>>* ~~**ACCEPT OFF-SITE AND ON-SITE IMPROVEMENTS ASSOCIATED WITH PARCEL MAP NO. 37683, RESIDENCE INN BY MARRIOTT, LOCATED SOUTH OF HIGHWAY 111 AND NORTH OF VISTA CORALINA LANE**~~
8. **APPROVE UTILITY AGREEMENT WITH THE CITY OF LA QUINTA AND THE IMPERIAL IRRIGATION DISTRICT FOR THE DUNE PALMS ROAD BRIDGE PROJECT 2011-05/111205 FOR RELOCATION AND THE UNDERGROUNDING OF EXISTING ELECTRICAL FACILITIES**
9. **ACCEPT FRITZ BURNS PARK SIDEWALK AND PARKING PROJECT NO. 2017-22, LOCATED ON THE NORTH SIDE OF FRANCIS HACK LANE ADJACENT TO THE SKATE PARK**

MOTION – A motion was made and seconded by Councilmembers Peña/Fitzpatrick to approve Consent Calendar Item Nos. 1-6 and 8, as recommended. Motion passed unanimously.

**CONSENT CALENDAR ITEM NO. 9**

Councilmember Peña said he would abstain from voting on Consent Calendar Item No. 9 due to a potential conflict of interest stemming from the proximity of real property to the project location.

MOTION – A motion was made and seconded by Councilmembers Fitzpatrick/Radi to approve Consent Calendar Item No. 9, as recommended. Motion passed: ayes 4, noes 0, abstain 1 (Peña).

**BUSINESS SESSION**

**1. RECEIVE AND FILE COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR FISCAL YEAR ENDED JUNE 30, 2020**

Finance Director Romero, Senior Accountant Martinez, and City Consultant Lauryn Stapleton, Senior Manager with Eide Bailly LLP presented the staff report, which is on file in the Clerk’s Office.

Council commended Staff and the auditors for the timely filing of the CAFR, positioning La Quinta to receive a high financial solvency ranking and move to position no. 5 from 18 within the state of California.

Finance Director Romero explained the California State Auditor’s Office ranks all cities within the state based on general fund reserves, the debt burden the City carries, liquidity of the City’s assets, the diversity of revenue trends, addressing the City’s pension obligations, the City’s current and future pension costs, and the City’s Other Post-Employee Benefits (OPEB); Ms. Romero noted that funding the City’s OPEB and pension obligations was critical in moving the City’s ranking up, as well as the adoption of an award-winning Reserve Policy and funding the identified reserves; and mentioned Indian Wells, Rancho Mirage, and Palm Desert also ranked in the top 10.

Council discussed the City’s Redevelopment Agency annual loan repayment by the state, due to be completed in 2031; and noted the vigilant efforts of Staff, the oversight of the Financial Advisory Commission, and the City’s conservative approach in its long-term planning, vision, and goals are the reasons which ensure the City remains fiscally solvent going forward.

MOTION – A motion was made and seconded by Councilmembers Fitzpatrick/Radi to receive and file the Comprehensive Annual Financial Report for the year ended June 30, 2020. Motion passed unanimously.

**STUDY SESSION** – None

**PUBLIC HEARINGS** – After 5:00 p.m.

**1. INTRODUCE FOR FIRST READING AN ORDINANCE AMENDING SEVERAL SECTIONS OF TITLE 9 ZONING OF THE LA QUINTA MUNICIPAL CODE TO STREAMLINE DEVELOPMENT PROCESSES**

**AND STANDARDS; CEQA: EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15061(B)(3) REVIEW FOR EXEMPTIONS – COMMON SENSE RULE; LOCATION: CITYWIDE [ORDINANCE NO. 588]**

Senior Planner Flores presented the staff report which is on file in the Clerk’s Office.

Council discussed the need to revise the language under LQMC Section 9.60.310, subsections (A) and (B) related to resort residential to clarify that this use is not restricted to tourist and resort activity only when it is a “part of a golf/resort country club” to allow for greater flexibility for future developments; the LQMC does not require that there be a clubhouse or a centralized facility servicing the residences in order to establish a neighborhood as resort residential; difference in requirements between “accessory dwelling units” (ADU) and a “junior ADU.”

MAYOR EVANS DECLARED THE PUBLIC HEARING OPEN AT 5:42 P.M.

PUBLIC SPEAKER – None

Council discussed the ability to allow “tiny-homes” in La Quinta would be subject to meeting the minimum livable area requirements, architectural design, and building regulations per the LQMC; exploring the ability to provide code provisions allowing the minimum livable area requirements to be met utilizing an aggregate approach; trending changes in housing needs and preferences; under the City’s affordable housing regulations, greater flexibility in zoning standards is allowed; the need to revise the language under LQMC Section 9.60.030(A) related to rear and side yard fencing requirements and ability to allow exemptions subject to adjoining property owners waiver, when the fence abuts open space, such as golf course, lake front, or similar area, or the City approves a Minor Use Permit for an alternative approach; a “tiny-home” can be built as an ADU; state regulations require ADUs to be rented for terms longer than 30 days, and this requirement is incorporated into LQMC Section 9.60.090(C)(5); and different requirements between ADUs and guest houses.

MAYOR EVANS DECLARED THE PUBLIC HEARING CLOSED AT 6:02 P.M.

MOTION – A motion was made and seconded by Councilmembers Peña/Radi, to make a finding, included in Ordinance No. 588, that adopting this ordinance, as amended, is exempt under the California Environmental Quality Act pursuant to Section 15061(b)(3) Review of Exemptions – Common Sense Rule and is consistent with the previously approved General Plan 2035 Environmental Impact Report. Motion passed unanimously.

MOTION – A motion was made and seconded by Councilmembers Peña/Radi to move to take up Ordinance No. 588 by title and number only and waive further

reading as proposed and incorporating the following language amendments and additions:

- Add language to Section 9.60.030 Fences and wall, subsection (A) as noted below in *blue*:

*"A. Purpose. For purposes of this section, "fence" or "wall" means any type of fence, wall, retaining wall, sound attenuation wall, screen or windscreen. The terms "fence" and "wall" are used interchangeably in this section to mean any or all of the preceding structures. Rear and side yards shall be completely enclosed and screened by view-obscuring fencing, wall, or combinations, unless:*

- 1) Adjoining property owners waive the rear or side yard fencing requirements; or*
- 2) The fence abuts open space, such as golf course, lake front, or similar areas; or*
- 3) A Minor Use Permit is approved by the Design and Development Director for an alternative approach."*

- Amend the language in Section 9.60.310 Resort residential, subsections (A) and (B) as noted below in blue:

*"A. Purpose. Resort residential provides for the development and regulation of a range of specialized residential uses that are individually owned but rented for periods of thirty consecutive days or less, on a regular basis and oriented to tourist and resort activity ~~as part of a golf/resort country club~~. Land uses include single-family detached or attached residential uses, eating and drinking facilities, small accessory retail and personal service shops, and recreational buildings.*

*B. Review Process. Resort residential uses are permitted ~~when developed as part of a residential golf country club~~.*

Motion passed unanimously.

City Clerk Radeva read the following title of Ordinance No. 588 into the record:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, AMENDING SECTIONS OF TITLE 9 OF THE LA QUINTA MUNICIPAL CODE RELATED TO STREAMLINE DEVELOPMENT PROCESS AND STANDARDS (ZOA 2020-0001)

MOTION – A motion was made and seconded by Councilmembers Peña/Radi to introduce at first reading Ordinance No. 588 as recommended. Motion passed unanimously.

### **DEPARTMENTAL REPORTS**

All reports are on file in the City Clerk's Office.



## **MAYOR'S AND COUNCIL MEMBERS' ITEMS**

Councilmember Fitzpatrick commended Staff for the well organized and attended 8<sup>th</sup> Annual Community Workshop held on Saturday, January 16, 2021.

Mayor Evans echoed Councilmember Fitzpatrick's comments above related to the Community Workshop and requested that Staff prepare a summary departmental report on the workshop for the next Council meeting.

Mayor Evans said the Riverside County Planning Commission approved the proposed Vista Santa Rosa Gateway Project located in Riverside County, and within the City's sphere of influence, and the project will be moving forward for consideration by the County's Board of Supervisors at a future date.

Mayor Evans noted that the City Council will hold a Special Council Meeting on Wednesday, January 27, 2021, beginning at 5 p.m., to continue its review and consideration of the STVR Program Ad-Hoc Committee recommendations and to receive and hear public testimony from the La Quinta community; and thanked the community's input and engagement.

Councilmember Peña said the League of California Cities Riverside County Division recently held a meeting and presented an update on legislation, re-districting, and the 2020 census; and requested that the City Attorney or Staff follow-up with information on that presentation.

## **REPORTS AND INFORMATIONAL ITEMS**

La Quinta's representative for 2020, Mayor Evans reported on her participation in the following organizations' meetings:

- **CVAG COACHELLA VALLEY CONSERVATION COMMISSION**
- **CVAG ENERGY AND ENVIRONMENTAL RESOURCES COMMITTEE**

La Quinta's representative for 2020, Councilmember Fitzpatrick reported on her participation in the following organizations' meetings:

- **COACHELLA VALLEY MOUNTAINS CONSERVANCY**
- **RIVERSIDE COUNTY TRANSPORTATION COMMISSION (RCTC)**

La Quinta's representative for 2020, Councilmember Peña reported on his participation in the following organization's meeting:

- **IID ENERGY CONSUMERS' ADVISORY COMMITTEE**
- **LEAGUE OF CALIFORNIA CITIES – PUBLIC SAFETY POLICY COMMITTEE**

La Quinta's representative for 2020, Councilmember Sanchez reported on his participation in the following organization's meeting:

- **LEAGUE OF CALIFORNIA CITIES – TRANSPORTATION, COMMUNICATION AND PUBLIC WORKS POLICY COMMITTEE**

*COUNCIL RECESSED THE OPEN SESSION PORTION OF THE MEETING AND MOVED INTO CLOSED SESSION AT 6:26 P.M.*

*MAYOR EVANS RECONVENED THE OPEN SESSION PORTION OF THE CITY COUNCIL MEETING AT 7:54 P.M. WITH ALL MEMBERS PRESENT*

**REPORT ON ACTION(S) TAKEN IN CLOSED SESSION:**

City Attorney Ihrke reported the following pursuant to Government Code Section 54950 *et seq.* (Brown Act):

- **CLOSED SESSION ITEM NO. 1** – no additional actions taken.
- **CLOSED SESSION ITEM NO. 2** – no actions taken.
- **CLOSED SESSION ITEM NO. 3** – the Council completed its quarterly review of the City Manager.

Additional WRITTEN PUBLIC COMMENTS, listed in alphabetical order, were received between 4:00 p.m. and the adjournment of the meeting, which were distributed to Council, made publicly available, and incorporated into the agenda packet and public record of the meeting:

- Bill and Terri Butler, La Quinta – in opposition of short-term vacation rentals (STVRs);
- Judy Hoffman, La Quinta – in opposition of STVRs; and
- Jim Lambert, La Quinta – related to STVRs and lack of compliance with COVID-19 regulations.

**ADJOURNMENT**

There being no further business, a motion was made and seconded by Councilmembers Radi/Fitzpatrick to adjourn at 7:55 p.m. Motion passed unanimously.

Respectfully submitted,

MONIKA RADEVA, City Clerk  
City of La Quinta, California

# City of La Quinta

CITY COUNCIL MEETING: March 2, 2021

## STAFF REPORT

**AGENDA TITLE:** ACCEPT LA QUINTA VILLAGE COMPLETE STREETS A ROAD DIET PROJECT NO. 2015-03/151603

### RECOMMENDATION

Accept the La Quinta Village Complete Streets Project No. 2015-03/151603 as complete; authorize the City Clerk to file a Notice of Completion with the Office of the County Recorder; and authorize staff to release retention in the amount of \$435,710, thirty-five days after the Notice of Completion is recorded.

### EXECUTIVE SUMMARY

- The project transformed the La Quinta Village by reducing the number of travel lanes on Calle Tampico, Calle Sinaloa and Eisenhower Drive from four to two to accommodate bike, golf cart and Neighborhood Electric Vehicle (NEV) lanes; converting four-way intersections to roundabouts; and providing pedestrian and bicycle friendly facilities (Attachment 1).
- The work is complete and Council acceptance will close the contract and allow final payment.

### FISCAL IMPACT

The following identifies the Project funding sources:

<b>Funding Source</b>	<b>Amount</b>
ATP Grant	\$ 7,313,100
Measure A Funds	\$ 1,341,890
SB1/RMRA	\$ 1,342,530
Infrastructure Fund	\$ 22,618
Transportation DIF	\$ 430,000
CVWD Rebate	\$ 49,900
Measure G	\$ 1,972,158
APP Fund*	\$ 95,000
<b>Total Revenue:</b>	<b>\$ 12,567,196</b>

\*APP funds will remain available for future art installation within Project roundabouts

The following is the financial accounting for Project No. 2015-03/151603:

Original Contract Amount	\$ 8,115,118
Contract Change Order No. 1 - 17	\$ 599,091
Final Contract Amount	\$ 8,714,209
<b>Project Budget</b>	<b>\$12,567,196</b>
Final Contract Amount	(\$ 8,714,209)
Design, Professional, & Personnel Costs	(\$ 1,690,597)
Right of Way Acquisition	(\$ 31,194)
Inspection, Testing, Survey, Construction Management	(\$ 1,544,414)
APP funding to be saved for future art in roundabouts	(\$ 95,000)
<b>Anticipated Funds Remaining*</b>	<b>\$ 491,782</b>

\* All costs to date have been accounted for and no further costs are anticipated.

There are adequate funds to close this project; The final retention amount of \$435,710 will be paid from account number 401-0000-20600. The anticipated savings (\$491,782) will remain available for future eligible projects.

### BACKGROUND/ANALYSIS

On June 4, 2019, Council awarded an \$8,115,118 contract to Granite Construction Company.

On July 31, 2019, a Notice to Proceed was issued with a 360-working day completion time starting on August 5, 2019 and ending on January 15, 2021. The project was deemed substantially complete on January 12, 2021. No liquidated damages or early completion incentives are recommended.

A summary of Contract Change Orders are as follows:

<b>Contract Change Order No.</b>	<b>Contract Change Order Description</b>	<b>Cost or Savings Amount</b>
CCO 001	Storm Drain Line A – Replacement of RCP with C900 PVC	\$24,452
CCO 002	Mill and Overlay for Drainage in Tampico Bike Lanes 0.1’	\$24,974
CCO 003	CVWD Water Main Break	\$14,286
CCO 004	CVWD Shaft Raising	\$32,895
CCO 005	Eliminate Trap Lane, Bio-Retention Curb, Irrigation Controller	\$41,904
CCO 006	Alternative Decorative Crosswalks	(\$98,731)
CCO 007	Mill Overlay Pulverize Sinaloa 52	\$141,876
CCO 008	Adjust Storm Drain Manhole and Remove Driveway	\$7,635
CCO 009	Desert Club Drainage Issues	\$39,216

CCO 010	Additional Phase 2 Striping and Signage	\$1,652
CCO 011	Avenida Martinez Mill and Overlay 0.2'	\$10,409
CCO 012	Old Town Landscape Adjustments	\$8,892
CCO 013	Signage Revisions	\$3,621
CCO 014	AB5 Additional Trucking Costs	\$4,548
CCO 015	Time & Materials Adjustments	\$285,754
CCO 016	Traffic Control Credit	(\$5,770)
CCO 017	Balancing Change Order (Quantity Adjustments)	\$61,478
<b>Total Contract Change Orders:</b>		<b>\$599,091</b>

The project construction effort is complete and in compliance with the plans and specifications. Staff recommends acceptance and release of the retention thirty-five days after the Notice of Completion is recorded.

In compliance with the Active Transportation Program (ATP) Grant requirements, final pedestrian and bicycle counts will be conducted, and an ATP Close Out Report will be submitted.

### ALTERNATIVES

Staff does not recommend an alternative.

Prepared by: Julie Mignogna, Management Analyst

Approved by: Bryan McKinney, P.E., Public Works Director/City Engineer

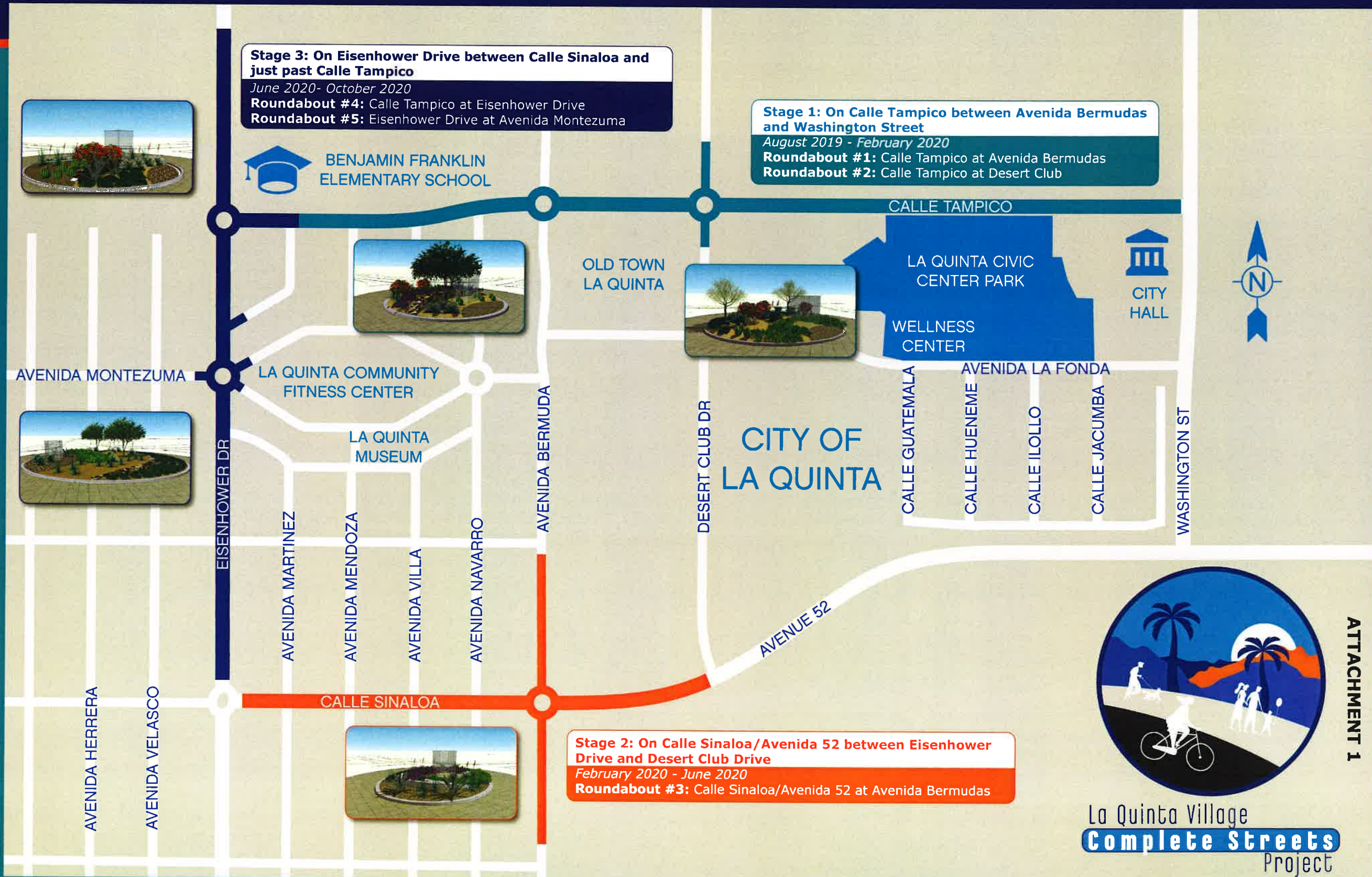
Attachment: 1. Vicinity Map

[CLICK HERE to Return to Agenda](#)



# LA QUINTA VILLAGE COMPLETE STREETS PROJECT

## Vicinity Map



La Quinta Village  
**Complete Streets**  
Project

ATTACHMENT 1

[CLICK HERE to Return to Agenda](#)



# City of La Quinta

CITY COUNCIL MEETING: March 2, 2021

## STAFF REPORT

**AGENDA TITLE:** APPROVE PLANS, SPECIFICATIONS, ENGINEER’S ESTIMATE, AND ADVERTISE FOR BID THE MONROE STREET PAVEMENT REHABILITATION PROJECT NO. 2020-01, LOCATED BETWEEN AVENUE 52 TO AVENUE 53, AND NEAR AVENUE 61

### RECOMMENDATION

Approve plans, specifications, engineer’s estimate, and authorize Staff to bid the Monroe Street Pavement Rehabilitation Project No. 2020-01, located between Avenue 52 to Avenue 53 and near Avenue 61.

### EXECUTIVE SUMMARY

- This project is located at two locations (Attachment 1):
  - Monroe Street from Avenue 52 to Avenue 53 – pulverization, crack fill, and slurry seal the existing pavement on the south bound side of the street.
  - Monroe Street from Avenue 61 to approximately 325 feet north of Avenue 61– pulverization of the existing pavement.

### FISCAL IMPACT

This project is allocated in the 2020/2021 Capital Improvement Program (CIP) utilizing \$941,000, of which \$257,902 is allocated from Measure A Funding and \$683,098 from SB1 Road Maintenance Funding. The following is the project budget:

	<b>Total Budget</b>
Professional:	\$ 56,223
Design:	\$ 68,223
Inspection/Testing/Survey:	\$ 63,517
Construction:	\$ 550,000
Contingency:	\$ 203,037
<b>Total Budget:</b>	<b>\$ 941,000</b>

## **BACKGROUND/ANALYSIS**

After receiving many resident concerns, a Geotechnical Report (Report) was prepared for Monroe Street between Avenue 52 to Avenue 53 and near Avenue 61. The Report recommended to complete a full depth pavement reconstruction between Avenue 52 and Mountain Spur Drive and from Avenue 61 to approximately 325 feet north of Avenue 61. A crack fill and slurry seal are recommended between Mountain Spur Drive and Avenue 53.

Contingent upon approval to advertise the project for bid on March 2, 2021, the following is the project schedule:

Council Bid Authorization	March 2, 2021
Bid Period	March 3, 2021 to March 30, 2021
Council Considers Project Award	April 6, 2021
Execute Contract and Mobilize	April 7 to April 30, 2021
Construction (50 Working Days)	May to July 2021
Accept Improvements	August 2021

## **ALTERNATIVES**

Staff does not recommend an alternative.

Prepared by: Julie Mignogna, Management Analyst

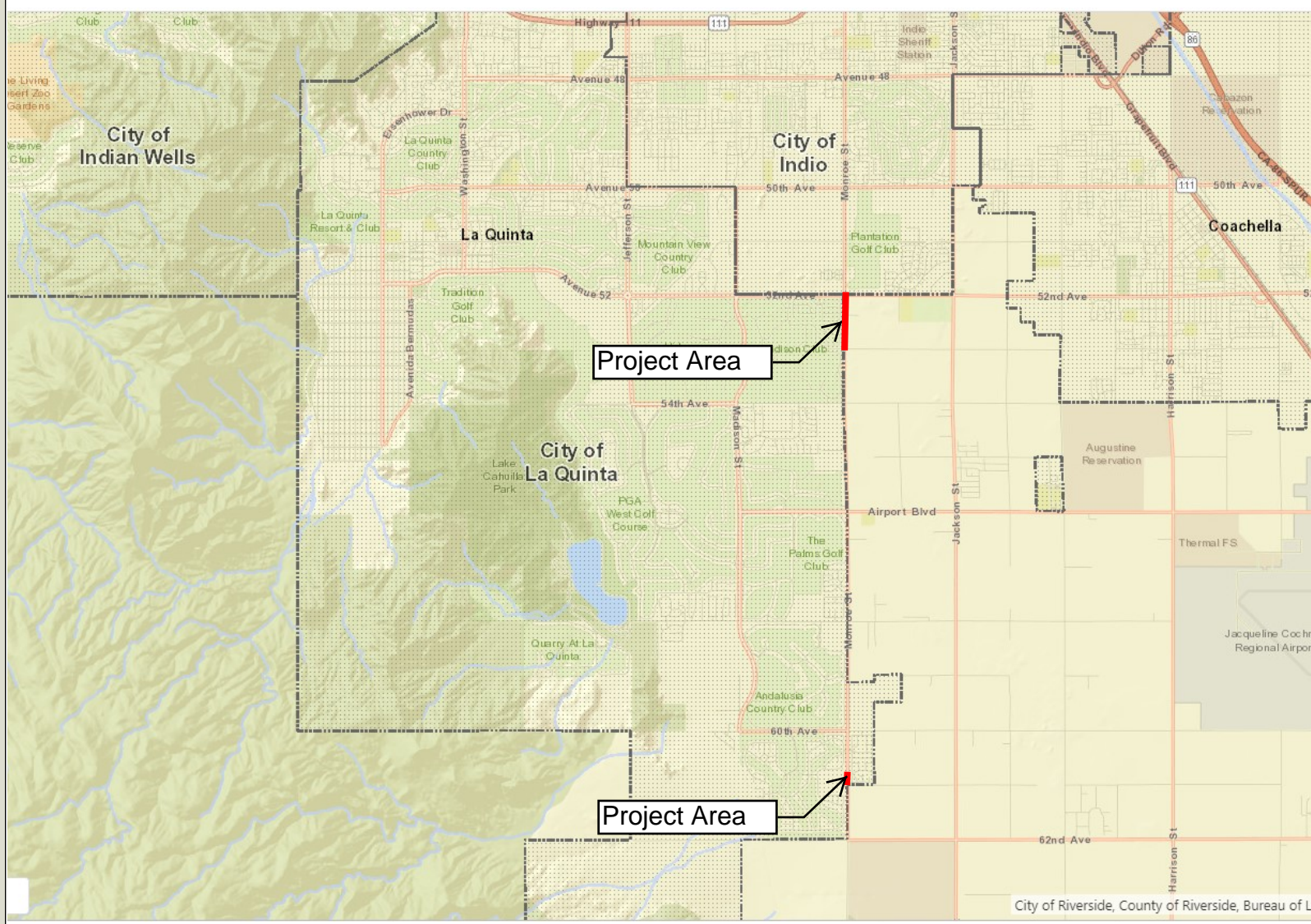
Approved by: Bryan McKinney, P.E., Public Works Director/City Engineer

Attachment: 1. Vicinity Map

# Vicinity Map

## Monroe Street Pavement Rehabilitation

### ATTACHMENT 1



- Legend**
- Blueline Streams
  - City Areas
  - World Street Map



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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# City of La Quinta

CITY COUNCIL MEETING: March 2, 2021

## STAFF REPORT

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**AGENDA TITLE:** AUTHORIZE THE PUBLIC WORKS DEPARTMENT TO UTILIZE DESERT CONCEPTS CONSTRUCTION FOR UP TO \$150,000 OF WORK FOR FISCAL YEAR 2020/21, WHEN DESERT CONCEPTS CONSTRUCTION IS THE QUALIFIED AND/OR LOWEST BIDDER

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### RECOMMENDATION

Authorize the Public Works Department to utilize Desert Concepts Construction for up to \$150,000 during fiscal year 2020/21 when Desert Concepts Construction is the qualified and/or low bidder.

### EXECUTIVE SUMMARY

- Per the purchasing policy, amounts paid to vendors/contractors over \$50,000 must be approved by Council.
- Desert Concepts Construction (Desert Concepts) provides quality work, will bid prevailing wage projects, has sufficient staff, and resources to perform a variety of services for the City.
- Staff requests authorization to utilize Desert Concepts for up to \$150,000 of work should Desert Concepts submit a qualified and/or lowest bid.

### FISCAL IMPACT

The \$150,000 would be charged in increments, as needed, to the appropriate account(s) should Desert Concepts be awarded any other bids in 2020/21.

### BACKGROUND/ANALYSIS

The purchasing policy requires Council approval for purchases and/or contracts over \$50,000. To date in FY 2020/21 the City has utilized Desert Concepts for a variety of services totaling \$46,150.

Desert Concepts has a history of providing quality work and will bid prevailing wage projects. The City frequently utilizes them for services such as

construction, concrete sidewalk repairs, HVAC, electrical, plumbing, landscape, and other tasks including emergency repairs. Staff requests authorization to utilize Desert Concepts for up to \$150,000 of work should Desert Concepts be the qualified and/or low bidder during FY 2020/21 where each project would be subject to the City's current purchasing policy.

### **ALTERNATIVES**

Staff could request Council's approval for any future work awarded to Desert Concepts on a per project basis, however, that approach would delay work schedules.

Prepared by: Dianne Hansen, Management Analyst, Parks/Landscape  
Approved by: Bryan McKinney, Public Works Director/ City Engineer

# City of La Quinta

CITY COUNCIL MEETING: March 2, 2021

## STAFF REPORT

**AGENDA TITLE:** RECEIVE AND FILE SECOND QUARTER 2020/21 TREASURY REPORTS FOR OCTOBER, NOVEMBER, AND DECEMBER 2020

### RECOMMENDATION

Receive and file the second quarter fiscal year 2020/21 Treasury Reports for October, November, and December 2020.

### BACKGROUND/ANALYSIS

#### Commentary and Summary of Significant Activity

The total book value of the portfolio decreased \$4.43 million, from \$154.03 million at the end of September to \$149.60 million at the end of December. The decrease reflects operational activity throughout the quarter. The portfolio is within policy limits for investment types and total allocation by type (see chart below), and is also within policy guidelines for investment ratings.

#### Portfolio Allocations

<b>Investment Type</b>	<b>October</b>	<b>November</b>	<b>December</b>	<b>Max Allowed</b>
Bank Accounts	1.92%	2.39%	4.86%	100%
Local Agency Investment Fund (LAIF) City	37.49%	36.61%	35.61%	(1)
Local Agency Investment Fund (LAIF) Housing	10.83%	10.76%	7.05%	(1)(2)
Money Market	0.16%	0.16%	0.33%	20%
Money Market Pool Accounts-CAMP	1.87%	1.86%	0.57%	20%
Federal Agency Coupons	9.83%	10.42%	12.71%	100%
Treasury Coupons	6.49%	6.45%	6.63%	100%
Certificates of Deposit (CD's)	21.89%	21.60%	22.02%	30%
Corporate Notes	1.53%	1.52%	1.56%	30%
Money Market with Fiscal Agent	0.00%	0.00%	0.00%	(2)
CERBT- OPEB Trust	1.17%	1.16%	1.29%	(3)
PARS Pension Trust	6.82%	7.07%	7.37%	(3)
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	

(1) LAIF is subject to maximum dollar amount not a percentage of the portfolio

(2) Funds held by fiscal agent and the LAIF Housing funds are governed by bond indentures and not subject to City Investment Policy

(3) OPEB and pension trusts are fiduciary accounts and not subject to City Investment Policy

The market continued to react to the political climate, economic news, and ongoing concerns around the worldwide Coronavirus pandemic; staff works continually with the City’s brokers to stay abreast of market conditions. The fiscal year annual effective rate of return is 1.07% as of December, a 6 basis point (bps) decrease since September (Q1).

	<b>Total Earnings</b>	<b>Average Days to Maturity</b>	<b>Effective Rate of Return YTD</b>
October	\$ 131,748	373	1.09%
November	\$ 128,023	369	1.08%
December	\$ 127,750	401	1.07%
<b>Quarter 1</b>	<b>\$ 387,521</b>	<b>381</b>	<b>1.08%</b>

Throughout the quarter, three CDs matured and seven agency bonds were purchased. Maturities and purchases are listed in detail in the attached reports.

Other Notes

Money market funds with the fiscal agent are bond proceeds subject to bond indentures, not the City’s investment policy. Successor Agency (SA) funds cannot be invested long-term; therefore SA funds are only invested in LAIF.

Looking Ahead

The Treasurer follows a “buy and hold” Investment Policy, unless it is fiscally advantageous to actively trade outside of maturity dates. In the short term, the Treasurer will invest in CAMP and LAIF as needed. Longer term investments may include Government Sponsored Enterprise (agencies) securities, U.S. Treasuries, Corporate Notes, and Negotiable Certificates of Deposits. All investments recognize both immediate and long-term cash flow needs, and there is sufficient liquidity in the portfolio to meet expenditure requirements for the next six months.

**ALTERNATIVES** - None

Prepared by: Rosemary Hallick, Financial Services Analyst  
 Approved by: Karla Romero, Finance Director/City Treasurer

Attachment: 1. Treasurer’s Report for October 1, 2020 to December 31, 2020






**City of La Quinta  
Portfolio Management  
Portfolio Summary  
October 31, 2020**

<b>Investments</b>	<b>Par Value</b>	<b>Market Value</b>	<b>Book Value</b>	<b>% of Portfolio</b>	<b>Term</b>	<b>Days to Maturity</b>	<b>YTM 365 Equiv.</b>
Bank Accounts	2,935,240.20	2,935,240.20	2,935,240.20	1.92	1	1	0.000
Local Agency Investment Fund-City	57,275,840.36	57,612,187.56	57,275,840.36	37.49	1	1	0.620
Local Agency Invstmnt Fund-Housing	16,545,147.29	16,627,431.30	16,545,147.29	10.83	1	1	0.620
Money Market/Mutual Funds	246,571.36	246,571.36	246,571.36	0.16	1	1	0.000
Money Market Accounts - CAMP	2,853,430.22	2,853,430.22	2,853,430.22	1.87	1	1	0.190
Federal Agency Coupon Securities	15,050,000.00	15,399,429.50	15,014,892.36	9.83	1,600	1,266	1.320
Treasury Coupon Securities	10,000,000.00	10,153,265.00	9,911,735.00	6.49	1,653	468	1.506
Certificate of Deposits	33,439,000.00	34,958,107.91	33,439,000.00	21.89	1,554	948	2.160
Corporate Notes	2,400,000.00	2,473,059.00	2,341,260.00	1.53	1,436	652	2.725
Money Market with Fiscal Agent	29.27	29.27	29.27	0.00	1	1	0.000
CERBT - OPEB Trust	1,785,913.46	1,785,913.46	1,785,913.46	1.17	1	1	0.000
PARS Pension Trust	10,416,785.70	10,416,785.70	10,416,785.70	6.82	1	1	0.000
<b>Investments</b>	<b>152,947,957.86</b>	<b>155,461,450.48</b>	<b>152,765,845.22</b>	<b>100.00%</b>	<b>627</b>	<b>373</b>	<b>1.045</b>

<b>Total Earnings</b>	<b>October 31 Month Ending</b>	<b>Fiscal Year To Date</b>
Current Year	131,748.25	597,530.08
<b>Average Daily Balance</b>	<b>156,165,424.37</b>	<b>161,976,545.33</b>
<b>Effective Rate of Return</b>	<b>0.99%</b>	<b>1.09%</b>

I certify that this report accurately reflects all pooled investments and is in compliance with the California Government Code and the City Investment Policy. As Treasurer of the City of La Quinta, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months. The City of La Quinta used the monthly account statements issued by our financial institutions to determine the fair market value of investments at month end.

  
 Karla Romero, Finance Director 12-14-2021

**City of La Quinta  
Portfolio Management  
Portfolio Details - Investments  
October 31, 2020**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Term	Days to Maturity	YTM 365	Maturity Date
<b>Bank Accounts</b>												
SYS1293	1293	Bank of New York		09/01/2020	0.00	0.00	0.00		1	1	0.000	
059731851	1228	Bank of the West		08/20/2019	2,212,787.36	2,212,787.36	2,212,787.36		1	1	0.000	
SYS1059	1059	City Petty Cash		07/01/2016	3,300.00	3,300.00	3,300.00		1	1	0.000	
SYS1062	1062	La Quinta Palms Realty		07/01/2016	265,528.67	265,528.67	265,528.67		1	1	0.000	
SYS1183	1183	Stifel, Nicolaus & Company		03/18/2019	0.00	0.00	0.00		1	1	0.000	
4159282482	1057	Wells Fargo		07/01/2016	453,624.17	453,624.17	453,624.17		1	1	0.000	
		<b>Subtotal and Average</b>	<b>7,127,442.24</b>		<b>2,935,240.20</b>	<b>2,935,240.20</b>	<b>2,935,240.20</b>		<b>1</b>	<b>1</b>	<b>0.000</b>	
<b>Local Agency Investment Fund-City</b>												
98-33-434	1055	Local Agency Inv Fund			57,275,840.36	57,612,187.56	57,275,840.36	0.620	1	1	0.620	
		<b>Subtotal and Average</b>	<b>56,377,643.16</b>		<b>57,275,840.36</b>	<b>57,612,187.56</b>	<b>57,275,840.36</b>		<b>1</b>	<b>1</b>	<b>0.620</b>	
<b>Local Agency Invstmnt Fund-Housing</b>												
25-33-005	1113	Local Agency Inv Fund			16,545,147.29	16,627,431.30	16,545,147.29	0.620	1	1	0.620	
		<b>Subtotal and Average</b>	<b>16,529,289.45</b>		<b>16,545,147.29</b>	<b>16,627,431.30</b>	<b>16,545,147.29</b>		<b>1</b>	<b>1</b>	<b>0.620</b>	
<b>Money Market/Mutual Funds</b>												
X9USDDTP3	1294	Dreyfus		09/24/2020	246,571.36	246,571.36	246,571.36		1	1	0.000	
		<b>Subtotal and Average</b>	<b>142,203.11</b>		<b>246,571.36</b>	<b>246,571.36</b>	<b>246,571.36</b>		<b>1</b>	<b>1</b>	<b>0.000</b>	
<b>Money Market Accounts - CAMP</b>												
SYS1153	1153	California Asset Management Pr		09/26/2018	2,853,430.22	2,853,430.22	2,853,430.22	0.190	1	1	0.190	
		<b>Subtotal and Average</b>	<b>2,852,987.82</b>		<b>2,853,430.22</b>	<b>2,853,430.22</b>	<b>2,853,430.22</b>		<b>1</b>	<b>1</b>	<b>0.190</b>	
<b>Federal Agency Coupon Securities</b>												
3133EHWM1	1105	Federal Farm Credit Bank		11/09/2017	1,000,000.00	1,013,020.00	992,200.00	1.700	1,392	304	1.913	09/01/2021
3135G0W33	1233	Federal National Mtg Assn		10/29/2019	1,000,000.00	1,022,050.00	992,100.00	1.375	1,043	674	1.659	09/06/2022
3133EGWJ0	1247	Federal Farm Credit Bank		02/05/2020	1,000,000.00	1,023,170.00	999,217.36	1.400	967	697	1.430	09/29/2022
3133EKQP4	1198	Federal Farm Credit Bank		06/20/2019	500,000.00	517,730.00	499,500.00	1.875	1,271	771	1.905	12/12/2022
3133EKZK5	1223	Federal Farm Credit Bank		09/12/2019	500,000.00	518,955.00	499,400.00	1.600	1,432	1,016	1.632	08/14/2023
3133EJYL7	1158	Federal Farm Credit Bank		10/15/2018	250,000.00	268,132.50	247,275.00	2.800	1,786	1,038	3.041	09/05/2023
3133EK4X1	1234	Federal Farm Credit Bank		11/01/2019	1,000,000.00	1,040,290.00	996,900.00	1.600	1,461	1,095	1.680	11/01/2023
3130AFW94	1177	Federal Home Loan Bank		03/01/2019	500,000.00	536,660.00	498,550.00	2.500	1,810	1,199	2.563	02/13/2024
3133ELNE0	1246	Federal Farm Credit Bank		02/14/2020	1,000,000.00	1,037,850.00	999,000.00	1.430	1,461	1,200	1.456	02/14/2024
3135G0V75	1206	Federal National Mtg Assn		07/15/2019	500,000.00	526,935.00	495,950.00	1.750	1,814	1,339	1.922	07/02/2024

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term Maturity	YTM 365	Maturity Date
<b>Federal Agency Coupon Securities</b>											
3133EKWV4	1212	Federal Farm Credit Bank		08/02/2019	500,000.00	528,545.00	499,500.00	1.850	1,820	1,363	1.871 07/26/2024
3133EKP75	1224	Federal Farm Credit Bank		09/17/2019	500,000.00	524,555.00	498,750.00	1.600	1,827	1,416	1.652 09/17/2024
3133ELEA8	1242	Federal Farm Credit Bank		12/17/2019	1,000,000.00	1,052,960.00	998,600.00	1.700	1,736	1,416	1.731 09/17/2024
3134GVLC0	1275	Federal Home Loan Mtg Corp		04/28/2020	1,000,000.00	1,000,060.00	998,500.00	0.700	1,819	1,632	0.731 04/21/2025
3134GVYG7	1279	Federal Home Loan Mtg Corp		05/27/2020	1,000,000.00	999,680.00	1,000,000.00	0.625	1,826	1,668	0.625 05/27/2025
3133ELH23	1280	Federal Farm Credit Bank		06/09/2020	500,000.00	501,410.00	499,850.00	0.500	1,826	1,681	0.506 06/09/2025
3133ELH80	1282	Federal Farm Credit Bank		06/10/2020	500,000.00	501,995.00	500,000.00	0.680	1,826	1,682	0.680 06/10/2025
3130AJKW8	1281	Federal Home Loan Bank		06/03/2020	500,000.00	502,130.00	499,850.00	0.500	1,836	1,685	0.506 06/13/2025
3130AJRP6	1283	Federal Home Loan Bank		06/30/2020	300,000.00	295,542.00	300,000.00	0.680	1,826	1,702	0.680 06/30/2025
3135G05S8	1288	Federal National Mtg Assn		08/14/2020	500,000.00	496,970.00	500,000.00	0.500	1,826	1,747	0.500 08/14/2025
3136G4M75	1290	Federal National Mtg Assn		08/28/2020	500,000.00	497,300.00	499,750.00	0.520	1,816	1,751	0.530 08/18/2025
3136G4N74	1289	Federal National Mtg Assn		08/21/2020	1,000,000.00	993,490.00	1,000,000.00	0.560	1,826	1,754	0.560 08/21/2025
<b>Subtotal and Average</b>			<b>15,014,892.36</b>		<b>15,050,000.00</b>	<b>15,399,429.50</b>	<b>15,014,892.36</b>		<b>1,600</b>	<b>1,266</b>	<b>1.320</b>
<b>Treasury Coupon Securities</b>											
912828R77	1193	U.S. Treasury		05/31/2019	500,000.00	503,635.00	493,610.00	1.375	731	211	2.030 05/31/2021
912828S27	1045	U.S. Treasury		07/18/2016	5,000,000.00	5,033,200.00	5,000,000.00	1.125	1,808	241	1.125 06/30/2021
912828T67	1070	U.S. Treasury		03/27/2017	2,000,000.00	2,021,800.00	1,942,800.00	1.250	1,679	364	1.903 10/31/2021
912828SV3	1192	U.S. Treasury		05/31/2019	500,000.00	512,265.00	496,650.00	1.750	1,080	560	1.984 05/15/2022
912828W9	1178	U.S. Treasury		03/01/2019	500,000.00	516,385.00	489,687.50	1.875	1,309	698	2.480 09/30/2022
912828T26	1217	U.S. Treasury		08/21/2019	500,000.00	517,190.00	499,300.00	1.375	1,501	1,063	1.410 09/30/2023
912828YV6	1241	U.S. Treasury		12/16/2019	1,000,000.00	1,048,790.00	989,687.50	1.500	1,811	1,490	1.718 11/30/2024
<b>Subtotal and Average</b>			<b>9,911,735.00</b>		<b>10,000,000.00</b>	<b>10,153,265.00</b>	<b>9,911,735.00</b>		<b>1,653</b>	<b>468</b>	<b>1.506</b>
<b>Certificate of Deposits</b>											
319267GC8	1081	First Bank Richmond		06/21/2017	245,000.00	245,274.22	245,000.00	1.800	1,251	22	1.802 11/23/2020
35638BAA9	1111	Freedom Credit Union		12/22/2017	245,000.00	245,695.70	245,000.00	2.050	1,096	51	2.052 12/22/2020
06610RAP4	1086	Bankers Bank		07/14/2017	240,000.00	240,835.81	240,000.00	1.800	1,280	74	1.804 01/14/2021
307660LC2	1165	Farm Bureau Bank		12/17/2018	248,000.00	249,570.29	248,000.00	3.000	763	78	2.898 01/18/2021
27002YDV5	1146	Eagle Bank		07/20/2018	245,000.00	246,506.39	245,000.00	2.850	915	80	2.858 01/20/2021
45667EDY1	1211	Infinty FCU		07/31/2019	248,000.00	249,236.42	248,000.00	2.100	551	92	2.110 02/01/2021
20033APG5	1009	Comenity Capital Bank		02/22/2016	240,000.00	241,157.22	240,000.00	1.700	1,827	113	1.702 02/22/2021
02007GHX4	1176	Ally Bank Midvale		03/07/2019	245,000.00	247,008.25	245,000.00	2.500	732	127	2.016 03/08/2021
91330ABN6	1120	Unity Bank		03/16/2018	245,000.00	247,180.65	245,000.00	2.550	1,096	135	2.552 03/16/2021
02587DP85	1077	Amex Centurion		04/19/2017	240,000.00	242,300.11	240,000.00	2.250	1,461	169	2.252 04/19/2021
89214PBL2	1128	Towne Bank		04/30/2018	240,000.00	243,090.09	240,000.00	2.800	1,096	180	2.803 04/30/2021

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<b>Certificate of Deposits</b>											
74267GVG9	1032	PrivateBank & Trust		05/26/2016	240,000.00	241,730.82	240,000.00	1.500	1,826	206	1.501 05/26/2021
14042RGD7	1082	Capital One Natl Assn FDIC4297		06/07/2017	240,000.00	242,909.65	240,000.00	2.250	1,461	218	2.252 06/07/2021
15523RBJ4	1085	Central State Bank		07/14/2017	240,000.00	242,692.08	240,000.00	1.850	1,461	255	1.851 07/14/2021
369674AV8	1150	General Electric Credit Union		08/15/2018	240,000.00	245,425.64	240,000.00	3.100	1,097	288	3.100 08/16/2021
649447TC3	1226	New York Community Bank		09/27/2019	245,000.00	248,374.78	245,000.00	1.800	731	330	1.802 09/27/2021
666613GV0	1127	Northpointe Bank		04/26/2018	240,000.00	245,725.20	240,000.00	2.700	1,279	359	2.703 10/26/2021
33646CKP8	1168	First Source Bank		12/17/2018	245,000.00	252,331.07	245,000.00	3.150	1,066	381	3.153 11/17/2021
080515CD9	1102	Belmont Savings Bank		11/21/2017	245,000.00	249,664.82	245,000.00	2.100	1,462	386	2.101 11/22/2021
87266AAA1	1187	TNB Bank		05/22/2019	248,000.00	253,522.27	248,000.00	2.400	915	386	2.407 11/22/2021
64017AAQ7	1167	Neighbors FCU		12/21/2018	245,000.00	253,142.04	245,000.00	3.200	1,096	415	3.203 12/21/2021
910160AH3	1214	United Credit Union		08/22/2019	248,000.00	252,819.30	248,000.00	2.000	853	416	2.003 12/22/2021
677721CN0	1089	The Ohio Valley Bank		07/19/2017	240,000.00	244,702.91	240,000.00	1.900	1,645	444	1.903 01/19/2022
88413QBY3	1112	Third Federal Savings and Loan		01/30/2018	245,000.00	251,838.34	245,000.00	2.500	1,462	456	2.502 01/31/2022
2546722U1	1066	Discover Bank Greenwood DE CF		02/01/2017	240,000.00	245,928.73	240,000.00	2.250	1,826	457	2.251 02/01/2022
05580AGK4	1067	BMW Bank		02/24/2017	240,000.00	246,065.08	240,000.00	2.200	1,826	480	2.201 02/24/2022
560507AK1	1171	Maine Savings FCU		12/28/2018	248,000.00	257,998.53	248,000.00	3.300	1,158	484	3.306 02/28/2022
549104JN8	1225	Luana Savings Bank		09/18/2019	245,000.00	249,445.97	245,000.00	1.600	912	502	1.599 03/18/2022
07833EAD9	1264	Bellco Credit Union		03/31/2020	248,000.00	251,575.18	248,000.00	1.300	729	514	1.300 03/30/2022
12738RFX7	1259	Cadence Bank, NA		03/31/2020	245,000.00	248,213.87	245,000.00	1.200	730	515	1.200 03/31/2022
06424KBC3	1261	Bank of Santa Clarita		03/31/2020	248,000.00	250,899.96	248,000.00	1.100	730	515	1.100 03/31/2022
38148PJK4	1078	Goldman Sachs		04/26/2017	240,000.00	247,608.52	240,000.00	2.400	1,826	541	2.401 04/26/2022
30960QAG2	1126	Farmers Insurance Group FCU		04/30/2018	240,000.00	249,107.81	240,000.00	2.800	1,460	544	2.802 04/29/2022
50116CBE8	1101	Kansas State Bank		11/17/2017	245,000.00	251,954.08	245,000.00	2.100	1,642	562	2.099 05/17/2022
87164XQV1	1080	Synchrony Bank Retail		06/02/2017	240,000.00	248,184.57	240,000.00	2.400	1,826	578	2.401 06/02/2022
69324MAD7	1149	PCSB Bank		06/08/2018	245,000.00	255,833.75	245,000.00	3.000	1,461	584	3.002 06/08/2022
87164DRD4	1253	Synovus Bank		03/09/2020	245,000.00	250,269.31	245,000.00	1.600	822	585	1.602 06/09/2022
01748DBE5	1143	Allegiance Bank		06/13/2018	245,000.00	256,320.10	245,000.00	3.100	1,461	589	3.102 06/13/2022
795450A70	1083	Sallie Mae Bank Salt Lake City		06/21/2017	240,000.00	248,252.89	240,000.00	2.350	1,826	597	2.351 06/21/2022
03065AAL7	1200	America's Credit Union		06/28/2019	248,000.00	256,424.70	248,000.00	2.300	1,096	604	2.302 06/28/2022
89269CBX9	1148	Traditions Bank		06/08/2018	245,000.00	257,030.77	245,000.00	3.000	1,522	645	3.002 08/08/2022
12556LBA3	1219	CIT Bank NA		08/23/2019	245,000.00	252,361.18	245,000.00	1.900	1,096	660	1.902 08/23/2022
02587CFU9	1096	American Express Fed Savings B		08/29/2017	240,000.00	249,495.90	240,000.00	2.400	1,826	666	2.402 08/29/2022
85916VDC6	1201	Sterling Bank		06/28/2019	245,000.00	253,560.75	245,000.00	2.150	1,158	666	2.153 08/29/2022
01859BAA3	1095	Alliance Credit Union		10/13/2017	245,000.00	254,694.29	245,000.00	2.250	1,826	711	2.251 10/13/2022
06740KLJ4	1097	Barclays Bank		10/25/2017	240,000.00	249,896.91	240,000.00	2.300	1,826	723	2.291 10/25/2022
59013J4K2	1163	Merrick Bank		10/30/2018	248,000.00	263,026.42	248,000.00	3.250	1,459	726	3.252 10/28/2022

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<b>Certificate of Deposits</b>											
62384RAC0	1099	Mountain America Federal CU		11/08/2017	245,000.00	255,338.96	245,000.00	2.300	1,826	737	2.301 11/08/2022
22766ACB9	1106	CrossFirst Bank		11/20/2017	245,000.00	254,970.10	245,000.00	2.200	1,824	747	2.201 11/18/2022
29367QCP1	1107	Enterprise Bank, NA		11/28/2017	245,000.00	254,845.29	245,000.00	2.150	1,826	757	2.151 11/28/2022
58404DCX7	1169	Medallion Bank		12/07/2018	248,000.00	264,663.15	248,000.00	3.400	1,461	766	3.402 12/07/2022
75701LAB3	1166	Red Rocks Credit Union		12/07/2018	248,000.00	264,399.33	248,000.00	3.350	1,461	766	3.352 12/07/2022
499724AB8	1110	Knoxville TVA Credit Union		12/29/2017	245,000.00	256,570.31	245,000.00	2.400	1,826	788	2.401 12/29/2022
49228XAK6	1239	Kern FCU		12/30/2019	248,000.00	256,987.58	248,000.00	1.900	1,096	789	1.902 12/30/2022
79772FAC0	1240	San Francisco FCU		12/30/2019	248,000.00	256,715.89	248,000.00	1.850	1,096	789	1.852 12/30/2022
949495AT2	1244	Wells Fargo Natl Bank West		01/29/2020	248,000.00	257,321.56	248,000.00	1.900	1,097	820	1.900 01/30/2023
81768PAF3	1254	Servisfirst Bank		02/21/2020	248,000.00	255,831.30	248,000.00	1.600	1,096	842	1.601 02/21/2023
92535LCD4	1180	Verus Bank of Commerce		02/28/2019	248,000.00	262,325.14	248,000.00	2.700	1,461	849	2.700 02/28/2023
034577AH9	1119	Aneca Federal Credit Union		03/22/2018	245,000.00	260,076.02	245,000.00	2.800	1,826	871	2.802 03/22/2023
66704MEQ0	1263	Northstar Bank		03/31/2020	248,000.00	253,389.86	248,000.00	1.150	1,095	880	1.150 03/31/2023
95444BS3	1265	West Michigan Cmnty Bk		03/31/2020	248,000.00	253,389.86	248,000.00	1.150	1,095	880	1.150 03/31/2023
17312QJ26	1123	Citibank NA		04/11/2018	245,000.00	261,000.75	245,000.00	2.900	1,826	891	2.902 04/11/2023
20726ABA5	1189	Congressional Bank		04/30/2019	248,000.00	262,014.02	248,000.00	2.500	1,459	908	2.502 04/28/2023
29278TAY6	1125	EnerBank USA		04/30/2018	240,000.00	256,282.81	240,000.00	2.950	1,824	908	2.952 04/28/2023
32117BCX4	1179	First National Bank		03/05/2019	248,000.00	263,990.69	248,000.00	2.800	1,522	915	2.802 05/05/2023
91435LAG2	1134	University of Iowa Comm. CU		05/14/2018	240,000.00	257,182.71	240,000.00	3.050	1,827	925	3.052 05/15/2023
725404AB3	1194	Pittsfield Cooperative Bank		06/07/2019	245,000.00	259,396.15	245,000.00	2.500	1,461	948	2.502 06/07/2023
619165JD6	1173	Morton Community		03/20/2019	248,000.00	264,432.18	248,000.00	2.750	1,553	961	2.753 06/20/2023
74934YAH4	1144	RCB Bank		06/20/2018	245,000.00	263,845.38	245,000.00	3.150	1,826	961	3.152 06/20/2023
02616AAH2	1285	American First CU		06/26/2020	248,000.00	248,571.98	248,000.00	0.350	1,095	967	0.350 06/26/2023
02772JBD1	1205	American National Bank		07/19/2019	248,000.00	259,791.16	248,000.00	2.000	1,461	990	2.001 07/19/2023
32110YLK9	1147	First National Bank of America		07/20/2018	245,000.00	264,402.30	245,000.00	3.150	1,826	991	3.152 07/20/2023
06426KAN8	1151	Bank of New England		07/31/2018	249,000.00	269,577.99	249,000.00	3.250	1,826	1,002	3.252 07/31/2023
75472RAD3	1218	Raymond James Bank		08/23/2019	244,000.00	255,633.68	244,000.00	1.950	1,461	1,025	1.951 08/23/2023
89579NCD3	1262	Triad Bank		03/30/2020	248,000.00	255,846.67	248,000.00	1.350	1,278	1,062	1.352 09/29/2023
57116ARV2	1155	Marlin Business Bank		10/17/2018	248,000.00	270,428.83	248,000.00	3.300	1,826	1,080	3.302 10/17/2023
625925AR3	1160	Municipal Trust and Savings		10/17/2018	245,000.00	266,424.30	245,000.00	3.200	1,826	1,080	3.202 10/17/2023
90348JEJ5	1161	UBS Bank USA		10/17/2018	245,000.00	267,524.11	245,000.00	3.350	1,826	1,080	3.352 10/17/2023
47406TAQ8	1154	Jefferson Financial CU		10/19/2018	245,000.00	267,552.24	245,000.00	3.350	1,826	1,082	3.352 10/19/2023
20143PDV9	1162	Commercial Bank		11/15/2018	248,000.00	271,757.40	248,000.00	3.400	1,826	1,109	3.402 11/15/2023
67054NAN3	1164	Numerica Credit Union		11/28/2018	248,000.00	273,190.42	248,000.00	3.550	1,826	1,122	3.552 11/28/2023
635573AL2	1170	National Cooperative Bank, N.A		12/21/2018	245,000.00	269,162.83	245,000.00	3.400	1,826	1,145	3.402 12/21/2023
066851WJ1	1172	Bar Harbor Bank and Trust		12/31/2018	248,000.00	272,248.16	248,000.00	3.350	1,824	1,153	3.352 12/29/2023

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<b>Certificate of Deposits</b>											
51210SQU4	1208	Lakeside Bank		07/30/2019	248,000.00	261,869.40	248,000.00	2.000	1,644	1,184	2.003 01/29/2024
77579ADF0	1251	Rollstone B&T		02/12/2020	245,000.00	255,961.30	245,000.00	1.650	1,461	1,198	1.651 02/12/2024
66736ABP3	1181	Northwest Bank		02/13/2019	248,000.00	269,812.79	248,000.00	2.950	1,826	1,199	2.951 02/13/2024
949763XY7	1174	Wells Fargo		02/27/2019	248,000.00	270,482.13	248,000.00	3.000	1,826	1,213	3.001 02/27/2024
882213AB7	1260	Texas Bank Financial		03/31/2020	245,000.00	251,686.67	245,000.00	1.100	1,458	1,243	1.101 03/28/2024
472382AQ3	1272	The Jefferson Bank		04/15/2020	248,000.00	256,124.44	248,000.00	1.250	1,461	1,261	1.251 04/15/2024
08016PDO9	1270	Belmont Bank and Trust		04/16/2020	248,000.00	256,130.84	248,000.00	1.250	1,461	1,262	1.251 04/16/2024
69506YRH4	1269	Pacific Western Bank		04/16/2020	245,000.00	253,454.58	245,000.00	1.300	1,461	1,262	1.301 04/16/2024
56065GAG3	1188	Main Street Bank		04/26/2019	248,000.00	267,976.51	248,000.00	2.600	1,827	1,272	2.603 04/26/2024
33640VDD7	1231	First Service Bank		11/15/2019	248,000.00	260,247.33	248,000.00	1.700	1,643	1,291	1.701 05/15/2024
48128HXU7	1185	JP Morgan Chase		05/16/2019	245,000.00	270,672.15	245,000.00	3.250	1,827	1,292	3.254 05/16/2024
46256YAZ2	1186	Iowa State Bank		05/23/2019	245,000.00	263,322.75	245,000.00	2.400	1,827	1,299	2.403 05/23/2024
538036GV0	1238	Live Oak Bank		11/27/2019	248,000.00	261,264.19	248,000.00	1.800	1,644	1,304	1.802 05/28/2024
156634AK3	1184	Century Next Bank		05/29/2019	248,000.00	267,539.97	248,000.00	2.500	1,827	1,305	2.503 05/29/2024
72651LCL6	1195	Plains Commerce Bank		06/07/2019	245,000.00	264,811.35	245,000.00	2.550	1,827	1,314	2.553 06/07/2024
29954TAQ2	1196	Evansville Teachers Credit FCU		06/12/2019	248,000.00	268,596.08	248,000.00	2.600	1,827	1,319	2.603 06/12/2024
524661CB9	1197	Legacy Bank		06/19/2019	248,000.00	266,885.98	248,000.00	2.400	1,827	1,326	2.403 06/19/2024
176688CP2	1199	Citizens State Bank		06/21/2019	248,000.00	266,914.26	248,000.00	2.400	1,827	1,328	2.403 06/21/2024
20416TAQ5	1202	Communitywide FCU		06/28/2019	248,000.00	265,640.10	248,000.00	2.250	1,827	1,335	2.253 06/28/2024
761402BY1	1203	Revere Bank		06/28/2019	247,000.00	265,012.02	247,000.00	2.300	1,827	1,335	2.303 06/28/2024
00257TBD7	1207	Abacus Federal Savings		07/26/2019	248,000.00	263,146.02	248,000.00	1.950	1,827	1,363	1.952 07/26/2024
33625CCP2	1209	First Security Bank of WA		07/30/2019	248,000.00	263,600.64	248,000.00	2.000	1,827	1,367	2.002 07/30/2024
710571DS6	1210	People's Bank		07/31/2019	248,000.00	263,553.89	248,000.00	2.000	1,827	1,368	2.002 07/31/2024
740367HP5	1213	Preferred Bank		08/16/2019	249,000.00	264,856.78	249,000.00	2.000	1,827	1,384	2.002 08/16/2024
33766LAJ7	1216	FirsTier Bank		08/23/2019	249,000.00	264,457.79	249,000.00	1.950	1,827	1,391	1.952 08/23/2024
938828BH2	1215	Washington Federal		08/23/2019	248,000.00	263,872.35	248,000.00	2.000	1,827	1,391	2.002 08/23/2024
336460CX6	1222	First State Bk DeQueen		08/30/2019	248,000.00	261,976.35	248,000.00	1.800	1,827	1,398	1.802 08/30/2024
334342CD2	1221	First Natl Bk of Syracuse		08/30/2019	249,000.00	263,513.61	249,000.00	1.850	1,827	1,398	1.852 08/30/2024
15118RRH2	1220	Celtic Bank		08/30/2019	248,000.00	262,455.32	248,000.00	1.850	1,827	1,398	1.852 08/30/2024
06652CHB0	1227	BankWest Inc		09/27/2019	248,000.00	261,277.02	248,000.00	1.700	1,827	1,426	1.702 09/27/2024
84223QAN7	1286	Southern Bancorp Bk		06/26/2020	248,000.00	249,523.68	248,000.00	0.500	1,582	1,454	0.500 10/25/2024
804375DL4	1235	Sauk Valley B&T Co		11/07/2019	248,000.00	261,531.62	248,000.00	1.700	1,827	1,467	1.702 11/07/2024
61690UNX4	1237	Morgan Stanley Bank		11/20/2019	245,000.00	260,976.14	245,000.00	1.950	1,827	1,480	1.952 11/20/2024
61760A3B3	1236	Morgan Stanley Private Bk, NA		11/20/2019	245,000.00	260,475.95	245,000.00	1.900	1,827	1,480	1.902 11/20/2024
064520BG3	1287	Bank Princeton		06/30/2020	248,000.00	249,373.08	248,000.00	0.500	1,644	1,520	0.500 12/30/2024
90983WBT7	1249	United Community		02/07/2020	248,000.00	261,597.76	248,000.00	1.650	1,827	1,559	1.652 02/07/2025

**City of La Quinta  
Portfolio Management  
Portfolio Details - Investments  
October 31, 2020**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term	Days to Maturity	YTM 365	Maturity Date
<b>Certificate of Deposits</b>												
32114VBT3	1250	First National Bank Michigan		02/14/2020	248,000.00	261,658.24	248,000.00	1.650	1,827	1,566	1.652	02/14/2025
35637RDC8	1248	Freedom Financial		02/14/2020	248,000.00	260,587.00	248,000.00	1.550	1,827	1,566	1.552	02/14/2025
029728BC5	1255	American State		02/21/2020	248,000.00	261,180.72	248,000.00	1.600	1,827	1,573	1.602	02/21/2025
17286TAG0	1252	Citadel FCU		02/27/2020	248,000.00	261,770.55	248,000.00	1.650	1,827	1,579	1.652	02/27/2025
00435JBH5	1256	Access Bank		03/13/2020	248,000.00	261,257.16	248,000.00	1.600	1,826	1,593	1.601	03/13/2025
849430BF9	1257	Spring Bank		03/20/2020	248,000.00	260,220.78	248,000.00	1.500	1,826	1,600	1.501	03/20/2025
05465DAE8	1258	Axos Bank		03/26/2020	248,000.00	261,913.37	248,000.00	1.650	1,826	1,606	1.651	03/26/2025
020080BX4	1267	Alma Bank		03/30/2020	248,000.00	259,181.81	248,000.00	1.400	1,824	1,608	1.399	03/28/2025
2027506M2	1268	Commonwealth Business Bk		03/31/2020	248,000.00	257,381.76	248,000.00	1.250	1,826	1,611	1.251	03/31/2025
654062JZ2	1266	Nicolet Natl Bank		03/31/2020	248,000.00	259,033.47	248,000.00	1.400	1,826	1,611	1.401	03/31/2025
14042TDD6	1271	Capital One USA FDIC33954		04/08/2020	245,000.00	258,207.49	245,000.00	1.600	1,826	1,619	1.601	04/08/2025
32112UDR9	1274	Firrst Natl Bk McGregor		04/28/2020	248,000.00	258,743.37	248,000.00	1.350	1,826	1,639	1.351	04/28/2025
32027BAL1	1273	First Freedom Bank		04/29/2020	249,000.00	258,105.01	249,000.00	1.200	1,826	1,640	1.201	04/29/2025
33847E3A3	1276	Flagstar		04/30/2020	248,000.00	257,546.71	248,000.00	1.250	1,826	1,641	1.251	04/30/2025
32056GDJ6	1278	1st Internet Bank		05/11/2020	248,000.00	254,799.91	248,000.00	1.000	1,827	1,653	0.985	05/12/2025
95960NKD8	1277	Western State Bank		05/13/2020	245,000.00	251,715.97	245,000.00	1.000	1,826	1,654	1.001	05/13/2025
169894AS1	1284	Chippewa Valley Bk		06/24/2020	248,000.00	250,247.30	248,000.00	0.600	1,826	1,696	0.600	06/24/2025
<b>Subtotal and Average</b>			<b>33,581,258.06</b>		<b>33,439,000.00</b>	<b>34,958,107.91</b>	<b>33,439,000.00</b>		<b>1,554</b>	<b>948</b>	<b>2.160</b>	
<b>Corporate Notes</b>												
037833CC2	1079	Apple Inc		06/12/2017	500,000.00	504,265.00	493,050.00	1.550	1,514	276	1.900	08/04/2021
742718DY2	1159	Proctor and Gamble		10/15/2018	500,000.00	512,580.00	487,950.00	2.300	1,210	462	3.071	02/06/2022
931142DU4	1190	Wal-Mart Stores, Inc		04/16/2019	500,000.00	520,665.00	496,650.00	2.350	1,339	774	2.799	12/15/2022
19416QEA4	1175	Colgate-Palmolive		03/04/2019	500,000.00	517,925.00	485,250.00	1.950	1,430	822	2.751	02/01/2023
594918BQ6	1157	Microsoft Corporation		10/15/2018	400,000.00	417,624.00	378,360.00	2.000	1,758	1,010	3.222	08/08/2023
<b>Subtotal and Average</b>			<b>2,341,260.00</b>		<b>2,400,000.00</b>	<b>2,473,059.00</b>	<b>2,341,260.00</b>		<b>1,436</b>	<b>652</b>	<b>2.725</b>	
<b>Money Market with Fiscal Agent</b>												
SYS1058	1058	US Bank		07/01/2016	29.27	29.27	29.27		1	1	0.000	
<b>Subtotal and Average</b>			<b>29.27</b>		<b>29.27</b>	<b>29.27</b>	<b>29.27</b>		<b>1</b>	<b>1</b>	<b>0.000</b>	
<b>CERBT - OPEB Trust</b>												
SYS1114	1114	CalPERS CERBT Plan		07/01/2020	1,785,913.46	1,785,913.46	1,785,913.46		1	1	0.000	
<b>Subtotal and Average</b>			<b>1,785,913.46</b>		<b>1,785,913.46</b>	<b>1,785,913.46</b>	<b>1,785,913.46</b>		<b>1</b>	<b>1</b>	<b>0.000</b>	

**City of La Quinta  
Portfolio Management  
Portfolio Details - Investments  
October 31, 2020**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Term	Days to Maturity	YTM 365	Maturity Date
<b>PARS Pension Trust</b>												
SYS1230	1230	Pblc Agncy Rtrmnt Serv		07/01/2020	10,416,785.70	10,416,785.70	10,416,785.70		1	1	0.000	
		<b>Subtotal and Average</b>	<b>10,500,770.43</b>		<b>10,416,785.70</b>	<b>10,416,785.70</b>	<b>10,416,785.70</b>		<b>1</b>	<b>1</b>	<b>0.000</b>	
		<b>Total and Average</b>	<b>156,165,424.37</b>		<b>152,947,957.86</b>	<b>155,461,450.48</b>	<b>152,765,845.22</b>		<b>627</b>	<b>373</b>	<b>1.045</b>	





**City of La Quinta  
Total Earnings  
Sorted by Fund - Fund  
October 1, 2020 - October 31, 2020**

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
3135G05S8	1288	101	FNMA	500,000.00	500,000.00	500,000.00	0.500	0.491	208.33	0.00	0.00	208.33
3135G0V75	1206	101	FNMA	500,000.00	495,950.00	495,950.00	1.750	1.731	729.17	0.00	0.00	729.17
3135G0W33	1233	101	FNMA	1,000,000.00	992,100.00	992,100.00	1.375	1.360	1,145.83	0.00	0.00	1,145.83
3136G4N74	1289	101	FNMA	1,000,000.00	1,000,000.00	1,000,000.00	0.560	0.549	466.67	0.00	0.00	466.67
3136G4M75	1290	101	FNMA	500,000.00	499,750.00	499,750.00	0.520	0.510	216.66	0.00	0.00	216.66
3134GVY7	1279	101	FHLMC	1,000,000.00	1,000,000.00	1,000,000.00	0.625	0.613	520.83	0.00	0.00	520.83
3134GVLCO	1275	101	FHLMC	1,000,000.00	998,500.00	998,500.00	0.700	0.688	583.33	0.00	0.00	583.33
3133EGWJ0	1247	101	FFCB	1,000,000.00	999,217.36	999,217.36	1.400	1.375	1,166.66	0.00	0.00	1,166.66
3133EJYL7	1158	101	FFCB	250,000.00	247,275.00	247,275.00	2.800	2.778	583.33	0.00	0.00	583.33
3133EK4X1	1234	101	FFCB	1,000,000.00	996,900.00	996,900.00	1.600	1.575	1,333.33	0.00	0.00	1,333.33
3133EKQP4	1198	101	FFCB	500,000.00	499,500.00	499,500.00	1.875	1.842	781.25	0.00	0.00	781.25
3133ELEA8	1242	101	FFCB	1,000,000.00	998,600.00	998,600.00	1.700	1.670	1,416.67	0.00	0.00	1,416.67
3133EKWV4	1212	101	FFCB	500,000.00	499,500.00	499,500.00	1.850	1.817	770.83	0.00	0.00	770.83
3133EHWM1	1105	101	FFCB	1,000,000.00	992,200.00	992,200.00	1.700	1.681	1,416.66	0.00	0.00	1,416.66
3133ELNE0	1246	101	FFCB	1,000,000.00	999,000.00	999,000.00	1.430	1.404	1,191.67	0.00	0.00	1,191.67
3133ELH80	1282	101	FFCB	500,000.00	500,000.00	500,000.00	0.680	0.667	283.34	0.00	0.00	283.34
3133EKZK5	1223	101	FFCB	500,000.00	499,400.00	499,400.00	1.600	1.572	666.67	0.00	0.00	666.67
3133EKP75	1224	101	FFCB	500,000.00	498,750.00	498,750.00	1.600	1.574	666.67	0.00	0.00	666.67
3133ELH23	1280	101	FFCB	500,000.00	499,850.00	499,850.00	0.500	0.491	208.33	0.00	0.00	208.33
3130AJKW8	1281	101	FHLB	500,000.00	499,850.00	499,850.00	0.500	0.491	208.33	0.00	0.00	208.33
3130AJRP6	1283	101	FHLB	300,000.00	300,000.00	300,000.00	0.680	0.667	170.00	0.00	0.00	170.00
3130AFW94	1177	101	FHLB	500,000.00	498,550.00	498,550.00	2.500	2.460	1,041.66	0.00	0.00	1,041.66
912828T67	1070	101	USTR	2,000,000.00	1,942,800.00	1,942,800.00	1.250	1.277	2,107.10	0.00	0.00	2,107.10
912828SV3	1192	101	USTR	500,000.00	496,650.00	496,650.00	1.750	1.747	737.09	0.00	0.00	737.09
912828T26	1217	101	USTR	500,000.00	499,300.00	499,300.00	1.375	1.381	585.51	0.00	0.00	585.51
912828S27	1045	101	USTR	5,000,000.00	5,000,000.00	5,000,000.00	1.125	1.116	4,738.45	0.00	0.00	4,738.45
912828YV6	1241	101	USTR	1,000,000.00	989,687.50	989,687.50	1.500	1.511	1,270.50	0.00	0.00	1,270.50
912828R77	1193	101	USTR	500,000.00	493,610.00	493,610.00	1.375	1.389	582.31	0.00	0.00	582.31
912828W9	1178	101	USTR	500,000.00	489,687.50	489,687.50	1.875	1.920	798.42	0.00	0.00	798.42
949763XY7	1174	101	WELLS	248,000.00	248,000.00	248,000.00	3.000	3.000	631.89	0.00	0.00	631.89

City of La Quinta  
 Total Earnings  
 October 1, 2020 - October 31, 2020

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
4159282482	1057	101	WELLS	453,624.17	350,474.57	453,624.17			0.01	0.00	0.00	0.01
38148PJK4	1078	101	GLDMAN	240,000.00	240,000.00	240,000.00	2.400	2.400	489.20	0.00	0.00	489.20
02587DP85	1077	101	AMEX	240,000.00	240,000.00	240,000.00	2.250	2.250	458.63	0.00	0.00	458.63
05580AGK4	1067	101	BMW	240,000.00	240,000.00	240,000.00	2.200	2.200	448.44	0.00	0.00	448.44
58404DCX7	1169	101	MEDBA	248,000.00	248,000.00	248,000.00	3.400	3.400	716.14	0.00	0.00	716.14
06740KLJ4	1097	101	BARCLY	240,000.00	240,000.00	240,000.00	2.300	2.300	468.82	0.00	0.00	468.82
88413QBY3	1112	101	3RD	245,000.00	245,000.00	245,000.00	2.500	2.500	520.21	0.00	0.00	520.21
59013J4K2	1163	101	MRRCK	248,000.00	248,000.00	248,000.00	3.250	3.250	684.55	0.00	0.00	684.55
89214PBL2	1128	101	TOWNE	240,000.00	240,000.00	240,000.00	2.800	2.800	570.74	0.00	0.00	570.74
619165JD6	1173	101	MORTN	248,000.00	248,000.00	248,000.00	2.750	2.750	579.23	0.00	0.00	579.23
14042TDD6	1271	101	CAPONE	245,000.00	245,000.00	245,000.00	1.600	1.600	332.93	0.00	0.00	332.93
02007GHX4	1176	101	ALLY	245,000.00	245,000.00	245,000.00	2.500	2.500	520.21	0.00	0.00	520.21
20033APG5	1009	101	CCBA	240,000.00	240,000.00	240,000.00	1.700	1.700	346.52	0.00	0.00	346.52
74267GVG9	1032	101	PRVTBA	240,000.00	240,000.00	240,000.00	1.500	1.500	305.76	0.00	0.00	305.76
98-33-434	1055	101	LAIF	57,275,840.36	54,144,117.99	57,275,840.36	0.620	0.654	30,069.59	0.00	0.00	30,069.59
SYS1293	1293	101	BNY	0.00	-35,016.83	0.00			0.01	0.00	0.00	0.01
2546722U1	1066	101	DISCOV	240,000.00	240,000.00	240,000.00	2.250	2.250	458.63	0.00	0.00	458.63
037833CC2	1079	101	APPL	500,000.00	493,050.00	493,050.00	1.550	1.542	645.84	0.00	0.00	645.84
87164XQV1	1080	101	SYNCHR	240,000.00	240,000.00	240,000.00	2.400	2.400	489.20	0.00	0.00	489.20
319267GC8	1081	101	RICHMN	245,000.00	245,000.00	245,000.00	1.800	1.800	374.55	0.00	0.00	374.55
14042RGD7	1082	101	CAP1NA	240,000.00	240,000.00	240,000.00	2.250	2.250	458.63	0.00	0.00	458.63
795450A70	1083	101	SALMAE	240,000.00	240,000.00	240,000.00	2.350	2.350	479.02	0.00	0.00	479.02
15523RBJ4	1085	101	CNTRL	240,000.00	240,000.00	240,000.00	1.850	1.850	377.10	0.00	0.00	377.10
06610RAP4	1086	101	BNKRS	240,000.00	240,000.00	240,000.00	1.800	1.800	366.90	0.00	0.00	366.90
677721CN0	1089	101	OHVAL	240,000.00	240,000.00	240,000.00	1.900	1.900	387.29	0.00	0.00	387.29
01859BAA3	1095	101	ALLIAN	245,000.00	245,000.00	245,000.00	2.250	2.250	468.18	0.00	0.00	468.18
02587CFU9	1096	101	AMFSB	240,000.00	240,000.00	240,000.00	2.400	2.400	489.21	0.00	0.00	489.21
62384RAC0	1099	101	MTNAMR	245,000.00	245,000.00	245,000.00	2.300	2.300	478.59	0.00	0.00	478.59
50116CBE8	1101	101	KANSAS	245,000.00	245,000.00	245,000.00	2.100	2.100	436.97	0.00	0.00	436.97
080515CD9	1102	101	BELMNT	245,000.00	245,000.00	245,000.00	2.100	2.100	436.98	0.00	0.00	436.98
22766ACB9	1106	101	CRS1ST	245,000.00	245,000.00	245,000.00	2.200	2.200	457.78	0.00	0.00	457.78
29367QCP1	1107	101	ENTRPR	245,000.00	245,000.00	245,000.00	2.150	2.150	447.38	0.00	0.00	447.38
61760A3B3	1236	101	MSPRIV	245,000.00	245,000.00	245,000.00	1.900	1.900	395.35	0.00	0.00	395.35
61690UNX4	1237	101	MORGST	245,000.00	245,000.00	245,000.00	1.950	1.950	405.76	0.00	0.00	405.76
499724AB8	1110	101	KNOX	245,000.00	245,000.00	245,000.00	2.400	2.400	499.40	0.00	0.00	499.40
35638BAA9	1111	101	FREECU	245,000.00	245,000.00	245,000.00	2.050	2.050	426.57	0.00	0.00	426.57
SYS1059	1059	101	CITYPC	3,300.00	3,300.00	3,300.00			0.00	0.00	0.00	0.00

City of La Quinta  
 Total Earnings  
 October 1, 2020 - October 31, 2020

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
SYS1114	1114	101	CALPRS	1,785,913.46	1,785,913.46	1,785,913.46			0.00	0.00	0.00	0.00
594918BQ6	1157	101	MCRSFT	400,000.00	378,360.00	378,360.00	2.000	2.075	666.66	0.00	0.00	666.66
034577AH9	1119	101	ANECA	245,000.00	245,000.00	245,000.00	2.800	2.800	582.63	0.00	0.00	582.63
91330ABN6	1120	101	UNITY	245,000.00	245,000.00	245,000.00	2.550	2.550	530.61	0.00	0.00	530.61
17312QJ26	1123	101	CITINA	245,000.00	245,000.00	245,000.00	2.900	2.900	603.44	0.00	0.00	603.44
33715LBJ8	1124	101	1STTCH	0.00	245,000.00	0.00	2.700	2.700	344.34	0.00	0.00	344.34
29278TAY6	1125	101	ENER	240,000.00	240,000.00	240,000.00	2.950	2.950	601.32	0.00	0.00	601.32
30960QAG2	1126	101	FARMIG	240,000.00	240,000.00	240,000.00	2.800	2.800	570.74	0.00	0.00	570.74
666613GV0	1127	101	NORPNT	240,000.00	240,000.00	240,000.00	2.700	2.700	550.36	0.00	0.00	550.36
91435LAG2	1134	101	UOFICU	240,000.00	240,000.00	240,000.00	3.050	3.050	621.70	0.00	0.00	621.70
649447TC3	1226	101	NYCMBK	245,000.00	245,000.00	245,000.00	1.800	1.800	374.55	0.00	0.00	374.55
01748DBE5	1143	101	ALLGNC	245,000.00	245,000.00	245,000.00	3.100	3.100	645.06	0.00	0.00	645.06
74934YAH4	1144	101	RCB	245,000.00	245,000.00	245,000.00	3.150	3.150	655.46	0.00	0.00	655.46
27002YDV5	1146	101	EAGLE	245,000.00	245,000.00	245,000.00	2.850	2.850	593.03	0.00	0.00	593.03
32110YLK9	1147	101	1STNBA	245,000.00	245,000.00	245,000.00	3.150	3.150	655.46	0.00	0.00	655.46
89269CBX9	1148	101	TRAD	245,000.00	245,000.00	245,000.00	3.000	3.000	624.25	0.00	0.00	624.25
69324MAD7	1149	101	PCSB	245,000.00	245,000.00	245,000.00	3.000	3.000	624.25	0.00	0.00	624.25
369674AV8	1150	101	GECRUN	240,000.00	240,000.00	240,000.00	3.100	3.100	631.89	0.00	0.00	631.89
06426KAN8	1151	101	NWENGL	249,000.00	249,000.00	249,000.00	3.250	3.250	687.31	0.00	0.00	687.31
SYS1153	1153	101	CAMP	2,853,430.22	2,852,973.07	2,853,430.22	0.190	0.189	457.15	0.00	0.00	457.15
474067AQ8	1154	101	JEFF	245,000.00	245,000.00	245,000.00	3.350	3.350	697.07	0.00	0.00	697.07
57116ARV2	1155	101	MARBUS	248,000.00	248,000.00	248,000.00	3.300	3.300	695.08	0.00	0.00	695.08
742718DY2	1159	101	P&G	500,000.00	487,950.00	487,950.00	2.300	2.312	958.34	0.00	0.00	958.34
625925AR3	1160	101	MUNTRS	245,000.00	245,000.00	245,000.00	3.200	3.200	665.86	0.00	0.00	665.86
90348JEJ5	1161	101	UBS	245,000.00	245,000.00	245,000.00	3.350	3.350	697.08	0.00	0.00	697.08
20143PDV9	1162	101	COMMBK	248,000.00	248,000.00	248,000.00	3.400	3.400	716.14	0.00	0.00	716.14
67054NAN3	1164	101	NMRCA	248,000.00	248,000.00	248,000.00	3.550	3.550	747.74	0.00	0.00	747.74
307660LC2	1165	101	FARMBU	248,000.00	248,000.00	248,000.00	3.000	3.000	631.89	0.00	0.00	631.89
75701LAB3	1166	101	REDRCK	248,000.00	248,000.00	248,000.00	3.350	3.350	705.61	0.00	0.00	705.61
64017AAQ7	1167	101	NEIGH	245,000.00	245,000.00	245,000.00	3.200	3.200	665.87	0.00	0.00	665.87
33646CKP8	1168	101	1STSRC	245,000.00	245,000.00	245,000.00	3.150	3.150	655.45	0.00	0.00	655.45
635573AL2	1170	101	NLCOOP	245,000.00	245,000.00	245,000.00	3.400	3.400	707.47	0.00	0.00	707.47
560507AK1	1171	101	MAINE	248,000.00	248,000.00	248,000.00	3.300	3.300	695.09	0.00	0.00	695.09
066851WJ1	1172	101	BARHAR	248,000.00	248,000.00	248,000.00	3.350	3.350	705.61	0.00	0.00	705.61
19416QEA4	1175	101	COLGTE	500,000.00	485,250.00	485,250.00	1.950	1.971	812.50	0.00	0.00	812.50
SYS1183	1183	101	STIFEL	0.00	3.65	0.00		3.226	0.01	0.00	0.00	0.01
32117BCX4	1179	101	1STNBK	248,000.00	248,000.00	248,000.00	2.800	2.800	589.76	0.00	0.00	589.76

City of La Quinta  
 Total Earnings  
 October 1, 2020 - October 31, 2020

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
92535LCD4	1180	101	VERUS	248,000.00	248,000.00	248,000.00	2.700	2.700	568.71	0.00	0.00	568.71
66736ABP3	1181	101	NRTHWS	248,000.00	248,000.00	248,000.00	2.950	2.950	621.36	0.00	0.00	621.36
156634AK3	1184	101	CENTNX	248,000.00	248,000.00	248,000.00	2.500	2.500	526.57	0.00	0.00	526.57
48128HXU7	1185	101	JPMORG	245,000.00	245,000.00	245,000.00	3.250	3.250	676.27	0.00	0.00	676.27
46256YAZ2	1186	101	IOWAST	245,000.00	245,000.00	245,000.00	2.400	2.400	499.40	0.00	0.00	499.40
87266AAA1	1187	101	TSCOLA	248,000.00	248,000.00	248,000.00	2.400	2.400	505.51	0.00	0.00	505.51
56065GAG3	1188	101	MAINST	248,000.00	248,000.00	248,000.00	2.600	2.600	547.64	0.00	0.00	547.64
20726ABA5	1189	101	CONGRS	248,000.00	248,000.00	248,000.00	2.500	2.500	526.58	0.00	0.00	526.58
931142DU4	1190	101	WALMRT	500,000.00	496,650.00	496,650.00	2.350	2.321	979.17	0.00	0.00	979.17
725404AB3	1194	101	PITTS	245,000.00	245,000.00	245,000.00	2.500	2.500	520.20	0.00	0.00	520.20
72651LCL6	1195	101	PLAINS	245,000.00	245,000.00	245,000.00	2.550	2.550	530.61	0.00	0.00	530.61
299547AQ2	1196	101	EVNSCU	248,000.00	248,000.00	248,000.00	2.600	2.600	547.64	0.00	0.00	547.64
524661CB9	1197	101	LEGCY	248,000.00	248,000.00	248,000.00	2.400	2.400	505.51	0.00	0.00	505.51
176688CP2	1199	101	CTZNST	248,000.00	248,000.00	248,000.00	2.400	2.400	505.52	0.00	0.00	505.52
03065AAL7	1200	101	AMERCU	248,000.00	248,000.00	248,000.00	2.300	2.300	484.45	0.00	0.00	484.45
85916VDC6	1201	101	STRLNG	245,000.00	245,000.00	245,000.00	2.150	2.150	447.37	0.00	0.00	447.37
20416TAQ5	1202	101	COMMW	248,000.00	248,000.00	248,000.00	2.250	2.250	473.92	0.00	0.00	473.92
761402BY1	1203	101	REVER	247,000.00	247,000.00	247,000.00	2.300	2.300	482.49	0.00	0.00	482.49
02772JBD1	1205	101	AMRNTL	248,000.00	248,000.00	248,000.00	2.000	2.000	421.26	0.00	0.00	421.26
00257TBD7	1207	101	ABACUS	248,000.00	248,000.00	248,000.00	1.950	1.950	410.73	0.00	0.00	410.73
51210SQU4	1208	101	LKSIDE	248,000.00	248,000.00	248,000.00	2.000	2.000	421.26	0.00	0.00	421.26
33625CCP2	1209	101	1STSEC	248,000.00	248,000.00	248,000.00	2.000	2.000	421.26	0.00	0.00	421.26
710571DS6	1210	101	PEOPLE	248,000.00	248,000.00	248,000.00	2.000	2.000	421.26	0.00	0.00	421.26
45667EDY1	1211	101	NFNITY	248,000.00	248,000.00	248,000.00	2.100	2.100	442.32	0.00	0.00	442.32
740367HP5	1213	101	PREFRD	249,000.00	249,000.00	249,000.00	2.000	2.000	422.96	0.00	0.00	422.96
910160AH3	1214	101	UNTDCU	248,000.00	248,000.00	248,000.00	2.000	2.000	421.26	0.00	0.00	421.26
938828BH2	1215	101	WSHFED	248,000.00	248,000.00	248,000.00	2.000	2.000	421.26	0.00	0.00	421.26
33766LAJ7	1216	101	1STIER	249,000.00	249,000.00	249,000.00	1.950	1.950	412.38	0.00	0.00	412.38
75472RAD3	1218	101	RAYJAM	244,000.00	244,000.00	244,000.00	1.950	1.950	404.10	0.00	0.00	404.10
12556LBA3	1219	101	CITBNK	245,000.00	245,000.00	245,000.00	1.900	1.900	395.36	0.00	0.00	395.36
15118RRH2	1220	101	CELTIC	248,000.00	248,000.00	248,000.00	1.850	1.850	389.67	0.00	0.00	389.67
334342CD2	1221	101	1STNBS	249,000.00	249,000.00	249,000.00	1.850	1.850	391.24	0.00	0.00	391.24
336460CX6	1222	101	1STDQN	248,000.00	248,000.00	248,000.00	1.800	1.800	379.13	0.00	0.00	379.13
549104JN8	1225	101	LUANA	245,000.00	245,000.00	245,000.00	1.600	1.600	332.93	0.00	0.00	332.93
059731851	1228	101	BOTW	2,212,787.36	6,686,529.78	2,212,787.36			0.01	0.00	0.00	0.01
06652CHB0	1227	101	BNKWST	248,000.00	248,000.00	248,000.00	1.700	1.700	358.07	0.00	0.00	358.07
SYS1230	1230	101	PARS	10,416,785.70	10,503,569.92	10,416,785.70			0.00	0.00	0.00	0.00

City of La Quinta  
 Total Earnings  
 October 1, 2020 - October 31, 2020

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
33640VDD7	1231	101	1STSER	248,000.00	248,000.00	248,000.00	1.700	1.700	358.07	0.00	0.00	358.07
804375DL4	1235	101	SAUKVL	248,000.00	248,000.00	248,000.00	1.700	1.700	358.07	0.00	0.00	358.07
538036GV0	1238	101	LIVEOK	248,000.00	248,000.00	248,000.00	1.800	1.800	379.13	0.00	0.00	379.13
49228XAK6	1239	101	KERNCU	248,000.00	248,000.00	248,000.00	1.900	1.900	400.20	0.00	0.00	400.20
79772FAC0	1240	101	SF FCU	248,000.00	248,000.00	248,000.00	1.850	1.850	389.67	0.00	0.00	389.67
949495AT2	1244	101	WFNBW	248,000.00	248,000.00	248,000.00	1.900	1.900	400.20	0.00	0.00	400.20
35637RDC8	1248	101	FRDMFI	248,000.00	248,000.00	248,000.00	1.550	1.550	326.48	0.00	0.00	326.48
90983WBT7	1249	101	UNTDCM	248,000.00	248,000.00	248,000.00	1.650	1.650	347.54	0.00	0.00	347.54
32114VBT3	1250	101	1STNMI	248,000.00	248,000.00	248,000.00	1.650	1.650	347.54	0.00	0.00	347.54
77579ADF0	1251	101	RLLSTN	245,000.00	245,000.00	245,000.00	1.650	1.650	343.33	0.00	0.00	343.33
17286TAG0	1252	101	CITADL	248,000.00	248,000.00	248,000.00	1.650	1.650	347.54	0.00	0.00	347.54
87164DRD4	1253	101	SYNOVS	245,000.00	245,000.00	245,000.00	1.600	1.600	332.94	0.00	0.00	332.94
81768PAF3	1254	101	SERVIS	248,000.00	248,000.00	248,000.00	1.600	1.600	337.01	0.00	0.00	337.01
029728BC5	1255	101	AMERST	248,000.00	248,000.00	248,000.00	1.600	1.600	337.01	0.00	0.00	337.01
00435JBH5	1256	101	ACCSS	248,000.00	248,000.00	248,000.00	1.600	1.600	337.01	0.00	0.00	337.01
849430BF9	1257	101	SPRING	248,000.00	248,000.00	248,000.00	1.500	1.500	315.94	0.00	0.00	315.94
05465DAE8	1258	101	AXOS	248,000.00	248,000.00	248,000.00	1.650	1.650	347.54	0.00	0.00	347.54
12738RFX7	1259	101	CADNCE	245,000.00	245,000.00	245,000.00	1.200	1.200	249.70	0.00	0.00	249.70
882213AB7	1260	101	TEXAS	245,000.00	245,000.00	245,000.00	1.100	1.100	228.89	0.00	0.00	228.89
06424KBC3	1261	101	SNTCLR	248,000.00	248,000.00	248,000.00	1.100	1.100	231.69	0.00	0.00	231.69
89579NCD3	1262	101	TRIAD	248,000.00	248,000.00	248,000.00	1.350	1.350	284.35	0.00	0.00	284.35
66704MEQ0	1263	101	NRTHSR	248,000.00	248,000.00	248,000.00	1.150	1.150	242.22	0.00	0.00	242.22
07833EAD9	1264	101	BELLCO	248,000.00	248,000.00	248,000.00	1.300	1.300	273.82	0.00	0.00	273.82
954444BS3	1265	101	WESTMI	248,000.00	248,000.00	248,000.00	1.150	1.150	242.22	0.00	0.00	242.22
654062JZ2	1266	101	NCOLET	248,000.00	248,000.00	248,000.00	1.400	1.400	294.88	0.00	0.00	294.88
020080BX4	1267	101	ALMABK	248,000.00	248,000.00	248,000.00	1.400	1.400	294.88	0.00	0.00	294.88
2027506M2	1268	101	CMWBUS	248,000.00	248,000.00	248,000.00	1.250	1.250	263.29	0.00	0.00	263.29
69506YRH4	1269	101	PACWST	245,000.00	245,000.00	245,000.00	1.300	1.300	270.51	0.00	0.00	270.51
08016PDQ9	1270	101	BELB&T	248,000.00	248,000.00	248,000.00	1.250	1.250	263.29	0.00	0.00	263.29
472382AQ3	1272	101	THEJEF	248,000.00	248,000.00	248,000.00	1.250	1.250	263.28	0.00	0.00	263.28
32027BAL1	1273	101	1STFDM	249,000.00	249,000.00	249,000.00	1.200	1.200	253.77	0.00	0.00	253.77
32112UDR9	1274	101	1STMCG	248,000.00	248,000.00	248,000.00	1.350	1.350	284.35	0.00	0.00	284.35
33847E3A3	1276	101	FLGSTR	248,000.00	248,000.00	248,000.00	1.250	1.250	263.29	0.00	0.00	263.29
95960NKD8	1277	101	WSTRNS	245,000.00	245,000.00	245,000.00	1.000	1.000	208.08	0.00	0.00	208.08
32056GDJ6	1278	101	1STINT	248,000.00	248,000.00	248,000.00	1.000	1.000	210.63	0.00	0.00	210.63
169894AS1	1284	101	CHIPVA	248,000.00	248,000.00	248,000.00	0.600	0.600	126.38	0.00	0.00	126.38
02616AAH2	1285	101	AMR1ST	248,000.00	248,000.00	248,000.00	0.350	0.350	73.72	0.00	0.00	73.72

City of La Quinta  
 Total Earnings  
 October 1, 2020 - October 31, 2020

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			Adjusted Interest Earnings
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	
<b>Fund: General Fund</b>												
84223QAN7	1286	101	STHRNB	248,000.00	248,000.00	248,000.00	0.500	0.500	105.32	0.00	0.00	105.32
064520BG3	1287	101	BKPRNC	248,000.00	248,000.00	248,000.00	0.500	0.500	105.32	0.00	0.00	105.32
X9USDDTP3	1294	101	DREYF	246,571.36	24,581.74	246,571.36			0.00	0.00	0.00	0.00
			<b>Subtotal</b>	<b>136,137,252.63</b>	<b>137,268,334.71</b>	<b>135,955,139.99</b>		<b>1.055</b>	<b>122,939.07</b>	<b>0.00</b>	<b>0.00</b>	<b>122,939.07</b>
<b>Fund: Fiscal Agent</b>												
SYS1058	1058	231	USBANK	29.27	29.27	29.27		0.402	0.01	0.00	0.00	0.01
			<b>Subtotal</b>	<b>29.27</b>	<b>29.27</b>	<b>29.27</b>		<b>0.402</b>	<b>0.01</b>	<b>0.00</b>	<b>0.00</b>	<b>0.01</b>
<b>Fund: Housing Authority : WSA and LQ</b>												
SYS1062	1062	241	LQPR	265,528.67	253,410.60	265,528.67			0.00	0.00	0.00	0.00
			<b>Subtotal</b>	<b>265,528.67</b>	<b>253,410.60</b>	<b>265,528.67</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Fund: SA Low/Mod Bond Fund</b>												
25-33-005	1113	249	LAIF	16,545,147.29	16,510,033.50	16,545,147.29	0.620	0.628	8,809.17	0.00	0.00	8,809.17
			<b>Subtotal</b>	<b>16,545,147.29</b>	<b>16,510,033.50</b>	<b>16,545,147.29</b>		<b>0.628</b>	<b>8,809.17</b>	<b>0.00</b>	<b>0.00</b>	<b>8,809.17</b>
			<b>Total</b>	<b>152,947,957.86</b>	<b>154,031,808.08</b>	<b>152,765,845.22</b>		<b>1.008</b>	<b>131,748.25</b>	<b>0.00</b>	<b>0.00</b>	<b>131,748.25</b>



**City of La Quinta  
Portfolio Management  
Portfolio Summary  
November 30, 2020**

<b>Investments</b>	<b>Par Value</b>	<b>Market Value</b>	<b>Book Value</b>	<b>% of Portfolio</b>	<b>Term</b>	<b>Days to Maturity</b>	<b>YTM 365 Equiv.</b>
Bank Accounts	3,671,876.28	3,671,876.28	3,671,876.28	2.39	1	1	0.000
Local Agency Investment Fund-City	56,275,840.36	56,612,187.56	56,275,840.36	36.61	1	1	0.576
Local Agency Invstmnt Fund-Housing	16,545,147.29	16,627,431.30	16,545,147.29	10.76	1	1	0.576
Money Market/Mutual Funds	246,860.66	246,860.66	246,860.66	0.16	1	1	0.000
Money Market Accounts - CAMP	2,853,747.82	2,853,747.82	2,853,747.82	1.86	1	1	0.140
Federal Agency Coupon Securities	16,050,000.00	16,398,671.50	16,013,392.36	10.42	1,603	1,260	1.270
Treasury Coupon Securities	10,000,000.00	10,147,045.00	9,911,735.00	6.45	1,653	438	1.506
Certificate of Deposits	33,194,000.00	34,674,175.77	33,194,000.00	21.60	1,557	925	2.162
Corporate Notes	2,400,000.00	2,473,679.00	2,341,260.00	1.52	1,436	622	2.725
Money Market with Fiscal Agent	29.27	29.27	29.27	0.00	1	1	0.000
CERBT - OPEB Trust	1,785,913.46	1,785,913.46	1,785,913.46	1.16	1	1	0.000
PARS Pension Trust	10,861,312.47	10,861,312.47	10,861,312.47	7.07	1	1	0.000
<b>Investments</b>	<b>153,884,727.61</b>	<b>156,352,930.09</b>	<b>153,701,114.97</b>	<b>100.00%</b>	<b>632</b>	<b>369</b>	<b>1.013</b>

<b>Total Earnings</b>	<b>November 30 Month Ending</b>	<b>Fiscal Year To Date</b>
Current Year	128,022.55	725,552.63
<b>Average Daily Balance</b>	<b>152,689,229.21</b>	<b>160,155,502.96</b>
<b>Effective Rate of Return</b>	<b>1.02%</b>	<b>1.08%</b>

I certify that this report accurately reflects all pooled investments and is in compliance with the California Government Code and the City Investment Policy. As Treasurer of the City of La Quinta, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months. The City of La Quinta used the monthly account statements issued by our financial institutions to determine the fair market value of investments at month end.

  
 Karla Romero, Finance Director 2-16-2021

**City of La Quinta  
Portfolio Management  
Portfolio Details - Investments  
November 30, 2020**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Term	Days to Maturity	YTM 365	Maturity Date
<b>Bank Accounts</b>												
SYS1293	1293	Bank of New York		09/01/2020	0.00	0.00	0.00		1	1	0.000	
059731851	1228	Bank of the West		08/20/2019	2,628,359.40	2,628,359.40	2,628,359.40		1	1	0.000	
SYS1059	1059	City Petty Cash		07/01/2016	3,300.00	3,300.00	3,300.00		1	1	0.000	
SYS1062	1062	La Quinta Palms Realty		07/01/2016	277,123.88	277,123.88	277,123.88		1	1	0.000	
SYS1183	1183	Stifel, Nicolaus & Company		03/18/2019	0.00	0.00	0.00		1	1	0.000	
4159282482	1057	Wells Fargo		07/01/2016	763,093.00	763,093.00	763,093.00		1	1	0.000	
		<b>Subtotal and Average</b>	<b>2,959,794.74</b>		<b>3,671,876.28</b>	<b>3,671,876.28</b>	<b>3,671,876.28</b>		<b>1</b>	<b>1</b>	<b>0.000</b>	
<b>Local Agency Investment Fund-City</b>												
98-33-434	1055	Local Agency Inv Fund			56,275,840.36	56,612,187.56	56,275,840.36	0.576	1	1	0.576	
		<b>Subtotal and Average</b>	<b>56,775,840.36</b>		<b>56,275,840.36</b>	<b>56,612,187.56</b>	<b>56,275,840.36</b>		<b>1</b>	<b>1</b>	<b>0.576</b>	
<b>Local Agency Invstmnt Fund-Housing</b>												
25-33-005	1113	Local Agency Inv Fund			16,545,147.29	16,627,431.30	16,545,147.29	0.576	1	1	0.576	
		<b>Subtotal and Average</b>	<b>16,545,147.29</b>		<b>16,545,147.29</b>	<b>16,627,431.30</b>	<b>16,545,147.29</b>		<b>1</b>	<b>1</b>	<b>0.576</b>	
<b>Money Market/Mutual Funds</b>												
X9USDTP3	1294	Dreyfus		09/24/2020	246,860.66	246,860.66	246,860.66		1	1	0.000	
		<b>Subtotal and Average</b>	<b>246,581.00</b>		<b>246,860.66</b>	<b>246,860.66</b>	<b>246,860.66</b>		<b>1</b>	<b>1</b>	<b>0.000</b>	
<b>Money Market Accounts - CAMP</b>												
SYS1153	1153	California Asset Management Pr		09/26/2018	2,853,747.82	2,853,747.82	2,853,747.82	0.140	1	1	0.140	
		<b>Subtotal and Average</b>	<b>2,853,440.81</b>		<b>2,853,747.82</b>	<b>2,853,747.82</b>	<b>2,853,747.82</b>		<b>1</b>	<b>1</b>	<b>0.140</b>	
<b>Federal Agency Coupon Securities</b>												
3133EHWM1	1105	Federal Farm Credit Bank		11/09/2017	1,000,000.00	1,012,030.00	992,200.00	1.700	1,392	274	1.913	09/01/2021
3135G0W33	1233	Federal National Mtg Assn		10/29/2019	1,000,000.00	1,021,460.00	992,100.00	1.375	1,043	644	1.659	09/06/2022
3133EGWJ0	1247	Federal Farm Credit Bank		02/05/2020	1,000,000.00	1,022,390.00	999,217.36	1.400	967	667	1.430	09/29/2022
3133EKQP4	1198	Federal Farm Credit Bank		06/20/2019	500,000.00	517,125.00	499,500.00	1.875	1,271	741	1.905	12/12/2022
3133EKZK5	1223	Federal Farm Credit Bank		09/12/2019	500,000.00	518,690.00	499,400.00	1.600	1,432	986	1.632	08/14/2023
3133EJYL7	1158	Federal Farm Credit Bank		10/15/2018	250,000.00	267,762.50	247,275.00	2.800	1,786	1,008	3.041	09/05/2023
3133EK4X1	1234	Federal Farm Credit Bank		11/01/2019	1,000,000.00	1,036,280.00	996,900.00	1.600	1,461	1,065	1.680	11/01/2023
3130AFW94	1177	Federal Home Loan Bank		03/01/2019	500,000.00	536,085.00	498,550.00	2.500	1,810	1,169	2.563	02/13/2024
3133ELNE0	1246	Federal Farm Credit Bank		02/14/2020	1,000,000.00	1,037,770.00	999,000.00	1.430	1,461	1,170	1.456	02/14/2024
3135G0V75	1206	Federal National Mtg Assn		07/15/2019	500,000.00	526,210.00	495,950.00	1.750	1,814	1,309	1.922	07/02/2024



**City of La Quinta  
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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term Maturity	YTM 365	Maturity Date
<b>Federal Agency Coupon Securities</b>											
3133EKWV4	1212	Federal Farm Credit Bank		08/02/2019	500,000.00	528,705.00	499,500.00	1.850	1,820	1,333	1.871 07/26/2024
3133EKP75	1224	Federal Farm Credit Bank		09/17/2019	500,000.00	524,520.00	498,750.00	1.600	1,827	1,386	1.652 09/17/2024
3133ELEA8	1242	Federal Farm Credit Bank		12/17/2019	1,000,000.00	1,052,810.00	998,600.00	1.700	1,736	1,386	1.731 09/17/2024
3135G06E8	1291	Federal National Mtg Assn		11/18/2020	500,000.00	499,825.00	499,250.00	0.420	1,461	1,448	0.458 11/18/2024
3134GVLC0	1275	Federal Home Loan Mtg Corp		04/28/2020	1,000,000.00	1,000,140.00	998,500.00	0.700	1,819	1,602	0.731 04/21/2025
3134GVYG7	1279	Federal Home Loan Mtg Corp		05/27/2020	1,000,000.00	1,000,290.00	1,000,000.00	0.625	1,826	1,638	0.625 05/27/2025
3133ELH23	1280	Federal Farm Credit Bank		06/09/2020	500,000.00	501,915.00	499,850.00	0.500	1,826	1,651	0.506 06/09/2025
3133ELH80	1282	Federal Farm Credit Bank		06/10/2020	500,000.00	502,090.00	500,000.00	0.680	1,826	1,652	0.680 06/10/2025
3130AJKW8	1281	Federal Home Loan Bank		06/03/2020	500,000.00	502,735.00	499,850.00	0.500	1,836	1,655	0.506 06/13/2025
3130AJRP6	1283	Federal Home Loan Bank		06/30/2020	300,000.00	299,919.00	300,000.00	0.680	1,826	1,672	0.680 06/30/2025
3135G05S8	1288	Federal National Mtg Assn		08/14/2020	500,000.00	497,675.00	500,000.00	0.500	1,826	1,717	0.500 08/14/2025
3136G4M75	1290	Federal National Mtg Assn		08/28/2020	500,000.00	497,925.00	499,750.00	0.520	1,816	1,721	0.530 08/18/2025
3136G4N74	1289	Federal National Mtg Assn		08/21/2020	1,000,000.00	994,760.00	1,000,000.00	0.560	1,826	1,724	0.560 08/21/2025
3135GA2Z3	1292	Federal National Mtg Assn		11/17/2020	500,000.00	499,560.00	499,250.00	0.560	1,826	1,812	0.590 11/17/2025
<b>Subtotal and Average</b>			<b>15,464,217.36</b>		<b>16,050,000.00</b>	<b>16,398,671.50</b>	<b>16,013,392.36</b>		<b>1,603</b>	<b>1,260</b>	<b>1.270</b>
<b>Treasury Coupon Securities</b>											
912828R77	1193	U.S. Treasury		05/31/2019	500,000.00	503,240.00	493,610.00	1.375	731	181	2.030 05/31/2021
912828S27	1045	U.S. Treasury		07/18/2016	5,000,000.00	5,030,100.00	5,000,000.00	1.125	1,808	211	1.125 06/30/2021
912828T67	1070	U.S. Treasury		03/27/2017	2,000,000.00	2,020,540.00	1,942,800.00	1.250	1,679	334	1.903 10/31/2021
912828SV3	1192	U.S. Treasury		05/31/2019	500,000.00	511,740.00	496,650.00	1.750	1,080	530	1.984 05/15/2022
912828W9	1178	U.S. Treasury		03/01/2019	500,000.00	515,800.00	489,687.50	1.875	1,309	668	2.480 09/30/2022
912828T26	1217	U.S. Treasury		08/21/2019	500,000.00	516,915.00	499,300.00	1.375	1,501	1,033	1.410 09/30/2023
912828YV6	1241	U.S. Treasury		12/16/2019	1,000,000.00	1,048,710.00	989,687.50	1.500	1,811	1,460	1.718 11/30/2024
<b>Subtotal and Average</b>			<b>9,911,735.00</b>		<b>10,000,000.00</b>	<b>10,147,045.00</b>	<b>9,911,735.00</b>		<b>1,653</b>	<b>438</b>	<b>1.506</b>
<b>Certificate of Deposits</b>											
35638BAA9	1111	Freedom Credit Union		12/22/2017	245,000.00	245,287.26	245,000.00	2.050	1,096	21	2.052 12/22/2020
06610RAP4	1086	Bankers Bank		07/14/2017	240,000.00	240,500.93	240,000.00	1.800	1,280	44	1.804 01/14/2021
307660LC2	1165	Farm Bureau Bank		12/17/2018	248,000.00	248,968.64	248,000.00	3.000	763	48	2.898 01/18/2021
27002YDV5	1146	Eagle Bank		07/20/2018	245,000.00	245,943.92	245,000.00	2.850	915	50	2.858 01/20/2021
45667EDY1	1211	Infinty FCU		07/31/2019	248,000.00	248,833.08	248,000.00	2.100	551	62	2.110 02/01/2021
20033APG5	1009	Comenity Capital Bank		02/22/2016	240,000.00	240,850.95	240,000.00	1.700	1,827	83	1.702 02/22/2021
02007GHX4	1176	Ally Bank Midvale		03/07/2019	245,000.00	246,525.62	245,000.00	2.500	732	97	2.016 03/08/2021
91330ABN6	1120	Unity Bank		03/16/2018	245,000.00	246,687.37	245,000.00	2.550	1,096	105	2.552 03/16/2021
02587DP85	1077	Amex Centurion		04/19/2017	240,000.00	241,873.66	240,000.00	2.250	1,461	139	2.252 04/19/2021

**City of La Quinta  
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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term Maturity	YTM 365	Maturity Date
<b>Certificate of Deposits</b>											
89214PBL2	1128	Towne Bank		04/30/2018	240,000.00	242,563.73	240,000.00	2.800	1,096	150	2.803 04/30/2021
74267VVG9	1032	PrivateBank & Trust		05/26/2016	240,000.00	241,473.14	240,000.00	1.500	1,826	176	1.501 05/26/2021
14042RGD7	1082	Capital One Natl Assn FDIC4297		06/07/2017	240,000.00	242,491.26	240,000.00	2.250	1,461	188	2.252 06/07/2021
15523RBJ4	1085	Central State Bank		07/14/2017	240,000.00	242,367.64	240,000.00	1.850	1,461	225	1.851 07/14/2021
369674AV8	1150	General Electric Credit Union		08/15/2018	240,000.00	244,858.47	240,000.00	3.100	1,097	258	3.100 08/16/2021
649447TC3	1226	New York Community Bank		09/27/2019	245,000.00	248,086.75	245,000.00	1.800	731	300	1.802 09/27/2021
666613GV0	1127	Northpointe Bank		04/26/2018	240,000.00	245,265.40	240,000.00	2.700	1,279	329	2.703 10/26/2021
33646CKP8	1168	First Source Bank		12/17/2018	245,000.00	251,770.44	245,000.00	3.150	1,066	351	3.153 11/17/2021
080515CD9	1102	Belmont Savings Bank		11/21/2017	245,000.00	249,324.55	245,000.00	2.100	1,462	356	2.101 11/22/2021
87266AAA1	1187	TNB Bank		05/22/2019	248,000.00	253,114.05	248,000.00	2.400	915	356	2.407 11/22/2021
64017AAQ7	1167	Neighbors FCU		12/21/2018	245,000.00	252,519.35	245,000.00	3.200	1,096	385	3.203 12/21/2021
910160AH3	1214	United Credit Union		08/22/2019	248,000.00	252,443.70	248,000.00	2.000	853	386	2.003 12/22/2021
677721CN0	1089	The Ohio Valley Bank		07/19/2017	240,000.00	244,357.10	240,000.00	1.900	1,645	414	1.903 01/19/2022
88413QBY3	1112	Third Federal Savings and Loan		01/30/2018	245,000.00	251,361.56	245,000.00	2.500	1,462	426	2.502 01/31/2022
2546722U1	1066	Discover Bank Greenwood DE CF		02/01/2017	240,000.00	245,508.80	240,000.00	2.250	1,826	427	2.251 02/01/2022
05580AGK4	1067	BMW Bank		02/24/2017	240,000.00	245,654.32	240,000.00	2.200	1,826	450	2.201 02/24/2022
560507AK1	1171	Maine Savings FCU		12/28/2018	248,000.00	257,339.67	248,000.00	3.300	1,158	454	3.306 02/28/2022
549104JN8	1225	Luana Savings Bank		09/18/2019	245,000.00	249,156.67	245,000.00	1.600	912	472	1.599 03/18/2022
07833EAD9	1264	Bellco Credit Union		03/31/2020	248,000.00	251,344.02	248,000.00	1.300	729	484	1.300 03/30/2022
12738RFX7	1259	Cadence Bank, NA		03/31/2020	245,000.00	248,004.77	245,000.00	1.200	730	485	1.200 03/31/2022
06424KBC3	1261	Bank of Santa Clarita		03/31/2020	248,000.00	250,709.61	248,000.00	1.100	730	485	1.100 03/31/2022
38148PJK4	1078	Goldman Sachs		04/26/2017	240,000.00	247,157.35	240,000.00	2.400	1,826	511	2.401 04/26/2022
30960QAG2	1126	Farmers Insurance Group FCU		04/30/2018	240,000.00	248,574.33	240,000.00	2.800	1,460	514	2.802 04/29/2022
50116CBE8	1101	Kansas State Bank		11/17/2017	245,000.00	251,554.31	245,000.00	2.100	1,642	532	2.099 05/17/2022
87164XQV1	1080	Synchrony Bank Retail		06/02/2017	240,000.00	247,733.43	240,000.00	2.400	1,826	548	2.401 06/02/2022
69324MAD7	1149	PCSB Bank		06/08/2018	245,000.00	255,246.45	245,000.00	3.000	1,461	554	3.002 06/08/2022
87164DRD4	1253	Synovus Bank		03/09/2020	245,000.00	249,976.52	245,000.00	1.600	822	555	1.602 06/09/2022
01748DBE5	1143	Allegiance Bank		06/13/2018	245,000.00	255,712.27	245,000.00	3.100	1,461	559	3.102 06/13/2022
795450A70	1083	Sallie Mae Bank Salt Lake City		06/21/2017	240,000.00	247,811.49	240,000.00	2.350	1,826	567	2.351 06/21/2022
03065AAL7	1200	America's Credit Union		06/28/2019	248,000.00	255,978.61	248,000.00	2.300	1,096	574	2.302 06/28/2022
89269CBX9	1148	Traditions Bank		06/08/2018	245,000.00	256,442.76	245,000.00	3.000	1,522	615	3.002 08/08/2022
12556LBA3	1219	CIT Bank NA		08/23/2019	245,000.00	252,004.13	245,000.00	1.900	1,096	630	1.902 08/23/2022
02587CFU9	1096	American Express Fed Savings B		08/29/2017	240,000.00	249,043.14	240,000.00	2.400	1,826	636	2.402 08/29/2022
85916VDC6	1201	Sterling Bank		06/28/2019	245,000.00	253,151.06	245,000.00	2.150	1,158	636	2.153 08/29/2022
01859BAA3	1095	Alliance Credit Union		10/13/2017	245,000.00	254,268.82	245,000.00	2.250	1,826	681	2.251 10/13/2022
06740KLJ4	1097	Barclays Bank		10/25/2017	240,000.00	249,469.75	240,000.00	2.300	1,826	693	2.291 10/25/2022

**City of La Quinta  
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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term Maturity	YTM 365	Maturity Date
<b>Certificate of Deposits</b>											
59013J4K2	1163	Merrick Bank		10/30/2018	248,000.00	262,383.15	248,000.00	3.250	1,459	696	3.252 10/28/2022
62384RAC0	1099	Mountain America Federal CU		11/08/2017	245,000.00	254,906.27	245,000.00	2.300	1,826	707	2.301 11/08/2022
22766ACB9	1106	CrossFirst Bank		11/20/2017	245,000.00	254,558.43	245,000.00	2.200	1,824	717	2.201 11/18/2022
29367QCP1	1107	Enterprise Bank, NA		11/28/2017	245,000.00	254,444.14	245,000.00	2.150	1,826	727	2.151 11/28/2022
58404DCX7	1169	Medallion Bank		12/07/2018	248,000.00	264,049.80	248,000.00	3.400	1,461	736	3.402 12/07/2022
75701LAB3	1166	Red Rocks Credit Union		12/07/2018	248,000.00	263,796.57	248,000.00	3.350	1,461	736	3.352 12/07/2022
499724AB8	1110	Knoxville TVA Credit Union		12/29/2017	245,000.00	256,175.46	245,000.00	2.400	1,826	758	2.401 12/29/2022
49228XAK6	1239	Kern FCU		12/30/2019	248,000.00	256,700.07	248,000.00	1.900	1,096	759	1.902 12/30/2022
79772FAC0	1240	San Francisco FCU		12/30/2019	248,000.00	256,438.96	248,000.00	1.850	1,096	759	1.852 12/30/2022
949495AT2	1244	Wells Fargo Natl Bank West		01/29/2020	248,000.00	257,037.42	248,000.00	1.900	1,097	790	1.900 01/30/2023
81768PAF3	1254	Servisfirst Bank		02/21/2020	248,000.00	255,612.55	248,000.00	1.600	1,096	812	1.601 02/21/2023
92535LCD4	1180	Verus Bank of Commerce		02/28/2019	248,000.00	261,874.34	248,000.00	2.700	1,461	819	2.700 02/28/2023
034577AH9	1119	Aneca Federal Credit Union		03/22/2018	245,000.00	259,619.02	245,000.00	2.800	1,826	841	2.802 03/22/2023
66704MEQ0	1263	Northstar Bank		03/31/2020	248,000.00	253,283.72	248,000.00	1.150	1,095	850	1.150 03/31/2023
954444BS3	1265	West Michigan Cmnty Bk		03/31/2020	248,000.00	253,283.72	248,000.00	1.150	1,095	850	1.150 03/31/2023
17312QJ26	1123	Citibank NA		04/11/2018	245,000.00	260,531.73	245,000.00	2.900	1,826	861	2.902 04/11/2023
20726ABA5	1189	Congressional Bank		04/30/2019	248,000.00	261,625.03	248,000.00	2.500	1,459	878	2.502 04/28/2023
29278TAY6	1125	EnerBank USA		04/30/2018	240,000.00	255,814.43	240,000.00	2.950	1,824	878	2.952 04/28/2023
32117BCX4	1179	First National Bank		03/05/2019	248,000.00	263,539.77	248,000.00	2.800	1,522	885	2.802 05/05/2023
91435LAG2	1134	University of Iowa Comm. CU		05/14/2018	240,000.00	256,696.31	240,000.00	3.050	1,827	895	3.052 05/15/2023
725404AB3	1194	Pittsfield Cooperative Bank		06/07/2019	245,000.00	259,018.45	245,000.00	2.500	1,461	918	2.502 06/07/2023
619165JD6	1173	Morton Community		03/20/2019	248,000.00	263,997.58	248,000.00	2.750	1,553	931	2.753 06/20/2023
74934YAH4	1144	RCB Bank		06/20/2018	245,000.00	263,332.71	245,000.00	3.150	1,826	931	3.152 06/20/2023
02616AAH2	1285	American First CU		06/26/2020	248,000.00	248,644.01	248,000.00	0.350	1,095	937	0.350 06/26/2023
02772JBD1	1205	American National Bank		07/19/2019	248,000.00	259,525.32	248,000.00	2.000	1,461	960	2.001 07/19/2023
32110YLK9	1147	First National Bank of America		07/20/2018	245,000.00	263,900.50	245,000.00	3.150	1,826	961	3.152 07/20/2023
06426KAN8	1151	Bank of New England		07/31/2018	249,000.00	269,056.70	249,000.00	3.250	1,826	972	3.252 07/31/2023
75472RAD3	1218	Raymond James Bank		08/23/2019	244,000.00	255,387.42	244,000.00	1.950	1,461	995	1.951 08/23/2023
89579NCD3	1262	Triad Bank		03/30/2020	248,000.00	255,734.18	248,000.00	1.350	1,278	1,032	1.352 09/29/2023
57116ARV2	1155	Marlin Business Bank		10/17/2018	248,000.00	269,909.45	248,000.00	3.300	1,826	1,050	3.302 10/17/2023
625925AR3	1160	Municipal Trust and Savings		10/17/2018	245,000.00	265,931.96	245,000.00	3.200	1,826	1,050	3.202 10/17/2023
90348JEJ5	1161	UBS Bank USA		10/17/2018	245,000.00	267,000.64	245,000.00	3.350	1,826	1,050	3.352 10/17/2023
474067AQ8	1154	Jefferson Financial CU		10/19/2018	245,000.00	267,029.70	245,000.00	3.350	1,826	1,052	3.352 10/19/2023
20143PDV9	1162	Commercial Bank		11/15/2018	248,000.00	271,229.32	248,000.00	3.400	1,826	1,079	3.402 11/15/2023
67054NAN3	1164	Numerica Credit Union		11/28/2018	248,000.00	272,632.60	248,000.00	3.550	1,826	1,092	3.552 11/28/2023
635573AL2	1170	National Cooperative Bank, N.A		12/21/2018	245,000.00	268,672.67	245,000.00	3.400	1,826	1,115	3.402 12/21/2023

**City of La Quinta  
Portfolio Management  
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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term Maturity	YTM 365	Maturity Date
<b>Certificate of Deposits</b>											
066851WJ1	1172	Bar Harbor Bank and Trust		12/31/2018	248,000.00	271,762.02	248,000.00	3.350	1,824	1,123	3.352 12/29/2023
51210SQU4	1208	Lakeside Bank		07/30/2019	248,000.00	261,671.44	248,000.00	2.000	1,644	1,154	2.003 01/29/2024
77579ADF0	1251	Rollstone B&T		02/12/2020	245,000.00	255,841.82	245,000.00	1.650	1,461	1,168	1.651 02/12/2024
66736ABP3	1181	Northwest Bank		02/13/2019	248,000.00	269,420.03	248,000.00	2.950	1,826	1,169	2.951 02/13/2024
949763XY7	1174	Wells Fargo		02/27/2019	248,000.00	270,081.08	248,000.00	3.000	1,826	1,183	3.001 02/27/2024
882213AB7	1260	Texas Bank Financial		03/31/2020	245,000.00	251,696.14	245,000.00	1.100	1,458	1,213	1.101 03/28/2024
472382AQ3	1272	The Jefferson Bank		04/15/2020	248,000.00	256,097.75	248,000.00	1.250	1,461	1,231	1.251 04/15/2024
08016PDQ9	1270	Belmont Bank and Trust		04/16/2020	248,000.00	256,104.29	248,000.00	1.250	1,461	1,232	1.251 04/16/2024
69506YRH4	1269	Pacific Western Bank		04/16/2020	245,000.00	253,418.27	245,000.00	1.300	1,461	1,232	1.301 04/16/2024
56065GAG3	1188	Main Street Bank		04/26/2019	248,000.00	267,670.30	248,000.00	2.600	1,827	1,242	2.603 04/26/2024
33640VDD7	1231	First Service Bank		11/15/2019	248,000.00	260,132.57	248,000.00	1.700	1,643	1,261	1.701 05/15/2024
48128HXU7	1185	JP Morgan Chase		05/16/2019	245,000.00	270,240.93	245,000.00	3.250	1,827	1,262	3.254 05/16/2024
46256YAZ2	1186	Iowa State Bank		05/23/2019	245,000.00	263,067.84	245,000.00	2.400	1,827	1,269	2.403 05/23/2024
538036GV0	1238	Live Oak Bank		11/27/2019	248,000.00	261,130.52	248,000.00	1.800	1,644	1,274	1.802 05/28/2024
156634AK3	1184	Century Next Bank		05/29/2019	248,000.00	267,260.88	248,000.00	2.500	1,827	1,275	2.503 05/29/2024
72651LCL6	1195	Plains Commerce Bank		06/07/2019	245,000.00	264,529.42	245,000.00	2.550	1,827	1,284	2.553 06/07/2024
299547AQ2	1196	Evansville Teachers Credit FCU		06/12/2019	248,000.00	268,299.65	248,000.00	2.600	1,827	1,289	2.603 06/12/2024
524661CB9	1197	Legacy Bank		06/19/2019	248,000.00	266,632.18	248,000.00	2.400	1,827	1,296	2.403 06/19/2024
176688CP2	1199	Citizens State Bank		06/21/2019	248,000.00	266,660.75	248,000.00	2.400	1,827	1,298	2.403 06/21/2024
20416TAQ5	1202	Communitywide FCU		06/28/2019	248,000.00	265,418.80	248,000.00	2.250	1,827	1,305	2.253 06/28/2024
761402BY1	1203	Revere Bank		06/28/2019	247,000.00	264,782.44	247,000.00	2.300	1,827	1,305	2.303 06/28/2024
00257TBD7	1207	Abacus Federal Savings		07/26/2019	248,000.00	263,001.88	248,000.00	1.950	1,827	1,333	1.952 07/26/2024
33625CCP2	1209	First Security Bank of WA		07/30/2019	248,000.00	263,448.06	248,000.00	2.000	1,827	1,337	2.002 07/30/2024
710571DS6	1210	People's Bank		07/31/2019	248,000.00	263,402.76	248,000.00	2.000	1,827	1,338	2.002 07/31/2024
740367HP5	1213	Preferred Bank		08/16/2019	249,000.00	264,706.24	249,000.00	2.000	1,827	1,354	2.002 08/16/2024
33766LAJ7	1216	First Tier Bank		08/23/2019	249,000.00	264,318.72	249,000.00	1.950	1,827	1,361	1.952 08/23/2024
938828BH2	1215	Washington Federal		08/23/2019	248,000.00	263,723.50	248,000.00	2.000	1,827	1,361	2.002 08/23/2024
336460CX6	1222	First State Bk DeQueen		08/30/2019	248,000.00	261,871.27	248,000.00	1.800	1,827	1,368	1.802 08/30/2024
334342CD2	1221	First Natl Bk of Syracuse		08/30/2019	249,000.00	263,397.72	249,000.00	1.850	1,827	1,368	1.852 08/30/2024
15118RRH2	1220	Cellic Bank		08/30/2019	248,000.00	262,339.89	248,000.00	1.850	1,827	1,368	1.852 08/30/2024
06652CHB0	1227	BankWest Inc		09/27/2019	248,000.00	261,196.91	248,000.00	1.700	1,827	1,396	1.702 09/27/2024
84223QAN7	1286	Southern Bancorp Bk		06/26/2020	248,000.00	249,706.68	248,000.00	0.500	1,582	1,424	0.500 10/25/2024
804375DL4	1235	Sauk Valley B&T Co		11/07/2019	248,000.00	261,470.47	248,000.00	1.700	1,827	1,437	1.702 11/07/2024
61690UNX4	1237	Morgan Stanley Bank		11/20/2019	245,000.00	260,867.87	245,000.00	1.950	1,827	1,450	1.952 11/20/2024
61760A3B3	1236	Morgan Stanley Private Bk, NA		11/20/2019	245,000.00	260,377.82	245,000.00	1.900	1,827	1,450	1.902 11/20/2024
064520BG3	1287	Bank Princeton		06/30/2020	248,000.00	249,590.74	248,000.00	0.500	1,644	1,490	0.500 12/30/2024

**City of La Quinta  
Portfolio Management  
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November 30, 2020**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term	Maturity	YTM 365	Maturity Date
<b>Certificate of Deposits</b>												
90983WBT7	1249	United Community		02/07/2020	248,000.00	261,577.08	248,000.00	1.650	1,827	1,529	1.652	02/07/2025
32114VBT3	1250	First National Bank Michigan		02/14/2020	248,000.00	261,638.72	248,000.00	1.650	1,827	1,536	1.652	02/14/2025
35637RDC8	1248	Freedom Financial		02/14/2020	248,000.00	260,587.97	248,000.00	1.550	1,827	1,536	1.552	02/14/2025
029728BC5	1255	American State		02/21/2020	248,000.00	261,172.62	248,000.00	1.600	1,827	1,543	1.602	02/21/2025
17286TAG0	1252	Citadel FCU		02/27/2020	248,000.00	261,753.22	248,000.00	1.650	1,827	1,549	1.652	02/27/2025
00435JBH5	1256	Access Bank		03/13/2020	248,000.00	261,265.07	248,000.00	1.600	1,826	1,563	1.601	03/13/2025
849430BF9	1257	Spring Bank		03/20/2020	248,000.00	260,250.33	248,000.00	1.500	1,826	1,570	1.501	03/20/2025
05465DAE8	1258	Axos Bank		03/26/2020	248,000.00	261,913.33	248,000.00	1.650	1,826	1,576	1.651	03/26/2025
020080BX4	1267	Alma Bank		03/30/2020	248,000.00	259,233.16	248,000.00	1.400	1,824	1,578	1.399	03/28/2025
2027506M2	1268	Commonwealth Business Bk		03/31/2020	248,000.00	257,467.33	248,000.00	1.250	1,826	1,581	1.251	03/31/2025
654062JZ2	1266	Nicolet Natl Bank		03/31/2020	248,000.00	259,088.45	248,000.00	1.400	1,826	1,581	1.401	03/31/2025
14042TDD6	1271	Capital One USA FDIC33954		04/08/2020	245,000.00	258,232.92	245,000.00	1.600	1,826	1,589	1.601	04/08/2025
32112UDR9	1274	First Natl Bk McGregor		04/28/2020	248,000.00	258,823.15	248,000.00	1.350	1,826	1,609	1.351	04/28/2025
32027BAL1	1273	First Freedom Bank		04/29/2020	249,000.00	258,215.95	249,000.00	1.200	1,826	1,610	1.201	04/29/2025
33847E3A3	1276	Flagstar		04/30/2020	248,000.00	257,637.56	248,000.00	1.250	1,826	1,611	1.251	04/30/2025
32056GDJ6	1278	1st Internet Bank		05/11/2020	248,000.00	254,943.56	248,000.00	1.000	1,827	1,623	0.985	05/12/2025
95960NKD8	1277	Western State Bank		05/13/2020	245,000.00	251,858.26	245,000.00	1.000	1,826	1,624	1.001	05/13/2025
169894AS1	1284	Chippewa Valley Bk		06/24/2020	248,000.00	250,492.49	248,000.00	0.600	1,826	1,666	0.600	06/24/2025
<b>Subtotal and Average</b>			<b>33,373,666.67</b>		<b>33,194,000.00</b>	<b>34,674,175.77</b>	<b>33,194,000.00</b>		<b>1,557</b>	<b>925</b>	<b>2.162</b>	
<b>Corporate Notes</b>												
037833CC2	1079	Apple Inc		06/12/2017	500,000.00	503,780.00	493,050.00	1.550	1,514	246	1.900	08/04/2021
742718DY2	1159	Proctor and Gamble		10/15/2018	500,000.00	512,285.00	487,950.00	2.300	1,210	432	3.071	02/06/2022
931142DU4	1190	Wal-Mart Stores, Inc		04/16/2019	500,000.00	520,745.00	496,650.00	2.350	1,339	744	2.799	12/15/2022
19416QEA4	1175	Colgate-Palmolive		03/04/2019	500,000.00	519,285.00	485,250.00	1.950	1,430	792	2.751	02/01/2023
594918BQ6	1157	Microsoft Corporation		10/15/2018	400,000.00	417,584.00	378,360.00	2.000	1,758	980	3.222	08/08/2023
<b>Subtotal and Average</b>			<b>2,341,260.00</b>		<b>2,400,000.00</b>	<b>2,473,679.00</b>	<b>2,341,260.00</b>		<b>1,436</b>	<b>622</b>	<b>2.725</b>	
<b>Money Market with Fiscal Agent</b>												
SYS1058	1058	US Bank		07/01/2016	29.27	29.27	29.27		1	1	0.000	
<b>Subtotal and Average</b>			<b>29.27</b>		<b>29.27</b>	<b>29.27</b>	<b>29.27</b>		<b>1</b>	<b>1</b>	<b>0.000</b>	
<b>CERBT - OPEB Trust</b>												
SYS1114	1114	CalPERS CERBT Plan		07/01/2020	1,785,913.46	1,785,913.46	1,785,913.46		1	1	0.000	
<b>Subtotal and Average</b>			<b>1,785,913.46</b>		<b>1,785,913.46</b>	<b>1,785,913.46</b>	<b>1,785,913.46</b>		<b>1</b>	<b>1</b>	<b>0.000</b>	

**City of La Quinta  
Portfolio Management  
Portfolio Details - Investments  
November 30, 2020**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Term	Days to Maturity	YTM 365	Maturity Date
<b>PARS Pension Trust</b>												
SYS1230	1230	Pblc Agncy Rtrmnt Serv		07/01/2020	10,861,312.47	10,861,312.47	10,861,312.47		1	1	0.000	
		<b>Subtotal and Average</b>	<b>10,431,603.26</b>		<b>10,861,312.47</b>	<b>10,861,312.47</b>	<b>10,861,312.47</b>		<b>1</b>	<b>1</b>	<b>0.000</b>	
		<b>Total and Average</b>	<b>152,689,229.21</b>		<b>153,884,727.61</b>	<b>156,352,930.09</b>	<b>153,701,114.97</b>		<b>632</b>	<b>369</b>	<b>1.013</b>	



**City of La Quinta  
Total Earnings  
Sorted by Fund - Fund  
November 1, 2020 - November 30, 2020**

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
3135G05S8	1288	101	FNMA	500,000.00	500,000.00	500,000.00	0.500	0.507	208.34	0.00	0.00	208.34
3135G0V75	1206	101	FNMA	500,000.00	495,950.00	495,950.00	1.750	1.789	729.17	0.00	0.00	729.17
3135G0W33	1233	101	FNMA	1,000,000.00	992,100.00	992,100.00	1.375	1.405	1,145.84	0.00	0.00	1,145.84
3136G4N74	1289	101	FNMA	1,000,000.00	1,000,000.00	1,000,000.00	0.560	0.568	466.67	0.00	0.00	466.67
3136G4M75	1290	101	FNMA	500,000.00	499,750.00	499,750.00	0.520	0.527	216.67	0.00	0.00	216.67
3135GA2Z3	1292	101	FNMA	500,000.00	0.00	499,250.00	0.560	0.569	108.89	0.00	0.00	108.89
3135G06E8	1291	101	FNMA	500,000.00	0.00	499,250.00	0.420	0.426	75.83	0.00	0.00	75.83
3134GVY7	1279	101	FHLMC	1,000,000.00	1,000,000.00	1,000,000.00	0.625	0.634	520.83	0.00	0.00	520.83
3134GVLC0	1275	101	FHLMC	1,000,000.00	998,500.00	998,500.00	0.700	0.711	583.34	0.00	0.00	583.34
3133EGWJ0	1247	101	FFCB	1,000,000.00	999,217.36	999,217.36	1.400	1.421	1,166.67	0.00	0.00	1,166.67
3133EJYL7	1158	101	FFCB	250,000.00	247,275.00	247,275.00	2.800	2.870	583.33	0.00	0.00	583.33
3133EK4X1	1234	101	FFCB	1,000,000.00	996,900.00	996,900.00	1.600	1.627	1,333.33	0.00	0.00	1,333.33
3133EKQP4	1198	101	FFCB	500,000.00	499,500.00	499,500.00	1.875	1.903	781.25	0.00	0.00	781.25
3133ELEA8	1242	101	FFCB	1,000,000.00	998,600.00	998,600.00	1.700	1.726	1,416.66	0.00	0.00	1,416.66
3133EKWV4	1212	101	FFCB	500,000.00	499,500.00	499,500.00	1.850	1.878	770.84	0.00	0.00	770.84
3133EHWM1	1105	101	FFCB	1,000,000.00	992,200.00	992,200.00	1.700	1.737	1,416.67	0.00	0.00	1,416.67
3133ELNE0	1246	101	FFCB	1,000,000.00	999,000.00	999,000.00	1.430	1.451	1,191.67	0.00	0.00	1,191.67
3133ELH80	1282	101	FFCB	500,000.00	500,000.00	500,000.00	0.680	0.689	283.33	0.00	0.00	283.33
3133EKZK5	1223	101	FFCB	500,000.00	499,400.00	499,400.00	1.600	1.624	666.67	0.00	0.00	666.67
3133EKP75	1224	101	FFCB	500,000.00	498,750.00	498,750.00	1.600	1.626	666.66	0.00	0.00	666.66
3133ELH23	1280	101	FFCB	500,000.00	499,850.00	499,850.00	0.500	0.507	208.33	0.00	0.00	208.33
3130AJKW8	1281	101	FHLB	500,000.00	499,850.00	499,850.00	0.500	0.507	208.34	0.00	0.00	208.34
3130AJRP6	1283	101	FHLB	300,000.00	300,000.00	300,000.00	0.680	0.689	170.00	0.00	0.00	170.00
3130AFW94	1177	101	FHLB	500,000.00	498,550.00	498,550.00	2.500	2.542	1,041.67	0.00	0.00	1,041.67
912828T67	1070	101	USTR	2,000,000.00	1,942,800.00	1,942,800.00	1.250	1.297	2,071.82	0.00	0.00	2,071.82
912828SV3	1192	101	USTR	500,000.00	496,650.00	496,650.00	1.750	1.763	719.62	0.00	0.00	719.62
912828T26	1217	101	USTR	500,000.00	499,300.00	499,300.00	1.375	1.381	566.62	0.00	0.00	566.62
912828S27	1045	101	USTR	5,000,000.00	5,000,000.00	5,000,000.00	1.125	1.116	4,585.60	0.00	0.00	4,585.60
912828YV6	1241	101	USTR	1,000,000.00	989,687.50	989,687.50	1.500	1.512	1,229.73	0.00	0.00	1,229.73
912828R77	1193	101	USTR	500,000.00	493,610.00	493,610.00	1.375	1.389	563.63	0.00	0.00	563.63

City of La Quinta  
 Total Earnings  
 November 1, 2020 - November 30, 2020

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
9128282W9	1178	101	USTR	500,000.00	489,687.50	489,687.50	1.875	1.920	772.66	0.00	0.00	772.66
949763XY7	1174	101	WELLS	248,000.00	248,000.00	248,000.00	3.000	3.000	611.51	0.00	0.00	611.51
4159282482	1057	101	WELLS	763,093.00	453,624.17	763,093.00			0.01	0.00	0.00	0.01
38148PJK4	1078	101	GLDMAN	240,000.00	240,000.00	240,000.00	2.400	2.400	473.43	0.00	0.00	473.43
02587DP85	1077	101	AMEX	240,000.00	240,000.00	240,000.00	2.250	2.250	443.83	0.00	0.00	443.83
05580AGK4	1067	101	BMW	240,000.00	240,000.00	240,000.00	2.200	2.200	433.97	0.00	0.00	433.97
58404DCX7	1169	101	MEDBA	248,000.00	248,000.00	248,000.00	3.400	3.400	693.04	0.00	0.00	693.04
06740KLJ4	1097	101	BARCLY	240,000.00	240,000.00	240,000.00	2.300	2.300	453.70	0.00	0.00	453.70
88413QBY3	1112	101	3RD	245,000.00	245,000.00	245,000.00	2.500	2.500	503.42	0.00	0.00	503.42
59013J4K2	1163	101	MRRCK	248,000.00	248,000.00	248,000.00	3.250	3.250	662.47	0.00	0.00	662.47
89214PBL2	1128	101	TOWNE	240,000.00	240,000.00	240,000.00	2.800	2.800	552.33	0.00	0.00	552.33
619165JD6	1173	101	MORTN	248,000.00	248,000.00	248,000.00	2.750	2.750	560.55	0.00	0.00	560.55
14042TDD6	1271	101	CAPONE	245,000.00	245,000.00	245,000.00	1.600	1.600	322.20	0.00	0.00	322.20
02007GHX4	1176	101	ALLY	245,000.00	245,000.00	245,000.00	2.500	2.500	503.42	0.00	0.00	503.42
20033APG5	1009	101	CCBA	240,000.00	240,000.00	240,000.00	1.700	1.700	335.34	0.00	0.00	335.34
74267GVG9	1032	101	PRVTBA	240,000.00	240,000.00	240,000.00	1.500	1.500	295.89	0.00	0.00	295.89
98-33-434	1055	101	LAIF	56,275,840.36	57,275,840.36	56,275,840.36	0.576	0.623	29,305.13	0.00	0.00	29,305.13
SYS1293	1293	101	BNY	0.00	0.00	0.00			1.20	0.00	0.00	1.20
2546722U1	1066	101	DISCOV	240,000.00	240,000.00	240,000.00	2.250	2.250	443.83	0.00	0.00	443.83
037833CC2	1079	101	APPL	500,000.00	493,050.00	493,050.00	1.550	1.594	645.83	0.00	0.00	645.83
87164XQV1	1080	101	SYNCHR	240,000.00	240,000.00	240,000.00	2.400	2.400	473.43	0.00	0.00	473.43
319267GC8	1081	101	RICHMN	0.00	245,000.00	0.00	1.800	1.800	265.81	0.00	0.00	265.81
14042RGD7	1082	101	CAP1NA	240,000.00	240,000.00	240,000.00	2.250	2.250	443.83	0.00	0.00	443.83
795450A70	1083	101	SALMAE	240,000.00	240,000.00	240,000.00	2.350	2.350	463.56	0.00	0.00	463.56
15523RBJ4	1085	101	CNTRL	240,000.00	240,000.00	240,000.00	1.850	1.850	364.93	0.00	0.00	364.93
06610RAP4	1086	101	BNKRS	240,000.00	240,000.00	240,000.00	1.800	1.800	355.07	0.00	0.00	355.07
677721CN0	1089	101	OHVAL	240,000.00	240,000.00	240,000.00	1.900	1.900	374.79	0.00	0.00	374.79
01859BAA3	1095	101	ALLIAN	245,000.00	245,000.00	245,000.00	2.250	2.250	453.08	0.00	0.00	453.08
02587CFU9	1096	101	AMFSB	240,000.00	240,000.00	240,000.00	2.400	2.400	473.43	0.00	0.00	473.43
62384RAC0	1099	101	MTNAMR	245,000.00	245,000.00	245,000.00	2.300	2.300	463.15	0.00	0.00	463.15
50116CBE8	1101	101	KANSAS	245,000.00	245,000.00	245,000.00	2.100	2.100	422.88	0.00	0.00	422.88
080515CD9	1102	101	BELMNT	245,000.00	245,000.00	245,000.00	2.100	2.100	422.87	0.00	0.00	422.87
22766ACB9	1106	101	CRS1ST	245,000.00	245,000.00	245,000.00	2.200	2.200	443.01	0.00	0.00	443.01
29367QCP1	1107	101	ENTRPR	245,000.00	245,000.00	245,000.00	2.150	2.150	432.95	0.00	0.00	432.95
61760A3B3	1236	101	MSPRIV	245,000.00	245,000.00	245,000.00	1.900	1.900	382.61	0.00	0.00	382.61
61690UNX4	1237	101	MORGST	245,000.00	245,000.00	245,000.00	1.950	1.950	392.67	0.00	0.00	392.67
499724AB8	1110	101	KNOX	245,000.00	245,000.00	245,000.00	2.400	2.400	483.29	0.00	0.00	483.29



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CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
35638BAA9	1111	101	FREECU	245,000.00	245,000.00	245,000.00	2.050	2.050	412.80	0.00	0.00	412.80
SYS1059	1059	101	CITYPC	3,300.00	3,300.00	3,300.00			0.00	0.00	0.00	0.00
SYS1114	1114	101	CALPRS	1,785,913.46	1,785,913.46	1,785,913.46			0.00	0.00	0.00	0.00
594918BQ6	1157	101	MCRSFT	400,000.00	378,360.00	378,360.00	2.000	2.144	666.67	0.00	0.00	666.67
034577AH9	1119	101	ANECA	245,000.00	245,000.00	245,000.00	2.800	2.800	563.84	0.00	0.00	563.84
91330ABN6	1120	101	UNITY	245,000.00	245,000.00	245,000.00	2.550	2.550	513.49	0.00	0.00	513.49
17312QJ26	1123	101	CITINA	245,000.00	245,000.00	245,000.00	2.900	2.900	583.97	0.00	0.00	583.97
29278TAY6	1125	101	ENER	240,000.00	240,000.00	240,000.00	2.950	2.950	581.92	0.00	0.00	581.92
30960QAG2	1126	101	FARMIG	240,000.00	240,000.00	240,000.00	2.800	2.800	552.33	0.00	0.00	552.33
666613GV0	1127	101	NORPNT	240,000.00	240,000.00	240,000.00	2.700	2.700	532.60	0.00	0.00	532.60
91435LAG2	1134	101	UOFICU	240,000.00	240,000.00	240,000.00	3.050	3.050	601.64	0.00	0.00	601.64
649447TC3	1226	101	NYCMBK	245,000.00	245,000.00	245,000.00	1.800	1.800	362.46	0.00	0.00	362.46
01748DBE5	1143	101	ALLGNC	245,000.00	245,000.00	245,000.00	3.100	3.100	624.24	0.00	0.00	624.24
74934YAH4	1144	101	RCB	245,000.00	245,000.00	245,000.00	3.150	3.150	634.32	0.00	0.00	634.32
27002YDV5	1146	101	EAGLE	245,000.00	245,000.00	245,000.00	2.850	2.850	573.90	0.00	0.00	573.90
32110YLK9	1147	101	1STNBA	245,000.00	245,000.00	245,000.00	3.150	3.150	634.32	0.00	0.00	634.32
89269CBX9	1148	101	TRAD	245,000.00	245,000.00	245,000.00	3.000	3.000	604.11	0.00	0.00	604.11
69324MAD7	1149	101	PCSB	245,000.00	245,000.00	245,000.00	3.000	3.000	604.11	0.00	0.00	604.11
369674AV8	1150	101	GEGRUN	240,000.00	240,000.00	240,000.00	3.100	3.100	611.51	0.00	0.00	611.51
06426KAN8	1151	101	NWENGL	249,000.00	249,000.00	249,000.00	3.250	3.250	665.14	0.00	0.00	665.14
SYS1153	1153	101	CAMP	2,853,747.82	2,853,430.22	2,853,747.82	0.140	0.135	317.60	0.00	0.00	317.60
474067AQ8	1154	101	JEFF	245,000.00	245,000.00	245,000.00	3.350	3.350	674.59	0.00	0.00	674.59
57116ARV2	1155	101	MARBUS	248,000.00	248,000.00	248,000.00	3.300	3.300	672.66	0.00	0.00	672.66
742718DY2	1159	101	P&G	500,000.00	487,950.00	487,950.00	2.300	2.390	958.33	0.00	0.00	958.33
625925AR3	1160	101	MUNTRS	245,000.00	245,000.00	245,000.00	3.200	3.200	644.38	0.00	0.00	644.38
90348JEJ5	1161	101	UBS	245,000.00	245,000.00	245,000.00	3.350	3.350	674.59	0.00	0.00	674.59
20143PDV9	1162	101	COMMBK	248,000.00	248,000.00	248,000.00	3.400	3.400	693.04	0.00	0.00	693.04
67054NAN3	1164	101	NMRCA	248,000.00	248,000.00	248,000.00	3.550	3.550	723.62	0.00	0.00	723.62
307660LC2	1165	101	FARMBU	248,000.00	248,000.00	248,000.00	3.000	3.000	611.51	0.00	0.00	611.51
75701LAB3	1166	101	REDRCK	248,000.00	248,000.00	248,000.00	3.350	3.350	682.85	0.00	0.00	682.85
64017AAQ7	1167	101	NEIGH	245,000.00	245,000.00	245,000.00	3.200	3.200	644.38	0.00	0.00	644.38
33646CKP8	1168	101	1STSRC	245,000.00	245,000.00	245,000.00	3.150	3.150	634.32	0.00	0.00	634.32
635573AL2	1170	101	NLCOOP	245,000.00	245,000.00	245,000.00	3.400	3.400	684.66	0.00	0.00	684.66
560507AK1	1171	101	MAINE	248,000.00	248,000.00	248,000.00	3.300	3.300	672.65	0.00	0.00	672.65
066851WJ1	1172	101	BARHAR	248,000.00	248,000.00	248,000.00	3.350	3.350	682.85	0.00	0.00	682.85
19416QEA4	1175	101	COLGTE	500,000.00	485,250.00	485,250.00	1.950	2.037	812.50	0.00	0.00	812.50
32117BCX4	1179	101	1STNBK	248,000.00	248,000.00	248,000.00	2.800	2.800	570.74	0.00	0.00	570.74

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CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
92535LCD4	1180	101	VERUS	248,000.00	248,000.00	248,000.00	2.700	2.700	550.35	0.00	0.00	550.35
66736ABP3	1181	101	NRTHWS	248,000.00	248,000.00	248,000.00	2.950	2.950	601.32	0.00	0.00	601.32
156634AK3	1184	101	CENTNX	248,000.00	248,000.00	248,000.00	2.500	2.500	509.60	0.00	0.00	509.60
48128HXU7	1185	101	JPMORG	245,000.00	245,000.00	245,000.00	3.250	3.250	654.45	0.00	0.00	654.45
46256YAZ2	1186	101	IOWAST	245,000.00	245,000.00	245,000.00	2.400	2.400	483.29	0.00	0.00	483.29
87266AAA1	1187	101	TSCOLA	248,000.00	248,000.00	248,000.00	2.400	2.400	489.21	0.00	0.00	489.21
56065GAG3	1188	101	MAINST	248,000.00	248,000.00	248,000.00	2.600	2.600	529.97	0.00	0.00	529.97
20726ABA5	1189	101	CONGRS	248,000.00	248,000.00	248,000.00	2.500	2.500	509.59	0.00	0.00	509.59
931142DU4	1190	101	WALMRT	500,000.00	496,650.00	496,650.00	2.350	2.399	979.17	0.00	0.00	979.17
725404AB3	1194	101	PITTS	245,000.00	245,000.00	245,000.00	2.500	2.500	503.43	0.00	0.00	503.43
72651LCL6	1195	101	PLAINS	245,000.00	245,000.00	245,000.00	2.550	2.550	513.49	0.00	0.00	513.49
299547AQ2	1196	101	EVNSCU	248,000.00	248,000.00	248,000.00	2.600	2.600	529.97	0.00	0.00	529.97
524661CB9	1197	101	LEGCY	248,000.00	248,000.00	248,000.00	2.400	2.400	489.21	0.00	0.00	489.21
176688CP2	1199	101	CTZNST	248,000.00	248,000.00	248,000.00	2.400	2.400	489.20	0.00	0.00	489.20
03065AAL7	1200	101	AMERCU	248,000.00	248,000.00	248,000.00	2.300	2.300	468.82	0.00	0.00	468.82
85916VDC6	1201	101	STRLNG	245,000.00	245,000.00	245,000.00	2.150	2.150	432.95	0.00	0.00	432.95
20416TAQ5	1202	101	COMMW	248,000.00	248,000.00	248,000.00	2.250	2.250	458.63	0.00	0.00	458.63
761402BY1	1203	101	REVER	247,000.00	247,000.00	247,000.00	2.300	2.300	466.93	0.00	0.00	466.93
02772JBD1	1205	101	AMRNTL	248,000.00	248,000.00	248,000.00	2.000	2.000	407.67	0.00	0.00	407.67
00257TBD7	1207	101	ABACUS	248,000.00	248,000.00	248,000.00	1.950	1.950	397.48	0.00	0.00	397.48
51210SQU4	1208	101	LKSIDE	248,000.00	248,000.00	248,000.00	2.000	2.000	407.67	0.00	0.00	407.67
33625CCP2	1209	101	1STSEC	248,000.00	248,000.00	248,000.00	2.000	2.000	407.67	0.00	0.00	407.67
710571DS6	1210	101	PEOPLE	248,000.00	248,000.00	248,000.00	2.000	2.000	407.67	0.00	0.00	407.67
45667EDY1	1211	101	NFNITY	248,000.00	248,000.00	248,000.00	2.100	2.100	428.05	0.00	0.00	428.05
740367HP5	1213	101	PREFRD	249,000.00	249,000.00	249,000.00	2.000	2.000	409.32	0.00	0.00	409.32
910160AH3	1214	101	UNTDCU	248,000.00	248,000.00	248,000.00	2.000	2.000	407.67	0.00	0.00	407.67
938828BH2	1215	101	WSHFED	248,000.00	248,000.00	248,000.00	2.000	2.000	407.67	0.00	0.00	407.67
33766LAJ7	1216	101	1STIER	249,000.00	249,000.00	249,000.00	1.950	1.950	399.08	0.00	0.00	399.08
75472RAD3	1218	101	RAYJAM	244,000.00	244,000.00	244,000.00	1.950	1.950	391.07	0.00	0.00	391.07
12556LBA3	1219	101	CITBNK	245,000.00	245,000.00	245,000.00	1.900	1.900	382.60	0.00	0.00	382.60
15118RRH2	1220	101	CELTIC	248,000.00	248,000.00	248,000.00	1.850	1.850	377.10	0.00	0.00	377.10
334342CD2	1221	101	1STNBS	249,000.00	249,000.00	249,000.00	1.850	1.850	378.62	0.00	0.00	378.62
336460CX6	1222	101	1STDQN	248,000.00	248,000.00	248,000.00	1.800	1.800	366.90	0.00	0.00	366.90
549104JN8	1225	101	LUANA	245,000.00	245,000.00	245,000.00	1.600	1.600	322.19	0.00	0.00	322.19
059731851	1228	101	BOTW	2,628,359.40	2,212,787.36	2,628,359.40			0.01	0.00	0.00	0.01
06652CHB0	1227	101	BNKWST	248,000.00	248,000.00	248,000.00	1.700	1.700	346.52	0.00	0.00	346.52
SYS1230	1230	101	PARS	10,861,312.47	10,416,785.70	10,861,312.47			0.00	0.00	0.00	0.00

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									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
33640VDD7	1231	101	1STSER	248,000.00	248,000.00	248,000.00	1.700	1.700	346.52	0.00	0.00	346.52
804375DL4	1235	101	SAUKVL	248,000.00	248,000.00	248,000.00	1.700	1.700	346.52	0.00	0.00	346.52
538036GV0	1238	101	LIVEOK	248,000.00	248,000.00	248,000.00	1.800	1.800	366.90	0.00	0.00	366.90
49228XAK6	1239	101	KERNCU	248,000.00	248,000.00	248,000.00	1.900	1.900	387.29	0.00	0.00	387.29
79772FAC0	1240	101	SF FCU	248,000.00	248,000.00	248,000.00	1.850	1.850	377.10	0.00	0.00	377.10
949495AT2	1244	101	WFBW	248,000.00	248,000.00	248,000.00	1.900	1.900	387.29	0.00	0.00	387.29
35637RDC8	1248	101	FRDMFI	248,000.00	248,000.00	248,000.00	1.550	1.550	315.95	0.00	0.00	315.95
90983WBT7	1249	101	UNTDCM	248,000.00	248,000.00	248,000.00	1.650	1.650	336.33	0.00	0.00	336.33
32114VBT3	1250	101	1STNMI	248,000.00	248,000.00	248,000.00	1.650	1.650	336.33	0.00	0.00	336.33
77579ADF0	1251	101	RLLSTN	245,000.00	245,000.00	245,000.00	1.650	1.650	332.26	0.00	0.00	332.26
17286TAG0	1252	101	CITADL	248,000.00	248,000.00	248,000.00	1.650	1.650	336.33	0.00	0.00	336.33
87164DRD4	1253	101	SYNOVS	245,000.00	245,000.00	245,000.00	1.600	1.600	322.19	0.00	0.00	322.19
81768PAF3	1254	101	SERVIS	248,000.00	248,000.00	248,000.00	1.600	1.600	326.14	0.00	0.00	326.14
029728BC5	1255	101	AMERST	248,000.00	248,000.00	248,000.00	1.600	1.600	326.14	0.00	0.00	326.14
00435JBH5	1256	101	ACCSS	248,000.00	248,000.00	248,000.00	1.600	1.600	326.14	0.00	0.00	326.14
849430BF9	1257	101	SPRING	248,000.00	248,000.00	248,000.00	1.500	1.500	305.76	0.00	0.00	305.76
05465DAE8	1258	101	AXOS	248,000.00	248,000.00	248,000.00	1.650	1.650	336.33	0.00	0.00	336.33
12738RFX7	1259	101	CADNCE	245,000.00	245,000.00	245,000.00	1.200	1.200	241.64	0.00	0.00	241.64
882213AB7	1260	101	TEXAS	245,000.00	245,000.00	245,000.00	1.100	1.100	221.51	0.00	0.00	221.51
06424KBC3	1261	101	SNTCLR	248,000.00	248,000.00	248,000.00	1.100	1.100	224.22	0.00	0.00	224.22
89579NCD3	1262	101	TRIAD	248,000.00	248,000.00	248,000.00	1.350	1.350	275.18	0.00	0.00	275.18
66704MEQ0	1263	101	NRTHSR	248,000.00	248,000.00	248,000.00	1.150	1.150	234.41	0.00	0.00	234.41
07833EAD9	1264	101	BELLCO	248,000.00	248,000.00	248,000.00	1.300	1.300	264.99	0.00	0.00	264.99
954444BS3	1265	101	WESTMI	248,000.00	248,000.00	248,000.00	1.150	1.150	234.41	0.00	0.00	234.41
654062JZ2	1266	101	NCOLET	248,000.00	248,000.00	248,000.00	1.400	1.400	285.37	0.00	0.00	285.37
020080BX4	1267	101	ALMABK	248,000.00	248,000.00	248,000.00	1.400	1.400	285.37	0.00	0.00	285.37
2027506M2	1268	101	CMWBUS	248,000.00	248,000.00	248,000.00	1.250	1.250	254.79	0.00	0.00	254.79
69506YRH4	1269	101	PACWST	245,000.00	245,000.00	245,000.00	1.300	1.300	261.78	0.00	0.00	261.78
08016PDQ9	1270	101	BELB&T	248,000.00	248,000.00	248,000.00	1.250	1.250	254.79	0.00	0.00	254.79
472382AQ3	1272	101	THEJEF	248,000.00	248,000.00	248,000.00	1.250	1.250	254.80	0.00	0.00	254.80
32027BAL1	1273	101	1STFDM	249,000.00	249,000.00	249,000.00	1.200	1.200	245.60	0.00	0.00	245.60
32112UDR9	1274	101	1STMCG	248,000.00	248,000.00	248,000.00	1.350	1.350	275.18	0.00	0.00	275.18
33847E3A3	1276	101	FLGSTR	248,000.00	248,000.00	248,000.00	1.250	1.250	254.79	0.00	0.00	254.79
95960NKD8	1277	101	WSTRNS	245,000.00	245,000.00	245,000.00	1.000	1.000	201.37	0.00	0.00	201.37
32056GDJ6	1278	101	1STINT	248,000.00	248,000.00	248,000.00	1.000	1.000	203.84	0.00	0.00	203.84
169894AS1	1284	101	CHIPVA	248,000.00	248,000.00	248,000.00	0.600	0.600	122.30	0.00	0.00	122.30
02616AAH2	1285	101	AMR1ST	248,000.00	248,000.00	248,000.00	0.350	0.350	71.34	0.00	0.00	71.34

City of La Quinta  
 Total Earnings  
 November 1, 2020 - November 30, 2020

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			Adjusted Interest Earnings
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	
<b>Fund: General Fund</b>												
84223QAN7	1286	101	STHRNB	248,000.00	248,000.00	248,000.00	0.500	0.500	101.92	0.00	0.00	101.92
064520BG3	1287	101	BKPRNC	248,000.00	248,000.00	248,000.00	0.500	0.500	101.92	0.00	0.00	101.92
X9USDDTP3	1294	101	DREYF	246,860.66	246,571.36	246,860.66			0.00	0.00	0.00	0.00
			<b>Subtotal</b>	<b>137,062,427.17</b>	<b>135,955,139.99</b>	<b>136,878,814.53</b>		<b>1.066</b>	<b>119,489.36</b>	<b>0.00</b>	<b>0.00</b>	<b>119,489.36</b>
<b>Fund: Fiscal Agent</b>												
SYS1058	1058	231	USBANK	29.27	29.27	29.27		0.416	0.01	0.00	0.00	0.01
			<b>Subtotal</b>	<b>29.27</b>	<b>29.27</b>	<b>29.27</b>		<b>0.416</b>	<b>0.01</b>	<b>0.00</b>	<b>0.00</b>	<b>0.01</b>
<b>Fund: Housing Authority : WSA and LQ</b>												
SYS1062	1062	241	LQPR	277,123.88	265,528.67	277,123.88			0.00	0.00	0.00	0.00
			<b>Subtotal</b>	<b>277,123.88</b>	<b>265,528.67</b>	<b>277,123.88</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Fund: SA Low/Mod Bond Fund</b>												
25-33-005	1113	249	LAIF	16,545,147.29	16,545,147.29	16,545,147.29	0.576	0.627	8,533.18	0.00	0.00	8,533.18
			<b>Subtotal</b>	<b>16,545,147.29</b>	<b>16,545,147.29</b>	<b>16,545,147.29</b>		<b>0.627</b>	<b>8,533.18</b>	<b>0.00</b>	<b>0.00</b>	<b>8,533.18</b>
			<b>Total</b>	<b>153,884,727.61</b>	<b>152,765,845.22</b>	<b>153,701,114.97</b>		<b>1.017</b>	<b>128,022.55</b>	<b>0.00</b>	<b>0.00</b>	<b>128,022.55</b>



**City of La Quinta  
Portfolio Management  
Portfolio Summary  
December 31, 2020**

<b>Investments</b>	<b>Par Value</b>	<b>Market Value</b>	<b>Book Value</b>	<b>% of Portfolio</b>	<b>Term</b>	<b>Days to Maturity</b>	<b>YTM 365 Equiv.</b>
Bank Accounts	7,270,801.59	7,270,801.59	7,270,801.59	4.86	1	1	0.000
Local Agency Investment Fund-City	53,275,840.36	53,612,187.56	53,275,840.36	35.61	1	1	0.540
Local Agency Investmnt Fund-Housing	10,545,147.29	10,627,431.30	10,545,147.29	7.05	1	1	0.540
Money Market/Mutual Funds	490,015.12	490,015.12	490,015.12	0.33	1	1	0.000
Money Market Accounts - CAMP	853,848.56	853,848.56	853,848.56	0.57	1	1	0.120
Federal Agency Coupon Securities	19,050,000.00	19,426,886.50	19,008,092.36	12.71	1,621	1,304	1.146
Treasury Coupon Securities	10,000,000.00	10,137,935.00	9,911,735.00	6.63	1,653	407	1.506
Certificate of Deposits	32,949,000.00	34,394,918.99	32,949,000.00	22.02	1,560	901	2.163
Corporate Notes	2,400,000.00	2,470,415.00	2,341,260.00	1.56	1,436	591	2.725
Money Market with Fiscal Agent	29.27	29.27	29.27	0.00	1	1	0.000
CERBT - OPEB Trust	1,933,023.17	1,933,023.17	1,933,023.17	1.29	1	1	0.000
PARS Pension Trust	11,025,029.02	11,025,029.02	11,025,029.02	7.37	1	1	0.000
<b>Investments</b>	<b>149,792,734.38</b>	<b>152,242,521.08</b>	<b>149,603,821.74</b>	<b>100.00%</b>	<b>682</b>	<b>401</b>	<b>0.996</b>

<b>Total Earnings</b>	<b>December 31 Month Ending</b>	<b>Fiscal Year To Date</b>
Current Year	127,750.49	853,303.12
<b>Average Daily Balance</b>	<b>147,790,286.26</b>	<b>158,072,232.75</b>
<b>Effective Rate of Return</b>	<b>1.02%</b>	<b>1.07%</b>

I certify that this report accurately reflects all pooled investments and is in compliance with the California Government Code and the City Investment Policy. As Treasurer of the City of La Quinta, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months. The City of La Quinta used the monthly account statements issued by our financial institutions to determine the fair market value of investments at month end.

   
 Karla Romero, Finance Director

**City of La Quinta  
Portfolio Management  
Portfolio Details - Investments  
December 31, 2020**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Term	Days to Maturity	YTM 365	Maturity Date
<b>Bank Accounts</b>												
SYS1293	1293	Bank of New York		09/01/2020	0.00	0.00	0.00		1	1	0.000	
059731851	1228	Bank of the West		08/20/2019	5,889,426.34	5,889,426.34	5,889,426.34		1	1	0.000	
SYS1059	1059	City Petty Cash		07/01/2016	3,300.00	3,300.00	3,300.00		1	1	0.000	
SYS1062	1062	La Quinta Palms Realty		07/01/2016	279,993.58	279,993.58	279,993.58		1	1	0.000	
SYS1183	1183	Stifel, Nicolaus & Company		03/18/2019	0.00	0.00	0.00		1	1	0.000	
4159282482	1057	Wells Fargo		07/01/2016	1,098,081.67	1,098,081.67	1,098,081.67		1	1	0.000	
<b>Subtotal and Average</b>			<b>5,077,932.04</b>		<b>7,270,801.59</b>	<b>7,270,801.59</b>	<b>7,270,801.59</b>		<b>1</b>	<b>1</b>	<b>0.000</b>	
<b>Local Agency Investment Fund-City</b>												
98-33-434	1055	Local Agency Inv Fund			53,275,840.36	53,612,187.56	53,275,840.36	0.540	1	1	0.540	
<b>Subtotal and Average</b>			<b>53,469,388.75</b>		<b>53,275,840.36</b>	<b>53,612,187.56</b>	<b>53,275,840.36</b>		<b>1</b>	<b>1</b>	<b>0.540</b>	
<b>Local Agency Invstmnt Fund-Housing</b>												
25-33-005	1113	Local Agency Inv Fund			10,545,147.29	10,627,431.30	10,545,147.29	0.540	1	1	0.540	
<b>Subtotal and Average</b>			<b>12,480,631.16</b>		<b>10,545,147.29</b>	<b>10,627,431.30</b>	<b>10,545,147.29</b>		<b>1</b>	<b>1</b>	<b>0.540</b>	
<b>Money Market/Mutual Funds</b>												
X9USDDTP3	1294	Dreyfus		09/24/2020	490,015.12	490,015.12	490,015.12		1	1	0.000	
<b>Subtotal and Average</b>			<b>325,833.38</b>		<b>490,015.12</b>	<b>490,015.12</b>	<b>490,015.12</b>		<b>1</b>	<b>1</b>	<b>0.000</b>	
<b>Money Market Accounts - CAMP</b>												
SYS1153	1153	California Asset Management Pr		09/26/2018	853,848.56	853,848.56	853,848.56	0.120	1	1	0.120	
<b>Subtotal and Average</b>			<b>982,783.33</b>		<b>853,848.56</b>	<b>853,848.56</b>	<b>853,848.56</b>		<b>1</b>	<b>1</b>	<b>0.120</b>	
<b>Federal Agency Coupon Securities</b>												
3133EHWM1	1105	Federal Farm Credit Bank		11/09/2017	1,000,000.00	1,010,790.00	992,200.00	1.700	1,392	243	1.913	09/01/2021
3135G0W33	1233	Federal National Mtg Assn		10/29/2019	1,000,000.00	1,021,280.00	992,100.00	1.375	1,043	613	1.659	09/06/2022
3133EGWJ0	1247	Federal Farm Credit Bank		02/05/2020	1,000,000.00	1,021,790.00	999,217.36	1.400	967	636	1.430	09/29/2022
3133EKQP4	1198	Federal Farm Credit Bank		06/20/2019	500,000.00	516,570.00	499,500.00	1.875	1,271	710	1.905	12/12/2022
3133EKZK5	1223	Federal Farm Credit Bank		09/12/2019	500,000.00	517,870.00	499,400.00	1.600	1,432	955	1.632	08/14/2023
3133EJYL7	1158	Federal Farm Credit Bank		10/15/2018	250,000.00	267,097.50	247,275.00	2.800	1,786	977	3.041	09/05/2023
3133EK4X1	1234	Federal Farm Credit Bank		11/01/2019	1,000,000.00	1,038,310.00	996,900.00	1.600	1,461	1,034	1.680	11/01/2023
3130AFW94	1177	Federal Home Loan Bank		03/01/2019	500,000.00	535,960.00	498,550.00	2.500	1,810	1,138	2.563	02/13/2024
3133ELNE0	1246	Federal Farm Credit Bank		02/14/2020	1,000,000.00	1,036,710.00	999,000.00	1.430	1,461	1,139	1.456	02/14/2024
3135G0V75	1206	Federal National Mtg Assn		07/15/2019	500,000.00	526,455.00	495,950.00	1.750	1,814	1,278	1.922	07/02/2024

**City of La Quinta  
Portfolio Management  
Portfolio Details - Investments  
December 31, 2020**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term Maturity	YTM 365	Maturity Date	
<b>Federal Agency Coupon Securities</b>												
3133EKVV4	1212	Federal Farm Credit Bank		08/02/2019	500,000.00	527,980.00	499,500.00	1.850	1,820	1,302	1.871	07/26/2024
3133EKP75	1224	Federal Farm Credit Bank		09/17/2019	500,000.00	525,320.00	498,750.00	1.600	1,827	1,355	1.652	09/17/2024
3133ELEA8	1242	Federal Farm Credit Bank		12/17/2019	1,000,000.00	1,051,980.00	998,600.00	1.700	1,736	1,355	1.731	09/17/2024
3135G06E8	1291	Federal National Mtg Assn		11/18/2020	500,000.00	500,050.00	499,250.00	0.420	1,461	1,417	0.458	11/18/2024
3135GAAW1	1300	Federal National Mtg Assn		12/30/2020	500,000.00	500,290.00	500,000.00	0.400	1,461	1,459	0.400	12/30/2024
3134GVLC0	1275	Federal Home Loan Mtg Corp		04/28/2020	1,000,000.00	1,000,150.00	998,500.00	0.700	1,819	1,571	0.731	04/21/2025
3134GVYG7	1279	Federal Home Loan Mtg Corp		05/27/2020	1,000,000.00	1,000,470.00	1,000,000.00	0.625	1,826	1,607	0.625	05/27/2025
3133ELH23	1280	Federal Farm Credit Bank		06/09/2020	500,000.00	502,090.00	499,850.00	0.500	1,826	1,620	0.506	06/09/2025
3133ELH80	1282	Federal Farm Credit Bank		06/10/2020	500,000.00	500,695.00	500,000.00	0.680	1,826	1,621	0.680	06/10/2025
3130AJKW8	1281	Federal Home Loan Bank		06/03/2020	500,000.00	503,035.00	499,850.00	0.500	1,836	1,624	0.506	06/13/2025
3130AJRP6	1283	Federal Home Loan Bank		06/30/2020	300,000.00	300,066.00	300,000.00	0.680	1,826	1,641	0.680	06/30/2025
3137EAEU9	1297	Federal Home Loan Mtg Corp		12/07/2020	1,000,000.00	1,000,530.00	997,300.00	0.375	1,687	1,662	0.434	07/21/2025
3135G05S8	1288	Federal National Mtg Assn		08/14/2020	500,000.00	498,045.00	500,000.00	0.500	1,826	1,686	0.500	08/14/2025
3136G4M75	1290	Federal National Mtg Assn		08/28/2020	500,000.00	498,290.00	499,750.00	0.520	1,816	1,690	0.530	08/18/2025
3136G4N74	1289	Federal National Mtg Assn		08/21/2020	1,000,000.00	995,510.00	1,000,000.00	0.560	1,826	1,693	0.560	08/21/2025
3135GAZ23	1292	Federal National Mtg Assn		11/17/2020	500,000.00	500,310.00	499,250.00	0.560	1,826	1,781	0.590	11/17/2025
3130AKFA9	1298	Federal Home Loan Bank		12/07/2020	500,000.00	499,175.00	497,400.00	0.375	1,831	1,806	0.480	12/12/2025
3135GA7D7	1299	Federal National Mtg Assn		12/23/2020	500,000.00	529,540.00	500,000.00	0.600	1,826	1,817	0.600	12/23/2025
3134GXGZ1	1301	Federal Home Loan Mtg Corp		12/30/2020	500,000.00	500,528.00	500,000.00	0.550	1,826	1,824	0.550	12/30/2025
<b>Subtotal and Average</b>			<b>17,428,473.01</b>		<b>19,050,000.00</b>	<b>19,426,886.50</b>	<b>19,008,092.36</b>		<b>1,621</b>	<b>1,304</b>	<b>1.146</b>	
<b>Treasury Coupon Securities</b>												
912828R77	1193	U.S. Treasury		05/31/2019	500,000.00	502,580.00	493,610.00	1.375	731	150	2.030	05/31/2021
912828S27	1045	U.S. Treasury		07/18/2016	5,000,000.00	5,025,000.00	5,000,000.00	1.125	1,808	180	1.125	06/30/2021
912828T67	1070	U.S. Treasury		03/27/2017	2,000,000.00	2,018,600.00	1,942,800.00	1.250	1,679	303	1.903	10/31/2021
912828SV3	1192	U.S. Treasury		05/31/2019	500,000.00	511,135.00	496,650.00	1.750	1,080	499	1.984	05/15/2022
912828W9	1178	U.S. Treasury		03/01/2019	500,000.00	515,175.00	489,687.50	1.875	1,309	637	2.480	09/30/2022
912828T26	1217	U.S. Treasury		08/21/2019	500,000.00	516,815.00	499,300.00	1.375	1,501	1,002	1.410	09/30/2023
912828YV6	1241	U.S. Treasury		12/16/2019	1,000,000.00	1,048,630.00	989,687.50	1.500	1,811	1,429	1.718	11/30/2024
<b>Subtotal and Average</b>			<b>9,911,735.00</b>		<b>10,000,000.00</b>	<b>10,137,935.00</b>	<b>9,911,735.00</b>		<b>1,653</b>	<b>407</b>	<b>1.506</b>	
<b>Certificate of Deposits</b>												
06610RAP4	1086	Bankers Bank		07/14/2017	240,000.00	240,156.78	240,000.00	1.800	1,280	13	1.804	01/14/2021
307660LC2	1165	Farm Bureau Bank		12/17/2018	248,000.00	248,357.08	248,000.00	3.000	763	17	2.898	01/18/2021
27002YDV5	1146	Eagle Bank		07/20/2018	245,000.00	245,371.54	245,000.00	2.850	915	19	2.858	01/20/2021
45667EDY1	1211	Infinty FCU		07/31/2019	248,000.00	248,436.43	248,000.00	2.100	551	31	2.110	02/01/2021

Portfolio CITY  
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**City of La Quinta  
Portfolio Management  
Portfolio Details - Investments  
December 31, 2020**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term Maturity	YTM 365	Maturity Date
<b>Certificate of Deposits</b>											
20033APG5	1009	Comenity Capital Bank		02/22/2016	240,000.00	240,558.18	240,000.00	1.700	1,827	52	1.702 02/22/2021
02007GHX4	1176	Ally Bank Midvale		03/07/2019	245,000.00	246,061.46	245,000.00	2.500	732	66	2.016 03/08/2021
91330ABN6	1120	Unity Bank		03/16/2018	245,000.00	246,214.48	245,000.00	2.550	1,096	74	2.552 03/16/2021
02587DP85	1077	Amex Centurion		04/19/2017	240,000.00	241,480.76	240,000.00	2.250	1,461	108	2.252 04/19/2021
89214PBL2	1128	Towne Bank		04/30/2018	240,000.00	242,069.76	240,000.00	2.800	1,096	119	2.803 04/30/2021
74267GVG9	1032	PrivateBank & Trust		05/26/2016	240,000.00	241,234.66	240,000.00	1.500	1,826	145	1.501 05/26/2021
14042RGD7	1082	Capital One Natl Assn FDIC4297		06/07/2017	240,000.00	242,114.59	240,000.00	2.250	1,461	157	2.252 06/07/2021
15523RBJ4	1085	Central State Bank		07/14/2017	240,000.00	242,065.31	240,000.00	1.850	1,461	194	1.851 07/14/2021
369674AV8	1150	General Electric Credit Union		08/15/2018	240,000.00	244,297.42	240,000.00	3.100	1,097	227	3.100 08/16/2021
649447TC3	1226	New York Community Bank		09/27/2019	245,000.00	247,787.64	245,000.00	1.800	731	269	1.802 09/27/2021
666613GV0	1127	Northpointe Bank		04/26/2018	240,000.00	244,797.55	240,000.00	2.700	1,279	298	2.703 10/26/2021
33646CKP8	1168	First Source Bank		12/17/2018	245,000.00	251,196.85	245,000.00	3.150	1,066	320	3.153 11/17/2021
080515CD9	1102	Belmont Savings Bank		11/21/2017	245,000.00	248,971.92	245,000.00	2.100	1,462	325	2.101 11/22/2021
87266AAA1	1187	TNB Bank		05/22/2019	248,000.00	252,693.26	248,000.00	2.400	915	325	2.407 11/22/2021
64017AAQ7	1167	Neighbors FCU		12/21/2018	245,000.00	251,928.92	245,000.00	3.200	1,096	354	3.203 12/21/2021
910160AH3	1214	United Credit Union		08/22/2019	248,000.00	252,100.68	248,000.00	2.000	853	355	2.003 12/22/2021
677721CN0	1089	The Ohio Valley Bank		07/19/2017	240,000.00	243,980.62	240,000.00	1.900	1,645	383	1.903 01/19/2022
88413QBY3	1112	Third Federal Savings and Loan		01/30/2018	245,000.00	250,832.26	245,000.00	2.500	1,462	395	2.502 01/31/2022
2546722U1	1066	Discover Bank Greenwood DE CF		02/01/2017	240,000.00	245,067.75	240,000.00	2.250	1,826	396	2.251 02/01/2022
05580AGK4	1067	BMW Bank		02/24/2017	240,000.00	245,221.02	240,000.00	2.200	1,826	419	2.201 02/24/2022
560507AK1	1171	Maine Savings FCU		12/28/2018	248,000.00	256,657.00	248,000.00	3.300	1,158	423	3.306 02/28/2022
549104JN8	1225	Luana Savings Bank		09/18/2019	245,000.00	248,845.26	245,000.00	1.600	912	441	1.599 03/18/2022
07833EAD9	1264	Bellco Credit Union		03/31/2020	248,000.00	251,064.70	248,000.00	1.300	729	453	1.300 03/30/2022
12738RFX7	1259	Cadence Bank, NA		03/31/2020	245,000.00	247,760.45	245,000.00	1.200	730	454	1.200 03/31/2022
06424KBC3	1261	Bank of Santa Clarita		03/31/2020	248,000.00	250,483.62	248,000.00	1.100	730	454	1.100 03/31/2022
38148PJK4	1078	Goldman Sachs		04/26/2017	240,000.00	246,695.28	240,000.00	2.400	1,826	480	2.401 04/26/2022
30960QAG2	1126	Farmers Insurance Group FCU		04/30/2018	240,000.00	248,029.74	240,000.00	2.800	1,460	483	2.802 04/29/2022
50116CBE8	1101	Kansas State Bank		11/17/2017	245,000.00	251,156.59	245,000.00	2.100	1,642	501	2.099 05/17/2022
87164XQV1	1080	Synchrony Bank Retail		06/02/2017	240,000.00	247,293.83	240,000.00	2.400	1,826	517	2.401 06/02/2022
69324MAD7	1149	PCSB Bank		06/08/2018	245,000.00	254,671.66	245,000.00	3.000	1,461	523	3.002 06/08/2022
87164DRD4	1253	Synovus Bank		03/09/2020	245,000.00	249,695.91	245,000.00	1.600	822	524	1.602 06/09/2022
01748DBE5	1143	Allegiance Bank		06/13/2018	245,000.00	255,116.72	245,000.00	3.100	1,461	528	3.102 06/13/2022
795450A70	1083	Sallie Mae Bank Salt Lake City		06/21/2017	240,000.00	247,382.51	240,000.00	2.350	1,826	536	2.351 06/21/2022
03065AAL7	1200	America's Credit Union		06/28/2019	248,000.00	255,545.57	248,000.00	2.300	1,096	543	2.302 06/28/2022
89269CBX9	1148	Traditions Bank		06/08/2018	245,000.00	255,896.60	245,000.00	3.000	1,522	584	3.002 08/08/2022
12556LBA3	1219	CIT Bank NA		08/23/2019	245,000.00	251,689.86	245,000.00	1.900	1,096	599	1.902 08/23/2022



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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term Maturity	YTM 365	Maturity Date
<b>Certificate of Deposits</b>											
02587CFU9	1096	American Express Fed Savings B		08/29/2017	240,000.00	248,632.95	240,000.00	2.400	1,826	605	2.402 08/29/2022
85916VDC6	1201	Sterling Bank		06/28/2019	245,000.00	252,784.70	245,000.00	2.150	1,158	605	2.153 08/29/2022
01859BAA3	1095	Alliance Credit Union		10/13/2017	245,000.00	253,911.65	245,000.00	2.250	1,826	650	2.251 10/13/2022
06740KLJ4	1097	Barclays Bank		10/25/2017	240,000.00	249,110.77	240,000.00	2.300	1,826	662	2.291 10/25/2022
59013J4K2	1163	Merrick Bank		10/30/2018	248,000.00	261,810.84	248,000.00	3.250	1,459	665	3.252 10/28/2022
62384RAC0	1099	Mountain America Federal CU		11/08/2017	245,000.00	254,557.93	245,000.00	2.300	1,826	676	2.301 11/08/2022
22766ACB9	1106	CrossFirst Bank		11/20/2017	245,000.00	254,232.29	245,000.00	2.200	1,824	686	2.201 11/18/2022
29367QCP1	1107	Enterprise Bank, NA		11/28/2017	245,000.00	254,129.75	245,000.00	2.150	1,826	696	2.151 11/28/2022
58404DCX7	1169	Medallion Bank		12/07/2018	248,000.00	263,486.47	248,000.00	3.400	1,461	705	3.402 12/07/2022
75701LAB3	1166	Red Rocks Credit Union		12/07/2018	248,000.00	263,243.81	248,000.00	3.350	1,461	705	3.352 12/07/2022
499724AB8	1110	Knoxville TVA Credit Union		12/29/2017	245,000.00	255,831.32	245,000.00	2.400	1,826	727	2.401 12/29/2022
49228XAK6	1239	Kern FCU		12/30/2019	248,000.00	256,473.51	248,000.00	1.900	1,096	728	1.902 12/30/2022
79772FAC0	1240	San Francisco FCU		12/30/2019	248,000.00	256,222.96	248,000.00	1.850	1,096	728	1.852 12/30/2022
949495AT2	1244	Wells Fargo Natl Bank West		01/29/2020	248,000.00	256,896.90	248,000.00	1.900	1,097	759	1.900 01/30/2023
81768PAF3	1254	Servisfirst Bank		02/21/2020	248,000.00	255,519.49	248,000.00	1.600	1,096	781	1.601 02/21/2023
92535LCD4	1180	Verus Bank of Commerce		02/28/2019	248,000.00	261,551.88	248,000.00	2.700	1,461	788	2.700 02/28/2023
034577AH9	1119	Aneca Federal Credit Union		03/22/2018	245,000.00	259,287.41	245,000.00	2.800	1,826	810	2.802 03/22/2023
66704MEQ0	1263	Northstar Bank		03/31/2020	248,000.00	253,308.20	248,000.00	1.150	1,095	819	1.150 03/31/2023
954444BS3	1265	West Michigan Cmnty Bk		03/31/2020	248,000.00	253,308.20	248,000.00	1.150	1,095	819	1.150 03/31/2023
17312QJ26	1123	Citibank NA		04/11/2018	245,000.00	260,179.41	245,000.00	2.900	1,826	830	2.902 04/11/2023
20726ABA5	1189	Congressional Bank		04/30/2019	248,000.00	261,355.43	248,000.00	2.500	1,459	847	2.502 04/28/2023
29278TAY6	1125	EnerBank USA		04/30/2018	240,000.00	255,462.17	240,000.00	2.950	1,824	847	2.952 04/28/2023
32117BCX4	1179	First National Bank		03/05/2019	248,000.00	263,203.64	248,000.00	2.800	1,522	854	2.802 05/05/2023
91435LAG2	1134	University of Iowa Comm. CU		05/14/2018	240,000.00	256,322.71	240,000.00	3.050	1,827	864	3.052 05/15/2023
725404AB3	1194	Pittsfield Cooperative Bank		06/07/2019	245,000.00	258,764.78	245,000.00	2.500	1,461	887	2.502 06/07/2023
619165JD6	1173	Morton Community		03/20/2019	248,000.00	263,690.77	248,000.00	2.750	1,553	900	2.753 06/20/2023
74934YAH4	1144	RCB Bank		06/20/2018	245,000.00	262,946.87	245,000.00	3.150	1,826	900	3.152 06/20/2023
02616AAH2	1285	American First CU		06/26/2020	248,000.00	248,841.15	248,000.00	0.350	1,095	906	0.350 06/26/2023
02772JBD1	1205	American National Bank		07/19/2019	248,000.00	259,377.00	248,000.00	2.000	1,461	929	2.001 07/19/2023
32110YLK9	1147	First National Bank of America		07/20/2018	245,000.00	263,516.52	245,000.00	3.150	1,826	930	3.152 07/20/2023
06426KAN8	1151	Bank of New England		07/31/2018	249,000.00	268,663.14	249,000.00	3.250	1,826	941	3.252 07/31/2023
75472RAD3	1218	Raymond James Bank		08/23/2019	244,000.00	255,255.19	244,000.00	1.950	1,461	964	1.951 08/23/2023
89579NCD3	1262	Triad Bank		03/30/2020	248,000.00	255,733.51	248,000.00	1.350	1,278	1,001	1.352 09/29/2023
57116ARV2	1155	Marlin Business Bank		10/17/2018	248,000.00	269,499.63	248,000.00	3.300	1,826	1,019	3.302 10/17/2023
625925AR3	1160	Municipal Trust and Savings		10/17/2018	245,000.00	265,547.71	245,000.00	3.200	1,826	1,019	3.202 10/17/2023
90348JEJ5	1161	UBS Bank USA		10/17/2018	245,000.00	266,585.48	245,000.00	3.350	1,826	1,019	3.352 10/17/2023

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<b>Certificate of Deposits</b>											
474067AQ8	1154	Jefferson Financial CU		10/19/2018	245,000.00	266,616.59	245,000.00	3.350	1,826	1,021	3.352 10/19/2023
20143PDV9	1162	Commercial Bank		11/15/2018	248,000.00	270,798.83	248,000.00	3.400	1,826	1,048	3.402 11/15/2023
67054NAN3	1164	Numerica Credit Union		11/28/2018	248,000.00	272,173.92	248,000.00	3.550	1,826	1,061	3.552 11/28/2023
635573AL2	1170	National Cooperative Bank, N.A		12/21/2018	245,000.00	268,258.40	245,000.00	3.400	1,826	1,084	3.402 12/21/2023
066851WJ1	1172	Bar Harbor Bank and Trust		12/31/2018	248,000.00	271,353.04	248,000.00	3.350	1,824	1,092	3.352 12/29/2023
51210SQU4	1208	Lakeside Bank		07/30/2019	248,000.00	261,567.64	248,000.00	2.000	1,644	1,123	2.003 01/29/2024
77579ADF0	1251	Rollstone B&T		02/12/2020	245,000.00	255,808.61	245,000.00	1.650	1,461	1,137	1.651 02/12/2024
66736ABP3	1181	Northwest Bank		02/13/2019	248,000.00	269,115.91	248,000.00	2.950	1,826	1,138	2.951 02/13/2024
949763XY7	1174	Wells Fargo		02/27/2019	248,000.00	269,769.96	248,000.00	3.000	1,826	1,152	3.001 02/27/2024
882213AB7	1260	Texas Bank Financial		03/31/2020	245,000.00	251,770.02	245,000.00	1.100	1,458	1,182	1.101 03/28/2024
472382AQ3	1272	The Jefferson Bank		04/15/2020	248,000.00	256,137.75	248,000.00	1.250	1,461	1,200	1.251 04/15/2024
08016PDQ9	1270	Belmont Bank and Trust		04/16/2020	248,000.00	256,144.49	248,000.00	1.250	1,461	1,201	1.251 04/16/2024
69506YRH4	1269	Pacific Western Bank		04/16/2020	245,000.00	253,448.20	245,000.00	1.300	1,461	1,201	1.301 04/16/2024
56065GAG3	1188	Main Street Bank		04/26/2019	248,000.00	267,432.75	248,000.00	2.600	1,827	1,211	2.603 04/26/2024
33640VDD7	1231	First Service Bank		11/15/2019	248,000.00	260,078.18	248,000.00	1.700	1,643	1,230	1.701 05/15/2024
48128HXU7	1185	JP Morgan Chase		05/16/2019	245,000.00	269,870.71	245,000.00	3.250	1,827	1,231	3.254 05/16/2024
46256YAZ2	1186	Iowa State Bank		05/23/2019	245,000.00	262,873.35	245,000.00	2.400	1,827	1,238	2.403 05/23/2024
538036GV0	1238	Live Oak Bank		11/27/2019	248,000.00	261,058.06	248,000.00	1.800	1,644	1,243	1.802 05/28/2024
156634AK3	1184	Century Next Bank		05/29/2019	248,000.00	267,043.66	248,000.00	2.500	1,827	1,244	2.503 05/29/2024
72651LCL6	1195	Plains Commerce Bank		06/07/2019	245,000.00	264,299.98	245,000.00	2.550	1,827	1,253	2.553 06/07/2024
299547AQ2	1196	Evansville Teachers Credit FCU		06/12/2019	248,000.00	268,057.00	248,000.00	2.600	1,827	1,258	2.603 06/12/2024
524661CB9	1197	Legacy Bank		06/19/2019	248,000.00	266,432.35	248,000.00	2.400	1,827	1,265	2.403 06/19/2024
176688CP2	1199	Citizens State Bank		06/21/2019	248,000.00	266,461.33	248,000.00	2.400	1,827	1,267	2.403 06/21/2024
20416TAQ5	1202	Communitywide FCU		06/28/2019	248,000.00	265,251.82	248,000.00	2.250	1,827	1,274	2.253 06/28/2024
761402BY1	1203	Revere Bank		06/28/2019	247,000.00	264,607.23	247,000.00	2.300	1,827	1,274	2.303 06/28/2024
00257TBD7	1207	Abacus Federal Savings		07/26/2019	248,000.00	262,885.21	248,000.00	1.950	1,827	1,302	1.952 07/26/2024
33625CCP2	1209	First Security Bank of WA		07/30/2019	248,000.00	263,378.51	248,000.00	2.000	1,827	1,306	2.002 07/30/2024
710571DS6	1210	People's Bank		07/31/2019	248,000.00	263,325.48	248,000.00	2.000	1,827	1,307	2.002 07/31/2024
740367HP5	1213	Preferred Bank		08/16/2019	249,000.00	264,574.48	249,000.00	2.000	1,827	1,323	2.002 08/16/2024
33766LAJ7	1216	FirsTier Bank		08/23/2019	249,000.00	264,198.60	249,000.00	1.950	1,827	1,330	1.952 08/23/2024
938828BH2	1215	Washington Federal		08/23/2019	248,000.00	263,593.51	248,000.00	2.000	1,827	1,330	2.002 08/23/2024
336460CX6	1222	First State Bk DeQueen		08/30/2019	248,000.00	261,841.75	248,000.00	1.800	1,827	1,337	1.802 08/30/2024
334342CD2	1221	First Natl Bk of Syracuse		08/30/2019	249,000.00	263,357.74	249,000.00	1.850	1,827	1,337	1.852 08/30/2024
15118RRH2	1220	Celtic Bank		08/30/2019	248,000.00	262,300.08	248,000.00	1.850	1,827	1,337	1.852 08/30/2024
06652CHB0	1227	BankWest Inc		09/27/2019	248,000.00	261,126.78	248,000.00	1.700	1,827	1,365	1.702 09/27/2024
84223QAN7	1286	Southern Bancorp Bk		06/26/2020	248,000.00	249,870.93	248,000.00	0.500	1,582	1,393	0.500 10/25/2024

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<b>Certificate of Deposits</b>											
804375DL4	1235	Sauk Valley B&T Co		11/07/2019	248,000.00	261,379.86	248,000.00	1.700	1,827	1,406	1.702 11/07/2024
61690UNX4	1237	Morgan Stanley Bank		11/20/2019	245,000.00	260,729.64	245,000.00	1.950	1,827	1,419	1.952 11/20/2024
61760A3B3	1236	Morgan Stanley Private Bk, NA		11/20/2019	245,000.00	260,249.78	245,000.00	1.900	1,827	1,419	1.902 11/20/2024
064520BG3	1287	Bank Princeton		06/30/2020	248,000.00	249,818.52	248,000.00	0.500	1,644	1,459	0.500 12/30/2024
90983WBT7	1249	United Community		02/07/2020	248,000.00	261,493.64	248,000.00	1.650	1,827	1,498	1.652 02/07/2025
32114VBT3	1250	First National Bank Michigan		02/14/2020	248,000.00	261,556.20	248,000.00	1.650	1,827	1,505	1.652 02/14/2025
35637RDC8	1248	Freedom Financial		02/14/2020	248,000.00	260,526.10	248,000.00	1.550	1,827	1,505	1.552 02/14/2025
029728BC5	1255	American State		02/21/2020	248,000.00	261,101.34	248,000.00	1.600	1,827	1,512	1.602 02/21/2025
17286TAG0	1252	Citadel FCU		02/27/2020	248,000.00	261,672.41	248,000.00	1.650	1,827	1,518	1.652 02/27/2025
00435JBH5	1256	Access Bank		03/13/2020	248,000.00	261,176.37	248,000.00	1.600	1,826	1,532	1.601 03/13/2025
849430BF9	1257	Spring Bank		03/20/2020	248,000.00	260,183.11	248,000.00	1.500	1,826	1,539	1.501 03/20/2025
05465DAE8	1258	Axos Bank		03/26/2020	248,000.00	261,815.83	248,000.00	1.650	1,826	1,545	1.651 03/26/2025
020080BX4	1267	Alma Bank		03/30/2020	248,000.00	259,187.52	248,000.00	1.400	1,824	1,547	1.399 03/28/2025
2027506M2	1268	Commonwealth Business Bk		03/31/2020	248,000.00	257,531.85	248,000.00	1.250	1,826	1,550	1.251 03/31/2025
654062JZ2	1266	Nicolet Natl Bank		03/31/2020	248,000.00	259,122.26	248,000.00	1.400	1,826	1,550	1.401 03/31/2025
14042TDD6	1271	Capital One USA FDIC33954		04/08/2020	245,000.00	258,139.37	245,000.00	1.600	1,826	1,558	1.601 04/08/2025
32112UDR9	1274	Firrst Natl Bk McGregor		04/28/2020	248,000.00	258,781.86	248,000.00	1.350	1,826	1,578	1.351 04/28/2025
32027BAL1	1273	First Freedom Bank		04/29/2020	249,000.00	258,205.70	249,000.00	1.200	1,826	1,579	1.201 04/29/2025
33847E3A3	1276	Flagstar		04/30/2020	248,000.00	257,707.27	248,000.00	1.250	1,826	1,580	1.251 04/30/2025
32056GDJ6	1278	1st Internet Bank		05/11/2020	248,000.00	254,966.65	248,000.00	1.000	1,827	1,592	0.985 05/12/2025
95960NKD8	1277	Western State Bank		05/13/2020	245,000.00	251,881.19	245,000.00	1.000	1,826	1,593	1.001 05/13/2025
169894AS1	1284	Chippewa Valley Bk		06/24/2020	248,000.00	250,581.31	248,000.00	0.600	1,826	1,635	0.600 06/24/2025
<b>Subtotal and Average</b>			<b>33,114,967.74</b>		<b>32,949,000.00</b>	<b>34,394,918.99</b>	<b>32,949,000.00</b>		<b>1,560</b>	<b>901</b>	<b>2.163</b>
<b>Corporate Notes</b>											
037833CC2	1079	Apple Inc		06/12/2017	500,000.00	503,570.00	493,050.00	1.550	1,514	215	1.900 08/04/2021
742718DY2	1159	Proctor and Gamble		10/15/2018	500,000.00	511,575.00	487,950.00	2.300	1,210	401	3.071 02/06/2022
931142DU4	1190	Wal-Mart Stores, Inc		04/16/2019	500,000.00	520,630.00	496,650.00	2.350	1,339	713	2.799 12/15/2022
19416QEA4	1175	Colgate-Palmolive		03/04/2019	500,000.00	517,400.00	485,250.00	1.950	1,430	761	2.751 02/01/2023
594918BQ6	1157	Microsoft Corporation		10/15/2018	400,000.00	417,240.00	378,360.00	2.000	1,758	949	3.222 08/08/2023
<b>Subtotal and Average</b>			<b>2,341,260.00</b>		<b>2,400,000.00</b>	<b>2,470,415.00</b>	<b>2,341,260.00</b>		<b>1,436</b>	<b>591</b>	<b>2.725</b>
<b>Money Market with Fiscal Agent</b>											
SYS1058	1058	US Bank		07/01/2016	29.27	29.27	29.27		1	1	0.000
<b>Subtotal and Average</b>			<b>29.27</b>		<b>29.27</b>	<b>29.27</b>	<b>29.27</b>		<b>1</b>	<b>1</b>	<b>0.000</b>

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<b>CERBT - OPEB Trust</b>											
SYS1114	1114	CalPERS CERBT Plan		07/01/2020	1,933,023.17	1,933,023.17	1,933,023.17		1 1	0.000	
		<b>Subtotal and Average</b>	<b>1,790,658.93</b>		<b>1,933,023.17</b>	<b>1,933,023.17</b>	<b>1,933,023.17</b>		<b>1 1</b>	<b>0.000</b>	
<b>PARS Pension Trust</b>											
SYS1230	1230	Pblc Agncy Rtrmnt Serv		07/01/2020	11,025,029.02	11,025,029.02	11,025,029.02		1 1	0.000	
		<b>Subtotal and Average</b>	<b>10,866,593.65</b>		<b>11,025,029.02</b>	<b>11,025,029.02</b>	<b>11,025,029.02</b>		<b>1 1</b>	<b>0.000</b>	
		<b>Total and Average</b>	<b>147,790,286.26</b>		<b>149,792,734.38</b>	<b>152,242,521.08</b>	<b>149,603,821.74</b>		<b>682 401</b>	<b>0.996</b>	



**City of La Quinta  
Total Earnings  
Sorted by Fund - Fund  
December 1, 2020 - December 31, 2020**

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
3135G05S8	1288	101	FNMA	500,000.00	500,000.00	500,000.00	0.500	0.491	208.33	0.00	0.00	208.33
3135G0V75	1206	101	FNMA	500,000.00	495,950.00	495,950.00	1.750	1.731	729.16	0.00	0.00	729.16
3135GA7D7	1299	101	FNMA	500,000.00	0.00	500,000.00	0.600	0.541	66.67	0.00	0.00	66.67
3135G0W33	1233	101	FNMA	1,000,000.00	992,100.00	992,100.00	1.375	1.360	1,145.83	0.00	0.00	1,145.83
3136G4N74	1289	101	FNMA	1,000,000.00	1,000,000.00	1,000,000.00	0.560	0.549	466.66	0.00	0.00	466.66
3136G4M75	1290	101	FNMA	500,000.00	499,750.00	499,750.00	0.520	0.510	216.67	0.00	0.00	216.67
3135GA2Z3	1292	101	FNMA	500,000.00	499,250.00	499,250.00	0.560	0.550	233.33	0.00	0.00	233.33
3135G06E8	1291	101	FNMA	500,000.00	499,250.00	499,250.00	0.420	0.413	175.00	0.00	0.00	175.00
3135GAAW1	1300	101	FNMA	500,000.00	0.00	500,000.00	0.400	0.203	5.56	0.00	0.00	5.56
3134GXGZ1	1301	101	FHLMC	500,000.00	0.00	500,000.00	0.550	0.279	7.64	0.00	0.00	7.64
3137EAEU9	1297	101	FHLMC	1,000,000.00	0.00	997,300.00	0.375	0.366	250.00	0.00	0.00	250.00
3134GVYG7	1279	101	FHLMC	1,000,000.00	1,000,000.00	1,000,000.00	0.625	0.613	520.84	0.00	0.00	520.84
3134GVLC0	1275	101	FHLMC	1,000,000.00	998,500.00	998,500.00	0.700	0.688	583.33	0.00	0.00	583.33
3133EGWJ0	1247	101	FFCB	1,000,000.00	999,217.36	999,217.36	1.400	1.375	1,166.67	0.00	0.00	1,166.67
3133EJYL7	1158	101	FFCB	250,000.00	247,275.00	247,275.00	2.800	2.778	583.34	0.00	0.00	583.34
3133EK4X1	1234	101	FFCB	1,000,000.00	996,900.00	996,900.00	1.600	1.575	1,333.34	0.00	0.00	1,333.34
3133EK0P4	1198	101	FFCB	500,000.00	499,500.00	499,500.00	1.875	1.842	781.25	0.00	0.00	781.25
3133ELEA8	1242	101	FFCB	1,000,000.00	998,600.00	998,600.00	1.700	1.670	1,416.67	0.00	0.00	1,416.67
3133EKWV4	1212	101	FFCB	500,000.00	499,500.00	499,500.00	1.850	1.817	770.83	0.00	0.00	770.83
3133EHWM1	1105	101	FFCB	1,000,000.00	992,200.00	992,200.00	1.700	1.681	1,416.67	0.00	0.00	1,416.67
3133ELNE0	1246	101	FFCB	1,000,000.00	999,000.00	999,000.00	1.430	1.404	1,191.66	0.00	0.00	1,191.66
3133ELH80	1282	101	FFCB	500,000.00	500,000.00	500,000.00	0.680	0.667	283.33	0.00	0.00	283.33
3133EKZK5	1223	101	FFCB	500,000.00	499,400.00	499,400.00	1.600	1.572	666.66	0.00	0.00	666.66
3133EKP75	1224	101	FFCB	500,000.00	498,750.00	498,750.00	1.600	1.574	666.67	0.00	0.00	666.67
3133ELH23	1280	101	FFCB	500,000.00	499,850.00	499,850.00	0.500	0.491	208.34	0.00	0.00	208.34
3130AJKW8	1281	101	FHLB	500,000.00	499,850.00	499,850.00	0.500	0.491	208.33	0.00	0.00	208.33
3130AKFA9	1298	101	FHLB	500,000.00	0.00	497,400.00	0.375	0.367	124.99	0.00	0.00	124.99
3130AJRP6	1283	101	FHLB	300,000.00	300,000.00	300,000.00	0.680	0.667	170.00	0.00	0.00	170.00
3130AFW94	1177	101	FHLB	500,000.00	498,550.00	498,550.00	2.500	2.460	1,041.67	0.00	0.00	1,041.67
912828T67	1070	101	USTR	2,000,000.00	1,942,800.00	1,942,800.00	1.250	1.297	2,140.89	0.00	0.00	2,140.89

City of La Quinta  
 Total Earnings  
 December 1, 2020 - December 31, 2020

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
912828SV3	1192	101	USTR	500,000.00	496,650.00	496,650.00	1.750	1.776	749.31	0.00	0.00	749.31
912828T26	1217	101	USTR	500,000.00	499,300.00	499,300.00	1.375	1.381	585.50	0.00	0.00	585.50
912828S27	1045	101	USTR	5,000,000.00	5,000,000.00	5,000,000.00	1.125	1.116	4,740.99	0.00	0.00	4,740.99
912828YV6	1241	101	USTR	1,000,000.00	989,687.50	989,687.50	1.500	1.520	1,277.47	0.00	0.00	1,277.47
912828R77	1193	101	USTR	500,000.00	493,610.00	493,610.00	1.375	1.397	585.51	0.00	0.00	585.51
912828W9	1178	101	USTR	500,000.00	489,687.50	489,687.50	1.875	1.920	798.42	0.00	0.00	798.42
949763XY7	1174	101	WELLS	248,000.00	248,000.00	248,000.00	3.000	3.000	631.89	0.00	0.00	631.89
4159282482	1057	101	WELLS	1,098,081.67	763,093.00	1,098,081.67			0.01	0.00	0.00	0.01
38148PJK4	1078	101	GLDMAN	240,000.00	240,000.00	240,000.00	2.400	2.400	489.21	0.00	0.00	489.21
02587DP85	1077	101	AMEX	240,000.00	240,000.00	240,000.00	2.250	2.250	458.63	0.00	0.00	458.63
05580AGK4	1067	101	BMW	240,000.00	240,000.00	240,000.00	2.200	2.200	448.44	0.00	0.00	448.44
58404DCX7	1169	101	MEDBA	248,000.00	248,000.00	248,000.00	3.400	3.400	716.14	0.00	0.00	716.14
06740KLJ4	1097	101	BARCLY	240,000.00	240,000.00	240,000.00	2.300	2.300	468.82	0.00	0.00	468.82
88413QBY3	1112	101	3RD	245,000.00	245,000.00	245,000.00	2.500	2.500	520.21	0.00	0.00	520.21
59013J4K2	1163	101	MRRCK	248,000.00	248,000.00	248,000.00	3.250	3.250	684.55	0.00	0.00	684.55
89214PBL2	1128	101	TOWNE	240,000.00	240,000.00	240,000.00	2.800	2.800	570.74	0.00	0.00	570.74
619165JD6	1173	101	MORTN	248,000.00	248,000.00	248,000.00	2.750	2.750	579.23	0.00	0.00	579.23
14042TDD6	1271	101	CAPONE	245,000.00	245,000.00	245,000.00	1.600	1.600	332.93	0.00	0.00	332.93
02007GHX4	1176	101	ALLY	245,000.00	245,000.00	245,000.00	2.500	2.500	520.21	0.00	0.00	520.21
20033APG5	1009	101	CCBA	240,000.00	240,000.00	240,000.00	1.700	1.700	346.52	0.00	0.00	346.52
74267GVG9	1032	101	PRVTBA	240,000.00	240,000.00	240,000.00	1.500	1.500	305.75	0.00	0.00	305.75
98-33-434	1055	101	LAIF	53,275,840.36	56,275,840.36	53,275,840.36	0.540	0.597	28,518.44	0.00	0.00	28,518.44
SYS1293	1293	101	BNY	0.00	0.00	0.00			2.07	0.00	0.00	2.07
2546722U1	1066	101	DISCOV	240,000.00	240,000.00	240,000.00	2.250	2.250	458.63	0.00	0.00	458.63
037833CC2	1079	101	APPL	500,000.00	493,050.00	493,050.00	1.550	1.542	645.83	0.00	0.00	645.83
87164XQV1	1080	101	SYNCHR	240,000.00	240,000.00	240,000.00	2.400	2.400	489.20	0.00	0.00	489.20
14042RGD7	1082	101	CAP1NA	240,000.00	240,000.00	240,000.00	2.250	2.250	458.63	0.00	0.00	458.63
795450A70	1083	101	SALMAE	240,000.00	240,000.00	240,000.00	2.350	2.350	479.01	0.00	0.00	479.01
15523RBJ4	1085	101	CNTRL	240,000.00	240,000.00	240,000.00	1.850	1.850	377.10	0.00	0.00	377.10
06610RAP4	1086	101	BNKRS	240,000.00	240,000.00	240,000.00	1.800	1.800	366.91	0.00	0.00	366.91
677721CN0	1089	101	OHVAL	240,000.00	240,000.00	240,000.00	1.900	1.900	387.29	0.00	0.00	387.29
01859BAA3	1095	101	ALLIAN	245,000.00	245,000.00	245,000.00	2.250	2.250	468.19	0.00	0.00	468.19
02587CFU9	1096	101	AMFSB	240,000.00	240,000.00	240,000.00	2.400	2.400	489.20	0.00	0.00	489.20
62384RAC0	1099	101	MTNAMR	245,000.00	245,000.00	245,000.00	2.300	2.300	478.59	0.00	0.00	478.59
50116CBE8	1101	101	KANSAS	245,000.00	245,000.00	245,000.00	2.100	2.100	436.97	0.00	0.00	436.97
080515CD9	1102	101	BELMNT	245,000.00	245,000.00	245,000.00	2.100	2.100	436.98	0.00	0.00	436.98
22766ACB9	1106	101	CRS1ST	245,000.00	245,000.00	245,000.00	2.200	2.200	457.78	0.00	0.00	457.78

City of La Quinta  
 Total Earnings  
 December 1, 2020 - December 31, 2020

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
29367QCP1	1107	101	ENTRPR	245,000.00	245,000.00	245,000.00	2.150	2.150	447.38	0.00	0.00	447.38
61760A3B3	1236	101	MSPRIV	245,000.00	245,000.00	245,000.00	1.900	1.900	395.35	0.00	0.00	395.35
61690UNX4	1237	101	MORGST	245,000.00	245,000.00	245,000.00	1.950	1.950	405.76	0.00	0.00	405.76
499724AB8	1110	101	KNOX	245,000.00	245,000.00	245,000.00	2.400	2.400	499.40	0.00	0.00	499.40
35638BAA9	1111	101	FREECU	0.00	245,000.00	0.00	2.050	2.050	288.97	0.00	0.00	288.97
SYS1059	1059	101	CITYPC	3,300.00	3,300.00	3,300.00			0.00	0.00	0.00	0.00
SYS1114	1114	101	CALPRS	1,933,023.17	1,785,913.46	1,933,023.17			0.00	0.00	0.00	0.00
594918BQ6	1157	101	MCRSFT	400,000.00	378,360.00	378,360.00	2.000	2.075	666.67	0.00	0.00	666.67
034577AH9	1119	101	ANECA	245,000.00	245,000.00	245,000.00	2.800	2.800	582.63	0.00	0.00	582.63
91330ABN6	1120	101	UNITY	245,000.00	245,000.00	245,000.00	2.550	2.550	530.61	0.00	0.00	530.61
17312QJ26	1123	101	CITINA	245,000.00	245,000.00	245,000.00	2.900	2.900	603.44	0.00	0.00	603.44
29278TAY6	1125	101	ENER	240,000.00	240,000.00	240,000.00	2.950	2.950	601.32	0.00	0.00	601.32
30960QAG2	1126	101	FARMIG	240,000.00	240,000.00	240,000.00	2.800	2.800	570.74	0.00	0.00	570.74
666613GV0	1127	101	NORPNT	240,000.00	240,000.00	240,000.00	2.700	2.700	550.36	0.00	0.00	550.36
91435LAG2	1134	101	UOFICU	240,000.00	240,000.00	240,000.00	3.050	3.050	621.70	0.00	0.00	621.70
649447TC3	1226	101	NYCMBK	245,000.00	245,000.00	245,000.00	1.800	1.800	374.55	0.00	0.00	374.55
01748DBE5	1143	101	ALLGNC	245,000.00	245,000.00	245,000.00	3.100	3.100	645.06	0.00	0.00	645.06
74934YAH4	1144	101	RCB	245,000.00	245,000.00	245,000.00	3.150	3.150	655.46	0.00	0.00	655.46
27002YDV5	1146	101	EAGLE	245,000.00	245,000.00	245,000.00	2.850	2.850	593.03	0.00	0.00	593.03
32110YLK9	1147	101	1STNBA	245,000.00	245,000.00	245,000.00	3.150	3.150	655.46	0.00	0.00	655.46
89269CBX9	1148	101	TRAD	245,000.00	245,000.00	245,000.00	3.000	3.000	624.25	0.00	0.00	624.25
69324MAD7	1149	101	PCSB	245,000.00	245,000.00	245,000.00	3.000	3.000	624.25	0.00	0.00	624.25
369674AV8	1150	101	GECRUN	240,000.00	240,000.00	240,000.00	3.100	3.100	631.89	0.00	0.00	631.89
06426KAN8	1151	101	NWENGL	249,000.00	249,000.00	249,000.00	3.250	3.250	687.31	0.00	0.00	687.31
SYS1153	1153	101	CAMP	853,848.56	2,853,747.82	853,848.56	0.120	0.042	100.74	0.00	0.00	100.74
474067AQ8	1154	101	JEFF	245,000.00	245,000.00	245,000.00	3.350	3.350	697.08	0.00	0.00	697.08
57116ARV2	1155	101	MARBUS	248,000.00	248,000.00	248,000.00	3.300	3.300	695.08	0.00	0.00	695.08
742718DY2	1159	101	P&G	500,000.00	487,950.00	487,950.00	2.300	2.312	958.33	0.00	0.00	958.33
625925AR3	1160	101	MUNTRS	245,000.00	245,000.00	245,000.00	3.200	3.200	665.86	0.00	0.00	665.86
90348JEJ5	1161	101	UBS	245,000.00	245,000.00	245,000.00	3.350	3.350	697.08	0.00	0.00	697.08
20143PDV9	1162	101	COMMBK	248,000.00	248,000.00	248,000.00	3.400	3.400	716.14	0.00	0.00	716.14
67054NAN3	1164	101	NMCA	248,000.00	248,000.00	248,000.00	3.550	3.550	747.74	0.00	0.00	747.74
307660LC2	1165	101	FARMBU	248,000.00	248,000.00	248,000.00	3.000	3.000	631.89	0.00	0.00	631.89
75701LAB3	1166	101	REDRCK	248,000.00	248,000.00	248,000.00	3.350	3.350	705.61	0.00	0.00	705.61
64017AAQ7	1167	101	NEIGH	245,000.00	245,000.00	245,000.00	3.200	3.200	665.86	0.00	0.00	665.86
33646CKP8	1168	101	1STSRC	245,000.00	245,000.00	245,000.00	3.150	3.150	655.46	0.00	0.00	655.46
635573AL2	1170	101	NLCOOP	245,000.00	245,000.00	245,000.00	3.400	3.400	707.48	0.00	0.00	707.48

City of La Quinta  
 Total Earnings  
 December 1, 2020 - December 31, 2020

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
560507AK1	1171	101	MAINE	248,000.00	248,000.00	248,000.00	3.300	3.300	695.09	0.00	0.00	695.09
066851WJ1	1172	101	BARHAR	248,000.00	248,000.00	248,000.00	3.350	3.350	705.61	0.00	0.00	705.61
19416QEA4	1175	101	COLGTE	500,000.00	485,250.00	485,250.00	1.950	1.971	812.50	0.00	0.00	812.50
32117BCX4	1179	101	1STNBK	248,000.00	248,000.00	248,000.00	2.800	2.800	589.76	0.00	0.00	589.76
92535LCD4	1180	101	VERUS	248,000.00	248,000.00	248,000.00	2.700	2.700	568.71	0.00	0.00	568.71
66736ABP3	1181	101	NRTHWS	248,000.00	248,000.00	248,000.00	2.950	2.950	621.36	0.00	0.00	621.36
156634AK3	1184	101	CENTNX	248,000.00	248,000.00	248,000.00	2.500	2.500	526.57	0.00	0.00	526.57
48128HXU7	1185	101	JPMORG	245,000.00	245,000.00	245,000.00	3.250	3.250	676.27	0.00	0.00	676.27
46256YAZ2	1186	101	IOWAST	245,000.00	245,000.00	245,000.00	2.400	2.400	499.39	0.00	0.00	499.39
87266AAA1	1187	101	TSCOLA	248,000.00	248,000.00	248,000.00	2.400	2.400	505.51	0.00	0.00	505.51
56065GAG3	1188	101	MAINST	248,000.00	248,000.00	248,000.00	2.600	2.600	547.64	0.00	0.00	547.64
20726ABA5	1189	101	CONGRS	248,000.00	248,000.00	248,000.00	2.500	2.500	526.58	0.00	0.00	526.58
931142DU4	1190	101	WALMRT	500,000.00	496,650.00	496,650.00	2.350	2.321	979.16	0.00	0.00	979.16
725404AB3	1194	101	PITTS	245,000.00	245,000.00	245,000.00	2.500	2.500	520.20	0.00	0.00	520.20
72651LCL6	1195	101	PLAINS	245,000.00	245,000.00	245,000.00	2.550	2.550	530.61	0.00	0.00	530.61
299547AQ2	1196	101	EVNSCU	248,000.00	248,000.00	248,000.00	2.600	2.600	547.64	0.00	0.00	547.64
524661CB9	1197	101	LEGCY	248,000.00	248,000.00	248,000.00	2.400	2.400	505.51	0.00	0.00	505.51
176688CP2	1199	101	CTZNST	248,000.00	248,000.00	248,000.00	2.400	2.400	505.52	0.00	0.00	505.52
03065AAL7	1200	101	AMERCU	248,000.00	248,000.00	248,000.00	2.300	2.300	484.45	0.00	0.00	484.45
85916VDC6	1201	101	STRLNG	245,000.00	245,000.00	245,000.00	2.150	2.150	447.38	0.00	0.00	447.38
20416TAQ5	1202	101	COMMW	248,000.00	248,000.00	248,000.00	2.250	2.250	473.92	0.00	0.00	473.92
761402BY1	1203	101	REVER	247,000.00	247,000.00	247,000.00	2.300	2.300	482.50	0.00	0.00	482.50
02772JBD1	1205	101	AMRNTL	248,000.00	248,000.00	248,000.00	2.000	2.000	421.26	0.00	0.00	421.26
00257TBD7	1207	101	ABACUS	248,000.00	248,000.00	248,000.00	1.950	1.950	410.73	0.00	0.00	410.73
51210SQU4	1208	101	LKSID	248,000.00	248,000.00	248,000.00	2.000	2.000	421.26	0.00	0.00	421.26
33625CCP2	1209	101	1STSEC	248,000.00	248,000.00	248,000.00	2.000	2.000	421.26	0.00	0.00	421.26
710571DS6	1210	101	PEOPLE	248,000.00	248,000.00	248,000.00	2.000	2.000	421.26	0.00	0.00	421.26
45667EDY1	1211	101	NFNITY	248,000.00	248,000.00	248,000.00	2.100	2.100	442.32	0.00	0.00	442.32
740367HP5	1213	101	PREFRD	249,000.00	249,000.00	249,000.00	2.000	2.000	422.96	0.00	0.00	422.96
910160AH3	1214	101	UNTDCU	248,000.00	248,000.00	248,000.00	2.000	2.000	421.26	0.00	0.00	421.26
938828BH2	1215	101	WSHFED	248,000.00	248,000.00	248,000.00	2.000	2.000	421.26	0.00	0.00	421.26
33766LAJ7	1216	101	1STIER	249,000.00	249,000.00	249,000.00	1.950	1.950	412.38	0.00	0.00	412.38
75472RAD3	1218	101	RAYJAM	244,000.00	244,000.00	244,000.00	1.950	1.950	404.10	0.00	0.00	404.10
12556LBA3	1219	101	CITBNK	245,000.00	245,000.00	245,000.00	1.900	1.900	395.36	0.00	0.00	395.36
15118RRH2	1220	101	CELTIC	248,000.00	248,000.00	248,000.00	1.850	1.850	389.67	0.00	0.00	389.67
334342CD2	1221	101	1STNBS	249,000.00	249,000.00	249,000.00	1.850	1.850	391.24	0.00	0.00	391.24
336460CX6	1222	101	1STDQN	248,000.00	248,000.00	248,000.00	1.800	1.800	379.13	0.00	0.00	379.13



City of La Quinta  
 Total Earnings  
 December 1, 2020 - December 31, 2020

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
549104JN8	1225	101	LUANA	245,000.00	245,000.00	245,000.00	1.600	1.600	332.93	0.00	0.00	332.93
059731851	1228	101	BOTW	5,889,426.34	2,628,359.40	5,889,426.34			0.01	0.00	0.00	0.01
06652CHB0	1227	101	BNKWST	248,000.00	248,000.00	248,000.00	1.700	1.700	358.07	0.00	0.00	358.07
SYS1230	1230	101	PARS	11,025,029.02	10,861,312.47	11,025,029.02			0.01	0.00	0.00	0.01
33640VDD7	1231	101	1STSER	248,000.00	248,000.00	248,000.00	1.700	1.700	358.07	0.00	0.00	358.07
804375DL4	1235	101	SAUKVL	248,000.00	248,000.00	248,000.00	1.700	1.700	358.07	0.00	0.00	358.07
538036GV0	1238	101	LIVEOK	248,000.00	248,000.00	248,000.00	1.800	1.800	379.13	0.00	0.00	379.13
49228XAK6	1239	101	KERNCU	248,000.00	248,000.00	248,000.00	1.900	1.900	400.20	0.00	0.00	400.20
79772FAC0	1240	101	SF FCU	248,000.00	248,000.00	248,000.00	1.850	1.850	389.67	0.00	0.00	389.67
949495AT2	1244	101	WFNBW	248,000.00	248,000.00	248,000.00	1.900	1.900	400.20	0.00	0.00	400.20
35637RDC8	1248	101	FRDMFI	248,000.00	248,000.00	248,000.00	1.550	1.550	326.48	0.00	0.00	326.48
90983WBT7	1249	101	UNTDCM	248,000.00	248,000.00	248,000.00	1.650	1.650	347.54	0.00	0.00	347.54
32114VBT3	1250	101	1STNMI	248,000.00	248,000.00	248,000.00	1.650	1.650	347.54	0.00	0.00	347.54
77579ADF0	1251	101	RLLSTN	245,000.00	245,000.00	245,000.00	1.650	1.650	343.34	0.00	0.00	343.34
17286TAG0	1252	101	CITADL	248,000.00	248,000.00	248,000.00	1.650	1.650	347.54	0.00	0.00	347.54
87164DRD4	1253	101	SYNOVS	245,000.00	245,000.00	245,000.00	1.600	1.600	332.93	0.00	0.00	332.93
81768PAF3	1254	101	SERVIS	248,000.00	248,000.00	248,000.00	1.600	1.600	337.01	0.00	0.00	337.01
029728BC5	1255	101	AMERST	248,000.00	248,000.00	248,000.00	1.600	1.600	337.01	0.00	0.00	337.01
00435JBH5	1256	101	ACCSS	248,000.00	248,000.00	248,000.00	1.600	1.600	337.01	0.00	0.00	337.01
849430BF9	1257	101	SPRING	248,000.00	248,000.00	248,000.00	1.500	1.500	315.94	0.00	0.00	315.94
05465DAE8	1258	101	AXOS	248,000.00	248,000.00	248,000.00	1.650	1.650	347.54	0.00	0.00	347.54
12738RFX7	1259	101	CADNCE	245,000.00	245,000.00	245,000.00	1.200	1.200	249.70	0.00	0.00	249.70
882213AB7	1260	101	TEXAS	245,000.00	245,000.00	245,000.00	1.100	1.100	228.89	0.00	0.00	228.89
06424KBC3	1261	101	SNTCLR	248,000.00	248,000.00	248,000.00	1.100	1.100	231.69	0.00	0.00	231.69
89579NCD3	1262	101	TRIAD	248,000.00	248,000.00	248,000.00	1.350	1.350	284.35	0.00	0.00	284.35
66704MEQ0	1263	101	NRTHSR	248,000.00	248,000.00	248,000.00	1.150	1.150	242.22	0.00	0.00	242.22
07833EAD9	1264	101	BELLCO	248,000.00	248,000.00	248,000.00	1.300	1.300	273.82	0.00	0.00	273.82
954444BS3	1265	101	WESTMI	248,000.00	248,000.00	248,000.00	1.150	1.150	242.22	0.00	0.00	242.22
654062JZ2	1266	101	NCOLET	248,000.00	248,000.00	248,000.00	1.400	1.400	294.88	0.00	0.00	294.88
020080BX4	1267	101	ALMABK	248,000.00	248,000.00	248,000.00	1.400	1.400	294.88	0.00	0.00	294.88
2027506M2	1268	101	CMWBUS	248,000.00	248,000.00	248,000.00	1.250	1.250	263.29	0.00	0.00	263.29
69506YRH4	1269	101	PACWST	245,000.00	245,000.00	245,000.00	1.300	1.300	270.51	0.00	0.00	270.51
08016PDQ9	1270	101	BELB&T	248,000.00	248,000.00	248,000.00	1.250	1.250	263.29	0.00	0.00	263.29
472382AQ3	1272	101	THEJEF	248,000.00	248,000.00	248,000.00	1.250	1.250	263.28	0.00	0.00	263.28
32027BAL1	1273	101	1STFDM	249,000.00	249,000.00	249,000.00	1.200	1.200	253.77	0.00	0.00	253.77
32112UDR9	1274	101	1STMCG	248,000.00	248,000.00	248,000.00	1.350	1.350	284.35	0.00	0.00	284.35
33847E3A3	1276	101	FLGSTR	248,000.00	248,000.00	248,000.00	1.250	1.250	263.29	0.00	0.00	263.29

City of La Quinta  
 Total Earnings  
 December 1, 2020 - December 31, 2020

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest Earnings			
									Interest Earned	Amortization/ Accretion	Realized Gain/Loss	Adjusted Interest Earnings
<b>Fund: General Fund</b>												
95960NKD8	1277	101	WSTRNS	245,000.00	245,000.00	245,000.00	1.000	1.000	208.08	0.00	0.00	208.08
32056GDJ6	1278	101	1STINT	248,000.00	248,000.00	248,000.00	1.000	1.000	210.63	0.00	0.00	210.63
169894AS1	1284	101	CHIPVA	248,000.00	248,000.00	248,000.00	0.600	0.600	126.38	0.00	0.00	126.38
02616AAH2	1285	101	AMR1ST	248,000.00	248,000.00	248,000.00	0.350	0.350	73.72	0.00	0.00	73.72
84223QAN7	1286	101	STHRNB	248,000.00	248,000.00	248,000.00	0.500	0.500	105.32	0.00	0.00	105.32
064520BG3	1287	101	BKPRNC	248,000.00	248,000.00	248,000.00	0.500	0.500	105.32	0.00	0.00	105.32
X9USDDTP3	1294	101	DREYF	490,015.12	246,860.66	490,015.12			0.00	0.00	0.00	0.00
<b>Subtotal</b>				<b>138,967,564.24</b>	<b>136,878,814.53</b>	<b>138,778,651.60</b>		<b>1.032</b>	<b>121,099.02</b>	<b>0.00</b>	<b>0.00</b>	<b>121,099.02</b>
<b>Fund: Fiscal Agent</b>												
SYS1058	1058	231	USBANK	29.27	29.27	29.27		0.402	0.01	0.00	0.00	0.01
<b>Subtotal</b>				<b>29.27</b>	<b>29.27</b>	<b>29.27</b>		<b>0.402</b>	<b>0.01</b>	<b>0.00</b>	<b>0.00</b>	<b>0.01</b>
<b>Fund: Housing Authority : WSA and LQ</b>												
SYS1062	1062	241	LQPR	279,993.58	277,123.88	279,993.58			0.00	0.00	0.00	0.00
<b>Subtotal</b>				<b>279,993.58</b>	<b>277,123.88</b>	<b>279,993.58</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Fund: SA Low/Mod Bond Fund</b>												
25-33-005	1113	249	LAIF	10,545,147.29	16,545,147.29	10,545,147.29	0.540	0.473	6,651.46	0.00	0.00	6,651.46
<b>Subtotal</b>				<b>10,545,147.29</b>	<b>16,545,147.29</b>	<b>10,545,147.29</b>		<b>0.473</b>	<b>6,651.46</b>	<b>0.00</b>	<b>0.00</b>	<b>6,651.46</b>
<b>Total</b>				<b>149,792,734.38</b>	<b>153,701,114.97</b>	<b>149,603,821.74</b>		<b>0.970</b>	<b>127,750.49</b>	<b>0.00</b>	<b>0.00</b>	<b>127,750.49</b>



**City of La Quinta  
Purchases Report  
Sorted by Security Type - Fund  
October 1, 2020 - December 31, 2020**

CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at Purchase	Maturity Date	YTM	Ending Book Value
<b>Federal Agency Coupon Securities</b>													
3135GA2Z3	1292	101	FAC	FNMA	500,000.00	11/17/2020	05/17 - 11/17	499,250.00		0.560	11/17/2025	0.590	499,250.00
3135G06E8	1291	101	FAC	FNMA	500,000.00	11/18/2020	05/18 - 11/18	499,250.00		0.420	11/18/2024	0.458	499,250.00
3130AKFA9	1298	101	FAC	FHLB	500,000.00	12/07/2020	06/12 - 12/12	497,400.00	Received	0.375	12/12/2025	0.480	497,400.00
3137EAEU9	1297	101	FAC	FHLMC	1,000,000.00	12/07/2020	01/21 - 07/21	997,300.00	Received	0.375	07/21/2025	0.434	997,300.00
3135GA7D7	1299	101	FAC	FNMA	500,000.00	12/23/2020	06/23 - 12/23	500,000.00		0.600	12/23/2025	0.600	500,000.00
3134GXGZ1	1301	101	FAC	FHLMC	500,000.00	12/30/2020	06/30 - 12/30	500,000.00		0.550	12/30/2025	0.550	500,000.00
3135GAAW1	1300	101	FAC	FNMA	500,000.00	12/30/2020	06/30 - 12/30	500,000.00		0.400	12/30/2024	0.400	500,000.00
				<b>Subtotal</b>	<b>4,000,000.00</b>			<b>3,993,200.00</b>	<b>0.00</b>				<b>3,993,200.00</b>
			<b>Total Purchases</b>		<b>4,000,000.00</b>			<b>3,993,200.00</b>	<b>0.00</b>				<b>3,993,200.00</b>

Received = Accrued Interest at Purchase was received by report ending date.



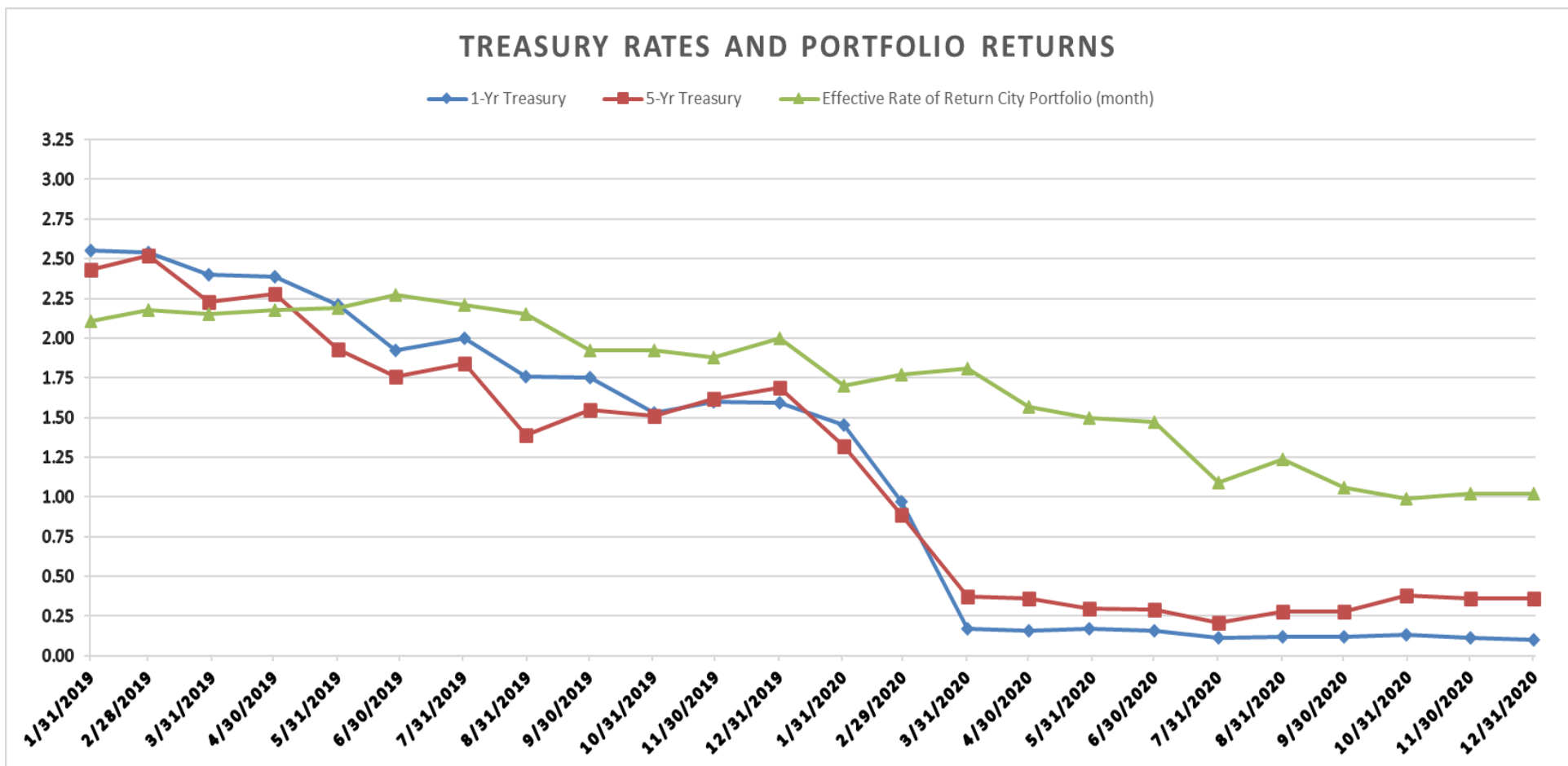
**City of La Quinta  
Maturity Report  
Sorted by Maturity Date  
Amounts due during October 1, 2020 - December 31, 2020**

CUSIP	Investment #	Fund	Sec. Type	Issuer	Par Value	Maturity Date	Purchase Date	Rate at Maturity	Book Value at Maturity	Interest	Maturity Proceeds	Net Income
33715LBJ8	1124	101	MC1	1STTCH	245,000.00	10/19/2020	04/18/2018	2.700	245,000.00	18.12	245,018.12	18.12
319267GC8	1081	101	MC1	RICHMN	245,000.00	11/23/2020	06/21/2017	1.800	245,000.00	1,860.66	246,860.66	1,860.66
35638BAA9	1111	101	MC1	FREECU	245,000.00	12/22/2020	12/22/2017	2.050	245,000.00	2,518.13	247,518.13	2,518.13
<b>Total Maturities</b>					<b>735,000.00</b>				<b>735,000.00</b>	<b>4,396.91</b>	<b>739,396.91</b>	<b>4,396.91</b>

## US Treasury Rates

<https://www.treasury.gov/resource-center/data-chart-center/interest-rates/Pages/TextView.aspx?data=yieldYear&year=2020>

Date	1 mo	2 mo	3 mo	6 mo	1 yr	2 yr	3 yr	5 yr	7 yr	10 yr	20 yr	30 yr	Effective Rate of Return City Portfolio (month)
10/30/2020	0.08	0.09	0.09	0.11	0.13	0.14	0.19	0.38	0.64	0.88	1.43	1.65	0.99
11/30/2020	0.08	0.08	0.08	0.09	0.11	0.16	0.19	0.36	0.62	0.84	1.37	1.58	1.02
12/31/2020	0.08	0.08	0.09	0.09	0.1	0.13	0.17	0.36	0.65	0.93	1.45	1.65	1.02



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# City of La Quinta

CITY COUNCIL MEETING: March 2, 2021

## STAFF REPORT

**AGENDA TITLE:** RECEIVE AND FILE REVENUE AND EXPENDITURE REPORT DATED DECEMBER 31, 2020

### RECOMMENDATION

Receive and file revenue and expenditure report dated December 31, 2020.

### EXECUTIVE SUMMARY

- The report summarizes the City's period and year-to-date (YTD) revenues and expenditures for December 2020 (Attachment 1).
- These reports are also reviewed by the Financial Advisory Commission.

**FISCAL IMPACT** – None

### BACKGROUND/ANALYSIS

Below is a summary of the column headers used on the *Revenue and Expenditure Summary Reports*:

Original Total Budget – represents revenue and expenditure budgets the Council adopted in June 2020 for fiscal year 2020/21.

Current Total Budget – represents original adopted budgets plus any Council approved budget amendments from throughout the year. The 2019/20 operating and Capital Improvement Project carryovers to 2020/21 have been added to the current budget.

Period Activity – represents actual revenues received and expenditures outlaid in the reporting month.

Fiscal Activity – represents actual revenues received and expenditures outlaid YTD.

Variance Favorable/(Unfavorable) - represents the dollar difference between YTD collections/expenditures and the current budgeted amount.

Percent Used – represents the percentage activity as compared to budget YTD.

**December Revenues**

	<b>MTD</b>	<b>YTD</b>	<b>YTD Percent of Budget</b>
General Fund	\$ 5,542,691	\$ 15,897,744	28.88%
All Funds	\$ 14,444,359	\$ 36,569,345	21.49%

**December Expenditures**

	<b>MTD</b>	<b>YTD</b>	<b>YTD Percent of Budget</b>
General Fund	\$ 3,435,336	\$ 13,977,408	21.28%
Payroll - General Fund	\$ 840,938	\$ 4,875,441	46.68%
All Funds	\$ 17,062,338	\$ 54,459,530	29.32%

**Top Five Revenue/Income Sources for December**

<b>General Fund</b>		<b>Non-General Fund</b>	
Property Tax	\$ 2,044,662	Transfers In - Capital Improvement (CIP) Fund <sup>(1)</sup>	\$ 5,065,228
Transient Occupancy (Hotel) Tax	\$ 1,084,009	Active Transportation Grant - Complete Streets	\$ 1,184,130
Measure G	\$ 1,035,956	Technology Support Internal Service Fund <sup>(2)</sup>	\$ 423,875
Sales Tax	\$ 925,973	County Government Revenue -Library/Museum	\$ 279,517
Document Transfer Tax	\$ 203,428	SilverRock Greens Fees	\$ 276,320

**Top Five Expenditures/Outlays for December**

<b>General Fund</b>		<b>Non-General Fund</b>	
Transfers Out to CIP	\$ 1,452,579	Housing Fund-Land Acquisition <sup>(4)</sup>	\$ 5,498,796
Liability Insurance & Claims <sup>(3)</sup>	\$ 115,000	CIP-Construction <sup>(5)</sup>	\$ 2,811,325
Park Equipment Maintenance <sup>(3)</sup>	\$ 100,000	Transfers Out - Project Area 1 Capital Fund to CIP	\$ 2,070,189
Marketing and Tourism Promotions	\$ 42,889	Transfers Out - Parks & Rec DIF Fund to CIP	\$ 801,436
Information Technology <sup>(3)</sup>	\$ 41,650	Transfers Out - Transportation DIF Fund to CIP	\$ 343,055

<sup>(1)</sup>Transfers in to the Capital Improvement Fund are from General Fund, Gas Tax, Measure A, Parks & Recreation Developer Impact Fees (DIF), Transportation DIF, and Project Area 1 Capital Improvement Fund sources.

<sup>(2)</sup>Internal Service Funds are used to account for activities involved in rendering services to departments within the City; quarterly journal entries move revenue into these funds.

<sup>(3)</sup>These charges in the General Fund represent quarterly contributions to the Internal Service Funds.

<sup>(4)</sup>Housing Fund Land Acquisition: Payment to the State of California Condemnation Fund and Four Seasons Escrow in relation to Dune Palms Mobile Estates

<sup>(5)</sup>CIP Construction: Village Complete Streets, SilverRock event space, SilverRock Way, Washington Street pavement rehabilitation, and north LaQuinta landscape project.

The revenue report includes revenues and transfers into funds from other funds (income items). Revenues are not received uniformly throughout the year, resulting in peaks and valleys. For example, large property tax payments are usually received in December and May. Similarly, Redevelopment Property Tax Trust Fund payments are typically received in January and June. Any timing imbalance of revenue receipts versus expenditures is funded from the City’s cash flow reserve.

The expenditure report includes expenditures and transfers out to other funds. Unlike revenues, expenditures are more likely to be consistent from month to month. However, large debt service payments or CIP expenditures can cause swings.

Prepared by: Rosemary Hallick, Financial Services Analyst

Approved by: Karla Romero, Finance Director

Attachment: 1. Revenue and Expenditure Report for December 31, 2020



**Revenue Summary**

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
101 - GENERAL FUND	50,726,100	55,040,534	5,542,691	15,897,744	-39,142,790	28.88 %
201 - GAS TAX FUND	1,778,400	1,791,800	220,188	795,523	-996,277	44.40 %
202 - LIBRARY & MUSEUM FUND	2,808,500	2,807,200	279,635	268,312	-2,538,888	9.56 %
203 - PUBLIC SAFETY FUND (MEASU	10,000	10,000	0	-1,924	-11,924	19.24 %
210 - FEDERAL ASSISTANCE FUND	141,900	147,472	0	-20	-147,492	0.01 %
212 - SLESA (COPS) FUND	101,000	101,000	16,667	81,436	-19,564	80.63 %
215 - LIGHTING & LANDSCAPING FU	1,877,000	1,877,000	0	895,966	-981,035	47.73 %
220 - QUIMBY FUND	80,000	80,000	0	-2,481	-82,481	3.10 %
221 - AB 939 - CALRECYCLE FUND	76,000	76,000	0	7,440	-68,560	9.79 %
223 - MEASURE A FUND	1,319,000	1,519,000	136,619	566,423	-952,577	37.29 %
224 - TUMF FUND	0	0	0	-376	-376	0.00 %
225 - INFRASTRUCTURE FUND	200	200	0	-31	-231	15.38 %
226 - EMERGENCY MANAGEMENT F	12,100	19,700	0	-11	-19,711	0.06 %
227 - STATE HOMELAND SECURITY F	5,000	5,000	0	3,194	-1,806	63.88 %
230 - CASp FUND, AB 1379	18,200	18,200	1,346	7,721	-10,479	42.42 %
231 - SUCCESSOR AGCY PA 1 RORF	20,539,264	20,539,264	0	-17,321	-20,556,585	0.08 %
235 - SO COAST AIR QUALITY FUND	53,000	53,000	0	-37	-53,037	0.07 %
237 - SUCCESSOR AGCY PA 1 ADMIN	13,505	13,505	0	-298	-13,803	2.21 %
241 - HOUSING AUTHORITY	513,300	1,715,756	24,113	1,389,444	-326,312	80.98 %
243 - RDA LOW-MOD HOUSING FUN	35,000	35,000	0	-4,181	-39,181	11.95 %
244 - HOUSING GRANTS (Multiple)	0	60,000	0	0	-60,000	0.00 %
247 - ECONOMIC DEVELOPMENT FL	40,000	649,100	0	-6,543	-655,643	1.01 %
249 - SA 2011 LOW/MOD BOND FU	200,000	200,000	23,994	58,442	-141,558	29.22 %
250 - TRANSPORTATION DIF FUND	380,000	380,000	20,045	224,864	-155,136	59.17 %
251 - PARKS & REC DIF FUND	304,000	304,000	10,530	83,310	-220,690	27.40 %
252 - CIVIC CENTER DIF FUND	110,000	110,000	6,150	51,364	-58,636	46.69 %
253 - LIBRARY DEVELOPMENT DIF	45,000	45,000	1,985	15,456	-29,544	34.35 %
254 - COMMUNITY & CULTURAL CEI	16,500	16,500	4,780	31,319	14,819	189.81 %
255 - STREET FACILITY DIF FUND	17,000	2,000	0	4,033	2,033	201.64 %
256 - PARK FACILITY DIF FUND	7,100	500	0	311	-189	62.19 %
257 - FIRE PROTECTION DIF	55,500	55,500	1,845	17,337	-38,163	31.24 %
270 - ART IN PUBLIC PLACES FUND	111,000	121,000	4,779	103,191	-17,809	85.28 %
275 - LQ PUBLIC SAFETY OFFICER	2,600	2,600	0	1,925	-675	74.02 %
299 - INTEREST ALLOCATION FUND	0	0	209,510	978,232	978,232	0.00 %
310 - LQ FINANCE AUTHORITY DEBT	1,100	1,100	0	0	-1,100	0.00 %
401 - CAPITAL IMPROVEMENT PROC	19,058,300	73,855,948	6,299,942	10,500,919	-63,355,029	14.22 %
405 - SA PA 1 CAPITAL IMPRV FUND	100,000	100,000	0	-9,888	-109,888	9.89 %
501 - FACILITY & FLEET REPLACEME	902,500	902,500	217,875	430,439	-472,061	47.69 %
502 - INFORMATION TECHNOLOGY	1,721,500	1,747,300	451,380	881,359	-865,941	50.44 %
503 - PARK EQUIP & FACILITY FUND	245,000	245,000	100,000	94,208	-150,792	38.45 %
504 - INSURANCE FUND	928,500	928,500	231,875	467,717	-460,783	50.37 %
601 - SILVERROCK RESORT	3,882,100	3,882,100	322,337	1,728,375	-2,153,725	44.52 %
602 - SILVERROCK GOLF RESERVE	4,500	4,500	0	-831	-5,331	18.46 %
760 - SUPPLEMENTAL PENSION PLA	6,500	6,500	0	4,837	-1,663	74.42 %
761 - CERBT OPEB TRUST	60,000	75,000	147,505	218,959	143,959	291.94 %
762 - PARS PENSION TRUST	300,000	600,000	168,567	803,489	203,489	133.91 %
<b>Report Total:</b>	<b>108,606,169</b>	<b>170,144,279</b>	<b>14,444,359</b>	<b>36,569,345</b>	<b>-133,574,934</b>	<b>21.49 %</b>

Accounts are subject to adjusting entries and audit. The City's Comprehensive Annual Financial Report (CAFR), published annually in December, is the best resource for all final audited numbers.

## Expenditure Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
101 - GENERAL FUND	47,911,600	65,689,997	3,435,336	13,977,408	51,712,589	21.28 %
201 - GAS TAX FUND	1,775,300	2,288,769	244,667	576,353	1,712,416	25.18 %
202 - LIBRARY & MUSEUM FUND	1,715,100	2,318,100	317,290	552,398	1,765,702	23.83 %
203 - PUBLIC SAFETY FUND (MEASU	1,000,000	1,372,296	6,575	7,716	1,364,580	0.56 %
210 - FEDERAL ASSISTANCE FUND	141,900	321,339	0	0	321,339	0.00 %
212 - SLESA (COPS) FUND	100,000	100,000	0	6,818	93,182	6.82 %
215 - LIGHTING & LANDSCAPING FU	1,876,600	2,126,600	151,274	766,638	1,359,962	36.05 %
220 - QUIMBY FUND	0	2,781,625	12,728	491,275	2,290,350	17.66 %
221 - AB 939 - CALRECYCLE FUND	100,000	250,000	850	1,050	248,950	0.42 %
223 - MEASURE A FUND	1,263,900	2,455,084	177,635	185,090	2,269,994	7.54 %
225 - INFRASTRUCTURE FUND	0	22,618	0	0	22,618	0.00 %
226 - EMERGENCY MANAGEMENT F	12,000	19,600	9,879	19,629	-29	100.15 %
227 - STATE HOMELAND SECURITY F	5,000	5,000	0	0	5,000	0.00 %
230 - CASp FUND, AB 1379	4,400	4,400	0	0	4,400	0.00 %
231 - SUCCESSOR AGCY PA 1 RORF	8,405,468	8,405,468	216	13,302,291	-4,896,823	158.26 %
235 - SO COAST AIR QUALITY FUND	42,200	48,900	425	14,803	34,097	30.27 %
237 - SUCCESSOR AGCY PA 1 ADMIN	13,505	13,505	0	1,950	11,555	14.44 %
241 - HOUSING AUTHORITY	822,300	1,143,062	84,630	594,856	548,206	52.04 %
243 - RDA LOW-MOD HOUSING FUN	250,000	250,000	0	0	250,000	0.00 %
244 - HOUSING GRANTS (Multiple)	0	60,000	7,645	14,142	45,858	23.57 %
247 - ECONOMIC DEVELOPMENT FL	10,000	1,630,500	87,083	636,353	994,147	39.03 %
249 - SA 2011 LOW/MOD BOND FUI	6,185,000	6,185,000	5,498,796	6,116,796	68,204	98.90 %
250 - TRANSPORTATION DIF FUND	1,293,000	1,957,670	343,055	743,056	1,214,614	37.96 %
251 - PARKS & REC DIF FUND	0	959,713	801,436	959,713	0	100.00 %
253 - LIBRARY DEVELOPMENT DIF	30,000	30,000	0	0	30,000	0.00 %
254 - COMMUNITY & CULTURAL CEI	0	101,639	0	0	101,639	0.00 %
256 - PARK FACILITY DIF FUND	0	5,600	0	0	5,600	0.00 %
270 - ART IN PUBLIC PLACES FUND	110,000	725,700	14,330	38,663	687,037	5.33 %
310 - LQ FINANCE AUTHORITY DEBT	1,100	1,100	0	0	1,100	0.00 %
401 - CAPITAL IMPROVEMENT PROC	19,058,300	70,321,842	2,975,885	9,442,088	60,879,755	13.43 %
405 - SA PA 1 CAPITAL IMPRV FUND	0	5,539,155	2,070,189	2,647,939	2,891,216	47.80 %
501 - FACILITY & FLEET REPLACEMEI	902,500	1,144,464	37,818	181,255	963,209	15.84 %
502 - INFORMATION TECHNOLOGY	1,684,200	1,924,200	95,552	665,302	1,258,898	34.58 %
503 - PARK EQUIP & FACILITY FUND	595,000	682,986	81,721	85,126	597,860	12.46 %
504 - INSURANCE FUND	827,500	904,500	282,832	791,484	113,016	87.51 %
601 - SILVERROCK RESORT	3,881,500	3,881,500	319,245	1,597,533	2,283,967	41.16 %
760 - SUPPLEMENTAL PENSION PLA	12,850	12,850	0	12,833	17	99.87 %
761 - CERBT OPEB TRUST	1,500	1,500	395	776	724	51.74 %
762 - PARS PENSION TRUST	52,000	52,000	4,850	28,198	23,802	54.23 %
<b>Report Total:</b>	<b>100,083,723</b>	<b>185,738,282</b>	<b>17,062,338</b>	<b>54,459,530</b>	<b>131,278,751</b>	<b>29.32 %</b>

Accounts are subject to adjusting entries and audit. The City's Comprehensive Annual Financial Report (CAFR), published annually in December, is the best resource for all final audited numbers.

[CLICK HERE to Return to Agenda Fund Descriptions](#)

Fund #	Name	Notes
101	General Fund	The primary fund of the City used to account for all revenue and expenditures of the City; a broad range of municipal activities are provided through this fund.
201	Gas Tax Fund	Gasoline sales tax allocations received from the State which are restricted to street-related expenditures.
202	Library and Museum Fund	Revenues from property taxes and related expenditures for library and museum services.
203	Public Safety Fund	General Fund Measure G sales tax revenue set aside for public safety expenditures.
210	Federal Assistance Fund	Community Development Block Grant (CDBG) received from the federal government and the expenditures of those resources.
212	SLESF (COPS) Fund	Supplemental Law Enforcement Services Funds (SLESF) received from the State for law enforcement activities. Also known as Citizen's Option for Public Safety (COPS).
215	Lighting & Landscaping Fund	Special assessments levied on real property for city-wide lighting and landscape maintenance/improvements and the expenditures of those resources.
220	Quimby Fund	Developer fees received under the provisions of the Quimby Act for park development and improvements.
221	AB939 Fund/Cal Recycle	Franchise fees collected from the city waste hauler that are used to reduce waste sent to landfills through recycling efforts. Assembly Bill (AB) 939.
223	Measure A Fund	County sales tax allocations which are restricted to street-related expenditures.
224	TUMF Fund	Developer-paid Transportation Uniform Mitigation Fees (TUMF) utilized for traffic projects in Riverside County.
225	Infrastructure Fund	Developer fees for the acquisition, construction or improvement of the City's infrastructure as defined by Resolution
226	Emergency Mgmt. Performance Grant (EMPG)	Federal Emergency Management Agency (FEMA) grant for emergency preparedness.
227	State Homeland Security Programs (SHSP)	Federal Emergency Management Agency (FEMA) grant for emergency preparedness.
230	CASP Fund, AB1379 / SB1186	Certified Access Specialist (CASp) program fees for ADA Accessibility Improvements; derived from Business License renewals. Assembly Bill (AB) 1379 and Senate Bill (SB) 1186.
231	Successor Agency PA 1 RORF Fund	Successor Agency (SA) Project Area (PA) 1 Redevelopment Obligation Retirement Fund (RORF) for Redevelopment Property Tax Trust Fund (RPTTF) taxes received for debt service payments on recognized obligations of the former Redevelopment Agency (RDA).
235	SO Coast Air Quality Fund (AB2766, PM10)	Contributions from the South Coast Air Quality Management District. Uses are limited to the reduction and control of airborne pollutants. Assembly Bill (AB) 2766.
237	Successor Agency PA 1 Admin Fund	Successor Agency (SA) Project Area (PA) 1 for administration of the Recognized Obligation Payment Schedule (ROPS) associated with the former Redevelopment Agency (RDA).
241	Housing Authority	Activities of the Housing Authority which is to promote and provide quality affordable housing.
243	RDA Low-Moderate Housing Fund	Activities of the Housing Authority which is to promote and provide quality affordable housing. Accounts for RDA loan repayments (20% for Housing) and housing programs.
244	Housing Grants	Activities related Local Early Action Planning (LEAP) and SB2 grants for housing planning and development.
247	Economic Development Fund	Proceeds from sale of City-owned land; transferred from General Fund for future economic development.
249	SA 2011 Low/Mod Bond Fund	Successor Agency (SA) low/moderate housing fund; 2011 bonds refinanced in 2016.
250	Transportation DIF Fund	Developer impact fees collected for specific public improvements - transportation related.
251	Parks & Rec. DIF Fund	Developer impact fees collected for specific public improvements - parks and recreation.
252	Civic Center DIF Fund	Developer impact fees collected for specific public improvements - Civic Center.
253	Library Development DIF Fund	Developer impact fees collected for specific public improvements - library.
254	Community Center DIF Fund	Developer impact fees collected for specific public improvements - community center.
255	Street Facility DIF Fund	Developer impact fees collected for specific public improvements - streets.
256	Park Facility DIF Fund	Developer impact fees collected for specific public improvements - parks.
257	Fire Protection DIF Fund	Developer impact fees collected for specific public improvements - fire protection.
270	Art In Public Places Fund	Developer fees collected in lieu of art placement; utilized for acquisition, installation and maintenance of public artworks.
275	LQ Public Safety Officer Fund	Annual transfer in from General Fund; distributed to public safety officers disabled or killed in the line of duty.
299	Interest Allocation Fund	Interest earned on investments.
310	LQ Finance Authority Debt Service Fund	Accounted for the debt service the Financing Authority's outstanding debt and any related reporting requirements. This bond was fully paid in October 2018.
401	Capital Improvement Program Fund	Planning, design, and construction of various capital projects throughout the City.
405	SA PA 1 Capital Improvement Fund	Successor Agency (SA) Project Area (PA) 1 bond proceeds restricted by the bond indenture covenants. Used for SilverRock infrastructure improvements.
501	Equipment Replacement Fund	Internal Service Fund for vehicles, heavy equipment, and related facilities.
502	Information Technology Fund	Internal Service Fund for computer hardware and software and phone systems.
503	Park Equipment & Facility Fund	Internal Service Fund for park equipment and facilities.
504	Insurance Fund	Internal Service Fund for city-wide insurance coverages.
601	SilverRock Resort Fund	Enterprise Fund for activities of the city-owned golf course.
602	SilverRock Golf Reserve Fund	Enterprise Fund for golf course reserves for capital improvements.
760	Supplemental Pension Plan (PARS Account)	Supplemental pension savings plan for excess retiree benefits to general employees of the City.
761	Other Post Benefit Obligation Trust (OPEB)	For retiree medical benefits and unfunded liabilities.
762	Pension Trust Benefit (PARS Account)	For all pension-related benefits and unfunded liabilities.

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# City of La Quinta

CITY COUNCIL MEETING: March 2, 2021

## STAFF REPORT

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**AGENDA TITLE:** ADOPT RESOLUTION TO REAFFIRM ADOPTION OF ANNUAL ASSESSMENT FOR COUNTY SERVICE AREA 152, AUTHORIZE RIVERSIDE COUNTY TO CONTINUE TO LEVY ASSESSMENTS, AND INDEMNIFY AND HOLD THE COUNTY HARMLESS FOR LEVYING ASSESSMENTS ON CITY PARCELS

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### RECOMMENDATION

Adopt a Resolution to reaffirm adoption of the annual assessment for County Service Area 152 for Fiscal Year 2021/22, authorize Riverside County to continue to levy assessments, and indemnify and hold the County harmless for levying assessments on City parcels.

### EXECUTIVE SUMMARY

- The City has an agreement with Riverside County (County) wherein the County assesses properties within the City for the maintenance and operations of street sweeping, flood control, retention basins, and other drainage facilities within the City to improve overall storm water quality.
- These activities are required under the Clean Water Act and the National Pollutant Discharge Elimination System Program.
- The Council must annually adopt a resolution authorizing the County to assess City parcels and hold the County harmless for levying the assessments.
- The per parcel assessment rate will remain unchanged from its original 1997 rate of \$9.99 per Benefit Assessment Unit for the Fiscal Year 2021/22.

### FISCAL IMPACT

County Service Area (CSA) 152 assessments generate approximately \$300,000 per year. These funds are held by the County and are designated for expenditures related to storm water pollution mitigation under the National Pollutant Discharge Elimination System (NPDES) permit. The City may request reimbursement for qualifying expenditures, such as retention basin maintenance, and the revenue is recognized in General Fund (Account No. 101-0000-43633, CSA 152 Assessments).

## **BACKGROUND/ANALYSIS**

In 1991, the County enacted CSA 152 to provide funding for local jurisdictions to maintain flood control and storm drain facilities. In 1994, the City joined CSA 152, and in 1997 the Council approved the Benefit Assessment Unit rate of \$9.99. The City/County Agreement is available for review in the Public Works Department.

Staff recommends the City's continued participation in CSA 152 and to authorize the County to levy and collect these assessments for Fiscal Year 2021/22.

## **ALTERNATIVES**

Staff does not recommend an alternative.

Prepared by: Julie Mignogna, Management Analyst  
Approved by: Bryan McKinney, Public Works Director/City Engineer

**RESOLUTION NO. 2021 - XXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, MAKING FINDINGS AND REAFFIRMING THE ESTABLISHMENT AND SETTING OF RATES FOR THE COUNTY SERVICE AREA 152 TO FUND THE CITY'S STREET SWEEPING PROGRAM AND OPERATE AND MAINTAIN THE CITY'S DRAINAGE AND FLOOD CONTROL SYSTEMS**

**WHEREAS**, the Riverside County Service Area 152 (CSA 152) was created under the Benefit Assessment Act of 1982 (Government Code Section 54702, *et seq.*), which authorized local agencies to impose benefit assessments to finance the maintenance and operation costs of flood control and drainage systems, based on the proportionate storm water runoff from each parcel; and

**WHEREAS**, under the federally-mandated but unfunded National Pollutant Discharge Elimination System Program, the City is required to have a valid permit from the Regional Water Quality Control Board to discharge water runoff from properties within the boundaries of the City; and

**WHEREAS**, street sweeping is a pro-active method of ensuring pro-active maintenance from street runoff into the flood control and drainage systems of the City; and

**WHEREAS**, the City is a co-permittee of Permit No. CAS-617002 with the Coachella Valley Water District, County of Riverside and the incorporated cities therein; and

**WHEREAS**, the City, by its Resolution No. 97-39, adopted on May 20, 1997, authorized Riverside County to levy and establish a Benefit Assessment Unit rate for the 1997-1998 Fiscal Year CSA 152 assessments; and

**WHEREAS**, the City by its Resolution No. 97-39, adopted on May 20, 1997, agreed to indemnify and hold the County harmless for levying Assessments on the City parcels under CSA 152; and

**WHEREAS**, the City uses revenues from CSA 152 assessments solely for the purpose of maintaining and operating the City's flood control and drainage system to comply with the National Pollutant Discharge Elimination System Permit and to provide street sweeping within the City of La Quinta; and

**WHEREAS**, Proposition 218, adopted by voters on November 6, 1996, established new procedures and approval requirements for all existing assessments, unless the assessment is exempt from the new requirements; and

**WHEREAS**, certain assessments that existed on November 6, 1996, are specifically exempt from the Proposition 218 procedures and approval requirements, including assessments imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control.

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

Section 1. The City Council finds the foregoing recitals to be true and correct.

Section 2. The City Council finds and declares that the City's CSA 152 charges are assessments within the definition of California Constitution Article XIIID, Section 2(b), in that they confer special benefits upon each parcel of property subject to the assessments.

Section 3. The City Council finds and declares that pursuant to Article XIIID, Section 5(a), the City's CSA 152 assessments are exempt from the new procedures and approval requirements of Article XIIID, Section 4, because the City's CSA 152 assessments existed before November 6, 1996, and the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for street sweeping, flood control, and drainage systems in the City.

Section 4. The City Council hereby reaffirms its adoption of the annual assessment for CSA 152 and hereby determines that the annual assessment rate for Fiscal Year 2021/2022 for CSA 152 is to be set at nine dollars and ninety-nine cents (\$9.99) per Benefit Assessment Unit. The method of computation has not been changed nor has the rate of assessment been increased since August 6, 1996.

Section 5. The City Council hereby authorizes the County of Riverside to levy assessments under CSA 152 for the benefit of the City. The City agrees that it shall indemnify, defend and hold County and members of its Board, and its officers, employees and agents harmless from (1) any and all claims, demands, and causes of action of any kind or nature whatsoever and (2) any and all liability of any kind or nature whatsoever that may arise out of or be



Resolution No. 2021-XXX  
CSA 152  
Adopted: March 2, 2021  
Page 3 of 3

caused by, or be attributable to the imposition, collection, or allocation of any tax (special or general), assessment fees or charges, and/or any other revenue generated through City’s application of reliance on or use of County Service Area 152.

**PASSED, APPROVED and ADOPTED** at a regular meeting of the La Quinta City Council held on this 2<sup>nd</sup> day of March 2021, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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LINDA EVANS, Mayor  
City of La Quinta, California

**ATTEST:**

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MONIKA RADEVA, City Clerk  
City of La Quinta, California

(CITY SEAL)

**APPROVED AS TO FORM:**

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

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# City of La Quinta

CONSENT CALENDAR ITEM NO. 8

CITY COUNCIL MEETING: March 2, 2021

STAFF REPORT

**AGENDA TITLE:** APPROVE DEMAND REGISTERS DATED FEBRUARY 12 AND 19, 2021

## RECOMMENDATION

Approve demand registers dated February 12 and 19, 2021.

**EXECUTIVE SUMMARY** – None

## FISCAL IMPACT

Demand of Cash:

City	\$	7,976,683.91
Successor Agency of RDA	\$	6,480.00
Housing Authority	\$	18,872.33
	\$	<u>8,002,036.24</u>

## BACKGROUND/ANALYSIS

Routine bills and payroll must be paid between Council meetings. Attachment 1 details the weekly demand registers for February 12 and 19, 2021.

Warrants Issued:

203975-204050	\$	2,692,043.96
204051-204053	\$	6,397.01
204054-204123	\$	674,666.24
Wire Transfers	\$	4,369,311.24
Payroll Tax Transfers	\$	71,414.25
Payroll Direct Deposit	\$	188,203.54
	\$	<u>8,002,036.24</u>

The most significant expenditures on the demand registers are:

<b>Vendor</b>	<b>Account Name</b>	<b>Amount</b>	<b>Purpose</b>
Burtec Waste Svcs	Due To Waste Mgmt	\$ 2,247,642.21	FY 20/21 Property Tax Payment
Jones Bros Cnstr	Construction	\$ 371,409.62	SRR Way St Improvements
Urban Habitat	Construction	\$ 129,892.74	Landscape Improv Rancho Ocotillo
225 VTL Palizada LLC	Developer Deposits	\$ 40,500.00	Dust Control Cash Deposit Refund
Rutan & Tucker	Attorney	\$ 35,800.36	Dec Contract Legal Services

**Wire Transfers:** Fourteen transfers totaled \$4,369,311.24. Of this amount, \$4,038,375 was for bond debt service and \$161,221 was for CalPERS. (See Attachment 2 for a full listing).

**Investment Transactions:** Full details of investment transactions as well as total holdings are reported quarterly in the Treasurer’s Report.

<b>Transaction</b>	<b>Issuer</b>	<b>Type</b>	<b>Par Value</b>	<b>Settle Date</b>	<b>Coupon Rate</b>
Purchase	TIAA FSB	CD	\$ 245,000	2/12/21	0.500%

**ALTERNATIVES**

Council may approve, partially approve, or reject the demand registers.

Prepared by: Jesse Batres, Account Technician

Approved by: Rosemary Hallick, Financial Services Analyst

- Attachments: 1. Demand Registers
- 2. Wire Transfers

**ATTACHMENT 1**  
**Demand Register**



City of La Quinta

Packet: APPKT02687 - JB 02/12/21

Vendor Name	Payment Number	Description (Item)	Account Name	Account Number	Amount
<b>Fund: 101 - GENERAL FUND</b>					
UNITED WAY OF THE DESERT	204044	CONTRIBUTION	United Way Deductions	101-0000-20981	72.00
WILLDAN	204049	12/2020 ON CALL TRAFFIC ENGINEERING ...	Contract Traffic Engineer	101-7006-60144	9,379.00
PALMS TO PINES PRINTING	204017	02/04/21 - SAFETY STYLUS PENS FOR STAFF	Marketing & Tourism Promoti...	101-3007-60461	280.77
GALLS LLC	203997	01/24/21 - CODE UNIFORMS	Uniforms	101-6004-60690	214.68
GALLS LLC	203997	01/15/21 - CODE UNIFORM SUPPLIES	Uniforms	101-6004-60690	8.39
255 VTL PALIZADA LLC	203975	02/01/21 - DUST CONTROL CASH DEP REF...	Developer Deposits	101-0000-22810	40,500.00
BURRTEC WASTE & RECYCLING..	203984	12/31/20 - FY20/21 PROPERY TAX PAYME...	Due to Waste Management	101-0000-20307	2,510,589.81
BURRTEC WASTE & RECYCLING..	203984	12/31/20 - FY20/21 PROPERY TAX PAYME...	Franchise Taxes - Burrtec	101-0000-41505	-249,800.22
SILVERROCK RESORT	204026	4TH QTR SALES AND USE TAXES	Sales Taxes Payable	101-0000-20304	20.00
STANDARD INSURANCE COMP...	204030	02/2021 - VSP VIA THE STANDARD	Vision Insurance Pay	101-0000-20945	1,681.80
STANDARD INSURANCE COMP...	204030	01/2021 - VSP VIA THE STANDARD	Vision Insurance Pay	101-0000-20945	1,673.22
STANDARD INSURANCE COMP...	204030	12/2020 - VSP VIA THE STANDARD	Vision Insurance Pay	101-0000-20945	1,649.42
TIME WARNER CABLE	204040	01/29-02/08/21 - FS #32 INTERNET (6491)	Cable - Utilities	101-2002-61400	89.99
COPPERTRAIN SOLUTIONS	203989	02/04/21 - 1 GALLON HAND SANITIZER	Materials/Supplies	101-3005-60431	200.10
THE LAMAR COMPANIES	204038	01/27-02/23/21 - AIRPORT DIGITAL BILLB...	Marketing & Tourism Promoti...	101-3007-60461	2,100.00
OFFICE DEPOT	204012	09/17/20 - NOTE PADS	Office Supplies	101-6004-60400	6.39
GOLF CARS OF THE DESERT	203999	07/19/19 - RECLASS TO 101-2001-71031	Special Enforcement/City Spec...	101-2001-60165	-125.01
GOLF CARS OF THE DESERT	203999	07/19/19 - RECLASS FROM 101-2001-601...	Vehicles	101-2001-71031	125.01
MOWERS PLUS INC	204010	01/28/21 - CHAINSAW	Tools/Equipment	101-7003-60432	603.35
OFFICE DEPOT	204012	01/27/21 - 2020 W2 FORMS	Printing	101-1006-60410	84.36
OFFICE DEPOT	204012	01/29/21 - 2020 W2 FORMS	Printing	101-1006-60410	116.00
MOYA, DANIEL	204011	12/22/20 - WEED ABATEMENT LOT CLEA...	Lot Cleaning/Gravel Program	101-6004-60120	295.00
CIGNA HEALTH CARE	203987	12/2020 - DENTAL INSURANCE	Dental Insurance Pay	101-0000-20943	7,676.90
CIGNA HEALTH CARE	203987	01/2021 - DENTAL INSURANCE	Dental Insurance Pay	101-0000-20943	7,842.83
CIGNA HEALTH CARE	203987	02/2021 - DENTAL INSURANCE	Dental Insurance Pay	101-0000-20943	8,001.37
THE CHAMBER	204036	01/2021 - ADVERTISING CONTRACT	Marketing & Tourism Promoti...	101-3007-60461	6,870.83
THE CHAMBER	204036	02/2021 - ADVERTISING CONTRACT	Marketing & Tourism Promoti...	101-3007-60461	6,870.83
THE CHAMBER	204036	02/08/21 - COMMUNITY WORKSHOP EVE...	Marketing & Tourism Promoti...	101-3007-60461	1,500.00
FEDEX	203994	01/22/21 - OVERNIGHT MAIL	Postage	101-1007-60470	69.58
GOLF CARS OF THE DESERT	203999	10/26/20 - ANNUAL SERVICE FOR COP GO...	LQ Police Volunteers	101-2001-60109	230.00
BIO-TOX LABORATORIES	203982	08/21-09/18/20 - BLOOD TESTS	Blood/Alcohol Testing	101-2001-60174	769.00
ALPHA MEDIA LLC	203978	01/24-01/31/21 - COMMUNITY OUTREAC...	Marketing & Tourism Promoti...	101-3007-60461	402.88
ALPHA MEDIA LLC	203978	01/24-01/31/21 COMMUNITY OUTREACH...	Marketing & Tourism Promoti...	101-3007-60461	238.10
DEPARTMENT OF JUSTICE	203990	12/2020 - BLOOD/ALCOHOL ANALYSIS	Blood/Alcohol Testing	101-2001-60174	210.00
ROBERT HALF TECHNOLOGY	204023	11/20/20 - HUB TEMP SERVICES M.GONZ...	Temporary Agency Services	101-6006-60125	1,117.39
ACCOUNTEMPS	203976	12/04/20 - TEMP SERVICES R.NUNO	Temporary Agency Services	101-6006-60125	860.43
ROBERT HALF TECHNOLOGY	204023	12/04/20 -HUB TEMP SERVICES M.GONZA...	Temporary Agency Services	101-6006-60125	1,144.36
ACCOUNTEMPS	203976	12/11/20 - TEMP SERVICES R.NUNO	Temporary Agency Services	101-6006-60125	712.08
ACCOUNTEMPS	203976	12/18/20 - TEMP SERVICES R.NUNO	Temporary Agency Services	101-6006-60125	667.58
ROBERT HALF TECHNOLOGY	204023	12/25/20 - HUB TEMP SERVICES M.GONZ...	Temporary Agency Services	101-6006-60125	858.27
FEDEX	203994	01/20/21 - OVERNIGHT MAIL	Postage	101-1007-60470	20.87
SOUTHERN CALIFORNIA LIFE ...	204028	02/02/21 - PRINT AD FOR 2021 2ND QRT	Marketing & Tourism Promoti...	101-3007-60461	2,500.00
DESERT FIRE EXTINGUISHER C...	203991	01/25/21 - WC FIRE SUPPRESSION SYS SVC	Fire Extinguisher	101-3008-60664	130.56
DESERT FIRE EXTINGUISHER C...	203991	01/25/21 - WC FIRE EXT MAINTANCE	Fire Extinguisher	101-3008-60664	516.02
ONTRAC	204013	01/09/21 - PICKUP SERVICE FEE	Postage	101-1007-60470	33.00
ONTRAC	204013	01/16/21 - PICKUP SERVICE FEE	Postage	101-1007-60470	33.00
ONTRAC	204013	01/19-01/23/21 - OVERNIGHT MAIL/SERV...	Postage	101-1007-60470	44.22
VERIZON WIRELESS	204045	12/26/20-01/25/21 - LQPD CELL (6852)	Telephone - Utilities	101-2001-61300	877.33
IMPERIAL IRRIGATION DIST	204003	02/04/2021 - ELECTRICITY SERVICE	Electricity - Utilities	101-2002-61101	533.93
IMPERIAL IRRIGATION DIST	204003	02/04/2021 - ELECTRICITY SERVICE	Electric - Monticello Park - Utili...	101-3005-61102	13.19
IMPERIAL IRRIGATION DIST	204003	02/04/2021 - ELECTRICITY SERVICE	Electric - Colonel Paige - Utiliti...	101-3005-61108	12.34
IMPERIAL IRRIGATION DIST	204003	02/04/2021 - ELECTRICITY SERVICE	Electric - Community Park - Util...	101-3005-61109	6,878.95
IMPERIAL IRRIGATION DIST	204003	02/04/2021 - ELECTRICITY SERVICE	Electric - Adams Park - Utilities	101-3005-61110	50.25

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Vendor Name	Payment Number	Description (Item)	Account Name	Account Number	Amount
IMPERIAL IRRIGATION DIST	204003	02/04/2021 - ELECTRICITY SERVICE	Electric - Velasco Park - Utilities	101-3005-61111	13.55
IMPERIAL IRRIGATION DIST	204003	02/04/2021 - ELECTRICITY SERVICE	Electric - Eisenhower Park - Util.	101-3005-61113	24.42
IMPERIAL IRRIGATION DIST	204003	02/04/2021 - ELECTRICITY SERVICE	Electric - Desert Pride - Utilities	101-3005-61114	13.06
COACHELLA VALLEY WATER DI...	203988	02/24/2021 - WATER SERVICE	Water -Pioneer Park - Utilities	101-3005-61207	392.60
STANDARD INSURANCE COMP...	204031	12/2020 - LIFE INSURANCE	Life Insurance Pay	101-0000-20947	293.00
STANDARD INSURANCE COMP...	204031	12/2020 - DISABILITY	Disability Insurance Pay	101-0000-20955	2,579.18
STANDARD INSURANCE COMP...	204033	12/2020 - ADD'L LIFE INSURANCE	Add'l Life Insurance Pay	101-0000-20948	357.46
STANDARD INSURANCE COMP...	204032	02/2021 - LIFE INSURANCE	Life Insurance Pay	101-0000-20947	298.80
STANDARD INSURANCE COMP...	204032	02/2021 - DISABILITY	Disability Insurance Pay	101-0000-20955	2,642.68
STANDARD INSURANCE COMP...	204033	02/2021 - ADD'L LIFE INSURANCE	Add'l Life Insurance Pay	101-0000-20948	436.27
FRONTIER COMMUNICATIONS...	203996	01/28-02/27/21 - SPORTS COMPLEX PHO...	Telephone - Utilities	101-3005-61300	38.25
THE GAS COMPANY	204037	12/29/20-01/28/21 - FS #93 GAS SVC	Gas - Utilities	101-2002-61100	106.89
STANDARD INSURANCE COMP...	204029	01/2021 - LIFE INSURANCE	Life Insurance Pay	101-0000-20947	295.90
STANDARD INSURANCE COMP...	204029	01/2021 - DISABILITY	Disability Insurance Pay	101-0000-20955	2,591.64
STANDARD INSURANCE COMP...	204033	01/2021 - ADD'L LIFE INSURANCE	Add'l Life Insurance Pay	101-0000-20948	411.01
BANK OF THE WEST	203981	01/15/21 - LABOR LAW POSTERS	Subscriptions & Publications	101-1004-60352	239.20
BANK OF THE WEST	203981	01/20/21 - CASH HANDLING WORKSHOP D...	Travel & Training	101-1006-60320	41.48
BANK OF THE WEST	203981	01/19/21 - 2021 CSMFO CONFERENCE C...	Travel & Training	101-1006-60320	200.00
BANK OF THE WEST	203981	01/28/21 - CMTA ANNUAL CONFERENCE	Travel & Training	101-1006-60320	175.00
BANK OF THE WEST	203981	01/19/21 - POLICE CELL CASES/SCREEN P...	Sheriff - Other	101-2001-60176	677.94
BANK OF THE WEST	203981	01/13/21 - 22 EASTER BASKETS	Community Experiences	101-3003-60149	273.43
BANK OF THE WEST	203981	01/13/21 - EASTER PAINTING KITS	Community Experiences	101-3003-60149	313.13
BANK OF THE WEST	203981	01/27/21 - EASTER EVENT SUPPLIES	Community Experiences	101-3003-60149	130.08
BANK OF THE WEST	203981	09/14/20 - OSHA TRAINING E.HERNANDEZ	Travel & Training	101-7006-60320	799.00
BANK OF THE WEST	203981	01/27/21 - FOOD FOR SPECIAL CC MEETI...	Travel & Training	101-1001-60320	48.39
BANK OF THE WEST	203981	01/19/21 - FOOD FOR CC MEETING	Travel & Training	101-1001-60320	42.30
BANK OF THE WEST	203981	01/27/21 - TONER CARTRIDGES	Office Supplies	101-1002-60400	152.24
BANK OF THE WEST	203981	01/12/21 - 2021 GFOA MEMBERSHIPS	Membership Dues	101-1006-60351	305.00
BANK OF THE WEST	203981	01/04/21 - HEATER - J.BATRES	Office Supplies	101-1006-60400	26.09
BANK OF THE WEST	203981	01/25/21 - WIPES FOR CITYWIDE COPIERS	Citywide Conf Room Supplies	101-1007-60403	195.72
BANK OF THE WEST	203981	01/05/21 - MAILCHIMP	Membership Dues	101-3007-60351	87.99
BANK OF THE WEST	203981	01/22/21 - ICLLOUD STORAGE K. CAMARE...	Marketing & Tourism Promoti...	101-3007-60461	0.99
BANK OF THE WEST	203981	01/14/21 - ICLLOUD STORAGE M. GRAHAM	Marketing & Tourism Promoti...	101-3007-60461	0.99
BANK OF THE WEST	203981	01/10/21 - APPLE MUSIC	Marketing & Tourism Promoti...	101-3007-60461	14.99
BANK OF THE WEST	203981	12/2020 - FB ADS	Marketing & Tourism Promoti...	101-3007-60461	343.22
HOME DEPOT CREDIT SERVICES	204002	01/19/21 - PARK REPAIR SUPPLIES	Materials/Supplies	101-3005-60431	157.21
HOME DEPOT CREDIT SERVICES	204002	01/14/21 - TOOL KITS	Tools/Equipment	101-3005-60432	215.73
HOME DEPOT CREDIT SERVICES	204002	01/19/21 - GLOVES/EAR PLUGS	Safety Gear	101-3008-60427	48.79
HOME DEPOT CREDIT SERVICES	204002	01/12/21 - SAFETY SUPPLIES	Safety Gear	101-3008-60427	96.74
HOME DEPOT CREDIT SERVICES	204002	01/07/21 - GRAFFITI REMOVAL SUPPLIES	Materials/Supplies	101-3008-60431	39.59
HOME DEPOT CREDIT SERVICES	204002	01/27/21 - COPPER PIPE SUPPLIES	Materials/Supplies	101-3008-60431	60.60
HOME DEPOT CREDIT SERVICES	204002	01/27/21 - COPPER PIPE SUPPLIES	Materials/Supplies	101-3008-60431	68.59
HOME DEPOT CREDIT SERVICES	204002	01/27/21 - FLO SOLDER KIT	Materials/Supplies	101-3008-60431	31.42
HOME DEPOT CREDIT SERVICES	204002	01/15/21 - CFL BULBS	Materials/Supplies	101-3008-60431	21.68
HOME DEPOT CREDIT SERVICES	204002	01/13/21 - CFL LIGHT BULBS	Materials/Supplies	101-3008-60431	129.72
HOME DEPOT CREDIT SERVICES	204002	01/07/21 - ELECTIRCAL SUPPLIES	Materials/Supplies	101-3008-60431	30.55
HOME DEPOT CREDIT SERVICES	204002	01/19/21 - POWER TOOLS	Tools/Equipment	101-3008-60432	619.74
HOME DEPOT CREDIT SERVICES	204002	01/12/21 - DRILL KIT	Tools/Equipment	101-3008-60432	216.41
RIVERSIDE COUNTY SHERIFF D...	204022	09/25-10/24/20 - MOTOR FUEL CHARGES	Sheriff - Other	101-2001-60176	357.07
RIVERSIDE COUNTY SHERIFF D...	204022	10/24-11/24/20 - MOTOR FUEL CHARGES	Sheriff - Other	101-2001-60176	469.77
RIVERSIDE COUNTY SHERIFF D...	204022	12/25/20-01/24/21 - MOTOR FUEL CHAR...	Sheriff - Other	101-2001-60176	471.94
				<b>Fund 101 - GENERAL FUND Total:</b>	<b>2,395,047.59</b>
<b>Fund: 201 - GAS TAX FUND</b>					
TOPS' N BARRICADES INC	204041	12/08/20 - TRAFFIC CONTROL SIGNS	Traffic Control Signs	201-7003-60429	99.83
TOPS' N BARRICADES INC	204041	02/03/21 - STREET BARRICADES	Barricades	201-7003-60428	3,695.02
PRAXAIR INC	204020	12/20/20-01/20/21 - CYLINDER RENTAL	Materials/Supplies	201-7003-60431	37.73
HOME DEPOT CREDIT SERVICES	204002	01/11/21 - TRAFFIC SIGN POST	Traffic Control Signs	201-7003-60429	18.47
				<b>Fund 201 - GAS TAX FUND Total:</b>	<b>3,851.05</b>
<b>Fund: 215 - LIGHTING &amp; LANDSCAPING FUND</b>					
C.V CACTUS NURSERY	203985	02/02/21 - PLANTS	Materials/Supplies	215-7004-60431	179.44

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Vendor Name	Payment Number	Description (Item)	Account Name	Account Number	Amount
SMITH PIPE & SUPPLY CO	204027	01/22/21 - PVC SUPPLIES	Materials/Supplies	215-7004-60431	2,252.71
VINTAGE E & S INC	204047	02/04/21 - ON-CALL ELECTRICAL SERVICES	Maintenance/Services	215-7004-60691	1,395.90
VINTAGE E & S INC	204047	02/04/21 - ON-CALL ELECTRICAL SERVICES	Maintenance/Services	215-7004-60691	1,172.30
VINTAGE E & S INC	204047	02/04/21 - ON-CALL ELECTRICAL SERVICES	Maintenance/Services	215-7004-60691	1,128.91
CALIFORNIA DESERT NURSERY,...	203986	01/25/21 - PLANTS	Materials/Supplies	215-7004-60431	193.95
CALIFORNIA DESERT NURSERY,...	203986	01/23/21 - PLANTS	Materials/Supplies	215-7004-60431	106.63
CALIFORNIA DESERT NURSERY,...	203986	01/29/21 - PLANTS	Materials/Supplies	215-7004-60431	465.48
PWLC II, INC	204021	01/26/21 - PLANT INSTALLATION SINALOA...	Maintenance/Services	215-7004-60691	5,400.00
PWLC II, INC	204021	01/26/21 - PLANT INSTALLATION HILDALG...	Maintenance/Services	215-7004-60691	6,300.00
PWLC II, INC	204021	02/01/21 - PLANT INSTALL AT JEFFERSON ...	Maintenance/Services	215-7004-60691	1,780.00
PWLC II, INC	204021	02/05/21 - PLANT INSTALLATION ON WAS...	Maintenance/Services	215-7004-60691	1,675.00
PWLC II, INC	204021	02/01/21 - PLANT INSTALLATION ON FRED...	Maintenance/Services	215-7004-60691	1,845.00
PWLC II, INC	204021	02/08/21 - PALM TREE TRIMMING	Maintenance/Services	215-7004-60691	650.00
HOME DEPOT CREDIT SERVICES	204002	01/06/21 - GRAFFITI REMOVAL SUPPLIES	Supplies-Graffiti and Vandalism	215-7004-60423	72.69
IMPERIAL IRRIGATION DIST	204003	02/04/21 - ELECTRICITY SERVICE	Electric - Utilities	215-7004-61116	3,047.42
IMPERIAL IRRIGATION DIST	204003	02/04/21 - ELECTRICITY SERVICE	Electric - Medians - Utilities	215-7004-61117	1,276.08
COACHELLA VALLEY WATER DI...	203988	02/04/21 - WATER SERVICE	Water - Medians - Utilities	215-7004-61211	264.76
VINTAGE ASSOCIATES	204046	02/02/21 - ACACIA ANEURA 24" BOXS	Materials/Supplies	215-7004-60431	630.34
VINTAGE ASSOCIATES	204046	02/08/21 - PLANTS	Materials/Supplies	215-7004-60431	1,319.94
WALTERS WHOLESALE ELECTR...	204048	01/26/21 - LED/FLOOD LIGHTS	Materials/Supplies	215-7004-60431	3,488.73
<b>Fund 215 - LIGHTING &amp; LANDSCAPING FUND Total:</b>					<b>34,645.28</b>

**Fund: 221 - AB 939 - CALRECYCLE FUND**

BURRTEC WASTE & RECYCLING..	203984	12/31/20 - FY20/21 PROPERY TAX PAYME...	Burrtec AB 939 Fee	221-0000-41506	-13,147.38
<b>Fund 221 - AB 939 - CALRECYCLE FUND Total:</b>					<b>-13,147.38</b>

**Fund: 247 - ECONOMIC DEVELOPMENT FUND**

LA QUINTA MAILBOXES PACK ...	204004	02/01/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
SANDBAR INC.	204024	02/04/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	12,000.00
SUB ROSA APOTHECARY	204034	02/04/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
PALM NAILS	204015	02/04/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
MARIACHI MEXICAN RESTAUR...	204008	02/04/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
LA QUINTA SALON AND DAY S...	204005	02/04/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
LAVENDER BISTRO INC.	204006	02/04/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
HEALTHY SELF WEIGHT LOSS	204001	02/04/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
BOBBY'S DETROIT CONEY ISLA...	203983	02/04/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
ESPINOZA, VICTORIA RANGEL	203993	02/04/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
WONDERCUTS INC	204050	02/04/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
THE BEER HUNTER	204035	02/04/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
FORTUN'S KITCHEN AND BAR, ...	203995	02/04/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	3,960.33
TRISH'S LASHES	204043	02/04/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
AMADOR, SARAH	203979	02/08/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
LIS MASSAGE LLC	204007	02/08/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
PALM SPRINGS CULTURAL CEN...	204016	02/08/21 - COVID 19 REBATE PROGRAM	Small Bus.Emer. Econ. Relief P...	247-0000-60510	10,000.00
<b>Fund 247 - ECONOMIC DEVELOPMENT FUND Total:</b>					<b>165,960.33</b>

**Fund: 270 - ART IN PUBLIC PLACES FUND**

SIGNATURE SCULPTURE	204025	01/18/21 -SECOND ROUND OF PUBLIC ART..	APP Maintenance	270-0000-60683	11,237.50
BANK OF THE WEST	203981	01/21/21 - APP PROGRAM MURALS SUPPL...	APP Maintenance	270-0000-60683	227.14
BANK OF THE WEST	203981	01/20/21 - APP PROGRAM MURALS SUPPL...	APP Maintenance	270-0000-60683	408.97
HOME DEPOT CREDIT SERVICES	204002	01/21/21 - PAINT SPRAYER FOR APP MUR...	APP Maintenance	270-0000-60683	281.66
<b>Fund 270 - ART IN PUBLIC PLACES FUND Total:</b>					<b>12,155.27</b>

**Fund: 401 - CAPITAL IMPROVEMENT PROGRAMS**

BANK OF THE WEST	203981	01/05/21 - ANTI-STATIC BAGS AND LABELS	Construction	401-0000-60188	13.87
<b>Fund 401 - CAPITAL IMPROVEMENT PROGRAMS Total:</b>					<b>13.87</b>

**Fund: 501 - FACILITY & FLEET REPLACEMENT**

THE WORKS FLOOR & WALL	204039	02/04/21 - Council Chambers Carpet Instal...	City Bldg Repl/Repair	501-0000-71103	8,858.63
H&G HOME IMPROVEMENTS I...	204000	02/10/21 - Old 32 Emergency Repairs AM...	City Bldg Repl/Repair	501-0000-71103	14,929.49
TOWER ENERGY GROUP	204042	01/16-01/31/21 - FUEL	Fuel & Oil	501-0000-60674	1,929.92
PARKHOUSE TIRE INC	204018	01/06/21 - FRONT TIRES FOR TRUCK # 10	Parts & Maintenance Supplies	501-0000-60675	855.96
PARKHOUSE TIRE INC	204018	01/26/21 - VEHICEL TIRE REPAIR	Parts & Maintenance Supplies	501-0000-60675	251.64
PLAZA TOWING	204019	02/04/21 - TOW TRUCK #11 FLAT TIRE	Vehicle Repair & Maintenance	501-0000-60676	100.00

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Vendor Name	Payment Number	Description (Item)	Account Name	Account Number	Amount
AUTOZONE	203980	01/20/21 - ANTIFREEZE FOR SWEEPER TR...	Street Sweeper	501-0000-60678	25.03
AUTOZONE	203980	01/28/21 - WIPER BLADES TRUCK #41	Parts & Maintenance Supplies	501-0000-60675	37.17
ENVIRONMENTAL LOGISTICS, ...	203992	01/20/21 - HAZADOUS WASTE REMOVAL	Fuel & Oil	501-0000-60674	983.25
PACIFIC MOBILE STRUCTURES, ...	204014	01/2021 - PW TRAILER RENTAL	Building Leases	501-0000-71032	3,088.51
<b>Fund 501 - FACILITY &amp; FLEET REPLACEMENT Total:</b>					<b>31,059.60</b>
<b>Fund: 502 - INFORMATION TECHNOLOGY</b>					
ACORN TECHNOLOGY SERVICES	203977	02/2021 - IT SERVICES	Consultants	502-0000-60104	24,575.00
ACORN TECHNOLOGY SERVICES	203977	02/2021 - TRAFFIC INFRASTRUCTURE IT S...	Public Works, Software Enhan...	502-0000-71048	600.00
FRONTIER COMMUNICATIONS...	203996	01/25-02/24/21 - C.H. INTERNET	Cable - Utilities	502-0000-61400	85.98
FRONTIER COMMUNICATIONS...	203996	01/27-02/26/21 - BLACKHAWK/LQ PARK D...	Cable - Utilities	502-0000-61400	86.86
FRONTIER COMMUNICATIONS...	203996	01/26-02/25/21 - C.H. DSL	Cable - Utilities	502-0000-61400	91.86
BANK OF THE WEST	203981	01/2021 - ADOBE HOME BASE J.DELGADO	Software Licenses	502-0000-60301	14.99
BANK OF THE WEST	203981	12/24/20-01/24/21 - BI SUBSCRIPTION	D & D, Software Enhancements	502-0000-71042	59.00
BANK OF THE WEST	203981	01/13/21 - 3 POWER ADAPTERS	Machinery & Equipment	502-0000-80100	195.72
BANK OF THE WEST	203981	01/13-02/13/21 - BASECAMP	Software Licenses	502-0000-60301	50.00
BANK OF THE WEST	203981	01/08/21 - COMPUTER MONITOR	Machinery & Equipment	502-0000-80100	217.49
BANK OF THE WEST	203981	01/08/21 - IT SUPPLIES	Machinery & Equipment	502-0000-80100	1,011.75
BANK OF THE WEST	203981	01/06/21 - DOCKING STATION	Machinery & Equipment	502-0000-80100	215.66
<b>Fund 502 - INFORMATION TECHNOLOGY Total:</b>					<b>27,204.31</b>
<b>Fund: 503 - PARK EQUIP &amp; FACILITY FUND</b>					
MOST DEPENDABLE FOUNTAI...	204009	01/28/21 - DRINKING FOUNTAINS	Parks	503-0000-71060	30,839.50
GAMETIME	203998	01/28/21 - PLAYGROUND DIGGERS	Parks	503-0000-71060	4,407.87
<b>Fund 503 - PARK EQUIP &amp; FACILITY FUND Total:</b>					<b>35,247.37</b>
<b>Fund: 601 - SILVERROCK RESORT</b>					
HOME DEPOT CREDIT SERVICES	204002	01/11/21 - PTFE TAPE	Repair & Maintenance	601-0000-60660	6.67
<b>Fund 601 - SILVERROCK RESORT Total:</b>					<b>6.67</b>
<b>Grand Total:</b>					<b>2,692,043.96</b>



**Fund Summary**

Fund	Expense Amount
101 - GENERAL FUND	2,395,047.59
201 - GAS TAX FUND	3,851.05
215 - LIGHTING & LANDSCAPING FUND	34,645.28
221 - AB 939 - CALRECYCLE FUND	-13,147.38
247 - ECONOMIC DEVELOPMENT FUND	165,960.33
270 - ART IN PUBLIC PLACES FUND	12,155.27
401 - CAPITAL IMPROVEMENT PROGRAMS	13.87
501 - FACILITY & FLEET REPLACEMENT	31,059.60
502 - INFORMATION TECHNOLOGY	27,204.31
503 - PARK EQUIP & FACILITY FUND	35,247.37
601 - SILVERROCK RESORT	6.67
<b>Grand Total:</b>	<b>2,692,043.96</b>

**Account Summary**

Account Number	Account Name	Expense Amount
101-0000-20304	Sales Taxes Payable	20.00
101-0000-20307	Due to Waste Manageme...	2,510,589.81
101-0000-20943	Dental Insurance Pay	23,521.10
101-0000-20945	Vision Insurance Pay	5,004.44
101-0000-20947	Life Insurance Pay	887.70
101-0000-20948	Add'l Life Insurance Pay	1,204.74
101-0000-20955	Disability Insurance Pay	7,813.50
101-0000-20981	United Way Deductions	72.00
101-0000-22810	Developer Deposits	40,500.00
101-0000-41505	Franchise Taxes - Burrtec	-249,800.22
101-1001-60320	Travel & Training	90.69
101-1002-60400	Office Supplies	152.24
101-1004-60352	Subscriptions & Publicati...	239.20
101-1006-60320	Travel & Training	416.48
101-1006-60351	Membership Dues	305.00
101-1006-60400	Office Supplies	26.09
101-1006-60410	Printing	200.36
101-1007-60403	Citywide Conf Room Suppl..	195.72
101-1007-60470	Postage	200.67
101-2001-60109	LQ Police Volunteers	230.00
101-2001-60165	Special Enforcement/City ...	-125.01
101-2001-60174	Blood/Alcohol Testing	979.00
101-2001-60176	Sheriff - Other	1,976.72
101-2001-61300	Telephone - Utilities	877.33
101-2001-71031	Vehicles	125.01
101-2002-61100	Gas - Utilities	106.89
101-2002-61101	Electricity - Utilities	533.93
101-2002-61400	Cable - Utilities	89.99
101-3003-60149	Community Experiences	716.64
101-3005-60431	Materials/Supplies	357.31
101-3005-60432	Tools/Equipment	215.73
101-3005-61102	Electric - Monticello Park -...	13.19
101-3005-61108	Electric - Colonel Paige - U...	12.34
101-3005-61109	Electric - Community Park ...	6,878.95
101-3005-61110	Electric - Adams Park - Util..	50.25
101-3005-61111	Electric - Velasco Park - Uti..	13.55
101-3005-61113	Electric - Eisenhower Park ..	24.42
101-3005-61114	Electric - Desert Pride - Uti..	13.06
101-3005-61207	Water -Pioneer Park - Utili...	392.60
101-3005-61300	Telephone - Utilities	38.25
101-3007-60351	Membership Dues	87.99
101-3007-60461	Marketing & Tourism Pro...	21,123.60
101-3008-60427	Safety Gear	145.53
101-3008-60431	Materials/Supplies	382.15

**Account Summary**

Account Number	Account Name	Expense Amount
101-3008-60432	Tools/Equipment	836.15
101-3008-60664	Fire Extinguisher	646.58
101-6004-60120	Lot Cleaning/Gravel Progr...	295.00
101-6004-60400	Office Supplies	6.39
101-6004-60690	Uniforms	223.07
101-6006-60125	Temporary Agency Servic...	5,360.11
101-7003-60432	Tools/Equipment	603.35
101-7006-60144	Contract Traffic Engineer	9,379.00
101-7006-60320	Travel & Training	799.00
201-7003-60428	Barricades	3,695.02
201-7003-60429	Traffic Control Signs	118.30
201-7003-60431	Materials/Supplies	37.73
215-7004-60423	Supplies-Graffiti and Van...	72.69
215-7004-60431	Materials/Supplies	8,637.22
215-7004-60691	Maintenance/Services	21,347.11
215-7004-61116	Electric - Utilities	3,047.42
215-7004-61117	Electric - Medians - Utiliti...	1,276.08
215-7004-61211	Water - Medians - Utilities	264.76
221-0000-41506	Burrtec AB 939 Fee	-13,147.38
247-0000-60510	Small Bus.Emer. Econ. Rel...	165,960.33
270-0000-60683	APP Maintenance	12,155.27
401-0000-60188	Construction	13.87
501-0000-60674	Fuel & Oil	2,913.17
501-0000-60675	Parts & Maintenance Supp..	1,144.77
501-0000-60676	Vehicle Repair & Mainte...	100.00
501-0000-60678	Street Sweeper	25.03
501-0000-71032	Building Leases	3,088.51
501-0000-71103	City Bldg Repl/Repair	23,788.12
502-0000-60104	Consultants	24,575.00
502-0000-60301	Software Licenses	64.99
502-0000-61400	Cable - Utilities	264.70
502-0000-71042	D & D, Software Enhance...	59.00
502-0000-71048	Public Works, Software E...	600.00
502-0000-80100	Machinery & Equipment	1,640.62
503-0000-71060	Parks	35,247.37
601-0000-60660	Repair & Maintenance	6.67
	<b>Grand Total:</b>	<b>2,692,043.96</b>

**Project Account Summary**

Project Account Key	Project Account Name	Project Name	Expense Amount
**None**	**None**	**None**	2,627,691.05
18-001E	VTL PALIZADA LLC EXPENSE	VTL PALIZADA LLC	40,500.00
201804E	Landscape & Lighting Median Island ...	Landscape & Lighting Median Islan	22,113.17
2021TMICT	Construction Expense	FY20/21 Traffic Maintenance Impr	13.87
CORONANR	Corona Non Reimbursable	Corona Virus Emergency Response	984.20
CSA152E	CSA 152 Expenses	CSA 152 Project Tracking	25.03
EGGE	La Quinta Egg Hunt Expense	La Quinta Egg Hunt	716.64
	<b>Grand Total:</b>	<b>2,692,043.96</b>	

# Demand Register

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City of La Quinta

Vendor Name	Payment Number	Description (Item)	Account Name	Account Number	Amount
<b>Fund: 241 - HOUSING AUTHORITY</b>					
TIME WARNER CABLE	204053	01/14/-02/13/21 - DUNE PALMS MOBILE ...	Rental Expense	241-9104-60157	161.97
JAY VEE ELECTRIC INC	204052	01/08/21 - DUNE PALMS MOBILE ESTATES...	Rental Expense	241-9104-60157	1,345.00
COACHELLA VALLEY WATER DI...	204051	01/2021 - DUNE PALMS MOBILE ESTATES...	Rental Expense	241-9104-60157	4,890.04
<b>Fund 241 - HOUSING AUTHORITY Total:</b>					<b>6,397.01</b>
<b>Grand Total:</b>					<b>6,397.01</b>

**Fund Summary**

Fund	Expense Amount
241 - HOUSING AUTHORITY	6,397.01
<b>Grand Total:</b>	<b>6,397.01</b>

**Account Summary**

Account Number	Account Name	Expense Amount
241-9104-60157	Rental Expense	6,397.01
	<b>Grand Total:</b>	<b>6,397.01</b>

**Project Account Summary**

Project Account Key	Project Account Name	Project Name	Expense Amount
**None**	**None**	**None**	6,397.01
	<b>Grand Total:</b>	<b>6,397.01</b>	

# Demand Register



City of La Quinta

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Vendor Name	Payment Number	Description (Item)	Account Name	Account Number	Amount
<b>Fund: 101 - GENERAL FUND</b>					
ESGIL CORPORATION	204072	11/2020 ONCALL BLDG PLAN REVIEW & IN...	Plan Checks	101-6003-60118	735.00
ESGIL CORPORATION	204072	12/2020 ONCALL BLDG PLAN REVIEW & I...	Plan Checks	101-6003-60118	2,730.00
CALIFORNIA BUILDING STAND...	204061	07/01-09/30/20 - BSAS SB 1473 FEES	BSAS SB 1473 Fees	101-0000-20306	951.00
JACOBY, ERIC	204086	02/09/21 - PERMIT REFUND BMCH2020-0...	Mechanical Permits	101-0000-42402	32.20
CALIFORNIA BUILDING STAND...	204061	07/01-09/30/20 - RETAINER PAYMENT	CBSA Administrative Fees	101-0000-42615	-95.10
GATHERUM, ZACHARY	204077	02/09/21 - DRONE VIDEO ASSETS OF TOP ...	Marketing & Tourism Promoti...	101-3007-60461	150.00
CALIFORNIA BUILDING STAND...	204061	10/01-12/31/20 - BSAS SB 1473 FEES	BSAS SB 1473 Fees	101-0000-20306	972.00
CALIFORNIA BUILDING STAND...	204061	10/01-12/31/20 - RETAINER PAYMENT	CBSA Administrative Fees	101-0000-42615	-97.20
PALMS TO PINES PRINTING	204096	02/09/21 - POLICE BUSINESS CARDS	LQ Police Volunteers	101-2001-60109	72.97
PALMS TO PINES PRINTING	204096	02/09/21 - CODE & COUNCIL CARDS	Marketing & Tourism Promoti...	101-3007-60461	218.91
PODJAVORSEK, HEIDI M.	204097	02/10/21 - REFUND CITATION LQ161120	Administrative Citations	101-0000-42700	2,000.00
MEDEIROS, JOYCELEEN	204091	02/11/21 - TAI CHI CHUAN	Instructors	101-3002-60107	112.00
JOHNSON, KAREN T. PAYNE	204088	02/11/21 - STRETCH & RESTORE	Instructors	101-3002-60107	125.00
RUDY, LORI A	204101	02/11/21 - ESSENTIAL FITNESS	Instructors	101-3002-60107	224.00
WILLIAMS, BILLEE	204123	02/11/21 - PILATES	Instructors	101-3002-60107	539.00
JOHNSON, KAREN T. PAYNE	204088	02/11/21 - SCULPT FIT CORE	Instructors	101-3002-60107	180.00
PALMS TO PINES PRINTING	204096	02/14/21 - STAFF POLO SHIRTS	Operating Supplies	101-3003-60420	95.00
PALMS TO PINES PRINTING	204096	02/14/21 - STAFF POLO SHIRTS	Marketing & Tourism Promoti...	101-3007-60461	445.99
THE SHERWIN-WILLIAMS CO.	204111	02/08/21 - GRAFFITI VANDALISM PANIT	Supplies-Graffiti and Vandalism	101-3005-60423	318.19
GARDAWORLD	204076	02/2021 - ARMORED SVCS	Professional Services	101-1006-60103	171.21
THE LAMAR COMPANIES	204109	02/03-03/02/21 BUSINESS REOPEN DIGIT...	Marketing & Tourism Promoti...	101-3007-60461	2,750.00
INTERWEST CONSULTING GR...	204085	11/2020 ONCALL BLDG PLAN REVIEW & IN...	Plan Checks	101-6003-60118	5,256.25
H&G HOME IMPROVEMENTS I...	204080	02/10/21 - FRITZ BURNS WATER LEAK REP...	Maintenance/Services	101-3008-60691	1,485.00
DATA TICKET, INC.	204066	11/2020 - POLICE CITIATION PROCESSING	Administrative Citation Services	101-6004-60111	501.63
INTERWEST CONSULTING GR...	204085	12/2020 ONCALL BLDG PLAN REVIEW & IN...	Plan Checks	101-6003-60118	6,350.00
SPARKLETTES	204105	12/16/20 - DRINKING WATER	Operating Supplies	101-7003-60420	88.20
CALIFORNIA BUILDING OFFICI...	204060	02/20/20 - RECLASS TO 101-6003-60351	Membership Dues	101-6006-60351	-215.00
CALIFORNIA BUILDING OFFICI...	204060	02/20/20 - RECLASS FROM 101-6006-603...	Membership Dues	101-6003-60351	215.00
CALIFORNIA BUILDING OFFICI...	204060	02/10/21 - 2019 CEC WEBINAR J.FUSON	Travel & Training	101-6003-60320	70.00
HR GREEN PACIFIC INC	204082	01/2021 - ONCALL PLAN CHECK SVCS ENG...	Map/Plan Checking	101-7002-60183	508.00
VANIR CONSTRUCTION MANA...	204119	01/2021 PROJECT MGMT OF FEMA DOC S...	Professional Services	101-1006-60103	540.59
VANIR CONSTRUCTION MANA...	204119	01/2021 PROJ MGMT OF FEMA DOC SVCS...	Natural Disaster - FEMA	101-1007-50180	28.45
GRAPHTEK HOSTING, LLC	204079	10/05/20 - LQPD WEBSITE SUPPORT	LQ Police Volunteers	101-2001-60109	37.50
DESERT CONCEPTS CONSTRUC...	204069	11/13/20 - FLAGSTONE AT CIVIC CENTER ...	Maintenance/Services	101-3005-60691	4,950.00
DESERT CONCEPTS CONSTRUC...	204069	02/03/21 - DRINKING FOUNTAIN INSTALL...	Maintenance/Services	101-3005-60691	4,750.00
VINTAGE ASSOCIATES	204121	02/12/21 - MAIN WATER LINE REPAIR	Maintenance/Services	101-3005-60691	772.00
VINTAGE ASSOCIATES	204121	02/12/21 - TREE REMOVAL	Maintenance/Services	101-3005-60691	320.00
VINTAGE ASSOCIATES	204121	02/12/21 - MAIN WATER LINE REPAIR	Maintenance/Services	101-3005-60691	410.00
SPRINGS AMBULANCE SERVICE..	204106	01/27/21 - AMR SVCS FOR AMEX TOURN...	Golf Tournament	101-2002-60525	9,525.00
TPX COMMUNICATIONS	204116	01/23-02/22/21 - EOC PHONE LINE SVC	Telephone - Utilities	101-2002-61300	1,678.47
STAPLES ADVANTAGE	204107	02/04/21 - BLACK GLASS BOARD K.GUNTE...	Office Supplies	101-7001-60400	150.06
BURRTEC WASTE & RECYCLING..	204058	01/2021 - PGA BLVD AMEX	Professional Services	101-1002-60103	1,837.94
RASA/ERIC NELSON	204099	02/08/21 - ONCALL MAP CHECKING SERVI...	Map/Plan Checking	101-7002-60183	680.00
ROBERT HALF TECHNOLOGY	204100	01/29/21 - TEMP AGENCY SERVICES M. G...	Temporary Agency Services	101-6006-60125	1,155.84
OFFICE TEAM	204093	02/05/21 - TEMP AGENCY SERVICES T.SU...	Temporary Agency Services	101-6006-60125	771.42
ROBERT HALF TECHNOLOGY	204100	02/05/21 - TEMP AGENCY SERVICES M. G...	Temporary Agency Services	101-6006-60125	1,155.84
INTERNATIONAL RIGHT OF WA...	204084	2021 - CHAPTER 57 MEMBERSHIP DUES A....	Membership Dues	101-1002-60351	290.00
COURTMASER SPORTS, INC.	204065	02/10/21 - CENTER STRAPS FOR FRITZ BU...	Materials/Supplies	101-3005-60431	120.00
TRULY NOLEN INC	204117	02/05/21 - FB POOL PEST CONTROL	Pest Control	101-3008-60116	40.00
FEDEX	204073	01/28-01/29/21 - OVERNIGHT MAIL	Postage	101-1007-60470	81.05
AMERICAN FORENSIC NURSES ...	204056	10/27-11/15/20 - BLOOD TEST	Blood/Alcohol Testing	101-2001-60174	330.00
JNS MEDIA SPECIALISTS	204087	01/2021 INVOICES & 02/2021 RETAINER	Marketing & Tourism Promoti...	101-3007-60461	4,817.55
TOP OF THE LINE SIGNS	204113	11/20/20 - COVID 19 SIGNAGE	Materials/Supplies	101-3005-60431	1,700.51

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Vendor Name	Payment Number	Description (Item)	Account Name	Account Number	Amount
THE SHERWIN-WILLIAMS CO.	204111	02/12/21 - PAINT FOR FB POOL	Fritz Burns Pool Maintenance	101-3005-60184	970.76
GRAINGER	204078	02/05/21 - FRITZ BURN RESTROOM SUPPL...	Materials/Supplies	101-3008-60431	1,204.92
THE LOCK SHOP, INC	204110	02/08/21 - KEY CREATION	Materials/Supplies	101-3008-60431	27.48
COACHELLA VALLEY WATER DI...	204064	02/11/21 - WATER SERVICE	Water - Utilities	101-2002-61200	88.17
COACHELLA VALLEY WATER DI...	204064	02/11/21 - WATER SERVICE	Water - Utilities	101-3008-61200	17.68
RUTAN & TUCKER	204102	888446 - LQ ART CELEBRATION	Attorney	101-1003-60153	264.00
RUTAN & TUCKER	204102	888449 - COVID-19 ADVICE	Attorney	101-1003-60153	2,664.00
RUTAN & TUCKER	204102	888448 - ART SIGNATURE LQ	Attorney	101-1003-60153	48.00
RUTAN & TUCKER	204102	888447 - LQ ART SIGNATURE	Attorney	101-1003-60153	48.00
RUTAN & TUCKER	204102	888445 - SIGNAURE ART EVENT 2020	Attorney	101-1003-60153	312.00
RUTAN & TUCKER	204102	888444 - DUNE PALMS	Attorney	101-1003-60153	15,940.25
RUTAN & TUCKER	204102	888443 - SRR	Attorney	101-1003-60153	1,124.50
RUTAN & TUCKER	204102	888440 - PERSONNEL	Attorney	101-1003-60153	528.00
RUTAN & TUCKER	204102	888439 - GENERAL	Attorney	101-1003-60153	6,342.00
RUTAN & TUCKER	204102	888442 - CODE	Attorney	101-1003-60153	1,887.11
RUTAN & TUCKER	204102	888441 - LITIGATION	Attorney/Litigation	101-1003-60154	162.50
FRONTIER COMMUNICATIONS...	204074	02/2021 - LQ PARK PHONE	Telephone - Utilities	101-3005-61300	48.38
NATIONAL CINEMEDIA LLC	204092	01/29-02/25/21 - NCM THEATER ADVERTI...	Marketing & Tourism Promoti...	101-3007-60461	1,603.33
<b>Fund 101 - GENERAL FUND Total:</b>					<b>96,312.55</b>

Fund: 201 - GAS TAX FUND

TOPS' N BARRICADES INC	204114	02/10/21 - TRAFFIC CONTROL SIGNS	Traffic Control Signs	201-7003-60429	254.91
<b>Fund 201 - GAS TAX FUND Total:</b>					<b>254.91</b>

Fund: 202 - LIBRARY & MUSEUM FUND

THE SHERWIN-WILLIAMS CO.	204111	02/12/21 - PAINTING SUPPLIES	Maintenance/Services	202-3004-60691	24.91
THE SHERWIN-WILLIAMS CO.	204111	02/12/21 - PAINT FOR LIBRARY	Maintenance/Services	202-3004-60691	69.59
COACHELLA VALLEY WATER DI...	204064	02/11/21 - WATER SERVICE	Water - Utilities	202-3006-61200	237.14
<b>Fund 202 - LIBRARY &amp; MUSEUM FUND Total:</b>					<b>331.64</b>

Fund: 215 - LIGHTING & LANDSCAPING FUND

LANDMARK GOLF MANAGEM...	204090	01/2021 - FY 20/21 SRR PERIMETE	SilverRock Way Landscape	215-7004-60143	5,278.00
C.V CACTUS NURSERY	204059	02/02/21 - PLANTS	Materials/Supplies	215-7004-60431	828.13
VINTAGE ASSOCIATES	204121	02/08/21 - PLANTS	Materials/Supplies	215-7004-60431	73.27
SOUTHWEST BOULDER & STO...	204104	02/11/21 - RIVER ROCK	Materials/Supplies	215-7004-60431	2,147.82
STAPLES ADVANTAGE	204107	02/09/21 - FACE MASKS	Safety Gear	215-7004-60427	217.28
SMITH PIPE & SUPPLY CO	204103	02/01/21 - IRRIGATION CONTROLLER	Materials/Supplies	215-7004-60431	701.42
HD SUPPLY CONSTRUCTION S...	204081	01/26/21 - YELLOW 2-POLY PIPE	Materials/Supplies	215-7004-60431	343.75
CALIFORNIA DESERT NURSERY,...	204062	01/11/21 - PLANTS	Materials/Supplies	215-7004-60431	310.32
CALIFORNIA DESERT NURSERY,...	204062	01/12/21 - PLANTS	Materials/Supplies	215-7004-60431	972.57
CALIFORNIA DESERT NURSERY,...	204062	02/02/21 - PLANTS	Materials/Supplies	215-7004-60431	116.37
CALIFORNIA DESERT NURSERY,...	204062	02/04/21 - PLANTS	Materials/Supplies	215-7004-60431	237.01
PWLC II, INC	204098	02/09/21 - PLANT REPLACEMENT MONTE...	Maintenance/Services	215-7004-60691	4,700.00
PWLC II, INC	204098	02/09/21 - PLANT INSTALLATION TAMPICO..	Maintenance/Services	215-7004-60691	5,300.00
BEST SIGNS INC	204057	02/11/21 - ALUMINUM SIGN PANEL	Supplies-Graffiti and Vandalism	215-7004-60423	2,802.75
IMPERIAL IRRIGATION DIST	204083	02/11/21 - ELECTRICITY SERVICES	Electric - Medians - Utilities	215-7004-61117	13.06
COACHELLA VALLEY WATER DI...	204064	02/11/21 - WATER SERVICE	Water - Medians - Utilities	215-7004-61211	1,424.69
WALTERS WHOLESALE ELECTR...	204122	02/09/21 - LED LAMPS	Materials/Supplies	215-7004-60431	360.18
DESERT ELECTRIC SUPPLY	204070	01/22/21 - LAMPS	Materials/Supplies	215-7004-60431	1,111.46
<b>Fund 215 - LIGHTING &amp; LANDSCAPING FUND Total:</b>					<b>26,938.08</b>

Fund: 230 - CASp FUND, AB 1379

ORTEGA, ANTHONY	204094	01/12/21 - CERTIFIED ACCESS SPECIALIST ...	Travel & Training	230-0000-60320	1,600.00
DIVISION OF THE STATE ARCHI...	204071	10/2020-12/2020 - SB 1186 FEES 10%	Contributions to State Agency	230-0000-60480	333.60
DIVISION OF THE STATE ARCHI...	204071	07/2020-09/2020 - SB 1186 FEES 10%	Contributions to State Agency	230-0000-60480	444.40
<b>Fund 230 - CASp FUND, AB 1379 Total:</b>					<b>2,378.00</b>

Fund: 231 - SUCCESSOR AGCY PA 1 RORF

RUTAN & TUCKER	204102	888450 - 2020 REFUNDING BONDS	Attorney	231-9001-60153	6,480.00
<b>Fund 231 - SUCCESSOR AGCY PA 1 RORF Total:</b>					<b>6,480.00</b>

Fund: 401 - CAPITAL IMPROVEMENT PROGRAMS

JONES BROS CONSTRUCTION ...	204089	01/21/21 - PROJ 2014-13 RETENTION #6	Retention Payable	401-0000-20600	-19,547.88
JONES BROS CONSTRUCTION ...	204089	01/21/21 - 2014-13 SILVERROCK WAY ST ...	Construction	401-0000-60188	390,957.50

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Vendor Name	Payment Number	Description (Item)	Account Name	Account Number	Amount
URBAN HABITAT	204118	01/2021 - 2016-03E RETENION PAYMENT ...	Retention Payable	401-0000-20600	-6,836.46
URBAN HABITAT	204118	01/2021 - 2016-03E PROGRESS PAYMENT...	Construction	401-0000-60188	136,729.20
<b>Fund 401 - CAPITAL IMPROVEMENT PROGRAMS Total:</b>					<b>501,302.36</b>
<b>Fund: 501 - FACILITY &amp; FLEET REPLACEMENT</b>					
TOWER ENERGY GROUP	204115	12/01-12/15/20 - FUEL	Fuel & Oil	501-0000-60674	2,498.75
A & J TRUCK REPAIR	204054	12/04/20 - STORAGE BOX INSTALLATION ...	Vehicle Repair & Maintenance	501-0000-60676	1,074.23
PACIFIC MOBILE STRUCTURES, ...	204095	03/2021 - PW TRAILER RENTAL	Building Leases	501-0000-71032	3,088.51
THE GAS COMPANY	204108	01/2021 - SWEEPER FUEL	Street Sweeper	501-0000-60678	13.00
FUELMAN	204075	12/2020-01/2021 - FUEL CHARGES	Fuel & Oil	501-0000-60674	1,883.77
<b>Fund 501 - FACILITY &amp; FLEET REPLACEMENT Total:</b>					<b>8,558.26</b>
<b>Fund: 502 - INFORMATION TECHNOLOGY</b>					
TIME WARNER CABLE	204112	02/2021 - C.H. CABLE (4625)	Cable - Utilities	502-0000-61400	171.63
DECKARD TECHNOLOGIES, INC.	204067	11/19/20-02/19/21 - STVR PLATFORM TR...	D & D, Software Enhancements	502-0000-71042	7,400.00
DELL MARKETING LP	204068	01/30/21 - LATITUDE BASES & DELL DOCKS..	Computers	502-0000-80103	13,881.66
CANON FINANCIAL SERVICES, ...	204063	02/2021 CITY PRINTER & 01/2021 METER ...	Copiers	502-0000-60662	2,372.26
CANON FINANCIAL SERVICES, ...	204063	02/20-03/19/21 - CANON COPIER CONTR...	Copiers	502-0000-60662	736.30
TPX COMMUNICATIONS	204116	01/23-02/22/21 - EOC PHONE LINE SVC	Telephone - Utilities	502-0000-61300	3,100.29
ACORN TECHNOLOGY SERVICES	204055	01/2021 - IT SERVICES	Consultants	502-0000-60104	322.55
VERIZON WIRELESS	204120	01/02-02/01/21 - CITY IPADS (5587)	Cell/Mobile Phones	502-0000-61301	1,268.07
VERIZON WIRELESS	204120	01/02-02/01/21 - CITY CELL SVC (5496)	Cell/Mobile Phones	502-0000-61301	1,949.32
FRONTIER COMMUNICATIONS...	204074	02/04-03/03/21 - DSL SVC	Cable - Utilities	502-0000-61400	217.15
<b>Fund 502 - INFORMATION TECHNOLOGY Total:</b>					<b>31,419.23</b>
<b>Fund: 601 - SILVERROCK RESORT</b>					
GARDAWORLD	204076	02/2021 - SRR ARMORED SVC	Bank Fees	601-0000-60455	648.65
GARDAWORLD	204076	01/2021 - SRR ARMORED SVC	Bank Fees	601-0000-60455	42.56
<b>Fund 601 - SILVERROCK RESORT Total:</b>					<b>691.21</b>
<b>Grand Total:</b>					<b>674,666.24</b>

**Fund Summary**

<b>Fund</b>	<b>Expense Amount</b>
101 - GENERAL FUND	96,312.55
201 - GAS TAX FUND	254.91
202 - LIBRARY & MUSEUM FUND	331.64
215 - LIGHTING & LANDSCAPING FUND	26,938.08
230 - CASp FUND, AB 1379	2,378.00
231 - SUCCESSOR AGCY PA 1 RORF	6,480.00
401 - CAPITAL IMPROVEMENT PROGRAMS	501,302.36
501 - FACILITY & FLEET REPLACEMENT	8,558.26
502 - INFORMATION TECHNOLOGY	31,419.23
601 - SILVERROCK RESORT	691.21
<b>Grand Total:</b>	<b>674,666.24</b>

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Expense Amount</b>
101-0000-20306	BSAS SB 1473 Fees	1,923.00
101-0000-42402	Mechanical Permits	32.20
101-0000-42615	CBSC Administrative Fees	-192.30
101-0000-42700	Administrative Citations	2,000.00
101-1002-60103	Professional Services	1,837.94
101-1002-60351	Membership Dues	290.00
101-1003-60153	Attorney	29,157.86
101-1003-60154	Attorney/Litigation	162.50
101-1006-60103	Professional Services	711.80
101-1007-50180	Natural Disaster - FEMA	28.45
101-1007-60470	Postage	81.05
101-2001-60109	LQ Police Volunteers	110.47
101-2001-60174	Blood/Alcohol Testing	330.00
101-2002-60525	Golf Tournament	9,525.00
101-2002-61200	Water - Utilities	88.17
101-2002-61300	Telephone - Utilities	1,678.47
101-3002-60107	Instructors	1,180.00
101-3003-60420	Operating Supplies	95.00
101-3005-60184	Fritz Burns Pool Maintena...	970.76
101-3005-60423	Supplies-Graffiti and Van...	318.19
101-3005-60431	Materials/Supplies	1,820.51
101-3005-60691	Maintenance/Services	11,202.00
101-3005-61300	Telephone - Utilities	48.38
101-3007-60461	Marketing & Tourism Pro...	9,985.78
101-3008-60116	Pest Control	40.00
101-3008-60431	Materials/Supplies	1,232.40
101-3008-60691	Maintenance/Services	1,485.00
101-3008-61200	Water - Utilities	17.68
101-6003-60118	Plan Checks	15,071.25
101-6003-60320	Travel & Training	70.00
101-6003-60351	Membership Dues	215.00
101-6004-60111	Administrative Citation Se...	501.63
101-6006-60125	Temporary Agency Servic...	3,083.10
101-6006-60351	Membership Dues	-215.00
101-7001-60400	Office Supplies	150.06
101-7002-60183	Map/Plan Checking	1,188.00
101-7003-60420	Operating Supplies	88.20
201-7003-60429	Traffic Control Signs	254.91
202-3004-60691	Maintenance/Services	94.50
202-3006-61200	Water - Utilities	237.14
215-7004-60143	SilverRock Way Landscape	5,278.00
215-7004-60423	Supplies-Graffiti and Van...	2,802.75
215-7004-60427	Safety Gear	217.28
215-7004-60431	Materials/Supplies	7,202.30
215-7004-60691	Maintenance/Services	10,000.00



**Account Summary**

Account Number	Account Name	Expense Amount
215-7004-61117	Electric - Medians - Utiliti...	13.06
215-7004-61211	Water - Medians - Utilities	1,424.69
230-0000-60320	Travel & Training	1,600.00
230-0000-60480	Contributions to State Ag...	778.00
231-9001-60153	Attorney	6,480.00
401-0000-20600	Retention Payable	-26,384.34
401-0000-60188	Construction	527,686.70
501-0000-60674	Fuel & Oil	4,382.52
501-0000-60676	Vehicle Repair & Mainte...	1,074.23
501-0000-60678	Street Sweeper	13.00
501-0000-71032	Building Leases	3,088.51
502-0000-60104	Consultants	322.55
502-0000-60662	Copiers	3,108.56
502-0000-61300	Telephone - Utilities	3,100.29
502-0000-61301	Cell/Mobile Phones	3,217.39
502-0000-61400	Cable - Utilities	388.78
502-0000-71042	D & D, Software Enhance...	7,400.00
502-0000-80103	Computers	13,881.66
601-0000-60455	Bank Fees	691.21
<b>Grand Total:</b>		<b>674,666.24</b>

**Project Account Summary**

Project Account Key	Project Account Name	Project Name	Expense Amount
**None**	**None**	**None**	151,017.33
141513CT	Construction Expense	SilverRock Way Infra/Street Impro	390,957.50
141513RP	Retention Payable	SilverRock Way Infra/Street Impro	-19,547.88
201603CT	Construction Expense	La Quinta Landscape Renovation Ir	136,729.20
201603RP	Retention Payable	La Quinta Landscape Renovation Ir	-6,836.46
201804E	Landscape & Lighting Median Island ...	Landscape & Lighting Median Islan	10,000.00
CORONANR	Corona Non Reimbursable	Corona Virus Emergency Response	4,905.10
CORONAP	Contracts	Corona Virus Emergency Response	28.45
CSA152E	CSA 152 Expenses	CSA 152 Project Tracking	13.00
STVRE	Short Term Vacation Rental Expense	Short Term Vacation Rental Trackir	7,400.00
<b>Grand Total:</b>			<b>674,666.24</b>

# City of La Quinta

## ATTACHMENT 2

### Bank Transactions 02/08 – 02/19/2021

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#### Wire Transaction

Listed below are the wire transfers from 02/08 – 02/19/2021

Wire Transfers:

02/08/2021 - WIRE TRANSFER - AMERICAN FIDELITY	\$	3,759.54
02/08/2021 - WIRE TRANSFER - AMERICAN FIDELITY	\$	3,759.54
02/09/2021 - WIRE TRANSFER - CALPERS	\$	121,652.80
02/09/2021 - WIRE TRANSFER - AMERICAN FIDELITY	\$	1,821.96
02/09/2021 - WIRE TRANSFER - TEXAS LIFE	\$	849.25
02/09/2021 - WIRE TRANSFER - PROFESSIONAL SVCS	\$	2,400.84
02/16/2021 - WIRE TRANSFER - WELLS FARGO	\$	84.96
02/18/2021 - WIRE TRANSFER - BOND DEBT SVC	\$	4,038,375.94
02/18/2021 - WIRE TRANSFER - LANDMARK	\$	150,456.12
02/19/2021 - WIRE TRANSFER - CALPERS	\$	20,290.18
02/19/2021 - WIRE TRANSFER - CALPERS	\$	13,460.73
02/19/2021 - WIRE TRANSFER - ICMA	\$	6,150.29
02/19/2021 - WIRE TRANSFER - CALPERS	\$	5,817.09
02/19/2021 - WIRE TRANSFER - LQCEA	\$	432.00
TOTAL WIRE TRANSFERS OUT	\$	<u>4,369,311.24</u>

# City of La Quinta

CITY COUNCIL MEETING: March 2, 2021

## STAFF REPORT

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**AGENDA TITLE: CONTINUED FROM FEBRUARY 16, 2021:** INTRODUCE FOR FIRST READING AN ORDINANCE ADDING CHAPTER 11.100 OF LA QUINTA MUNICIPAL CODE RELATED TO A POLICY WITH OPERATIONAL PROCEDURES FOR A PUBLIC SAFETY CAMERA SYSTEM; AND APPROVE POLICIES AND PROCEDURES FOR CITYWIDE PUBLIC SAFETY CAMERA SYSTEM

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### **RECOMMENDATION**

- A. Move to take up Ordinance No. \_\_\_\_ by title and number only and waive further reading.
- B. Move to introduce at first reading, Ordinance No. \_\_\_\_ to add chapter 11.100 of the Municipal Code related to a policy with operational procedures for a public safety camera system.
- C. Approve policies and procedures for a public safety camera system in La Quinta

### **EXECUTIVE SUMMARY**

- In September 2016, the City Council formed an Ad-Hoc Committee (Committee) to assess the potential use of a public safety camera system (PSCS) to enhance public safety.
- As part of the PSCS, Council directed staff to create policies and procedures to oversee the system.
- Staff has presented an evolving draft to Council at two Study Sessions for discussion. The latest version presented to Council on February 16, 2021 incorporated public input and comments from Riverside County Sheriff's Department Captain Lopez, and has been reviewed by the City Attorney.
- At the February 16, 2021 meeting, Council recommended staff to make changes to the Policies and Procedures to strengthen its purpose and require a 4/5 council vote to approve any future changes to the PSCS. This business item was continued to March 2, 2021, to allow time for staff to make the requested changes.

**FISCAL IMPACT** – None.

### **BACKGROUND/ANALYSIS**

On September 20, 2016, the Council established the Committee to study the use of a PSCS as a tool for police, fire, and emergency responders. Since then, the Committee has conducted 28 community meetings; 2 focus groups, 2 community surveys; of those, 22 community meetings were during the 90-Day Pilot Program in 2019. In addition, staff has presented updates and information at 11 separate Council meetings; 4 study sessions, 2 business sessions and provided 5 department reports. The most recent report was presented to Council on February 16, 2021.

On March 6, 2018, Council asked staff to develop a draft set of Policies and Procedures to guide the PSCS that would address privacy concerns. On January 15, 2019, staff presented Council with draft policies and procedures for discussion. These were formulated after examining numerous cities' governing policies and selected the best elements that would be suitable for La Quinta's needs. The policies were reviewed by the City's insurance carrier, California Joint Powers Insurance Authority, and the City Attorney. At this meeting, Council directed staff to gather additional input from residents. Staff collected feedback during the 22 community meetings as part of the PSCS pilot program between March 1, 2019 to May 30, 2019. Based on the comments received, staff worked with the City Attorney to include residents' comments, strengthen specific clauses to protect individual privacy rights, limit system access and establish a process for Council to authorize the use of technology related to license plate readers and face recognition.

On February 16, 2021, the third draft was presented to council, this version incorporated comments from Captain Lopez, concerning the potential transmittal and use of recorded images for evidentiary purposes and was reviewed by the City Attorney. At this meeting, Council requested additional changes, including strengthening the purpose of the Policies and Procedures to ensure it is used as operational procedures and not as a guideline. In addition, Council reached a consensus that any amendment to the Policies and Procedures to include integration of any new or additional public safety technology or new equipment, may be adopted by no less than four-fifths (4/5) majority vote of the Council. Council continued the business item to March 2, 2021, to allow time for staff to make these revisions to the Policies and Procedures (Attachment 1) and present an ordinance to add Chapter 11.100 of the Municipal Code related to a policy with operational procedures for a public safety camera system.

**Timetable:**

- January 15, 2019 – the first draft of Policies and Procedures presented to Council - based on other cities policies, and review by City’s insurance carrier and City Attorney.
- June 18, 2019 – staff completed 90-Day Pilot Program and hosted 22 community meetings to gather community feedback on camera system and policies and procedures.
- December 3, 2019 – staff presented the second draft of the Policies and Procedures, amended based on public input and review by City Attorney.
- September 15, 2020 – staff provided the Policies and Procedures draft to council as part of the PSCS Update.
- February 16, 2021 – staff presented the third draft of the Policies and Procedures to Council. Council requested additional revisions for consideration on March 2, 2021.

Upon Council approval, the PSCS Policies and Procedures would be a governing document for the operation of the system.

**ALTERNATIVES**

Council may elect to not approve the PSCS Policies and Procedures and Ordinance as presented or direct staff to make additional edits to the documents.

Prepared by: Martha Mendez, Public Safety Manager  
Approved by: Chris Escobedo, Community Resources Director

Attachment: 1. Draft Policies & Procedures for Public Safety Camera Systems

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**ORDINANCE NO. XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, ADDING CHAPTER 11.100 OF THE LA QUINTA MUNICIPAL CODE RELATED TO A POLICY WITH OPERATIONAL PROCEDURES FOR A PUBLIC SAFETY CAMERA SYSTEM**

**WHEREAS**, in September 2016, the City Council of the City of La Quinta (City Council) formed an ad-hoc committee to assess the potential use of a public safety camera system to enhance public safety; and

**WHEREAS**, the ad-hoc committee held 32 community outreach meetings, conducted a pilot program with three firms, and hired a firm to design a city-wide system; and

**WHEREAS**, the City Council requested the development of a policy with operational procedures to apply for any city-wide public safety camera system; and

**WHEREAS**, as the City Council wants to ensure full and careful consideration whenever the policy with operational procedures may be amended to include integration of any new or additional public safety technology and new equipment, a vote of no less than four-fifths (4/5) majority of the Council must approve any such adoption and amendment to allow such technology and equipment.

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

**SECTION 1.** Chapter 11.100 of the La Quinta Municipal Code is hereby approved by the City Council and shall be added as written in "Exhibit A" attached hereto and incorporated by this reference.

**SECTION 2. EFFECTIVE DATE:** This Ordinance shall be in full force and effect thirty (30) days after its adoption.

**SECTION 3. POSTING:** The City Clerk shall, within 15 days after passage of this Ordinance, cause it to be posted in at least three public places designated by resolution of the City Council, shall certify to the adoption and posting of this Ordinance, and shall cause this Ordinance and its certification,

Ordinance No. XXX  
Addition of Chapter 11.100 Public Safety Camera System Policy  
Adopted: Month XX, 2021  
Page 2 of 4

together with proof of posting to be entered into the Book of Ordinances of the City of La Quinta.

**SECTION 4. CORRECTIVE AMENDMENTS:** The City Council does hereby grant the City Clerk the ability to make minor amendments and corrections of typographical or clerical errors to "Exhibit A" to ensure consistency of all approved text amendments prior to the publication in the La Quinta Municipal Code.

**SECTION 5. SEVERABILITY:** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more section, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared unconstitutional.

**PASSED, APPROVED and ADOPTED,** at a regular meeting of the La Quinta City Council held this \_\_\_\_ day of \_\_\_\_\_, 2021 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
LINDA EVANS, Mayor  
City of La Quinta, California

**ATTEST:**

\_\_\_\_\_  
MONIKA RADEVA, City Clerk



Ordinance No. XXX  
Addition of Chapter 11.100 Public Safety Camera System Policy  
Adopted: Month XX, 2021  
Page 3 of 4

City of La Quinta, California

(CITY SEAL)

**APPROVED AS TO FORM:**

---

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

## **EXHIBIT A**

### **CHAPTER 11.100 PUBLIC SAFETY CAMERA SYSTEM POLICY**

#### **11.100.010 Purpose and Intent.**

The purpose and intent of this chapter is the protection of the public health, safety, and general welfare by authorizing the adoption of a policy with operational procedures for a public safety camera system, and ensuring full and careful consideration by the city council whenever the policy may be amended to include integration of any new or additional public safety technology and equipment including, but not limited to, the addition of new equipment or use of gunshot detection, incident mapping, crime analysis, license plate recognition, facial recognition, audio, and other video-based analytical systems technology.

#### **11.100.020 Adoption and Amendment to Policy and Operational Procedures.**

A. The city council may adopt a policy with operational procedures for the use of any public safety camera system in the city. Upon such adoption, the policy shall govern the operation and use of the public safety camera system.

B. Upon the adoption by the city council of a policy with operational procedures described in Subsection A, no amendment to that policy to include integration of any new or additional public safety technology or new equipment, like that described in Section 11.100.010, may be adopted except by no less than four-fifths (4/5) majority vote of the city council.

\* \* \*

**ATTACHMENT 1**

**Public Safety Camera System**  
**Policies and Procedures**

**PURPOSE AND SCOPE**

The City of La Quinta and the La Quinta Police Department collectively operate, monitor, and maintain a Public Safety Camera System (PSCS) for the purpose of creating a safer environment for all those who live, work, and visit the City. The City and Police Department’s operation of a PSCS complements its anti-crime strategy to effectively allocate and deploy personnel, and to enhance public safety and security in public areas.

**POLICY**

This policy explains the purpose of the cameras and includes operational procedures for their operation, for the storage of captured images by the City, and transmittal of captured images to law enforcement or other public agency for evidentiary purposes.

Video monitoring in public places will be conducted in a legal and ethical manner while recognizing and protecting constitutional standards of privacy.

**PLACEMENT AND MONITORING**

These high definition cameras will be placed in strategic locations throughout the City to detect and deter crime, to help safeguard against potential threats to the public, to help manage emergency response situations during natural and man-made disasters and to assist City officials in providing services to the community.

The City Manager or the authorized designee shall approve all proposed locations for the use of video monitoring technology and should consult with and be guided by legal counsel as necessary in making such determinations.

Contributing factors shall be taken into consideration including but not limited to lighting, alignment of buildings, existing vegetation, or other obstructions when selecting camera placement.

**OPERATIONAL PROCEDURES**

Only City and/or department-approved video monitoring equipment shall be utilized. The La Quinta Police, La Quinta Fire, City staff, and vendors as approved by the City Manager, shall be authorized to view video monitoring equipment, and shall only examine public areas and activities where no reasonable expectation of privacy exists.

## **SPECIFIC POLICIES**

- A. The La Quinta Police and City staff shall comply with all Federal and California State law applicable to the use of closed-circuit television (CCTV) cameras in public places.
- B. The technology will not be used to replace current policing techniques.
- C. Under no circumstances shall the PSCS be used for the purpose of infringing upon First Amendment and/or Fourth Amendment rights.
- D. Operators of the PSCS shall not target/observe individuals based solely on their race, gender, ethnicity, sexual orientation, disability or other classifications protected by law.
- E. The La Quinta Police Department and City of La Quinta shall not use audio in conjunction with the PSCS unless appropriate court orders and/or warrants are obtained.
- F. When a residential property is clearly, and knowingly in alignment with the PSCS's line of sight, black-out technology will be applied for privacy reasons to eliminate potential unintended intrusions.
- G. When property of a neighboring city or unincorporated area of the county is in alignment with the PSCS's line of sight, black-out technology will be applied, unless the neighboring city or county, as applicable, agrees to allow use of the cameras on their property.

## **RECORDING AND USE**

The cameras shall only record images and not sound. Recorded images may be used for a variety of purposes, including criminal investigations and monitoring of activity of high-value or high-threat areas. The PSCS may be useful for the following purposes:

- A. To deter and identify criminal activity.
- B. To target identified areas of gang and narcotics complaints or activity.
- C. To respond to incidents.
- D. To assist in identifying, apprehending, and prosecuting offenders.
- E. To document officer and offender conduct during interactions to safeguard the rights of the public and officers.
- F. To augment resources in a cost-effective manner.
- G. To monitor pedestrian and vehicle traffic activity.

Images from each camera shall be recorded in a manner consistent with the underlying purpose of the particular camera. Images shall be transmitted to monitors installed in a location approved by the City Manager or authorized designee. When activity warranting further investigation is reported or detected at any camera location, the available information shall be provided

or made available to responding officers in a timely manner.

The City Manager or authorized designee may approve video feeds from the PSCS to be viewed by police, fire, emergency management, public safety, or traffic management. Viewing by other staff or outside agencies will require authorization, including supervision by city staff. Unauthorized recording, viewing, reproduction, dissemination, or retention is prohibited.

### **CAMERA NOTIFICATION AND PUBLIC OUTREACH**

It is the City's commitment to provide ample notification and public outreach with the PSCS. Signs will be placed in various locations notifying the public that a public safety camera system will be monitoring driving and pedestrian activities in public places. A map of all locations with cameras will be posted on the city website. Additionally, the City will provide regular updates and receive input from the public on the PSCS.

### **INTEGRATION WITH OTHER TECHNOLOGY**

The Police Department and/or City of La Quinta may decide to integrate its PSCS with other technology to enhance available information. Systems such as gunshot detection, incident mapping, crime analysis, license plate recognition, facial recognition, audio, and other video-based analytical systems may be considered based upon availability and the nature of Police Department strategy. Those additional technologies and addition of new equipment shall be approved by no less than by 4/5 majority vote by City Council. Such approval by the Council will include at least one study session and one public hearing before the technology is added.

### **VIDEO SUPERVISION**

The authorized designee shall oversee video monitoring access and usage to ensure members are within City of La Quinta and/or contract public safety personnel policy and applicable laws. The City Manager or authorized designee shall ensure such use and access is appropriately documented.

### **VIDEO LOG**

A log shall be maintained at the designated video monitoring center. The log shall be used to document City personnel (La Quinta Police, La Quinta Fire, City staff, and vendors as approved by the City Manager) viewing or monitoring images provided by the PSCS. The logs at a minimum should record the:

- A. Date and time access was given.
- B. Name and agency of the person being provided access to the images.

- C. Name of person authorizing access.
- D. Identifiable portion of images viewed.

The log shall record a request for, and shall record the transmittal of, any images to law enforcement or other public agency requested or required for evidentiary purposes. "For evidentiary purposes" or "for evidence" means for the purpose(s) of an official investigation, claim, or other legal proceeding, either criminal or civil, conducted by a law enforcement or other public agency with authority for such purpose, including in response to a warrant, subpoena, or a court order.

### **STORAGE AND RETENTION OF MEDIA**

All captured images that are downloaded to media shall be stored on a dedicated server in a secured area at a City of La Quinta facility with access restricted to authorized persons. A recording of images downloaded to media that is requested or required for evidentiary purposes shall be copied to a suitable medium and documented in the official log (above). The recording needed for evidentiary purposes shall be transmitted to law enforcement or other public agency and should be safely secured in accordance with that law enforcement or other public agency's official policies and procedures for the retention of evidence.

All actions taken by City personnel with respect to retention of media shall be appropriately documented. A checks and balance has been established where the recordings have limited built in authorizations for deletion of material at the Manager and Director level. Documentation of a reason for deletion is required in writing and is submitted from Supervisor level to the Manager, Director and City Manager level for authorization.

The type of video monitoring technology employed and the manner in which recordings are used and stored by the City may affect retention periods. The recordings shall be stored and retained by the City at City facilities in accordance with the established records retention schedule for a minimum of one year, or such longer period as may be established by state law. Prior to destruction, written consent shall be obtained as in the ordinary course for destruction of City documents or records, before images that are downloaded to media stored on a dedicated server in a secured area at a City facility will be deleted or destroyed. If the City has stored images that are recordings for evidentiary purposes in any claim filed or any pending criminal or civil proceeding, they will be preserved until pending litigation is resolved (Government Code § 34090.6).

### **EVIDENTIARY INTEGRITY**

All downloaded and retained media shall be treated in the same manner as

other evidence. Media shall be accessed, maintained, stored and retrieved in a manner that ensures its integrity as evidence, including strict adherence to chain of custody requirements. Electronic trails, including encryption, digital masking of innocent or uninvolved individuals to preserve anonymity, authenticity certificates and date and time stamping, shall be used as appropriate to preserve individual rights and to ensure the authenticity and maintenance of a secure evidentiary chain of custody.

### **RELEASE OF VIDEO IMAGES**

All recorded video images gathered by the PSCS are for the official use of the City of La Quinta and its authorized agencies.

Requests for recorded video images from the public or the media shall be processed in the same manner as requests for City public records consistent with the California Public Records Act (Government Code § 6250 *et seq.*).

### **TRAINING**

All staff members authorized to operate or access PSCS shall receive appropriate training on an annual basis. Training shall include guidance on the use of cameras, and a review regarding relevant policies and procedures, including this policy. Training shall also address state and federal law related to the use of video monitoring equipment and privacy.

### **VIDEO MONITORING AUDIT**

The City Manager or other authorized designee will conduct an annual review of the PSCS. The review shall include:

- A. Analysis of the cost, benefit and effectiveness of the system.
- B. Any public safety issues that were effectively addressed.
- C. Any significant prosecutions that resulted.
- D. Any systemic operational or administrative issues that were identified, including those related to training, discipline or policy.
- E. Retention of Longitudinal Data to be able to evaluate trends, costs, apprehensions, on a long-term basis.

The results of each review shall be appropriately documented and maintained by the City Manager or authorized designee and other applicable advisory bodies. Any recommendations for training or policy should be promptly and reasonably addressed.

### **VIOLATIONS OF POLICY**

The City has zero tolerance for any violation of these policies. Should a violation occur, the City will take appropriate action per the City of La Quinta Personnel Policies or applicable state/federal law.

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# City of La Quinta

CITY COUNCIL MEETING: March 2, 2021

## STAFF REPORT

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**AGENDA TITLE: CONTINUED FROM FEBRUARY 25, 2021:** INTRODUCE FOR FIRST READING AN ORDINANCE AMENDING CHAPTER 3.25 OF LA QUINTA MUNICIPAL CODE RELATED TO SHORT-TERM VACATION RENTALS

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### **RECOMMENDATION**

- A. Move to take up Ordinance No. \_\_\_\_ by title and number only and waive further reading.
- B. Move to introduce at first reading, Ordinance No. \_\_\_\_ to amend chapter 3.25 of the Municipal Code relating to Short-Term Vacation Rentals.

### **EXECUTIVE SUMMARY**

- At special meetings held January 27, 2021 and February 25, 2021, Council heard public comments, reviewed the Short-Term Vacation Rental Program (STVR) Ad-Hoc Committee (Committee) recommendations, recommendations from Neighbors for Neighborhoods (N4N), and additional data presented by staff.
- Council provided further direction on code amendments relating to STVR permitting and operational standards, and continued this item to this meeting.

### **FISCAL IMPACT**

At the February 27 special meeting, a public hearing was held to consider a cost of service analysis to update and establish fees for the different types of STVR permits; consideration of this was continued to March 2, 2021.

### **BACKGROUND/ANALYSIS**

At the January 27, 2021 and February 25, 2021 special meetings, Council heard public comments, reviewed the Short-Term Vacation Rental Program (STVR) Ad-Hoc Committee (Committee) recommendations, recommendations from Neighbors for Neighborhoods (N4N), and additional data presented by staff.

Council provided direction on code amendments relating to STVR permitting and operational standards. The items below provide a general summary of the proposed code amendments to Chapter 3.25:

- **General STVR permit**

General STVR permit is a type of STVR rental permit that is neither a homeshare STVR permit nor a primary residence STVR permit. This type of STVR permit would be for an owner's second home or investment property used as a STVR unit.

- **Primary Residence STVR Permit**

Primary residence STVR permit is a type of STVR permit whereby the dwelling is the owner's primary residence. Primary residence means a dwelling where an owner spends the majority of the calendar year on the property used as a STVR, and the property is identified in the Riverside County Assessor's record as the owner's primary residence.

- **Homeshare STVR Permit**

Homeshare STVR permit is a type of STVR permit whereby the owner hosts visitors in the owner's home, for compensation, while the owner lives on-site and in the home, throughout the visitor's stay.

- **Estate home (5+ bedrooms or more)**

An Estate Home is sub-type to any of the three (3) STVR permit types listed above; and is defined as a single-family detached residence with five (5) or more bedrooms, subject to meeting evaluation criteria regarding adequate on-site parking and available street parking, potential noise impacts, and sufficient physical distance from adjacent properties, i.e., outdoor gathering spaces, pools, and other living spaces, to ensure that the STVR will not create conditions detrimental to the public health, safety and general welfare of the surrounding neighborhood. Inspection of the property to evaluate the above criteria and to verify the number of bedrooms is required. Installation of noise monitoring devices is also required.

- **Two-strikes policy**

The three-strikes policy is changed to a two-strikes policy for violations. A violation may not count towards a strike if it is a first-time violation that has minimal impact on the use and enjoyment of adjacent and nearby properties such as trash or debris left in view, permit number and bedroom count not posted or in the wrong location in an advertisement, and overoccupancy due to a minor (child) and not associated with a noise disturbance. A minor violation reprieve may be requested by a STVR owner by written request to the city's code enforcement officer for relief from counting one or more violations within the one-year period as a minor violation.

Council expressed general support for requiring a contract agreement between the owner and renter acknowledging the City's STVR regulations. Staff is preparing this requirement as part of the permitting process, including updating the good neighbor brochure which will include this requirement.

Pursuant to the discussion during the February 25, 2021 special meeting, general consensus was expressed at this time not to pursue imposing limitations to bookings for STVRs, requiring security deposit from renters, or limiting the number of STVR permits per individual owner.

### **ALTERNATIVES**

Council may elect to adopt some of the changes; instruct Staff to make additional/different amendments; and/or amend certain sections of these chapters of the Code.

Prepared by: Danny Castro, Design and Development Director

Approved by: Jon McMillen, City Manager

[CLICK HERE to Return to Agenda](#)

**ORDINANCE NO. XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, AMENDING CHAPTER 3.25 OF THE LA QUINTA MUNICIPAL CODE RELATED TO SHORT TERM VACATION RENTALS**

**WHEREAS**, Chapter 3.25 of the La Quinta Municipal Code (LQMC) relates to short-term vacation rentals; and

**WHEREAS**, the City has the authority to regulate businesses operating within the City; and

**WHEREAS**, Chapter 3.25 of the LQMC addresses permitted uses, short-term vacation rental process and permitting procedures; and

**WHEREAS**, the proposed amendments are necessary to clarify regulations, process, and standards for short-term vacation rentals under the City's short-term vacation rental program, as more particularly set forth in this Ordinance.

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

SECTION 1. Chapter 3.25 shall be amended as written in "Exhibit A" attached hereto and incorporated herein by reference.

SECTION 2. **Corrective Amendments:** The City Council does hereby grant the City Clerk the ability to make minor amendments and corrections of typographical or clerical errors to "Exhibit A" to ensure consistency of all approved text amendments prior to the publication in the La Quinta Municipal Code.

SECTION 3. **Posting:** The City Clerk shall, within 15 days after passage of this Ordinance, cause it to be posted in at least three public places designated by resolution of the City Council, shall certify to the adoption and posting of this Ordinance, and shall cause this Ordinance and its certification, together with proof of posting to be entered into the Book of Ordinances of the City of La Quinta.

SECTION 4. **Effective Date:** This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 5. **Severability:** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason,

Ordinance No. XXX  
Amendments to Chapter 3.25 Short-Term Vacation Rentals  
Adopted: Month XX, 2021  
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held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more section, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared unconstitutional.

**PASSED, APPROVED and ADOPTED**, at a regular meeting of the La Quinta City Council held this \_\_\_\_ day of \_\_\_\_\_, 2021 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
LINDA EVANS, Mayor  
City of La Quinta, California

**ATTEST:**

\_\_\_\_\_  
MONIKA RADEVA, City Clerk  
City of La Quinta, California

(CITY SEAL)

**APPROVED AS TO FORM:**

\_\_\_\_\_  
WILLIAM H. IHRKE, City Attorney

**EXHIBIT A**

City of La Quinta, California

**Chapter 3.25 SHORT-TERM VACATION RENTALS**

**Chapter 3.25 SHORT-TERM VACATION RENTALS**

**3.25.010 Title.**

This chapter shall be referred to as the “Short-Term Vacation Rental Regulations.” (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

**3.25.020 Purpose.**

A. The purpose of this chapter is to establish regulations for the use of privately owned residential dwellings as short-term vacation rentals that ensure the collection and payment of transient occupancy taxes (TOT) as provided in Chapter [3.24](#) of this code, and minimize the negative secondary effects of such use on surrounding residential neighborhoods.

B. This chapter is not intended to provide any owner of residential property with the right or privilege to violate any private conditions, covenants and restrictions applicable to the owner’s property that may prohibit the use of such owner’s residential property for short-term vacation rental purposes as defined in this chapter. (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

C. The requirements of this chapter shall be presumed to apply to any residential dwelling that has received a short-term vacation rental permit. A rebuttable presumption arises that, whenever there is an occupant(s), paying rent or not, of a residential dwelling that has received a short-term vacation rental permit, the requirements of this chapter shall apply, including but not limited to any suspension or other modifications imposed on a short-term vacation rental permit as set forth in this chapter. The city manager or authorized designee shall have the authority to implement any necessary or appropriate policies and procedures to implement the rebuttable presumption set forth in this section.

**3.25.030 Definitions.**

For purposes of this chapter, the following words and phrases shall have the meaning respectively ascribed to them by this section:

“Advertise,” “advertisement,” “advertising,” “publish,” and “publication” mean any and all means, whether verbal or written, through any media whatsoever whether in use prior to, at the time of, or after the enactment of the ordinance amending this chapter, used for conveying to any member or members of the public the ability or availability to rent a short-term vacation rental unit as defined in this section, or used for conveying to any member or members of the public a notice of an intention to rent a short-term vacation rental unit as defined in this section. For purposes of this definition, the following media are listed as examples, which are not and shall not be construed as exhaustive: Verbal or written announcements by proclamation or outcry, newspaper advertisement, magazine advertisement, handbill, written or printed notice, printed or poster display, billboard display, e-mail or other electronic/digital messaging platform, electronic commerce/commercial Internet websites, and any and all other electronic media, television, radio, satellite-based, or Internet website.

“Applicable laws, rules and regulations” means any laws, rules, regulations and codes (whether local, state or federal) pertaining to the use and occupancy of a privately owned dwelling unit as a short-term vacation rental.

“Applicant” means the owner of the short-term vacation rental unit.

“Authorized agent or representative” means a designated agent or representative who is appointed by the owner and also is responsible for compliance with this chapter with respect to the short-term vacation rental unit.

“Booking transaction” means any reservation or payment service provided by a person or entity who facilitates a home-sharing or vacation rental (including short-term vacation rental) transaction between a prospective occupant and an owner or owner’s authorized agent or representative.

“City manager” means that person acting in the capacity of the city manager of the city of La Quinta or authorized designee.

“Declaration of non-use” means the declaration described in Section [3.25.050](#).

“Dwelling” has the same meaning as set forth in Section [9.280.030](#) (or successor provision, as may be amended from time to time) of this code; “dwelling” does not include any impermanent, transitory, or mobile means of temporary lodging, including but not limited to mobile homes, recreational vehicles (RVs), car trailers, and camping tents.

[“Estate home” is defined as a single-family detached residence with five \(5\) or more bedrooms, subject to evaluation criteria and inspection of the property pursuant to Section 3.25.060\(D\). An estate home is a sub-type of short-term vacation rental unit and shall be subject to a general short-term vacation rental permit, primary residence short-term vacation rental permit, or homeshare short-term vacation rental permit, as applicable, pursuant to this chapter.](#)

[“General short-term vacation rental permit” is a type of short-term vacation rental permit that is neither a homeshare short-term vacation rental permit nor a primary residence short-term vacation rental permit.](#)

“Good neighbor brochure” means a document prepared by the city that summarizes the general rules of conduct, consideration, and respect, including, without limitation, provisions of this code and other applicable laws, rules or regulations pertaining to the use and occupancy of short-term vacation rental units.

[“Homeshare short-term vacation rental permit” is a type of short-term vacation rental permit whereby the Owner hosts visitors in the Owner’s dwelling, for compensation, for periods of thirty \(30\) consecutive calendar days or less, while the Owner lives on-site and in the dwelling, throughout the visiting occupant’s stay.](#)

“Hosting platform” means a person or entity who participates in the home-sharing or vacation rental (including short-term vacation rental) business by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a booking transaction using any medium of facilitation, including but not limited to the Internet.

“Local contact person” means the person designated by the owner or the owner’s authorized agent or representative who shall be available twenty-four hours per day, seven days per week with the ability to respond to the location within forty-five minutes for the purpose of: (1) taking remedial action to resolve any such complaints; and (2) responding to complaints regarding the condition, operation, or



conduct of occupants of the short-term vacation rental unit. A designated local contact person must obtain a business license otherwise required by Sections [3.24.060](#) and [3.28.020](#) (or successor provisions, as may be amended from time to time) of this code.

“Notice of permit modification, suspension or revocation” means the notice the city may issue to an applicant, authorized agent or representative, local contact person, occupant, owner, responsible person, or any other person or entity authorized to be issued such notice under this code for a short-term vacation rental unit, upon a determination by the city of a violation of this chapter or other provisions of this code relating to authorized uses of property subject to this chapter.

“Occupant” means any person(s) occupying the dwelling at any time.

“Owner” means the person(s) or entity(ies) that hold(s) legal and/or equitable title to the subject short-term vacation rental.

[“Primary residence” means a dwelling where an Owner spends the majority of the calendar year on the property used as a short-term vacation rental unit, and the property is identified in the Riverside County Assessor’s record as the Owner’s primary residence.](#)

[“Primary residence short-term vacation rental permit” is a type of short-term vacation rental permit whereby the short-term vacation rental unit is the Owner’s primary residence, as defined herein in this section.](#)

“Property” means a residential legal lot of record on which a short-term vacation rental unit is located.

“Rent” has the same meaning as set forth in Section [3.24.020](#) (or successor provision, as may be amended from time to time) of this code.

“Rental agreement” means a written or verbal agreement for use and occupancy of a privately-owned residential dwelling that has been issued a short-term vacation rental permit, including a dwelling that may have a permit which has been or is under suspension.

“Responsible person” means the signatory of an agreement for the rental, use and occupancy of a short-term vacation rental unit, and/or any person(s) occupying the short-term vacation rental unit without a rental agreement, including the owner(s), owner’s authorized agent(s) or representative(s), local contact(s), and their guests, who shall be an occupant of that short-term vacation rental unit, who is at least twenty-one years of age, and who is legally responsible for ensuring that all occupants of the short-term vacation rental unit and/or their guests comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the subject short-term vacation rental unit.

“Short-term vacation rental permit” means a permit that permits the use of a privately owned residential dwelling as a short-term vacation rental unit pursuant to the provisions of this chapter, and which incorporates by consolidation a transient occupancy permit and a business license otherwise required by Sections [3.24.060](#) and [3.28.020](#) (or successor provisions, as may be amended from time to time) of this code. [A short-term vacation rental permit is one of the following types: \(1\) General short-term vacation rental permit, \(2\) Primary residence short-term vacation rental permit, or \(3\) Homeshare short-term vacation rental permit, as defined in this section.](#)

“Short-term vacation rental unit” means a privately owned residential dwelling, such as, but not limited to, a single-family detached or multiple-family attached unit, apartment house, condominium, cooperative apartment, duplex, or any portion of such dwellings and/or property and/or yard features appurtenant thereto, rented for occupancy and/or occupied for dwelling, lodging, or any transient use,

including but not limited to sleeping overnight purposes for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days, by any person(s) with or without a rental agreement.

“STVR” may be used by city officials as an abbreviation for “short-term vacation rental.”

“Suspension” means that short-term vacation rental permit that is suspended pursuant to Section 3.25.090.

“Tenant” or “transient,” for purposes of this chapter, means any person who seeks to rent or who does rent, or who occupies or seeks to occupy, for thirty (30) consecutive calendar days or less, a short-term vacation rental unit. (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

### **3.25.040 Authorized agent or representative.**

A. Except for the completion of an application for a short-term vacation rental permit and business license, the owner may designate an authorized agent or representative to ensure compliance with the requirements of this chapter with respect to the short-term vacation rental unit on his, her or their behalf. Nevertheless, the owner shall not be relieved from any personal responsibility and personal liability for noncompliance with any applicable law, rule or regulation pertaining to the use and occupancy of the subject short-term vacation rental unit, regardless of whether such noncompliance was committed by the owner’s authorized agent or representative or the occupants of the owner’s short-term vacation rental unit or their guests.

B. The owner must be the applicant for and holder of a short-term vacation rental permit and business license and shall not authorize an agent or a representative to apply for or hold a short-term vacation rental permit and business license on the owner’s behalf. The owner’s signature is required on all short-term vacation rental application forms, and the city may prescribe reasonable requirements to verify that an applicant or purported owner is the owner in fact. (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

### **3.25.050 Short-term vacation rental permit—Required.**

A. The owner is required to obtain a short-term vacation rental permit and a business license from the city before the owner or the owner’s authorized agent or representative may rent or advertise a short-term vacation rental unit. No short-term vacation rental use may occur in the city except in compliance with this chapter. No property in the city may be issued a short-term vacation rental permit or used as a short-term vacation rental unit unless the property is a residential dwelling that complies with the requirements of this chapter.

B. A short-term vacation rental permit and business license shall be valid for one (1) year and renewed on an annual basis in order to remain valid.

1. A short-term vacation rental permit and business license renewal application shall be submitted no earlier than sixty (60) calendar days but no later than thirty (30) calendar days prior to the permit’s expiration date. Failure to renew a short-term vacation rental permit as prescribed in this section may result in the short-term vacation rental permit being terminated.
2. A new owner of a property (or a new person and/or new entity that owns or controls a business or organization or other entity of any kind, such as a limited liability company,

which is the owner of a property) previously operated as a short-term vacation rental unit by the former owner (or by a former person or entity that owned or controlled the business or organization or other entity of any kind that continues to be the owner of the property) may not renew the previous owner's short-term vacation rental permit and shall apply for a new short-term vacation rental permit, pursuant to this chapter, if the new owner (or new person and/or new entity that owns or controls a business or organization or other entity of any kind that continues to be the owner of a property) wants to continue to use the residential dwelling as a short-term vacation rental unit.

3. If an owner or an owner's authorized agent or representative, pursuant to all applicable laws, constructs additional bedrooms to an existing residential dwelling or converts non-bedroom spaces and areas in an existing residential dwelling into additional bedrooms, the owner or owner's authorized agent or representative shall notify the city and update the short-term vacation rental unit's online registration profile upon city approval of the addition or conversion so that the city may confirm that such conversion is consistent with this chapter and the code, including all applicable provisions in Title 8 of the code, and reissue the short-term vacation rental permit so that it accurately identifies the number of approved bedrooms, if the owner wants to continue to use the dwelling as a short-term vacation rental unit. The city may conduct an onsite inspection of the property to verify compliance with this chapter and the code. Code compliance inspections may be billed for full cost recovery at one hour for initial inspection and in thirty-minute increments for each follow-up inspection pursuant to subsection D. For purposes of this chapter, "reissue" or "reissuance" of a short-term vacation rental permit means a permit that is reissued by the city, with corrected information, as applicable, to be valid for the balance of the existing one (1)-year permit and license period.

C. A short-term vacation rental permit and business license shall be valid only for the number of bedrooms in a residential dwelling equal to the number of bedrooms the city establishes as eligible for listing as a short-term vacation rental unit and shall not exceed the number of bedrooms allowable for the number of occupants as set forth in Section [3.25.070](#). The allowable number of bedrooms shall meet all applicable requirements under federal, state and city codes, including, but not limited to, the provisions of Section [9.50.100](#) (or successor provision, as may be amended from time to time) governing "additional bedrooms" and all applicable building and construction codes in Title 8 of this code. A short-term vacation rental permit shall not issue for, or otherwise authorize the use of, additional bedrooms converted from non-bedroom spaces or areas in an existing residential dwelling except upon express city approval for the additional bedrooms in compliance with this code, including Section [9.50.100](#) (or successor provision, as may be amended from time to time), and upon approval of an application for a new or renewed short-term vacation rental permit as provided in subsection B.

D. A short-term vacation rental permit and business license shall not be issued or renewed, and may be suspended or permanently revoked, if the property, or any building, structure, or use or land use on the property is in violation of this code. The city may conduct an inspection of the property prior to the issuance or renewal of a short-term vacation rental permit and/or business license. Code compliance inspections may be billed for full cost recovery at one hour for initial inspection and in thirty-minute increments for each follow-up inspection. For purposes of this subsection, a code violation exists if, at the time of the submittal of an application for a new or renewed short-term

vacation rental permit or business license, the city has commenced administrative proceedings by issuing written communication and/or official notice to the owner or owner’s responsible agent or representative of one or more code violations. For purposes of this chapter, “building,” “structure,” and “use or land use” have the same meanings as set forth in Section [9.280.030](#) (or successor provisions, as may be amended from time to time) of this code.

E. A short-term vacation rental permit and business license shall not be issued or renewed, and may be suspended or permanently revoked, if any portion of transient occupancy tax has not been reported and/or remitted to the city for the previous calendar year by the applicable deadline for the reporting and/or remittance of the transient occupancy tax.

F. A short-term vacation rental permit and business license shall not be issued or renewed, and may be suspended or permanently revoked, if the residential dwelling to be used as a short-term rental unit lacks adequate onsite parking. For purposes of this subsection, “adequate onsite parking” shall be determined by dividing the total number of occupants commensurate with the approved number of bedrooms as provided in the table under Section [3.25.070](#) by four, such that the ratio of the total number of occupants to onsite parking spots does not exceed four to one (4:1). For example, a residential dwelling with five bedrooms may permissibly host a total number of ten occupants and therefore requires three on-site parking spots. Onsite parking shall be on an approved driveway, garage, and/or carport areas only in accordance with Section [3.25.070\(R\)](#), and no more than two street parking spots may count towards the number of on-site parking spots necessary to meet the “adequate onsite parking” requirement under this subsection.

G. An owner or owner’s authorized agent or representative who claims not to be operating a short-term vacation rental unit or who has obtained a valid short-term vacation rental permit and business license pursuant to this chapter, may voluntarily opt-out of the requirements of this chapter, prior to the issuance or expiration of a short-term vacation rental permit and business license that are applicable to the short-term vacation rental unit, only upon the owner, the owner’s authorized agent or representative and/or the owner’s designated local contact person executing, under penalty of perjury, a declaration of non-use as a short-term vacation rental unit, in a form prescribed by the city (for purposes of this chapter, a “declaration of non-use”). Upon the receipt and filing by the city of a fully executed declaration of non-use, the owner or owner’s authorized agent representative shall be released from complying with this chapter as long as the property is not used as a short-term vacation rental unit. Use of the property as a short-term vacation unit after the city’s receipt and filing of a declaration of non-use, is a violation of this chapter. If, after a declaration of non-use has been received and filed by the city, the owner or owner’s authorized agent or representative wants to use that property as a short-term vacation rental unit, the owner shall apply for a new short-term vacation rental permit and business license and fully comply with the requirements of this chapter and the code; provided, however, that if a short-term vacation rental permit is or will be suspended on the date an owner or owner’s authorized agent or representative submits to the city a declaration of non-use for the short-term vacation rental unit under suspension, then the owner may apply for a new short-term vacation rental permit and business license only after twelve (12) consecutive months have elapsed from the date of the declaration of non-use, and the owner and owner’s authorized agent or representative otherwise shall fully comply with the requirements of this chapter and the code. (Ord. 577 § 1, 2019; Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

**3.25.060 Short-term vacation rental permit—Application requirements.**

A. The owner or the owner’s authorized agent or representative must submit the information required on the city’s short-term vacation rental permit application form provided by the city, which may include any or all of the following:

1. The name, address, and telephone number of the owner of the subject short-term vacation rental unit;
2. The name, address, and telephone number of the owner’s authorized agent or representative, if any;
3. The name, address, and twenty-four-hour telephone number of the local contact person;
4. The address of the proposed short-term vacation rental unit, Internet listing site and listing number;
5. The number of bedrooms shall not exceed the number of bedrooms allowable for the number of occupants as set forth in Section [3.25.070](#). The allowable number of bedrooms shall meet all applicable building and construction requirements under federal, state and city codes, including, but not limited to, the provisions of Section [9.50.100](#) (or successor provision, as may be amended from time to time) governing “additional bedrooms” and all applicable building and construction codes in Title 8 of this code;
6. Acknowledgement of receipt of all electronically distributed short-term vacation rental information from the city, including any good neighbor brochure;
7. The owner or owner’s authorized agent or representative who has applied for a short-term vacation rental permit shall provide the city with written authorization that issuance of a short-term vacation rental permit pursuant to this chapter is not inconsistent with any recorded or unrecorded restrictive covenant, document, or other policy of a homeowner association (HOA) or other person or entity which has governing authority over the property on which a short-term vacation rental unit will be operated; in furtherance of this requirement, there shall be a rebuttable presumption that an owner or owner’s authorized agent or representative does not have written authorization for the issuance of a short-term vacation rental permit if a HOA or other person or entity which has governing authority over the property has submitted to the city a duly-authorized official writing, which informs the city that short-term vacation rentals of thirty (30) consecutive days or less are not permitted on the property applying for a short-term vacation rental permit; and
8. Such other information as the city manager or authorized designee deems reasonably necessary to administer this chapter.

B. The short-term vacation rental permit application shall be accompanied by an application fee as set by resolution of the city council. A short-term vacation rental permit and business license shall not be issued or renewed while any check or other payment method cannot be processed for insufficient funds.

C. The city may determine the maximum number of bedrooms in a residential dwelling with multiple bedrooms eligible for use as a short-term vacation rental unit upon issuance of a short-term vacation

rental permit. When determining the maximum number of bedrooms eligible for use as short-term vacation rentals, the city shall consider the public health, safety, and welfare, shall comply with building and residential codes, and may rely on public records relating to planned and approved living space within the residential dwellings, including, but not limited to, title insurance reports, official county records, and tax assessor records. Owners of residential dwellings that exceed five thousand square feet of developed space on a lot may apply for additional bedrooms. An owner and/or owner's authorized agent or representative may not advertise availability for occupancy of a short-term vacation rental unit for more than the approved number of bedrooms listed in the short-term vacation rental permit issued by the city pursuant to this chapter. In addition to any other rights and remedies available to the city under this chapter, the first violation for failing to advertise the approved number of bedrooms may be subject to a fine by an administrative citation, and a second or subsequent violation for failing to advertise the approved number of bedrooms may result in a revocation (which may include permanent revocation) of the short-term vacation rental permit and/or any affiliated licenses or permits pursuant to the provisions set forth in Section 3.25.100.

D. [Short-term vacation rental permit applications shall comply with the following:](#)

[1. A short-term vacation rental permit application for the Estate home shall be subject to evaluation and inspection of the property to ensure that the short-term vacation rental unit will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties in the vicinity. Evaluation and inspection shall include, but not be limited to: verification of the number of bedrooms, adequate on-site parking spaces, availability of nearby street parking, physical distance of the Estate home from adjacent properties, such as location and distance of outdoor gathering spaces, pools, and other living spaces from neighboring properties. The city manager, or designee, shall have the authority to impose additional conditions on the use of the Estate home as a short-term vacation rental unit to ensure that any potential secondary effects unique to the subject short-term vacation rental unit are avoided or adequately mitigated.](#)

[2. A short-term vacation rental permit application may be denied if the applicant has failed to comply with application requirements in this chapter, or has had a prior short-term vacation rental permit for the same unit revoked within the past twelve \(12\) calendar months. In addition, upon adoption of a resolution pursuant to subsection H, the city may limit the number of short-term vacation rental units in a given geographic area based on a high concentration of short-term vacation rental units. The city shall maintain a waiting list of short-term vacation rental permit applications for such geographic areas where the city determines, based on substantial evidence after a noticed public hearing and public hearing, there is a higher than average concentration of short-term vacation rental units that either affects the public health, safety, and welfare or significantly negatively impacts the character and standard of living in a neighborhood within that geographic area, or both.](#)

E. Short-term vacation rental permit applications may take up to, and the city shall have, thirty (30) calendar days to process. An application for a renewal of a short-term vacation rental permit and business license should be submitted at least thirty (30) calendar days prior to the existing permit's expiration to allow sufficient time for the city to process the renewal application. Nothing in this subsection or chapter shall be construed as requiring the city to issue or deny a short-term vacation rental permit in less than thirty (30) calendar days, as no permit shall be issued until such time as application review is complete. No short-term vacation rental use may occur in the city without a valid short-term vacation rental permit is issued in accordance with this chapter.

F. Upon a change of ownership of a property (or upon a new person and/or new entity owning or controlling a business or organization or other entity of any kind, such as a limited liability company, which is the owner of a property) licensed to operate as a short-term vacation rental unit, the owner or owner’s authorized agent or representative shall notify the city of such change immediately. The existing short-term vacation rental permit shall be terminated and the property must cease operating as a short-term vacation rental immediately. Failure to comply may result in a fine of \$1,000 per day for a continuing violation of this subsection F.

G. Immediately upon a change of an owner’s authorized agent or representative, local contact, or any other change pertaining to the information contained in the short-term vacation rental application, the owner or owner’s authorized agent or representative shall update the short-term vacation rental unit’s online registration profile used by the city for the implementation of the short-term vacation rental regulations. Failure to update immediately this information may result in a violation of this chapter, including but not limited to a suspension or revocation of a short-term vacation rental permit, until all information is updated.

H. The city manager or authorized designee shall prepare, for adoption by resolution by the city council, a review procedure and criteria to evaluate the limitation for issuance of STVR permits and/or STVR applications for geographic areas within the city as set forth in subsection D. (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

**3.25.070 Operational requirements and standard conditions.**

A. The owner and/or owner’s authorized agent or representative shall use reasonably prudent business practices to ensure that the short-term vacation rental unit is used in a manner that complies with all applicable laws, rules and regulations pertaining to the use and occupancy of the subject short-term vacation rental unit.

- 1. An Estate home may be established for short-term vacation rental use subject to evaluation and inspection of the property pursuant to Section 3.25.060(D).
- 2. An Estate home established for short-term vacation rental use is required to be equipped with a noise monitoring device(s) that is operable at all times.

B. The responsible person(s) shall be an occupant(s) of the short-term vacation rental unit for which he, she or they signed a rental agreement for such rental, use and occupancy, and/or any person(s) occupying the short-term vacation rental unit without a rental agreement, including the owner, owner’s authorized agent or representative, local contact(s) and their guests. No non-permanent improvements to the property, such as tents, trailers, or other mobile units, may be used as short-term vacation rentals. The total number of occupants, including the responsible person(s), allowed to occupy any given short-term vacation rental unit may be within the ranges set forth in the table below. By the issuance of a short-term vacation rental permit, the city or its authorized designees, including police, shall have the right to conduct a count of all persons occupying the short-term vacation rental unit in response to a complaint or any other legal grounds to conduct an inspection resulting from the use of the short-term vacation rental unit, and the failure to allow the city or its authorized designees the ability to conduct such a count may constitute a violation of this chapter. The city council may by resolution further restrict occupancy levels provided those restrictions are within the occupancy ranges set forth below.

<b>Number of Bedrooms</b>	<b>Total of Overnight* Occupants</b>	<b>Total Daytime** Occupants (Including Number of Overnight Occupants)</b>
0 – Studio	2	2—8
1	2—4	2—8
2	4—6	4—8
3	6—8	6—12
4	8—10	8—16
5	10—12	10—18
6	12—14	12—20
7	14	14—20
8	16	16—22
9	18	18—24

\* Overnight (10:01 p.m. – 6:59 a.m.)

\*\* Daytime (7:00 a.m. – 10:00 p.m.)

C. The person(s) listed as the local contact person in the short-term vacation rental unit’s online registration profile shall be available twenty-four (24) hours per day, seven (7) days per week, with the ability to respond to the location within thirty (30) minutes to complaints regarding the condition, operation, or conduct of occupants of the short-term vacation rental unit or their guests. The person(s) listed as a local contact person shall be able to respond personally to the location, or to contact the owner or the owner’s authorized agent or representative to respond personally to the location, within thirty (30) minutes of notification or attempted notification by the city or its authorized short-term vacation rental designated hotline service provider. No provision in this section shall obligate the city or its authorized short-term vacation rental designated hotline service provider to attempt to contact any person or entity other than the person(s) listed as the local contact person.

D. The owner, the owner’s authorized agent or representative and/or the owner’s designated local contact person shall use reasonably prudent business practices to ensure that the occupants and/or guests of the short-term vacation rental unit do not create unreasonable or unlawful noise or disturbances, engage in disorderly conduct, or violate any applicable law, rule or regulation pertaining to the use and occupancy of the subject short-term vacation rental unit.

E. Occupants of the short-term vacation rental unit shall comply with the standards and regulations for allowable noise at the property in accordance with Section [9.100.210](#) and 11.08.040 (or successor provision, as may be amended from time to time) of this code. No radio receiver, musical instrument, phonograph, compact disk player, loudspeaker, karaoke machine, sound amplifier, or any machine, device or equipment that produces or reproduces any sound shall be used outside or be audible from the outside of any short-term vacation rental unit between the hours of 10:00 p.m. and 7:00 a.m. Pacific Standard Time. Observations of noise related violations shall be made by the city or its authorized designee from any location at which a city official or authorized designee may lawfully be, including



but not limited to any public right-of-way, any city-owned public property, and any private property to which the city or its authorized designee has been granted access.

F. Prior to occupancy of a short-term vacation rental unit, the owner or the owner’s authorized agent or representative shall:

1. Obtain the contact information of the responsible person;
2. Provide copies of all electronically distributed short-term vacation rental information from the city, including any good neighbor brochure to the responsible person and post in a conspicuous location within the short-term vacation rental unit, in a manner that allows for the information to be viewed in its entirety; and require such responsible person to execute a formal acknowledgement that he or she is legally responsible for compliance by all occupants of the short-term vacation rental unit and their guests with all applicable laws, rules and regulations pertaining to the use and occupancy of the short-term vacation rental unit. This information shall be maintained by the owner or the owner’s authorized agent or representative for a period of three years and be made readily available upon request of any officer of the city responsible for the enforcement of any provision of this code or any other applicable law, rule or regulation pertaining to the use and occupancy of the short-term vacation rental unit.

G. The owner, the owner’s authorized agent or representative and/or the owner’s designated local contact person shall, upon notification or attempted notification that the responsible person and/or any occupant and/or guest of the short-term vacation rental unit has created unreasonable or unlawful noise or disturbances, engaged in disorderly conduct, or committed violations of any applicable law, rule or regulation pertaining to the use and occupancy of the subject short-term vacation rental unit, promptly respond within thirty (30) minutes to immediately halt and prevent a recurrence of such conduct by the responsible person and/or any occupants and/or guests. Failure of the owner, the owner’s authorized agent or representative and/or the owner’s designated local contact person to respond to calls or complaints regarding the condition, operation, or conduct of occupants and/or guests of the short-term vacation rental unit within thirty (30) minutes, shall be subject to all administrative, legal and equitable remedies available to the city.

H. [reserved]

I. Trash and refuse shall not be left stored within public view, except in proper containers for the purpose of collection by the city’s authorized waste hauler on scheduled trash collection days. The owner, the owner’s authorized agent or representative shall use reasonably prudent business practices to ensure compliance with all the provisions of Chapter [6.04](#) (Solid Waste Collection and Disposal) (or successor provision, as may be amended from time to time) of this code.

J. Signs may be posted on the premises to advertise the availability of the short-term vacation rental unit as provided for in Chapter [9.160](#) (Signs) (or successor provision, as may be amended from time to time) of this code.

K. The owner, authorized agent or representative and/or the owner’s designated local contact person shall post a copy of the short-term vacation rental permit and a copy of the good neighbor brochure in a conspicuous place within the short-term vacation rental unit, and a copy of the good neighbor brochure shall be provided to each occupant of the subject short-term vacation rental unit.

L. Unless otherwise provided in this chapter, the owner and/or the owner’s authorized agent or representative shall comply with all provisions of Chapter [3.24](#) concerning transient occupancy taxes,

including, but not limited to, submission of a monthly return in accordance with Section [3.24.080](#) (or successor provisions, as may be amended from time to time) of this code, which shall be filed monthly even if the short-term vacation rental unit was not rented during each such month.

M. Guesthouses, detached from the primary residential dwelling on the property, or the primary residential dwelling on the property, may be rented pursuant to this chapter as long as the guesthouse and the primary residential dwelling are rented to one party.

N. The owner and/or the owner's authorized agent or representative shall post the number of authorized bedrooms and the current short-term vacation rental permit number at the beginning or top of any advertisement that promotes the availability or existence of a short-term vacation rental unit. In the instance of audio-only advertising of the same, the short-term vacation rental permit number shall be read as part of the advertisement.

O. The owner and/or owner's authorized agent or representative shall operate a short-term vacation rental unit in compliance with any other permits or licenses that apply to the property, including, but not limited to, any permit or license needed to operate a special event pursuant to Section [9.60.170](#) (or successor provision, as may be amended from time to time) of this code. The city may limit the number of special event permits issued per year on residential dwellings pursuant to Section [9.60.170](#) (or successor provision, as may be amended from time to time).

P. The city manager, or designee, shall have the authority to impose additional conditions on the use of any given short-term vacation rental unit to ensure that any potential secondary effects unique to the subject short-term vacation rental unit are avoided or adequately mitigated, including, but not limited to, a mitigating condition that would require the installation of a noise monitoring device to keep time-stamped noise level data from the property that will be made available to the city upon city's reasonable request.

Q. The standard conditions set forth herein may be modified by the city manager, or designee, upon request of the owner or the owner's authorized agent or representative based on site-specific circumstances for the purpose of allowing reasonable accommodation of a short-term vacation rental. All requests must be in writing and shall identify how the strict application of the standard conditions creates an unreasonable hardship to a property such that, if the requirement is not modified, reasonable use of the property for a short-term vacation rental would not be allowed. Any hardships identified must relate to physical constraints to the subject site and shall not be self-induced or economic. Any modifications of the standard conditions shall not further exacerbate an already existing problem.

R. On-site parking shall be on an approved driveway, garage, and/or carport areas only; this section does not impose restrictions on public street parking regulations. Recreational vehicles may be parked in accordance with the provisions set forth in Section [9.60.130](#) (or successor provision, as may be amended from time to time) of this code. (Ord. 577 § 1, 2019; Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

### **[3.25.080 Recordkeeping and hosting platform duties.](#)**

A. The owner or the owner's authorized agent or representative shall maintain for a period of three years, records in such form as the tax administrator (as defined in Chapter [3.24](#)) may require to determine the amount of transient occupancy tax owed to the city. The tax administrator shall have the right to inspect such records at all reasonable times, which may be subject to the

subpoena by the tax administrator pursuant to Section [3.24.140](#) (Records) (Transient Occupancy Tax) (or successor provisions, as may be amended from time to time) of this code.

- B. Hosting platforms shall not complete any booking transaction for any residential dwelling or other property purporting to be a short-term vacation rental unit in the city unless the dwelling or property has a current and valid short-term vacation rental permit issued pursuant to this chapter, which is not under suspension, for the dates and times proposed as part of the booking transaction.
1. The city shall maintain an online registry of active and suspended short-term vacation rental permits, which hosting platforms may reference and rely upon for purposes of complying with subsection B. If a residential dwelling or other property purporting to be a short-term vacation rental unit matches with an address, permit number, and/or current and valid permit dates (not under suspension) set forth in the city's online registry, the hosting platforms may presume that the dwelling or other property has a current and valid short-term vacation rental permit.
  2. The provisions of this subsection B shall be interpreted in accordance with otherwise applicable state and federal law(s) and will not apply if determined by the city to be in violation of, or preempted by, any such law(s). (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

### **3.25.090 Violations.**

A. Additional Conditions. A violation of any provision of this chapter or this code by any applicant, occupant, responsible person, local contact person, owner, or owner's authorized agent or representative, shall authorize the city manager, or designee, to impose additional conditions on the use of any given short-term vacation rental unit to ensure that any potential additional violations are avoided.

B. Permit Modification, Suspension and Revocation. A violation of any provision of this chapter, this code, California [Vehicle Code](#), or any other applicable federal, state, or local laws or codes, including, but not limited to, applicable fire codes and the building and construction codes as set forth in Title 8 of this code, by any applicant, occupant, responsible person, local contact person, owner, or owner's authorized agent or representative, shall constitute grounds for modification, suspension and/or revocation (which may include permanent revocation) of the short-term vacation rental permit and/or any affiliated licenses or permits pursuant to the provisions set forth in Section [3.25.100](#).

C. Notice of Violation. The city may issue a notice of violation to any applicant, occupant, responsible person, local contact person, owner, owner's authorized agent or representative, or hosting platform, pursuant to Section [1.01.300](#) (or successor provisions, as may be amended from time to time) of this code, if there is any violation of this chapter committed, caused or maintained by any of the above parties.

D. ~~Three~~[Two \(2\)](#) Strikes Policy. ~~Three~~[Subject to a minor violation reprieve request, two \(2\)](#) violations of any provision of this chapter or this code within one (1) year by any applicant, occupant, responsible person, local contact person, owner, or owner's authorized agent or representative, with respect to any one residential dwelling ~~will~~[shall](#) result in an immediate suspension of the short-term vacation rental permit with subsequent ability to have a hearing before the city, pursuant to this chapter, to request a lifting of the suspension. [For purposes of this subsection, a "minor violation reprieve request" means](#)

a written request submitted to the city’s code enforcement officer for relief from counting one (1) or more violations within the one (1) year period as a minor violation, and “minor violation” means a violation of a particular section of this code that resulted in minimal impact on the use and enjoyment of the adjacent and nearby properties caused by any of the following:

- (1) Minor debris or trash containers left in view as a first offense;
- (2) A short-term vacation rental permit number or bedroom count not posted on an advertisement as a first offense;
- (3) A short-term vacation rental permit number or bedroom count posted in the wrong location on an advertisement as a first offense, or
- (4) Over occupancy due to a minor child not associated with a disturbance.

A determination of whether a code violation is a minor violation shall be based on substantial evidence presented to the code enforcement officer relating to that violation.

E. Administrative and Misdemeanor Citations. The city may issue an administrative citation to any applicant, occupant, responsible person, local contact person, owner, owner’s authorized agent or representative, or hosting platform, pursuant to Chapter 1.09 (Administrative Citations) (or successor provisions, as may be amended from time to time) of this code, if there is any violation of this chapter committed, caused or maintained by any of the above parties. Nothing in this section shall preclude the city from also issuing an infraction citation upon the occurrence of the same offense on a separate day. An administrative citation may impose a fine for one or more violations of this chapter in the maximum amount allowed by state law or this code in which the latter amount shall be as follows:

1. General STVR Violations (Occupancy/Noise/Parking).
  - a. First violation: one thousand dollars;
  - b. Second violation: two thousand dollars;
  - c. Third violation: three thousand dollars.
2. Operating a STVR Without a Valid Short-Term Vacation Rental Permit.
  - a. First violation: three thousand dollars;
  - b. Second or more violations: five thousand dollars;
  - c. In addition to the fine set forth above, the first violation of operating a STVR without a valid short-term vacation rental permit shall be cause for an owner (or person and/or entity that owns or controls a business or organization or other entity of any kind, such as a limited liability company, which is the owner of a property) to be prohibited for all time from being eligible to be issued a short-term vacation rental permit and/or business license for use of a property as a short-term vacation rental unit.
3. Hosting a Special Event at a STVR Without a Special Event Permit as Required by Section 9.60.170 (or Successor Provision, as May Be Amended From Time to Time) of This Code.
  - a. First violation: five thousand dollars;
  - b. Second violation: five thousand dollars.

Ordinance No. XXX  
Amendments to Chapter 3.25 Short-Term Vacation Rentals  
Adopted: Month XX, 2021  
Page 17 of 18

F. Public Nuisance. In addition to any and all rights and remedies available to the city, it shall be a public nuisance for any person or entity to commit, cause or maintain a violation of this chapter, which shall be subject to the provisions of Section [1.01.250](#) (Violations public nuisances) (or successor provisions, as may be amended from time to time) of this code. (Ord. 578 § 1, 2019; Ord. 572 § 1, 2018; Ord. 563 § 1, 2017; Ord. 501 § 2, 2012)

**3.25.100 Appeals.**

- A. Any person aggrieved by any decision of a city officer made pursuant to this chapter may request a hearing before the city manager in accordance with Chapter [2.08](#) (or successor provisions, as may be amended from time to time) of this code.
- B. Notwithstanding any provisions in Section 2.08.230 or otherwise in the code, the decision by the city manager of an appeal brought under this chapter shall be the final decision by the city for any violation of a short-term vacation rental permit issued under this order, except for any administrative citation imposing a fine, which shall be processed and subject to an administrative appeal pursuant to Chapter 1.09 of the code. (Ord. 572 § 1, 2018; Ord. 563 § 1, 2017)

Ordinance No. XXX  
Amendments to Chapter 3.25 Short-Term Vacation Rentals  
Adopted: Month XX, 2021  
Page 18 of 18

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

I, MONIKA RADEVA, City Clerk of the City of La Quinta, California, do hereby certify the foregoing to be a full, true, and correct copy of Ordinance No. XXX which was introduced at a regular meeting on the \_\_\_\_ day of \_\_\_\_\_, 2021, and was adopted at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2021, not being less than 5 days after the date of introduction thereof.

I further certify that the foregoing Ordinance was posted in three places within the City of La Quinta as specified in the Rules of Procedure adopted by City Council Resolution No. 2015-023.

\_\_\_\_\_  
MONIKA RADEVA, City Clerk  
City of La Quinta, California

DECLARATION OF POSTING

I, MONIKA RADEVA, City Clerk of the City of La Quinta, California, do hereby certify that the foregoing ordinance was posted on \_\_\_\_\_, 2021, pursuant to Council Resolution.

\_\_\_\_\_  
MONIKA RADEVA, City Clerk  
City of La Quinta, California

# City of La Quinta

CITY COUNCIL MEETING: March 2, 2021

## STAFF REPORT

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**AGENDA TITLE:** **CONTINUED FROM FEBRUARY 25, 2021:** ADOPT RESOLUTION TO AMEND THE CITY'S SHORT-TERM VACATION RENTAL PROGRAM PERMIT FEES

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### RECOMMENDATION

Adopt a Resolution to amend the City's Short-Term Vacation Rental Program Permit Fees.

### EXECUTIVE SUMMARY

- On a recurring basis, staff reviews existing user fees and rates as a basis for recovering allowable costs of certain City services.
- Due to recent revisions to the Short-Term Vacation Rental (STVR) Program rules and permit types, the City has updated the cost of permitting and regulation of STVRs and developed an updated fee schedule for City Council consideration.
- Council considered the proposed fees on February 25, 2021, and continued the public hearing to March 2, 2021, to allow staff an opportunity to finalize the code amendments to Chapter 3.25 identifying the different STVR permit types for which the fees are being proposed.
- If Council adopts the proposed changes, the updated fees will be effective 60 days after adoption (May 1, 2021).

### FISCAL IMPACT

Based on historical revenues and permit volume, the adjusted fees may generate an additional \$975,000 in annual revenue. Actual revenues will vary based on permit applications received.

### BACKGROUND/ANALYSIS

Staff conducts on-going reviews of user and regulatory fees. Periodically, fee adjustments are considered to improve the correlation between the City's cost of providing services and the fees imposed to recover those costs.

The current fee analysis is limited to short-term vacation rental permit fees. The current annual fee for permit issuance is \$200 per year. The City has historically collected less than the City's full cost of service for permit issuance.

The proposed fees will be based on permit type and number of bedrooms. The fee scale corresponds with the varying levels of effort required to permit and regulate the different types of STVRs permitted by the City. Under the proposed fee structure, the City will continue to collect less than the City’s full cost of permitting and regulation, however cost recovery will be significantly improved. The cost of service analysis to identify proposed cost recovery levels, is included as an attachment to this report.

The proposed fees are in-line with fees collected by other agencies for similar permits:

Agency	Permit Fee
Indian Wells	\$159
<b>(Current) - La Quinta</b>	<b>\$200</b>
Desert Hot Springs	\$230
Palm Springs - Homeshare	\$236
<b>(Proposed) La Quinta - Homeshare STVR Permit (Less than 5 Bedrooms)</b>	<b>\$250</b>
<b>(Proposed) La Quinta - Homeshare STVR Permit (5 Bedrooms or More)</b>	<b>\$500</b>
<b>(Proposed) La Quinta - Primary Residence STVR Permit (Less than 5 Bedrooms)</b>	<b>\$750</b>
<b>(Proposed) La Quinta - Primary Residence STVR Permit (5 Bedrooms or More)</b>	<b>\$1,250</b>
Palm Springs	\$944
<b>(Proposed) General La Quinta - STVR (Less than 5 Bedrooms)</b>	<b>\$1,000</b>
<b>(Proposed) General La Quinta - STVR (5 Bedrooms or More)</b>	<b>\$1,750</b>
Rancho Mirage	\$1,700
Cathedral City	\$1,950

## **AGENCY AND PUBLIC REVIEW**

Notice regarding the proposed fee changes was provided in accordance with Government Code Section 6062(a). Public Hearing notices were published in *The Desert Sun* on February 12 and 19, 2021.

## **ALTERNATIVES**

Do not approve the recommended permit fees and direct staff accordingly.

Prepared by: Monika Radeva, City Clerk

Approved by: Jon McMillen, City Manager

Attachment: 1. STVR Program Cost of Service Analysis



**RESOLUTION NO. 2021 – XXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, AMENDING THE CITY'S SHORT-TERM VACATION RENTAL PROGRAM PERMIT FEES**

**WHEREAS**, this action is exempt under the California Environmental Quality Act (CEQA), Article 18, Statutory Exemptions, Section 15273(a) Rates Tolls Fares and Charges; and

**WHEREAS**, this public hearing to set fees was duly noticed pursuant to Government Code Section 6062(a) – Manner of Publication for new fees and increases in *The Desert Sun* newspaper on February 12 and 19, 2021; and

**WHEREAS**, the City Council did hold a duly noticed public hearing on February 25, 2021, and continued this item to March 2, 2021; and

**WHEREAS**, user and regulatory fees are established by the City Council; and

**WHEREAS**, the City recently completed a study to identify the cost of providing various user and regulatory fee-related services; and

**WHEREAS**, the study examined fee-related services provided by the City, the costs reasonably borne by the City in providing those services, the beneficiaries of those services, and the revenues produced by those paying fees and charges for special services; and

**WHEREAS**, the City Council finds that providing these services is of special benefit to applicants both separate and apart from the general benefit to the public; and therefore, in the interests of fairness to the general public, the City desires to better recover the costs of providing these services from applicants who have sought or require the City's services by revising its schedule of fees; and

**WHEREAS**, the City Council hereby finds that the study provides adequate evidence to conclude that the revised Short-Term Vacation Rental Program Permit fees do not exceed the cost to provide the services for which the fees are charged; and

**WHEREAS,** the adopted fees shall be incorporated into the City’s existing Master Fee Schedule. The existing Master Fee Schedule was adopted on July 21, 2020, via Resolution No. 2020-027. Incorporating these fees into the Master Fee Schedule will allow for the fees to be considered with future comprehensive user and regulatory fee updates. Resolution No. 2020-27 is amended as expressly provided by this resolution, but shall otherwise remain in effect.

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

SECTION 1. The City Council hereby adopts each recital set forth above as a specific finding.

SECTION 2. The City Council hereby adopts the Short-Term Vacation Rental Program permit fees and charges as set forth in attached Exhibit "A," incorporated herewith by this reference.

SECTION 3. This Resolution shall become effective on March 2, 2021. The fees imposed by this Resolution shall go into effect 60 days after its adoption on May 1, 2021.

**PASSED, APPROVED, and ADOPTED** at a regular meeting of the La Quinta City Council held on this 2nd day of March, 2021, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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LINDA EVANS, Mayor  
City of La Quinta, California

Resolution No. 2021 – XXX  
Update of User and Regulatory Fees – Short-Term Vacation Rental Program Permit Fees  
Adopted: March 2, 2021  
Page 3 of 3

**ATTEST:**

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MONIKA REDEVA, City Clerk  
City of La Quinta, California

(CITY SEAL)

**APPROVED AS TO FORM:**

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

# City of La Quinta

## MASTER FEE SCHEDULE - SHORT-TERM VACATION RENTAL PERMIT FEE

Activity Description	Fee	Charge Basis	Note
Short-Term Vacation Rental Permit Fee			
1 Annual Permit Fee	\$200	per year	
2 <del>Code Compliance Inspection Fee (if applicable)</del>	<del>\$325</del>	<del>per unit</del>	
1 <b>Homeshare Short-Term Vacation Rental Permit</b>			
Homeshare STVR Permit - Less than 5 Bedrooms	\$250	per year	[a]
Homeshare STVR Permit - 5 Bedrooms or More	\$500	per year	
2 <b>Primary Residence Short-Term Vacation Rental Permit</b>			
Primary Residence STVR Permit - Less than 5 Bedrooms	\$750	per year	[a]
Primary Residence STVR Permit - 5 Bedrooms or More	\$1,250	per year	
3 <b>General Short-Term Vacation Rental Permit</b>			
General STVR Permit - Less than 5 Bedrooms	\$1,000	per year	[a]
General STVR Permit - 5 Bedrooms or More	\$1,750	per year	
4 Technology Enhancement Fee	\$5	per year	

[a] If special inspection is required, amount will be billed hourly in half-hour increments using the billing rate of the department providing the services.



**User and Regulatory Fees**

***Fee-Related Cost of Service Analysis***

***Short-Term Rental Permit Fees***

**Updated to Reflect 2/25/2021 City Council Business Item Discussion**

City of La Quinta  
 User and Regulatory Fee Study  
 Calculation of Estimated Cost of Service: Short-term Rental Permit Fee

**Code Compliance**

**Allocation of Divisional Labor to STVR Program**

Description	FTE	Est. Annual Effort Associated	Adjusted FTE Associated with STVR
D&D - Permit Tech	1.00	100%	1.00
D&D - Permit Tech	1.00	50%	0.50
D&D - Manager	1.00	60%	0.60
D&D - Director	1.00	20%	0.20
D&D - Office Asst	1.00	10%	0.10
D&D - Admin Assistant	1.00	25%	0.25
Finance - Director	1.00	5%	0.05
Finance - Analyst	1.00	10%	0.10
Finance - Accountant	1.00	25%	0.25
Finance - Account Tech	1.00	25%	0.25
Code - Director	1.00	20%	0.20
Code - Manager	1.00	50%	0.50
Code - Supervisor	1.00	75%	0.75
Code - Officer II	1.00	95%	0.95
Code - Officer II	1.00	50%	0.50
Code - Officer II	1.00	50%	0.50
Code - Officer I	1.00	95%	0.95
Code - Officer I	1.00	60%	0.60
Code - Admin Tech	1.00	80%	0.80
Code - Admin Asst	1.00	60%	0.60
Clerk - City Clerk	1.00	10%	0.10
Clerk - Mgmt Asst	1.00	10%	0.10
Clerk - Deputy City Clerk	1.00	10%	0.10
CM - City Manager	1.00	10%	0.10
Marketing - Manager	1.00	5%	0.05
<b>Total</b>	<b>25.00</b>		<b>10.10</b>
Divisional Share			40%

City of La Quinta  
 User and Regulatory Fee Study  
 Calculation of Estimated Cost of Service: Short-term Rental Permit Fee

**Labor Expenditures Allocated to STVR Program**

Description	Est. Annual Salary and Benefits	Est. Annual Effort Associated	Est. Labor Costs Associated
D&D - Permit Tech	\$80,668	100%	\$80,668
D&D - Permit Tech	\$80,668	50%	\$40,334
D&D - Manager	\$146,341	60%	\$87,805
D&D - Director	\$200,613	20%	\$40,123
D&D - Office Asst	\$95,024	10%	\$9,502
D&D - Admin Assistant	\$65,200	25%	\$16,300
Finance - Director	\$200,536	5%	\$10,027
Finance - Analyst	\$125,833	10%	\$12,583
Finance - Accountant	\$116,741	25%	\$29,185
Finance - Account Tech	\$86,051	25%	\$21,513
Code - Director	\$200,133	20%	\$40,027
Code - Manager	\$150,624	50%	\$75,312
Code - Supervisor	\$118,864	75%	\$89,148
Code - Officer II	\$105,690	95%	\$100,406
Code - Officer II	\$97,560	50%	\$48,780
Code - Officer II	\$127,111	50%	\$63,556
Code - Officer I	\$81,267	95%	\$77,203
Code - Officer I	\$81,267	60%	\$48,760
Code - Admin Tech	\$83,282	80%	\$66,626
Code - Admin Asst	\$65,159	60%	\$39,096
Clerk - City Clerk	\$148,798	10%	\$14,880
Clerk - Mgmnt Asst	\$78,597	10%	\$7,860
Clerk - Deputy City Clerk	\$90,228	10%	\$9,023
CM - City Manager	\$255,269	10%	\$25,527
Marketing - Manager	\$132,341	5%	\$6,617
<b>Total</b>	<b>\$3,013,865</b>		<b>\$1,060,859</b>

City of La Quinta  
 User and Regulatory Fee Study  
 Calculation of Estimated Cost of Service: Short-term Rental Permit Fee

**Services and Supplies**

Description	Total	Adjustment	Subtotal	Share to STVR	Share to STVR
<b>Contract Services</b>					
101-6004-60103 Professional Services	\$45,000	\$0	\$45,000	0%	\$0
101-6004-60108 Technical	\$2,000	\$0	\$2,000	0%	\$0
101-6004-60111 Administrative Citation Service	\$25,000	\$0	\$25,000	0%	\$0
101-6004-60119 Vehicle Abatement	\$1,000	\$0	\$1,000	0%	\$0
101-6004-60120 Lot Cleaning/Gravel Program	\$20,000	\$0	\$20,000	0%	\$0
101-6004-60125 Temporary Agency Services	\$10,000	\$0	\$10,000	0%	\$0
101-6004-60194 Veterinary Service	\$15,000	\$0	\$15,000	0%	\$0
101-6004-60197 Animal Shelter Contract Services	\$190,000	\$0	\$190,000	0%	\$0
<b>Maintenance and Operations</b>					
101-6004-60121 Low-Income Housing Grants	\$5,000	\$0	\$5,000	0%	\$0
101-6004-60130 Resident Assistance Program	\$2,000	\$0	\$2,000	0%	\$0
101-6004-60320 Travel & Training	\$3,000	\$0	\$3,000	64%	\$1,905
101-6004-60351 Membership Dues	\$600	\$0	\$600	64%	\$381
101-6004-60400 Office Supplies	\$2,200	\$0	\$2,200	64%	\$1,397
101-6004-60410 Printing	\$10,000	\$0	\$10,000	64%	\$6,350
101-6004-60425 Supplies - Field	\$2,000	\$0	\$2,000	64%	\$1,270
101-6004-60690 Uniforms	\$4,000	\$0	\$4,000	64%	\$2,540
<b>Internal Service Charges</b>					
101-6004-98110 Information Tech Charges	\$96,400	\$0	\$96,400	64%	\$61,214
101-6004-98140	\$88,400	\$0	\$88,400	64%	\$56,134
Hotline	\$15,000	\$0	\$15,000	100%	\$15,000
Compliance Vendor (MuniRevs)	\$49,400	\$0	\$49,400	100%	\$49,400
Security	\$42,000	\$0	\$42,000	100%	\$42,000
Legal (30% of retainer and estimate of appeals)	\$0	\$40,000	\$40,000	100%	\$40,000
Marketing	\$0	\$15,000	\$15,000	100%	\$15,000
New Vendor	\$0	\$70,000	\$70,000	100%	\$70,000
Training Vendor	\$0	\$10,000	\$10,000	100%	\$10,000
<b>Total</b>	<b>\$628,000</b>	<b>\$135,000</b>	<b>\$763,000</b>		<b>\$372,591</b>

<b>Total Estimated Program Costs</b>	<b>\$1,433,450</b>
--------------------------------------	--------------------

**Cost Overview**

Description	Total
Design & Development and Finance Permitting and Accounting	\$348,040
Code Enforcement Program Regulation (Labor / Svcs & Supplies)	\$1,021,504
Central Service Support (e.g. City Manager, City Clerk, Marketing)	\$63,906
<b>Total</b>	<b>\$1,433,450</b>



City of La Quinta  
 User and Regulatory Fee Study  
 Calculation of Estimated Cost of Service: Short-term Rental Permit Fee

**Estimated Count by Permit Type**

Description	Total
Homeshare	10
Primary Residence Short-Term Vacation Rental Permit	192
General Short-Term Vacation Rental Permit	1,098
<b>Total</b>	<b>1,300</b>

**Estimated Count by Permit Type - With Break-Out by Bedroom Count**

Description	% Allocation	Count
<b>Homeshare STVR Permit</b>		
Homeshare STVR Permit - Less than 5 Bedrooms	100.0%	10
Homeshare STVR Permit - 5 Bedrooms or More	0.0%	0
<b>Primary Residence Short-Term Vacation Rental Permit</b>		
Primary Residence STVR Permit - Less than 5 Bedrooms	94.0%	180
Primary Residence STVR Permit - 5 Bedrooms or More	6.0%	12
<b>General Short-Term Vacation Rental Permit</b>		
General STVR Permit - Less than 5 Bedrooms	94.4%	1,037
General STVR Permit - 5 Bedrooms or More	5.6%	61
<b>Total</b>		<b>1,300</b>

City of La Quinta  
 User and Regulatory Fee Study  
 Calculation of Estimated Cost of Service: Short-term Rental Permit Fee

**Cost Weighting for Core Services (1.0 is Base Weighting)**

Description	Weighting			Unit Equivalent			
	Design & Development	Code Enforcement	Central Service	Design & Development	Code Enforcement	Central Service	Total
<b>Homeshare STVR Permit</b>							
Homeshare STVR Permit - Less than 5 Bedrooms	1.00	0.25	0.25	10.00	2.50	2.50	15.00
Homeshare STVR Permit - 5 Bedrooms or More	2.00	0.50	0.25	-	-	-	-
<b>Primary Residence Short-Term Vacation Rental Permit</b>							
Primary Residence STVR Permit - Less than 5 Bedrooms	1.00	1.00	1.00	180.48	180.48	180.48	541.44
Primary Residence STVR Permit - 5 Bedrooms or More	2.00	1.50	1.00	23.04	17.28	11.52	51.84
<b>General Short-Term Vacation Rental Permit</b>							
General STVR Permit - Less than 5 Bedrooms	1.00	1.50	1.00	1,037.00	1,555.50	1,037.00	3,629.50
General STVR Permit - 5 Bedrooms or More	2.00	2.50	1.00	122.00	152.50	61.00	335.50
				1,372.52	1,908.26	1,292.50	4,573.28

**Cost Overview**

Description	Total	Total Unit Equivalent	Cost Per Unit Equivalent
Design & Development and Finance Permitting and Accounting	\$348,040	1,372.52	\$254
Code Enforcement Program Regulation (Labor / Services & Supplies)	\$1,021,504	1,908.26	\$535
Central Service Support (e.g. City Manager, City Clerk, Marketing)	\$63,906	1,292.50	\$49
<b>Total</b>	<b>\$1,433,450</b>		

**Cost Weighting for Core Services (1.0 is Base Weighting)**

Description	Design & Development	Code Enforcement	Central Service	Total
<b>Homeshare STVR Permit</b>				
Homeshare STVR Permit - Less than 5 Bedrooms	\$254	\$134	\$12	\$400
Homeshare STVR Permit - 5 Bedrooms or More	\$507	\$268	\$12	\$787
<b>Primary Residence Short-Term Vacation Rental Permit</b>				
Primary Residence STVR Permit - Less than 5 Bedrooms	\$254	\$535	\$49	\$838
Primary Residence STVR Permit - 5 Bedrooms or More	\$507	\$803	\$49	\$1,360
<b>General Short-Term Vacation Rental Permit</b>				
General STVR Permit - Less than 5 Bedrooms	\$254	\$803	\$49	\$1,106
General STVR Permit - 5 Bedrooms or More	\$507	\$1,338	\$49	\$1,895

City of La Quinta  
 User and Regulatory Fee Study  
 Calculation of Estimated Cost of Service: Short-term Rental Permit Fee

**Cost of Service and Cost Recovery**

Description	Cost of Service (Per Unit)	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Current Revenue	Proposed Revenue	Year-to-Year Change	Over (Under) Recovery
<b>Homeshare STVR Permit</b>									
Homeshare STVR Permit - Less than 5 Bedrooms	\$400	\$200	50%	\$250	63%	\$2,000	\$2,500	\$500	(\$1,498)
Homeshare STVR Permit - 5 Bedrooms or More	\$787	\$200	25%	\$500	64%	\$0	\$0	\$0	\$0
<b>Primary Residence Short-Term Vacation Permit</b>									
Primary Residence STVR Permit - Less than 5 Bedrooms	\$838	\$200	24%	\$750	89%	\$36,096	\$135,360	\$99,264	(\$15,941)
Primary Residence STVR Permit - 5 Bedrooms or More	\$1,360	\$200	15%	\$1,250	92%	\$2,304	\$14,400	\$12,096	(\$1,262)
<b>General Short-Term Vacation Rental Permit</b>									
General STVR Permit - Less than 5 Bedrooms	\$1,106	\$200	18%	\$1,000	90%	\$207,400	\$1,037,000	\$829,600	(\$109,902)
General STVR Permit - 5 Bedrooms or More	\$1,895	\$200	11%	\$1,750	92%	\$12,200	\$106,750	\$94,550	(\$8,837)
						\$260,000	\$1,296,010	\$1,036,010	(\$137,440)

Notes:

- Forecasted salary and benefit information based on FY 19/20 forecast expenditures.
- Labor allocation and time estimates provided based on anticipated program support
- Estimated STVR unit count received from City Finance staff, as of January 2021. Actual counts will change throughout the year
- Weighting factors intended to represent reasonable proportionality of effort required to serve various rental types

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# City of La Quinta

CITY COUNCIL MEETING: March 2, 2021

## STAFF REPORT

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**AGENDA TITLE: CONTINUED FROM DECEMBER 15, 2020:** ADOPT RESOLUTIONS TO ADOPT MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR ENVIRONMENTAL ASSESSMENT 2017-0006, AND APPROVE SPECIFIC PLAN 2017-0002 AMENDMENT NO. 2, TENTATIVE PARCEL MAP 2017-0003, AND SITE DEVELOPMENT PERMIT 2017-0009 PROPOSING AN APPROXIMATE 125,000 SQUARE-FOOT SHOPPING CENTER WITH DRIVE-THROUGHS AND A 63,000 SQUARE-FOOT SUPERMARKET WITH ASSOCIATED VEHICLE FUEL CENTER; CEQA: THE DESIGN AND DEVELOPMENT DEPARTMENT HAS PREPARED A MITIGATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; LOCATION: NORTHWEST CORNER OF AVENUE 50 AND JEFFERSON STREET; PROJECT: PAVILION PALMS SHOPPING CENTER

### RECOMMENDATION

- Adopt a resolution to adopt a Mitigated Negative Declaration for the Fairway Plaza Specific Plan Amendment No. 2, "Pavilion Palms" Shopping Center and a Mitigation Monitoring and Reporting Program for Environmental Assessment 2017-0006.
- Adopt a resolution to approve Specific Plan 2017-0002, Amendment No. 2 of the Fairway Plaza Specific Plan (SP 1998-034), Tentative Parcel Map 2017-0003 (TPM 37370), and Site Development Permit 2017-0009, subject to the Findings and Conditions of Approval.

### EXECUTIVE SUMMARY

- The applicant is requesting a Specific Plan Amendment (SPA), TPM, Site Development Permit (SDP), and Environmental Assessment (EA) to construct an approximate 125,000 sq. ft. shopping center consisting of commercial/office and retail buildings.
- Council considered this item during public hearings held in 2020. At the December 15 meeting, Council continued the public hearing until March 2, 2021 and asked that the Planning Commission (Commission) review the design of the corner area and provide a recommendation to Council. The Commission reviewed the corner design at their January 26 and February 17 meetings and recommended a revised design.

### FISCAL IMPACT

If approved, once operational, the project would generate sales and property taxes. Estimated taxable sales range from \$7-9 million per year for the Pavilions store, \$5-8 million per year in gas sales and approximately \$16 million per year for retail and

restaurant sales for the remainder of the center. This volume of sales would produce \$560,000-660,000 per year in new tax revenues for the City. Additionally, the estimated assessed value of the property is \$28 million, yielding an estimated \$12,000-17,000 per year in property taxes to the City.

### **BACKGROUND/ANALYSIS**

After review and consideration of the project and public testimony during four public hearings, the Commission recommended Council approval of this item on December 10, 2019.

Council held public hearings on February 4, March 3, May 5, July 7, October 6, and December 15, 2020 (staff reports and related materials are hereby incorporated by this reference), reviewed the proposal, considered public testimony, and asked the applicant to further revise the design of the site.

At the October hearing, the applicant presented exhibits with an enhanced plaza area and revised architecture of buildings at the corner of Jefferson Street and Avenue 50 and requested a continuance to further refine the design. The corner buildings included slanted rooflines converging upward toward each other, extending to a height of 35 feet. This would have required a provision to be added to the SP to include an alternative development standard to the current image corridor height limit in the underlying zone. Per Section 9.90.040 of the Municipal Code, building height along image corridors is limited to 22 feet within 150 feet of the roadway. The Commission reviewed the proposal and did not recommend that this provision be incorporated into the SP, citing that the buildings with the slanted rooflines would be out of scale with the neighborhood and that the design would be counter to the desired iconic effect.

The applicant presented the same corner building design to Council at their December 15 meeting. Council asked the applicant to revise the corner design, continued the public hearing to March 2, 2021 and asked that the Commission review the design of the corner area and provide a recommendation to Council before the March 2 meeting. The Commission reviewed the corner design at their January 26 and February 17 meetings where the applicant introduced a "date grove" concept for the site (Attachment 1). Buildings 5 and 6 have been oriented along Avenue 50 and Jefferson Street and are rectangular shaped, designed with flat roofs with maximum building height of 21 ft., consistent with the image corridor requirement of 22 ft. Roof eaves extend out 20 feet from the two buildings which provide shaded patio seating or dining areas along the sides of the two buildings. A corner "date grove" plaza area includes gathering areas with center features and seating, surrounded by low circular walls. Date palm trees are oriented in uniform rows, like a date grove, augmented with palo verde trees and various low-level plantings.

The Commission was pleased with the design. Overall, the new design at the corner helps to draw attention away from the power pole and direct your attention lower to the corner. The date grove of palm trees creates a shade canopy that helps filter

out the overhead pole and lines, in a “mini-park” setting. The Commission also had several suggestions for the applicant to improve the design including:

- Operable glass doors for the tenant spaces for an enhanced outdoor experience. Applicant responded that this is contingent on the uses but that they are already including outdoor spaces and canopies extending out of the frontages for outdoor dining if these spaces become eating establishments.
- Label the centerpieces and features in the date grove area to indicate fire features or fountains, etc.
- Include more privacy in the date grove area with the retaining walls, but not with a hedge.
- Provide more detail on vertical post-like features on the street side elevations of Buildings 5 and 6. Applicant stated that they can incorporate light features that can provide creative subdued lighting. The Commission also suggested that the date palm trees include up-lighting.
- Provide more details on the brise soleil design features and asked if they will be carried through to the rest of the development. Applicant stated that they would take a “closer look” at that.
- Increase the shade value in the interior plaza area, north and west of the buildings. Applicant stated that there will be physical shade structures as was previously shown to Council along with recessed building frontages with extended canopies for shaded outdoor seating. The Commission also suggested the applicant consider changing the type of palm tree within the interior plaza to a Washingtonia hybrid for greater shade canopy.

The motion to recommend the revised design passed, 5 yay, 2 absent. A link to the meeting video is provided here.

<https://laquinta.12milesout.com/video/meeting/cbb7a2c7-0f40-4329-bdc9-fdfa0bd38c20>

Because of the time constraints between the Commission meetings and the Council meeting, the applicant was unable to put together final drawings for each application. Staff included a condition of approval for the applicant to work with staff to finalize the drawings within 60 days of the approval date, if Council wishes to approve the project today.

### **Specific Plan Amendment**

The Pavilion Palms Shopping Center project includes proposed deviations from the City’s Zoning standards and permitted uses (Attachment 2). Because the new design conforms to the height standards of the image corridor, there is no need to add a provision to deviate from that.

### **Site Development Permit – Revised Site Plan**

The applicant has revised the site plan to incorporate the revised corner design and shows the shopping center with 13 buildings at 121,795 sq. ft. (Attachment 3). This results in 0.23 Floor Area Ratio (FAR), still below the allowed 0.30 FAR for the underlying Community Commercial (CC) zone.

### *Fuel Center Operations*

There are no new changes to the fuel center's location and operations. The fuel center location is on the east side towards the middle of the site along Jefferson Street instead of along Avenue 50 and includes an 825 sq. ft. mini-mart (Attachment 2).

### *Traffic/Circulation*

There are no new changes to the project vehicular and pedestrian circulation. The vehicular circulation includes access from four driveways, two along Jefferson Street and two along Avenue 50. Truck deliveries to Pavilion's enter at the westernmost driveway on Avenue 50 and drive straight to the back of the building to the loading dock on the north side of the building, then exit at the northernmost driveway on Jefferson Street. Truck deliveries to the fuel station enter the site at the northernmost driveway on Jefferson Street and drive south to the fuel station, then exit the site at the southernmost driveway on Jefferson Street.

### *Architecture*

The architectural style is proposed to be contemporary utilizing materials such as glass, wood, and various metals. Architectural detailing has been enhanced using building projections and varying rooflines. Buildings 5 and 6 have been revised to be rectangular in shape and maintain a maximum height of 21 ft. Rooflines are flat with parapets extending above to screen roof equipment (A/C units, vents etc.). The patio areas along the street side of the buildings are 20 ft wide and include wide overhangs to shade the patios. An additional shade element consisting of vertical brise soleil screen walls are incorporated at the edges of the overhangs. Elevations facing Avenue 50 and Jefferson Street include variations in color, articulated walls and incorporate the vertical brise soleil screen walls. Vertical post-like features are included in front of the buildings to give more architectural variety and can provide light features in them to create subdued ambient lighting.

On the interior building side, building tenant spaces facing the plaza area are set back approximately 3-5 feet and also include awning canopies that project out 5-13 feet from the building face to allow for outdoor retail operations and activity and al fresco dining under shade. Unique shade features were added to the plaza to allow for gathering/seating spaces under shade.

### *Landscaping and Lighting*

Landscaping at the corner area consists of date palms, fan palms and various low-level accent plants such as agave, desert spoon and barrel cactus. The seating area on the street side includes decomposed granite ground cover with date palms inside to create a date grove feel and will be enclosed with a low wall and include seating areas around fire pits. The updated site plan shows another gathering space in the interior plaza, defined with enhanced paving or decomposed granite ground cover and seating areas around fire pits and other features.

Parking lot lighting for the project will consist of LED lighting, no taller than 20 feet, which complies with height limits of the CC District



## **Tentative Parcel Map**

The current parcel configuration consists of five parcels on the property. The TPM proposes to reconfigure the property into 13 parcels to accommodate 13 buildings.

## **PUBLIC NOTICE**

The public hearing notice was advertised in *The Desert Sun* newspaper on June 26, 2020 and was sent to property owners and occupants within a 500-foot radius of the project site, in accordance with Section 9.200.100 of the Municipal Code. Because the project was continued to a date certain, March 02, 2021, public notice was not required; however, surrounding HOA representatives and interested parties were notified.

## **ENVIRONMENTAL REVIEW**

The Design and Development Department determined that a Mitigated Negative Declaration (MND) be prepared for the project. Since the proposed project is essentially the same as the originally approved project in 1999 and amended in 2002, the MND reviewed the difference in the project between what was approved and what is currently proposed, (up to 25,340 sq. ft. increase) in accordance with CEQA Guidelines Section 15162 regarding subsequent environmental review. The MND included mitigation measures from previous environmental documents and proposed new mitigation measures where necessary. The MND was distributed to the City's responsible agencies and interested members of the public. Thirteen comments were received during the 30-day comment period. Responses were sent to each commenting party. Comments and responses are included in the Final MND, which has been included in Exhibit A of the proposed Resolution. The MND has been revised, subsequent to circulation for public review, to be consistent with the findings of the updated traffic analysis, to consider site plan changes and to add suggested air quality mitigation measures from the South Coast Air Quality Management District. These revisions do not introduce any new significant impacts and do not trigger the need to recirculate the Draft MND for public review per CEQA Guidelines Section 15073.5.

## **ALTERNATIVES**

1. Council may elect not to adopt the MND and not to approve the SPA, TPM and SDP, which would leave SP 1998-034 Amendment No. 1 effective over the project site and a commercial shopping center project could be developed under that 2002 entitlement.
2. Council may continue the public hearing for all applications and have the applicant work with staff to finalize the drawings within 60 days for Council consideration.

Prepared by: Cheri Flores, Planning Manager

Approved by: Danny Castro, Design and Development Director

Attachments: 

1. Revised Design Concept Drawings
2. Application Summary
3. Revised Site Plan

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**COUNCIL RESOLUTION 2021 - XXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE PAVILION PALMS SHOPPING CENTER LOCATED AT THE NORTHWEST CORNER OF JEFFERSON STREET AND AVENUE 50**

**CASE NUMBER:  
ENVIRONMENTAL ASSESSMENT 2017-0006**

**APPLICANT: LUNDIN DEVELOPMENT COMPANY**

**WHEREAS** the City Council of the City of La Quinta, California did, on March 2, 2021, hold a continued Public Hearing to consider a request by Lundin Development Company for approval of the Pavilion Palms Shopping Center consisting of up to 125,800 sq. ft., generally located at the northwest corner of Jefferson Street and Avenue 50 more particularly described as:

APN 602-180-004

**WHEREAS**, the Design and Development Department published a public hearing notice in The Desert Sun newspaper on June 26, 2020 as prescribed by the Municipal Code. Public hearing notices were also mailed to all property owners within 500 feet of the site; and

**WHEREAS**, the City Council of the City of La Quinta, California did previously hold a continued Public Hearing on December 15, 2020, to consider this project and continued the Public Hearing to a date certain, to allow the applicant additional time to revise the site plan and did recommend that the Planning Commission review modified site design of the project, specifically at the corner of Jefferson Street and Avenue 50; and

**WHEREAS**, the Planning Commission of the City of La Quinta, California on January 26 and February 17, 2021, did review modified site design of the project, and did recommend Council approval of the modified site design; and

**WHEREAS**, the City Council of the City of La Quinta, California did previously hold a continued Public Hearing on October 6, 2020, to consider this project and continued the Public Hearing, to a date certain, to allow the applicant additional time to revise the site plan and prepare the revised application package, and did refer a portion of the application back to the Planning Commission for a recommendation on adding a provision to the

Council Resolution 2021 - XXX  
Environmental Assessment 2017-0006  
Project: Pavilion Palms Shopping Center  
Adopted:  
Page 2 of 5

Specific Plan Amendment (SP 2017-0002) to allow for taller building height along image corridors; and

**WHEREAS**, the Planning Commission of the City of La Quinta, California did discuss on November 24, 2020 a provision to the Specific Plan Amendment (SP 2017-0002) to allow for taller building height along image corridors and did not recommend the City Council add this provision; and

**WHEREAS**, the City Council of the City of La Quinta, California did previously hold continued Public Hearings on May 5, and July 7, 2020, to consider this project and continued the Public Hearings to dates certain, at the applicant's request to allow the applicant additional time to revise the site plan and prepare the revised application package; and

**WHEREAS**, the City Council of the City of La Quinta, California did previously hold duly noticed Public Hearings on February 4 and March 3, 2020, to consider this project and continued the Public Hearings to dates certain, to allow the applicant time to revise the site plan; and

**WHEREAS**, the Planning Commission of the City of La Quinta, California did previously hold a continued Public Hearing on December 10, 2019, and recommended Council approval of this project; and

**WHEREAS**, the Planning Commission of the City of La Quinta, California did previously hold a continued Public Hearing on October 8, 2019 to consider this project and continued the Public Hearing to a date certain, to allow the applicant time to revise the site plan; and

**WHEREAS**, the Planning Commission of the City of La Quinta, California did previously hold a duly noticed Public Hearing on June 26, 2018 to consider this project and continued the Public Hearing, to allow the applicant time to revise the traffic study and include an analysis of other intersections in the area; and

**WHEREAS**, Environmental Assessment 1998-375 was adopted by the City Council on May 18, 1999 (City Council Resolution 1999-62) and analyzed the original project consisting of an approximate 110,000 sq. ft. shopping center, in compliance with the requirements of the California Environmental Quality Act (CEQA); and

Council Resolution 2021 - XXX  
Environmental Assessment 2017-0006  
Project: Pavilion Palms Shopping Center  
Adopted:  
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**WHEREAS**, an addendum to Environmental Assessment 1998-375 was prepared in compliance with the requirements of the CEQA and approved by the City Council on February 19, 2002 (City Council Resolution 2002-30), which analyzed an amendment to the project reducing the size of the shopping center to approximately 100,460 sq. ft.; and

**WHEREAS**, the Design and Development Department has prepared Environmental Assessment 2017-0006 for this project, in compliance with the requirements of the CEQA, and determined that the project was substantially similar to the original project and amendment but that one or more conditions of CEQA Guidelines Section 15162 had been met requiring a subsequent analysis and determined that a Mitigated Negative Declaration (MND) be prepared to analyze the difference in impacts from the originally adopted MND (Environmental Assessment 1998-375) and subsequent addendum to the currently proposed project. The Design and Development Director has determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect because revisions in the project have been made by or agreed to by the project proponent and mitigation measures have been incorporated; and

**WHEREAS**, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did make the following mandatory findings pursuant to Section 9.250.010 of the Municipal Code to justify approval of Environmental Assessment 2017-0006:

1. As conditioned, proposed application will not be detrimental to the health, safety, or general welfare of the community, either indirectly, or directly, in that no significant unmitigated impacts were identified by Environmental Assessment 2017-0006.
2. The proposed project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or

Council Resolution 2021 - XXX  
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Project: Pavilion Palms Shopping Center  
Adopted:  
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prehistory. Potential impacts can be mitigated to a less than significant level.

3. There is no evidence before the City that the proposed project will have the potential for an adverse effect on wildlife resources of the habitat on which the wildlife depends.
4. The proposed project will not result in impacts which are individually limited or cumulatively considerable when considering planned or proposed development in the immediate vicinity. Impacts which are individually limited or cumulatively considerable can be mitigated to be less than significant.
5. The proposed project will not have environmental effects that will adversely affect the human population, either directly or indirectly. Impacts associated with noise and air quality can be mitigated to be less than significant.

**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 the City Council does hereby adopt the Mitigated Negative Declaration for the "Fairway Plaza Specific Plan Amendment No. 2 'Pavilion Palms' Shopping Center La Quinta, CA", and Mitigation Monitoring and Reporting Program, enclosed as Exhibit A and incorporated herewith by this reference, for Environmental Assessment 2017-0006.

**PASSED, APPROVED, and ADOPTED** at a regular meeting of the City of La Quinta City Council, held on this the 2<sup>nd</sup> day of March, 2021, by the following vote:

**AYES:**

**NOES:**

Council Resolution 2021 - XXX  
Environmental Assessment 2017-0006  
Project: Pavilion Palms Shopping Center  
Adopted:  
Page 5 of 5

**ABSENT:**

**ABSTAIN:**

---

LINDA EVANS, Mayor  
City of La Quinta, California

**ATTEST:**

---

MONIKA RADEVA, City Clerk  
City of La Quinta, California

**APPROVED AS TO FORM:**

---

WILLIAM IHRKE, City Attorney  
City of La Quinta, California

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**RESOLUTION NO. 2021 - XXX**  
**EXHIBIT A**  
**ADOPTED: MONTH XX, 2021**

Initial Study/Mitigated Negative Declaration  
for the  
**Fairway Plaza Specific Plan**  
**Amendment No. 2**  
**“Pavilion Palms” Shopping Center**  
**La Quinta, CA**  
EA2017-0006

---

Prepared for

Lead Agency:  
**City of La Quinta**  
78-495 Calle Tampico  
La Quinta, CA 92253

Prepared by:

**Jericho Systems, Inc.**  
47 N. First Street, 1<sup>st</sup> Street  
Redlands, CA 92373  
(909) 307-5633

March 2018

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- Appendix D Cultural Resources Report
- Appendix E Noise Study
- Appendix F Traffic Studies
- Appendix G City of La Quinta Engineering Bulletin 06-13

## **SECTION 1 - INTRODUCTION**

### **Background**

La Quinta is a resort city in the Coachella Valley of Riverside County located between Indian Wells and Indio. As of the 2010 census, the population was approximately 37,000, up from the 2000 census, which recorded approximately 24,000.

The city limits encompass approximately 37 miles and are generally bounded on the west by Washington Street and the Santa Rosa Mountains, on the north by lands south of Hovley Lane East, on the east by Jefferson Street and Monroe Street, and on the south by Avenue 62 and Avenue 64 (Figure 1).

Topographically, the City is situated on a flat valley floor surrounded by low mountains, foothills and alluvial fans characteristic of the desert environment. The valley floor is the site of most of the City's developed areas, while surrounding mountains and foothills have been designated and are retained as open space. The City has historically contained large areas of agriculture on the valley floor, but this has changed in recent years with increased urbanization. Development within the City limits is now primarily residential, commercial and resort oriented (Terra Nova, July 2012).

Hwy 111, a major thoroughfare that provides access to most of the cities in the Coachella Valley, bisects the city's northern portion. A majority of the major commercial and resort facilities are found along Hwy 111, with the remainder of the city designed for residential and light commercial/retail.

In May 1999, the City of La Quinta approved the Fairway Plaza Shopping Center Specific Plan of Land Use and associated parcel map to allow for the development of 100,460 square feet of a supermarket-anchored shopping center with adjacent retail pads on 12.5 acres at the northwest corner of Jefferson Street and 50th Avenue. The parcel is designated and zoned for Community Commercial (CC) use. The Specific Plan adoption included adoption of a Mitigated Negative Declaration. In 2002, an amendment to the Specific Plan was also adopted. To date, that project has not been constructed.

On February 19, 2013, the City of La Quinta adopted the Environmental Impact Report (EIR) for its 2035 General Plan (SCH# 2010111094) which included the impacts of adding to commercial uses within the City, including the approved Fairway Plaza Shopping Center Specific Plan. A Statement of Overriding Considerations was also adopted for environmental impacts that could not be mitigated to a level below significance for: Air Quality, Greenhouse Gas, and Traffic (Resolution 2013-009).

Currently, the Lundin Development is requesting the City to authorize Amendment No. 2 to the Fairway Plaza Specific Plan to change the name of the approved Specific Plan to "Pavilion Palms" and construct a total of 125,800 square feet of a supermarket-anchored shopping center and adjacent retail pads on the 12.5-acre site at the corner of Jefferson Street and 50<sup>th</sup> Avenue, within the same area of the previously-approved Fairway Plaza Specific Plan, and its subsequent amendment. Amendment No. 2 would add 25,340 square feet of retail and ancillary uses. Proposed uses within the commercial center development are similar to the previously approved plan, and include banks, restaurants, gasoline service station, and grocery store (Figure 3).

## **SECTION 2 – REGULATORY FRAMEWORK**

The City of La Quinta has identified that the Pavilion Palms Shopping Center Project meets the California Environmental Quality Act (CEQA) Guidelines Section 15378 definition of a Project. CEQA Guidelines Section 15378 defines a Project as the following:

- (a) "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

This document is an Initial Study/Mitigated Negative Declaration (IS/MND) prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

This IS/MND is an informational document intended for use by the City of La Quinta, City Council and Responsible agencies, and members of the general public in evaluating the physical environmental effects of the proposed Project. It was compiled by the City of La Quinta with the assistance of Jericho Systems Inc. (Jericho). The City of La Quinta is serving as the Lead Agency for the proposed Project pursuant to CEQA §21067 and CEQA Guidelines Article 4 and §15367. "Lead Agency" refers to the public agency that has the principal responsibility for carrying out or approving a Project.

### **Organization of the Initial Study**

The Initial Study is organized as follows:

**Introduction:** Provides the regulatory context for the review along a brief summary of the CEQA process.

**Project Information:** Provides fundamental Project information, such as the Project description, Project location and figures.

**Lead Agency Determination:** Identifies environmental factors potentially affected by the Project and identifies the Lead Agency's determination based on the initial evaluation.

**Mitigated Negative Declaration:** Prepared when a determination can be made that no significant environmental effects will occur because revisions to the Project have been made or mitigation measures will be implemented which will reduce all potentially significant impacts to less than significant levels.

**Mitigation Monitoring Program Table:** Identifies objectives, criteria, and specific procedures to administer the SBVWCD's responsibilities under CEQA.

**Evaluating Environmental Impacts:** Provides the parameters the SBVWCD uses when determining level of impact.

**CEQA Checklist:** Provides an environmental checklist and accompanying analysis for responding to checklist questions.

**References:** Includes a list of references and various resources utilized in preparing the analysis.

## **SECTION 3 - DETAILED PROJECT DESCRIPTION**

### **Introduction**

Lundin Development, a private entity, is requesting authorization from the City of La Quinta to amend the previously approved Fairway Specific Plan by changing the name to "Pavilion Palms," and constructing a total of 125,800 square-foot mixed-use commercial center development project on the 12-acre vacant parcel at the intersection of Jefferson Street and Avenue 50 in the City of La Quinta. Amendment No. 2 would add 25,340 square feet of retail and ancillary uses to the 100,460 square feet previously approved. Proposed uses within the commercial center development include the same uses as previously approved, including banks, restaurants, gasoline service station, and grocery store (Figure 3).

The site zoning is Community Commercial, which allows for a 0.30 Maximum Floor Area Ratio ([FAR] gross floor area of all buildings divided by the building site area). The amended Project, with the 125,800 square feet represents approximately 0.22 FAR, below the maximum allowed under the City's General Plan.

The Assessor Parcel Numbers for this Project are: APNs: 602-180-003, 602-180-004, 602-180-005, 602-180-013, and 602-180-014. Per the City of La Quinta General Plan, the Project site is zoned Community Commercial (CC) for commercial use.

The site is bordered on the north by Derek Alan Drive and residential development that fronts Derek Alan Drive, on the west by residential development that fronts Jess Anne Drive, on the east by Jefferson Street and commercial development, and on the south by Avenue 50 and residential development.

### **Detailed Project Description**

#### *Site Plan*

The Project site consists of five parcels that total approximately 12 acres. The proposed Project will be anchored by Pavilions grocery store and includes restaurants, banks, and retail units, as well as a fuel center/convenience market. In total, the proposed development would provide approximately 125,800 square feet (sf) of gross floor area, which is detailed by building and proposed use in Table 1.

#### *Construction Scenario*

The site is currently vacant, so no demolition of existing structures are necessary. The project is anticipated to be constructed and opened to the public in approximately two years. For this analysis, the project opening day is assumed to be in the year 2020.

#### *Grading*

The site is relatively flat and contains sparse desert scrub. Soil balancing will be used during grading so that there will be no soil import or export. The desert scrub brush on site will be removed or buried depending on size and type.

*Site Utilities*

All utilities are available for connection from the main lines located within the paved rights of way along Jefferson Street and Avenue 50.

*Site Ingress/Egress Development*

Access to the Project is proposed via five driveways (labeled A-E in Figure 3): two to the south on Avenue 50, two to the east on Jefferson Street, and one to the north on Derek Alan Drive.

**Table 1  
 Proposed Site Plan**

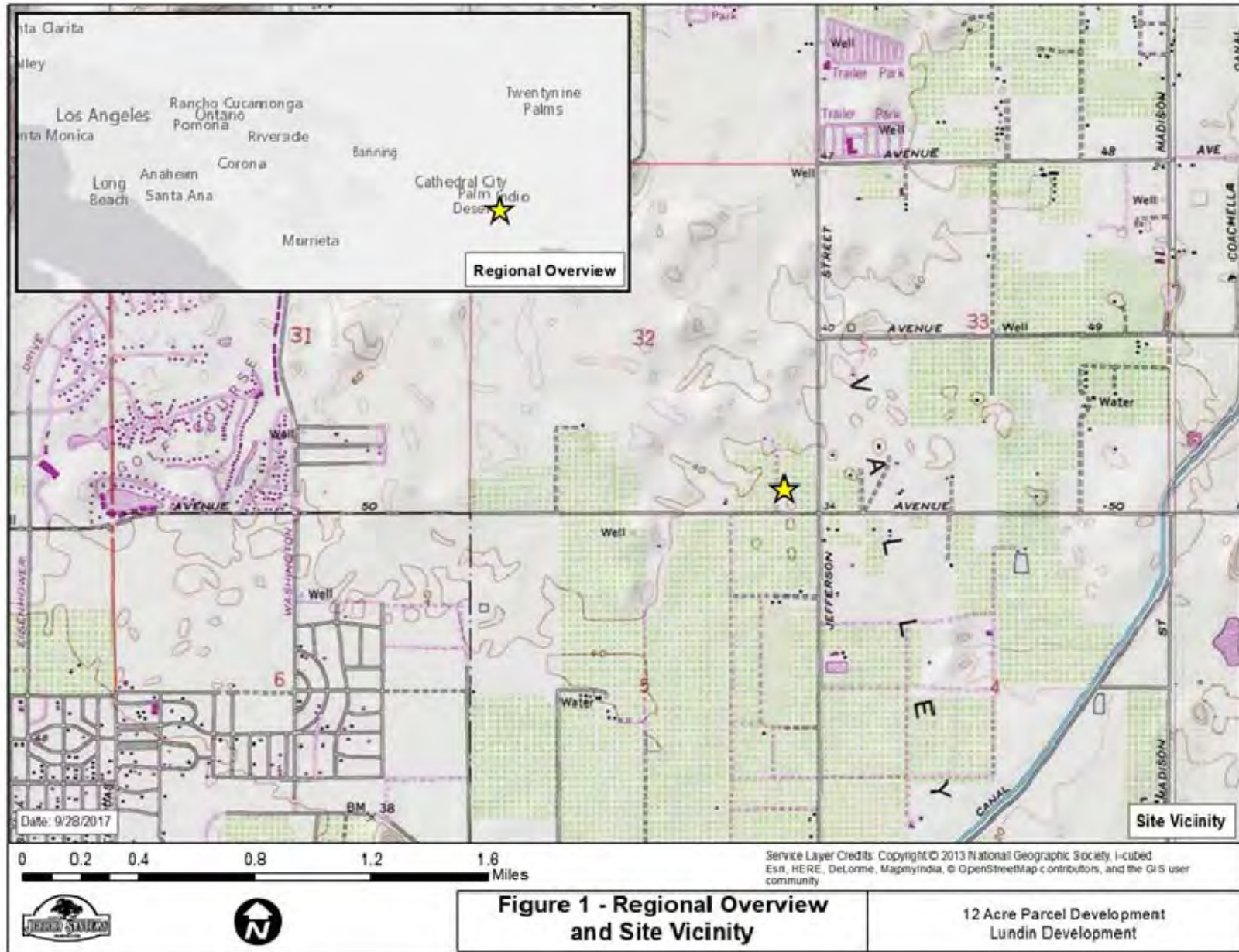
Building	Proposed Business Type	ITE Land Use Code <sup>1</sup>	Gross Floor Area <sup>2</sup>	
<b>Pavilions</b>	Retail Grocery	850 : Supermarket	63,000 SF	
<b>Retail 1</b>	Retail	820 : Shopping Center	4,400 SF	
<b>Building 1</b>	Retail/Restaurant	932 : High-Turnover (Sit-Down) Restaurant	4,000 SF	
<b>Building 2</b>	Retail/Food/Bank	932 : High-Turnover (Sit-Down) Restaurant	5,000 SF	
<b>Building 3</b>	Retail/Restaurant	820 : Shopping Center	5,000 SF	
<b>Building 4</b>	Retail/Restaurant	820 : Shopping Center	5,700 SF	
<b>Building 5</b>	Service/Bank	912 : Drive-In Bank <sup>3</sup>	5,000 SF	
<b>Building 6</b>	Service/Bank	912 : Drive-In Bank	6,000 SF	
<b>Building 7</b>	Retail	945 : Gasoline/Service Station with Convenience Market	3,000 SF	
<b>Building 8</b>	Retail/Restaurant	934 : Fast-Food Restaurant with Drive-Through Window	5,000 SF	
<b>Building 9</b>	Restaurant	931 : Quality Restaurant	8,000 SF	
<b>Shop 1</b>	Food/Retail/Service	820 : Shopping Center	5,850 SF	11,700 SF
		932 : High-Turnover (Sit-Down) Restaurant	5,850 SF	
<b>OVERALL SITE PLAN</b>			<b>125,800 SF</b>	

<sup>1</sup> Institute of Transportation Engineers (ITE), Trip Generation Manual, 9th Ed. (2012)

<sup>2</sup> SF - Square Feet

<sup>3</sup> ITE Land Use Code 912 (Drive-In Bank) used for Building 5 due to insufficient data provided for ITE Code 911 (Walk-In Bank).



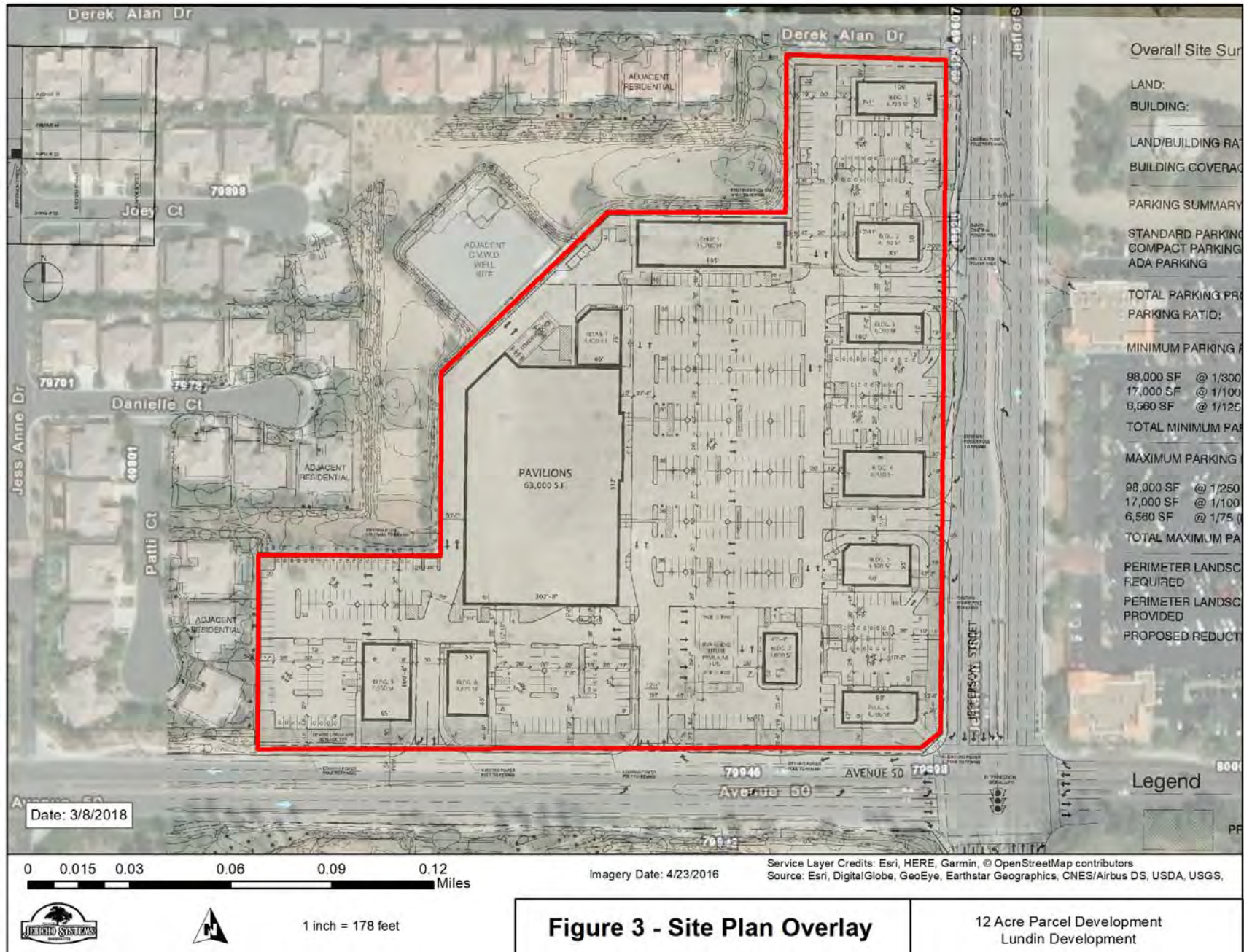




1 inch = 307 feet

Figure 2 - Site Location

12 Acre Parcel Development  
Lundin Development



Overall Site Sur
LAND:
BUILDING:
LAND/BUILDING RA
BUILDING COVERAC
PARKING SUMMARY
STANDARD PARKING
COMPACT PARKING
ADA PARKING
TOTAL PARKING PR
PARKING RATIO:
MINIMUM PARKING R
98,000 SF @ 1/300
17,000 SF @ 1/100
6,560 SF @ 1/125
TOTAL MINIMUM PA
MAXIMUM PARKING
98,000 SF @ 1/250
17,000 SF @ 1/100
6,560 SF @ 1/75
TOTAL MAXIMUM PA
PERIMETER LANDSC
REQUIRED
PERIMETER LANDSC
PROVIDED
PROPOSED REDUCT

Legend

Date: 3/8/2018

0 0.015 0.03 0.06 0.09 0.12 Miles

Imagery Date: 4/23/2016

Service Layer Credits: Esri, HERE, Garmin, © OpenStreetMap contributors  
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,



1 inch = 178 feet

**Figure 3 - Site Plan Overlay**

12 Acre Parcel Development  
 Lundin Development

**Section 4 - Environmental Checklist Form**

- 1. **Project Title:** Pavilion Palms Shopping Center
- 2. **Lead Agency Name:** City of La Quinta  
**Address:** 78-495 Calle Tampico  
 La Quinta, CA 92253
- 3. **Contact Person:** Cheri Flores, Senior Planner  
 City of La Quinta  
 8-495 Calle Tampico  
 La Quinta, CA 92253  
  
**Phone Number:** (760) 777-7000
- 4. **Project Location:** Assessor Parcel Numbers  
 602-180-003, 602-180-004, 602-180-005, 602-180-013, and  
 602-180-014 0660-081-30  
 Intersection of Jefferson Street and Avenue 50
- 5. **Project Sponsor's Name and Address:** Lundin Development  
 16400 Pacific Coast Highway, Suite 207  
 Huntington Beach, CA 92649
- 6. **General Plan Designation:** General Commercial (GC)
- 7. **Zoning:** Community Commercial (CC)
- 8. **Project Description Summary:**

Lundin Development, a private entity, is requesting authorization from the City of La Quinta to amend the previously approved Fairway Plaza Specific Plan by changing the name to "Pavilion Palms," and constructing a total of 125,800 square-foot mixed-use commercial center development project on the 12-acre vacant parcel at the intersection of Jefferson Street and Avenue 50 in the City of La Quinta. Amendment No. 2 would add 25,340 square feet of retail and ancillary uses to the 100,460 square feet previously approved. Proposed uses within the commercial center development include the same uses as previously approved, including banks, restaurants, gasoline service station, and grocery store (Figure 3).

The site is designated and zoned for Community Commercial (CC) use. The proposed Project will be anchored by Pavilions grocery store and includes restaurants, banks, and retail units, as well as a fuel center/convenience market.

The project is anticipated to be constructed and opened to the public in approximately two years. For this analysis, the project opening day is assumed to be in the year 2020.

Prior approvals for this site include the Fairway Plaza Shopping Center Specific Plan and associated Amendment No. 1, which was approved by the City of La Quinta in 1999 and 2002, respectively. That plan identified the development of 100,460 square feet of a supermarket-anchored shopping center with adjacent retail pads on 12.5 acres at the corner of Jefferson Street 50th Avenue. The 1998 and 2002

Specific Plan adoption included adoption of a Mitigated Negative Declaration. That project was not constructed.

On February 19, 2013, the City of La Quinta adopted the Environmental Impact Report (EIR) for its 2035 General Plan (SCH# 2010111094) which included the impacts of adding to commercial uses within the City, including the approved Fairway Plaza Shopping Center Specific Plan. A Statement of Overriding Considerations was also adopted for environmental impacts that could not be mitigated to a level below significance for: Air Quality, Greenhouse Gas, and Traffic (Resolution 2013-009).

The Proposed Project represents Amendment No. 2 to the existing, approved Specific Plan.

## **9. Surrounding Land Uses and Setting**

The site is located on a vacant parcel at the intersection of Jefferson Street and Avenue 50 in the City of La Quinta. Proposed uses within the commercial center development include banks, restaurants, gasoline service station, and grocery store (Figure 2). The site is bordered on the north by Derek Alan Drive and residential development that fronts Derek Alan Drive, on the west by a large retention basin with residential development west of the retention basin, on the east by Jefferson Street and commercial development within the City of Indio, and on the south by Avenue 50 and residential development.

## **10. Lead Agency Discretionary Actions:**

Discretionary actions that may be taken by the Lead Agency include, but are not limited to, the following:

- Grading Plan approval
- Approval of an Amendment to SP98-034 Fairway Plaza Specific Plan (SP2017-0002)
- Approval of Tentative Parcel Map 37370 (TPM2017-0003)
- Approval of Site Development Permit (SDP2017-0009)

## **11. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**

Construction Compliance – Stormwater Discharge. Construction projects that disturb 1 acre of land or more are required to obtain coverage under the NPDES General Permit for Construction Activities (General Construction Permit), which requires the applicant to file a notice of intent (NOI) to discharge stormwater and to prepare and implement a SWPPP. The SWPPP includes an overview of the Best Management Practices (BMPs) that would be implemented to prevent soil erosion and discharge of other construction-related pollutants that could contaminate nearby water resources.

Federal, State and Local permits for the fuel station, as required.

## **12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

*Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.)*

*Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.*

The City of La Quinta initiated AB52 process began October 3, 2017. Letters were sent to tribes on the list received from the Native American Heritage Commission.

Responses were received from Cabazon Band of Mission Indians (Cabazon), Agua Caliente Band of Cahuilla Indians (ACBCI) and Twenty-Nine Palms Band of Mission Indians (Twenty-Nine Palms).

The Cultural Study from CRM Tech was sent to ACBCI and Twenty-Nine Palms as requested. Both ACBCI and Twenty-Nine Palms asked for approved Native American Monitors from the ACBCI and Twenty-Nine Palms to be present during ground disturbing activities of the project construction.

**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.

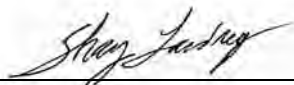
- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <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**

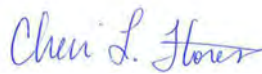
(To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	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.
	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	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.
	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 Signature (prepared by Jericho Systems, Inc.)

3/22/2018  
 Date

  
 Signature (Lead Agency, City of La Quinta)

3/22/2018  
 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 would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is 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 Analyses 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.
  - d) 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 with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<b>I. Aesthetics</b> 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	

**Environmental Setting**

La Quinta includes a mixture of building types built over various time periods, and with a variety of architectural styles. Development includes structures built in the early twentieth century, and new master-planned communities built within the last decade. Architectural styles include those typical of Spanish Colonial, Mediterranean, Contemporary, Tuscan, and Modern styles. Spanish Colonial architecture is the most prevalent style used in La Quinta, and examples include the La Quinta Resort & Spa and Old Towne in the Village (Terra Nova Planning & Research Inc., July 2012).

The Project site is currently vacant. The surrounding land use designations consist primarily of residential and commercial. The site is bordered on the north by Derek Alan Drive and residential development that fronts Derek Alan Drive, on the west by a retention basin with residential development west of the retention basin, on the east by Jefferson Street and commercial development, and on the south by Avenue 50 and residential development.

Proposed uses within the commercial center development include banks, restaurants, gasoline service station, and grocery store.

Consistent with the approved Fairway Plaza Specific Plan, the Project, as revised, will still contain design elements consistent with the City’s design standards, including Contemporary architectural style using arched colonnades with tile roofs. Additional architectural elements such as textured finishes, roundels, accent tile and raised trellises will be used to provide further details and interest, thus further enhancing the individual buildings and the quality appearance of the shopping center in general.

The landscaped setbacks along Avenue 50 and Jefferson Street will incorporate sidewalks with a variety of trees, shrubs and flowers, which accompanied by the parking lot landscaping, are designed to provide an inviting atmosphere to draw shoppers to the center.

**Impact Analysis**

a) *Have a substantial adverse effect on a scenic vista?*

**Less Than Significant Impact.** The CEQA Guidelines do not provide a definition of what constitutes a "scenic vista" or "scenic resource" or a reference as to from what vantage point(s) the scenic vista and/or resource, if any, should be observed. However, a scenic vista can generally be defined as a viewpoint from a public vantage that provides expansive views of a highly-valued landscape for the benefit of the general public. Common examples include undeveloped hillsides, ridgelines, and open space areas that provide a unifying visual backdrop to a developed area. Scenic resources can generally be defined as those landscape patterns and features that are visually or aesthetically pleasing and that contribute affirmatively to the definition of a distinct community or region such as trees, rock outcroppings, and historic buildings.

The Project site currently consists of vacant, disturbed land. The Project site is not considered to be a scenic vista. As previously discussed, the surrounding land uses include residential and commercial use. The heights of the proposed buildings are consistent with the municipal code and other commercial areas in the vicinity, and are not considered to be obtrusive when compared to the surrounding area. Therefore, less than significant impacts would occur.

**b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?***

**No Impact.** The Project is not located within a state scenic highway, and therefore, no impact to trees or rock outcroppings, or historic buildings within a state scenic highway would occur.

**c) *Substantially degrade the existing visual character or quality of the site and its surroundings?***

**Less Than Significant Impact.** The Project site currently consists of vacant, disturbed land. As previously discussed, the surrounding land uses include residential and commercial uses. The height and scale of the proposed buildings are consistent with other commercial areas in the vicinity, and is not considered to be obtrusive when compared to the surrounding area. Therefore, less than significant impacts would occur.

**d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

**Less Than Significant Impact.** The City of La Quinta does not permit construction activities outside of daylight hours, so the construction associated with the proposed Project would not cause the emission of light beyond existing circumstances in that area. Within the City limits, the majority of lands are developed, and daytime and nighttime skies are already impacted to a limited extent by light and glare.

The site lighting includes 14 poles for the entire 540,989 square foot lot. The lighting plan identifies the use of LED lighting placed in a manner where the light will spread out uniformly across the lot while maintaining a lower power density. Based on the photometric plans, there is almost no leakage onto off site areas. The light intensity begins to fade long before reaching anywhere outside the lot. A lighting plan and study was completed on August 21, 2017 by Innovative Design Engineers (Appendix A). The dual head pole in the southwest corner will need to be shielded to prevent spillage into the residential area.

Additionally, California Code of Regulations (CCR) Title 24, Parts 1 and 6 (Building Energy Efficiency Standards), establishes requirements for outdoor lighting for residential and nonresidential development. The standards regulate lighting characteristics such as maximum power and brightness, shielding, and sensor controls to turn lighting on and off. The City requires that commercial structures comply with Title 24. Therefore, less than significant impacts would occur.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006**

No mitigation measures were identified to be associated with the previously-approved project.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

- AES-1 Provide shielding for the dual head pole in the southwest corner as per the lighting design engineering recommendations.

**Impact Conclusions:**

No significant adverse effects are anticipated with the inclusion of the above mitigation measure.

<b>II. Agriculture and Forestry Resources:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

**Environmental Setting**

Agriculture has historically been a major economic sector in the eastern portion of the Coachella Valley, including La Quinta. Although most of the farms have within the incorporated regions of La Quinta no longer exist, agriculture is still an economic factor east of the incorporated boundary, within the proposed Sphere of Influence and beyond. (Terra Nova, July 2012).

The Riverside County Important Farmland 2016 Map, developed by the California Department of Conservation, highlights areas within the Coachella Valley that are important agricultural producing lands. Prime Farmland includes areas with both good physical and chemical attributes able to sustain

long-term agriculture production. Unique Farmland areas produce crops of statewide importance; however contain lower quality soils than those within Prime Farmland.

The site was formerly utilized for citrus grove farming, but the groves were removed in the early 1990s. The site is identified by the State of California Department of Conservation as Farmlands of Local Importance. Farmland of Local Importance are lands generally without irrigation, and which produce dry crops that may be important locally, but are not important for statewide agriculture production.

The Project site is currently vacant land that is zoned for commercial uses.

### **Impact Analysis**

- 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?*

**Less Than Significant.** The site was formerly utilized for citrus grove farming, but the groves were removed in the early 1990s. The site is identified by the State of California Department of Conservation as Farmlands of Local Importance. Farmland of Local Importance are lands generally without irrigation, and which produce dry crops that may be important locally, but are not important for statewide agriculture production.

The Project site is only approximately 12 acres which is not suitable for sustainable commercial crops. The City of La Quinta has designated the Site as Community Commercial for development of commercial use.

Therefore, there is a less than significant impact to this criterion because while the site is designated for local importance, it is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance.

- b) Conflict with existing zoning for agricultural use or a Williamson Act contract?*

**No Impact.** There are no agricultural or Williamson Act contract lands within the Project site. Therefore, no impact would occur.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

**No Impact.** The Project site currently consists of vacant land, and is zoned Community Commercial (CC). The Project site does not contain forest land. Therefore, no impact would occur.

- d) Result in the loss of forest land or conversion of forest land to non-forest use?*

**No Impact.** There is no forest land in the Project area. Therefore, no impact would occur in this regard.

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

**No Impact.** The Project Area consists of vacant, disturbed land and is zoned Community Commercial (CC). Therefore, no impacts would occur in this regard.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

No mitigation measures were identified with the previously approved Specific Plan for this criterion.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

No mitigation measures are required.

**Impact Conclusions:**

No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

<b>III. Air Quality</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. 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	

**Environmental Setting**

Lundin Development is proposing a 125,800 square-foot mixed-use commercial center project on approximately 12 acres. In May 1999, the City of La Quinta approved a 100,460 square-foot mixed-use commercial center Specific Plan for the 12-acre Project Site. The approval of the Specific Plan included adoption of a Mitigated Negative Declaration (MND). The City also adopted a Statement of Overriding Considerations for significant and unavoidable air quality impacts identified in the updated General Plan EIR on February 19, 2013. Therefore, the analysis herein is based on the net increase of approximately 25,340 square-feet of new uses not previously reviewed or approved in the 1999 Specific Plan and subsequent 2012 Updated General Plan.

**Impact Analysis – Air Quality**

***a) Conflict with or obstruct implementation of the applicable air quality plan?***

**Less Than Significant.** The Project Site is located in the Salton Sea Air Basin (SSAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SSAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (AQMP 2016) was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including the 2016 Regional Transportation Plan/Sustainable Communities Strategy and updated emission inventory methodologies for various source categories. The 2016 AQMP was adopted by the Southern California Association of Governments (SCAG) Regional Council on April 7, 2016.

The Proposed Project is located within the Community Commercial (CC) land use designation of the Specific Plan/General Plan. The proposed mixed-use commercial uses are allowed within the CC land use area which have been reviewed and approved within the 2012 General Plan update. Approval of the proposed revision would not require a zone change nor a General Plan Amendment. Therefore, approval of the Proposed Project would not conflict with the AQMP. Less than significant impact is anticipated.

**b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Less Than Significant With Mitigation Incorporated.** The Proposed Project’s construction and operational emissions (based on net the increase of approximately 25,340 square-feet of new uses) were screened using California Emissions Estimator Model (CalEEMod) version 2016.3.1 prepared by the SCAQMD (Appendix B). CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include: reactive organic gases (ROG), nitrous oxides (NOx), carbon monoxide (CO), sulfur dioxide (SO2), and particulates (PM10 and PM2.5). In addition, reactive organic gas (ROG) emissions are analyzed. Two of the analyzed pollutants, ROG and NOX, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site grading (mass and fine grading), building construction, paving, and architectural coating. The resulting emissions generated by construction of the Proposed Project are shown in Table 2 and Table 3, summer and winter construction emissions, respectively.

As shown in Table 2 and Table 3, construction emissions would not exceed SCAQMD thresholds with the implementation of a 10-day painting schedule. Therefore, **Mitigation Measure AIR-1** is recommended during the construction Phase:

**Table 2  
 Summer Construction Emissions Summary  
 (Pounds per Day)**

Source/Phase	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	0.9	10.5	4.5	0.0	0.7	0.5
Grading	1.3	10.5	8.3	0.0	1.1	1.0
Building Construction	1.3	13.2	8.5	0.0	0.9	0.8
Paving	1.0	8.8	7.9	0.0	0.7	0.5
Architectural Coating	59.0	2.0	1.9	0.0	0.2	0.2
<b>Highest Value (lbs/day)</b>	<b>59.0</b>	<b>13.2</b>	<b>8.5</b>	<b>0.0</b>	<b>1.1</b>	<b>1.0</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.1 Summer Emissions.  
 Phases do not overlap and represent the highest concentration.



**Table 3  
 Winter Construction Emissions Summary  
 (Pounds per Day)**

Source/Phase	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	0.9	10.5	4.5	0.0	0.7	0.5
Grading	1.3	10.5	8.3	0.0	1.1	1.0
Building Construction	1.3	13.2	8.5	0.0	0.9	0.8
Paving	1.0	8.8	7.9	0.0	0.7	0.5
Architectural Coating	59.0	2.0	1.9	0.0	0.2	0.2
<b>Highest Value (lbs/day)</b>	<b>59.0</b>	<b>13.2</b>	<b>8.5</b>	<b>0.0</b>	<b>1.1</b>	<b>1.0</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.1 Winter Emissions.  
 Phases do not overlap and represent the highest concentration.

Compliance with SCAQMD Rules 402, and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Applicant would be required to comply with all applicable SCAQMD rules and regulations as the SSAB is in non-attainment status for ozone and suspended particulates (PM10).

Compliance with SCAQMD Rule 402, and 403

The Project Applicant would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
  - a. The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2 times daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
  - b. The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
  - c. The Project Proponent shall ensure that landscaped areas are installed as soon as o reduce the potential for wind erosion.
  - d. The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NOX and PM10 levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

1. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer’s specification to maximize efficient burning of vehicle fuel.
2. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
3. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
4. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
5. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
6. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

The operational mobile source emissions were calculated using the Traffic Impact Analysis (TIA) prepared by Albert Grover & Associates on July 27, 2017. The TIA determined that the shopping center would generate approximately 13,328 daily trips (See Table 4 of Appendix F). Trips were broken down by land use and land use size. The TIA also included a 20-percent reduction in traffic to account for pass-by-credit. As the Proposed Project is evaluated as the Specific Plan delta of 25,340 square-feet of new uses (approximately 20 percent greater than was approved in the Specific Plan), 4,513 daily trips (approximately 34 percent of the development based on more intense uses) were modeled to represent a worst-case scenario. Emissions associated with the Proposed Project’s estimated vehicle trips were modeled and are listed in Table 3 and Table 4, summer and winter operational emissions, respectively. As shown, both summer and winter season operational emissions are below SCAQMD thresholds. Impacts are anticipated to be less than significant and no mitigation measures are required.

**Table 4  
 Summer Operational Emissions Summary  
 (Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	0.7	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.7	0.6	0.0	0.0	0.0
Mobile	8.2	45.8	41.7	0.1	5.5	1.6
<b>Totals (lbs/day)</b>	<b>8.9</b>	<b>46.5</b>	<b>42.2</b>	<b>0.1</b>	<b>5.5</b>	<b>1.6</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.1 Summer Emissions.

**Table 5**  
**Winter Operational Emissions Summary**  
**(Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	0.7	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.7	0.0	0.0	0.0	0.0
Mobile	6.7	44.7	42.2	0.0	5.5	1.6
<b>Totals (lbs/day)</b>	<b>7.4</b>	<b>45.4</b>	<b>42.2</b>	<b>0.0</b>	<b>5.5</b>	<b>1.6</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.1 Winter Emissions.

The Proposed Project does not exceed applicable SCAQMD regional thresholds during the short-term construction phase with the implementation of at a minimum 10-day painting schedule or operational activities and the associated impacts are considered to be less than significant with the mitigation measure incorporated.

- 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)?*

**Less Than Significant.** The project was previously reviewed and approved as the Fairway Plaza Shopping Center, Project 2002-06, designed to provide approximately 100,460 square feet of retail space with accommodating parking and landscaping areas. The Proposed Project, revised as the Pavilion Palms Shopping Center, includes the original 100,460 square feet of retail space with accommodating parking and landscape area plus an additional 25,340 square-feet of complementary uses. The additional uses would not cumulatively generate a considerable net increase of any criteria pollutant nor violate any air quality standard during construction and operation of the Proposed Project (refer to Table 2 through **Error! Reference source not found.**). The site zoning is Community Commercial, which allows for a 0.30 Maximum Floor Area Ratio ([FAR] gross floor area of all buildings divided by the building site area). The proposed Project represents approximately 0.22 FAR. Therefore, because the Project proposes to use less than the maximum allowed under the zoning, a less than significant impact is anticipated.

- d) Expose sensitive receptors to substantial pollutant concentrations?*

**Less Than Significant.** SCAQMD has developed a methodology to assess the localized impacts of emissions from a Proposed Project as outlined within the Final Localized Significance Threshold Methodology report; completed in June 2003 and revised in July 2008. The use of Localized Significance Thresholds (LST) is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. Although the proposed use would not exceed SCAQMD Thresholds (Table 2 through Table 4) LSTs, including the restaurant drive-through facilities, were evaluated to further demonstrate at a local level that impacts would be less than significant. LSTs would typically only apply to projects that must undergo CEQA or the National Environmental Policy Act (NEPA) and are five acres or less. Although the Proposed Project calls for 5.78 acres of net development, LST methodology will be incorporated to represent worst-case scenario emissions thresholds. CalEEMod version 2016.3.1 was used to estimate the on-site and off-site construction emissions. The LSTs were developed to analyze the significance of potential air quality impacts of proposed projects to sensitive receptors (i.e. schools, single family residences, etc.) and provides screening tables for small projects (one, two, or five acres). Projects are evaluated based on geographic location and distance from the sensitive receptor (25, 50, 100, 200, or 500 meters from the site).

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not typically remain on-site for a full 24 hours, but are usually present for shorter periods of time, such as eight hours.

The Proposed Project includes approximately 12 acres of development. The "5 acres scenario" was used to represent a worst-case scenario as the larger the site the greater the emission allowance. The Project Site is located at the intersection of Jefferson Street and Avenue 50 and is bordered to the north by Derek Alan Drive and residential development, to the west by Jess Anne Drive and residential development, to the east by Jefferson Street and commercial development, and to the south by Avenue 50 and residential development. The nearest sensitive receptor land uses are the residential developments located adjacent to the north, west, and south boundary of the Project Site and therefore LSTs are based on a 25-meter distance. A comparison of the construction and operational emissions with the appropriate LST, per distance from the Project Site boundary (geographical area of Source Receptor Area (SRA) No. 30 – Coachella Valley; 5-acre site) according to the SCAQMD Mass Rate Look-up Tables, are listed in Table 6.

**Table 6  
 Localized Significance Thresholds (Pounds per Day)**

	<b>NOx</b>	<b>CO</b>	<b>PM10</b>		<b>PM2.5</b>	
Construction Emissions (Max. from Table 2 and/or Table 3)	13.2	8.5	1.1		1.0	
Operational Emissions (Max. Total from Table 4 and/or Table 5) <sup>1</sup>	4.6	4.2	0.6		0.6	
<b>Highest Value (lbs/day)</b>	<b>13.2</b>	<b>8.5</b>	<b>1.1</b>	<b>0.6</b>	<b>1.0</b>	<b>0.6</b>
LST Thresholds	132	2,292	14*	4†	8*	2†
<b>Greater Than Threshold</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Note: PM10 and PM2.5 emissions are separated into construction and operational thresholds in accordance with the SCAQMD Mass Rate LST Look-up Tables.

\* Construction emissions LST threshold

† Operational emissions LST threshold

<sup>1</sup> Per LST Methodology, mobile source emissions do not need to be included except for land use emissions and on-site vehicle emissions. It is estimated that approximately 10% of mobile emissions will occur on the Project Site.

Source: CalEEMod.2016.3.1 Summer & Winter Emissions; SCAQMD Final Localized Significance Threshold Methodology; SCAQMD Mass Rate Look-up Tables for 5-acre site in SRA No. 30, distance of 25 meters.

As shown in Table 6, the Proposed Project’s emissions are not anticipated to exceed the LSTs. Therefore, the Proposed Project is not anticipated to expose sensitive receptors to substantial pollutant concentrations. Less than significant impact is anticipated and no mitigation measures are required.

***e) Create objectionable odors affecting a substantial number of people?***

**Less than Significant.** The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities; and the temporary storage of domestic solid waste (refuse) associated with the Projects’ long- term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. Any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of

construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City of La Quinta's solid waste regulations. The Project would be also required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the Proposed Project construction and operations would be less than significant and no mitigation measures are required.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

- All construction equipment shall be maintained in good operating condition, and shall be properly serviced and repaired as needed.
- Prior to the issuance of the first grading permit, the project proponent shall demonstrate, or cause to be demonstrated to the Community Development Department that all construction equipment to be utilized shall be low emission, or how the use of low emission construction equipment is infeasible.
- Low VOC paints, primers and coatings shall be required for all buildings on the project site. All paints shall be applied using either a high volume/low pressure spray or by hand.
- The proposed project shall provide a bus turnout, shelter and associated improvements on Jefferson Street and on Avenue 50, unless Sunline Transit provides written confirmation-that no such turnout(s) or shelters are needed.
- As required by the Municipal Code, the businesses operating within the proposed project shall conform to the Transportation Demand Management requirements in place at the time they begin operation.
- Deliveries to the project site shall occur during off-peak periods.

**Mitigation Measures:**

**AIR-1:** Contractor is to implement at a minimum a 10-day painting schedule.

**Impact Conclusions:**

No significant adverse effects are anticipated with the inclusion of the above mitigation measure.

<b>IV. Biological Resources</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
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 U.S. 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	

**Environmental Setting**

The subject parcel is mapped on the U.S. Geological Survey (USGS) – *La Quinta*, 7.5-Minute Series Topographic Quadrangle Map near the southern boundary of Section 32, Township 6 South, Range 7 East, San Bernardino Base and Meridian.

The elevation of the center of the project site is 34 feet above mean sea level (amsl). The existing topography of this site is relatively flat. The soils within the subject parcel consist of Myoma fine sand, 0 to 5 percent slopes and Myoma fine sand, 5 to 15 percent slopes. This soil type consists of wind-blown sandy alluvium and is somewhat excessively drained.

The local climatic conditions in the project area are characterized by hot summers, mild winters, infrequent rainfall, and low humidity. The average annual temperature ranges from an average low of 41 degrees Fahrenheit (° F) in December to an average high of 107° F in July-August. The rainy season begins in November and continues through March, with the quantity and frequency of rain varying from year to year. The average annual rainfall is approximately 3.15 inches.

### **Biological Surveys**

Jericho Systems, Inc. (Jericho) prepared a General Biological Resources Assessment and Coachella Valley Multiple Species Habitat Conservation Plan Consistency Review in May 2017 (Jericho, May 23, 2017).

The City of La Quinta falls entirely within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) area. The subject parcel is not located within or adjacent a Conservation Area. The CVMSHCP requires a habitat assessment for the burrowing owl (BUOW). If habitat for the BUOW is present, a focused survey is required.

Several sensitive species have been documented within the vicinity of the subject parcel, including the State- and/or federally-listed as threatened or endangered flat-tailed horned lizard (*Phrynosoma mcallii*), Coachella Valley milk-vetch (*Astragalus lentiginosus var. coachellae*) and Coachella Valley fringe-toed lizard (*Uma inornata*), as well as burrowing owl (*Athene cunicularia*), which is considered a Species of Special Concern by the California Department of Fish and Wildlife (CDFW).

On May 7, 2017, Jericho Biologist Eugene Jennings conducted a systematic and comprehensive pedestrian survey on site to assess the habitat suitability for burrowing owl to satisfy the requirements set forth in the CVMSHCP and to determine if focused presence/absence surveys for any of the species would be required. The habitat assessment included a 100 percent coverage pedestrian field survey, and adherence to the MSHCP Burrowing Owl California Department of Fish and Wildlife (CDFW) survey protocols. Surveys were conducted during optimal burrowing owl activity times, consistent with conservation ethics, systematic and covered all habitat types on the site, and during a good rainfall year.

#### *Survey Results*

The biological survey report (Jericho, May 23, 2017) indicated that the entire subject parcel is within an urban developed area and consists of disturbed, undeveloped land that has previously been rough graded. The project site is completely disturbed, consisting entirely of previously graded soils with sparse weedy vegetation and re-sprouted creosote bush scrub (*Larrea tridentata* Shrubland Alliance) associated species. Plant species observed on site include creosote, as well as ruderal and non-native species including, Russian thistle (*Salsola tragus*) and saltcedar (*Tamarix ramosissima*).

No suitable BUOW habitat was identified on site during the burrowing owl habitat assessment survey. Therefore, no additional protocol-level focused surveys will be required.

No other listed or sensitive species or sensitive habitat were observed on the site. The subject parcel does not contain suitable habitat for any of the sensitive species that have been documented in the project vicinity.

There were no stream channels, washes, or swales as defined by Section 1600 of the State of California Fish and Game Code (FGC) under jurisdiction of the CDFW, or "Waters of the United States" (WoUS) as defined by Section 404 of the Clean Water Act (CWA) under the jurisdiction of the U.S. Army Corps of Engineers (Corps) within the subject parcel.

### **Impact Analysis**

- 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?*

**Less Than Significant.** Several sensitive species have been documented within the vicinity of the subject parcel, including the State- and/or federally-listed as threatened or endangered flat-tailed horned lizard (*Phrynosoma mcallii*), Coachella Valley milk-vetch (*Astragalus lentiginosus var. coachellae*) and Coachella Valley fringe-toed lizard (*Uma inornata*), as well as burrowing owl (*Athene cunicularia*), which is considered a Species of Special Concern by the California Department of Fish and Wildlife (CDFW).

The biological survey results identified that the entire subject parcel is within an urban developed area and consists of disturbed, undeveloped land that has previously been rough graded. No suitable BUOW habitat was identified on site during the burrowing owl habitat assessment survey; therefore, no additional protocol-level focused surveys are required.

No other listed or sensitive species or sensitive habitat were observed on the site. The subject parcel does not contain suitable habitat for any of the sensitive species that have been documented in the project vicinity. Therefore, there is a less than significant impact.

- 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 U.S. Fish and Wildlife Service?*

**No Impact.** Riparian communities occur along stream courses and drainages, and are floristically and structurally distinct from the adjacent upland communities. The biological survey results identified that the entire subject parcel is within an urban developed area and consists of disturbed, undeveloped land that has previously been rough graded. There were no stream channels, washes, or swales as defined by Section 1600 of the FGC under jurisdiction of the CDFW, or WoUS as defined by Section 404 of the CWA under the jurisdiction of the Corps within the subject parcel. The Project site is completely disturbed and barren with no hydrological process on site. There are no natural streams or drainages that traverse the Project site. The lack of hydrology on site makes it non-suitable for riparian habitat. No adverse impacts to riparian or sensitive natural habitat would occur.

- 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?*

**No Impact.** The biological survey results identified that the entire subject parcel is within an urban developed area and consists of disturbed, undeveloped land that has previously been rough graded. There were no stream channels, washes, or swales as defined by Section 1600 of the FGC under jurisdiction of the CDFW, or WoUS as defined by Section 404 of the CWA under the jurisdiction of the Corps within the subject parcel. The Project site is completely disturbed and barren with no hydrological process on site. There are no natural streams or drainages that traverse the Project site. The lack of hydrology on site makes it non-suitable for riparian habitat. Therefore, there is no impacts because no wetlands occur on site, nor are there fluvial processes where wetlands would be present.



**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?**

**Less Than Significant With Mitigation Incorporated.** The Project site is surrounded by urban development. Additionally, the Project site itself is fully disturbed with no ability to provide movement of fish or wildlife species. Additionally, no known wildlife corridors are identified within the Project site or the immediate vicinity. No adverse impacts to wildlife movement would occur.

However, the project site contains sparse weedy vegetation and re-sprouted creosote bush scrub (*Larrea tridentata* Shrubland Alliance) associated species, as well as ruderal and non-native species including, Russian thistle (*Salsola tragus*) and saltcedar (*Tamarix ramosissima*), which represents potential foraging and nesting habitat for migratory bird species. The impacts for these bird species however, are not considered regionally or locally significant but the State of California prohibits the "take" of active bird nests. To avoid an illegal take of active bird nests, **Mitigation Measure BIO-1** is required to reduce impacts to less than significant. Mitigation measure BIO-1 is located at the end of this section.

**e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**No Impact.** As biological resources, including threatened resources and habitat that could support such species, are not present on or near the Project site, no policies or ordinances protecting such resources would apply. This includes tree preservation policies. Therefore, there are no conflicts with local policies or ordinances.

**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?**

**Less Than Significant.** The City of La Quinta falls entirely within the CVMSHCP area. The subject parcel is not located within or adjacent to a Conservation Area. The CVMSHCP requires a habitat assessment for the BUOW which requires focused surveys if present. Several sensitive species have been documented within the vicinity of the subject parcel, including the State- and/or federally-listed as threatened or endangered flat-tailed horned lizard (*Phrynosoma mcallii*), Coachella Valley milk-vetch (*Astragalus lentiginosus* var. *coachellae*) and Coachella Valley fringe-toed lizard (*Uma inornata*), as well as burrowing owl (*Athene cunicularia*), which is considered a Species of Special Concern by the California Department of Fish and Wildlife (CDFW).

However, site surveys for the BUOW indicated that there is no suitable habitat for the BUOW or any sensitive species documented within the vicinity. Therefore, there are no conflicts with any adopted conservation plan.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

No mitigation measures were identified with the previously approved Specific Plan for this criterion.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

**BIO – 1:** Any grubbing, brushing or tree removal should be conducted outside of the State identified nesting season for migratory birds, which is typically March 15 through September 1. If work cannot be conducted outside of nesting season, a migratory nesting bird survey within and adjacent to the project site shall be conducted by a qualified biologist within three (3) days prior to initiating the construction activities. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) will be prepared and implemented. At a minimum, the NBP will include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist has determined the young birds have successfully fledged and a monitoring report has been submitted, reviewed and approved by the City of La Quinta.

**Impact Conclusions:**

No significant adverse effects are anticipated with the inclusion of the above mitigation measure.

<b>V. Cultural Resources:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
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		
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?		X		

**Environmental Setting**

The Coachella Valley is a historical center of Native American settlement where a large number of Indian villages and rancherias were observed in the mid-nineteenth century.

The Cahuilla people are generally divided, by anthropologists, into three groups, according to their geographic setting: the Pass Cahuilla in the Banning-Beaumont area, the Mountain Cahuilla in the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley, and the Desert Cahuilla in the Coachella Valley. The Cahuilla did not have a single name that referred to an all-inclusive tribal affiliation. Membership was in terms of lineages or clans. Individual clans had villages, or central places, and territories they called their own. These were lands they considered theirs for purposes of hunting game, gathering food, or utilizing other necessary resources in the forms of trade, intermarriage, and ceremonies.

**Cultural Surveys**

CRM Tech prepared two studies for the Project site. The first consisted of Phase I and Phase II cultural assessments conducted in 1998 and 1995 for approximate 50 acres of undeveloped land as part of Tentative Parcel Map No. 29052 and Tentative Tract Map No. 29053, which included a residential development and the current commercial Project site. The study was part of the environmental impact review process for the proposed subdivision and development of the property, as required by the City of La Quinta, Lead Agency for the project, in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.).

The second study was conducted in June 2017 and consisted of a historical/archaeological resources records search, historical background review, and an archaeological field inspection of the approximately 12-acre Project site (CRM Tech, June 5, 2017).

The Phase I survey in 1998 identified and recorded a total of seven prehistoric - i.e., Native American - archaeological sites, three of which were located within or partially within the current project area (CRM Tech, June 5, 2017). All three of these sites represented prehistoric habitation remains featuring surface

scatters of lithic and ceramic artifacts. The presence of these sites, along with the previous discovery of a dense cluster of similar sites in the surrounding area, which lies on the former shoreline of Holocene Lake Cahuilla, prompted the subsequent Phase II archaeological testing and evaluation program.

The Phase II study entailed surface collection of all artifacts and excavation of 13 standard hand-dug, one-square-meter archaeological testing units to the depth of one meter at the three sites and within a modified mesquite sand dune near one of the sites. In addition to CRM TECH staff archaeologists, the field crew included three Native Americans affiliated with the nearby Torres Martinez Desert Cahuilla Indians.

A total of 106 artifacts were recovered through surface collection, but the test units indicated "an almost complete absence" of subsurface cultural material. Only three pottery sherds and two flakes of chipped quartz were produced from the 13 excavated units. In light of these findings, none of the three sites was found to meet CEQA criteria for significance (CRM Tech, June 5, 2017).

The Phase II study concluded that the proposed development of the subject property would not cause a substantial adverse change to any historical resources or important archaeological resources, but recommended archaeological monitoring of earth-moving activities in the area of the modified dune. The artifact collection and catalogue have since been curated at the La Quinta Historical Society.

#### *Records Search*

A standard one-mile-radius records search was conducted on May 17, 2017, by CRM TECH. The records indicated that no further archaeological studies have occurred in the project area since 1998, and no additional sites have been identified on the property. In 2006, the project area was included in a citywide survey focusing on built-environment resources of historical origin, but none was found in or near the project area.

Outside the project area but within the one-mile scope, historical records identified that more than 70 previous cultural resources studies have been completed on various tracts of land and linear features, 49 of them since 1998. Collectively, these studies covered roughly 85 percent of the land within the scope of the records, and resulted in the identification of 93 historical/archaeological sites and 21 isolates - i.e., localities with fewer than three artifacts - within the one-mile radius. Nearly all of these sites and isolates were of prehistoric origin, and most were found along or near the ancient shoreline of Lake Cahuilla. None of these sites or isolates was found in the immediate vicinity of the Project area, but their presence certainly supports the high archaeological sensitivity assessment for the project vicinity.

#### *Field Inspection*

On May 15, 2017, CRM TECH archeologist Daniel Ballester, M.S., carried out the field inspection by walking a series of parallel north-south transects spaced 30 meters (approximately 100 feet) apart.

#### *Survey Results*

In 1998, the project area was noted as former agricultural land that had been cleared of its groves, with a rectangular-shaped mound, representing the modified dune, near Avenue 50. The 2017 report noted that the since the 1998 report, the project area has undergone additional disturbance from the installation of underground sewage pipes, as evidenced by several man holes across the property. The mound has been removed, and a 110 foot x 110 foot earthen pad has been created near the center of the property since July 2016 (Google Earth 2016). Furthermore, the ground surface bears evidence of recent mechanical clearing.

No archaeological features or artifacts, either prehistoric or historical, were encountered during the field inspection.

The 2017 survey concluded that the original conclusion of the 1998 Phase II study - that the proposed development would have *No Impact* on any known "historical resources," as defined by CEQA - remains valid and appropriate for the current Project. Nevertheless, in light of past discoveries in the vicinity, the overall archaeological sensitivity of the project location remains high, and the potential of encountering subsurface prehistoric cultural remains within the project boundaries cannot be overlooked (CRM Tech, June 5, 2017).

#### *Paleontological Resources*

The San Bernardino County Museum performed a Paleontology Literature/Records Review on May 2, 2017 for the subject parcel (Appendix D). The report identified that although there were no recorded paleontological resource localities are present within the project area, or within 1 mile of the project, paleontological resources have been identified on sites within approximately 1.5 miles of the proposed Project site. Additionally, the Riverside County's Paleontological Resource Sensitivity Map (RCPTSM) identifies that the Project site is located on sedimentary rocks that have a high paleontological sensitivity.

The City's General Plan EIR also identifies the Project area as one with High Paleontological Sensitivity (Terra Nova Planning & Research Inc., July 2012).

#### **Impact Analysis – Cultural Resources**

##### ***a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?***

**No Impact:** Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

Implementation of the proposed Project would not cause a substantial adverse change in the significance of a historical resource as defined in 15064.5. According to the records search conducted for this site, no resources that are considered historically significant exist on site. Therefore, no adverse impacts to historic resources would occur.

##### ***b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?***

**Less Than Significant with Mitigation Incorporated:** Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

The Phase I and Phase II study results indicated that there would be no impact. However, the survey identified that because there have been past discoveries in the vicinity, the overall archaeological sensitivity of the project location remains high, and the potential of encountering subsurface prehistoric cultural remains within the project boundaries is a potential.

Therefore, adverse impacts to archaeological resources would be less than significant. However, **Mitigation Measure CUL-1** will be implemented to address unanticipated discoveries of cultural resources. Mitigation Measures are listed at the end of this section.

***c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

**Less Than Significant with Mitigation Incorporated:** Implementation of the proposed Project could cause a substantial adverse change in the significance of a paleontological resource as defined in 15064.5 since it is located in an area of High Paleontological Sensitivity. It is not anticipated that proposed excavations to support the proposed Project will encounter native material that could impact paleontological resources. However, **Mitigation Measure CUL-2** will be implemented to address unanticipated discoveries of paleontological resources. Mitigation Measures are listed at the end of this section.

***d) Disturb any human remains, including those interred outside of formal cemeteries?***

**Less Than Significant with Mitigation Incorporated:** Implementation of the proposed Project would not disturb any human remains, including those interred outside of formal cemeteries. Should human remains be found during construction, **Mitigation Measure CUL-3** would reduce any potential impacts to a level of less than significant. Mitigation Measures are listed at the end of this section.

***e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?***

**Less Than Significant with Mitigation Incorporated.** Although the Project site is located in an area that has been home to Native American tribes for centuries, the Project site is not anticipated to contain tribal cultural resources. However, **Mitigation Measure CUL-1** and **CUL-3** will be implemented to address unanticipated discoveries of cultural resources. Mitigation measures are listed at the end of this section.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

No mitigation measures were identified with the previously approved Specific Plan for this criterion.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

- CUL-1:** Grading activities shall be overseen by a qualified archeological monitor. In the event unanticipated archaeological resources are discovered:
- The Archaeological monitor shall notify the project foreman
  - The Archaeological monitor has the authority to temporarily halt work in the area of archaeological discoveries until the resource has been evaluated
  - All work in the vicinity of the find shall halt
  - Work in the area of the discovery shall not resume until written notification is received from the Project archaeologist

- CUL-2:** Grading activities shall be overseen by a qualified paleontological monitor. Paleontological monitors should be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring will be reduced if the potentially fossiliferous units as described by the San Bernardino County Museum, Division of Earth Sciences May 2, 2017 report are not present, or if present are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.
- CUL-3:** If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The local authorities must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

**Impact Conclusions:**

No significant adverse effects are anticipated with the inclusion of the above mitigation measures.

<b>VI. Geology and Soils</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
<ul style="list-style-type: none"> <li>• 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? Refer to Division of Mines and Geology Special Publication 42.</li> </ul>				
<ul style="list-style-type: none"> <li>• Strong seismic ground shaking?</li> </ul>				
<ul style="list-style-type: none"> <li>• Seismic-related ground failure, including liquefaction?</li> </ul>				
<ul style="list-style-type: none"> <li>• Landslides?</li> </ul>				
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	

**Environmental Setting**

A geotechnical report was prepared for the site in 1998, and updated in 2017 (Landmark Geo-Engineers and Geologists, August 25, 2017).

The project site is at the northern portion of the Salton Trough physiographic province. The Salton Trough is a geologic structural depression resulting from large scale regional faulting. The trough is bounded on the northeast by the San Andreas Fault and the southwest by faults of the San Jacinto Fault Zone. The Salton Trough represents the northward extension of the Gulf of California with continual infilling with both marine and non-marine sediments since the Miocene Epoch (Southland Geotechnical, November 5, 1998).



### Earthquake Faults

A review of the current Alquist-Priolo Earthquake Fault Zone maps indicate that the nearest mapped Earthquake Fault Zone is the San Andreas-Coachella fault, located approximately 6.1 mile northeast of the project site (Landmark Geo-Engineers and Geologists, August 25, 2017).

### Soils and Liquefaction

Liquefaction occurs when a saturated or partially saturated soil substantially loses strength and stiffness in response to an applied stress, usually earthquake shaking or other sudden change in stress condition, causing it to behave like a liquid.

Groundwater was encountered at 40 feet deep during exploration efforts in 1998. Groundwater was not encountered in 2017 sampling efforts which consisted of trench excavation to a depth of between 5 and 12 feet. Groundwater is believed to exist at a depth of 70 ft based on water level in nearby water wells in 1978 as reported in USGS Water Resources Report 91-4142 (Southland Geotechnical, November 5, 1998 and Landmark Geo-Engineers and Geologists, August 25, 2017).

The field exploration conducted from October 29 to November 5, 1998 indicates that the surficial and subsurface soils consist generally medium dense Silty Sand, Sandy Silt, and fine Sand (SM, ML, and SP-SM). Layers of Sandy Silt to Silt (ML) exist at depths greater than 4 feet. The upper surficial soils has varying concentrations of wood branches and roots from the old citrus grove. (Southland Geotechnical, November 5, 1998).

### Landslides

The site and the surroundings are flat, and there are no mountainous or hillside areas adjacent to the site.

### Wind Erosion

Much of the Valley in La Quinta is susceptible to wind and wind-blown sand hazards. This means that soils may be loosened and transported during grading and construction activities. According to the City of La Quinta's General Plan, the project site's Wind Erodibility Rating is "High."

### Impact Analysis – Geology and Soils

***a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:***

- ***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? Refer to Division of Mines and Geology Special Publication 42.***
- ***Strong seismic ground shaking?***
- ***Seismic related ground failure, including liquefaction?***
- ***Landslides?***

**Less Than Significant.** The Project site lies within a seismically active region of Southern California. According to Alquist-Priolo Earthquake Fault Zone maps, the Project site is not located in an Alquist-Priolo Special Study Zone nor is the Project site or its immediate vicinity situated above any active faults. To minimize potential damage to the proposed access road and rock placement caused by groundshaking,

all construction would comply with the latest Uniform Building Code and any applicable criteria set forth by the City, and would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving the rupture of known earthquake faults. Impacts associated with the rupture of a known earthquake fault are considered less than significant.

Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the ground water table is 50 feet or less below the ground surface. When these sediments are shaken, such as during an earthquake, a sudden increase in pore water pressure causes the soils to lose strength and behave as a liquid. The resulting features are called sand boils, sand blows or "sand volcanoes." Liquefaction-related effects include loss of bearing strength, ground oscillations and lateral spreading.

According to the analysis conducted for the 1998 and 2002 Fairway Specific Plan approvals, the proposed project occur in a Zone III groundshaking zone, approximately one quarter mile east of an inferred and inactive fault. The project site can expect to experience significant groundshaking in the event of a major earthquake in the Coachella Valley. In order to mitigate the potential impacts of groundshaking on buildings throughout the City, the Building Department has implemented the Uniform Building Code, as amended, which requires reinforced construction in groundshaking zones.

The Project site does not occur in an area prone to liquefaction, and its distance from an active fault makes ground rupture unlikely (Landmark, August 25, 2017). The Project will be required to meet the City's Building standards, thereby reducing the potential impact from groundshaking hazards to a less than significant level (Warner Engineering, February 19, 2002).

***b) Result in substantial soil erosion or the loss of topsoil?***

**Less Than Significant with Mitigation Incorporated.** Minor soil erosion may occur during the grading and construction period of the new buildings. The project site occurs within the City's blowsand hazard area where soils at the Project site have a high potential for wind erosion. Implementation of **Mitigation Measures GEO-1 and GEO-2** will reduce the impacts to less than significant. Mitigation measures are listed at the end of this section.

***c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?***

**Less Than Significant.** Unstable soils that can result in a landslide, lateral spreading, subsidence, liquefaction or collapse generally occurs in when shallow groundwater liquefies soil especially during a seismic event. The Project site is generally flat and fully graded. The geotechnical reports prepared for the Project identify that liquefaction is unlikely due to groundwater being greater than 50 feet (Landmark, August 25, 2017). Therefore, the risk of soil instability is low. Impacts would be less than significant.

***d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?***

**Less Than Significant.** Expansive soil is typically clay or a soil type that is prone to large volume changes (swelling and shrinking) that are directly related to changes in water content.

The geotechnical report indicates that the surficial and subsurface soils consist generally medium dense Silty Sand, Sandy Silt, and fine Sand (SM, ML, and SP-SM). Layers of Sandy Silt to Silt (ML) exist at depths greater than 4 feet. The upper surficial soils had varying concentrations of wood branches and roots from the old citrus grove.

In arid climatic regions, granular soils have a potential to collapse upon wetting. Collapse potential tests performed in 1998 indicate a potential of 3.1 and 1.6 percent collapse upon inundation and are considered a moderate site risk.

The Project will be constructed using the latest engineering and construction practices which include developing the building foundations in a manner that includes overexcavation and recompaction of the zone beneath the building pads to mitigate for the potential of hydroconsolidation caused by soil saturation from landscape irrigation or broken utility lines by overexcavation and recompaction of the zone beneath building pads. Therefore, the impact is less than significant.

*e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

**No Impact.** The Project does not include the use of septic systems. Thus, no impacts would occur.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

No mitigation measures were identified with the previously approved Specific Plan for this criterion.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

- GEO-1** Prior to grading plan approval, submit for review and approval by the City Engineer, a PM10 management plan.
  
- GEO-2** For portions of the site not immediately under construction, ensure the stabilization of soils through the use of soil cement or re-vegetation, frequent watering, including watering during the evening and weekends during significant wind events; street sweeping or washing during construction, and the chemical stabilization of unpaved construction roadways.

**Impact Conclusions:**

No significant adverse effects are anticipated with the inclusion of the above mitigation measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<b>VII. Greenhouse Gas Emissions:</b> Would the project:				
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	

**Background**

Lundin Development is proposing a 125,800 square-foot mixed-use commercial center project on approximately 12 acres. In May 1999, the City of La Quinta approved a 100,460 square-foot mixed-use commercial center Specific Plan for the 12-acre Project Site. The approval of the Specific Plan included adoption of a Mitigated Negative Declaration (MND). The City also adopted a Statement of Overriding Considerations for significant and unavoidable air quality impacts identified in the updated General Plan EIR on February 19, 2013. Therefore, the analysis herein is based on the net increase of approximately 25,340 square-feet of new uses not previously reviewed or approved in the 1999 Specific Plan and subsequent 2012 Updated General Plan.

CEQA and Greenhouse Gases

According to CEQA Guidelines Section 15064.4, when making a determination of the significance of greenhouse gas emissions, the “lead agency shall have discretion to determine, in the context of a particular project, whether to (1) use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use.” In addition, CEQA Guidelines section 15064.7(c) provides that “a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts” on the condition that “the decision of the lead agency to adopt such thresholds is supported by substantial evidence.”

The Proposed Project is located within the City of La Quinta. The City of La Quinta adopted a Greenhouse Gas Reduction Plan (Plan) on February 13th, 2013. The Plan provides reduction strategies and reduction measures that can reduce greenhouse gas emissions at their source and at the end use by improving operating efficiency, increasing reliance on renewable source for energy production, developing new technologies, and through conservation. These reduction measures are listed in Table 28 of the Plan and can be implemented as needed during the design phase. However, the City does not have their own thresholds of significance for greenhouse gas emissions. The City finds persuasive and reasonable the approach to determining significance of greenhouse gas emissions established by SCAQMD.

**Impact Analysis**

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

**Less Than Significant.** The Proposed Project is located within the Community Commercial (CC) land use designation of the Specific Plan/General Plan. The proposed mixed-use commercial uses are allowed within the CC land use area which have been reviewed and approved within the 2012 General Plan update. The project was previously reviewed and approved as the Fairway Plaza Shopping Center, Project 2002-06. Subsequently, a Statement of Overriding Considerations for significant and unavoidable air quality and Greenhouse Gas impacts identified in the updated General Plan EIR on February 19, 2013 was adopted. Approval of the proposed revision would not require a zone change nor a General Plan Amendment. Therefore, the delta was reviewed.

Emissions were estimated using the CalEEMod version 2016.3.1 (Appendix B). The analysis prepared for the Proposed Project assumed the construction of an additional 25,340 square-feet of mixed-use commercial uses on the 12-acre Project Site. Construction was anticipated to begin approximately early-2018 and be completed in late-2018. Other parameters which were used to estimate construction emissions such as the worker and vendor trips and trip lengths were based on the CalEEMod defaults. The TIA determined that the Proposed Project would generate approximately 13,328 daily trips. Trips were broken down by land use type and land use size. The TIA also included a 20-percent reduction in traffic to account for pass-by-credit. As the Proposed Project is evaluated as the Specific Plan delta of 25,340 square-feet of new uses (approximately 20 percent greater than was approved in the Specific Plan), 4,513 daily trips (approximately 34 percent of the development based on more intense uses) were modeled to represent a worst-case scenario. Additionally, the site zoning is Community Commercial, which allows for a 0.30 Maximum Floor Area Ratio ([FAR] gross floor area of all buildings divided by the building site area). The proposed Project represents approximately 0.22 FAR. Therefore, because the Project proposes to use less than the maximum allowed under the zoning, a less than significant impact is anticipated.

Many gases make up the group of pollutants that are believed to contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO<sub>2</sub>), Methane (CH<sub>4</sub>), and Nitrous oxide (N<sub>2</sub>O). SCAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project's emissions in relation to the thresholds. A threshold of 3,000 MTCO<sub>2</sub>E per year has been adopted by SCAQMD for non-industrial type projects as potentially significant or global warming (Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, SCAQMD, October 2008). The modeled emissions anticipated from the Proposed Project compared to the SCAQMD thresholds are shown below in Table 7 and Table 8.

**Table 7  
 Greenhouse Gas Construction Emissions (Metric Tons per Year)**

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O
Site Preparation	0.5	0.0	0.0
Grading	1.1	0.0	0.0
Building Construction	45	0.0	0.0
Paving	2.5	0.0	0.0
Architectural Coating	1.3	0.0	0.0
<b>Total MTCO<sub>2</sub>e</b>	<b>47.3</b>		
SCAQMD Threshold	3,000		
<b>Significant</b>	<b>NO</b>		

Source: CalEEMod.2016.3.1 Annual Emissions.

**Table 8  
 Greenhouse Gas Operational Emissions (Metric Tons per Year)**

Source/Phase	CO2	CH4	N2O
Area	0.0	0.0	0.0
Energy	373.9	0.0	0.0
Mobile	2,045.3	0.3	0.0
Waste	23.7	1.4	0.0
Water	20.1	0.1	0.0
<b>MTCO2e</b>	<b>2,510.5</b>		
SCAQMD Threshold	3,000		
<b>Significant</b>	<b>NO</b>		

Source: CalEEMod.2016.3.1 Annual Emissions.

As shown in Table 7 and Table 8, the Proposed Project’s emissions would not exceed the SCAQMD’s 3,000 MTCO2e threshold of significance and therefore would have less than significant impact for greenhouse gas emissions; no mitigation measures are required.

*b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

**Less Than Significant.** There are no existing GHG plans, policies, or regulations that have been adopted by CARB or SCAQMD that would apply to this type of emissions source. However, the operator shall comply with CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

It is possible that CARB may develop performance standards for Project-related activities prior to construction of the Proposed Project. In this event, these performance standards would be implemented and adhered to, and there would be no conflict with any applicable plan, policy, or regulation.

The City of La Quinta adopted a Greenhouse Gas Reduction Plan (Plan) on February 13th, 2013. The Plan provides reduction strategies and reduction measures that can reduce greenhouse gas emissions at their source and at the end use by improving operating efficiency, increasing reliance on renewable sources for energy production, developing new technologies, and through conservation. During the development review process the City would implement as feasible necessary development upgrades to further reduce GHG footprint. Therefore, impacts would be less than significant and no mitigation would be required. The Proposed Project is consistent with CARB scoping measures and therefore does not conflict with local or regional greenhouse gas plans.

Additionally, the City of La Quinta requires all new development to comply with the California Title 24 Building Energy Efficiency Standards which are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

No mitigation measures were identified with the previously approved Specific Plan for this criterion.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

No mitigation measures are required.

**Impact Conclusions:**

No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<b>VIII. Hazards and Hazardous Materials</b> 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

**Environmental Setting**

The Project site has historically been vacant. The general area surrounding the Project site consists of residential and commercial uses.

**Impact Analysis**

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?



**Less Than Significant With Mitigation Incorporated.** Hazardous substances and wastes would be used during construction of the new building. These would include fuels for machinery and vehicles, new and used motor oils, and storage containers and applicators containing such materials. The potential exists for localized spills of petroleum-based products or other chemicals during construction. These spills could expose construction workers and the public to hazardous materials either directly, at the site of the spill, or indirectly, by introducing these substances into stormwater runoff. All development requiring ground disturbance would be subject to regional and local regulations, including the need for an SWPPP under the NPDES General Permit for Storm Water Discharges Associated with Construction Activity (Construction General Permit) (Order No. 2009-0009-DWQ, NPDES No. CAR000002). In addition, the City requires a grading permit for all developments that would require grading. Compliance with SWRCB's General Construction Activity Stormwater Permit regulations requiring a SWPPP, and the grading permit required by the City would ensure hazardous materials generated during construction would not create a significant impact. Additionally, construction is anticipated to be temporary, therefore any potential impacts would have a limited and temporary timeframe to occur. Potential impacts would be less than significant with implementation of **Mitigation Measures HAZ-1 and HAZ-2**. Mitigation Measures are listed at the end of this section.

The site plan also proposes a convenience fuel station which will receive routine fuel deliveries as needed. The station would be regulated and permitted by all federal and state regulations. Therefore, the regulatory permits, coupled with the implementation of **Mitigation Measures HAZ-1 and HAZ-2**, will reduce the impacts to less than significant.

*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?*

**Less Than Significant With Mitigation Incorporated.** Additionally, as discussed in Response VII(a), a variety of hazardous substances would be used and stored during construction of the proposed Project. Accidental spills, leaks, fires, or explosions involving hazardous materials represent a potential threat to human health and the environment if not properly addressed. As proposed in **Mitigation Measure HAZ-1**, a hazardous substance spill prevention plan shall be prepared and implemented, and hazardous materials spill kits shall be maintained on site for small spills. The implementation of BMPs, such as having spill kits available on equipment, would minimize the potential effect of such occurrences. **Mitigation Measure HAZ-1** would reduce impacts to less than significant with implementation of mitigation. Mitigation Measures are listed at the end of this section.

*c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

**No Impact.** There is no existing or proposed school within one-quarter mile of the Project site. Therefore, there is no impact.

*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?*

**No Impact.** The proposed Project is not located on a site which is included on a list of hazardous materials sites, and as a result would not create a significant hazard to the public or environment and there would be no impact.

- 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?*

**No Impact.** There are several airports in the vicinity, but none are located within two miles of the Project site. These airports include: the Bermuda Dunes Airport, located south of Interstate and West of Jefferson Street in Bermuda Dunes, and the Jacqueline Cochran Regional Airport, a public airport located east of Harrison Street and between Airport Boulevard on the north and Avenue 60 on the south. The Bermuda Dunes Airport is approximately 4 miles north of the Project site, and the Jacqueline Cochran Regional Airport is located approximately 7 miles southeasterly of the Project site. Therefore, there is no impact.

- 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?*

**No Impact.** There are no private airstrips in vicinity the Project area. Therefore, there is no impact.

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

**No Impact.** The project site is currently vacant, and does not include facilities for emergency response. Additionally, no part of the Project design would impede or redirect emergency response within the area. The site provides for ingress and egress that can be used for emergency response to the various businesses proposed. Therefore, there is no impact.

- 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?*

**No Impact.** The Project site is located in an area that consists of vacant land and retail uses in a desert setting, and not located adjacent to an area susceptible to wildland fires. Therefore, there is no impact.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

No mitigation measures were identified with the previously approved Specific Plan for this criterion.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

**HAZ – 1** A hazardous spill prevention plan shall be prepared by the Applicant and submitted to the City for approval to minimize the likelihood of a spill shall be prepared prior to construction. The plan shall state the actions that would be required if a spill occurs to prevent contamination of surface waters and provide for cleanup of the spill. The plan shall follow Federal, state, and local safety guidelines and standards to avoid increased exposure to these pollutants.

**HAZ – 2** If a contaminated area is encountered during construction, construction shall cease in the vicinity of the contaminated area. The construction contractor shall notify all appropriate authorities, including the EPA and the City. If necessary, the contaminated site shall be remediated to minimize the potential for exposure of the public and to allow the Project to be safety constructed.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<b>IX. Hydrology and Water Quality:</b> 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 onsite or offsite?			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 onsite or offsite?			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) Otherwise substantially degrade water quality?			X	
g) 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
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

**Environmental Setting**

Although the climate in the Coachella Valley and the Planning Area are generally temperate, seasonal storms can produce significant amounts of precipitation within short periods of time. Winter storms are

responsible for much of the area's annual rainfall, and usually occur between November and April. However, the region and surrounding mountains may also experience localized thunderstorms at other times, especially during the summer monsoon season. Rapid snowmelt from the mountains may also result in flooding downslope (Terra Nova Planning & Research Inc., July 2012).

Areas within the City of La Quinta are subject to flash flooding along natural or man-made channels and sheet flooding across the valley floor. Although of short duration, flash floods result in high peak water volumes and velocities, which are frequently intensified by features of the local natural and built environment (Terra Nova Planning & Research Inc., July 2012).

There are no dams in the Project vicinity, and the Whitewater Rivers is located nearly 10 miles to the east of the Project site. The Project site not considered at risk from inundation from dam failure or flooding hazard from levee damage or failure along the Whitewater River or from above-ground water storage tanks at higher elevations within and adjacent to La Quinta (Terra Nova Planning & Research Inc., July 2012).

### **Impact Analysis**

a) *Violate any water quality standards or waste discharge requirements?*

**Less Than Significant.** All development requiring ground disturbance would be subject to regional and local regulations, including the need for an SWPPP under the NPDES General Permit for Storm Water Discharges Associated with Construction Activity (Construction General Permit) (Order No. 2009-0009-DWQ, NPDES No. CAR000002). In addition, the City requires a grading permit for all developments that would require grading. Compliance with SWRCB's General Construction Activity Stormwater Permit regulations requiring a SWPPP, and the grading permit required by the City would ensure water quality standards are not exceeded. Additionally, **Mitigation Measure HYD-1** will require the preparation of a Water Quality Management Plan (WQMP) and subject to approval by RWQCB.

The Project will create an impermeable surface over much of the entire site when complete. This can increase the potential for pollutants to occur in surface water primarily be from cars parked in the parking lot leaking fluids. However, the project includes an underground system to collect all of the stormwater runoff from the project site. The WQMP prepared for the site as part of **Mitigation Measure HYD-1** will also address the requirements and operations of the underground system. Therefore, the project will have a less than significant impact on water quality.

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)?*

**Less Than Significant.** During construction, the project will employ various measures for dust control including the use of water that is readily available from the Coachella Valley Water District. The water used during construction will be temporary, and water will not be the sole method used for dust control. Water-conscious measures will be used as part of the final design, including installation of water-efficient features such as water-efficient toilets and drought-tolerant landscaping.

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 onsite or offsite?*

**Less Than Significant.** The Project site has been previously graded and is on level ground completely surrounded by urban development, vacant land, and paved streets. Further, there are no streams or rivers on the Project site or its adjacent vicinity. The construction phase of the Project would involve standard best management practices (BMP's) associated with commercial development, such as drainage to city sewers in the parking lots, curbs, and landscaping to allow water percolation during rain events. Impacts would be less than significant.

*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 onsite or offsite?*

**Less Than Significant.** Refer to Response IX(c), above. The Project site is surrounded by residential and retail uses, and is not located directly adjacent to any stream or river. An underground stormwater collection system will be installed as part of the project to capture all of the stormwater runoff from the site. Therefore, impacts are less than significant.

*e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*

**Less Than Significant.** The project includes the construction of an underground stormwater system to handle all of the stormwater from the site, and little to no water is anticipated to be collected by the City's stormwater drainage systems. Therefore, impacts are less than significant.

*f) Otherwise substantially degrade water quality?*

**Less Than Significant.** As previously discussed, the proposed Project proposes to construct a project that will utilize an underground stormwater collection system. Uses for some of the buildings include a gas station. The gas station would be constructed to the latest standards and required to comply with State and federal requirements for this use. Therefore, less than significant impacts would occur.

*g) 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?*

**No Impact.** The Project does not propose to construct housing. As a result, construction and operation of the Project would not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Map or Federal Flood Insurance Map. Therefore, no impacts would occur under this criterion as a result of the Project.

*h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

**Less Than Significant.** The City's General Plan identifies that the Project site is within FEMA Flood Hazard Zone D which is an area of undetermined risk. Therefore, the development of the proposed Project would not place structures within a 100 year flood area and would not impede or result in the redirection of flood flows in the City. A less than significant impact would occur.

*i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

**Less Than Significant.** The Whitewater River is located nearly 10 miles east of the site, and the Project site is not located in proximity to a levee or dam. Therefore, there is no impact from flooding that could occur as a result of a dam failure or levee breach. However, the Coachella Valley is subject to thunderstorms that can create flash flooding. The new buildings would be required to adhere to current

California Building Code regulations for commercial development. Additionally, the project includes an underground system to collect all of the stormwater runoff from the project site. Therefore, less than significant impacts would occur.

j) *Inundation by seiche, tsunami, or mudflow?*

**No Impact.** There are no bodies of water in the vicinity of the Project site that are capable of producing seiche activity. There is also no potential for tsunamis in the Project area as the Pacific Ocean is more than 150 miles to the southwest of the Project area. As discussed above, the City's General Plan has not identified the Project site as being in an area susceptible to mudflows as the topography of the site is generally flat and a sufficient distance from hills and mountains to ensure that mudflows in this area would not occur. Therefore, no impacts would occur.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

No mitigation measures were identified with the previously approved Specific Plan for this criterion.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

**HYD-1** Prior to Project approval, the Project Applicant shall prepare a Water Quality Management Plan that shall, at minimum, include the following:

- Identifies all project related pollutants, impacts to the site's hydrologic condition, and potential impacts to local waterways caused by Project post-construction runoff;
- Identifies BMPs required to remove pollutants from the Projects' post construction runoff and prevent downstream hydromodification;
- Identifies parties responsible for long term operation and maintenance activities of all BMPs
- Identifies the design, operation and maintenance of the underground stormwater collection system.

**Impact Conclusions:**

No significant adverse effects are anticipated with the inclusion of the above mitigation measure.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<b>X. Land Use and Planning:</b> 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	

**Environmental Setting**

The site is located on a vacant parcel at the intersection of Jefferson Street and Avenue 50 in the City of La Quinta. Proposed uses within the commercial center development include banks, restaurants, gasoline service station, and grocery store (Figure 2, and Figure 3).

The site is bordered on the north by Derek Alan Drive and residential development that fronts Derek Alan Drive, on the west by a retention basin with residential development west of the basin, on the east by Jefferson Street and commercial development, and on the south by Avenue 50 and residential development.

In May 1999, the City of La Quinta approved the Fairway Plaza Shopping Center Specific Plan of Land Use and associated parcel map to allow for the development of 100,460 square feet of a supermarket-anchored shopping center with adjacent retail pads on 12.5 acres at the corner of Jefferson Street 50th Avenue. The parcel is designated and zoned for Community Commercial (CC) use. The Specific Plan adoption included adoption of a Mitigated Negative Declaration. In 2002, an amendment to the Specific Plan was also adopted. To date, that project has not been constructed.

On February 19, 2013, the City of La Quinta adopted the Environmental Impact Report (EIR) for its 2035 General Plan (SCH# 2010111094) which included the impacts of adding to commercial uses within the City, including the approved Fairway Plaza Shopping Center Specific Plan. A Statement of Overriding Considerations was also adopted with the General Plan EIR for environmental impacts that could not be mitigated to a level below significance for: Air Quality, Greenhouse Gas, and Traffic (Resolution 2013-009).

Currently, the Lundin Development is requesting authorization from the City to construct 125,800 square feet of a supermarket-anchored shopping center and adjacent retail pads on the 12.5-acre site at the corner of Jefferson Street and 50<sup>th</sup> Avenue, within the same area of the previously-approved Specific Plan. Proposed uses within the commercial center development are similar to the previously approved plan, and include banks, restaurants, gasoline service station, and grocery store.

**Impact Analysis**

a) *Physically divide an established community?*

**No Impact.** The Project proposes to develop a shopping center on a contiguous vacant 12.5-acre parcel as a retail center. Retail uses exist across Jefferson Street on the east. There are no surrounding land uses that would currently conflict with the proposed use. Therefore, there is no impact.

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?*

**Less Than Significant.** The site is zoned Community Commercial (CC) by the City of La Quinta. The subject property has received prior approvals as a commercial center in 1998 and in 2002. The project is proposed to be developed as a commercial center in accordance with the municipal code standards of the Community Commercial zone. Therefore, there is a less than significant impact.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

**Less Than Significant.** The City of La Quinta falls entirely within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) area. The site is a vacant dirt parcel that has been previously disturbed. The subject parcel is not located within or adjacent to a Conservation Area. The CVMSHCP requires a habitat assessment for the burrowing owl (BUOW). If habitat for the BUOW is present, a focused survey is required. The Biological Resource Assessment prepared for the project (Jericho, May 23, 2017) determined that there was no suitable BUOW habitat, nor were there signs of BUOW activity. No suitable BUOW habitat was identified on site during the burrowing owl habitat assessment survey. Therefore, no additional protocol-level focused surveys will be required.

No other listed or sensitive species or sensitive habitat was observed on the site. The subject parcel does not contain suitable habitat for any of the sensitive species that have been documented in the project vicinity. The Project must also comply with local conservation regulations which require payment of a mitigation fee at the time of building permit issuance. Therefore, implementation of the Project will not conflict with any habitat conservation plan or natural community conservation plan.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

No mitigation measures were identified with the previously approved Specific Plan for this criterion.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

No mitigation measures are required.

**Impact Conclusions:**

No significant adverse impacts are identified or anticipated, and no mitigation measures are required.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<b>XI. Mineral Resources:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				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

**Environmental Setting**

The Project site is currently vacant, and no mineral mining occurs onsite or in the immediate vicinity of the Project site.

The City of La Quinta General Plan (City of La Quinta, February 19, 2013) identifies the Project site as mapped within Mineral Resource Zone – 1, defined as areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood for their presence exists.

**Impact Analysis**

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?*

**No Impact.** The Project site is currently vacant and is zoned Community Commercial (CC) by the City of La Quinta. No mineral resources are known to occur onsite nor is the Project site zoned for mining uses. No impact would occur.

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?*

**No Impact.** Refer to Response XI a), above. No impacts would occur.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

No mitigation measures were identified with the previously approved Specific Plan for this criterion.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

No mitigation measures are required.

**Impact Conclusions:**

No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<b>XII. Noise:</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			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

**Environmental Setting**

*Noise – General*

Sound is a physical disturbance in a medium, such as air, that is capable of being detected by the human ear. Sound waves in air are caused by variations in pressure above and below the static value of atmospheric pressure. Sound is measured in units of decibels (dB) on a logarithmic scale. The “pitch” (high or low) of the sound is a description of frequency, which is measured in Hertz (Hz). Most common environmental sounds are a composite of frequencies. A normal human ear can usually detect sounds within frequencies from 20 to 20,000 Hz. However, humans are most sensitive to frequencies in the range of 500 to 4,000 Hz.

Certain frequencies are given more “weight” during assessment because human hearing is not equally sensitive to all frequencies of sound. The A-weighted decibel (dBA) scale corresponds to the sensitivity range for human hearing. Noise levels capable of being heard by humans are measured in dBA. A noise level change of 3 dBA or less is barely perceptible to average human hearing. However, a 5 dBA change in noise level is clearly noticeable. A 10 dBA change is perceived as a doubling or halving of noise loudness, while a 20 dBA change is considered a “dramatic change” in loudness.

Sound from a source spreads out as it travels away from the source, and the sound pressure level diminishes with distance. Individual sound sources are considered “point sources” when the distance from

the source is large compared to the size of the source (e.g., construction equipment, and turbines). Sound from a point source radiates hemispherically, which yields a 6 dB sound level reduction for each doubling of the distance from the source. If the sound source is long in one dimension, the source is considered a "line source," (i.e., roadways and railroads). Sound from a line source radiates cylindrically, which typically yields a 3 dB sound level reduction for each doubling of the distance from the source.

The metrics for evaluating the community noise environment are based on measurements of the noise levels over a period of time. These metrics are used in order to characterize and evaluate the cumulative noise impacts. The Community Noise Equivalent Level (CNEL) represents a 24-hour A-weighted sound level average from midnight to midnight, where sound levels during the evening hours of 7:00 p.m. to 10:00 p.m. have an added 5 dB weighting, and nighttime hours of 10:00 p.m. to 7:00 a.m. have an added 10 dB weighting.

Potential noise from construction equipment to be used for this project are included on Table 9.

**Table 9  
 Construction Equipment Noise Emission Levels**

<b>Equipment</b>	<b>Typical Noise Level (dBA) 50 ft from Source*</b>
Backhoe	80
Compactor	82
Concrete Mixer	85
Concrete Pump	82
Dozer	85
Grader	85
Loader	85
Scarifier	83
Scraper	89
Truck	88

FTA, May 2006

\*Data taken from EPA Report - EPA 550/9-76-004

*Vibration – General*

Sources of vibration included geotech drill rigs, excavators, dump trucks, backhoes, and other general construction equipment. The Federal Transit Administration (FTA) has developed vibration impact thresholds for noise-sensitive buildings, residences, and institutional land uses. These are usually measured as "vibration decibels" or VdB. According to the FTA guidelines, a vibration level of 65 VdB is the threshold of perceptibility for humans. These thresholds are typically 80 VdB at residences and buildings where people normally sleep (e.g., nearby residences and daycare facilities) and 83 VdB at institutional buildings (e.g., schools and churches). The FTA guidelines also state that, for a significant impact to occur, vibration levels must exceed 80 VdB during infrequent events (FTA, May 2006).

Typical vibration levels from project equipment are based on the FTA guidelines provided in Table 10.

**Table 10  
 Vibration Source Levels for Typical Construction Equipment**

<b>Equipment</b>	<b>Vibration Level at 25 feet (VdB)</b>
Large bulldozer	87
Caisson drilling	87
Loaded trucks	86
Jackhammer	79
Small bulldozer	58

Source: FTA 2006

*Project Location*

The site is immediately adjacent to a stormwater detention basin along the northern and western edges, with residences abutting the detention basin's west and north sides. The basin provides for an approximately 50- to 120-foot buffer between the Project and the residence backyard. Three residences on the southwest area of the project site directly abut the project site. Residences exist to the south of the Project site, just beyond 50<sup>th</sup> Avenue. Commercial uses exist to the east of the project, just beyond the site's border with Jefferson Street.

*Local Noise Ordinances*

The residential areas to the north and west and south of the Project are zoned Low Density Residential. The City of La Quinta Municipal Code Section 9.100.210 "Noise control," identifies this land use as "noise sensitive."

The City of La Quinta Municipal Code Section 6.08.050 "Disturbances by construction noises" limit construction noise impacts, predominantly through restriction of times and days when work may be carried out:

- Construction is not permitted on Sundays or defined Holidays
- Construction is restricted to 8am to 5pm on Saturdays
- Between October 1st and April 30th, construction is restricted 7am to 5:30pm
- Between May 1st and September 30th, construction is restricted to 6am to 7pm.

The City's code also identifies limits for operational noise for the residential and non-residential land uses. Operational noise shall not exceed the levels set out in the Noise Standard, or the existing ambient noise. For the "noise sensitive" properties to the South, West and North, operational noise from the project shall not exceed:

- 65 dB(A) between 7am and 10pm
- 50 dB(A) between 10pm and 7am

For the "other non-residential" land uses to the East operational noise from the project shall not exceed:

- 75 dB(A) between 7am and 10pm

- 65 dB(A) between 10pm and 7am

### *Project Noise Studies*

Noise studies for the Project were prepared in 2002 as part of the Specific Plan Amendment No. 1 approval and in 2017 and 2018 to serve as an update (Appendix E).

The 2002 study identified that both Jefferson Street and 50th Avenue were impacted, and exceed 60 dBA CNEL. The study identified that all new development is required to mitigate to the City's standards for noise, as required in the General Plan (Table EH-1) (Warner Engineering, February 19, 2002).

The 2017 noise study also concluded that areas along Jefferson Street and 50<sup>th</sup> Avenue were impacted and exceeded the 60dBA criteria. Ambient noise measured along various locations along the north and west perimeter of the site, nearest to the residences, measured between 53.9 and 60 dBA. The study determined that the main sources of noise across the site are noise from road traffic on 50<sup>th</sup> Avenue and Jefferson street, other noise sources included HVAC systems serving the houses to the north, west and south of the site and from HVAC serving the commercial buildings to the east, across Jefferson Street. There was also minor noise from distant aircraft and birdsong (Antonio Acoustics, June 16, 2017, Appendix E).

Noise is also anticipated from the speakers of the drive-through eating establishments, as well as vehicle doors closing in the parking lot. The Project is proposed approximately 150 feet between the closest development building and the residences to the south. The residences to the south already have a concrete masonry boundary wall.

### **Impact Analysis**

- 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?*

**Less Than Significant.** The noise study (Appendix D) identified that the noise from the site through the day would not exceed the measured levels at the edges of the site closest to the residences, and that the noise from the HVAC units on the buildings and parking does not exceed the City of La Quinta daytime noise criteria of 60dB(A) at any residence. Therefore, there is a less than significant impact.

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

**Less Than Significant.** The noise related to construction would include those generated from the use of heavy equipment at the site or vehicles transporting materials. Activities that could generate groundborne vibration include pile-driving and demolition; however, pile-driving and significant demolition is not anticipated to be utilized during construction.

Some construction activities would occur within approximately 30 to 75 feet of residences, with residences to the southwest being the closest receptors. Screening-level calculations based on the FTA Guidelines (Table 10) indicate that vibration levels associated with these activities would have attenuated to a level of approximately 78 VdB at the nearest residence given the intervening distance. This analysis shows that vibration levels at all identified sensitive receptors were below the threshold of 80 VdB.

Construction activities would be temporary and would not expose persons to or generate excessive groundborne vibration or groundborne noise levels due to the adherence of the City's General Plan. Therefore, groundborne vibration impacts associated with proposed construction activities will be less than significant.

c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Less Than Significant With Mitigation Incorporated.** The 2017 noise study and 2018 amendment measured ambient noise levels along various locations of the Project site perimeter, and projected the potential future noise levels (Table 11). The studies identified a variety of potential operations noise sources that will contribute to a permanent increase in ambient noise:

- HVAC systems serving the buildings
- Commercial loading and unloading
- Noise from parking and the gas station
- Noise from speakers at the drive-through eating establishments
- Noise from car doors closing at night

To project the potential increase in ambient noise, the 2017 noise study assumed that the HVAC for each new building would not exceed a sound power level of 100dB(A), (equivalent to 68 dB(A) at 50 feet). In the absence of a national standard for the US, the parking lot methodology was based on ISO 9603-2 1996 (Antonio Acoustics, June 16, 2017, Appendix E).

**Table 11  
 Existing and Projected Future Operational Noise**

Location	Measurement Location and Distance from Sensitive Receptors	Measured level, dB(A)	New noise from HVAC and parking, dB(A)	New noise exceeds measured?
1	Southwestern site perimeter, close to Avenue 50, between proposed parking and residences	64.2	52	No
2	Adjacent to boundary wall, southwestern site perimeter, approximately 200 feet north of Location 1, between proposed parking and residences	55.9	53.1	No
3	Adjacent to boundary wall, western site perimeter, approximately 90 feet between proposed back of proposed Pavilions grocery store and residences	53.9	50.4	No
4	Adjacent to boundary wall, western site perimeter, approximately 200 feet between proposed loading dock for proposed Pavilions grocery store and residences	60.0	54.5	No
5	Adjacent to boundary wall, western site perimeter, approximately 200 feet between proposed loading dock for Pavilions grocery store and residences	55.6	55.4	No
6	Adjacent to boundary wall, western site perimeter, approximately 150 feet between proposed parking and residences	58.3	54.3	No
7	Northeast perimeter corner, adjacent to Jefferson Street, not near residences	68.2	52.3	No
8	East site perimeter, adjacent to Jefferson Street	68	Not Estimated	No
9	Southeast site perimeter, adjacent to Jefferson Street and	65.1	Not Estimated	No

	Avenue 50, not near residences			
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The noise studies prepared in 2002, 2017, and 2018 indicated that the ambient noise will not exceed the City’s standard. However, because the ambient noise is already close to the City’s maximum level for the area, the Project operations will include **Mitigation Measures NOI-1 through NOI-5** be implemented to ensure that ambient noise levels will not exceed the City’s maximum standard. Mitigation Measures are located at the end of this section.

Additionally, the noise study identified that additional screening would be appropriate to accommodate the noise from the speaker at the drive-through eating establishment and the residences along the south. **Mitigation Measure NOI-6** will be implemented to reduce noise from the speakers at the drive-through, which will ensure impacts are less than significant. Mitigation measures are located at the end of this section.

The 2018 noise study regarding vehicle doors closing also identified that for the closest parking space to 1 meter from the windows of the closest house, the  $L_{AMax,F}$  noise level is 60dB for car door slams. This is the worst case scenario and noise from the majority of the parking spaces will be substantially less than this. Therefore, there is a less than significant impact from car doors closing the in the parking lot.

*d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Less Than Significant With Mitigation Incorporated.** While the exact construction method and equipment has yet to be determined, noise from construction is expected to occasionally reach 85 dB(A) at 50 feet from the louder noise sources. The timing of construction work is limited to the City of La Quinta Municipal Code Section 6.08.050 “Disturbances by construction noises.” However, to reduce construction noise to less than significant levels, **Mitigation Measures NOI-7 and NOI-8** are required. Mitigation measures are located at the end of this section.

*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?*

**No Impact.** There are no airport land use plans within the project area. Therefore, there is no impact.

*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?*

**No Impact.** There are no private airstrips in the vicinity of the Project. Therefore, no impact would occur.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

- All construction activity shall be limited to the hours of construction permitted by Municipal Code Section 6.08.050.
- All internal combustion equipment shall be fitted with properly operating mufflers and air intake silencers.

- All stationary equipment shall be located as far as practical from adjacent potential residential units.
- All on-site deliveries shall be limited to 7.00 a.m. To 10.00 p.m.
- The proposed perimeter wall shall be 8 feet in height.

**Mitigation Measures:**

**NOI-1** It is recommended that the Pavilions delivery dock is enclosed with walls and a roof, and that an acoustically absorptive material is used to partially line the internal walls to control noise build up. This will limit potential disturbance from unloading.

**NOI-2** Vehicle loading and unloading for all retail units should be carried out in a quiet manner.

**NOI-3** It is recommended that HVAC equipment on roofs is screened by a noise barrier from the residences. This barrier should at a minimum, provide line of sight screening.

**NOI-4** It is recommended that noisy HVAC equipment at grade is enclosed with CMU walls at least 2 feet higher than the equipment.

**NOI-5** It is recommended that noise from HVAC equipment is limited to 60 dB(A) at the site boundary.

**NOI-6** Reduce the noise from the audible devices for the drive-through eating establishments using any and/or all methods as follows:

- Position devices away from the site boundary to the south.
- Provide additional screening such as positioning of the retail buildings or a noise barrier close to the device;
- Reduce the number of audible devices, such as one device to serve two drive throughs;
- Orient the device perpendicular to the vehicle and at ear height, with the device aimed at the listener in the vehicle;
- The sound from the devices should be limited to a maximum of 75 dB(A) at 3 feet;
- There shall be no annunciator tones, whistles, beeps or other characteristic sounds.

**NOI-7** Lay out the site working to keep noise-producing activities as far as possible from residences, minimize the use of backup alarms, and minimize truck activity and truck queuing near the residential areas.

**NOI-8** Perform construction in a manner to minimize noise where practicable. For example:

- Where practicable, use hydraulic rather than pneumatic impact tools
- Operate equipment to minimize banging, clattering, buzzing, and other annoying types of noises
- Turn off idling equipment and vehicles
- All internal combustion equipment shall be fitted with properly operating mufflers and air intake silencers



- All stationary equipment shall be located as far as practical from adjacent potential residential units
- Phase in start-up and shut-down of site equipment
- Conduct truck loading, unloading and hauling operations to keep noise to a minimum
- Limit the time that steel decking or plates for street decking or covering excavated areas are in use
- Limit the use of annunciators or public address systems, except for emergency notifications
- All on-site deliveries shall be limited to between 7:00 a.m. to 10:00 p.m.

**Impact Conclusions:**

No significant adverse effects are anticipated with the inclusion of the above mitigation measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<b>XIII. Population and Housing:</b> 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

**Environmental Setting**

The City of La Quinta is one of nine cities in the Coachella Valley, and offers numerous destination resorts. The population was 37,467 at the 2010 census, up from 23,694 at the 2000 census.

**Impact Analysis**

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)?*

**Less Than Significant.** The Project includes the construction of an approximate 12.5-acre vacant lot for the operation of a retail center designed to serve the existing population. Therefore, the Project will not indirectly induce an increase in population; the impact will be less than significant.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

**No Impact.** There are no existing houses on the Project site. Therefore, the proposed Project will not displace any housing, or require the construction of replacement housing.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

**No Impact.** There are no homeless camps on the Project site, therefore, there is no impact.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

No mitigation measures were identified with the previously approved Specific Plan for this criterion.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

No mitigation measures are required.

**Impact Conclusions:**

No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<p><b>XIV. Public Services:</b>                      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:</p>				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?				X
d) Recreation/Parks?				X
e) Other public facilities?				X

**Environmental Setting**

The City contracts with the Riverside County Fire Department for fire protection services, with a total of six stations located throughout the City, all staffed by full time, paid firefighters and volunteers (Terra Nova, July 2012). Police services are contracted through the Riverside County Sheriff’s Department which provides two Police Department offices in the City, and a jail facility in Thermal (Terra Nova, July 2012).

The Project site is within the Desert Sands Unified School District boundaries. The DSUSD serves students located west of Jefferson Street and north of Avenue 48. The Harry S Truman Elementary School and the La Quinta Middle School are located on Avenue 50, approximately one mile west of the Project site.

The City of La Quinta Community Services Department maintains numerous small pocket parks, neighborhood parks, community parks, and trails throughout incorporated portions of the City. Pocket parks are generally less than one acre, and provide small playgrounds, tot lots, and passive seating areas. These small parks tend to be built within neighborhoods and serve local residents. One of the largest parks within the City of La Quinta is the Lake Cahuilla County Park operated by the County of Riverside. Lake Cahuilla is an 845-acre park located in the southwestern portion of incorporated La Quinta. The Desert Recreation District owns and operates the La Quinta Community Park in La Quinta, which is a 6.5-acre park that includes a 5,000 square foot community center, baseball diamonds, basketball courts, a playground and picnic pavilion (Terra Nova, July 2012).

**Impact Analysis**

*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:*

a) *Fire protection?*

**Less Than Significant.** As previously discussed, the Project site is served by the City of La Quinta Fire Department. The nearest fire station to the Project site is located approximately 2.3 miles southwest of the site at 78111 Avenue 52.

The proposed project will be developed in compliance with applicable provisions of the City's Municipal Codes and all applicable provisions of the adopted and applicable Building, Construction and Fire Codes. Additionally, the fire department will review all plans submitted to the City and the applicant is required to comply with all development requirements recommended by the Fire Department. Additionally, the applicant is required to pay impact fees to assist the fire department in offsetting potential impacts. Given the Project's compliance with development requirements, impacts to fire services are anticipated to be minimal. Therefore, the impact is less than significant.

b) *Police Protection?*

**Less Than Significant.** As previously discussed, the Project site is served by the City of La Quinta's police services. The assigned police station for the Project site is located at 86625 Airport Blvd., Thermal, approximately 6 miles to the southeast. However, La Quinta police and Riverside County Sheriff's routinely patrol the Project vicinity given the urban nature of the area. Response times to the Project site will vary, depending on the nature of the call.

The Project provides for state-of-art security provisions in areas such as outdoor lighting and adequate ingress and egress for emergency vehicles. Therefore, the impact is less than significant.

c) *Schools?*

**No Impact.** The Project is commercial in nature and does not propose uses that would directly or indirectly induce population growth, and thus would not generate demand for additional schools. No impact would occur.

d) *Recreation/Parks?*

**No Impact.** The Project does not propose uses that would directly or indirectly induce population growth, and thus would not generate demand for additional parks. Therefore, there is no impact.

e) *Other Services?*

**No Impact.** The Project does not propose uses that would directly or indirectly induce population growth, and thus would not generate demand for other public facilities. Additionally, the applicant is required to pay an impact fee that will assist the City in funding maintenance of city infrastructure. Therefore, there is no impact to this criterion.

**Mitigation Measures:**

No mitigation measures are required.

**Impact Conclusions:**

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<b>XV. Recreation</b>				
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

**Environmental Setting**

The Project is to construct an approximate 12.5-acre vacant lot for a retail center. The Project site is not currently utilized for recreation purposes, nor will the use induce growth that would require the construction of additional recreational facilities.

**Impact Analysis**

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?*

**No Impact.** The Project does not include uses that would directly or indirectly induce population growth, therefore, an increase in the use of existing recreational facilities in the City is not anticipated. Therefore, there is no impact.

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?*

**No Impact.** The Project site is not currently used for recreational purposes and does not propose development that would increase existing recreational uses. Therefore, there is no impact.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

No mitigation measures were identified with the previously approved Specific Plan for this criterion.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

No mitigation measures are required.

**Impact Conclusions:**

No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<b>XVI. Transportation/Traffic:</b> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

**Environmental Setting**

The proposed Project is located in the City of La Quinta, bordered on the north by Derek Alan Drive (a private street owned by the Renaissance Homeowners Association) and residential development that fronts Derek Alan Drive, on the west by a retention basin followed by residential development, on the east by Jefferson Street and commercial development, and on the south by Avenue 50 and residential development. Regional access to the site can be accommodated via Interstate 10 and Hwy 111.

A traffic study was performed in July 2017 to evaluate the traffic ingress and egress proposed for Jefferson Street (Albert Grover and Associates, July 27, 2017, Appendix F). Access for the development project is proposed via four driveways: three limited-access (no left-turns out) driveways and one full-access unsignalized driveway on Avenue 50, approximately 400 feet from the Jefferson Street signalized intersection.

It should be noted that the one driveway into the shopping center from Derek Alan Drive, as previously identified on the previously-approved Fairway Plaza Specific Plan, has been removed with this current

proposed Project. The previously-approved Fairway Plaza Specific Plan had included a driveway from Derek Alan Drive to the shopping center as a convenience to the residents in the residential development to the north and west. However, due to resident concerns regarding unwanted traffic in the neighborhood after the residential development was constructed, the driveway access from Derek Alan Drive has been eliminated from the "Pavilion Palms" project as amended.

At the project location, Jefferson Street is a six-lane, two-way arterial roadway with a raised median and serves as one of the main thoroughfares in the area. Avenue 50 is a two-way roadway with one westbound lane and two eastbound lanes. At the intersection, each approach has one dedicated left-turn lane and one dedicated right-turn lane, except the southbound approach, which has two left-turn lanes.

The City of La Quinta has published Engineering Bulletin 06-13 (Appendix G) which applies to site access and gives criteria and methodologies for completing traffic studies. Regarding site access, it states the following:

***SITE ACCESS** Auxiliary lanes shall be installed on all primary arterial, secondary arterial and higher order street classifications according to the following criteria: A left-turn deceleration lane with taper and storage length is required for any driveway with a projected peak hour left ingress turning volume estimated to be 25 vehicles per hour (vph) or greater. The taper length shall be included as part of the required deceleration lane length. A right-turn deceleration lane is required for any driveway with a projected peak hour right ingress turning volume estimated to be 50 vph or greater. The taper length shall be included as part of the required deceleration lane length. Pocket storage length requirements shall be based on individual project characteristics. A right-turn deceleration lane should be considered for lower turning volumes on high volume streets (e.g. Washington Avenue, Highway 111). A left-turn deceleration lane should be considered for locations where left turning vehicles would be required to queue in a high speed (> 40mph) through lane. Installation recommendations for deceleration lanes and related intersection turning movement distributions shown in the final traffic study report will be subject to approval by the City Engineer.*

The Project includes the following traffic control features:

- One additional westbound through lane on Avenue 50 along the project frontage, continuing east of the signalized intersection.
- Extend the eastbound dedicated storage lane on Avenue 50 at the signalized intersection to the proposed full-access driveway (the easternmost driveway on Avenue 50) an additional 110 feet for a total storage of 360 feet.
- Install a right-turn overlap operation for the southbound right-turn movement signal phase.

These proposed improvements are integrated into the project design to improve operational capacity by providing increased lane and storage capacity for the westbound through and eastbound left-turn movements as well as more green time for the southbound right-turn movement (Albert Grover and Associates, July 27, 2017, Appendix F). The following tables identify the results of the traffic study prepared for the project:



**Table 12**  
**Existing Conditions – Avenue 50 at Jefferson Street**

Scenario	Eastbound Left Design Queue*	Intersection Level-of-Service (LOS)		Intersection Capacity Utilization (ICU)
		Delay (sec/veh)	LOS	Volume/Capacity Ratio
<i>Analysis Period</i>	<i>1.5 • Qavg</i>	<i>Delay (sec/veh)</i>	<i>LOS</i>	<i>Volume/Capacity Ratio</i>
AM Peak Hour	180 ft	43	D	0.50
MD Peak Hour	240 ft	47	D	0.47
PM Peak Hour	180 ft	39	D	0.45

\* Length of available storage in EBL turn pocket: approximately 250 ft.

**Table 13**  
**Opening Day – With Project – Avenue 50 at Jefferson Street**

Scenario	Eastbound Left Design Queue*	Intersection Level-of-Service (LOS)		Intersection Capacity Utilization (ICU)
		Delay (sec/veh)	LOS	Volume/Capacity Ratio
<i>Analysis Period</i>	<i>1.5 • Qavg</i>	<i>Delay (sec/veh)</i>	<i>LOS</i>	<i>Volume/Capacity Ratio</i>
AM Peak Hour	220 ft	39	D	0.46
MD Peak Hour	240 ft	45	D	0.53
PM Peak Hour	220 ft	45	D	0.52

\* Length of available storage in EBL turn pocket: approximately 400 ft.

**Table 14**  
**Future Buildout (Year 2035) – With Project – Avenue 50 at Jefferson Street**

Scenario	Eastbound Left Design Queue*	Intersection Level-of-Service (LOS)		Intersection Capacity Utilization (ICU)
		Delay (sec/veh)	LOS	Volume/Capacity Ratio
<i>Analysis Period</i>	<i>1.5 • Qavg</i>	<i>Delay (sec/veh)</i>	<i>LOS</i>	<i>Volume/Capacity Ratio</i>
AM Peak Hour	240 ft	43	D	0.52
MD Peak Hour	300 ft	47	D	0.61
PM Peak Hour	240 ft	46	D	0.59

\* Length of available storage in EBL turn pocket: approximately 400 ft.

**Impact Analysis**

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

**Less Than Significant.** Per the City of La Quinta General Plan, the parcel is zoned for commercial use; therefore, the development project is already accounted for in the City’s traffic growth forecasting. Less than significant impacts would occur. Additionally, the site zoning is Community Commercial, which

allows for a 0.30 Maximum Floor Area Ratio ([FAR] gross floor area of all buildings divided by the building site area). The proposed Project represents approximately 0.22 FAR. Therefore, because the Project proposes less than the maximum allowed under the zoning, a less than significant impact is anticipated.

- b) *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

**Less Than Significant With Mitigation Incorporated.** The flow of vehicle traffic is frequently described using the level of service (LOS) scale, which is a measurement of operational characteristics of traffic flow on a roadway or at the intersection of roadways, based on traffic volumes and facility type. Traffic operations are assessed using levels ranging from "A" to "F," with "A" representing the highest (best) level of service in terms of travel speed, delay, maneuverability, driver comfort, and convenience. In general, the following descriptions apply to the qualitative levels described above: "A"- free flow; "B" - reasonably free flow; "C" - stable flow; "D" - approaching unstable flow; "E" - unstable flow; and "F" – forced or breakdown flow.

The 2017 traffic study identified that approximately 13,328 net new vehicle trips will be generated by the project, assuming a conservative 20 percent pass-by trip rate. It is estimated that approximately 1,066 net new trips will occur in the AM peak hour and approximately 1,359 net new trips will occur in the PM peak hour (Albert Grover and Associates, July 27, 2017, Appendix F).

The City of La Quinta conducted a Left-turn Queue Study in December 2017, which studied the queuing at the dedicated eastbound left turn storage lane on Avenue 50 at the intersection with Jefferson Street. The study was comprised of 329 signal cycles over two days. The longest queue experienced during the entire study period was 15 cars and that occurred one time over the two days. In accordance with the City of La Quinta's Engineering Bulletin 06-13 (EB 06-13) left-turn pockets do not need to be designed to the longest possible vehicle queue length but to the 95th percentile queue. In accordance with EB 06-13, the 95th percentile queue length was computed using the Highway Capacity Manual (HCM) methodology to be 11 vehicles and 220 feet in length.

Currently, the dedicated eastbound left turn storage lane on Avenue 50 at the intersection of Jefferson Street is approximately 250 feet long. Per the 2017 traffic study, the worst-case queue length of the eastbound left turn lane at Avenue 50 and Jefferson Street at Project opening day will be approximately 240 feet long. With the project, and area buildout, by the year 2035 the traffic study indicated that in the worst-case scenario, the eastbound lane queue length needed would be approximately 300 ft. The Project proposes to extend the eastbound left storage lane to approximately 360 feet, which is greater than the requirements of EB 06-13 and greater than the requirements of the HCM Methodology. The proposed Project improvements listed below will accommodate the projected traffic loading at the intersection.

Additionally, the City of La Quinta provides automated traffic light timing at the intersection. The automated timing allows for demand-response/service-convenience timing to the intersection to accommodate better traffic flow at peak times as necessary.

The July 2017 traffic study indicated that without the project, the intersection of Jefferson Street and Avenue 50 will operate at LOS D, assuming a 2 percent ambient growth rate in the area (Albert Grover and Associates, July 27, 2017, Appendix F, Table 3). Assuming the ambient area growth, plus the new expected project trips, as well as the additional westbound through lane capacity, and implementation of **Mitigation Measure TRAF-1** and project improvements listed above, the intersection of Jefferson Street and Avenue 50 is expected to operate at its current LOS D, which is an acceptable level of service per the

General Plan and EB 06-13, and the proposed full-access driveway on Avenue 50 will operate at LOS A at opening day conditions.

Therefore, the impact of this criterion is anticipated to be less than significant with mitigation.

c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

**No Impact.** The buildings are proposed to be one story, and approximately 22 feet from floor to roof line. This is consistent with the height of the buildings in the surrounding area. Additionally, there are no design elements of the Project that would result in a potential change in air traffic patterns. No impacts would occur.

d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

**Less Than Significant.** The Project includes the following traffic control features:

- One additional westbound through lane on Avenue 50 along the project frontage, continuing east of the signalized intersection.
- Extend the eastbound dedicated storage lane on Avenue 50 at the signalized intersection to the proposed full-access driveway (the easternmost driveway on Avenue 50) to an additional 110 feet for a total storage of 360 feet.
- Install a right-turn overlap operation for the southbound right-turn movement signal phase.

The Project will allow for two driveways onto Avenue 50, spaced approximately at 460 feet and 720 feet, respectively, from the intersection of Jefferson Street and Avenue 50. Both driveways are spaced from the intersection in a manner that provides good sight distance and ample turning distance from the intersection.

- The eastern driveway on Avenue 50, approximately 460 feet west of the Jefferson Street intersection, will allow for full movement of both left and right turns onto Avenue 50 thereby providing users access to points east of the Project. Shared left-turn and right-turn markings are specifically outlined in Chapter 3 of the California Manual on Uniform Traffic Control Devices (CAMUTCD) and such movements are generally allowed at many corner gas stations throughout Southern California.
- The western driveway on Avenue 50, approximately 720 feet west the intersection of Jefferson Street, will be restricted to right turns only.

As stated above, the driveway from Derek Alan Drive was eliminated due to concerns from surrounding residents. The traffic consultant for the project has stated that it would be unlikely for motorists driving along Jefferson Street to the shopping center would use this driveway. This elimination would have little to no impact on site circulation or on-street circulation/access since it was originally designed to accommodate residents living in the adjacent residential neighborhood. There would be no negative impact for residents using the shopping center and no negative impact for residents accessing their neighborhood since they would still have access to the center from Jefferson Drive and Avenue 50.

Therefore, the impact is less than significant.

e) *Result in inadequate emergency access?*

**No Impact.** As previously discussed, the Project would be developed within vacant land, and construction is short-term. Thus, implementation of the Project would not impede or inhibit emergency access. No impacts would occur.

f) *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

**Less Than Significant.** The Project would be developed within vacant land, and does not propose long-term construction impacts to the surrounding street system. The SunLine transit agency provides bus service in the region. SunLine currently provides no service within proximity to the project site, and the closest bus stop is located approximately 1.5 miles from the project, at Washington and Avenue 50. SunLine has no plans to install a bus stop at the project location (SunLine Transit, October 3, 2017). The Project includes non-meandering sidewalks along the perimeter, and interior sidewalks offer ADA-compliant access to the perimeter sidewalks. Therefore, the Project can accommodate transit, pedestrian and bicycle facilities in the future.

Thus, implementation of the Project would not conflict with public transit and alternative transportation facilities. No impacts would occur.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

- The proposed site plan shall be redesigned to provide at least 90 feet of stacking at all access points or dedicated right turn into the driveways shall be provided. If one of these standards cannot be met, the applicable access point shall be eliminated.

*Note: Since the approval of the original Specific Plan, the site plan has been revised to provide at least 90 feet of stacking within the development at all access points through a combination of internal stacking and/or dedicated right turns into the driveways. Therefore, this mitigation measure is no longer applicable to the currently Proposed project.*

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

**TRAF-1** Prior to recordation of the Final Tentative Parcel Map, the Applicant shall enter into an agreement with the City of La Quinta and post security to design and construct at the intersection of Avenue 50 and Jefferson Street two eastbound left turn lanes on Avenue 50 to northbound Jefferson Street if required by the Planning Commission.

**Impact Conclusions:**

No significant adverse effects are anticipated with the inclusion of the above mitigation measure.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<p><b>XVII. Tribal Cultural Resources:</b></p> <p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
<p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>				X
<p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>		X		

Environmental Setting

CRM Tech prepared two studies for the Project site. The first consisted of Phase I and Phase II cultural assessment conducted in 1998 and 1995 for approximate 50 acres of undeveloped land as part of Tentative Parcel Map No. 29052 and Tentative Tract Map No. 29053, which included a residential development and the current commercial Project site. The study was part of the environmental impact review process for the proposed subdivision and development of the property, as required by the City of La Quinta, Lead Agency for the project, in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.).

The second study was conducted in June 2017 and consisted of a historical/archaeological resources records search, historical background review, and an archaeological field inspection of the approximately 12-acre Project site.

The CRM research concluded that no “historic properties,” “historical resources,” or “tribal cultural resources” are present within or adjacent to the Project area. However, CRM identified that there have been previous discoveries in the Project vicinity, an overall high sensitivity to archaeological resources on the Project site, and the potential to encounter subsurface prehistoric cultural remains within the project boundaries. Therefore, CRM TECH recommended that all grading, grubbing, trenching, excavations, and other earth-moving activities in the project area be monitored by a qualified archaeologist. This information and mitigation has been identified in Section V of this document.

While the Phase II cultural resources investigation indicated that there were minimal subsurface artifacts recovered from the Phase II survey, the project area is in an area that has high prehistoric sensitivity. Additionally, the project is adjacent to the Chemehuevi Traditional Use Area. For these reasons, the

project area has the possibility of inadvertent discoveries, which may have significant impacts on potential cultural resources that concern the Tribe.

There is an increased possibility of encountering cultural resources during the construction processes that may take place because of cultural resources recorded within the project's boundaries, and it is in the vicinity of an area with high archaeological sensitivity. Avoidance, if feasible, would negate adverse effects on the project. CRM TECH, recommended that a qualified archaeologist monitor all grading, grubbing, trenching, excavations, and other earth-moving activities in the project area.

**Impact Analysis**

*a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k),*

**No Impact.** There are no resources that have been identified as eligible for listing to the California Register of Historic Places. Therefore, there is no impact.

*b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

**Less than Significant with Mitigation Incorporated.** There are no resources supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Therefore, there is no impact. However, there have been past discoveries in the vicinity, therefore overall archaeological sensitivity of the project location remains high, and the potential of encountering subsurface prehistoric cultural remains within the project boundaries is a potential. Implementation of TCR-1 will reduce the potential impacts to potential undetermined discoveries to less than significant.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

No mitigation measures were identified with the previously approved Specific Plan for this criterion.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

**TRC-1** Native American Monitor(s) from the Twenty-Nine Palms Band of Mission Indians or Agua Caliente Band of Cahuilla Indians should be present during the initial grading/ground disturbing activities.

**Impact Conclusions:**

No significant adverse effects are anticipated with the inclusion of the above mitigation measure.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<b>XVIII. Utilities and Service Systems:</b> 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 stormwater 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 which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill(s) 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

**Environmental Setting**

Lundin Development, a private entity, is requesting authorization from the City of La Quinta to construct a 125,800 square-foot mixed-use commercial center development project on a 12-acre vacant parcel at the intersection of Jefferson Street and Avenue 50 in the City of La Quinta. Proposed uses within the commercial center development include banks, restaurants, gasoline service station, and grocery store (Figure 2, Figure 3).

The Assessor Parcel Numbers for this Project are: APNs: 602-180-003, 602-180-004, 602-180-005, 602-180-013, and 602-180-014. Per the City of La Quinta General Plan, the Project site is zoned Community Commercial (CC) for commercial use.

Domestic water is provided by the Coachella Valley Water District (CVWD). Its source of water is groundwater and import water.

Wastewater services is also provided by the CVWD. The Project site will be served by the Mid-Valley Water Reclamation Plant. The CVWD reports that it annually treats nearly 6.3 billion gallons of

wastewater from throughout the Coachella Valley. The CVWD also has the capacity to increase its wastewater treatment as the Coachella Valley's population grows.

Solid waste in the City is served by Burrtec Waste Recycling Services which transports the waste to the Edom Hill Transfer Station, located in the City of Cathedral City. From the transfer station, the waste is transported to one of three regional landfills: Lamb Canyon, Badlands or El Sobrante, each of which has remaining long-term capacity. Burrtec also provides solid waste and greenwaste recycling services.

### **Impact Analysis**

a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.*

**Less Than Significant.** Once complete, the project will be served by the CVWD's existing sewer system. Stormwater will be treated through an underground system to collect all of the stormwater runoff from the project site. Therefore, the Project will not exceed wastewater treatment requirements and will have a less than significant impact.

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?*

**Less Than Significant.** The CVWD reviewed the Project and identified that it could serve the Project with the existing water and wastewater treatment facilities (CVWD, October 5, 2017). The CVWD identified that utilities are available in the public rights of way; the only water and wastewater improvements required for the Project are on-site pipelines and unit connections to the infrastructure systems, which are subject to connection fees. Therefore, the proposed Project would not require or result in the construction or expansion of new water or wastewater treatment facilities off-site, and the Project would have no significant impacts.

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?*

**Less Than Significant.** The project will not require levels of water usage that would impact stormwater drainage systems on or around the Project site. As discussed in Section IX *Hydrology and Water Quality*, impervious runoff created from the project will drain into an underground system. Therefore, use of the proposed onsite underground system will not require in new or expanded storm drain public infrastructure that would cause significant environmental effects.

d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

**Less Than Significant.** The proposed Project is consistent with the City's General Plan and zoning. The CVWD reviewed the Project and identified that it could serve the Project with the existing water and entitlements (CVWD, October 5, 2017). The CVWD identified that the Project lies within the study area of the 2010 Water Management Plan Update. The CVWD identified that the groundwater basin in the Coachella Valley is in a state of overdraft, and each new development contributes incrementally to the overdraft. CVWD identified that its Water Management Plan is in place to reduce overdraft and identifies specific actions for reducing overdraft. The CVWD identified that the Project must comply with elements and actions described in the plan.

The proposed Project would not require new or expanded water entitlements, and the Project would have no related significant impacts.



e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

**Less Than Significant.** Refer to (b) above.

f) *Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

**Less Than Significant.** Burrtec Waste provides trash collection for the City of La Quinta, and will haul the waste to a transfer station for proper disposal at one of three regional landfills: Lamb Canyon, Badlands or El Sobrante. All three landfills have capacity remaining for the long-term (City of La Quinta, February 19, 2013).

Construction Waste: The site is undeveloped, so no demolition waste is anticipated. Small volumes of construction waste are anticipated during construction including pallets, strapping, packaging, excess wood and metal. Due to the small volume of construction-related waste that may be generated during construction, and the millions of cubic yards of remaining capacity at the three regional landfills that would serve the Project, less than significant impacts would occur under this criterion as a result of future construction activities.

Operations Waste: The waste generated by this proposed Project is anticipated to be similar to retail centers with similar uses. Annual waste generation is anticipated as follows:

- Grocery 63,000 s.f.: 2,920 cubic yards
- Shops and banks. 30,000 s.f: 624 cubic yards
- Fast Food and restaurants. 32,000 s.f.: 520 cubic yards

The three regional landfills have long-term capacity; therefore, impacts would be less than significant.

g) *Comply with federal, state, and local statutes and regulations related to solid waste?*

**No Impact.** All solid waste generated by the Project during both construction and operation would be handled in accordance with all applicable Federal, State, and local statutes and regulations. The City is currently required to implement new and maintain ongoing waste and recycling programs and recycle at least 50 percent of its solid waste stream, and is meeting that goal (City of La Quinta, February 19, 2013). Therefore, no impacts would occur under this criterion as a result of future Project activities.

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

No mitigation measures were identified with the previously approved Specific Plan for this criterion.

**Mitigation Measures: Fairway Plaza Amendment 2 - EA2017-0006 (Pavilion Palms):**

No mitigation measures are required.

**Impact Conclusions:**

No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<b>XVIII. Mandatory Findings of Significance</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have the potential to achieve short-term environmental goals 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		

**Impact Analysis**

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?*

**Less Than Significant Impact with Mitigation Incorporated.** All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this IS/MND.

Potential impacts associated with nesting birds were identified however implementation of **Mitigation Measure BIO-1** reduces the potential impacts to than significant. Section IV, *Biological Resources*, addresses the potential impacts and mitigation measures in detail. As there are no other potentially significant impacts and no further mitigation is required in any other area, the adoption of the mitigation measures associated with biological impacts will ensure that the Project as a whole would have less than significant cumulative impacts on the environment in and around the Project area.

Additionally, as previously discussed, a cultural resources records search for the Project was conducted to identify cultural resources within one mile of the project site (CRM, June 5, 2017). The research did not identify any cultural resources within Project site specifically, but identified that **Mitigation Measures CUL-1, CUL-2 and CUL-3** were required during grading activities due to a high cultural resources sensitivity.

b) *Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?*

**Less Than Significant Impact.** The project objective is to construct a retail center that is consistent with the City's General Plan and Zoning. The preceding evaluation of project impacts concluded that it can be implemented without causing any significant adverse impacts on any environmental resource issues. Therefore, meeting short-term goals will not be to the disadvantage of long-term environmental goals.

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)?*

**Less Than Significant Impact with Mitigation Incorporated.** As discussed throughout this IS/MND, implementation of the proposed Project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable primarily in the categories of Air Quality, Greenhouse Gas and Traffic. The City's General Plan analysis this site assumed the site was zoned Community Commercial with a FAR of 0.33, which is greater than the 0.22 proposed. Since the General Plan Environmental Impact Report was a City-wide analysis and found significant impacts, the City adopted a Statement of Overriding Considerations in the categories of Air Quality, Greenhouse Gas and Traffic. For this project, in all instances where the analysis identified that the Project has the potential to contribute to a cumulatively considerable impact to the environment, mitigation measures have been imposed to reduce potential effects to less than significant levels. As such, with incorporation of the mitigation measures imposed throughout this IS/MND, the Project would not contribute to environmental effects that are individually limited, but cumulatively considerable, and impacts would be less than significant.

d) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

**Less Than Significant Impact with Mitigation Incorporated.** The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this IS/MND, and are primarily in the categories of: Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Traffic. In instances where the analysis identified that the Project has potential to result in direct or indirect adverse effects to human beings, mitigation measures have been applied to reduce the impact to less than significant levels. With required implementation of mitigation measures identified in this IS/MND, construction and operation of the proposed Project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## **Section 5 - Summary of Mitigation Measures**

### **I. Aesthetics**

- AES-1** Provide shielding for the dual head pole in the southwest corner as per the lighting design engineering recommendations.

### **III. Air Quality**

- AIR-1:** Contractor is to implement at a minimum a 10-day painting schedule.

### **IV. Biological Resources**

- BIO - 1:** Any grubbing, brushing or tree removal should be conducted outside of the State identified nesting season for migratory birds, which is typically March 15 through September 1. If work cannot be conducted outside of nesting season, a migratory nesting bird survey within and adjacent to the project site shall be conducted by a qualified biologist within three (3) days prior to initiating the construction activities. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) will be prepared and implemented. At a minimum, the NBP will include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist has determined the young birds have successfully fledged and a monitoring report has been submitted reviewed and approved by the City of La Quinta.

### **V. Cultural Resources**

- CUL-1:** Grading activities shall be overseen by a qualified archeological monitor. In the event unanticipated archaeological resources are discovered:
- The archaeological monitor shall notify the project foreman
  - The Archaeological monitor has the authority to temporarily halt work in the area of archaeological discoveries until the resource has been evaluated
  - All work in the vicinity of the find shall halt
  - Work in the area of the discovery shall not resume until written notification is received from the Project archaeologist

- CUL-2:** Grading activities shall be overseen by a qualified paleontological monitor. Paleontological monitors should be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring will be reduced if the potentially fossiliferous units as described by the San Bernardino County Museum, Division of Earth Sciences May 2, 2017 report are not present, or if present are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.
- CUL-3:** If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The local authorities must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

#### **VI. Geology and Soils**

- GEO-1** Prior to grading plan approval, submit for review and approval by the City Engineer, a PM10 management plan.
- GEO-2** For portions of the site not immediately under construction, ensure the stabilization of soils through the use of soil cement or re-vegetation, frequent watering, including watering during the evening and weekends during significant wind events; street sweeping or washing during construction, and the chemical stabilization of unpaved construction roadways.

#### **VII. Hazards and Hazardous Materials**

- HAZ – 1** A hazardous spill prevention plan shall be prepared by the Applicant and submitted to the City for approval to minimize the likelihood of a spill shall be prepared prior to construction. The plan shall state the actions that would be required if a spill occurs to prevent contamination of surface waters and provide for cleanup of the spill. The plan shall follow Federal, state, and local safety guidelines and standards to avoid increased exposure to these pollutants.
- HAZ – 2** If a contaminated area is encountered during construction, construction shall cease in the vicinity of the contaminated area. The construction contractor shall notify all appropriate authorities, including the EPA and the City. If necessary, the contaminated site shall be remediated to minimize the potential for exposure of the public and to allow the Project to be safely constructed.

#### **IX. Hydrology and Water Quality**

- HYD-1** Prior to Project approval, the Project Applicant shall prepare a Water Quality Management Plan that shall, at minimum, include the following:

- Identifies all project related pollutants, impacts to the site's hydrologic condition, and potential impacts to local waterways caused by Project post-construction runoff;
- Identifies BMPs required to remove pollutants from the Projects' post construction runoff and prevent downstream hydromodification;
- Identifies parties responsible for long term operation and maintenance activities of all BMPs;
- Identifies the design, operation and maintenance of the underground stormwater collection system.

## **XII. Noise**

- NOI-1** It is recommended that the Pavilions delivery dock is enclosed with walls and a roof, and that an acoustically absorptive material is used to partially line the internal walls to control noise build up. This will limit potential disturbance from unloading.
- NOI-2** Vehicle loading and unloading for all retail units should be carried out in a quiet manner.
- NOI-3** It is recommended that HVAC equipment on roofs is screened by a noise barrier from the residences. This barrier should at a minimum, provide line of sight screening.
- NOI-4** It is recommended that noisy HVAC equipment at grade is enclosed with CMU walls at least 2 feet higher than the equipment.
- NOI-5** It is recommended that noise from HVAC equipment is limited to 60 dB(A) at the site boundary.
- NOI-6** Reduce the noise from the audible devices for the drive-through eating establishments using any and/or all methods as follows:
- Position devices away from the site boundary to the south.
  - Provide additional screening such as positioning of the retail buildings or a noise barrier as close to the device;
  - Reduce the number of audible devices, such as one device to serve two drivethroughs;
  - Orient the device perpendicular to the vehicle and at ear height, with the device aimed at the listener in the vehicle;
  - The sound from the devices should be limited to a maximum of 75 dB(A) at 3 feet;
  - There shall be no annunciator tones, whistles, beeps or other characteristic sounds.
- NOI-7** Lay out the site working to keep noise-producing activities as far as possible from residences, minimize the use of backup alarms, and minimize truck activity and truck queuing near the residential areas.
- NOI-8** Perform construction in a manner to minimize noise where practicable. For example:
- Where practicable, use hydraulic rather than pneumatic impact tools
  - Operate equipment to minimize banging, clattering, buzzing, and other annoying types of noises
  - Turn off idling equipment and vehicles
  - All internal combustion equipment shall be fitted with properly operating mufflers and air intake silencers

- All stationary equipment shall be located as far as practical from adjacent potential residential units
- Phase in start-up and shut-down of site equipment
- Conduct truck loading, unloading and hauling operations to keep noise to a minimum
- Limit the time that steel decking or plates for street decking or covering excavated areas are in use
- Limit the use of annunciators or public address systems, except for emergency notifications
- All on-site deliveries shall be limited to 7.00 a.m. To 10.00 p.m.

**XVI. Traffic**

- TRAF-1** Prior to recordation of the Final Tentative Parcel Map, the Applicant shall enter into an agreement with the City of La Quinta and post security to design and construct at the intersection of Avenue 50 and Jefferson Street two eastbound left turn lanes on Avenue 50 to northbound Jefferson Street if required by the Planning Commission.

**XVII. Tribal Cultural Resources**

- TRC-1** Native American Monitor(s) from the Twenty-Nine Palms Band of Mission Indians or Agua Caliente Band of Cahuilla Indians should be present during the initial grading/ground disturbing activities.

## Section 6 - References

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- Antonio Acoustics, June 16, 2017, *Lundin Development Com Proposed Retail Development, La Quinta, Noise Study.*
- Antonio Acoustics, September 18, 2017. *Retail Development at Ave 50 & Jefferson St - Outdoor Retail Audible Devices*
- California Department of Conservation, Farmland Mapping and Monitoring Program: California Important Farmland Finder, <http://maps.conservation.ca.gov/ciff/ciff.html>, accessed 8/13/17.
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- San Bernardino County Museum, Division of Earth Sciences (SBCM), May 2, 2017. *Paleontology Literature / Records Review, Parcel 1, of Parcel Map 36539-R.*
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- State of California Department of Toxic Substances Control Website. [www.dtsc.ca.gov](http://www.dtsc.ca.gov)
- SunLine Transit Agency, October 3, 2017, Letter to Cheri Flores, Project Planner, City of La Quinta, RE: Pavillion Palms Shopping Center.



City of La Quinta  
Fairway Plaza Specific Plan Amendment No. 2  
"Pavilion Palms" Shopping Center EA2017-0006

**INITIAL STUDY**

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Terra Nova Planning & Research Inc., July 2012. *Draft Environmental Impact Report (SCH # 2010111094) for the City of La Quinta General Plan.*

Warner Engineering, February 19, 2002. *Fairway Plaza Shopping Center, Specific Plan Amendment #1, Planning Commission Resolution 2002-006; Originally Approved by the City of La Quinta City Council Resolution 99-63, Adopted May 18, 1999, Original Specific Plan No. 98-034, New Case 98-034 Amended Adopted by City Council on September 19, 2002.*

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Final Mitigated Negative Declaration

for the

**Fairway Plaza Specific Plan**

**Amendment No. 2**

**“Pavilion Palms” Shopping Center**

**La Quinta, CA**

EA2017-0006

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Lead Agency:

**City of La Quinta**

78-495 Calle Tampico

La Quinta, CA 92253

## Introduction

This Final Mitigated Negative Declaration (MND) for the Pavilion Palms Shopping Center project has been prepared to report to the decision-making authority of the City of La Quinta of the comments received on the Mitigated Negative Declaration during the public review process. The public review period for the project took place between March 23, 2018 and April 23, 2018. This Final MND includes a list of persons, organizations and public agencies who commented on the Draft MND, the comment letters and responses, a section of errata explaining revisions to the Draft MND which were made in response to comments, and the Mitigation Monitoring and Reporting Program.

## Comments and Responses

The City of La Quinta received a total of 12 comment letters from various agencies and residents living in the project vicinity. The following list provides the name of the commenter, his/her affiliation, and the date the letter was sent. The comment letters and responses follow in order of this list.

Letter Number	Author/Affiliation	Date
A	Katie Croft, Agua Caliente Band of Cahuilla Indians	April 2, 2018
B	Gerald Cantarini, La Quinta Renaissance HOA	April 3, 2018
C	Anthony Madrigal, Jr., Twenty-Nine Palms Band of Mission Indians	April 2, 2018
D	Rosie Lua, City of Indio	April 10, 2018
E	Lijin Sun, J.D., South Coast Air Quality Management District	April 17, 2018
F	Pat Kelly, Resident of Palmilla	April 18, 2018
G	Kent Bailey, Resident of Palmilla	April 20, 2018
H	Ken Hulbert, Palmilla HOA	April 21, 2018
I	Leila Namvar, Resident of La Quinta Renaissance	April 22, 2018
J	Robert and Marilyn Lang, Residents of Palmilla	April 23, 2018
K	Steve Cenicola, Resident of La Quinta Renaissance	April 23, 2018
L	Anita Petke, Sunline Transit Agency	April 20, 2018

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-003-2017-004

April 02, 2018

[VIA EMAIL TO: [clflores@la-quinta.org](mailto:clflores@la-quinta.org)]  
City of La Quinta  
Ms. Cheri Flores  
78-495 Calle Tampico  
La Quinta, CA 92253

## Re: Pavilion Palms Shopping Center Initial Study/Mitigated Negative Declaration

Dear Ms. Cheri Flores,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Pavilion Palms Shopping Center project. We have reviewed the documents and have the following comments:

\*The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior’s Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

A-1

\* Kotevewit village, a Tribal Cultural Resource, is located in the project area.

\* There is a mitigation measure for an archaeological monitor, but there should also be a mitigation measure for a Native American Monitor during ground disturbing activities.

A-2

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at [ACBCI-THPO@aguacaliente.net](mailto:ACBCI-THPO@aguacaliente.net).

Cordially,

Katie Croft  
Cultural Resources Manager  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS

April 23, 2017

Katie Croft, Cultural Resource Manager  
Tribal Historic Preservation Office  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: RESPONSE TO COMMENTS ON EA 2017-0006 PAVILION PALMS SHOPPING CENTER MITIGATED NEGATIVE DECLARATION**

Dear Katie:

Thank you for your comments on the Mitigated Negative Declaration for the proposed Pavilion Palms Shopping Center. The comment letter has been marked and is attached. Responses are as follows:

**Comment A-1:** The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

Kotevewit village, a Tribal Cultural Resource, is located in the project area.

**Response A-1: Comments are noted. Mitigation Measures CUL-1, CUL-3 and TCR-1 are included to minimize impacts to cultural and tribal resources.**

***CUL-1—Grading activities shall be overseen by a qualified archeological monitor. In the event unanticipated archaeological resources are discovered:***

- ***The Archaeological monitor shall notify the project foreman***
- ***The Archaeological monitor has the authority to temporarily halt work in the area of archaeological discoveries until the resource has been evaluated***
- ***All work in the vicinity of the find shall halt***
- ***Work in the area of the discovery shall not resume until written notification is received from the Project archaeologist***

***CUL-3—If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The local authorities must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission***

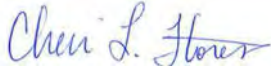
***of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.***

***TCR-1—Native American Monitor(s) from the Twenty-Nine Palms Band of Mission Indians or Agua Caliente Band of Cahuilla Indians should be present during the initial grading/ground disturbing activities.***

**Comment A-2:** There is a mitigation measure for an archaeological monitor, but there should also be a mitigation measure for a Native American Monitor during ground disturbing activities.

**Response A-2:** As mentioned in Response A-1 above, the Mitigated Negative Declaration does include in Section XVII, Tribal Cultural Resources, a mitigation measure (TCR-1) which requires a Native American Monitor during ground-moving activities.

Thank you for your participation in the public review process.



Cheri L. Flores, Senior Planner  
City of La Quinta

**LA QUINTA RENAISSANCE**  
**HOMEOWNERS ASSOCIATION**

April 3 , 2018

Linda Evan, Mayor  
City of La Quinta  
78495 Calle Tampico  
La Quinta, CA 92253

Cheri L. Flores, Senior Planner  
City of La Quinta, Planning Department  
78495 Calle Tampico  
La Quinta, CA 92253

Kathleen Fitzpatrick, Mayor Pro Tem  
City of La Quinta  
78495 Calle Tampico  
La Quinta, CA 92253

John Pena, Council Member  
City of La Quinta  
78495 Calle Tampico  
La Quinta, CA 92253

Robert Radi, Council Member  
City of La Quinta  
78495 Calle Tampico  
La Quinta, CA 92253

Steve Sanchez, Council Member  
City of La Quinta  
78495 Calle Tampico  
La Quinta, CA 92253

Dear Mayor, Ms. Flores and City Council Members

The members of the La Quinta Renaissance Board of Directors represent 103 homeowners of La Quinta Renaissance. The La Quinta Renaissance subdivision is located adjacent to the proposed Pavilion Palms Shopping Center. As we have stated in our earlier correspondence dated February 6, 2018, the La Quinta Renaissance Board and residents understand that the property is zoned for commercial use but we have several concerns with this development.

It is our understanding that eventually there will be a commercial development at Avenue 50 and Jefferson. Our objective is to protect our residents, protect the La Quinta Renaissance property values and preserve the image of the City of La Quinta.

1. Gas Station and Mini Mart:

Our proposal is to remove this aspect of the development. Research shows that there is no or little need for another gas station in this area. Within the square of Washington, Jefferson,



Highway 111 and Avenue 50 there are seven (7) gas stations.

In addition, there is severe concern that the proposed mini mart will offer an after hour's gang hangout. We are all aware of the crime and gang activity in Indio, which has already attempted to infiltrate the Eastern La Quinta residential areas.

Should removal of the gas station and mini mart not be an option, we would offer the following proposal:

- A. Restrict the size and hours of the operation of the mini mart;
- B. Relocate the gas station to the east of the project site, closer to Jefferson with a landscape berm;
- C. Require that the gas station be more aesthetically appealing to the environment.

2. Proposed left turn lane on Avenue 50 near Jefferson:

While the developer has proposed infrastructure changes, these changes do not offer a solution to the hazards created by this left turn lane:

- A. The left turn lane location is too close to the Avenue 50/Jefferson traffic light and intersection;
- B. The proposal does not adequately address the east/west traffic flow. The submitted traffic study was completed in July of 2017 and did not take into consideration the heavy fluctuation and traffic counts during the November through April period. Without question, the left turn lane as proposed, will create a severe traffic hazard.

3. The heavily traveled eastbound Avenue 50 street creates the gateway to the City of La Quinta. The appearance of the northeast corner should require a more appealing and inviting appearance with stone, landscaping, berms, and possibly a statue.

There are many other concerns that should be considered by the City Council: timing of finished build-out of the project, i.e. all proposed building pads, noise control during construction and upon completion, and height of the existing wall.

Additionally, the La Quinta Renaissance Board and residents have concern over the developer's ability or willingness to create proper design, color schemes, maintenance and completion timeline. This concern was magnified after the inspection of two similar properties constructed, but not finished by the proposed developer on another construction site. This concern was also communicated by the Indio Planning Commission, who had an unfavorable experience with Loudin Development on both projects.

B-1

As the City Council can see, there are many concerns by the La Quinta Renaissance residents and surrounding communities. We are certain that the Council will agree that the majority of our requests are reasonable.

Let's make this project a real show stopper. By working together, we can create an image that all La Quinta citizens will be proud of. We look forward to a productive meeting on the 24th.

Thank you for again for your consideration of this letter and the Communities concerns.

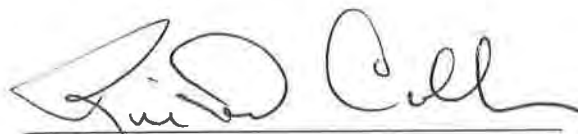
Very truly yours,

Very truly yours,

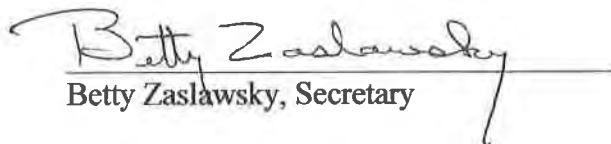
LA QUINTA RENAISSANCE  
BOARD OF HOMEOWNERS ASSOCIATION



Gerald Cantarini, President



Dick Colliver, Vice-President



Betty Zaslowsky, Secretary



Joanne Garibaldi, Director-At-Large

April 23, 2017

Gerald Cantarini, President  
La Quinta Renaissance Homeowners Association  
79783 Joey Court  
La Quinta, CA 92253

**SUBJECT: RESPONSE TO COMMENTS ON EA 2017-0006 PAVILION PALMS SHOPPING CENTER MITIGATED NEGATIVE DECLARATION**

Dear Mr. Cantarini:

Thank you for your comments on the Mitigated Negative Declaration for the proposed Pavilion Palms Shopping Center. The comment letter has been marked and is attached. Responses are as follows:

**Comment B-1:** Proposed left turn lane on Avenue 50 near Jefferson:

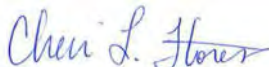
While the developer has proposed infrastructure changes, these changes do not offer a solution to the hazards created by this left turn lane:

- A. The left turn lane location is too close to the Avenue 50/Jefferson traffic light and intersection;
- B. The proposal does not adequately address the east/west traffic flow. The submitted traffic study was completed in July of 2017 and did not take into consideration the heavy fluctuation and traffic counts during the November through April period. Without question, the left turn lane as proposed, will create a severe traffic hazard.

**Response B-1:** The traffic section of the Mitigated Negative Declaration analyzed potential hazards due to design features. The eastern driveway on Avenue 50 will allow right and left turns. Shared left-turn and right-turn markings are specifically outlined in Chapter 3 of the California Manual on Uniform Traffic Control Devices (CAMUTCD) and such movements are generally allowed at many corner gas stations throughout Southern California. In addition, Mitigation Measure TRAF-1 will be implemented in order to minimize impacts to the Avenue 50 and Jefferson Street intersection due to projected area growth.

***Mitigation Measure TRAF-1: Prior to recordation of the Final Tentative Parcel Map, the Applicant shall enter into an agreement with the City of La Quinta and post security to design and construct at the intersection of Avenue 50 and Jefferson Street two eastbound left turn lanes on Avenue 50 to northbound Jefferson Street if required by the Planning Commission.***

Thank you for your participation in the public review process.



Cheri L. Flores, Senior Planner  
City of La Quinta



# TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

April 2, 2018

Cheri Flores, Senior Planner  
City of La Quinta  
78-495 Calle Tampico  
La Quinta, CA 92253

RECEIVED

APR 5 2018

CITY OF LA QUINTA  
COMMUNITY DEVELOPMENT

**RE: AB 52 CONSULTATION: PAVILION PALMS SHOPPING CENTER  
TPM2017-0003, SDP2017-0009, EA 2017-0006, MUP2017-0016**

Dear Ms. Flores,

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1) for the Pavilion Palms Shopping Center. As stated in our letter, sent October 24, 2017, the Tribal Historic Preservation Office is aware of numerous cultural resources within 1-mile of the project area and three cultural resources within the project boundary. For these reasons, the report recommended archaeological monitoring during earth-moving activities.

There is an increased possibility of encountering cultural resources during the construction processes that may take place because of cultural resources recorded within the project's boundaries, and it is in the vicinity of an area with high archaeological sensitivity. Avoidance, if feasible, would negate adverse effects on the project. The THPO continues to request that approved Native American Monitor(s) from the Twenty-Nine Palms Band of Mission Indians be present during any ground disturbing activities during the project as indicated in TCR-1. The following conditions (CUL 1 -4, TCR-1) would mitigate current concerns for the aforementioned project, however, if there are any changes, please notify the THPO.

The Tribe and THPO look forward to continuing working with the City of La Quinta on this project. If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: [TNPConsultation@29palmsbomi-nsn.gov](mailto:TNPConsultation@29palmsbomi-nsn.gov).

Sincerely,

Anthony Madrigal, Jr.  
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman  
Sarah Bliss, Twenty-Nine Palms Cultural Resources Manager

C-1

April 23, 2017

Anthony Madrigal  
Twenty-Nine Palms Band of Mission Indians  
46-200 Harrison Place  
Coachella, CA 92236

**SUBJECT: RESPONSE TO COMMENTS ON EA 2017-0006 PAVILION PALMS SHOPPING CENTER MITIGATED NEGATIVE DECLARATION**

Dear Mr. Madrigal:


Thank you for your comments on the Mitigated Negative Declaration for the proposed Pavilion Palms Shopping Center. The comment letter has been marked and is attached. Responses are as follows:

**Comment C-1:** This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1) for the Pavilion Palms Shopping Center. As stated in our letter, sent October 24, 2017, the Tribal Historic Preservation Office is aware of numerous cultural resources within 1-mile of the project area and three cultural resources within the project boundary. For these reasons, the report recommended archaeological monitoring during earth-moving activities.

There is an increased possibility of encountering cultural resources during the construction processes that may take place because of cultural resources recorded within the project's boundaries, and it is in the vicinity of an area with high archaeological sensitivity. Avoidance, if feasible, would negate adverse effects on the project. The THPO continues to request that approved Native American Monitor(s) from the Twenty-Nine Palms Band of Mission Indians be present during any ground disturbing activities during the project as indicated in TCR-1. The following conditions (CUL 1 -4, TCR-1) would mitigate current concerns for the aforementioned project, however, if there are any changes, please notify the THPO.

**Response C-1: Comments are noted and mitigation measures are incorporated in the MND document and Mitigation Monitoring and Reporting Program.**

Thank you for your participation in the public review process.



Cheri L. Flores, Senior Planner  
City of La Quinta

**From:** Rosie Lua  
**To:** [Cheri Flores](#)  
**Cc:** [Les Johnson](#); [Tom Brohard](#)  
**Subject:** RE: Pavilion Palms Shopping Center-Jefferson and Ave 50  
**Date:** Tuesday, April 10, 2018 8:11:38 AM

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Hi Cheri,

Thank you for the opportunity to review the Initial Study/Mitigated Negative Declaration regarding the Fairway Plaza Specific Plan Amendment No. 2. At this time, we have no further comments on this project. Our previous response letter dated October 18, 2017 which summarized priority items discussed in the Initial Study and Focused Traffic Study remain.

D-1

Please let us know if you have any further questions.

Thank you,

Rosie Lua  
Assistant Planner  
City of Indio  
[rlua@indio.org](mailto:rlua@indio.org)  
760-391-4016



October 18, 2017  
Development Services Department

City of La Quinta  
Attention: Cheri Flores  
Design and Development Department  
78495 Calle Tampico  
La Quinta, CA 92253

**RE: Pavilion Palms Shopping Center – Initial Site Plan & Focused Traffic Study**

Dear Ms. Flores,

Thank you for the opportunity to provide comments on the Pavilion Palms Shopping Center project proposed at the northwest corner of Jefferson Street and Avenue 50. The 125,800 square foot project includes a supermarket, a gas station with convenience market, five pads with drive thru facilities, and other commercial buildings.

The following are comments provided by the City’s Traffic Engineer responding to the Initial Site Plan and a July 27, 2017 Focused Traffic Study:

- 1) Trip Generation – While pass-by trip reductions are shown, the Traffic Study does not appear to include a table that summarizes peak hour and daily trip generation forecasts for each proposed building as well as internal trip reductions within and between the uses on the site itself. (Page 8 of the Traffic Study is missing from my copy of the report).
- 2) Derek Alan Drive Connection – Access is proposed to connect the shopping center to Derek Alan Drive on the north, a local street that serves the gated Renaissance residential development. Left turns out of Derek Alan Drive to northbound Jefferson Street are physically prohibited by a raised median while northbound left turns into Derek Alan Drive are accommodated. The driveway connection between the shopping center and Derek Alan Drive should be eliminated as it will create congestion at the entrance/exit to the gated residential development and it does not facilitate exiting to the north.

D-2

D-3



3) Eastbound Left Turn Lane on Avenue 50 at Jefferson Street – The Traffic Study indicates concerns have been expressed by City of La Quinta staff regarding peak hour queuing in the eastbound left turn lane on Avenue 50 at Jefferson Street. From my observations of this intersection, the longest queues result from parent trips to and from the elementary and middle schools on the north side of Avenue 50 to the west rather than from traditional peak hour commuter trips. Calculations in the Traffic Study indicate that storage for eastbound left turns at Jefferson Street will be adequate in 2019 and will be marginally adequate in Year 2035. Additional left turn storage is proposed to be provided west of the full access driveway for left turns into the proposed full access driveway and for Jefferson Street. This treatment has been used in urbanized areas where left turn storage for stacking may only be marginally adequate.

D-4

4) Relocate Avenue 50 Full Access Driveway Further To The West – Before accepting the open-ended eastbound left turn lane shown on the site plan and described immediately above, it is suggested that alternatives be explored in further detail including:

- a. Flip Building 8 just south of the supermarket with the Pavilions Fuel location southeast of the supermarket.
- b. Reorient the supermarket so it is parallel to the diagonal at the northwest corner in the site.
- c. Designate and widen the westerly aisle driveway on Avenue 50 as the major full-access driveway and narrow and limit the easterly driveway on Avenue 50 to right turns only. This would provide a longer throat on the repositioned major full access driveway. Entering the fueling area as currently designed from the main full access driveway could potentially block the entering traffic lane as motorists seek the first opportunity to line up for fuel. To access the fueling positions closest to Avenue 50 requires a sharp right turn greater than 90 degrees.

D-5

5) Avenue 50 East of Jefferson Street – There are no significant issues associated with the Citrus Plaza Ralphs full access driveway on the north side of Avenue 50 about 300' east of Jefferson Street.

D-6





- 6) Avenue 50 and Jefferson Street Operational Improvements - To improve the traffic signal operation at Jefferson Street and Avenue 50, a westbound right turn green arrow overlap should be considered. With this additional feature and a shorter traffic signal cycle, the intersection operation would improve and delays would be reduced. The City of La Quinta should also consider "conditional service" (a practice used by the City of Indio) so that eastbound left turns could be served a second time in the same signal cycle if a gap in opposing westbound through traffic occurs.

D-7

Thank you for the opportunity to provide comments. Please contact me at (760) 391-4016 if you have any questions regarding this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rosie Lua", with a long horizontal flourish extending to the right.

Rosie Lua  
Assistant Planner

April 23, 2017

Rosie Lua, Assistant Planner  
City of Indio  
100 Civic Center Mall  
Indio, CA 92201  
[rlua@indio.org](mailto:rlua@indio.org)

**SUBJECT: RESPONSE TO COMMENTS ON EA 2017-0006 PAVILION PALMS SHOPPING CENTER MITIGATED NEGATIVE DECLARATION**

Dear Ms. Lua:

Thank you for your comments on the Mitigated Negative Declaration for the proposed Pavilion Palms Shopping Center. The comment letter has been marked with and responses are as follows:

**Comment D-1:** Thank you for the opportunity to review the Initial Study/Mitigated Negative Declaration regarding the Fairway Plaza Specific Plan Amendment No. 2. At this time, we have no further comments on this project. Our previous response letter dated October 18, 2017 which summarized priority items discussed in the Initial Study and Focused Traffic Study remain.

**Response D-1: We have included the October 18, 2017 letter and comments from that letter are addressed subsequently.**

**Comment D-2:** Trip Generation - While pass-by trip reductions are shown, the Traffic Study does not appear to include a table that summarizes peak hour and daily trip generation forecasts for each proposed building as well as internal trip reductions within and between the uses on the site itself. (Page 8 of the Traffic Study is missing from my copy of the report).

**Response D-2: Page 8 of the Traffic Study is attached which shows the trip generation. The MND included this information and analyzed the project accordingly.**

**Comment D-3:** Derek Alan Drive Connection - Access is proposed to connect the shopping center to Derek Alan Drive on the north, a local street that serves the gated Renaissance residential development. Left turns out of Derek Alan Drive to northbound Jefferson Street are physically prohibited by a raised median while northbound left turns into Derek Alan Drive are accommodated. The driveway connection between the shopping center and Derek Alan Drive should be eliminated as it will create congestion at the entrance/exit to the gated residential development and it does not facilitate exiting to the north.

**Response D-3: The Derek Alan Drive connection has been eliminated.**

**Comment D-4:** Eastbound Left Turn Lane on Avenue 50 at Jefferson Street - The Traffic Study indicates concerns have been expressed by City of La Quinta staff regarding peak hour queuing in the eastbound left turn lane on Avenue 50 at Jefferson Street. From my observations of this intersection, the longest queues result from parent trips to and from the elementary and middle schools on the north side of Avenue 50 to the west rather than from traditional peak hour commuter trips. Calculations in the Traffic Study indicate that storage for eastbound left turns at Jefferson Street will be adequate in 2019 and will be marginally adequate in Year 2035. Additional left turn storage is proposed to be provided west of the full access driveway for left turns into the proposed full access driveway and for Jefferson Street. This treatment has been used in urbanized areas where left turn storage for stacking may only be marginally adequate.

**Response D-4:** The MND includes a mitigation measure to account for this situation.

***Mitigation Measure TRAF-1: Prior to recordation of the Final Tentative Parcel Map, the Applicant shall enter into an agreement with the City of La Quinta and post security to design and construct at the intersection of Avenue 50 and Jefferson Street two eastbound left turn lanes on Avenue 50 to northbound Jefferson Street if required by the Planning Commission.***

**Comment D-5:** Relocate Avenue 50 Full Access Driveway Further To The West - Before accepting the open-ended eastbound left turn lane shown on the site plan and described immediately above, it is suggested that alternatives be explored in further detail including:

- a. Flip Building 8 just south of the supermarket with the Pavilions Fuel location southeast of the supermarket.
- b. Reorient the supermarket so it is parallel to the diagonal at the northwest corner in the site.
- c. Designate and widen the westerly aisle driveway on Avenue 50 as the major full-access driveway and narrow and limit the easterly driveway on Avenue 50 to right turns only. This would provide a longer throat on the repositioned major full access driveway. Entering the fueling area as currently designed from the main full access driveway could potentially block the entering traffic lane as motorists seek the first opportunity to line up for fuel. To access the fueling positions closest to Avenue 50 requires a sharp right turn greater than 90 degrees.

**Response D-5:** Mitigation Measure TRAF-1 in the MND would address the concerns with the easterly full access driveway on Avenue 50. Additionally, the suggested alternative configurations would not be feasible since the neighboring communities do not want the fuel center closer to them. Also, reorienting the supermarket would result in inefficient utilization of the property with conflicting diagonal and right angles throughout the parking field and access points. To address the position of the fueling area, the fuel center has been reduced and positioned farther from the Avenue 50 entrance thus eliminating sharp turns.

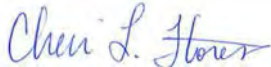
**Comment D-6:** Avenue 50 East of Jefferson Street - There are no significant issues associated with the Citrus Plaza Ralphs full access driveway on the north side of Avenue 50 about 300' east of Jefferson Street.

**Response D-6: Thank you for your comment.**

**Comment D-7:** Avenue 50 and Jefferson Street Operational Improvements - To improve the traffic signal operation at Jefferson Street and Avenue 50, a westbound right turn green arrow overlap should be considered. With this additional feature and a shorter traffic signal cycle, the intersection operation would improve and delays would be reduced. The City of La Quinta should also consider "conditional service" (a practice used by the City of Indio) so that eastbound left turns could be served a second time in the same signal cycle if a gap in opposing westbound through traffic occurs.

**Response D-7: Thank you for your comment.**

Thank you for your participation in the public review process.



Cheri L. Flores, Senior Planner  
City of La Quinta

Focused Traffic Study

**Table 4: Project Trip Generation Summary – Weekday**

Building	ITE Land Use Code <sup>1</sup>	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<b>Pavilions</b>	850 : Supermarket	6,441	232	214	446	274	253	527
<b>Retail 1</b>	820 : Shopping Center	188	3	2	5	8	8	16
<b>Building 1</b>	932 : High-Turnover (Sit-Down) Restaurant	509	28	25	53	40	34	74
<b>Building 2</b>	932 : High-Turnover (Sit-Down) Restaurant	636	35	31	66	50	43	93
<b>Building 3</b>	820 : Shopping Center	214	3	2	5	9	10	19
<b>Building 4</b>	820 : Shopping Center	243	3	2	5	10	11	21
<b>Building 5</b>	912 : Drive-in Bank <sup>2</sup>	741	47	41	88	68	65	133
<b>Building 6</b>	912 : Drive-in Bank	889	56	50	106	82	78	160
<b>Building 7</b>	945 : Gasoline/Service Station with Convenience Market	2,604	81	81	162	109	109	218
<b>Building 8</b>	934 : Fast-Food Restaurant with Drive-Through Window	2,481	137	131	268	123	114	237
<b>Building 9</b>	931 : Quality Restaurant	720	37	8	45	45	27	72
<b>Shop 1</b>	820 : Shopping Center	250	3	2	5	10	11	21
	932 : High-Turnover (Sit-Down) Restaurant	744	41	37	78	58	50	108
<b>PROJECT TRIPS SUBTOTAL</b>		16,660	706	626	1,332	886	813	1,699
<b>20% PASS-BY CREDIT</b>		3,332	141	125	266	177	163	340
<b>TOTAL NET NEW PROJECT TRIPS</b>		<b>13,328</b>	<b>565</b>	<b>501</b>	<b>1,066</b>	<b>709</b>	<b>650</b>	<b>1,359</b>

<sup>1</sup> Institute of Transportation Engineers (ITE), Trip Generation Manual, 9th Ed. (2012)

<sup>2</sup> ITE Land Use Code 912 (Drive-In Bank) used for Building 5 due to insufficient data provided for ITE Code 911 (Walk-In Bank)

SENT VIA E-MAIL AND USPS:

April 17, 2018

[cflores@la-quinta.org](mailto:cflores@la-quinta.org)

Cheri Flores, Senior Planner  
City of La Quinta  
8-495 Calle Tampico  
La Quinta, CA 92253

**Mitigated Negative Declaration (MND) for the Proposed  
Pavilion Palms Shopping Center**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comment is meant as guidance for the Lead Agency and should be incorporated into the Final MND.

Project Description

The Lead Agency proposes to develop a total of 125,800 square-foot mixed-use commercial center development project on the 12-acre vacant parcel (Proposed Project). The Proposed Project will include various commercial uses, including banks, restaurants, gasoline service station, and grocery store. Based on a review of aerial photographs and Figure 2, *Site Location*<sup>1</sup>, in the MND, SCAQMD staff found that residential uses are located immediately to the south and southwest of the Proposed Project.

E-1

Compliance with SCAQMD Rules

Since the Proposed Project includes gasoline service station, a permit from SCAQMD would be required, and SCAQMD should be identified as a Responsible Agency for this Project in the Final MND. The assumptions in the air quality analysis in the Final MND will be the basis for permit conditions and limits.

E-2

The Final MND should also demonstrate compliance with SCAQMD Rules, including, but are not limited to, Rule 201 – Permit to Construct, Rule 203 – Permit to Operate, and Rule 461 – Gasoline Transfer and Dispensing. If there are permitting questions concerning the gasoline service station, they can be directed to SCAQMD Engineering and Permitting staff at (909) 396-2551.

Air Quality Analysis

In the Air Quality analysis, the Lead Agency found that the Proposed Project's regional construction and operational air quality impacts would be less than significant. However, it does not appear that the Air Quality analysis include operational ROG emissions generated from storage tanks or from the fueling process. This may have likely led to an under-estimation of the Proposed Project's operational air quality impacts. It is important to note that while CalEEMod<sup>2</sup> quantifies mobile source emissions (e.g., trip visits by patrons) associated with operating a gasoline service station, CalEEMod does not quantify the operational stationary source emissions from the storage tanks and fueling equipment. Therefore, it is recommended that the Lead Agency quantify operational emissions from the fueling process in the Final MND.

E-3

Health Risk Assessment

The Proposed Project would be sited in close proximity to existing residential uses. Benzene, which is a toxic air contaminant, may be emitted from the Proposed Project's gasoline refueling operations.

E-4

<sup>1</sup> MND. Page 6.

<sup>2</sup> CalEEMod incorporates up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

SCAQMD staff is concerned about the potential health impacts on the residents from being exposed to benzene. As such, it is recommended that the Lead Agency evaluate, quantify, and perform a health risk assessment for the Proposed Project in the Final MND. Guidance for performing a gasoline dispensing station health risk assessment can be found in the SCAQMD’s *Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*<sup>3</sup>.

E-4 (cont.)

Guidance Regarding Gasoline Dispensing Facilities Sited Near Sensitive Receptors

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, SCAQMD adopted the *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*<sup>4</sup> in 2005. Additionally, it is recommended that a 50-foot separation between a gasoline dispensing facility and sensitive land uses (e.g., residential uses)<sup>5</sup>. SCAQMD staff recommends that the Lead Agency review and consider these guidance when making local planning and land use decisions.

E-5

Mitigation Measures

Six mitigation measures from the Fairway Plaza Amendment 1 – Resolution 2002-2006 are incorporated in the MND for the Proposed Project<sup>6</sup>. Since CEQA requires that all feasible mitigation measures go beyond what is required by law to minimize any significant impacts, and to further reduce criteria pollutant emissions, SCAQMD staff recommends that the Lead Agency incorporate the following mitigation measures that are more stringent than those from the Fairway Plaza Amendment 1 – Resolution 2002-2006.

*Regarding the Second Bullet of Mitigation Measure – “Low Emission Construction Equipment”*

To further reduce particulate matter emissions during construction and minimize their impacts on nearby residents, SCAQMD staff recommends that the Lead Agency use off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater during Project construction. Such equipment will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filters (DPF). Level 3 DPFs are capable of achieving at least 85 percent reduction in particulate matter emissions<sup>7</sup>. A list of CARB verified DPFs are available on the CARB website<sup>8</sup>. These requirements shall be included in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment. A copy of each unit’s certified tier specification or model year specification and CARB or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. In the event that construction equipment cannot meet the Tier 4 engine certification, the Project representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by the Lead Agency before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the Project, using cleaner vehicle fuel, and/or limiting the number of individual construction project phases occurring simultaneously.

E-6

<sup>3</sup> South Coast Air Quality Management District. Accessed at: <http://www.aqmd.gov/home/permits/risk-assessment>.

<sup>4</sup> South Coast Air Quality Management District. May 2005. *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*. Accessed at: <http://www.aqmd.gov/home/library/documents-support-material/planning-guidance/guidance-document>.

<sup>5</sup> California Air Resources Board. 2005. *Air Quality and Land Use Handbook: A Community Health Perspective*. Page 4. Accessed at: <https://www.arb.ca.gov/ch/handbook.pdf>.

<sup>6</sup> MND. Page 25.

<sup>7</sup> California Air Resources Board. November 16-17, 2004. *Diesel Off-Road Equipment Measure – Workshop*. Page 17. Accessed at: [https://www.arb.ca.gov/msprog/ordiesel/presentations/nov16-04\\_workshop.pdf](https://www.arb.ca.gov/msprog/ordiesel/presentations/nov16-04_workshop.pdf).

<sup>8</sup> *Ibid*. Page 18.

*Regarding the Third Bullet of Mitigation Measure – “Low VOC Paints, Primers, and Coatings”*

To further reduce VOC emissions from architectural coating, SCAQMD staff recommends that the Lead Agency require the use of architectural coatings (no more than 50 grams/liter of VOC) that are beyond the limits in SCAQMD Rule 1113 – Architectural Coatings<sup>9</sup>.

E-6 (cont.)

*Regarding the Sixth Bullet of Mitigation Measure – “Deliveries during Off-Peak Periods”*

SCAQMD staff recommends that the Lead Agency require that no delivery vehicles may idle for more than five consecutive minutes. This is consistent with the California Air Resources Board’s idling policy guidelines<sup>10</sup>.

Closing

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. Please provide the SCAQMD with written responses to all comments contained herein prior to the certification of the Final MND. When responding to issues raised in the comments, response should provide sufficient details giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful or useful to decision makers and to the public who are interested in the Proposed Project.

E-7

SCAQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact me at [lsun@aqmd.gov](mailto:lsun@aqmd.gov) if you have any questions.

Sincerely,

*Lijin Sun*

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

RVC180327-04

Control Number

<sup>9</sup> South Coast Air Quality Management District. Rule 1113: Architectural Coatings. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1113.pdf>.

<sup>10</sup> California Air Resources Board. June 2009. *Written Idling Policy Guidelines*. Accessed at: <https://www.arb.ca.gov/msprog/ordiesel/guidance/writtenidlinguide.pdf>.



April 23, 2017

Lijin Sun, J.D., Program Supervisor, CEQA IGR  
SCAQMD Planning, Rule Development & Area Sources  
21865 Copley Drive  
Diamond Bar, CA 91765-4178

**SUBJECT: RESPONSE TO COMMENTS ON EA 2017-0006 PAVILION PALMS SHOPPING CENTER MITIGATED NEGATIVE DECLARATION**

Dear Ms. Sun:

Thank you for your comments on the Mitigated Negative Declaration for the proposed Pavilion Palms Shopping Center. The comment letter has been marked and is attached. Responses are as follows:

**Comment E-1: Project Description**—The Lead Agency proposes to develop a total of 125,800 square-foot mixed-use commercial center development project on the 12-acre vacant parcel (Proposed Project). The Proposed Project will include various commercial uses, including banks, restaurants, gasoline service station, and grocery store. Based on a review of aerial photographs and Figure 2, Site Location, in the MND, SCAQMD staff found that residential uses are located immediately to the south and southwest of the Proposed Project.

**Response E-1: Pages 1 and 8 of the MND identify that while the total project is 125,800 square feet, 100,460 square feet was already approved in 2002. The uses approved in 2002 are the same as the uses currently proposed. Therefore, the MND uses the analysis from the previously certified MND (2002) for the approved 100,460 square feet and is only required to focus on the impacts of adding of 25,340 square feet to the retail areas.**

**Comment E-2: Compliance with SCAQMD Rules**—Since the Proposed Project includes gasoline service station, a permit from SCAQMD would be required, and SCAQMD should be identified as a Responsible Agency for this Project in the Final MND. The assumptions in the air quality analysis in the Final MND will be the basis for permit conditions and limits.

The Final MND should also demonstrate compliance with SCAQMD Rules, including, but are not limited to, Rule 201 – Permit to Construct, Rule 203 – Permit to Operate, and Rule 461 – Gasoline Transfer and Dispensing. If there are permitting questions concerning the gasoline service station, they can be directed to SCAQMD Engineering and Permitting staff at (909) 396-2551.

**Response E-2: The applicant has been made aware of the requirement to obtain a permit from the SCQAMD for the gasoline service station.**

**Comment E-3: Air Quality Analysis**—In the Air Quality analysis, the Lead Agency found that the Proposed Project’s regional construction and operational air quality impacts would be less than

significant. However, it does not appear that the Air Quality analysis include operational ROG emissions generated from storage tanks or from the fueling process. This may have likely led to an under-estimation of the Proposed Project's operational air quality impacts. It is important to note that while CalEEMod quantifies mobile source emissions (e.g., trip visits by patrons) associated with operating a gasoline service station, CalEEMod does not quantify the operational stationary source emissions from the storage tanks and fueling equipment. Therefore, it is recommended that the Lead Agency quantify operational emissions from the fueling process in the Final MND.

**Response E-3: The Proposed Project which was analyzed is the added 25,340 square feet to the retail areas. The previous approval included an air quality analysis for the gasoline service station, therefore, no further analysis was conducted for the gasoline station. However, a Localized Significance Thresholds (LST) analysis was prepared for the additional 25,340 square feet, and the results (which were less than significant) were identified in the MND.**

**Comment E-4: Health Risk Assessment—**The Proposed Project would be sited in close proximity to existing residential uses. Benzene, which is a toxic air contaminant, may be emitted from the Proposed Project's gasoline refueling operations. SCAQMD staff is concerned about the potential health impacts on the residents from being exposed to benzene. As such, it is recommended that the Lead Agency evaluate, quantify, and perform a health risk assessment for the Proposed Project in the Final MND. Guidance for performing a gasoline dispensing station health risk assessment can be found in the SCAQMD's Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations.

**Response E-4: The Lead Agency determined that a Health Risk Assessment wasn't necessary since it is not a requirement. The comment will be shared with the Planning Commission for consideration.**

**Comment E-5: Guidance Regarding Gasoline Dispensing Facilities Sited Near Sensitive Receptors—**SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. Additionally, it is recommended that a 50-foot separation between a gasoline dispensing facility and sensitive land uses (e.g., residential uses). SCAQMD staff recommends that the Lead Agency review and consider these guidance when making local planning and land use decisions.

**Response E-5: Thank you for your comment. The location of the proposed gasoline dispensing facility is over 50 feet away from sensitive uses in the area. The guidance will be considering in planning and land use decisions.**

**Comment E-6: Mitigation Measures—**Six mitigation measures from the Fairway Plaza Amendment 1 – Resolution 2002-2006 are incorporated in the MND for the Proposed Project.

Since CEQA requires that all feasible mitigation measures go beyond what is required by law to minimize any significant impacts, and to further reduce criteria pollutant emissions, SCAQMD staff recommends that the Lead Agency incorporate the following mitigation measures that are more stringent than those from the Fairway Plaza Amendment 1 – Resolution 2002-2006.

*Regarding the Second Bullet of Mitigation Measure – “Low Emission Construction Equipment”*

To further reduce particulate matter emissions during construction and minimize their impacts on nearby residents, SCAQMD staff recommends that the Lead Agency use off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater during Project construction. Such equipment will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filters (DPF). Level 3 DPFs are capable of achieving at least 85 percent reduction in particulate matter emissions. A list of CARB verified DPFs are available on the CARB website. These requirements shall be included in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment. A copy of each unit’s certified tier specification or model year specification and CARB or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. In the event that construction equipment cannot meet the Tier 4 engine certification, the Project representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by the Lead Agency before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the Project, using cleaner vehicle fuel, and/or limiting the number of individual construction project phases occurring simultaneously.

*Regarding the Third Bullet of Mitigation Measure – “Low VOC Paints, Primers, and Coatings”*

To further reduce VOC emissions from architectural coating, SCAQMD staff recommends that the Lead Agency require the use of architectural coatings (no more than 50 grams/liter of VOC) that are beyond the limits in SCAQMD Rule 1113 – Architectural Coatings.

*Regarding the Sixth Bullet of Mitigation Measure – “Deliveries during Off-Peak Periods”*

SCAQMD staff recommends that the Lead Agency require that no delivery vehicles may idle for more than five consecutive minutes. This is consistent with the California Air Resources Board’s idling policy guidelines.

**Response E-6: Page 22 of the MND states: 6. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.**

Additionally, Mitigation Measures will be added to the Final EIR which address SCAQMD's concerns.

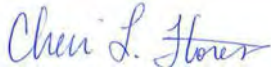
**AIR-2: To the extent feasible, project applicant shall use paints and coatings with a VOC content lower than SCAQMD Rule 1113 requires or more stringent standards if in place at the time development occurs.**

**AIR-3: In accordance with California Air Resources Board's idling policy guidelines, no delivery vehicles may idle for more than five consecutive minutes.**

**Comment E-7:** Closing—Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. Please provide the SCAQMD with written responses to all comments contained herein prior to the certification of the Final MND. When responding to issues raised in the comments, response should provide sufficient details giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful or useful to decision makers and to the public who are interested in the Proposed Project.

**Response E-7: Responses to your comments have been provided as requested.**

Thank you for your participation in the public review process.



Cheri L. Flores, Senior Planner  
City of La Quinta

**From:** Kelly, Pat  
**To:** [Cheri Flores](#)  
**Subject:** Pavilions Palms Shopping Center  
**Date:** Wednesday, April 18, 2018 2:27:01 PM

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My name is Pat Kelly and I reside at 50375 Via Puesta Del Sol, La Quinta. This is the Palmilla Development located at Avenue 50 & Jefferson.

I have some concerns about the proposed Pavilions Palms Shopping Center

- 1) It appears that there is a fuel island designed on the southwest portion of the property. I believe this is unsafe and should be moved to the north and up against Jefferson Street. Light pollution from a fuel island, especially if opened 24 hours, will have a negative impact on my residence.
- 2) How are U-turns from this development going to be prevented at the entrance to Palmilla on Avenue 50.? The City of La Quinta police does an awful job of patrolling Avenue 50 as it is, so how would this safety issue be mitigated?
- 3) How will the developer mitigate noise that will impact properties near the development? This appears to be a high density development and will have lots of traffic & noise so how will this be addressed? I am concerned that this will have a negative impact on my residence.
- 4) Avenue 50 is already in terrible shape and this development will likely make it even worse. What is the City of La Quinta's plan to fix the pavement that is already in awful shape, and is basically never even maintained?

F-1

Thank you,

Pat Kelly

April 23, 2017

Pat Kelly  
50375 Via Puesta Del Sol  
La Quinta, CA 92253

**SUBJECT: RESPONSE TO COMMENTS ON EA 2017-0006 PAVILION PALMS SHOPPING CENTER MITIGATED NEGATIVE DECLARATION**

Dear Pat:

Thank you for your comments on the Mitigated Negative Declaration for the proposed Pavilion Palms Shopping Center. The comment letter has been marked and is attached. Responses are as follows:

**Comment F-1:** It appears that there is a fuel island designed on the southwest portion of the property. I believe this is unsafe and should be moved to the north and up against Jefferson Street. Light pollution from a fuel island, especially if opened 24 hours, will have a negative impact on my residence.

How are U-turns from this development going to be prevented at the entrance to Palmilla on Avenue 50.? The City of La Quinta police does an awful job of patrolling Avenue 50 as it is, so how would this safety issue be mitigated?

How will the developer mitigate noise that will impact properties near the development? This appears to be a high density development and will have lots of traffic & noise so how will this be addressed? I am concerned that this will have a negative impact on my residence.

**Response F-1: The fuel center will be in operation from 7 a.m. to 10 p.m. A lighting plan has been designed to result in no light spillage onto surrounding properties.**

**The project includes a full movement access point at the easterly driveway on Avenue 50. Vehicles exiting the shopping center on Avenue 50 would be able to turn left out of this driveway in order to go in the eastbound direction. There would be minimal U-turns at the Palmilla entrance on Avenue 50.**

**A noise study was prepared for the project that evaluated the project's noise impact on the area and was included in the Mitigated Negative Declaration. The existing ambient noise in the area which is generated from traffic along Jefferson Street and Avenue 50 is approximately 65 decibels. The noise study shows that the project would not generate noise levels in excess of this. Additionally, the Mitigated Negative Declaration included mitigation measures to reduce noise impacts to less than significant levels.**

**Mitigation Measures:**

**NOI-1 It is recommended that the Pavilions delivery dock is enclosed with walls and a roof, and that an acoustically absorptive material is used to partially line the internal walls to control noise build up. This will limit potential disturbance from unloading.**

**NOI-2 Vehicle loading and unloading for all retail units should be carried out in a quiet manner.**

**NOI-3 It is recommended that HVAC equipment on roofs is screened by a noise barrier from the residences. This barrier should at a minimum, provide line of sight screening.**

**NOI-4 It is recommended that noisy HVAC equipment at grade is enclosed with CMU walls at least 2 feet higher than the equipment.**

**NOI-5 It is recommended that noise from HVAC equipment is limited to 60 dB(A) at the site boundary.**

**NOI-6 Reduce the noise from the audible devices for the drive-through eating establishments using any and/or all methods as follows:**

**Position devices away from the site boundary to the south.**

- **Provide additional screening such as positioning of the retail buildings or a noise barrier close to the device;**
- **Reduce the number of audible devices, such as one device to serve two drive throughs;**
- **Orient the device perpendicular to the vehicle and at ear height, with the device aimed at the listener in the vehicle;**
- **The sound from the devices should be limited to a maximum of 75 dB(A) at 3 feet;**
- **There shall be no annunciator tones, whistles, beeps or other characteristic sounds.**

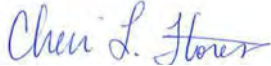
**NOI-7 Lay out the site working to keep noise-producing activities as far as possible from residences, minimize the use of backup alarms, and minimize truck activity and truck queuing near the residential areas.**

**NOI-8 Perform construction in a manner to minimize noise where practicable. For example:**

- **Where practicable, use hydraulic rather than pneumatic impact tools**
- **Operate equipment to minimize banging, clattering, buzzing, and other annoying types of noises**
- **Turn off idling equipment and vehicles**
- **All internal combustion equipment shall be fitted with properly operating mufflers and air intake silencers**

- ***All stationary equipment shall be located as far as practical from adjacent potential residential units***
- ***Phase in start-up and shut-down of site equipment***
- ***Conduct truck loading, unloading and hauling operations to keep noise to a minimum***
- ***Limit the time that steel decking or plates for street decking or covering excavated areas are in use***
- ***Limit the use of annunciators or public address systems, except for emergency notifications***
- ***All on-site deliveries shall be limited to between 7:00 a.m. to 10:00 p.m.***

Thank you for your participation in the public review process.



Cheri L. Flores, Senior Planner  
City of La Quinta



**From:** Kent Bailey  
**To:** [Cheri Flores](#)  
**Cc:** [Dana S Bailey](#)  
**Subject:** Proposed Pavilions Palms Center Comment  
**Date:** Friday, April 20, 2018 4:42:30 PM

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Hi Cheri,

Thanks for the note, I'll try again!

After reviewing the summary of the plan for the proposed shopping, food and fuel center, my wife and I are most concerned. We can understand a need for a modest sized upscale grocery, but find a new center unnecessary when a desirable space is already available nearby. We're disappointed that the developer, the current owner and city haven't worked together to rehab the old Ralph's location and dilapidated mall on Washington and Calle Tampico. As you no doubt know, there is an existing good sized grocery pad and space for numerous retail spaces that are way under utilized. With modest change a 24 pump fuel center could be placed on the lot as well.

The 50th and Jefferson location is objectionable to us and many of our neighbors in Palmilla, with our entrance almost across the street from the proposed center. The center would negatively impact our quality of life us in the following ways:

Much more traffic and congestion on 50th and at the Jefferson intersection. The Palmilla egress would be especially impacted and difficult.

Late night fast food drive thrus and gas pump intercoms... noise pollution some of which would pollute for 24 hrs daily.

High intensity lighting creates light pollution, the Ralph's Center across the street has plenty of that already.

A larger than needed fuel center would serve hundreds of vehicles daily and further impact traffic on our busy intersection. If it were placed further North on Jefferson that would be Mitgate some of the congestion and be a possible alternative site.

Restaurant emissions of smoke and smell such as exists along Hwy 111 between Stater Bros and Wells Fargo is unacceptable in any residential setting such as ours.

The commotion and traffic created by the addition of this center would no doubt drive our property values down and in fact lead to lower property tax revenue.

We urge the city to say NO to this proposal in favor of a better center on the space across from City Hall on Calle Tampico.

J Kent Bailey  
 Dana S Bailey

50415 Via Serenidad  
 LaQuinta Ca 92253  
 206 890 5386 Cell

G-1

April 23, 2017

Kent Bailey  
50415 Via Serenidad  
La Quinta, CA 92253

**SUBJECT: RESPONSE TO COMMENTS ON EA 2017-0006 PAVILION PALMS SHOPPING CENTER MITIGATED NEGATIVE DECLARATION**

Dear Mr. Bailey:

Thank you for your comments on the Mitigated Negative Declaration for the proposed Pavilion Palms Shopping Center. The comment letter has been marked and is attached. Responses are as follows:

**Comment G-1:** The 50th and Jefferson location is objectionable to us and many of our neighbors in Palmilla, with our entrance almost across the street from the proposed center. The center would negatively impact our quality of life us in the following ways:

Much more traffic and congestion on 50th and at the Jefferson intersection. The Palmilla egress would be especially impacted and difficult.

Late night fast food drive thrus and gas pump intercoms... noise pollution some of which would pollute for 24 hrs daily.

High intensity lighting creates light pollution, the Ralph's Center across the street has plenty of that already.

**Response G-1:** The Mitigated Negative Declaration addresses the impacts of traffic on the Avenue 50 and Jefferson intersection. The project includes a full movement access point at the easterly driveway on Avenue 50. Vehicles exiting the shopping center on Avenue 50 would be able to turn left out of this driveway in order to go in the eastbound direction. There would be minimal U-turns at the Palmilla entrance on Avenue 50. Additionally, implementation of Mitigation Measure TRAF-1 would reduce impacts to less than significant levels.

***Mitigation Measure TRAF-1: Prior to recordation of the Final Tentative Parcel Map, the Applicant shall enter into an agreement with the City of La Quinta and post security to design and construct at the intersection of Avenue 50 and Jefferson Street two eastbound left turn lanes on Avenue 50 to northbound Jefferson Street if required by the Planning Commission.***

A noise study was prepared for the project that evaluated the project's noise impact on the area and was included in the Mitigated Negative Declaration. The existing ambient noise in the area which is generated from traffic along Jefferson Street and Avenue 50 is

approximately 65 decibels. The noise study shows that the project would not generate noise levels in excess of this. Additionally, the Mitigated Negative Declaration included mitigation measures to reduce noise impacts to less than significant levels.

**Mitigation Measures:**

***NOI-1 It is recommended that the Pavilions delivery dock is enclosed with walls and a roof, and that an acoustically absorptive material is used to partially line the internal walls to control noise build up. This will limit potential disturbance from unloading.***

***NOI-2 Vehicle loading and unloading for all retail units should be carried out in a quiet manner.***

***NOI-3 It is recommended that HVAC equipment on roofs is screened by a noise barrier from the residences. This barrier should at a minimum, provide line of sight screening.***

***NOI-4 It is recommended that noisy HVAC equipment at grade is enclosed with CMU walls at least 2 feet higher than the equipment.***

***NOI-5 It is recommended that noise from HVAC equipment is limited to 60 dB(A) at the site boundary.***

***NOI-6 Reduce the noise from the audible devices for the drive-through eating establishments using any and/or all methods as follows:***

***Position devices away from the site boundary to the south.***

- ***Provide additional screening such as positioning of the retail buildings or a noise barrier close to the device;***
- ***Reduce the number of audible devices, such as one device to serve two drive throughs;***
- ***Orient the device perpendicular to the vehicle and at ear height, with the device aimed at the listener in the vehicle;***
- ***The sound from the devices should be limited to a maximum of 75 dB(A) at 3 feet;***
- ***There shall be no annunciator tones, whistles, beeps or other characteristic sounds.***

***NOI-7 Lay out the site working to keep noise-producing activities as far as possible from residences, minimize the use of backup alarms, and minimize truck activity and truck queuing near the residential areas.***


***NOI-8 Perform construction in a manner to minimize noise where practicable. For example:***

- ***Where practicable, use hydraulic rather than pneumatic impact tools***
- ***Operate equipment to minimize banging, clattering, buzzing, and other annoying types of noises***
- ***Turn off idling equipment and vehicles***

- ***All internal combustion equipment shall be fitted with properly operating mufflers and air intake silencers***
- ***All stationary equipment shall be located as far as practical from adjacent potential residential units***
- ***Phase in start-up and shut-down of site equipment***
- ***Conduct truck loading, unloading and hauling operations to keep noise to a minimum***
- ***Limit the time that steel decking or plates for street decking or covering excavated areas are in use***
- ***Limit the use of annunciators or public address systems, except for emergency notifications***
- ***All on-site deliveries shall be limited to between 7:00 a.m. to 10:00 p.m.***

**The fuel center will be in operation from 7 a.m. to 10 p.m. A lighting plan has been designed to result in no light spillage onto surrounding properties.**

Thank you for your participation in the public review process.



Cheri L. Flores, Senior Planner  
City of La Quinta

As President of Palmilla HOA, a 159-single home development with a main entrance guard gate off of 50<sup>th</sup> just 500 feet west of Jefferson, our main concerns center around the traffic issues involved with this development.

- 1. The primary issue concerns location and the stacking capacity of the gas pumps. The gas station has the same number of dispensers as Costco, which implies sales of over 15,000 gallons per day. That translates into roughly 1,000 vehicles per day. However, the stacking design is not as long as the one at Costco that creates a potential bottleneck and interferes with the ingress and egress, thus backing up onto 50<sup>th</sup>

H-1

**Question:** Can you explain your methodology and assumptions for the stacking lanes, especially during peak traffic times?

**We contend that the movement of the gas station 200 ft north on Jefferson can easily mitigate this issue.**

- 2. Also at issue are concerns regarding the ingress/egress to our community from our main traffic gate on 50<sup>th</sup>. The current gas station location will force drivers to exit onto west bound traffic onto 50<sup>th</sup>. We believe that 50% of the new west bound traffic will U-turn at the entry into Palmilla to travel back east or back to Jefferson. (Via Palmilla is our street name.)

H-2

**Question:** What were your estimates of U-turn activity and how were they based?

**We disagree with the EIR assessment and feel that a “no U turn sign” on 50<sup>th</sup> at our main entrance would discourage this, encourage people to exit onto Jefferson and prevent problems with our access.**

- 3. The EIR indicated that noise issues would be mitigated yet it didn’t address whether the fuel dispensers will have the small TV’s (audible devises) on top showing minute commercials. This noise travels differently than normal ambient noise. Our homeowners nearest to the gas pumps will be adversely impacted if this is the case.

H-3

**Question:** Can we be assured that the gas pumps discussed will not have these screens? If they do, what measures will be taken to mitigate this issue?

**We feel strongly that this type of audible advertising is intrusive in residential adjacent areas and should not be allowed.**

- 4. When our community was being built, Avenue 50 was a two-lane road. Yes, we knew it was going to be widened but the result is that homes adjacent to the street have lost value due to the noise level.

H-4

Question: Is the city considering building a sound wall to or raising our community wall to mitigate the growing commercial and traffic noise issues.

H-4 (cont.)

**As the city grows and fills out, we feel that the pressure will increase from local residents to mitigate some of the impact.**

- 5. The developer is anticipating up to 5 fast food restaurants and area residents are concerned about blowing trash.

Question: What are the developer’s plans to mitigate this issue or will it reside with each fast food establishment?

H-5

**We would like some assurances that a plan is in place and responsibility assigned.**

- 6. As we all know, there are many empty storefronts and restaurants in La Quinta. In addition to the 5 fast food restaurants, the plans call for two free standing bank branches (5,000 and 6,000 sq. feet) with drive-through windows. A report on NBC showed that big banks are still shuttering their locations. Citigroup closed 7 percent of North American branches year over year. And they are looking to take up less space. Technology is dramatically changing how they do business with the ability to do more transactions by computer and phone. We are concerned that this plan is overly ambitious and may wind up with empty commercial storefronts, obsolete bank buildings, and shuttered or less than desirable fast food alternatives.

H-6

Question: How does the developer plan to roll out the build-out? In addition to the Pavilions market, gas station and convenience market, what other buildings will be built first? Will any other structures be built without a firm commitment from a store, restaurant or bank? What will the empty “pads” look like as we wait for the future commitments?

**We welcome the addition of the new. high quality grocery store. It will be an added benefit to those of us who live in the neighborhood. We just don’t want to live next to an empty shopping center or one that appears “failed” like others in the La Quinta community because they are overbuilt or not in demand (Sam’s Club, Ralph’s across from city hall, Jules, etc.) We are all proud to call La Quinta home and want it to reflect the appearance and values of our upscale community.**

April 23, 2017

Ken Hulbert, President  
Palmilla Homeowners Association  
ken.hulbert@daumcommercial.com

**SUBJECT: RESPONSE TO COMMENTS ON EA 2017-0006 PAVILION PALMS SHOPPING CENTER MITIGATED NEGATIVE DECLARATION**

Dear Mr. Hulbert:

Thank you for your comments on the Mitigated Negative Declaration for the proposed Pavilion Palms Shopping Center. The comment letter has been marked and is attached. Responses are as follows:

**Comment H-1:** The primary issue concerns location and the stacking capacity of the gas pumps. The gas station has the same number of dispensers as Costco, which implies sales of over 15,000 gallons per day. That translates into roughly 1,000 vehicles per day. However, the stacking design is not as long as the one at Costco that creates a potential bottleneck and interferes with the ingress and egress, thus backing up onto 50<sup>th</sup>

Question: Can you explain your methodology and assumptions for the stacking lanes, especially during peak traffic times?

We contend that the movement of the gas station 200 ft north on Jefferson can easily mitigate this issue.

**Response H-1: The proposed fuel center is not expected serve the needs beyond the immediate community and therefore will operate at significantly less volumes than the fuel center at Costco. As planned, there will be 12 pumping stations with the capacity for 12 additional cars in waiting, for a total of 24 car parked at any one time. Based on the proposed operator's experience, the number of pumps and queue capacity are adequate to safely and conveniently handle expected volumes even at peak hours.**

**Comment H-2:** Also at issue are concerns regarding the ingress/egress to our community from our main traffic gate on 50th. The current gas station location will force drivers to exit onto west bound traffic onto 50th. We believe that 50% of the new west bound traffic will U-turn at the entry into Palmilla to travel back east or back to Jefferson. (Via Palmilla is our street name.)

Question: What were your estimates of U-turn activity and how were they based?

We disagree with the EIR assessment and feel that a "no U turn sign" on 50th at our main entrance would discourage this, encourage people to exit onto Jefferson and prevent problems with our access.

**Response H-2: The project includes a full movement access point at the easterly driveway on Avenue 50. Vehicles exiting the shopping center on Avenue 50 would be able to turn left out of this driveway in order to go in the eastbound direction. There would be minimal U-turns at the Palmilla entrance on Avenue 50.**

**Comment H-3:** The EIR indicated that noise issues would be mitigated yet it didn't address whether the fuel dispensers will have the small TV's (audible devises) on top showing minute commercials. This noise travels differently than normal ambient noise. Our homeowners nearest to the gas pumps will be adversely impacted if this is the case.

Question: Can we be assured that the gas pumps discussed will not have these screens? If they do, what measures will be taken to mitigate this issue?

We feel strongly that this type of audible advertising is intrusive in residential adjacent areas and should not be allowed.

**Response H-3: Audible advertising devises are to be restricted from the pump island.**

**Comment H-4:** When our community was being built, Avenue 50 was a two-lane road. Yes, we knew it was going to be widened but the result is that homes adjacent to the street have lost value due to the noise level.

Question: Is the city considering building a sound wall to or raising our community wall to mitigate the growing commercial and traffic noise issues.

As the city grows and fills out, we feel that the pressure will increase from local residents to mitigate some of the impact.

**Response H-4: Avenue 50 has been designated as a 4-lane divided roadway in the City's General Plan and is currently mostly built to this designation. The project would build out the rest of the roadway per the General Plan designation.**

**A noise study was prepared for the project that evaluated the project's noise impact on the area and was included in the Mitigated Negative Declaration. The existing ambient noise in the area which is generated from traffic along Jefferson Street and Avenue 50 is approximately 65 decibels. The noise study shows that the project would not generate noise levels in excess of this. The noise study does not show the need for additional sound walls or raising the Palmilla community wall. Additionally, the Mitigated Negative Declaration included mitigation measures to reduce noise impacts to less than significant levels.**

**Mitigation Measures:**

***NOI-1 It is recommended that the Pavilions delivery dock is enclosed with walls and a roof, and that an acoustically absorptive material is used to partially line the internal walls to control noise build up. This will limit potential disturbance from unloading.***



**NOI-2 Vehicle loading and unloading for all retail units should be carried out in a quiet manner.**

**NOI-3 It is recommended that HVAC equipment on roofs is screened by a noise barrier from the residences. This barrier should at a minimum, provide line of sight screening.**

**NOI-4 It is recommended that noisy HVAC equipment at grade is enclosed with CMU walls at least 2 feet higher than the equipment.**

**NOI-5 It is recommended that noise from HVAC equipment is limited to 60 dB(A) at the site boundary.**

**NOI-6 Reduce the noise from the audible devices for the drive-through eating establishments using any and/or all methods as follows:**

**Position devices away from the site boundary to the south.**

- **Provide additional screening such as positioning of the retail buildings or a noise barrier close to the device;**
- **Reduce the number of audible devices, such as one device to serve two drive throughs;**
- **Orient the device perpendicular to the vehicle and at ear height, with the device aimed at the listener in the vehicle;**
- **The sound from the devices should be limited to a maximum of 75 dB(A) at 3 feet;**
- **There shall be no annunciator tones, whistles, beeps or other characteristic sounds.**

**NOI-7 Lay out the site working to keep noise-producing activities as far as possible from residences, minimize the use of backup alarms, and minimize truck activity and truck queuing near the residential areas.**

**NOI-8 Perform construction in a manner to minimize noise where practicable. For example:**

- **Where practicable, use hydraulic rather than pneumatic impact tools**
- **Operate equipment to minimize banging, clattering, buzzing, and other annoying types of noises**
- **Turn off idling equipment and vehicles**
- **All internal combustion equipment shall be fitted with properly operating mufflers and air intake silencers**
- **All stationary equipment shall be located as far as practical from adjacent potential residential units**
- **Phase in start-up and shut-down of site equipment**
- **Conduct truck loading, unloading and hauling operations to keep noise to a minimum**

- ***Limit the time that steel decking or plates for street decking or covering excavated areas are in use***
- ***Limit the use of annunciators or public address systems, except for emergency notifications***
- ***All on-site deliveries shall be limited to between 7:00 a.m. to 10:00 p.m.***

**Comment H-5:** The developer is anticipating up to 5 fast food restaurants and area residents are concerned about blowing trash.

Question: What are the developer's plans to mitigate this issue or will it reside with each fast food establishment?

We would like some assurances that a plan is in place and responsibility assigned.

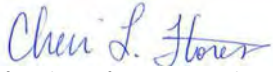
**Response H-5:** **The project proposes up to 3 drive throughs which would not necessarily all be fast food restaurants. With this submittal, the applicant has not proposed any fast food drive through restaurants. The applicant has indicated that housekeeping to maintain first class standards will be incorporated within the CC & R's.**

**Comment H-6:** As we all know, there are many empty storefronts and restaurants in La Quinta. In addition to the 5 fast food restaurants, the plans call for two free standing bank branches (5,000 and 6,000 sq. feet) with drive-through windows. A report on NBC showed that big banks are still shuttering their locations. Citigroup closed 7 percent of North American branches year over year. And they are looking to take up less space. Technology is dramatically changing how they do business with the ability to do more transactions by computer and phone. We are concerned that this plan is overly ambitious and may wind up with empty commercial storefronts, obsolete bank buildings, and shuttered or less than desirable fast food alternatives.

Question: How does the developer plan to roll out the build-out? In addition to the Pavilions market, gas station and convenience market, what other buildings will be built first? Will any other structures be built without a firm commitment from a store, restaurant or bank? What will the empty "pads" look like as we wait for the future commitments?

**Response H-6:** **In addition to the market, fuel center and convenience market, the initial build-out will include Shops 1 along the north end of the development. In addition, all the infrastructure for the development including all perimeter street improvements, sidewalks and landscaping will be completed with the initial development. Any building area not included with the initial build-out will be treated with a dust control agent and dressed out with decorative ground cover.**

Thank you for your participation in the public review process.

A handwritten signature in blue ink that reads "Cheri L. Flores". The signature is written in a cursive style with a long horizontal stroke at the end of the name.

Cheri L. Flores, Senior Planner  
City of La Quinta

April 22, 2017

Cheryl L. Flores  
Senior Planner  
City of La Quinta Planning Department  
78495 Calle Tampico  
La Quinta CA, 92253

**RE: INITIAL STUDY (IS) FOR THE COMMERCIAL PROJECT TO BE LOCATED ON THE NORTHWEST CORNER OF JEFFERSON STREET AND AVENUE 50.**

Dear Ms. Flores:

Please see the following comments regarding the IS for the above noted project.

A) General Comment:

The prepared Initial Study is a biased document, since it was commissioned by the applicant and it is only considering the additional (approximate) 20,000 q.ft. that has been added to the project, since the approval of the original Specific Plan (SP) in 1999. Please note that the entire project and its cumulative impacts of building a full shopping center shall be consider, since the original SP was prepared in 1999, where there was no development within two (2) square mile of the project (please see the County of Riverside GIS maps from 1996 & 2011 or see attached).

I-1

B) Traffic Comments:

Based on the Initial Study the traffic study was done in June 2017, and the traffic study refers to the preparation date as March of 2017 (page 14 of traffic study). Collecting the traffic data in June is not accurate, sine it is outside of the season and collecting the traffic data in March is not either, since it is at the tail end of the season.

The traffic study is based on the first site plan that delineates an exit on Derek Allen; however, the final site plan does not show this exit. Therefore, the traffic study needs to be updated to show where the cars that "originally" were supposed to exit Derek Allen would go, what is their impact on the other driveway approaches (to and from the site), and on the overall site's circulation.

I-2

The drive thru for building number two (2) shall be redesign. The proposed design will not work. The turning radius is too sharp and the space is very limited; therefore, the cares need do a three-point turn and back up into the main drive aisle in order to get to the drive thru. This will create a safety problem.

C) Lighting Comments:

The site proposes 14, 40-foot light poles. 40' is the height of a three and half story building. The proposed height is not acceptable for commercial centers that are abutting residential neighborhoods.

I-3

D) Noise Comments:

The noise study states that: "It is assuming that the development will not operate through the night" (page 3 of noise study). This assumption is wrong, since based on the Specific Plan the convenience store will operate from 5:00 am to 12:00 (until midnight). Therefore, the proposed mitigation measures will not mitigate the noise pollution, since the mitigation measures only may reduce the noise during day and not addressing the noise during night.

I-4

The noise data was collected from 4:50 pm to 5:50 pm on May 30, 2017 (page 5 of Noise Study). The data (table 2, page 9 of Noise Study) indicates that the noise level exceeds 50 db. (please note 50 db. is the acceptable noise level for sensitive land uses such as residential uses). Even with applying the mitigated measures, the noise level will exceed acceptable noise level (50 db.) for sensitive uses such as residential uses.

All above noted issues will impact on the health and the quality of life of the people living adjacent to the proposed Center. Therefore, I respectfully request the City to response to my comments and perhaps update the above noted studies to reflect the actual situation.

Should you have any questions please feel free to contact me.

Sincerely,

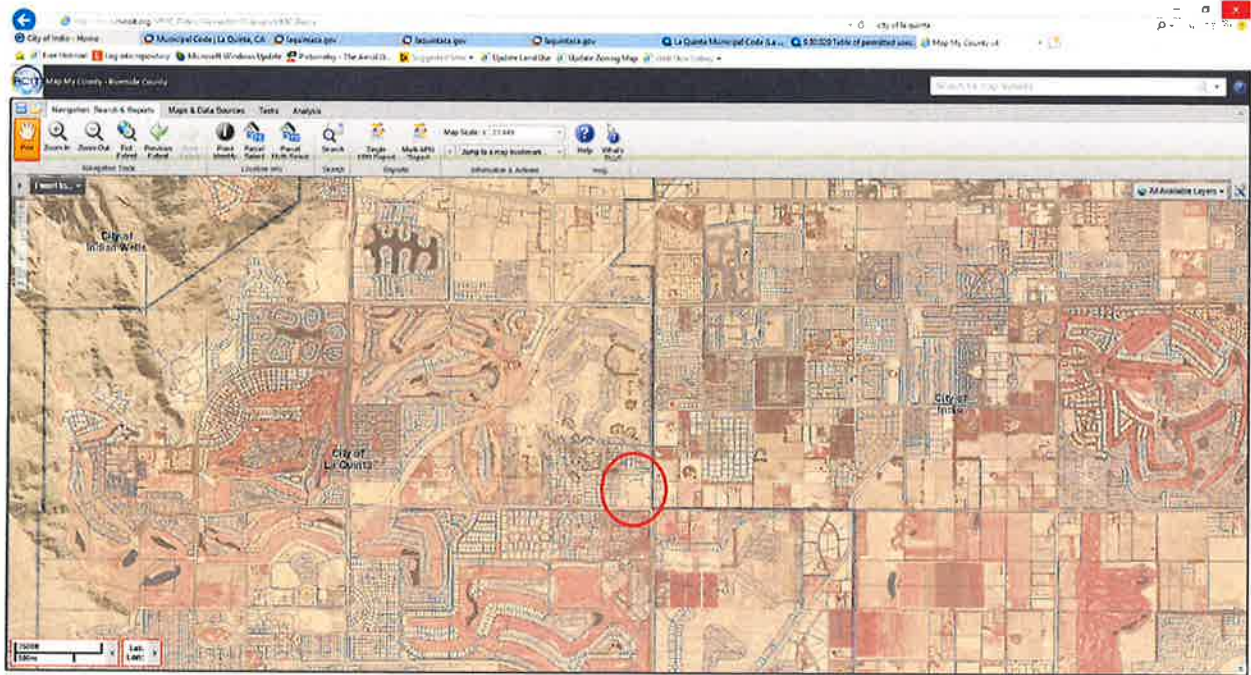


Leila Namvar  
49590 Ali Ct  
La Quinta CA, 92253  
[leilanamvar@yahoo.com](mailto:leilanamvar@yahoo.com)

Cc: Linda Evans, Mayor of La Quinta  
Kathleen Fitzpatrick, Mayor Pro Tem  
John Pena, Council Member  
Robber Radi, Council Member  
Steve Sanchez, Council Member

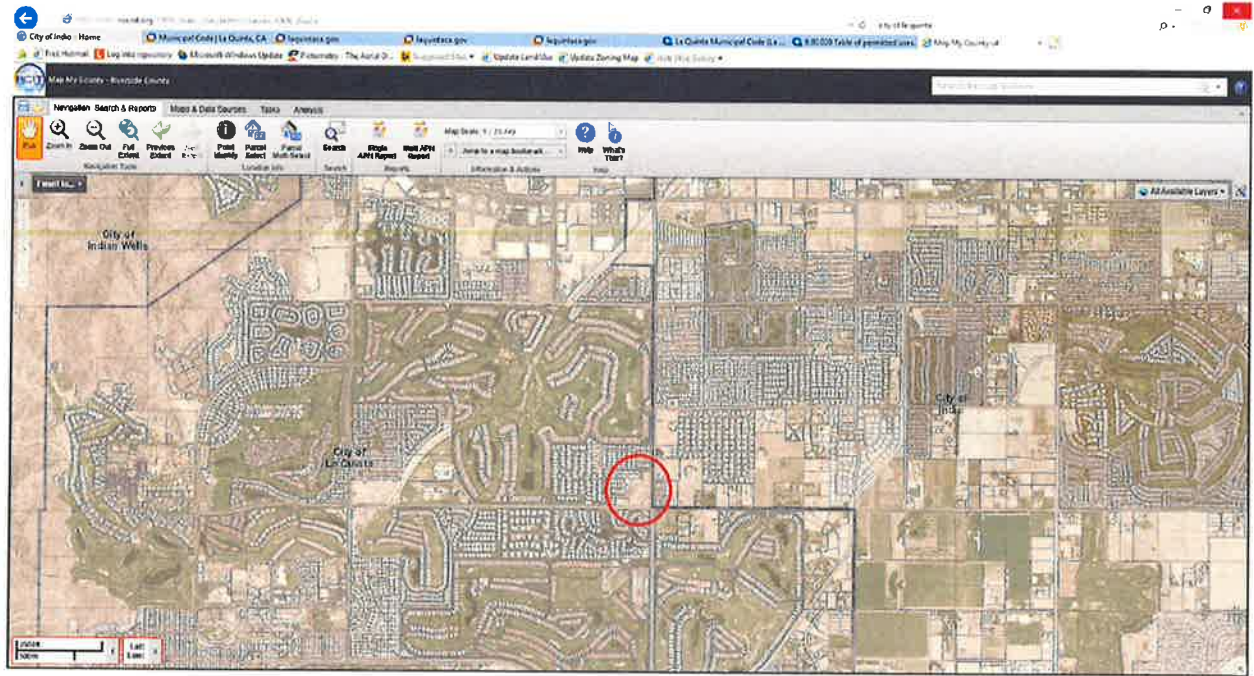
Paul Quill, Planning Commission Chair  
Kevin McCune, Planning Commission Vice Chair  
Michael Proctor, Planning Commissioner  
Loretta Currie, Planning Commissioner  
Michael Proctor, Planning Commissioner  
Mary Caldwell, Planning Commissioner  
Robert "Bob" Wright, Planning Commisssloner  
Frank J. Spevacek, City Manager  
Gabriel Perez, Planning Manager

## **County of Riverside GIS Maps - 1996 & 2011**



GIS Map - 1996





GIP Map - 2011

April 23, 2017

Leila Namvar  
49590 Ali Ct  
La Quinta, CA 92253  
[leilanamvar@yahoo.com](mailto:leilanamvar@yahoo.com)

**SUBJECT: RESPONSE TO COMMENTS ON EA 2017-0006 PAVILION PALMS SHOPPING CENTER MITIGATED NEGATIVE DECLARATION**

Dear Leila:

Thank you for your comments on the Mitigated Negative Declaration for the proposed Pavilion Palms Shopping Center. The comment letter has been marked and is attached. Responses are as follows:

**Comment I-1:** The prepared Initial Study is a biased document, since it was commissioned by the applicant and it is only considering the additional (approximate) 20,000 q.ft. that has been added to the project, since the approval of the original Specific Plan (SP) in 1999. Please note that the entire project and its cumulative impacts of building a full shopping center shall be consider, since the original SP was prepared in 1999, where there was no development within two (2) square mile of the project (please see the County of Riverside GIS maps from 1996 & 2011 or see attached).

**Response I-1:** The Lead Agency determined that it was appropriate to consider the additional square footage added to the project as allowed by CEQA Section 15162 regarding subsequent environmental analysis. Since the project has already been approved previously and no substantial changes to the project were proposed, the analysis of the additional square footage was appropriate. Cumulative impacts were based on the analysis of the City's 2035 General Plan since the project site is zoned and general planned for commercial use; therefore, the project would have been considered in the General Plan EIR.

**Comment I-2:** Based on the Initial Study the traffic study was done in June 2017, and the traffic study refers to the preparation date as March of 2017 (page 14 of traffic study). Collecting the traffic data in June is not accurate, sine it is outside of the season and collecting the traffic data in March is not either, since it is at the tail end of the season.

The traffic study is based on the first site plan that delineates an exit on Derek Allen; however, the final site plan does not show this exit. Therefore, the traffic study needs to be updated to show where the cars that "originally" were supposed to exit Derek Allen would go, what is their impact on the other driveway approaches (to and from the site), and on the overall site's circulation.

The drive thru for building number two (2) shall be redesign. The proposed design will not work. The turning radius is too sharp and the space is very limited; therefore, the cars need do a three-point turn and back up into the main drive aisle in order to get to the drive thru. This will create a safety problem.

**Response I-2: The Mitigated Negative Declaration discussed the impacts of the closure of the Derek Alan Drive driveway. The closure has little to no impact on-site circulation or on-street circulation/access. A limited number of residents living in the surrounding residential neighborhood would be impacted by the closure since they would have to drive on arterial streets (Jefferson St. and Avenue 50) to access the project rather than being able to access the project directly from Derek Alan Drive. Regarding on-street circulation, it is unlikely that northbound Jefferson Street motorists destined to the Shopping Center would drive past the left-turn access driveway on Jefferson Street to turn on to Derek Alan Drive only to have to make another left-turn into the site. Likewise, it is unlikely that southbound Jefferson Street traffic would turn right in large numbers on to Derek Alan Drive in order to make a sharp left-turn to enter the far corner of the Shopping Center when they can just continue straight on Jefferson and make a right-turn at one of the other project driveways closest to their destination within the Center.**

**The applicant will be conditioned to redesign the entry to the drive thru at Building 2. The plan does meet the minimum driveway width required of 12 ft.**

**Comment I-3:** The site proposes 14, 40-foot light poles. 40' is the height of a three and half story building. The proposed height is not acceptable for commercial centers that are abutting residential neighborhoods.

**Response I-3: The site is zoned for Community Commercial use which allows a maximum building height of 40 ft. The parking lot design standards in Municipal Code Section 9.150.100 state that light poles in the parking areas are allowed to be the same height as allowed in the underlying zone or 18 ft., whichever is greater. The light poles would be allowed to be 40 ft. per this section of the code. Additionally, the lighting plan for the project shows that there would be no light spillage onto surrounding properties.**

**Comment I-4:** The noise study states that: "It is assuming that the development will not operate through the night" (page 3 of noise study). This assumption is wrong, since based on the Specific Plan the convenience store will operate from 5:00 am to 12:00 (until midnight). Therefore, the proposed mitigation measures will not mitigate the noise pollution, since the mitigation measures only may reduce the noise during day and not addressing the noise during night.

The noise data was collected from 4:50 pm to 5:50 pm on May 30, 2017 (page 5 of Noise Study). The data (table 2, page 9 of Noise Study) indicates that the noise level exceeds 50 db. (please note 50 db. is the acceptable noise level for sensitive land uses such as residential uses). Even with applying the mitigated measures, the noise level will exceed acceptable noise level (50 db.) for sensitive uses such as residential uses.

**Response I-4:** The City's Noise Ordinance shows that normal acceptable levels in residential areas are up to 60 dB. Noise limits are 65 dBA from 7 am to 10 pm. The hours of operation for the fuel center would be 7 a.m. to 10 p.m. The projected noise levels from the shopping center would not exceed the normal acceptable levels of 60 dBA or the noise limits in the City's ordinance of 65 dBA. Additionally, the Mitigated Negative Declaration incorporated mitigation measures to reduce noise impacts to less than significant levels.

**Mitigation Measures:**

**NOI-1** *It is recommended that the Pavilions delivery dock is enclosed with walls and a roof, and that an acoustically absorptive material is used to partially line the internal walls to control noise build up. This will limit potential disturbance from unloading.*

**NOI-2** *Vehicle loading and unloading for all retail units should be carried out in a quiet manner.*

**NOI-3** *It is recommended that HVAC equipment on roofs is screened by a noise barrier from the residences. This barrier should at a minimum, provide line of sight screening.*

**NOI-4** *It is recommended that noisy HVAC equipment at grade is enclosed with CMU walls at least 2 feet higher than the equipment.*

**NOI-5** *It is recommended that noise from HVAC equipment is limited to 60 dB(A) at the site boundary.*

**NOI-6** *Reduce the noise from the audible devices for the drive-through eating establishments using any and/or all methods as follows:*

*Position devices away from the site boundary to the south.*

- *Provide additional screening such as positioning of the retail buildings or a noise barrier close to the device;*
- *Reduce the number of audible devices, such as one device to serve two drive throughs;*
- *Orient the device perpendicular to the vehicle and at ear height, with the device aimed at the listener in the vehicle;*
- *The sound from the devices should be limited to a maximum of 75 dB(A) at 3 feet;*
- *There shall be no annunciator tones, whistles, beeps or other characteristic sounds.*

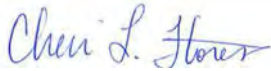
**NOI-7** *Lay out the site working to keep noise-producing activities as far as possible from residences, minimize the use of backup alarms, and minimize truck activity and truck queuing near the residential areas.*

**NOI-8** *Perform construction in a manner to minimize noise where practicable. For example:*

- *Where practicable, use hydraulic rather than pneumatic impact tools*

- **Operate equipment to minimize banging, clattering, buzzing, and other annoying types of noises**
- **Turn off idling equipment and vehicles**
- **All internal combustion equipment shall be fitted with properly operating mufflers and air intake silencers**
- **All stationary equipment shall be located as far as practical from adjacent potential residential units**
- **Phase in start-up and shut-down of site equipment**
- **Conduct truck loading, unloading and hauling operations to keep noise to a minimum**
- **Limit the time that steel decking or plates for street decking or covering excavated areas are in use**
- **Limit the use of annunciators or public address systems, except for emergency notifications**
- **All on-site deliveries shall be limited to between 7:00 a.m. to 10:00 p.m.**

Thank you for your participation in the public review process.



Cheri L. Flores, Senior Planner  
City of La Quinta

April 23, 2018

La Quinta City Council and Planning Commission  
La Quinta City Hall, 78495 Calle Tampico, La Quinta, California

Ladies and Gentlemen,

Thank you for the opportunity to provide feedback on the proposed Pavilion Palms development located at the Northwest corner of Avenue 50 and Jefferson. As it is currently designed, the development will adversely affect the neighboring communities of Palmilla, Renaissance, Mountain View, Citrus, and Estancia. The plan should undergo close scrutiny and extensive modification to minimize noise, light and air pollution, as well as traffic and telecommunications overload.

At a minimum, the fuel center/mini mart and *five* drive through buildings should be eliminated from the plans for several reasons.

Noise/light pollution/air quality

- Light pollution from the 24 hour operation of a fuel center.
- Noise levels from intercoms and drive through service windows.
- Off hour and frequent deliveries to a large Pavilions market and restaurants will cause continuous disturbances for the adjacent residences.
- Emissions from fast food restaurants and cars idling at drive through service windows will diminish the air quality.

J-1

Traffic/telecommunication overload

- Ave 50 and Jefferson intersection is already heavily traveled and the addition of 300+ cars will create an unsafe traffic egress due to the poorly planned location of the fuel center
- There is no transit stop nearby and vehicular traffic will intensify.
- Both Avenue 50 and Jefferson are main access routes during festival season and events with high traffic congestion.
- Existing telecommunication service in this part of La Quinta is *already suboptimal* and more development will add to an existing problem.

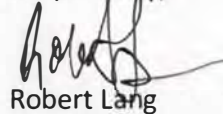
J-2

A "LA-Style" strip mall of this magnitude at this location diminishes property values and does not truly fit the small town La Quinta lifestyle. A development with a "village vibe" and farmers market style amenities would better suit the needs and aesthetics of the community.

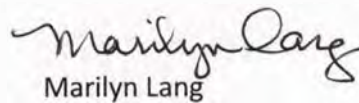
With so much vacant commercial space within the city of La Quinta, we request that the Planning Commission significantly downsize this proposed development and keep large scale commercial developments within the Highway 111/Washington Street corridors.

Thank you for your consideration.

Respectfully,



Robert Lang  
50460 Via Amante  
La Quinta, CA. 92253



Marilyn Lang

April 23, 2017

Robert and Marilyn Lang  
50460 Via Amante  
La Quinta, CA 92253

**SUBJECT: RESPONSE TO COMMENTS ON EA 2017-0006 PAVILION PALMS SHOPPING CENTER MITIGATED NEGATIVE DECLARATION**

Dear Mr. and Ms. Lang:

Thank you for your comments on the Mitigated Negative Declaration for the proposed Pavilion Palms Shopping Center. The comment letter has been marked and is attached. Responses are as follows:

**Comment J-1: Noise/light pollution/air quality**

- Light pollution from the 24 hour operation of a fuel center.
- Noise levels from intercoms and drive through service windows.
- Off hour and frequent deliveries to a large Pavilions market and restaurants will cause continuous disturbances for the adjacent residences.
- Emissions from fast food restaurants and cars idling at drive through service windows will diminish the air quality.

**Response J-1: Impacts from noise, light pollution and air quality were considered in the project's Mitigated Negative Declaration. The fuel center operating hours will be limited to the hours of 7 a.m. to 10 p.m. Additionally, the project's lighting plan shows that there would be no light spillage onto surrounding properties. Mitigation measures will be implemented during project construction and operations to reduce impacts to less than significant levels.**

**Mitigation Measures:**

***NOI-1 It is recommended that the Pavilions delivery dock is enclosed with walls and a roof, and that an acoustically absorptive material is used to partially line the internal walls to control noise build up. This will limit potential disturbance from unloading.***

***NOI-2 Vehicle loading and unloading for all retail units should be carried out in a quiet manner.***

***NOI-3 It is recommended that HVAC equipment on roofs is screened by a noise barrier from the residences. This barrier should at a minimum, provide line of sight screening.***

***NOI-4 It is recommended that noisy HVAC equipment at grade is enclosed with CMU walls at least 2 feet higher than the equipment.***

**NOI-5** *It is recommended that noise from HVAC equipment is limited to 60 dB(A) at the site boundary.*

**NOI-6** *Reduce the noise from the audible devices for the drive-through eating establishments using any and/or all methods as follows:*

*Position devices away from the site boundary to the south.*

- *Provide additional screening such as positioning of the retail buildings or a noise barrier close to the device;*
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- *The sound from the devices should be limited to a maximum of 75 dB(A) at 3 feet;*
- *There shall be no annunciator tones, whistles, beeps or other characteristic sounds.*

**NOI-7** *Lay out the site working to keep noise-producing activities as far as possible from residences, minimize the use of backup alarms, and minimize truck activity and truck queuing near the residential areas.*

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- *All internal combustion equipment shall be fitted with properly operating mufflers and air intake silencers*
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- *Conduct truck loading, unloading and hauling operations to keep noise to a minimum*
- *Limit the time that steel decking or plates for street decking or covering excavated areas are in use*
- *Limit the use of annunciators or public address systems, except for emergency notifications*
- *All on-site deliveries shall be limited to between 7:00 a.m. to 10:00 p.m.*

**Comment J-2:** Traffic/telecommunication overload

- Ave 50 and Jefferson intersection is already heavily traveled and the addition of 300+ cars will create an unsafe traffic egress due to the poorly planned location of the fuel center



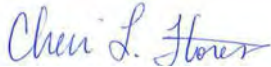
- There is no transit stop nearby and vehicular traffic will intensify.
- Both Avenue 50 and Jefferson are main access routes during festival season and events with high traffic congestion.
- Existing telecommunication service in this part of La Quinta is already suboptimal and more development will add to an existing problem.

**Response J-2: The proposed project has been planned for in the City's General Plan and was factored into the growth projections of the General Plan. The Mitigated Negative Declaration evaluated traffic impacts and incorporated Mitigation Measure TRAF-1 to reduce traffic impacts.**

***Mitigation Measure TRAF-1: Prior to recordation of the Final Tentative Parcel Map, the Applicant shall enter into an agreement with the City of La Quinta and post security to design and construct at the intersection of Avenue 50 and Jefferson Street two eastbound left turn lanes on Avenue 50 to northbound Jefferson Street if required by the Planning Commission.***

**Additionally, the City continuously coordinates with Sunline Transit Agency to identify opportunities for transit stop locations. At this time, no transit stops are needed, however, that may change in the future. Telecommunication services are continuously being updated as available.**

Thank you for your participation in the public review process.



Cheri L. Flores, Senior Planner  
City of La Quinta

April 20, 2018  
La Quinta – Renaissance

Cheri L. Flores [clflores@la-quinta.org](mailto:clflores@la-quinta.org)  
Senior Planner  
City of La Quinta Planning Department  
78495 Calle Tampico  
La Quinta, CA 92253

Dear Ms. Flores,

As a resident of Renaissance at La Quinta, please accept my respectful opposition of the proposed Pavilion Palms Development on the corner of Jefferson and Ave 50<sup>th</sup>.

Although I appreciate the right of the builder to develop his commercially zoned property, I strongly oppose to the type of use and the potential negative impact on those neighborhoods surrounding the project as well as the City of La Quinta as a whole.

The City of La Quinta’s General Plan 2035, among other things, aims to reduce air pollution and greenhouse gasses, to provide high quality community design, to promote efficient use of car, to advocate for expansion of other non-motorized means of transportation, to encourage transportation options that do not rely as much on the automobile, and to improve the health of residences by promoting healthy living practices.

The proposed commercial project is upsettingly auto oriented. It is more suitable for the I-10 corridor or Highway 111, not a neighborhood community. The project (among other retail uses) is proposing 2 drive-thru fast food facilities, a late night gas station and mini mart selling alcoholic beverages similar to that proposed on the corner of Washington and avenue 50 a few years back, which was not approved. I do not believe you will find any type of similar development with a gas station, mini mart and fast food drive-thru restaurants off of the Hwy 111 corridor in La Quinta. I don’t believe this location should be the first for our beautiful City or neighbors.

Concerns from our neighbors as it relates to noise, increased traffic and its impact on air quality; lighting from a late night gas station, minimart and fast food restaurants; possible increase in crime and an impacted view of the Santa Rosa Mountains are just a few reasons this project should be removed from consideration.

Also, as we understand from our April 11th meeting which the developer himself attended, the proposed project does not meet the approved requirements in regards to square footage and density. As a result, an amendment to the approved additional environmental review is needed.

K-1

Please note the developer has a shopping center within the City of Indio (Showcase at Indio Shopping Center). That center is not being maintained properly. The center is full of trash and debris, with vacant dirt pads that are partially covered with weeds. The trash enclosures are dirty and full of trash. The buildings' paint is faded and 30% of the parking lot trees are either missing or dead. There are shops with boarded and broken windows.

It should also be noted that the Center has not been completed since its approval on 2006 and there are still several empty pads including an empty anchor, Super Target, which closed over a year ago.

During our meeting with the Developer on Wednesday April 11<sup>th</sup>, he stated that he only has the Pavilions committed and once again we could end up with the same scenario as indicated above. Less than half occupied and dying landscape. We already have this at the closed Sam's club location. An empty warehouse, closed gas station and dying landscape.

I would like to add that approving this project, the way it has been proposed, will be a huge missed opportunity for the City of La Quinta and the community as whole. The Applicant does not live in our City or even in the Valley. The Applicant owns a great piece of commercial real estate in La Quinta and plans to build it for financial gain "ONLY", without paying attention to the City's General Plan and/or basic elements of urban planning. I find this project to be a public health and safety risk for the citizens and visitors of the great City of La Quinta.

I do encourage you to review this proposal thoroughly and reject it to be re-designed and to conform to the City's General Plan.

Should you have any questions please feel free to contact me directly.

Respectfully,

Steven Cenicola  
79963 Julee court  
La Quinta, CA. 92253

scenicola@thevintageclub.com

Cc: Linda Evans, Mayor of La Quinta  
Kathleen Fitzpatrick, Mayor Pro Tem  
Avail Property Management

April 23, 2017

Steve Cenicola  
79963 Julee Court  
La Quinta, CA 92253

**SUBJECT: RESPONSE TO COMMENTS ON EA 2017-0006 PAVILION PALMS SHOPPING CENTER MITIGATED NEGATIVE DECLARATION**

Dear Mr. Cenicola:

Thank you for your comments on the Mitigated Negative Declaration for the proposed Pavilion Palms Shopping Center. The comment letter has been marked and is attached. Responses are as follows:

**Comment K-1:** Concerns from our neighbors as it relates to noise, increased traffic and its impact on air quality; lighting from a late night gas station, minimart and fast food restaurants; possible increase in crime and an impacted view of the Santa Rosa Mountains are just a few reasons this project should be removed from consideration.

**Response K-1:** The Mitigated Negative Declaration evaluated impacts regarding noise, traffic, air quality and lighting. Regarding noise, hours of operation in the center would be limited to 7 a.m. to 10 p.m. A noise study was prepared for the project that evaluated the project's noise impact on the area and was included in the Mitigated Negative Declaration. The existing ambient noise in the area which is generated from traffic along Jefferson Street and Avenue 50 is approximately 65 decibels. The noise study shows that the project would not generate noise levels in excess of this. Additionally, the Mitigated Negative Declaration included mitigation measures to reduce noise impacts to less than significant levels.

**Mitigation Measures:**

***NOI-1 It is recommended that the Pavilions delivery dock is enclosed with walls and a roof, and that an acoustically absorptive material is used to partially line the internal walls to control noise build up. This will limit potential disturbance from unloading.***

***NOI-2 Vehicle loading and unloading for all retail units should be carried out in a quiet manner.***

***NOI-3 It is recommended that HVAC equipment on roofs is screened by a noise barrier from the residences. This barrier should at a minimum, provide line of sight screening.***

***NOI-4 It is recommended that noisy HVAC equipment at grade is enclosed with CMU walls at least 2 feet higher than the equipment.***

**NOI-5** *It is recommended that noise from HVAC equipment is limited to 60 dB(A) at the site boundary.*

**NOI-6** *Reduce the noise from the audible devices for the drive-through eating establishments using any and/or all methods as follows:*

*Position devices away from the site boundary to the south.*

- *Provide additional screening such as positioning of the retail buildings or a noise barrier close to the device;*
- *Reduce the number of audible devices, such as one device to serve two drive throughs;*
- *Orient the device perpendicular to the vehicle and at ear height, with the device aimed at the listener in the vehicle;*
- *The sound from the devices should be limited to a maximum of 75 dB(A) at 3 feet;*
- *There shall be no annunciator tones, whistles, beeps or other characteristic sounds.*

**NOI-7** *Lay out the site working to keep noise-producing activities as far as possible from residences, minimize the use of backup alarms, and minimize truck activity and truck queuing near the residential areas.*

**NOI-8** *Perform construction in a manner to minimize noise where practicable. For example:*

- *Where practicable, use hydraulic rather than pneumatic impact tools*
- *Operate equipment to minimize banging, clattering, buzzing, and other annoying types of noises*
- *Turn off idling equipment and vehicles*
- *All internal combustion equipment shall be fitted with properly operating mufflers and air intake silencers*
- *All stationary equipment shall be located as far as practical from adjacent potential residential units*
- *Phase in start-up and shut-down of site equipment*
- *Conduct truck loading, unloading and hauling operations to keep noise to a minimum*
- *Limit the time that steel decking or plates for street decking or covering excavated areas are in use*
- *Limit the use of annunciators or public address systems, except for emergency notifications*
- *All on-site deliveries shall be limited to between 7:00 a.m. to 10:00 p.m.*

Regarding traffic and air quality, Mitigation Measures will be implemented to reduce impacts to less than significant levels.

**Mitigation Measure TRAF-1: Prior to recordation of the Final Tentative Parcel Map, the Applicant shall enter into an agreement with the City of La Quinta and post security to design and construct at the intersection of Avenue 50 and Jefferson Street two eastbound left turn lanes on Avenue 50 to northbound Jefferson Street if required by the Planning Commission.**

**Mitigation Measures: Fairway Plaza Amendment 1 - Resolution 2002-006:**

- **All construction equipment shall be maintained in good operating condition, and shall be properly serviced and repaired as needed.**
- **Prior to the issuance of the first grading permit, the project proponent shall demonstrate, or cause to be demonstrated to the Community Development Department that all construction equipment to be utilized shall be low emission, or how the use of low emission construction equipment is infeasible.**
- **Low VOC paints, primers and coatings shall be required for all buildings on the project site. All paints shall be applied using either a high volume/low pressure spray or by hand.**
- **The proposed project shall provide a bus turnout, shelter and associated improvements on Jefferson Street and on Avenue 50, unless Sunline Transit provides written confirmation-that no such turnout(s) or shelters are needed.**
- **As required by the Municipal Code, the businesses operating within the proposed project shall conform to the Transportation Demand Management requirements in place at the time they begin operation.**
- **Deliveries to the project site shall occur during off-peak periods.**

**Mitigation Measures:**

**AIR-1: Contractor is to implement at a minimum a 10-day painting schedule.**

**AIR-2: To the extent feasible, project applicant shall use paints and coatings with a VOC content lower than SCAQMD Rule 1113 requires or more stringent standards if in place at the time development occurs.** (added per request by South Coast Air Quality Management District)

**AIR-3: In accordance with California Air Resources Board's idling policy guidelines, no delivery vehicles may idle for more than five consecutive minutes.** (added per request by South Coast Air Quality Management District)

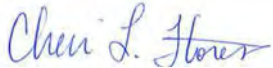
**Additionally, a lighting plan has been designed to result in no light spillage onto surrounding properties.**

**Comment K-2:** Also, as we understand from our April 11th meeting which the developer himself attended, the proposed project does not meet the approved requirements in regards to square footage and density. As a result, an amendment to the approved additional environmental review is needed.

**Response K-2:** The applicant has prepared a Specific Plan Amendment and updated Mitigated Negative Declaration for the proposed project which addresses the increase in

**square footage. The Mitigated Negative Declaration was circulated for public review March 23, 2018 through April 23, 2018. Additionally, the maximum Floor Area Ratio (FAR) allowed under the Community Commercial Zone is 0.30, which would allow up to approximately 162,000 square feet. The project proposes approximately 122,000 square feet, which results in a FAR of 0.22.**

Thank you for your participation in the public review process.

A handwritten signature in blue ink that reads "Cheri L. Flores". The signature is written in a cursive, flowing style.

Cheri L. Flores, Senior Planner  
City of La Quinta



MEMBERS: Desert Hot Springs Palm Springs Cathedral City Rancho Mirage  
Palm Desert Indian Wells La Quinta Indio Coachella Riverside County

A Public Agency

April 20, 2018

Cheri Flores, Senior Planner  
City of La Quinta  
78495 Calle Tampico  
La Quinta, CA 92253

RE: Pavilion Palms

Dear Ms. Cheri Flores:

This letter responds to your request for comments regarding the proposed Pavilion Palms located on the northwest corner of Jefferson Street and Avenue 50 within the La Quinta. The SunLine Transit Agency (SunLine) staff has reviewed the project and offers the following comments.

SunLine staff's assessment concludes the proposed project will have no impact on transit services. Please keep staff informed of any approvals and/or future changes to the proposed project so we can keep all existing bus stops and services routes current. Additionally, if there is a need for transit service and/or transit amenities in the future, SunLine staff will coordinate it with the City of La Quinta.

L-1

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1603.

Sincerely,

Anita M. Petke  
Transit Communications Service Specialist

cc: Lauren Skiver, General Manager  
Stephanie Buriel, Deputy Chief of Administration



April 23, 2017

Anita Petke, Transit Communications Service Specialist  
32-505 Harry Oliver Trail  
Thousand Palms, CA 92276

**SUBJECT: RESPONSE TO COMMENTS ON EA 2017-0006 PAVILION PALMS SHOPPING CENTER MITIGATED NEGATIVE DECLARATION**

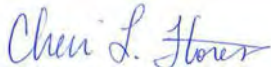
Dear Anita:

Thank you for your comments on the Mitigated Negative Declaration for the proposed Pavilion Palms Shopping Center. The comment letter has been marked and is attached. Responses are as follows:

**Comment L-1:** SunLine staff's assessment concludes the proposed project will have no impact on transit services. Please keep staff informed of any approvals and/or future changes to the proposed project so we can keep all existing bus stops and services routes current. Additionally, if there is a need for transit service and/or transit amenities in the future, SunLine staff will coordinate it with the City of La Quinta.

**Response L-1: Thank you for your comments. The City will continue to work with Sunline on transit service coordination.**

Thank you for your participation in the public review process.



Cheri L. Flores, Senior Planner  
City of La Quinta

## Revisions in Response to Comments Received

Revisions have been made to the text of the Draft MND for clarification and in response to comments received during the public review period from South Coast Air Quality Management District regarding air quality mitigation measures and in response to revisions in the traffic study. The added air quality mitigation measures reflect typical practices that have been updated since the previous MND was certified in 1999. Following the public comment period for the Draft MND, various Planning Commission and City Council hearings were held between 2018 and 2020 regarding the Project, but the City did not adopt the Draft MND at the time in an effort to continue to work with the developer on aesthetic and other aspects of the Project. In reviewing the November 2020 revisions to the Specific Plan, it was determined that the Project was largely the same as assessed in the March 2018 Initial Study and the revisions proposed are refinements to enhance the Project in accordance with input from the community and City leaders. Because there were no new environmental impacts as a result of the Project revisions, it was unnecessary to re-circulate the Initial Study for public review and comment. The addition of this text does not constitute a substantial revision per Section 15073.5 (c)(1) of the CEQA Guidelines. All revisions to the Draft MND are done with new text being underlined, and ~~deleted text stricken through~~.

Text to be revised in Section 1 Introduction, page 1:

The Rancho Cielo Specific Plan (SP 1998-034) was approved in May 1999, for a 111,000 sq. ft. shopping center on 12.5 acres at the northwest corner of Jefferson Street and Avenue 50. A GPA, ZC, and TPM (TPM 29052) were also approved. In May 1999, the City of La Quinta approved Specific Plan Amendment No. 1, renamed the Fairway Plaza Shopping Center Specific Plan, ~~of~~ for Land Use and associated parcel map to allow for the development of 100,460 square feet of a supermarket-anchored shopping center with adjacent retail pads on 12.5 acres at the northwest corner of Jefferson Street and 50th Avenue. The parcel is designated and zoned for Community Commercial (CC) use. The Specific Plan adoption included adoption of a Mitigated Negative Declaration. ~~In 2002, an amendment to the Specific Plan was also adopted.~~ To date, ~~that~~ the project has not been constructed.

~~Currently~~ In May 2018, the Lundin Development ~~is requesting~~ requested the City to authorize Amendment No. 2 to the Fairway Plaza Specific Plan to change the name of the approved Specific Plan to "Pavilion Palms" and construct ~~a total of~~ up to 125,800 square feet of a supermarket-anchored shopping center and adjacent retail pads on the 12.5-acre site at the corner of Jefferson Street and 50th Avenue, within the same area of the previously-approved Fairway Plaza Specific Plan, and its subsequent amendment. Amendment No. 2 would add up to 25,340 square feet of retail and ancillary uses. Proposed uses within the commercial center development are similar to the previously approved plan, and include banks, restaurants, gasoline service station, and grocery store (Figure 2).

Text to be added to Section 1 Introduction, pages 2-3:

The City of La Quinta circulated the "Initial Study/Mitigated Negative Declaration for the Fairway Plaza Specific Plan Amendment No. 2 "Pavilion Palms" Shopping Center, La Quinta, CA" for a public comment period beginning March 23, 2018 and April 23, 2018. The Initial Study concluded that there were no significant impacts where mitigation measures could not be adopted to reduce potential impacts to less

than significant. The Initial Study concluded that the City could adopt a Mitigated Negative Declaration. Following the public comment period for the Initial Study, various Planning Commission and City Council hearings were held between 2018 and 2020 regarding the Project, but the City did not adopt a Mitigated Negative Declaration at the time in an effort to continue to work with the developer on aesthetic and other aspects of the Project. The applicant was asked to revise the Specific Plan to include the following:

- Revise the site plan to provide better pedestrian circulation;
- Make the gathering spaces a more cohesive part of the plan;
- Incorporate improved shade features;
- Consider reducing the amount of parking for the center, in favor of more neighborhood design features;
- Move the fuel center further to the north along Jefferson Street to create a more iconic corner at Avenue 50 and Jefferson Street;
- Explore not having a left out at the eastern driveway on Avenue 50;
- Consider what incorporating mixed uses could do for the center;
- Show more detail of the corner plaza;
- Revise corner building footprints to have better usable indoor space; and
- Show renderings of plaza from outside the center.

An additional traffic study was conducted at the request of the City. The results are included in Appendix F and Section XVI. The results of the study revealed no additional impacts.

In reviewing the November 2020 revisions to the Specific Plan, it was determined that the Project was largely the same as assessed in the March 2018 Initial Study and the revisions proposed are refinements to enhance the Project in accordance with input from the community and City leaders. Because there were no new environmental impacts as a result of the Project revisions, it was unnecessary to re-circulate the Initial Study for public review and comment. The November 2020 revision to the Initial Study reflects the Project revisions/refinements and the results of the assessment of the revisions/refinements.

Text to be revised in Section 3, Detailed Project Description, pages 5-6:

Lundin Development, a private entity, is requesting authorization from the City of La Quinta to amend the previously approved Fairway Specific Plan by changing the name to "Pavilion Palms," and constructing a ~~total of~~ maximum 125,800 square-foot mixed-use commercial center development project on the 12-acre vacant parcel at the intersection of Jefferson Street and Avenue 50 in the City of La Quinta. Amendment No. 2 would add up to 25,340 square feet of retail and ancillary uses to the 100,460 square feet previously approved.

The site zoning is Community Commercial, which allows for a 0.30 Maximum Floor Area Ratio ([FAR] gross floor area of all buildings divided by the building site area). The amended Project, with up to 125,800 square feet represents approximately ~~0.22~~ 0.23 FAR, below the maximum allowed under the City's General Plan.

The Project site consists of five parcels that total approximately 12 acres. The proposed Project will be anchored by Pavilions grocery store and includes restaurants, banks, and retail units, as well as a fuel center/convenience market. In total, the proposed development would provide approximately up to 125,800 square feet (sf) of gross floor area, which is detailed by building and proposed use in Table 1. The Project proposes to split the parcels to a total of 13 to facilitate overall site management.

The project is anticipated to be constructed and opened to the public in approximately two years. For this analysis, the project opening day is assumed to be in the year ~~2020~~ 2021.

Access to the Project is proposed via five driveways (labeled A-E in Figure 3): two to the south on Avenue 50 and, two to the east on Jefferson Street. ~~, and one to the north on Derek Alan Drive.~~

(Table 1 Note: This table was used in the March/April 2018 Initial Study to illustrate the various uses. Project revisions have decreased the overall square footage by approximately 810 square feet. Because the November 2020 proposal represents a slight reduction in square footage, it is not necessary to revise this table).

Text to be revised in Section 4, Environmental Checklist form, #8 Project Description Summary, page 10:

Lundin Development, a private entity, is requesting authorization from the City of La Quinta to amend the previously approved Fairway Plaza Specific Plan by changing the name to "Pavilion Palms," and constructing a ~~total of~~ maximum 125,800 square-foot mixed-use commercial center development project on the 12-acre vacant parcel at the intersection of Jefferson Street and Avenue 50 in the City of La Quinta. Amendment No. 2 would add up to 25,340 square feet of retail and ancillary uses to the 100,460 square feet previously approved.

Text to be revised in Section 4-III Air Quality, Environmental Setting, page 21

Lundin Development is proposing a maximum 125,800 square-foot mixed-use commercial center project on approximately 12 acres. In May 1999, the City of La Quinta approved a 100,460 square-foot mixed-use commercial center Specific Plan for the 12-acre Project Site. The approval of the Specific Plan included adoption of a Mitigated Negative Declaration (MND). The City also adopted a Statement of Overriding Considerations for significant and unavoidable air quality impacts identified in the updated General Plan EIR on February 19, 2013. ~~Therefore, the~~ This air quality analysis herein is based on the net increase of approximately 25,340 square-feet of new uses not previously reviewed or approved in the 1999 Specific Plan and subsequent 2012 Updated General Plan.

Text to be added to Section 4-III Air Quality, Mitigation Measures, page 27 and to Section 5, Summary of Mitigation Measures, page 83:

AIR-2: To the extent feasible, project applicant shall use paints and coatings with a VOC content lower than SCAQMD Rule 1113 requires or more stringent standards if in place at the time development occurs.

AIR-3: In accordance with California Air Resources Board's idling policy guidelines, no delivery vehicles may idle for more than five consecutive minutes.

Text to be added to Section 4-XVI Transportation/Traffic, page 71-72:

An updated traffic study was completed in July 2019 per the request of the City to study additional intersections (Appendix E).

The 2017 Traffic Study studied the intersection of Jefferson Street and Avenue 50. The 2019 Traffic Study analyzed the following intersections:

- Jefferson Street at Avenue 48
- Jefferson Street at Avenue 49
- Avenue 50 at Park Avenue
- Jefferson Street at Avenue 50
- Avenue 50 at Madison Street
- Jefferson Street at Pomelo
- Jefferson Street at Avenue 52
- Jefferson Street at N project driveway
- Avenue 50 at E project driveway

To analyze the "existing conditions + project traffic" scenario, the expected project trips were added to the existing traffic volumes at the study intersections according to the anticipated project trip distribution, while the pass-by project trips are added back into the traffic volumes only at the project driveways.

Additional traffic from a planned expansion of the existing Citrus Plaza, located across Jefferson Street from the proposed Project site, was also added to the opening day traffic volumes, based on project details obtained from the applicant developer and City of Indio staff, to ensure cumulative traffic impacts were analyzed.

The 2019 Traffic study identified that all of the Project intersections operate at a similar level of service, with the Project or without the Project, and including ambient growth and growth from the neighboring Citrus Plaza.

Text to be revised in Section 4-XVI Transportation/Traffic, page 73:

The July 2017 traffic study indicated that without the project, the intersection of Jefferson Street and Avenue 50 will operate at LOS D, assuming a 2 percent ambient growth rate in the area (Albert Grover and Associates, July 27, 2017, Appendix E, Table 3). Assuming the ambient area growth, plus the new expected project trips, as well as the additional westbound through lane capacity, and implementation of **Mitigation Measure TRAF-1** and project improvements listed above, the intersection of Jefferson Street and Avenue 50 is expected to operate at its current LOS D, which is an acceptable level of service per the General Plan and EB 06-13, ~~and the proposed full-access driveway on Avenue 50 will operate at LOS A at opening day conditions.~~ However, some delays are expected for vehicles entering traffic on

Jefferson Street and Avenue 50 from the project driveways, which are expected to operate at LOS E during the PM peak hour. Per EB 06-13, however, this is considered acceptable traffic operations conditions for a stop control at a driveway location.

Therefore, the impact of this criterion is anticipated to be less than significant with mitigation.

The results of the 2019 Traffic Study identified that all the additional intersections studied with the Project, without the Project, and with the ambient growth of the area, including the Citrus Plaza development, will continue to operate LOS D during AM and PM peak hours, which is the same operating condition without the Project.

The impact of this criterion is anticipated to be less than significant with the incorporation of **Mitigation Measure TRAF-1** as previously identified.

MITIGATION MEASURE	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	STATUS / DATE / INITIALS
<b>AESTHETICS</b>					
<b>AES-1</b> Provide shielding for the dual head pole in the southwest corner as per the lighting design engineering recommendations.					
<b>AIR QUALITY</b>					
<b>AIR-1:</b> Contractor is to implement at a minimum a 10-day painting schedule.					
<b>AIR-2:</b> AIR-2: To the extent feasible, project applicant shall use paints and coatings with a VOC content lower than SCAQMD Rule 1113 requires or more stringent standards if in place at the time development occurs.					
<b>AIR-3:</b> In accordance with California Air Resources Board's idling policy guidelines, no delivery vehicles may idle for more than five consecutive minutes.					
<b>BIOLOGICAL RESOURCES</b>					
<b>BIO - 1:</b> Any grubbing, brushing or tree removal should be conducted outside of the State identified nesting season for migratory birds, which is typically March 15 through September 1.					

<p><i>BIO – 1 (continued):</i></p> <p>If work cannot be conducted outside of nesting season, a migratory nesting bird survey within and adjacent to the project site shall be conducted by a qualified biologist within three (3) days prior to initiating the construction activities.</p> <p>If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) will be prepared and implemented. At a minimum, the NBP will include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and</p>					
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MITIGATION MEASURE	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	STATUS / DATE / INITIALS
<p><i>BIO – 1 (continued):</i>                      buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist has determined the young birds have successfully fledged and a monitoring report has been submitted reviewed and approved by the City of La Quinta</p>					

MITIGATION MEASURE	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	STATUS / DATE / INITIALS
<b>CULTURAL RESOURCES</b>					
<p>CUL-1: Grading activities shall be overseen by a qualified archeological monitor. In the event unanticipated archaeological resources are discovered:</p> <ul style="list-style-type: none"> <li>• The archaeological monitor shall notify the project foreman</li> <li>• The Archaeological monitor has the authority to temporarily halt work in the area of archaeological discoveries until the resource has been evaluated</li> <li>• All work in the vicinity of the find shall halt</li> <li>• Work in the area of the discovery shall not resume until written notification is received from the Project archaeologist</li> </ul>					

MITIGATION MEASURE	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	STATUS / DATE / INITIALS
<p>CUL-2: Grading activities shall be overseen by a qualified paleontological monitor. Paleontological monitors should be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring will be reduced if the potentially fossiliferous units as described by the San Bernardino County Museum, Division of Earth Sciences May 2, 2017 report are not present, or if present are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.</p> <p>CUL-3: If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition</p>					

MITIGATION MEASURE	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	STATUS / DATE / INITIALS
<p><i>CUL-3 (continued):</i>                      pursuant to Public Resources Code Section 5097.98. The local authorities must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.</p>					
<b>GEOLOGY AND SOILS</b>					
<p>GEO-1 Prior to grading plan approval, submit for review and approval by the City Engineer, a PM10 management plan.</p>					
<p>GEO-2 For portions of the site not immediately under construction, ensure the stabilization of soils through the use of soil cement or re-vegetation, frequent watering, including watering during the evening and weekends during significant wind events; street sweeping or washing during construction, and the chemical stabilization of unpaved construction roadways.</p>					

MITIGATION MEASURE	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	STATUS / DATE / INITIALS
<b>HAZARDS AND HAZARDOUS MATERIALS</b>					
<p>HAZ – 1 A hazardous spill prevention plan shall be prepared by the Applicant and submitted to the City for approval to minimize the likelihood of a spill shall be prepared prior to construction. The plan shall state the actions that would be required if a spill occurs to prevent contamination of surface waters and provide for cleanup of the spill. The plan shall follow Federal, state, and local safety guidelines and standards to avoid increased exposure to these pollutants.</p>					
<p>HAZ – 2 If a contaminated area is encountered during construction, construction shall cease in the vicinity of the contaminated area. The construction contractor shall notify all appropriate authorities, including the EPA and the City. If necessary, the contaminated site shall be remediated to minimize the potential for exposure of the public and to allow the Project to be safely constructed.</p>					

MITIGATION MEASURE	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	STATUS / DATE / INITIALS
<b>HYDROLOGY AND WATER QUALITY</b>					
<p>HYD-1 Prior to Project approval, the Project Applicant shall prepare a Water Quality Management Plan that shall, at minimum, include the following:</p> <ul style="list-style-type: none"> <li>• Identifies all project related pollutants, impacts to the site’s hydrologic condition, and potential impacts to local waterways caused by Project post-construction runoff;</li> <li>• Identifies BMPs required to remove pollutants from the Projects’ post construction runoff and prevent downstream hydromodification;</li> <li>• Identifies parties responsible for long term operation and maintenance activities of all BMPs;</li> <li>• Identifies the design, operation and maintenance of the underground stormwater collection system.</li> </ul>					

MITIGATION MEASURE	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	STATUS / DATE / INITIALS
<b>NOISE</b>					
NOI-1 It is recommended that the Pavilions delivery dock is enclosed with walls and a roof, and that an acoustically absorptive material is used to partially line the internal walls to control noise build up. This will limit potential disturbance from unloading.					
NOI-2 Vehicle loading and unloading for all retail units should be carried out in a quiet manner.					
NOI-3 It is recommended that HVAC equipment on roofs is screened by a noise barrier from the residences. This barrier should at a minimum, provide line of sight screening.					
NOI-4 It is recommended that noisy HVAC equipment at grade is enclosed with CMU walls at least 2 feet higher than the equipment.					
NOI-5 It is recommended that noise from HVAC equipment is limited to 60 dB(A) at the site boundary.					

MITIGATION MEASURE	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	STATUS / DATE / INITIALS
<p>NOI-6 Reduce the noise from the audible devices for the drive-through eating establishments using any and/or all methods as follows:</p> <ul style="list-style-type: none"> <li>• Position devices away from the site boundary to the south.</li> <li>• Provide additional screening such as positioning of the retail buildings or a noise barrier as close to the device;</li> <li>• Reduce the number of audible devices, such as one device to serve two drivethroughs;</li> <li>• Orient the device perpendicular to the vehicle and at ear height, with the device aimed at the listener in the vehicle;</li> <li>• The sound from the devices should be limited to a maximum of 75 dB(A) at 3 feet;</li> <li>• There shall be no annunciator tones, whistles, beeps or other characteristic sounds.</li> </ul>					
<p>NOI-7 Lay out the site working to keep noise-producing activities as far as possible from residences, minimize the use of backup alarms, and minimize truck activity and truck queuing near the residential areas.</p>					



MITIGATION MEASURE	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	STATUS / DATE / INITIALS
<p>NOI-8 Perform construction in a manner to minimize noise where practicable. For example:</p> <ul style="list-style-type: none"> <li>• Where practicable, use hydraulic rather than pneumatic impact tools</li> <li>• Operate equipment to minimize banging, clattering, buzzing, and other annoying types of noises</li> <li>• Turn off idling equipment and vehicles</li> <li>• All internal combustion equipment shall be fitted with properly operating mufflers and air intake silencers</li> <li>• All stationary equipment shall be located as far as practical from adjacent potential residential units</li> <li>• Phase in start-up and shut-down of site equipment</li> <li>• Conduct truck loading, unloading and hauling operations to keep noise to a minimum</li> <li>• Limit the time that steel decking or plates for street decking or covering excavated areas are in use</li> <li>• Limit the use of annunciators or public address systems, except for emergency notifications</li> <li>• All on-site deliveries shall be limited to 7.00 a.m. To 10.00 p.m.</li> </ul>					

MITIGATION MEASURE	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	STATUS / DATE / INITIALS
<p>NOI-8 Perform construction in a manner to minimize noise where practicable. For example:</p> <ul style="list-style-type: none"> <li>• Where practicable, use hydraulic rather than pneumatic impact tools</li> <li>• Operate equipment to minimize banging, clattering, buzzing, and other annoying types of noises</li> <li>• Turn off idling equipment and vehicles</li> <li>• All internal combustion equipment shall be fitted with properly operating mufflers and air intake silencers</li> <li>• All stationary equipment shall be located as far as practical from adjacent potential residential units</li> <li>• Phase in start-up and shut-down of site equipment</li> <li>• Conduct truck loading, unloading and hauling operations to keep noise to a minimum</li> <li>• Limit the time that steel decking or plates for street decking or covering excavated areas are in use</li> <li>• Limit the use of annunciators or public address systems, except for emergency notifications</li> <li>• All on-site deliveries shall be limited to 7.00 a.m. To 10.00 p.m.</li> </ul>					

MITIGATION MEASURE	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	STATUS / DATE / INITIALS
<b>TRAFFIC</b>					
TRAF-1 Prior to recordation of the Final Tentative Parcel Map, the Applicant shall enter into an agreement with the City of La Quinta and post security to design and construct at the intersection of Avenue 50 and Jefferson Street two eastbound left turn lanes on Avenue 50 to northbound Jefferson Street if required by the Planning Commission.					
<b>TRIBAL AND CULTURAL RESOURCES</b>					
TRC-1 Native American Monitor(s) from the Twenty-Nine Palms Band of Mission Indians or Agua Caliente Band of Cahuilla Indians should be present during the initial grading/ground disturbing activities.					

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**COUNCIL RESOLUTION 2021 - XXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, FOR APPROVAL OF A SPECIFIC PLAN AMENDMENT, TENTATIVE PARCEL MAP, AND SITE DEVELOPMENT PERMIT FOR THE PAVILION PALMS SHOPPING CENTER LOCATED AT THE NORTHWEST CORNER OF JEFFERSON STREET AND AVENUE 50**

**CASE NUMBERS:  
SPECIFIC PLAN 2017-0002  
TENTATIVE PARCEL MAP 2017-0003 (TPM 37370)  
SITE DEVELOPMENT PERMIT 2017-0009**

**APPLICANT: LUNDIN DEVELOPMENT COMPANY**

**WHEREAS** the City Council of the City of La Quinta, California did, on March 2, 2021, hold a continued Public Hearing to consider a request by Lundin Development Company for approval of the Pavilion Palms Shopping Center, consisting of approximately 125,800 sq. ft., generally located at the northwest corner of Jefferson Street and Avenue 50 more particularly described as:

APN 602-180-004

**WHEREAS**, the Design and Development Department published a public hearing notice in The Desert Sun newspaper on June 26, 2020 as prescribed by the Municipal Code. Public hearing notices were also mailed to all property owners within 500 feet of the site; and

**WHEREAS**, the City Council of the City of La Quinta, California did previously hold a continued Public Hearing on December 15, 2020, to consider this project and continued the Public Hearing to a date certain, to allow the applicant additional time to revise the site plan and did recommend that the Planning Commission review modified site design of the project, specifically at the corner of Jefferson Street and Avenue 50; and

**WHEREAS**, the Planning Commission of the City of La Quinta, California on January 26 and February 17, 2021, did review modified site design of the project, and did recommend Council approval of the modified site design; and

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**WHEREAS**, the City Council of the City of La Quinta, California did previously hold a continued Public Hearing on October 6, 2020, to consider this project and continued the Public Hearing, to a date certain, to allow the applicant additional time to revise the site plan and prepare the revised application package, and did refer a portion of the application back to the Planning Commission for a recommendation on adding a provision to the Specific Plan Amendment (SP 2017-0002) to allow for taller building height along image corridors; and

**WHEREAS**, the Planning Commission of the City of La Quinta, California did discuss on November 24, 2020, a provision to the Specific Plan Amendment (SP 2017-0002) to allow for taller building height along image corridors and did not recommend the City Council add this provision; and

**WHEREAS**, the City Council of the City of La Quinta, California did previously hold continued Public Hearings on May 5, and July 7, 2020, to consider this project and continued the Public Hearings to dates certain, at the applicant's request to allow the applicant additional time to revise the site plan and prepare the revised application package; and

**WHEREAS**, the City Council of the City of La Quinta, California did previously hold duly noticed Public Hearings on February 4 and March 3, 2020, to consider this project and continued the Public Hearings to dates certain, to allow the applicant time to revise the site plan; and

**WHEREAS**, the Planning Commission of the City of La Quinta, California did previously hold a continued Public Hearing on December 10, 2019, and recommended Council approval of this project; and

**WHEREAS**, the Planning Commission of the City of La Quinta, California did previously hold a continued Public Hearing on October 8, 2019 to consider this project and continued the Public Hearing to a date certain, to allow the applicant time to revise the site plan; and

**WHEREAS**, the Planning Commission of the City of La Quinta, California did previously hold a duly noticed Public Hearing on June 26, 2018 to consider this project and continued the Public Hearing, to allow the applicant time to revise the traffic study and include an analysis of other intersections in the area; and

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### **Specific Plan (Amendment) 2017-0002**

**WHEREAS**, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council, having great deference in interpreting the project's consistency with General Plan Goals and Policies, knowing that it is nearly impossible for a project to be in perfect conformity with each and every General Plan Goal and Policy (Sierra Club v. County of Napa (2004) 121 Cal.App.4th 1490, 1510-1511), 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 General Plan

The proposed Specific Plan Amendment is consistent with the goals and policies of the La Quinta General Plan in that it will result in the development of an approximate 125,800 sq. ft. shopping center which is permitted in the General Commercial land use designation. The proposed project is consistent with and would not frustrate the Goals and Policies of the General Plan as follows:

- Goals LU-6 and ED-1 as it will contribute to a balanced and varied economic base which provides fiscal stability to the City, and a broad range of goods and services to its residents and the region.
- Policy LU-2.2 which requires Specific Plans for projects proposing flexible development standards that differ from the Zoning Ordinance. This project proposes variations from several development standards; therefore, a Specific Plan is appropriate for the project.
- Policy CIR-1.12 to reduce vehicular traffic on major roadways and to reduce vehicle miles traveled by traffic originating in the City by the development of a land use pattern that maximizes interactions between adjacent or nearby land uses. This project proposes a shopping center near residences which would provide jobs near housing and provide goods and services near residences to shorten vehicle miles traveled.

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- Policy CIR-2.3 to develop and encourage the use of continuous and convenient pedestrian and bicycle routes and multi-use paths to places of employment, recreation, shopping, schools, and other high activity areas by providing sidewalks on Avenue 50 and Jefferson Street along the project's frontage as well as walkable areas within the project site.
- Policy SC-1.6 to expand the City's alternative transportation network by providing sidewalks along Avenue 50 and Jefferson Street to connect gaps in the City's sidewalk system.
- Program PR-1.8.c: to promote and improve public access to farmers markets and grocery stores that sell fresh produce and healthy foods with the establishment of a supermarket at the site.
- Policy AQ-1.6 which states that proposed development air quality emissions of criteria pollutants shall be analyzed under CEQA. The project's MND analyzed these and determined that mitigation measures would reduce impacts to less than significant levels.
- Policy BIO-1.2 which states that site-specific, species-specific surveys shall be required for species not covered by the MSHCP. The project's MND includes mitigation that requires pre-construction surveys for burrowing owl, which is not a covered species under the MSHCP.
- GOAL CUL-1 which supports protection of significant archaeological, historic and paleontological resources which occur in the City. The project's MND includes mitigation measures to include a tribal monitor during ground disturbing activities.
- GOAL N-1 which supports a healthful noise environment which complements the City's residential and resort character. The project's MND includes mitigation measures to reduce noise impacts to less than significant levels.



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- GOAL GEO-1 which supports the protection of the residents' health and safety, and of their property, from geologic and seismic hazards. The project's MND determined that with implementation of required building and seismic code standards, the project would have a less than significant impact on geological resources.
- Policy FH-1.3 which states that the City shall continue to implement development standards that provide for a reduction in runoff from developed lands and are consistent with local and regional stormwater management plans. The project is consistent with this policy since underground retention will be provided that will contain the 100-year storm for the site.
- Policy PF-1.3 which states that the City shall identify all viable financing mechanisms for the funding of construction, maintenance and operation of municipal facilities. The project will be required to pay development impact fees which is a funding mechanism for municipal facilities and public services.
- The project conceptual landscape design is consistent with Goal WR-1 and Policy UTL-1.2 as it will result in the efficient use and conservation of the City's water resources.

2. Public Welfare

Approval of the proposed Specific Plan Amendment will not create conditions materially detrimental to public health, safety and general welfare. The Design and Development Department has prepared Environmental Assessment 2017-0006 for this project, in compliance with the requirements of the California Environmental Quality Act (CEQA). The Design and Development Director has determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect because revisions in the project have been made by or agreed to by the project proponent and mitigation measures have been incorporated.

3. Land Use Compatibility

The proposed Specific Plan incorporates a land use that is compatible with zoning on adjacent properties. The property will continue to be zoned as Community Commercial which is intended to provide for the

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sale of general merchandise, hardware and building materials, food, drugs, sundries, personal services and similar goods and services to meet the needs of multi-neighborhood area. The proposed shopping center would result in a floor area ratio of 0.23, which is below the allowed 0.30 floor area ratio in the Community Commercial zone.

4. Property Suitability

The uses permitted in the Specific Plan are suitable and appropriate for the subject property in that the site is relatively flat, vacant, and the area can be served by all necessary public services and utilities. The proposed project is located at the intersection of arterial streets and provides convenience to goods and services to residential neighborhoods in the vicinity.

**Tentative Parcel Map 2017-0003**

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

1. Tentative Parcel Map 37370 is consistent with the La Quinta General Plan, and Specific Plan 2017-0002 as proposed. The Tentative Parcel Map is consistent with the General Commercial land use designation as set forth in the General Plan, and as set forth in Specific Plan 2017-0002.
2. The design and improvement of Tentative Parcel Map 37370 is consistent with the La Quinta General Plan, and Specific Plan 2017-0002 with the implementation of recommended conditions of approval.
3. The design of Tentative Parcel Map 37370 and proposed improvements are not likely to cause substantial environmental damage, nor substantially and avoidably injure fish or wildlife or their habitat. The Design and Development Department has prepared Environmental Assessment 2017-0006 for this project, in compliance with the requirements of the California Environmental Quality Act (CEQA). The Design and Development Director has determined that although the proposed project could have a significant effect on the

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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.

4. The design of Tentative Parcel Map 37370 and type of improvements are not likely to cause serious public health problems, insofar as the project will be required to comply with all laws, standards and requirements associated with sanitary sewer collection, water quality and other public health issues.
5. The site of the proposed subdivision is physically suitable for the type of development and proposed density of development given the site's location at the corner of two arterial roadways and the site is relatively flat, vacant, and can be served by all necessary public services and utilities.
6. The proposed subdivision is consistent with all applicable provisions of Title 13 of the La Quinta Municipal Code and the La Quinta Zoning Ordinance, including, but not limited to, minimum lot area requirements, any other applicable provisions of the code, and the Subdivision Map Act.
7. The design and improvements required for Tentative Parcel Map 37370 will not conflict with easements, acquired by the public at large, for access through or use of the property. All roadway improvements, easements, if any and surrounding improvements will be completed to City standards.

### **Site Development Permit 2017-0009**

**WHEREAS**, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council, having great deference in interpreting the project's consistency with General Plan Goals and Policies, knowing that it is nearly impossible for a project to be in perfect conformity with each and every General Plan Goal and Policy (Sierra Club v. County of Napa (2004) 121 Cal.App.4th 1490, 1510-1511), did make the following mandatory findings pursuant to Section 9.210.010 of the Municipal Code to justify approval of said Site Development Permit:

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1. Consistency with General Plan

The proposed development is consistent with the General Plan land use designation of General Commercial. The City's General Plan policies relating to General Commercial encourage shopping centers in the City, and the proposed use maintains those policies. The proposed project is consistent with and would not frustrate the Goals and Policies of the General Plan as follows:

- Goals LU-6 and ED-1 as it will contribute to a balanced and varied economic base which provides fiscal stability to the City, and a broad range of goods and services to its residents and the region.
- Policy LU-2.2 which requires Specific Plans for projects proposing flexible development standards that differ from the Zoning Ordinance. This project proposes variations from several development standards; therefore, a Specific Plan is appropriate for the project.
- Policy CIR-1.12 to reduce vehicular traffic on major roadways and to reduce vehicle miles traveled by traffic originating in the City by the development of a land use pattern that maximizes interactions between adjacent or nearby land uses. This project proposes a shopping center near residences which would provide jobs near housing and provide goods and services near residences to shorten vehicle miles traveled.
- Policy CIR-2.3 to develop and encourage the use of continuous and convenient pedestrian and bicycle routes and multi-use paths to places of employment, recreation, shopping, schools, and other high activity areas by providing sidewalks on Avenue 50 and Jefferson Street along the project's frontage as well as walkable areas within the project site.
- Policy SC-1.6 to expand the City's alternative transportation network by providing sidewalks along Avenue 50 and Jefferson Street to connect gaps in the City's sidewalk system.
- Program PR-1.8.c: to promote and improve public access to farmers markets and grocery stores that sell fresh produce and

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healthy foods with the establishment of a supermarket at the site.

- Policy AQ-1.6 which states that proposed development air quality emissions of criteria pollutants shall be analyzed under CEQA. The project's MND analyzed these and determined that mitigation measures would reduce impacts to less than significant levels.
- Policy BIO-1.2 which states that site-specific, species-specific surveys shall be required for species not covered by the MSHCP. The project's MND includes mitigation that requires pre-construction surveys for burrowing owl, which is not a covered species under the MSHCP.
- GOAL CUL-1 which supports protection of significant archaeological, historic and paleontological resources which occur in the City. The project's MND includes mitigation measures to include a tribal monitor during ground disturbing activities.
- GOAL N-1 which supports a healthful noise environment which complements the City's residential and resort character. The project's MND includes mitigation measures to reduce noise impacts to less than significant levels.
- GOAL GEO-1 which supports the protection of the residents' health and safety, and of their property, from geologic and seismic hazards. The project's MND determined that with implementation of required building and seismic code standards, the project would have a less than significant impact on geological resources.
- Policy FH-1.3 which states that the City shall continue to implement development standards that provide for a reduction in runoff from developed lands and are consistent with local and regional stormwater management plans. The project is consistent with this policy since underground retention will be provided that will contain the 100-year storm for the site.

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- Policy PF-1.3 which states that the City shall identify all viable financing mechanisms for the funding of construction, maintenance and operation of municipal facilities. The project will be required to pay development impact fees which is a funding mechanism for municipal facilities and public services.
- The project conceptual landscape design is consistent with Goal WR-1 and Policy UTL-1.2 as it will result in the efficient use and conservation of the City's water resources.

2. Consistency with Zoning Code

The proposed development, as conditioned, is consistent with the purpose and intent of the Community Commercial District as well as the development standards of the City's Zoning Code and Specific Plan 2017-0002 in terms of architectural style and landscaping. The project satisfies the District's intent to provide for the sale of general merchandise, hardware and building materials, food, drugs, sundries, personal services and similar goods and services to meet the needs of multi-neighborhood area. The project is generally consistent with the non-residential development standards and permitted use table, except deviations that include requested reductions from landscape setback standards, increased retail building size, and allowance of automotive service station as a permitted use. These development standard and land use deviations may be approved with the Specific Plan Amendment.

3. Compliance with CEQA

The Design and Development Department has prepared Environmental Assessment 2017-0006 for this project, in compliance with the requirements of the California Environmental Quality Act (CEQA). The Design and Development Director has determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect because revisions in the project have been made by or agreed to by the project proponent and mitigation measures have been incorporated.

4. Architectural Design

The architectural design of the project, including, but not limited to, the architectural style, scale, building mass, materials, colors,

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architectural details, roof style and other architectural elements are compatible with surrounding development and with the quality of design prevalent in the city.

5. Site Design

The site design of the project including, but not limited to, project entries, interior circulation, pedestrian and bicycle access, pedestrian amenities, screening of equipment and trash enclosures, exterior lighting, and other site design elements are compatible with surrounding development and with the quality of design prevalent in the city.

6. Landscape Design

Project landscaping, including, but not limited to, the location, type, size, color, texture and coverage of plant materials, has been designed so as to provide visual relief, complement buildings, visually emphasize prominent design elements and vistas, screen undesirable views, provide a harmonious transition between adjacent land uses and between development and open space, and provide an overall unifying influence to enhance the visual continuity of the project. The proposed project is consistent with the landscaping standards and plant palette and implements the standards for landscaping and aesthetics established in the General Plan and Zoning Code. The permanent overall site landscaping utilizes various tree and shrub species to enhance the building architecture.

**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 the City Council does hereby approve Specific Plan 2017-0002 subject to the Conditions of Approval attached hereto as "Exhibit A," incorporated herewith by this reference.

SECTION 3. That the City Council does hereby approve Tentative Parcel Map 2017-0003 (TPM 37370) subject to the Conditions of Approval attached hereto as "Exhibit B," and incorporated herewith by this reference.

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SECTION 4. That the City Council does hereby approve Site Development Permit 2017-0009 subject to the Conditions of Approval attached hereto as "Exhibit C," and incorporated herewith by this reference.

**PASSED, APPROVED, and ADOPTED** at a regular meeting of the City of La Quinta City Council, held on this the 2<sup>nd</sup> day of March 2021, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

LINDA EVANS, Mayor  
City of La Quinta, California

**ATTEST:**

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MONIKA RADEVA, City Clerk  
City of La Quinta, California

**APPROVED AS TO FORM:**

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WILLIAM IHRKE, City Attorney  
City of La Quinta, California



**CITY COUNCIL RESOLUTION 2020 – XXX – “EXHIBIT A”  
CONDITIONS OF APPROVAL – RECOMMENDED  
SPECIFIC PLAN 2017-0002 (SPECIFIC PLAN 1998-034, AMENDMENT 2)  
PAVILION PALMS SHOPPING CENTER  
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SPECIFIC PLAN 2017-0002

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. 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 2017-0002 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 2017-0002, these conditions shall take precedence.
3. Specific Plan 2017-0002 shall comply with all applicable terms, conditions and/or mitigation measures for the following related approvals:

Environmental Assessment 1998-375 and 2017-0006

Tentative Parcel Map 2017-0003 (TTM 37370)

Site Development Permit 2017-0009

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

4. Within 30 days of City Council approval, applicant shall provide an electronic copy (.pdf) and three bound paper copies of the Final Specific Plan document to the Design and Development Department. The Final Specific Plan shall include all text and graphics, all amendments per this action, and correction of any typographical errors, internal document inconsistencies, and other amendments deemed necessary by the Planning Manager.
5. Fuel center operating hours shall be limited to 7:00 a.m. to 10:00 p.m. as stated in the Specific Plan. Any changes that need to be made to these hours after approval of the Specific Plan shall be subject to approval by the Design and Development Director.
6. Representatives from tribes within the project vicinity commented and have requested the following considerations:

**CITY COUNCIL RESOLUTION 2020 – XXX – “EXHIBIT A”  
CONDITIONS OF APPROVAL – RECOMMENDED  
SPECIFIC PLAN 2017-0002 (SPECIFIC PLAN 1998-034, AMENDMENT 2)  
PAVILION PALMS SHOPPING CENTER  
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- A. The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) shall be onsite during any ground disturbing activities (including archaeological testing and surveys).
- B. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior’s Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

**CITY COUNCIL RESOLUTION 2021-XXX – “EXHIBIT B”  
CONDITIONS OF APPROVAL - RECOMMENDED  
TENTATIVE PARCEL MAP 2017-0003 (TPM 37370)  
PAVILION PALMS SHOPPING CENTER  
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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”).
3. Applicant shall work with the Design and Development Department to finalize Tentative Parcel Map package, including but not limited to, tentative parcel map and preliminary grading and drainage plan, within 60 days of City Council approval.
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 Development Services Division (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Water Quality Management Plan (WQMP) Exemption Form – Whitewater River Region, Improvement Permit)
  - La Quinta Planning Division
  - 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)

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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 improvements plans for City approval.

5. Coverage under the State of California General Construction 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 Discharger 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. 2012-0006-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](http://www.cabmphandbooks.com) for use in their SWPPP preparation.

- B. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
- C. The applicant’s SWPPP shall include provisions for all of the following Best Management Practices (“BMPs”) (LQMC Section 8.70.020 (Definitions)):
  - 1) Temporary Soil Stabilization (erosion control).

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- 2) Temporary Sediment Control.
  - 3) Wind Erosion Control.
  - 4) Tracking Control.
  - 5) Non-Storm Water Management.
  - 6) Waste Management and Materials Pollution Control.
- D. 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.
- E. The inclusion in the Conditions, Covenants, and Restrictions (CC&Rs), a requirement for the perpetual maintenance and operation of all post-construction BMPs as required.
7. Permits issued under this approval shall be subject to the provisions of the Development Impact Fee and Transportation Uniform Mitigation Fee programs in effect at the time of issuance of building permit(s).
8. 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.
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

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City for emergency services and for maintenance, construction and reconstruction of essential improvements. Said conferred rights shall also include grant of access easement to the City of La Quinta for the purpose of graffiti removal by City staff or assigned agent in perpetuity and agreement to the method to remove graffiti and to paint over to best match existing. The applicant shall establish the aforementioned requirements in the CC&R's for the development or other agreements as approved by the City Engineer. Pursuant to the aforementioned, the applicant shall submit and execute an "AUTHORIZATION TO REMOVE GRAFFITI FROM PRIVATE PROPERTY" form located at the Public Works Department Counter prior to Certificate of Occupancy.

11. Pursuant to the aforementioned condition, conferred rights shall include approvals from the master developer 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 applicant shall offer for dedication all public street rights-of-way in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
13. The public street right-of-way offers for dedication required for this development include:
  - A. PUBLIC STREETS
    - 1) Jefferson Street (Major Arterial) – 64 feet from the centerline of Jefferson Street for a total 128-foot ultimate developed right of way except additional variable right of way dedication to accommodate improvements conditioned under STREET AND TRAFFIC IMPROVEMENTS.
    - 2) Avenue 50 (Primary Arterial) – 54 feet from the centerline of Avenue 50 for a total 108-foot ultimate developed right of way except additional variable right of way dedication to accommodate improvements conditioned under STREET AND TRAFFIC IMPROVEMENTS.

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14. Dedications shall include additional widths as necessary for dedicated right and left turn lanes, bus turnouts, and other features contained in the approved construction plans.

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

15. When the City Engineer determines that access rights to the proposed street rights-of-way shown on the approved Tentative Parcel 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.
16. The applicant shall create minimum perimeter landscaping setbacks along all public rights-of-way as follows:
  - A. Jefferson Street - 18-foot from the R/W-P/L.
  - B. Avenue 50 - 18-foot from the R/W-P/L.

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

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

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

17. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas on the Final Map.

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18. Direct vehicular access to Jefferson Street and Avenue 50 is restricted, except for those access points identified on the tentative parcel map, or as otherwise conditioned in these conditions of approval. The vehicular access restriction shall be shown on the recorded final parcel 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 Parcel Map and the date of recording of any Final Map, unless such easement is approved by the City Engineer.

**STREET AND TRAFFIC IMPROVEMENTS**

21. The applicant shall comply with the provisions of LQMC Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access for Individual Properties and Development) for public streets.
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. 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 (street type noted in parentheses.)
  - A. OFF-SITE STREETS
    - 1) Jefferson Street (Major Arterial)
      - a. Widen the west side of the street along frontage as necessary in order to accommodate deceleration/right turn only lanes serving the two entrances to the project.



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- b. Reconstruct the existing landscaped median to provide the left turn in with physical left turn out restriction and restore the median landscaping.
  - c. Class II bike lane as approved by the City Engineer
  - d. Reconstruct sidewalk improvements as needed and applicant to reimburse City for sidewalk improvements made to applicant’s frontage through the City’s Capital Improvement Program.
- 2) Avenue 50 (Primary Arterial)
- a. Widen the north side of the street along all frontage to the project boundary to its ultimate width on the north side as specified in the General Plan and the requirements of these conditions. Street widening improvements shall include all appurtenant components such as, but not limited to curb, gutter, traffic control striping, legends, and signs.
  - b. A deceleration/right turn only lane serving the entrances to the project as approved by the City Engineer
  - c. 12-foot wide landscaped median along the entire boundary of the project plus variable width as needed to accommodate for a left turn lane into the easterly Avenue 50 project entry and for a left turn lane for eastbound Avenue 50 traffic at the intersection of Avenue 50 and Jefferson Street as approved by the City Engineer.
  - d. Class II bike lane as approved by the City Engineer
  - e. 6-foot wide sidewalk—The applicant shall revise the site plan and landscape plan to include a non-curb adjacent 6-foot wide sidewalk along Avenue 50 at a minimum distance of 4 feet from the street curb. The site plan and landscape plan shall be reviewed and

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approved by the City Engineer and Planning Manager prior to construction.

f. The applicant is responsible for the cost to design and install dual eastbound left turn lanes to northbound Jefferson Street when determined by the City Engineer and a traffic study prepared for the applicant per Engineering Bulletin #06-13 that the left-turn volumes cannot be adequately served by the single left-turn lane. Applicant shall enter into a SIA to post separate security for the cost to design and install the dual eastbound left turn lanes. This obligation will remain in effect for 10 years after recordation of the final map unless otherwise approved by the City Engineer.

- 3) Jefferson Street/Avenue 50 Intersection: All necessary traffic signal modifications in the northwest quadrant of the intersection and any other modifications warranted by the timing and traffic generation of this development.
- 4) Other required improvements in the right-of-way and/or adjacent landscape setback area include: all appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.

The applicant is responsible for construction of all improvements mentioned above.

The applicant shall extend improvements beyond the project boundaries to ensure they safely integrate with existing improvements (e.g., grading; traffic control devices and transitions in alignment, elevation or dimensions of streets and sidewalks).

24. General access points and turning movements of traffic are limited to the following:

Jefferson Street (northerly): Right turn in, right turn out, and left turn in movements are permitted. Left turn out movements are prohibited.

Jefferson Street (southerly): Right turn in and right turn out movements are permitted. Left turn in and left turn out movements are prohibited.

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Avenue 50 (westerly): Right turn in and right turn out movements are permitted. Left turn in and left turn out movements are prohibited.

Avenue 50 (easterly): Full turn movements in and out are allowed.

25. Standard knuckles and corner cut-backs shall conform to Riverside County Standard Drawings #801 and #805, respectively, unless otherwise approved by the City Engineer.
26. The applicant shall install a transition for the eastbound Avenue 50 to northbound Jefferson Street left turn lane that separates the turn lane from the left turn lane into the shopping center from eastbound Avenue 50. This transition will keep the left turn queue for Jefferson Street from backing up into the median break for the shopping center full turn movement.

FINAL MAPS

27. 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.

PARKING and ACCESS POINTS

28. The design of parking facilities shall conform to LQMC Chapter 9.150 and in particular the following:
  - A. The parking stall and aisle widths and the double hairpin stripe parking stall design shall conform to LQMC Chapter 9.150.
  - B. Cross slopes should be a maximum of 2% where ADA accessibility is required including accessibility routes between buildings.
  - C. Building access points shall be shown on the Precise Grading Plans to evaluate ADA accessibility issues can be evaluated.
  - D. Accessibility routes to public streets and adjacent development 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.

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One van accessible handicapped parking stall is required per 8 handicapped parking stalls.

- F. Drive aisles between parking stalls shall be a minimum of 26 feet with access drive aisles to Public Streets a minimum of 30 feet or as approved by the City Engineer.

Entry drives, main interior circulation routes, corner cutbacks, bus turnouts, dedicated turn lanes, ADA accessibility route to public streets and other features shown on the approved construction plans, may require additional street widths and other improvements as may be determined by the City Engineer.

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

Parking Lot & Aisles (Low Traffic) 3.0" a.c./4.5" c.a.b.

Parking Lot & Aisles (High Traffic) 4.5" a.c /5.5" c.a.b.

Loading Areas 6" P.C.C./4" c.a.b.

or the approved equivalents of alternate materials per the City Engineer.

- 30. 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.
- 31. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs and sidewalks. Mid-block street lighting is not required.
- 32. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, access

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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.

33. 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).
34. The following improvement plans shall be prepared and submitted for review and approval by the Development Services Division. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

- |    |                            |                                 |
|----|----------------------------|---------------------------------|
| A. | On-Site Rough Grading Plan | 1" = 40' Horizontal             |
| B. | PM10 Plan                  | 1" = 40' Horizontal             |
| C. | Erosion Control Plan       | 1" = 40' Horizontal             |
| D. | WQMP                       | (Plan submitted in Report Form) |

NOTE: A through D to be submitted concurrently.

- |    |  |                                       |
|----|--|---------------------------------------|
| E. | Off-Site Street Improvement/Storm Drain Plan |                                       |
|    |  | 1" = 40' Horizontal, 1" = 4' Vertical |
| F. | Off-Site Signing & Striping Plan             | 1" = 40' Horizontal                   |

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

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- G. On Site Sewer and Water Improvement Plan 1" = 40' Horizontal
- H. On-Site Street Improvements/Signing & Striping/Storm Drain Plan  
1" = 40' Horizontal, 1" = 4' Vertical
- I. On-Site Precise Grading Plan 1" = 30' Horizontal

(Separate Storm Drain Plans if applicable)

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

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

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

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

The applicant shall prepare an accessibility assessment on a marked-up print of the building floor plan identifying every building egress and notes the 2016 California Building Code accessibility requirements associated with each door. The assessment must comply with submittal requirements of the Building & Safety Division.

“On-Site Precise Grading” 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.

- 35. The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the “Plans,

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Notes and Design Guidance” section of the Design and Development Department at the City website ([www.la-quinta.org](http://www.la-quinta.org)). Please navigate to the Design and Development Department home page and look for the Standard Drawings hyperlink.

36. The applicant shall furnish a complete set of all approved improvement plans on a storage media acceptable to the City Engineer (currently mylars).
37. 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**

38. 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.
39. 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 Parcel Map, shall comply with the provisions of LQMC Chapter 13.28 (Improvement Security).

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40. Prior to constructing any off-site improvements, the applicant shall deposit securities equivalent to both a Performance and Labor & Material Bonds each valued at 100% of the cost of the off-site improvements, or as approved by the City Engineer.
41. Improvements to be made, or agreed to be made, shall include the removal of any existing structures or other obstructions which are not a part of the proposed improvements; and shall provide for the setting of the final survey monumentation.
42. When improvements are phased through a “Phasing Plan,” or an administrative approval (e.g., Site Development Permits), all off-site improvements and common on-site improvements (e.g., backbone utilities, retention basins, perimeter walls, landscaping and gates) shall be constructed, or secured, prior to the issuance of any permits in the first phase of the development, or as otherwise approved by the City Engineer.

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

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

43. 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 Parcel Map.



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- 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.

- 44. 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.

Estimates for improvements under the jurisdiction of other agencies shall be approved by those agencies and submitted to the City along with the applicant’s detailed cost estimates. Security will not be required for telephone, natural gas, or Cable T.V. improvements.

- 45. 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

- 46. The applicant shall comply with the provisions of LQMC Section 13.24.050 (Grading Improvements).
- 47. 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.

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48. 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 an engineer 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 appropriate professional registered in the State of California.

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

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions as submitted with its application for a grading permit. Additionally, the applicant shall replenish said security if expended by the City of La Quinta to comply with the Plan as required by the City Engineer.

49. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
50. Grading within the perimeter setback and parkway areas shall have undulating terrain and shall conform with the requirements of LQMC Section 9.60.240(F) except as otherwise modified by this condition. 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

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maximum slope in the first six (6) feet adjacent to the curb shall not exceed 4:1 when the nearest edge of sidewalk is within six feet (6') of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1. All unpaved parkway areas adjacent to the curb shall be depressed one and one-half inches (1.5") in the first eighteen inches (18") behind the curb.

51. 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, or as approved by the City Engineer.
52. Building pad elevations of perimeter lots shall not differ by more than one foot higher from the building pads in adjacent developments.
53. The applicant shall minimize the differences in elevation between the adjoining properties and the lots within this development.
54. Prior to any site grading or regrading that will raise or lower any portion of the site by more than plus or minus half of a foot (0.5') from the elevations shown on the approved Tentative Parcel Map, the applicant shall submit the proposed grading changes to the City Engineer for a substantial conformance review.
55. 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**

56. Stormwater handling shall conform with the approved hydrology and drainage report for the Pavilions Plaza Commercial Development project (TPM37370 and SDP2017-0009), or as approved by the City Engineer. Nuisance water shall be disposed of in an approved manner.

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- Nuisance water shall be retained onsite and disposed of via an underground percolation improvement approved by the City Engineer.
57. 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 the 1 hour, 3-hour, 6 hour or 24-hour event producing the greatest total run off.
  58. 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.
  59. 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.
  60. 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.
  61. No fence or wall shall be constructed around any retention basin unless approved by the Planning Manager and the City Engineer.
  62. 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.
  63. 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

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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).

64. The design of the development shall not cause any increase in flood boundaries and levels in any area outside the development.
65. 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.
66. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
67. 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.
  - 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.

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UTILITIES

68. The applicant shall comply with the provisions of LQMC Section 13.24.110 (Utilities).
69. 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.
70. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.

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

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

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

CONSTRUCTION

72. 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.

LANDSCAPE AND IRRIGATION

73. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans).

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74. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
75. All new and modified landscape areas shall have landscaping and permanent irrigation improvements in compliance with the City’s Water Efficient Landscape regulations contained in LQMC Section 8.13 (Water Efficient Landscape).
76. Lighting plans shall be submitted with the final landscaping plans for a recommendation to the Planning Commission for their approval. Exterior lighting shall be consistent with LQMC Section 9.100.150 (Outdoor Lighting) and 9.150.080 (Parking Facility Design Standards). All freestanding lighting shall not exceed 20 feet in height and shall be shielded to minimize trespass of light off the property. Security lighting along the west elevation of the anchor building shall be installed below 20 ft. in height and shall be shielded to minimize trespass of light off the property and not shine directly onto neighboring residences. Any illuminated carports shall be included in the photometric study as part of the final lighting plan submittal.
77. All water features shall be designed to minimize “splash”, and use high efficiency pumps and lighting to the satisfaction of the Planning Manager. They shall be included in the landscape plan water efficiency calculations per Municipal Code Chapter 8.13.
78. All rooftop mechanical equipment shall be completely screened from view. Utility transformers or other ground mounted mechanical equipment shall be fully screened with a screening wall or landscaping and painted to match the adjacent buildings.
79. The applicant shall submit the final landscape plans for review, processing and approval to the Design and Development Department, in accordance with the Final Landscape Plan application process. Planning Commission approval of the final landscape plans is required prior to issuance of the first building permit.

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

80. The applicant or his agent has the responsibility for proper sight distance

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requirements per guidelines in the AASHTO “A Policy on Geometric Design of Highways and Streets, 5th Edition” or latest, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.

81. The final design of the perimeter landscaping, particularly the perimeter wall, shall be included with the Final Landscape Plan submittal.
82. All vacant pads shall be planted with drought tolerant landscaping and decomposed granite and shall include fencing as appropriate so long as they are vacant. The installation of all landscaping and decomposed granite, and fencing as appropriate, shall be completed prior to the issuance of Certificate of Occupancy of the Pavilions store. Any landscaping on vacant pads shall be irrigated and maintained regularly. The final landscape plan for the project shall include plans for fencing, landscaping, irrigation (as applicable), and maintenance for vacant pads. The final landscape plan must be reviewed and approved by the Planning Commission at a public hearing prior to construction.

PUBLIC SERVICES

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

MAINTENANCE

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

FEES AND DEPOSITS

86. 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.



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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, 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. Site Development Permit 2017-0009 shall comply with all applicable conditions for the following related approval(s):

Environmental Assessment 2017-0006  
Tentative Parcel Map 2017-0003 (Tentative Parcel Map 37370)  
Specific Plan 2017-0002

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

3. Applicant shall work with the Design and Development Department to finalize Site Development Permit plan package, including but not limited to, elevations, roof plans, shell plans, materials board, preliminary landscape plans, and lighting plans, within 60 days of City Council approval.
4. Pad Buildings 1, 2, 8, 9, and 10 shall require, prior to construction of any structures, a Site Development Permit to be reviewed and approved by the Planning Commission at a public hearing. The architectural and landscaping design for these pad buildings shall be congruous with the design approved in Site Development Permit 2017-0006.
5. The Site Development Permit shall expire two years from 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.

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6. 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 Development Services Division (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Water Quality Management Plan (WQMP) Exemption Form – Whitewater River Region, Improvement Permit)
  - La Quinta Planning Division
  - 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 improvements plans for City approval.

7. 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 Discharger Identification (WDID) number to the City prior to the issuance of a grading or building permit.
8. 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. 2012-0006-DWQ.

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- 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](http://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. 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.
- E. The inclusion in the Conditions, Covenants, and Restrictions (CC&Rs), a requirement for the perpetual maintenance and operation of all post-construction BMPs as required.
9. 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).
10. 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

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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.

11. 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

12. Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the construction or proper functioning of the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements. Said conferred rights shall also include grant of access easement to the City of La Quinta for the purpose of graffiti removal by City staff or assigned agent in perpetuity and agreement to the method to remove graffiti and to paint over to best match existing. The applicant shall establish the aforementioned requirements in the CC&R’s for the development or other agreements as approved by the City Engineer. Pursuant to the aforementioned, the applicant shall submit and execute an “AUTHORIZATION TO REMOVE GRAFFITI FROM PRIVATE PROPERTY” form located at the Public Works Department Counter prior to Certificate of Occupancy.
13. Pursuant to the aforementioned condition, conferred rights shall include approvals from the master developer 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.

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

A. PUBLIC STREETS

- 1) Jefferson Street (Major Arterial) – 64 feet from the centerline of Jefferson Street for a total 128-foot ultimate developed right of way except additional variable right of way dedication to accommodate improvements conditioned under STREET AND TRAFFIC IMPROVEMENTS.
  - 2) Avenue 50 (Primary Arterial) – 54 feet from the centerline of Avenue 50 for a total 108-foot ultimate developed right of way except additional variable right of way dedication to accommodate improvements conditioned under STREET AND TRAFFIC IMPROVEMENTS.
16. Dedications shall include additional widths as necessary for dedicated right and left turn lanes, bus turnouts, and other features contained in the approved construction plans.

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

17. When the City Engineer determines that access rights to the proposed street rights-of-way shown on the approved Site Development Permit are necessary prior to approval of the improvements dedicating such right-of-way, the applicant shall grant the necessary right-of-way within 60 days of a written request by the City.

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18. The applicant shall create perimeter landscaping setbacks along all public rights-of-way as follows:
  - A. Jefferson Street (Major Arterial) – Minimum 18-foot from the R/W-P/L.
  - B. Avenue 50 (Primary Arterial) – Minimum 18-foot from the R/W-P/L.

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

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

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

19. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas.
20. Direct vehicular access to Jefferson Street and Avenue 50 is restricted, except for those access points identified on the tentative parcel map, or as otherwise conditioned in these conditions of approval. The vehicular access restriction shall be shown on the recorded final parcel map
21. 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.
22. The applicant shall cause no easement to be granted, or recorded, over any portion of the subject property after the date of approval of the Site Development Permit unless such easement is approved by the City Engineer.

**STREET AND TRAFFIC IMPROVEMENTS**

23. 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.

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24. 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. Unused curb cuts on any lot shall be restored to standard curb height prior to final inspection of permanent building(s) on the lot.
25. The applicant shall construct the following street improvements to conform with the General Plan (street type noted in parentheses.)

**A. OFF-SITE STREETS**

- 1) Jefferson Street (Major Arterial)
  - a. Widen the west side of the street along frontage as necessary in order to accommodate deceleration/right turn only lanes serving the two entrances to the project.
  - b. Reconstruct the existing landscaped median to provide the left turn in with physical left turn out restriction and restore the median landscaping.
  - c. Class II bike lane as approved by the City Engineer
  - d. Reconstruct sidewalk improvements as needed and applicant to reimburse City for sidewalk improvements made to applicant’s frontage through the City’s Capital Improvement Program.
- 2) Avenue 50 (Primary Arterial)
  - a. Widen the north side of the street along all frontage to the project boundary to its ultimate width on the north side as specified in the General Plan and the requirements of these conditions. Street widening improvements shall include all appurtenant components such as, but not limited to curb, gutter, traffic control striping, legends, and signs.
  - b. A deceleration/right turn only lane serving the

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entrances to the project as approved by the City Engineer

- c. 12-foot wide landscaped median along the entire boundary of the project plus variable width as needed to accommodate for a left turn lane into the easterly Avenue 50 project entry and for a left turn lane for eastbound Avenue 50 traffic at the intersection of Avenue 50 and Jefferson Street as approved by the City Engineer.
  - d. Class II bike lane as approved by the City Engineer
  - e. 6-foot wide sidewalk—The applicant shall revise the site plan and landscape plan to include a non-curb adjacent 6-foot wide sidewalk along Avenue 50 at a minimum distance of 4 feet from the street curb. The site plan and landscape plan shall be reviewed and approved by the City Engineer and Planning Manager prior to construction.
  - f. The applicant is responsible for the cost to design and install dual eastbound left turn lanes to northbound Jefferson Street when determined by the City Engineer and a traffic study prepared for the applicant per Engineering Bulletin #06-13 that the left-turn volumes cannot be adequately served by the single left-turn lane. Applicant shall enter into a SIA to post separate security for the cost to design and install the dual eastbound left turn lanes. This obligation will remain in effect for 10 years after recordation of the final map unless otherwise approved by the City Engineer.
- 3) Jefferson Street/Avenue 50 Intersection: All necessary traffic signal modifications in the northwest quadrant of the intersection and any other modifications warranted by the timing and traffic generation of this development.



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- 4) Other required improvements in the right-of-way and/or adjacent landscape setback area include: all appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.

The applicant is responsible for construction of all improvements mentioned above.

The applicant shall extend improvements beyond the project boundaries to ensure they safely integrate with existing improvements (e.g., grading; traffic control devices and transitions in alignment, elevation or dimensions of streets and sidewalks).

26. General access points and turning movements of traffic are limited to the following:

Jefferson Street (northerly): Right turn in, right turn out, and left turn in movements are permitted. Left turn out movements are prohibited.

Jefferson Street (southerly): Right turn in and right turn out movements are permitted. Left turn in and left turn out movements are prohibited.

Avenue 50 (westerly): Right turn in and right turn out movements are permitted. Left turn in and left turn out movements are prohibited.

Avenue 50 (easterly): Full turn movements in and out are allowed.

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

**PARKING LOTS and ACCESS POINTS**

28. The design of parking facilities shall conform to LQMC Chapter 9.150 and in particular the following:
  - A. The parking stall and aisle widths and the double hairpin stripe parking stall design shall conform to LQMC Chapter 9.150.
  - B. Cross slopes should be a maximum of 2% where ADA accessibility is required including accessibility routes between buildings.

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- C. Building access points shall be shown on the Precise Grading Plans to evaluate ADA accessibility issues can be evaluated.
- D. Accessibility routes to public streets and adjacent development 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. One van accessible handicapped parking stall is required per 8 handicapped parking stalls.
- F. Drive aisles between parking stalls shall be a minimum of 26 feet with access drive aisles to Public Streets a minimum of 30 feet or as approved by the City Engineer.

Entry drives, main interior circulation routes, corner cutbacks, bus turnouts, dedicated turn lanes, ADA accessibility route to public streets and other features shown on the approved construction plans, may require additional street widths and other improvements as may be determined by the City Engineer.

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

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

or the approved equivalents of alternate materials per the City Engineer.

- 30. 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

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gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.

- 31. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs and sidewalks. Mid-block street lighting is not required.
- 32. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, access gates and parking areas shall be stamped and signed by 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.

- 33. 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).
- 34. The following improvement plans shall be prepared and submitted for review and approval by the Design and Development Department. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

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

NOTE: A through D to be submitted concurrently.

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- E. Off-Site Street Improvement/Storm Drain Plan  
1" = 40' Horizontal, 1" = 4' Vertical
- F. Off-Site Signing & Striping Plan 1" = 40' Horizontal  
The Off-Site street improvement plans shall have separate plan sheet(s) (drawn at 20 scale) that show the meandering sidewalk, mounding, and berming design in the combined parkway and landscape setback area.
- G. On Site Sewer and Water Improvement Plan 1" = 40' Horizontal
- H. On-Site Street Improvements/Signing & Striping/Storm Drain Plan  
1" = 40' Horizontal, 1" = 4' Vertical
- I. On-Site Precise Grading Plan 1" = 30' Horizontal

(Separate Storm Drain Plans if applicable)

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

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

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

“On-Site Precise Grading” plans shall normally include all on-site surface improvements including but not limited to finish grades for curbs &

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gutters, building floor elevations, wall elevations, parking lot improvements and ADA requirements.

35. 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 Development Division at the City website ([www.la-quinta.org](http://www.la-quinta.org)). Please navigate to the Design and Development Department home page and look for the Standard Drawings hyperlink.
36. The applicant shall furnish a complete set of the mylars of all approved improvement plans acceptable to the City Engineer.
37. 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**

38. 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.
39. 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 Parcel Map, shall comply with the provisions of LQMC Chapter 13.28 (Improvement Security).

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40. Prior to constructing any off-site improvements, the applicant shall deposit securities equivalent to both a Performance and Labor & Material Bonds each valued at 100% of the cost of the off-site improvements, or as approved by the City Engineer.
41. Improvements to be made, or agreed to be made, shall include the removal of any existing structures or other obstructions which are not a part of the proposed improvements; and shall provide for the setting of the final survey monumentation.
42. When improvements are phased through a “Phasing Plan,” or an administrative approval (e.g., Site Development Permits), all off-site improvements and common on-site improvements (e.g., backbone utilities, retention basins, perimeter walls, landscaping and gates) shall be constructed, or secured, prior to the issuance of any permits in the first phase of the development, or as otherwise approved by the City Engineer.

If construction of the commercial center proceeds in phases, the first phase of development shall include the construction and completion of the Anchor tenant building and associated fuel center, Shop 1, project landscaping and parking areas.

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

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

43. Depending on the timing of the development of this Site Development Permit, and the status of the off-site improvements at the time, the applicant may be required to:
  - A. Construct certain off-site improvements.

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

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

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

- 44. 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.

Estimates for improvements under the jurisdiction of other agencies shall be approved by those agencies and submitted to the City along with the applicant’s detailed cost estimates. Security will not be required for telephone, natural gas, or Cable T.V. improvements.

- 45. 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.

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GRADING

46. The applicant shall comply with the provisions of LQMC Section 13.24.050 (Grading Improvements).
47. 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.
48. 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 an engineer 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. WQMP prepared by an engineer registered in the State of California.

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

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions as submitted with its application for a grading permit. Additionally, the applicant shall replenish said security if expended by the City of La Quinta to comply with the Plan as required by the City Engineer.



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49. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
50. Grading within the perimeter setback and parkway areas shall have undulating terrain and shall conform with the requirements of LQMC Section 9.60.240(F) except as otherwise modified by this condition requirement. The maximum slope shall not exceed 3:1 anywhere in the landscape setback area, except for the backslope (i.e. the slope at the back of the landscape lot) which shall not exceed 2:1 if fully planted with ground cover. The maximum slope in the first six (6) feet adjacent to the curb shall not exceed 4:1 when the nearest edge of sidewalk is within six feet (6') of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1. All unpaved parkway areas adjacent to the curb shall be depressed one and one-half inches (1.5") in the first eighteen inches (18") behind the curb.
51. 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, or as approved by the City Engineer.
52. Building pad elevations of perimeter lots shall not differ by more than one foot higher from the building pads in adjacent developments.
53. The applicant shall minimize the differences in elevation between the adjoining properties and the lots within this development.
54. Prior to any site grading or regrading that will raise or lower any portion of the site by more than plus or minus half of a foot (0.5') from the elevations shown on the approved Site Development Permit Site Plan, the applicant shall submit the proposed grading changes to the City Engineer for a substantial conformance finding review.
55. 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.

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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**

56. Stormwater handling shall conform with the approved hydrology and drainage report for the Pavilions Plaza Commercial Development project (TPM37370 and SDP2017-0009), or as approved by the City Engineer. Nuisance water shall be disposed of in an approved manner.

Nuisance water shall be retained onsite and disposed of via an underground percolation improvement approved by the City Engineer.

57. 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 the 1 hour, 3-hour, 6 hour or 24-hour event producing the greatest total run off.
58. 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.
59. 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.
60. 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.

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61. No fence or wall shall be constructed around any retention basin unless approved by the Planning Manager and the City Engineer.
62. 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.
63. 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).
64. The design of the development shall not cause any increase in flood boundaries and levels in any area outside the development.
65. 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.
66. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
67. 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.
  - 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-

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- 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**

- 68. The applicant shall comply with the provisions of LQMC Section 13.24.110 (Utilities).
- 69. 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.
- 70. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.

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

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

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

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CONSTRUCTION

72. 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.

LANDSCAPE AND IRRIGATION

73. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans).
74. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
75. All new and modified landscape areas shall have landscaping and permanent irrigation improvements in compliance with the City’s Water Efficient Landscape regulations contained in LQMC Section 8.13 (Water Efficient Landscape).
76. Lighting plans shall be submitted with the final landscaping plans for a recommendation to the Planning Commission for their approval. Exterior lighting shall be consistent with LQMC Sections 9.100.150 (Outdoor Lighting) and 9.150.080 (Parking Facility Design Standards). All freestanding lighting shall not exceed 20 feet in height and shall be shielded to minimize trespass of light off the property. Security lighting along the west elevation of the anchor building shall be installed below 20 ft. in height and shall be shielded to minimize trespass of light off the property and not shine directly onto neighboring residences. Any illuminated carports shall be included in the photometric study as part of the final lighting plan submittal.
77. All water features shall be designed to minimize “splash”, and use high efficiency pumps and lighting to the satisfaction of the Planning Manager. They shall be included in the landscape plan water efficiency calculations per Municipal Code Chapter 8.13.
78. All rooftop mechanical equipment shall be completely screened from view. Utility transformers or other ground mounted mechanical equipment shall be fully screened with a screening wall or landscaping and painted to match the adjacent buildings.

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79. The applicant shall submit the final landscape plans for review, processing and approval to the Design and Development Department, in accordance with the Final Landscape Plan application process. Planning Commission approval of the final landscape plans is required prior to issuance of the first building permit.

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

80. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the AASHTO “A Policy on Geometric Design of Highways and Streets, 5th Edition” or latest, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.
81. The final design of the perimeter landscaping, particularly the perimeter wall, shall be included with the Final Landscape Plan submittal.
82. Applicant/Developer shall install paving patterns, such as stamped concrete or decorative colored pavers, to delineate and differentiate pedestrian-oriented areas throughout the project from the vehicular circulation, parking areas, ingress and egress, to minimize conflicts between pedestrian and vehicle traffic. Paving patterns shall be approved with the final landscape plans by the Planning Commission prior to construction.

PUBLIC SERVICES

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

MAINTENANCE

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

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FEES AND DEPOSITS

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

FIRE DEPARTMENT

87. Fire Hydrants and Fire Flow: Applicant and/or developer shall separately provide one copy of off-site water system plans detailing existing/proposed fire hydrant(s) and main(s) capable of delivering the minimum fire flow, per CFC Appendix B Table B105.1, within 400 feet to all portions around the proposed structure(s). Minimum fire hydrant location and spacing shall comply with the CFC and NFPA 24. Reference current California Fire Code (CFC) 507.5.1. Plans must be signed by a registered Civil Engineer and/or water purveyor prior to Fire Marshal review and approval. Mylar will be signed by the Fire Marshal after review and approval.
  - A. Transportation hydrants shall be added to Jefferson and Avenue 50 in compliance with CFC Appendix C Table C102.1 for the frontage of the project.
88. Fire Department Access: Provide a site plan for fire apparatus access roads and signage. Access roads shall be provided to within 150 feet to all portions of all buildings and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 60,000 lbs. over two axels for commercial developments. Ref. CFC 503.1.1 and 503.2.1 as amended by the City of La Quinta.
89. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
90. Grading Permit Fire Department Review: Submittal to the Office of the Fire Marshal for Precise Grading Permit will be required.
91. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction,

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installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.

92. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
93. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger will be required to install a fire sprinkler system. Ref. CFC 903.2 as amended by the City of La Quinta.
94. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
95. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1
96. Addressing: All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01
97. Landscape clearances: A minimum 3-foot radius clear of vegetation shall be maintained around fire protection equipment, valves and services requiring access. This includes Backflow Valves, Post-Indicator Valves, Fire Department Connections, Fire Hydrants, etc.
98. Emergency Responder Radio Coverage Systems: Projects that do not meet the exceptions set forth by the Riverside County Office of the Fire Marshal shall provide plans for an emergency responder radio coverage system. Ref. CFC 510.1 and Riverside County Office of the Fire Marshal Technical Policy #TP19-002



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BUILDING DIVISION

99. Building Plans prepared for permitting shall meet applicable California Building Codes effective at the time of submittal.
100. Any building, structure, facility, complex or improved area, or portions thereof, which are used by the general public shall be provided barrier free design to ensure that these improvements are accessible to and usable by persons with disabilities. Plans shall fully detail how the proposed facility complies with the California Accessibility Standards defined in Title 24 Chapter 11B and Federal ADA Regulations.

MISCELLANEOUS

101. Representatives from tribes within the project vicinity commented and have requested the following considerations:
  - A. The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) shall be onsite during any ground disturbing activities (including archaeological testing and surveys).
  - B. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior’s Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.
102. The County Coroner shall be contacted if human remains are identified during earthmoving activities. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and the landowner will work with the designated MLD to determine the final disposition of the remains.
103. No signage is permitted with this approval. A separate permit from the Design and Development Department is required for any temporary or permanent signs.
104. The applicant shall submit exhibits to the Planning Manager and City Engineer that demonstrate vehicles can turn into approved drive aisles

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for drive through facilities in one continuous movement prior to precise grading plan approval. The applicant shall modify drive aisle entries for drive through facilities on precise grading and building construction plans if the Planning Manager and City Engineer determine such modifications are necessary to accommodate vehicles turning into drive aisles.

105. The applicant shall install a transition for the eastbound Avenue 50 to northbound Jefferson Street left turn lane that separates the turn lane from the left turn lane into the shopping center from eastbound Avenue 50. This transition will keep the left turn queue for Jefferson Street from backing up into the median break for the shopping center full turn movement.
106. Applicant/Developer shall add metal louvres as a decorative element to the fuel center canopy consistent with the architecture of the convenience store building. The metal louvres shall be reviewed and approved during building plan check.
107. The size of Building 7 shall be no larger than 825 square feet and shall not include the sale of alcoholic beverages.
108. Public Art shall be dedicated on the project site or the Applicant/Developer shall pay a development fee pursuant to the requirements of Municipal Code Chapter 2.65 Art in Public Places.
109. All vacant pads shall be planted with drought tolerant landscaping and decomposed granite and shall include fencing as appropriate so long as they are vacant. The installation of all landscaping and decomposed granite, and fencing as appropriate, shall be completed prior to the issuance of Certificate of Occupancy of the Pavilions store. Any landscaping on vacant pads shall be irrigated and maintained regularly. The final landscape plan for the project shall include plans for fencing, landscaping, irrigation (as applicable), and maintenance for vacant pads. The final landscape plan must be reviewed and approved by the Planning Commission at a public hearing prior to construction.
110. The applicant shall add shade features and seating to the interior corner plaza areas and shall be approved with the final landscape plans by the Planning Commission prior to construction.
111. The project sign program shall be reviewed and approved by the Planning Commission at a public hearing prior to construction.

**CITY COUNCIL RESOLUTION 2021-XXX – “EXHIBIT C”  
CONDITIONS OF APPROVAL - RECOMMENDED  
SITE DEVELOPMENT PERMIT 2017-0009  
PAVILION PALMS SHOPPING CENTER  
ADOPTED: MONTH XX, 2021  
Page 27 of 27**

112. The height of parking lot lighting shall not exceed 20 feet and shall be approved with the final landscape plans by the Planning Commission prior to construction.
113. The applicant shall install a minimum of 12 electric vehicle charging facilities in the anchor tenant’s parking lot on an accessible route per CBC 11B-228.3. Any future electric vehicle charging facilities in addition to these 12 shall be designed on an accessible route to facilitate compliance once they are installed.
114. The landscape architect shall identify standards for planting, irrigation and maintenance in the final landscape plan and the standards shall be included in Covenants, Conditions, and Restrictions (CC&Rs) which shall be recorded on the Property and shall be reviewed and approved by the City.
115. Prior to issuance of Certificate of Occupancy for the Pavilions store, applicant shall record Conditions, Covenants, and Restrictions (CC&Rs) on the Property. The CC&Rs shall (1) require minimum covenants for satisfactory, perpetual maintenance obligations on the Property; (2) name the City of La Quinta as an express third party beneficiary; (3) be reviewed and approved by the City Attorney’s Office prior to recordation; and (4) state that the CC&Rs cannot be amended without prior written consent of the City.
116. Prior to issuance of Certificate of Occupancy for the Pavilions store, applicant shall execute and record a maintenance agreement with the Renaissance HOA and the Palmilla HOA. The agreement shall (1) be imposed as an equitable servitude on the Property (2) require satisfactory, perpetual maintenance of the Property, (3) name the City as an express third party beneficiary; (4) be reviewed and approved by the City Attorney’s Office prior to recordation; and (5) state that the maintenance agreement cannot be amended without prior written consent of the City. If the applicant shows substantial evidence that the Renaissance and Palmilla HOA’s are not negotiating in good faith, the applicant may provide the evidence to the Design and Development Department and request removal of this condition.

[CLICK HERE to Return to Agenda](#)



NWC AVENUE 50 & JEFFERSON STREET  
LA QUINTA, CA

PLAZA-PERSPECTIVE VIEW

DATE: \_\_\_\_\_  
MCG JOB #: 16.454.05

DATE	REVISIONS

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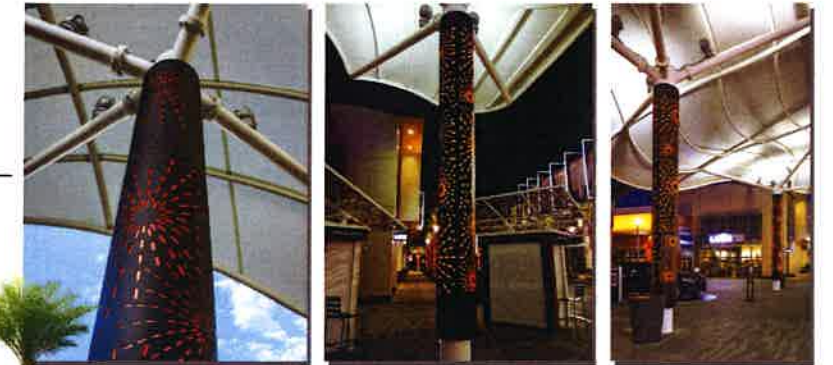
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SHOPS BUILDING 5 ELEVATION (FACING JEFFERSON ST.)



FREE STANDING ELEMENT CONCEPT



SHOPS BUILDING 6 ELEVATION (FACING AVENUE 50.)



STONE VENEER  
COLOR: "SANDCOLLAR"  
BY: CRAFT URBAN STRIP

NWC AVENUE 50 & JEFFERSON STREET  
LA QUINTA, CA

EXTERIOR ELEVATIONS

DATE: 02-23-2021  
MCG JOB #: 16.454.05

DATE	REVISIONS

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# Pavilion Palms Shopping Center Applications Being Considered

## Specific Plan Amendment

The Specific Plan Amendment proposes the following:

- Reduce the minimum landscape setback along Jefferson Street and Avenue 50 from 20 to 18 feet—a 10% reduction;
- Allow retail stores over 50,000 sq. ft. as a permitted use (Pavilions building is proposed at 63,000 sq. ft.);
- Allow maximum building height to be 40 feet, per the underlying CC zone, within 150 feet of the Avenue 50 and Jefferson Street rights-of-way;
- Allow a fuel center (automobile service station without repair facilities) as a permitted use, in conjunction with an anchor tenant. Should a fuel center be proposed without an anchor tenant, it would be subject to a Conditional Use Permit (CUP);
- Modify the current Master Design Theme from Spanish Mediterranean style to a Contemporary style; and
- Remove the sign program under the current Specific Plan to allow future sign programs to be considered without a SPA.

## Site Development Permit

The site plan consists of 13 commercial buildings totaling 121,795 sq. ft. including:

- A 63,000 sq. ft. Pavilions grocery store building, with a drive-through pharmacy;
- A Pavilions-branded fuel center, with an 825 sq. ft. mini-mart (Building 7);
- A retail building approximately 4,400 sq. ft. (Retail 1);
- A multi-tenant building (Shops 1) approximately 11,700 sq. ft.;
- Five buildings ranging from 2,000 to 5,000 sq. ft. (Buildings 1-5) along the Jefferson Street frontage, with Buildings 3 and 4 as drive-throughs; and
- Four buildings ranging from 3,500 to 7,500 sq. ft. along the Avenue 50 frontage.

The site plan also includes two plaza areas around the buildings at the corner of Jefferson Street and Avenue 50.

## Fuel Center Location and Operations

There are no new changes to the fuel center's location and operations. The fuel center location is on the east side towards the middle of the site along Jefferson Street instead of along Avenue 50. The fuel center will include dispensing of motor vehicle fuel, an automobile-related air/water unit, and an 825 sq. ft. mini-mart that will offer the sale of convenience dry goods and general merchandise, lottery tickets, refrigerated dairy/deli products and prepared food and drinks. The sale of beer, wine and alcohol would be prohibited. Hours of operation for the fuel center

## ATTACHMENT 2

(including the mini mart) will be limited to 7:00 A.M. to 10:00 P.M. Similar to the fuel center hours of operation, deliveries for the entire shopping center will be limited to 7:00 A.M. to 10:00 P.M. per Mitigation Measure NOI-8 (Exhibit A).

### Architecture

Architectural plans for the Pavilions building and fuel center, Retail 1, Shops 1 and Buildings 3 through 6 are included in this SDP and are representative examples of the proposed architecture of the site. The architectural design of other retail pad buildings, Buildings 1, 2, 8, 9, and 10, will require separate SDP approval since they are not included in this package. A condition of approval is imposed that the architectural design of Buildings 1, 2, 8, 9, and 10 shall match the architectural design of the currently proposed buildings.

### Landscaping and Lighting

Landscaping for the project includes desert tolerant, water efficient plants and shade trees including to enhance the architectural statement of the shopping center and provide shade. The plans include landscape berms within the landscape setbacks along Jefferson Street and Avenue 50 to improve views into drive-through facilities, the fuel center and parking areas. Additional landscape treatment is proposed along the project's western wall behind the Pavilions building to screen it from the views of the residences to the west.

In response to concerns regarding shading, the applicant revised the landscape plan to add more shade trees in addition to the palms. The shading plan shows 70% shading of the parking lot which exceeds the minimum 50% required by the Code.

Regarding vacant pads and maintenance, conditions of approval have been incorporated. SDP Condition #109 requires vacant pads to be fully landscaped prior to issuance of Certificate of Occupancy for the Pavilions store. Additionally, to address landscape and property maintenance, the applicant will be required to record maintenance obligations in their CC&R's, to which the City would be a third-party beneficiary (SDP Conditions #113 and 114), as well as enter into a maintenance agreement with the neighboring HOA's (Renaissance and Palmilla), to which the City also would be a third-party beneficiary (SDP Condition #115).

Parking lot lighting for the project will consist of LED lighting, no taller than 20 feet, which complies with height limits of the CC District. Additionally, the conditions of approval restrict the height of the lights on the back of the Pavilions building to under 20 feet to reduce lighting impacts on the Renaissance neighborhood to the west.




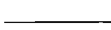



### Tentative Parcel Map

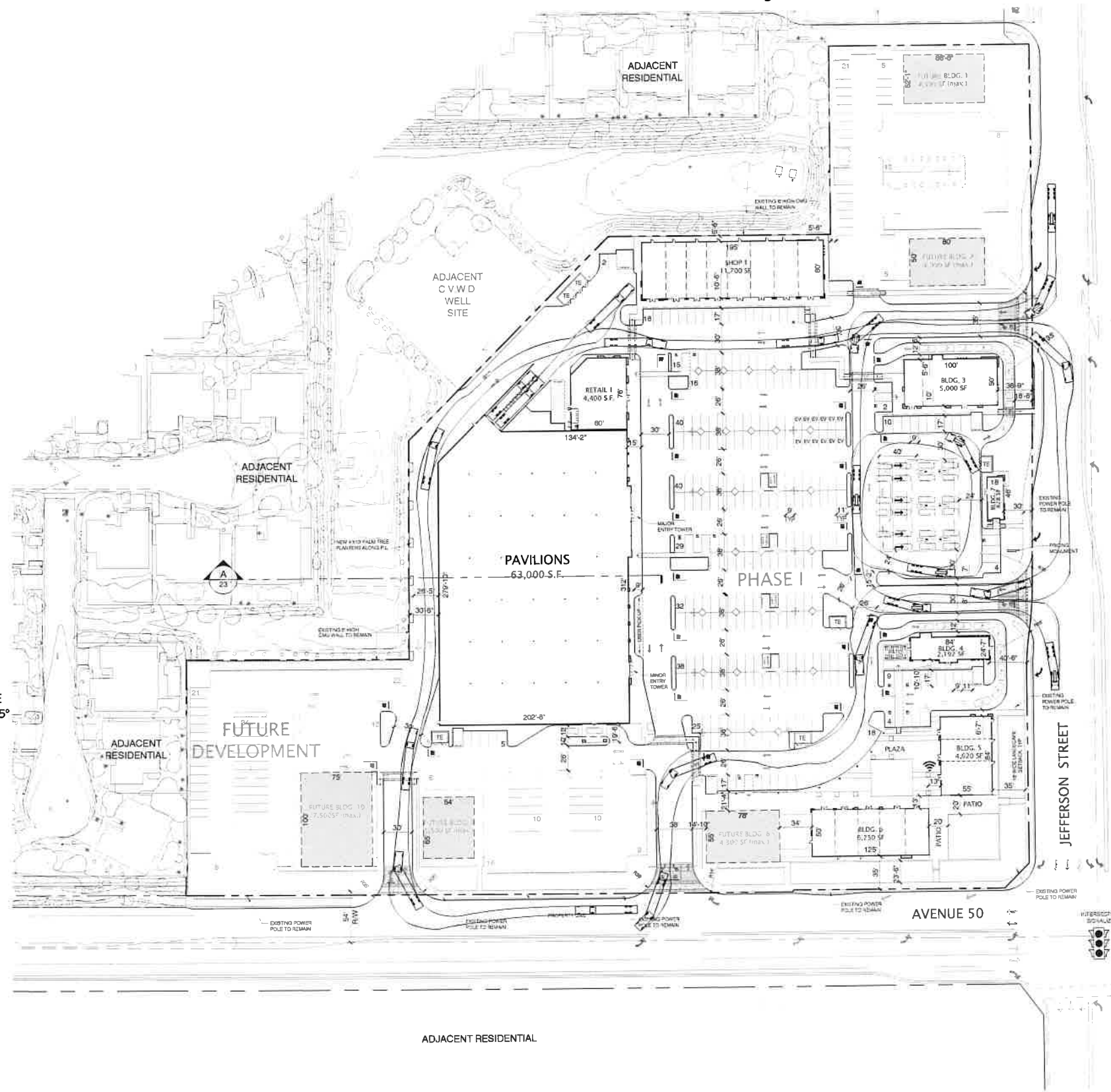
The Tentative Parcel Map proposes to reconfigure the property from 5 parcels into 13 parcels. This change is in response to changes made to the site plan which led to an increase in parcels from the originally proposed 12 parcels to 13 parcels.



**ATTACHMENT 3**

**Legend**

-  BLDG CANOPIES
-  PROPOSED LANDSCAPE
-  18'-30' LANDSCAPE SETBACK
-  PROPERTY LINE
-  ELECTRIC VEHICLE CHARGING STATION
-  FREE WIFI
-  STAMPED CONCRETE PATHWALK & ENHANCED SITE ENTRY POINTS (Herringbone 45° w/ Soldier Header)



Vicinity Map  
NOT TO SCALE



**Overall Site Summary**

LAND:	±12.42 AC	±540,989 S.F.
BUILDING:		
PROPOSED BUILDING AREA:		±97,995 SF
FUTURE BUILDING AREA:		±23,800 SF
		±121,795 SF
<hr/>		
LAND/BUILDING RATIO:		3.44/1
BUILDING COVERAGE:		22.51%
<hr/>		
PARKING SUMMARY:		
MINIMUM PARKING REQUIRED		
102,723 SF @ 1/350 (RETAIL/OFFICE)		294 STALLS
7,200 SF @ 1/100 (DRIVE THRU)		72 STALLS
11,702 SF @ 1/125 (RESTAURANT)		94 STALLS
<b>TOTAL MINIMUM PARKING REQUIRED</b>		<b>460 STALLS</b>
<hr/>		
MAXIMUM PARKING REQUIRED		
106,088 SF @ 1/300 (RETAIL/OFFICE)		341 STALLS
7,200 SF @ 1/100 (DRIVE THRU)		72 STALLS
11,702 SF @ 1/75 (RESTAURANT)		156 STALLS
<b>TOTAL MAXIMUM PARKING REQUIRED</b>		<b>571 STALLS</b>
<hr/>		
PROPOSED PARKING:		305 STALLS
PARKING FOR FUTURE BLDG:		217 STALLS
<b>TOTAL PARKING PROVIDED:</b>		<b>522 STALLS</b>
<hr/>		
PARKING RATIO:		4.28/1000

**NWC AVENUE 50 & JEFFERSON STREET  
LA QUINTA, CA**

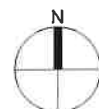
DATE: 02.22.2021  
MCG JOB #: 16.454.05

DATE	REVISIONS
11.10.2020	CLIENT DESIGN REVISIONS
02.18.2021	UPDATED PLAZA AREA

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**SITE PLAN  
Sheet 1**

Scale: 1" = 60'  
0 30' 60' 120'



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Vicinity Map

NOT TO SCALE



Overall Site Summary

LAND:	±12.42 AC	±540,989 S.F.
BUILDING:		
PROPOSED BUILDING AREA:		±97,995 SF
FUTURE BUILDING AREA:		±23,800 SF
		±121,795 SF

LAND/BUILDING RATIO:	3.44/1
BUILDING COVERAGE:	22.51%

PARKING SUMMARY:

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PROPOSED PARKING:	305 STALLS
PARKING FOR FUTURE BLDG:	217 STALLS
<b>TOTAL PARKING PROVIDED:</b>	<b>522 STALLS</b>

PARKING RATIO:	4.28/1000
----------------	-----------

Legend

- PROPOSED LANDSCAPE
- 18'-20' LANDSCAPE SETBACK
- PERGOLAS
- PROPERTY LINE
- SHADE STRUCTURE
- PUBLIC ART WORK
- EV ELECTRIC VEHICLE CHARGING STATION
- FREE WIFI
- STAMPED CONCRETE PATHWALK (Herringbone 45° w/ Soldier Header)

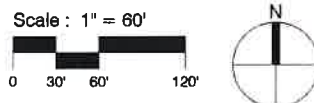
02/22/21 PLANNING COMMENT UPDATES  
 10/31/19 GATHERING PLACES, SHADE & ART  
 9/09/19 SITE SUMMARY TO MATCH LATEST  
 8/01/19 REVISE DRIVE THRU AT BLDG. 2  
 4/27/18 PROFILE SECTION REFERENCES  
 4/10/18 PLANNING COMMENT UPDATES  
 3/30/18 PLANNING COMMENT UPDATES

DATE: 02.22.2021  
 MCG JOB #: 10.454.05

DATE	REVISIONS
1/17/18	SITE UPDATES PER CIVIL PLAN
2/08/18	DECEL LANE UPDATES

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COLORED SITE PLAN  
 Sheet 02



NWC AVENUE 50 & JEFFERSON STREET  
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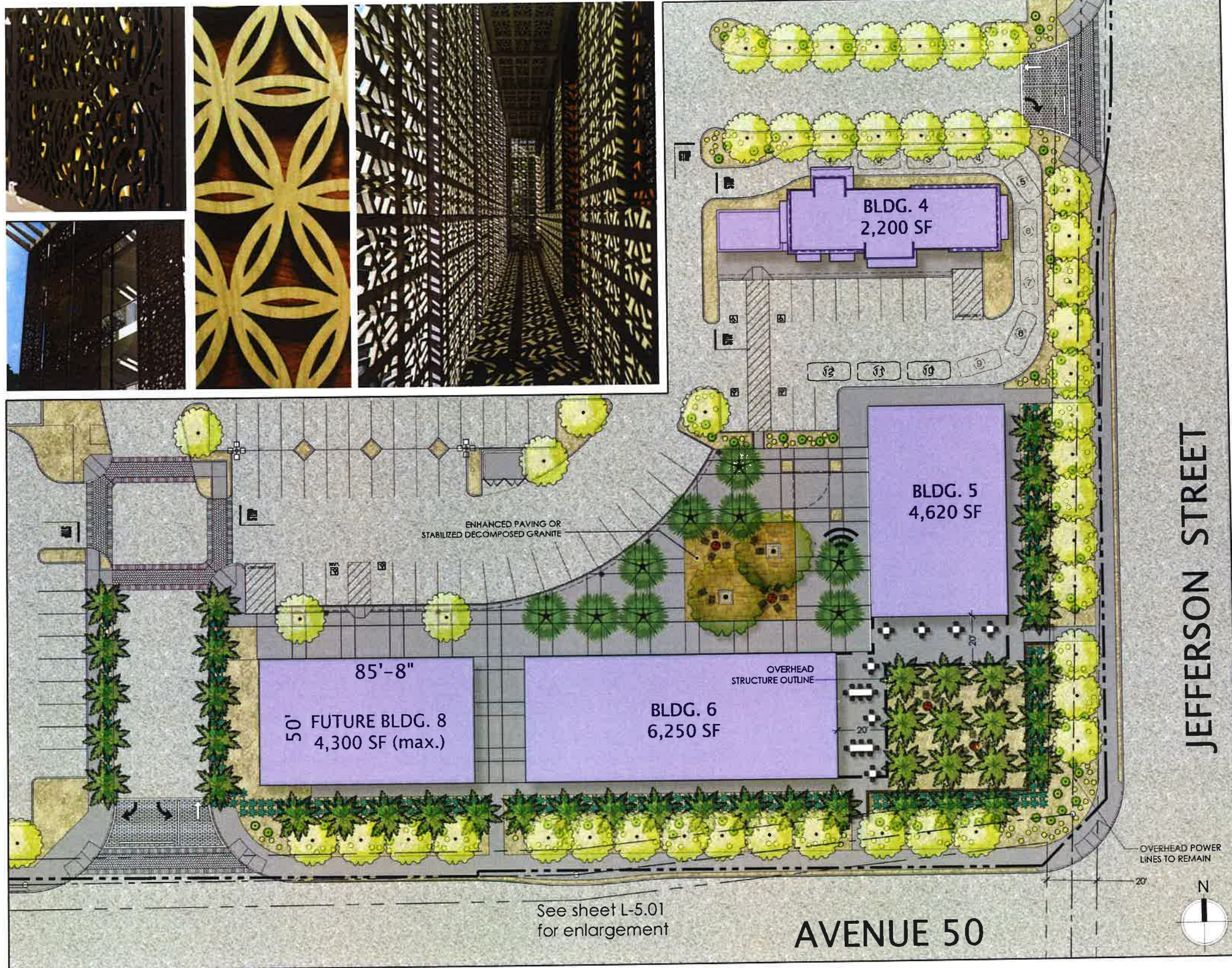
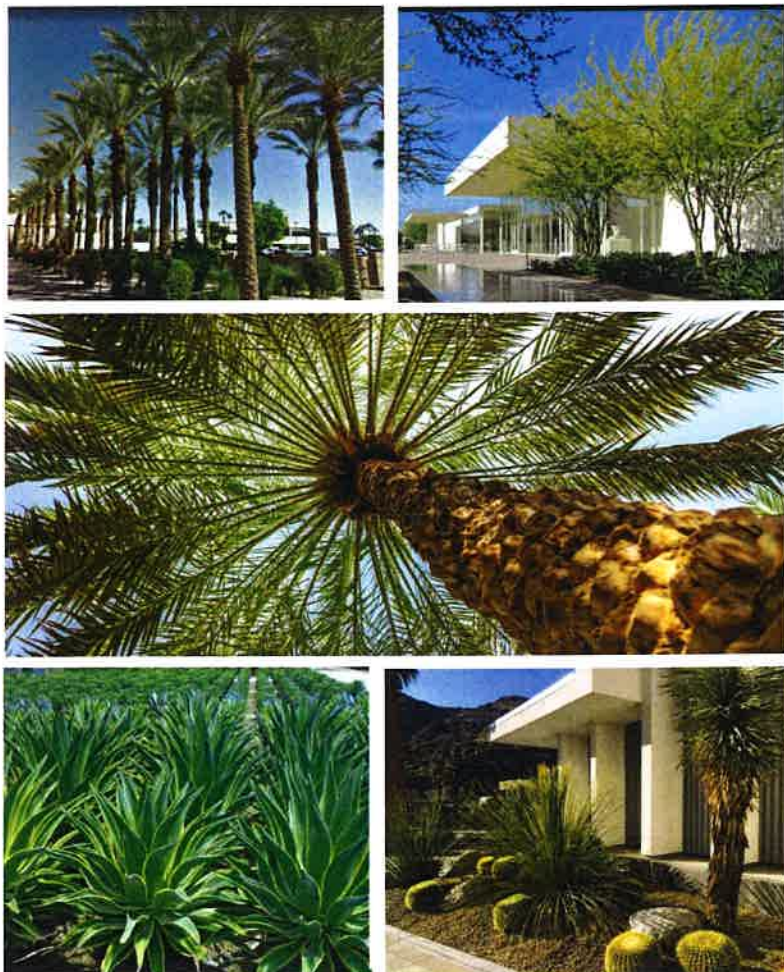
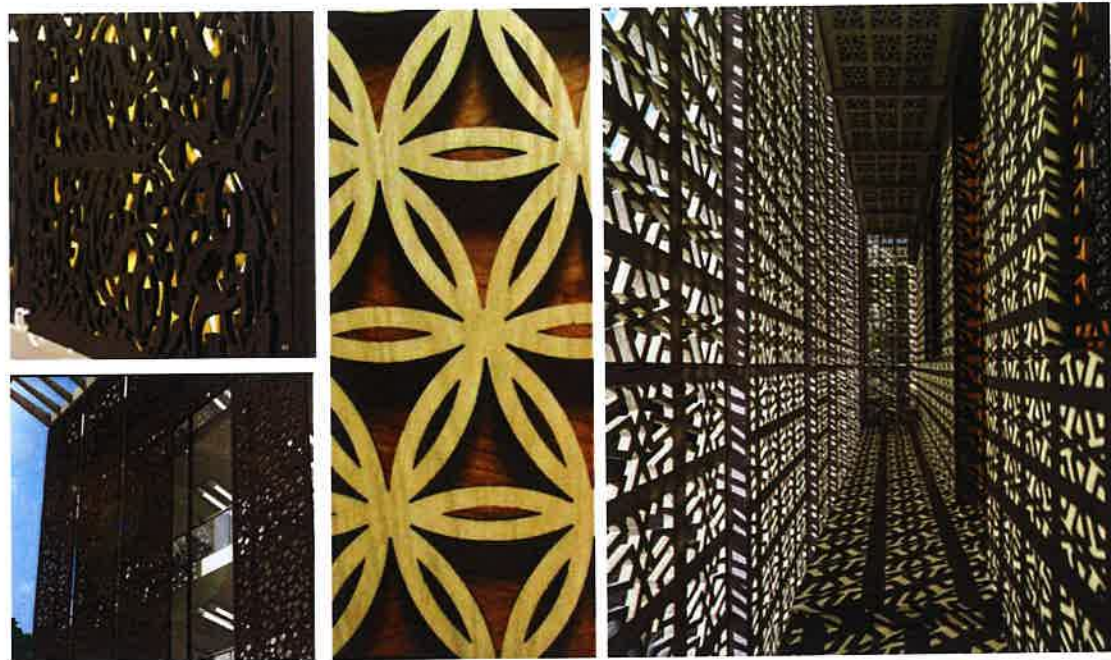


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NWC AVENUE 50 & JEFFERSON STREET  
LA QUINTA, CA

DATE:	16.454.05
MCC JOB #:	
2/23/21	PER CITY COMMENTS

PRELIMINARY LANDSCAPE PLAN  
L-5.00

SCALE: 1" = 20'-0"  
GRAPHIC SCALE

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# City of La Quinta

CITY COUNCIL MEETING: March 2, 2021

## STAFF REPORT

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**AGENDA TITLE:** DISCUSS PROJECTS TO BE INCLUDED IN FISCAL YEARS 2021/22 THROUGH 2025/26 CAPITAL IMPROVEMENT PROGRAM

---

### **RECOMMENDATION**

Discuss projects to be included in fiscal years 2021/22 through 2025/26 Capital Improvement Program and provide Staff direction.

### **EXECUTIVE SUMMARY**

- The Capital Improvement Program (CIP) is a five-year plan for major construction projects such as bridges, streets, traffic signals, drainage facilities, landscaping, lighting, parks, and other facilities.
- Based upon Council and resident input over the past year, Staff developed a preliminary scope and budget for various projects proposed for the 2021/22 CIP budget.
- The Financial Advisory Commission (FAC) established a CIP Budget Committee to participate in the CIP preparation process with Staff.
- A draft CIP and the CIP Budget Committee report was considered by the FAC on February 24, 2021.
- Council will be requested to appropriate funds for the 2021/22 CIP improvements when the operating budget and final CIP is considered in June 2021.

### **FISCAL IMPACT**

This review does not generate fiscal impacts. The Landscape and Lighting Median Island Improvements and Citywide Drainage Enhancements would use General Funds. The La Quinta Landscape Renovation Improvements, Highway 111 Corridor Area Plan Implementation and Fritz Burns Park Improvements Projects would use Measure G funding. Revenue sources are identified in Attachment 1.

## **BACKGROUND/ANALYSIS**

Staff recommends the following projects be included in the 2021/22 CIP:

### **Transportation Projects**

Transportation projects are generally funded through the Pavement Management Plan (General Fund), Transportation Development Impact Fees (DIF), Gas Tax, Measure A, SB1, and ATP funds.

- 2021/22 Pavement Management Plan (General Fund: \$1.0M)  
The City of La Quinta's current proposed Five-Year Pavement Management Plan (PMP) (Attachment 2) spans from 2021 to 2026. The proposed 21/22 projects include Crack sealing, slurry sealing and dig outs on Avenue 52 from Washington Street to Desert Club Drive, Desert Club Drive from Avenue 52 to Calle Tampico, Seasons Way, and within the Desert Pride development; and Crack sealing the east/west street segments within the Cove.
- Avenue 53 at Jefferson Street Roundabout (Measure A: \$345K, DIF Transportation: \$204.5K)  
This project was approved by Council as part of the 2016/17 CIP. Staff recommends the addition of SB-1 funds and DIF Transportation funds to supplement the existing budget; these funds will be used for the landscape improvements and the construction phase of the project.
- Dune Palms Road Pavement Rehabilitation (Measure A: \$240K, SB1: \$822K)  
This project includes pavement rehabilitation of Dune Palms Road from Fred Waring Drive to Miles Avenue.
- Citywide Striping Refresh (Measure A: \$400K)  
This project includes a striping refresh of all arterial streets within the City limits.

### **Drainage Improvements**

- Citywide Drainage Enhancements (General Fund: \$477K)  
This project will upgrade drainage facilities along Calle Tampico from Eisenhower Drive to Washington Street for minimum 150-year storm protection in accordance with the Focused Drainage Study.

## Parks and Facilities Projects

- La Quinta Landscape Improvements (Measure G: \$1.4M)  
A continuation of the multi-year initiative to refurbish the neighborhood parkways for the communities north of Highway 111. The Year 5 phase will focus on the Cactus Flower parkways per the schedule presented in Attachment 3.
- Landscape and Lighting Median Island Improvements (General Fund: \$500K)  
This project entails refurbishing City-owned medians south of Highway 111, prioritized over five years. Staff has developed an implementation strategy that recommends priorities and landscape materials.
- Fritz Burns Park Improvements (Measure G: \$350K)  
This project entails space planning and additional park amenity improvements at Fritz Burns Park.
- Village Art Plaza, Promenade and Cultural Center (Library Funds: \$2.575M, Community Cultural Center DIF: \$125K)  
This project would complete the Village Art Plaza Promenade and Cultural Center and incorporate any current master planning effort into the design and construction. Improvements would include but are not limited to a seating and socializing area, landscape and irrigation, walkways, permanent and temporary art spaces, and shade structures. The Village Art Promenade would be designed in a manner that allows for connectivity to the adjacent Village Art Plaza (prior lumberyard building) and the City Museum. This project would also convert the old Lumber Yard structure and surrounding grounds to a Village Art Plaza and provide connectivity to the Museum and Village Art Promenade

## Other Adjustments

- Highway 111 Corridor Area Plan Implementation (Measure G: \$1M)  
Implement the Highway 111 Corridor Area Plan improvements, which may include landscape, connectivity and circulation improvements, entry monuments, wayfinding, catalyst project sites, lighting, and art installations.
- Citywide Miscellaneous American with Disabilities Act (ADA) Improvements (CDBG: \$128K)  
This is a continuation of implementing ADA improvements at City parks, buildings, intersection curb ramps and sidewalks based upon the City's ADA Transition Plan Report.

## **Reimbursements for Existing Developer Impact Fee Reimbursement Agreements (Transportation DIF: \$400K)**

The City entered into reimbursement agreements with nine development entities who constructed improvements for the benefit of the City in anticipation of future reimbursement from development impact fees. In 2017 the Council set reimbursement priorities; 9 of 11 developers submitted the required documentation and have been included in the approved repayment plan (Attachment 4).

## **Projects on the Horizon**

The CIP also identified future year projects; those that may be of interest to the Council entail the following:

- Fred Waring Drive Pavement Rehabilitation (Washington Street to Adams Street) (2022/23)
- Corporate Yard – Facilities and Administrative Offices (2022/23)
- Washington Street Sidewalk Improvements (Avenue 50 to Calle Tampico) (2023/24)
- Moon River Drive Pavement Rehabilitation (Ave 50 to DSUSD ROW) (2024/25)

Staff and the FAC CIP Budget Committee, including Commissioners Batavick and Hoffner, reviewed the CIP funding, prioritization criteria, and projects. During the FAC study session on February 24, 2021 Staff presented the draft CIP to the FAC, and the Commissioners discussed their review process and findings (Attachment 5).

Staff seeks direction on all projects included in the draft CIP. After incorporating Council's comments, an updated CIP program will be presented for adoption in June.

Prepared by: Julie Mignogna, Management Analyst

Approved by: Bryan McKinney, P.E., Public Works Director/City Engineer

- Attachments:
1. Project Revenue Summary from Draft 2021/22 through 2025/26 CIP
  2. 2021 Pavement Management Update - 5 Year Plan
  3. La Quinta Landscape Renovation Project Schedule
  4. DIF Reimbursement Agreement Repayment Schedule
  5. FAC CIP Budget Committee Report



**CITY OF LA QUINTA  
CAPITAL IMPROVEMENT PROGRAM  
REVENUE SUMMARY**

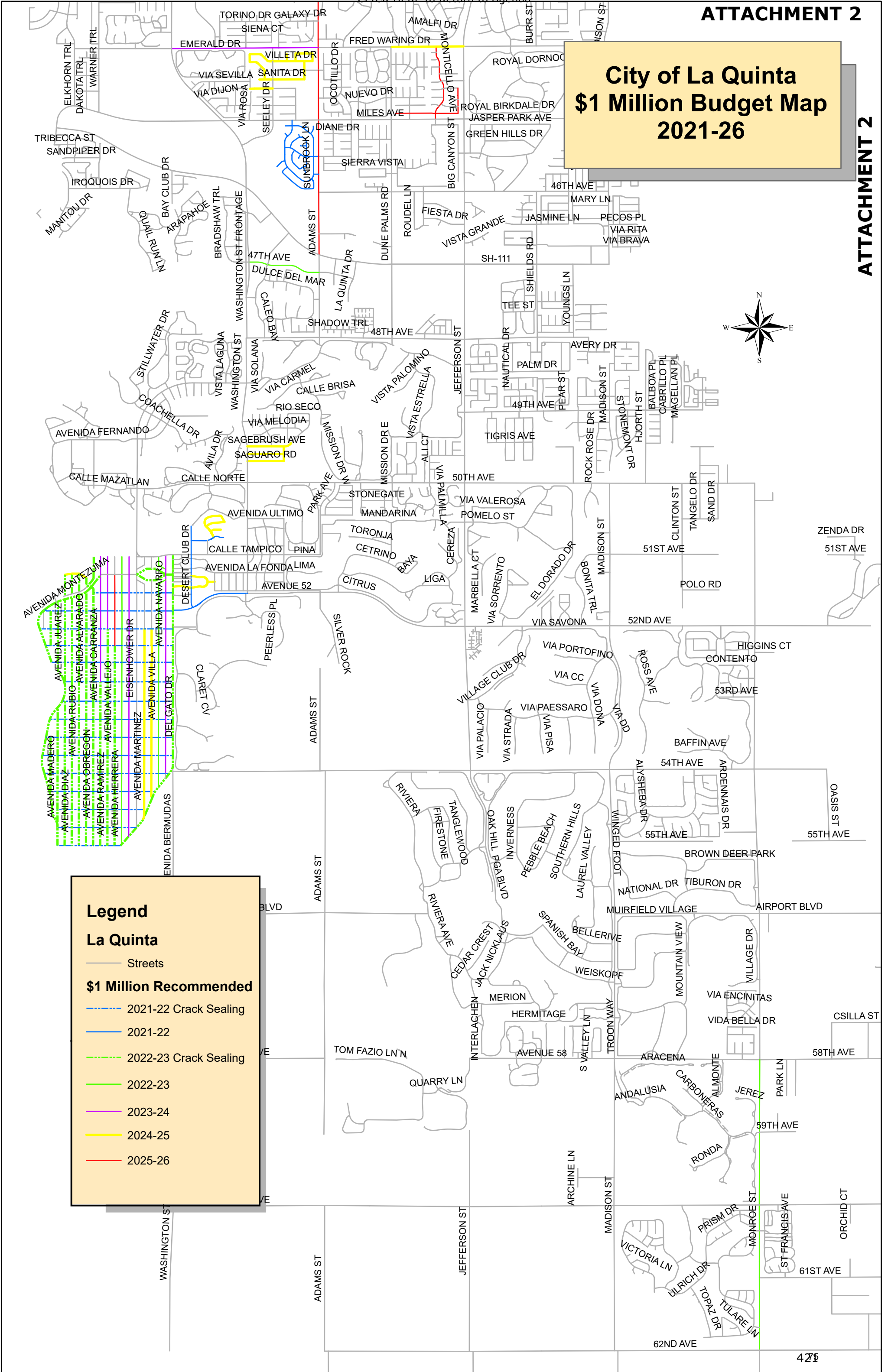
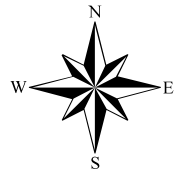
Project #	Project Description	General Fund Operating	Measure G Sales Tax	SB 1 Road Maint/Rehab	DIF Community and Cultural Center	DIF Transportation	Measure A	Other Revenue	Other Revenue Source	Total
<b>2021/2022</b>										
2122ADA	ADA Accessible Ramps - Various Locations	20,000								20,000
2122CPM	Citywide Preventative Maintenance Plan Improvements							50,000	Equip Replacement Fund	50,000
2122PMP	Pavement Management Plan Street Improvements	1,000,000								1,000,000
2122STI	Sidewalks - Various Locations	55,000								55,000
2122TMI	Citywide Traffic Signal Maintenance Improvements						235,000			235,000
2122DRA	Citywide Drainage Enhancements	477,000								477,000
201603	La Quinta Landscape Renovation Improvement		1,408,356							1,408,356
201702	Developer Reimbursement for DIF Eligible Improvements					400,000				400,000
201709	Avenue 53 Jefferson St. Roundabout					204,500	345,500			550,000
201804	Landscape and Lighting Median Island Improvements	500,000								500,000
201901	Village Art Plaza Promenade and Cultural Center				125,000			2,575,000	Library Funds and Cultural Ctr DIF	2,700,000
201905	Highway 111 Corridor Area Plan Implementation		1,000,000							1,000,000
202101	Dune Palms Road Pavement Rehabilitation (Fred Waring Drive to Miles Avenue)			822,800			240,000			1,062,800
202102	Fritz Burns Park Improvements		350,000							350,000
202103	Citywide Miscellaneous ADA Improvements							128,350	Community Dev Block Grant	128,350
202104	Citywide Striping Refresh						400,000			400,000
<b>FY 2021/2022 SUBTOTAL:</b>		<b>2,052,000</b>	<b>2,758,356</b>	<b>822,800</b>	<b>125,000</b>	<b>604,500</b>	<b>1,220,500</b>	<b>2,753,350</b>		<b>10,336,506</b>
<b>2022/2023</b>										
2223ADA	ADA Accessible Ramps - Various Locations	20,000								20,000
2223CPM	Citywide Preventative Maintenance Plan Improvements							50,000	Equip Replacement Fund	50,000
2223PMP	Pavement Management Plan Street Improvements	1,000,000								1,000,000
2223STI	Sidewalks - Various Locations	55,000								55,000
2223TMI	Citywide Traffic Signal Maintenance Improvements						235,000			235,000
2223DRA	Citywide Drainage Enhancements	477,000								477,000
201702	Developer Reimbursement for DIF Eligible Improvements					400,000				400,000
201804	Landscape and Lighting Median Island Improvements	500,000								500,000
201805	Corporate Yard - Facilities and Administrative Offices		2,773,000							2,773,000
201905	Highway 111 Corridor Area Plan Implementation		1,000,000							1,000,000
202102	Fritz Burns Park Improvements		2,000,000							2,000,000
202201	Avenue 50 Pavement Rehabilitation (Washington St. to Eisenhower Dr.)						1,100,000			1,100,000
202202	City Hall Rehabilitation	100,000								100,000
202203	Fred Waring Drive Pavement Rehabilitation (Washington Street to Adams Street)			800,000			520,000			1,320,000
<b>FY 2022/2023 SUBTOTAL:</b>		<b>2,152,000</b>	<b>5,773,000</b>	<b>800,000</b>	<b>0</b>	<b>400,000</b>	<b>1,855,000</b>	<b>50,000</b>		<b>11,030,000</b>
<b>2023/2024</b>										
2324ADA	ADA Accessible Ramps - Various Locations	20,000								20,000
2324CPM	Citywide Preventative Maintenance Plan Improvements							50,000	Equip Replacement Fund	50,000
2324PMP	Pavement Management Plan Street Improvements	1,000,000								1,000,000
2324STI	Sidewalks - Various Locations	55,000								55,000
2324TMI	Citywide Traffic Signal Maintenance Improvements						235,000			235,000
2324DRA	Citywide Drainage Enhancements	477,000								477,000
201702	Developer Reimbursement for DIF Eligible Improvements					400,000				400,000
201804	Landscape and Lighting Median Island Improvements	500,000								500,000
201805	Corporate Yard - Facilities and Administrative Offices		3,657,000							3,657,000

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Project #	Project Description	General Fund Operating	Measure G Sales Tax	SB 1 Road Maint/Rehab	DIF Community and Cultural Center	DIF Transportation	Measure A	Other Revenue	Other Revenue Source	Total
201905	Highway 111 Corridor Area Plan Implementation		1,000,000							1,000,000
202202	City Hall Rehabilitation	900,000								900,000
202301	Avenue 58 Pavement Rehabilitation (Jefferson Street to Madison Street)						1,380,000			1,380,000
202302	Caleo Bay at Avenue 47 (New Traffic Signal)					430,000				430,000
202303	Washington Street at Lake La Quinta Drive (New Traffic Signal)					430,000				430,000
202304	Francis Hack Lane Pavement Rehabilitation (Avenida Bermudas to Cul-De-Sac)			380,000						380,000
202305	Washington Street Sidewalk Improvements (Avenue 50 to Calle Tampico)			478,000						478,000
<b>FY 2023/2024 SUBTOTAL:</b>		<b>2,952,000</b>	<b>4,657,000</b>	<b>858,000</b>	<b>0</b>	<b>1,260,000</b>	<b>1,615,000</b>	<b>50,000</b>		<b>11,392,000</b>
<b>2024/2025</b>										
2425ADA	ADA Accessible Ramps - Various Locations	20,000								20,000
2425CPM	Citywide Preventative Maintenance Plan Improvements							50,000	Equip Replacement Fund	50,000
2425PMP	Pavement Management Plan Street Improvements	1,000,000								1,000,000
2425STI	Sidewalks - Various Locations	55,000								55,000
2425TMI	Citywide Traffic Signal Maintenance Improvements						235,000			235,000
2425DRA	Citywide Drainage Enhancements	477,000								477,000
201702	Developer Reimbursement for DIF Eligible Improvements					400,000				400,000
201804	Landscape and Lighting Median Island Improvements	500,000								500,000
201905	Highway 111 Corridor Area Plan Implementation		1,000,000							1,000,000
202401	Avenue 50 Sidewalk Improvements (Washington Street to Avenida Montero)						400,000			400,000
202402	Moon River Drive Pavement Rehabilitation (Ave 50 to DSUSD ROW)						400,000			400,000
202403	Washington Street Sidewalk Improvements (Calle Tampico to Avenue 52)						444,000			444,000
202404	Cove Area Slurry Seal Improvements Phase 1			860,000						860,000
<b>FY 2024/2025 SUBTOTAL:</b>		<b>2,052,000</b>	<b>1,000,000</b>	<b>860,000</b>	<b>0</b>	<b>400,000</b>	<b>1,479,000</b>	<b>50,000</b>		<b>5,841,000</b>
<b>2025/2026</b>										
2526ADA	ADA Accessible Ramps - Various Locations	20,000								20,000
2526CPM	Citywide Preventative Maintenance Plan Improvements							50,000	Equip Replacement Fund	50,000
2526PMP	Pavement Management Plan Street Improvements	1,000,000								1,000,000
2526STI	Sidewalks - Various Locations	55,000								55,000
2526TMI	Citywide Traffic Signal Maintenance Improvements						235,000			235,000
2425DRA	Citywide Drainage Enhancements	477,000								477,000
201702	Developer Reimbursement for DIF Eligible Improvements					400,000				400,000
201804	Landscape and Lighting Median Island Improvements	500,000								500,000
201905	Highway 111 Corridor Area Plan Implementation		1,000,000							1,000,000
202501	Citywide Striping Refresh						400,000			400,000
202502	Highway 111/Simon Drive Dual Left Turn Lanes						723,850			723,850
202503	Cove Area Slurry Seal Improvements Phase 2			850,000						850,000
<b>FY 2025/2026 SUBTOTAL:</b>		<b>2,052,000</b>	<b>1,000,000</b>	<b>850,000</b>	<b>0</b>	<b>400,000</b>	<b>1,358,850</b>	<b>50,000</b>		<b>5,710,850</b>
<b>TOTAL FISCAL YEARS 2021/22 THROUGH 2025/26:</b>		<b>11,260,000</b>	<b>15,188,356</b>	<b>4,190,800</b>	<b>0</b>	<b>3,064,500</b>	<b>7,528,350</b>	<b>2,953,350</b>		<b>44,310,356</b>

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# City of La Quinta \$1 Million Budget Map 2021-26



**Legend**

**La Quinta**

- Streets

**\$1 Million Recommended**

- 2021-22 Crack Sealing
- 2021-22
- 2022-23 Crack Sealing
- 2022-23
- 2023-24
- 2024-25
- 2025-26

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**L.Q. VISTAS**

Accepted: November 19, 2019  
Expenditure: \$809,423

**L.Q. HIGHLANDS**

**RANCHO OCOTILLO**

Anticipated Acceptance:  
March 16, 2021  
Budget: \$958,250

**CACTUS FLOWER**

Budget Proposed in  
2021/2022 CIP  
Budget: \$1,408,356

**L.Q. DEL ORO**

Accepted: January 3, 2017  
Expenditure: \$202,456

**ACACIA**

Accepted: December 31, 2018  
Expenditure: \$511,903

**QUINTERRA**

Accepted: January 15, 2019  
Expenditure: \$712,147

**SIERRA DEL REY**

**TOPAZ**

**DESERT PRIDE**

**MARBELLA**

Budget allotted in CIP 2019/2020  
In Design Phase  
Budget: \$3,859,103

**Legend**

— CIP FY2016/2017 - Complete

La Quinta Del Oro  
La Quinta Acacia Parkway  
Budget \$634,046

— CIP FY2017/2018 - Complete

Acacia Basin  
La Quinta Highlands Basin  
Quinterra  
Budget \$1,807,098

— CIP 2018/2019 - On-Going

La Quinta Highlands/Vistas  
Rancho Ocotillo  
Budget \$2,129,613

— CIP 2019/2020 - Design

Topaz  
Marabella  
Sierra Del Rey  
Desert Pride  
Budget \$3,859,103

— CIP 2021/2022 - Future

Cactus Flower  
Budget \$1,408,356

— Project Complete

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CITY OF LA QUINTA  
CAPITAL IMPROVEMENT PROGRAM  
DEVELOPER REIMBURSEMENT AGREEMENT REPAYMENT

DEVELOPER (RESPONSIVE / CONFIRMED)	AGREEMENT DATE	CIP PROJECT DESCRIPTION	NTE AMOUNT	TOTAL POINTS ACCRUED	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29
ND La Quinta Partners, LLC	4-Dec-07	Avenue 52 - Improved One Lane of Travel & Installed Raised/Landscaped Median	\$ 1,344,690	18	\$ 65,455	\$ 65,455	\$ 66,536	\$ 77,563	\$ 90,000	\$ 90,000	\$ 101,106	\$ 101,408	\$ 140,021	\$ 204,400	\$ 225,000	\$ 117,747
East of Madison, LLC	4-Dec-07	Avenue 52 - Improved One Lane of Travel & Installed 1/2 Raised/Landscaped Medi	\$ 669,920	17	\$ 61,818	\$ 61,818	\$ 62,839	\$ 73,254	\$ 85,000	\$ 85,000	\$ 95,489	\$ 95,775	\$ 48,926	\$ -	\$ -	\$ -
East of Madison, LLC (Part 1)	26-Jan-16	Madison Street - Improved One Lane of Travel & Installed Raised/Landscaped Med	\$ 976,266	14	\$ 50,909	\$ 50,909	\$ 51,750	\$ 60,327	\$ 70,000	\$ 70,000	\$ 78,638	\$ 78,873	\$ 108,905	\$ 158,978	\$ 175,000	\$ 21,976
Toll Brother's Inc. (Part 1)	6-Feb-08	Avenue 50 - Installed Full Median Curb & Median Island Landscape	\$ 179,062	13	\$ 47,273	\$ 47,273	\$ 48,054	\$ 36,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East of Madison, LLC (Part 2)	26-Jan-16	Avenue 54 - Improved One Lane of Travel & Striped 1/2 width Painted Median	\$ 524,010	11	\$ 40,000	\$ 40,000	\$ 40,661	\$ 47,400	\$ 55,000	\$ 55,000	\$ 61,787	\$ 61,972	\$ 85,568	\$ 36,622	\$ -	\$ -
ND La Quinta Partners, LLC	26-Jan-16	Madison Street - Improved One Lane of Travel	\$ 418,400	11	\$ 40,000	\$ 40,000	\$ 40,661	\$ 47,400	\$ 55,000	\$ 55,000	\$ 61,787	\$ 61,972	\$ 16,580	\$ -	\$ -	\$ -
Lennar Homes of California, Inc	6-Jun-11	Fred Waring Drive - Installed full Median Curb & Median Island Landscape	\$ 103,083	10	\$ 36,364	\$ 36,364	\$ 30,356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sam's Real Estate Business Trus	10-Oct-12	Dune Palms Road - Installed Full Median Curb & Median Island Landscape	\$ 228,697	9	\$ 32,727	\$ 32,727	\$ 33,268	\$ 38,782	\$ 45,000	\$ 45,000	\$ 1,193	\$ -	\$ -	\$ -	\$ -	\$ -
Toll Brother's Inc. (Part 2)	6-Feb-08	Avenue 52 - Median Island Improvements (Landscape Only)	\$ 95,596	7	\$ 25,455	\$ 25,455	\$ 25,875	\$ 18,812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL DEVELOPER REIMBURSEMENT:</b>			<b>\$ 4,539,723</b>	<b>110</b>	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 139,723

\$ Denotes the final payment due to the Developer

This repayment plan is applicable to the Developers who have submitted invoices to the City, and the City has reviewed / approved repayment.

This method calculates the overall percentage based on the Total Points Accrued, and allows the Developers to receive annual payments accordingly, until the Agreement has been satisfied.

The percentage of (Total Points Accrued / Total Points) was determined for each Developer Reimbursement Agreement and multiplied by an annual anticipated payment of \$400,000 to determine how much each Developer shall receive each year. In the event that a Developer's Agreement was fulfilled in a year, and there was a remainder of the anticipated \$400,000, a new percentage, excluding the points from the previously repaid developer, was calculated and redistributed within that same Fiscal Year.

DEVELOPER (NON-RESPONSIVE)	AGREEMENT DATE	CIP PROJECT DESCRIPTION	NTE AMOUNT	TOTAL POINTS ACCRUED
Greystone Clubhouse Assoc., LL	12-Jun-08	Avenue 52 - Improved One Lane of Travel & Installed Raised/Landscaped Median	\$ 463,894	15
T.D. Desert Development LLP	12-Oct-06	Avenue 50 - Installed 1/2 Median Curb (with Landscape)	\$ 186,900	10
<b>TOTAL DEVELOPER REIMBURSEMENT:</b>			<b>\$ 650,794</b>	<b>25</b>

The above listed developers (two total) have not submitted the appropriate invoices or documentation, and are therefore considered as "Non-Responsive". The repayment plan above does not include the total of the Non-Responsive Developers (\$650,794) in its total (\$4,539,723).

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**FAC Commissioner CIP Budget Committee Report**

**Committee Review Process:**

1. Held three Committee meetings with Public Works, Finance, Consultant, and Commissioners.
2. Reviewed proposed CIP spending by project for FYs 2021/22 through 2025/26.
3. Reviewed proposed priority rating and sequencing of each project in each fiscal year.
4. Reviewed funding source adequacy of each project in each fiscal year.
5. Reviewed proposed changes to CIP Budget based on project priority ratings, funding source adequacy, and meeting discussions.
6. Made recommendations to continue to strengthen and improve the annual CIP budgeting process.

**Findings and Conclusions:**

1. Total Final CIP Budget spending recommendation for FYs 2021/22 through 2025/26 is \$44.3 million, up \$3.8 million from the Original CIP Budget (as presented in Attachment 5 to the Staff Report). The majority of this increase is made up of new additions for Fritz Burns Park Improvements, Washington Street Sidewalk Improvements, Pavement Rehab Projects, and Cove Area Slurry Seal Improvements.
2. The CIP project priority rating and sequencing methodology and outcomes are reasonable.
3. The amounts budgeted for each project are reasonable in relation to past standards and practices and factors known today. It is understood that final amounts will change and spending decisions on each project will be re-evaluated prior to engagement to reflect most current City needs and to ensure that such spending will deliver best possible cost/benefit outcomes.
4. The CIP budget funding sources and reserves are adequate and reasonable to cover the proposed CIP spending recommendations with minimal risk to impacts on the City's normal operations.
5. Therefore, the \$44.3 million CIP Budget proposed for FYs 2021/22 through 2025/26 is deemed to be reasonable.

6. The FAC Commissioners appreciate and compliment Staff for all of the diligence, support, and leadership exhibited throughout this CIP budgeting process.

**Recommendations:**

1. That the FAC recommends to the City Council the approval of this proposed \$44.3 million CIP Budget for FYs 2021/22-2025/26 as presented by the CIP Budget Committee.
2. That Staff continues to provide a Final CIP Budget Comparison Schedule (Attachment 5) showing all changes made to the Original CIP Budget to ensure there is a clear audit trail of any revisions to project spending, project prioritization, project sequencing, and project funding sources as the CIP Budget Committee moves through the CIP budgeting process.
3. That Finance and/or City Manager provide to the CIP Budget Committee, at the beginning of the annual CIP Budget process, some general written guidelines on the total amount of CIP spending which can be "afforded" per fiscal year, based on some assessment of expected annual City cash flows, reserves levels, revenue sources, and CIP carryover. The CIP Budget Committee can then work within those guidelines to ensure that total proposed annual CIP spending will fit within them and can be allocated to those projects which will deliver highest and best utilization to the City.



**PLANNING COMMISSION  
MINUTES  
TUESDAY, NOVEMBER 24, 2020**

**CALL TO ORDER**

A regular meeting of the La Quinta Planning Commission was called to order at 5:00 p.m. by Chairperson Proctor.

This meeting was held by teleconference pursuant to Executive Orders N-25-20, N-29-20, N-33-20, and N-35-20, executed by the Governor of California in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions of the Ralph M. Brown Act (Government Code § 54950 et seq.).

PRESENT: Commissioners Bettencourt, Caldwell, Currie, Libolt Varner, Nieto, and Chairperson Proctor

ABSENT: Commissioner McCune

STAFF PRESENT: Design & Development Director Danny Castro, Planning Manager Cheri L. Flores, Senior Planner Carlos Flores, Commission Secretary Sijifredo Fernandez

**PLEDGE OF ALLEGIANCE**

Commissioner Libolt Varner led the Planning Commission in the Pledge of Allegiance.

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

There were no requests to speak under the Public Comment on Matters Not on the Agenda' section of the meeting and staff continued to monitor emails should written comments or requests for verbal comments be received.

**CONFIRMATION OF AGENDA**

Commission concurred and the agenda was confirmed.

*Commissioner Libolt Varner said she would recuse herself from discussion and vote on Business Session No. 2 and Public Hearing No. 1 due to a potential conflict of interest stemming from a business relationship with her previous employer, MSA Consulting.*

**ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATION-  
NONE**

**CONSENT CALENDAR**

1. APPROVAL OF MINUTES DATED OCTOBER 27, 2020

Commissioner Bettencourt shared his disappointment of staff not providing additional details on the minutes regarding the Wave project considering the magnitude of the project.

MOTION – A motion was made and seconded by Commissioners Caldwell/Libolt Varner to approve the Consent Calendar as submitted. AYES: Commissioners Bettencourt, Caldwell, Currie, Libolt Varner, Nieto, and Chairperson Proctor. NOES: None. ABSENT: Commissioner McCune. ABSTAIN: None. Motion passed unanimously.

DECLARATIONS REGARDING COMMISSION PUBLIC CONTACTS – No public contact to report.

**BUSINESS SESSION- NONE**

1. APPROVE CANCELLATION OF REGULAR PLANNING COMMISSION MEETINGS OF DECEMBER 22, 2020 AND JANUARY 12, 2021

Planning Manager Cheri L. Flores presented the staff report which is on file in the Design and Development Department.

MOTION – A motion was made and seconded by Commissioners Caldwell/Nieto to approve the cancellation of regular planning commission meeting of December 22, 2020 and January 12, 2021. AYES: Commissioners Bettencourt, Caldwell, Currie, Libolt Varner, Nieto, and Chairperson Proctor. NOES: None. ABSENT: Commissioner McCune. ABSTAIN: None. Motion passed unanimously.

2. ADOPT A RESOLUTION RECOMMENDING TO THE CITY COUNCIL TO ADD A PROVISION TO SPECIFIC PLAN 2017-0002 TO ALLOW FOR TALLER BUILDING HEIGHT ALONG IMAGE CORRIDORS FOR THE PAVILION PALMS SHOPPING CENTER PROJECT; CEQA: THE DESIGN AND DEVELOPMENT DEPARTMENT HAS PREPARED A MITIGATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; LOCATION: NORTHWEST CORNER OF AVENUE 50 AND JEFFERSON STREET

Planning Manager Cheri L. Flores presented the staff report which is on file in the Design and Development Department.

Staff responded to Commission inquiries and comments regarding:

- The scope of what is being recommend by this resolution.

- The impacts of the change in language will have other buildings on site.
- If it would be possible for the applicant to provide a line of sight exhibit from Pamilla to determine the visual impact of the additional height.

PUBLIC SPEAKER: Mr. Philip Spencer, La Quinta – shared his concern about the increase in height to the buildings blocking the visibility to the Pavilion Store. Mr. Spencer questioned why the developer is looking to make changes to the Specific Plan this late in the project. He mentioned La Quinta is a destination location and this was a miss use of a prominent corner.

PUBLIC SPEAKER: Ms. Leila Namvar, La Quinta - shared her concern with the revision to height of the buildings in the corner, Ms. Namvar stated this revision does not match the purpose and intent of human scale architecture. She had concerns with the parking and drive-through stacking along building one. Ms. Namvar also questioned whether the gas station had been removed from the project.

PUBLIC SPEAKER: Mr. Greg Bever, applicant, Lundin Development Company Rancho Mirage – introduced himself and introduced the Project architect Jeff Herbst of MCG Architecture.

PUBLIC SPEAKER: Mr. Jeff Herbst, MCG Architecture – addressed questions and concerns regarding visibility of the slanted roof and material, which is a white TPO application (thermoplastic roof). He stated that no mechanical equipment shall be placed on top of the slanted roof section. The proposed glass material is a spandrel glass application and allows for creative color applications and the spandrel glass allows for the reduction in heat.

Commissioner Currie shared her concerns about the space in between the two buildings appears to be more of an alley way rather than a plaza, the architectural design is inconsistent with the general area and the increase in height is not in keeping with the image corridor.

Chairperson Proctor stated that the proposed scale and volume of these corner buildings are overwhelming and are out of proportion and that this corner was meant to be meant to be iconic, but these buildings will be iconic for the wrong reasons.

MOTION – A motion was made and seconded by Commissioners Bettencourt/Caldwell to adopt a resolution recommending to the City Council to add a provision to the Specific Plan 2017-0002 to allow for taller building height along image corridors for the pavilion palms shopping center project. AYES: Commissioners Bettencourt and Caldwell. NOES: Commissioners Currie, Nieto, and Chairperson Proctor. ABSENT: Commissioners Libolt Varner and McCune. ABSTAIN: None. Motion did not pass.

**STUDY SESSION- NONE**

## **PUBLIC HEARINGS**

1. ADOPT A RESOLUTION RECOMMENDING APPROVAL OF SITE DEVELOPMENT PERMIT 2020-0006 (SDP 2013-924, AMENDMENT 1) TO AMEND SIGNATURE AT PGA WEST SINGLE FAMILY RESIDENTIAL PLANS CEQA: THE PROJECT IS CONSISTENT WITH PREVIOUSLY CERTIFIED SUBSEQUENT ENVIRONMENTAL IMPACT REPORT COMPLETED FOR EDEN ROCK AT PGA WEST SPECIFIC PLAN. LOCATION: WITHIN THE PGA WEST SPECIFIC PLAN AREA.

Senior Planner Flores presented the staff report which is on file in the Design and Development Department.

Staff responded to Commission questions regarding the cause of this application not being a staff level decision, that it exceeded the thresholds of being conducted at a staff level; clarified how units can be plotted in the development; clarified that development standards aren't changing.

PUBLIC SPEAKER: Mr. Todd Cunningham, applicant – addressed questions regarding changes to the project

PUBLIC SPEAKER: Ms. Jennifer Jenkins, PGA West HOA Representative – spoke in support of the project

PUBLIC SPEAKER: Mr. Domenic Provenzano, PGA West – spoke in support of the project

PUBLIC SPEAKER: Mr. Ben Dobbs, PGA West Representative – was unable to be reached by staff but Mr. Dobbs was in support of the project

MOTION – A motion was made and seconded by Commissioners Bettencourt/Caldwell to adopt Planning Commission Resolution approving Site Development Permit 2020-0006 and determine that the project is consistent with previously certified subsequent environmental impact report California Environmental Quality Act (CEQA) subject to the Findings and Conditions of Approval. AYES: Commissioners Bettencourt, Caldwell Currie, Nieto, and Chairperson Proctor. NOES: None. ABSENT: Commissioner Libolt Varner and McCune. ABSTAIN: None. Motion passed unanimously.

## **REPORTS AND INFORMATIONAL ITEMS - NONE**

## **COMMISSIONERS' ITEMS**

Commissioner Bettencourt requested staff to provide a status update regarding the adjacent Vista Santa Rosa and Bermuda Dunes communities. He also requested information on a proposed project in Vista Santa Rosa and, if possible, to invite the



chair of the local agency formation commission to speak about their work. Staff will return with information regarding the community meetings on a future agenda.

**STAFF ITEMS – NONE**

**ADJOURNMENT**

There being no further business, it was moved and seconded by Commissioners Caldwell/Nieto to adjourn at 6:25 p.m. Motion passed unanimously.  
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sijifredo Fernandez', written in a cursive style.

SIJIFREDO FERNANDEZ, Commission Secretary  
City of La Quinta, California

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**PLANNING COMMISSION  
MINUTES  
TUESDAY, DECEMBER 08, 2020**

**CALL TO ORDER**

A regular meeting of the La Quinta Planning Commission was called to order at 5:04 p.m. by Chairperson Proctor.

This meeting was held by teleconference pursuant to Executive Orders N-25-20, N-29-20, N-33-20, and N-35-20, executed by the Governor of California in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions of the Ralph M. Brown Act (Government Code § 54950 et seq.).

PRESENT: Commissioners Bettencourt, Caldwell, Currie, Libolt Varner, McCune, Nieto, and Chairperson Proctor

ABSENT: None

STAFF PRESENT: Design & Development Director Danny Castro, Planning Manager Cheri Flores, Senior Planner Carlos Flores, Commission Secretary Sijifredo Fernandez, Planning Consultant Nicole Criste

**PLEDGE OF ALLEGIANCE**

Commissioner Caldwell led the Planning Commission in the Pledge of Allegiance.

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

PUBLIC SPEAKER VIA TELEPHONIC ACCESSIBILITY: Kay Wolff, La Quinta – Ms. Wolff provided public comment in regards to zoning as it relates to short-term vacation rentals and expressed concerns regarding quality of life affected by the density of vacation rentals.

**CONFIRMATION OF AGENDA**

MOTION – A motion was made and seconded by Commissioners Caldwell/Bettencourt to confirm the Agenda as posted. Motion passed unanimously.

DECLARATIONS REGARDING COMMISSION PUBLIC CONTACTS – *Commissioner Libolt Varner stated that she would need to recuse herself from discussion and vote on Study Session Item No. 1 due to potential conflict of interest stemming*

*from her current employment with Lift to Rise and it's relation to the Housing Element Update as well as Public Hearing Item No. 1 due to a business relationship with her previous employer, MSA Consulting.*

**ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATION**-NONE

**CONSENT CALENDAR**

1. APPROVAL OF MINUTES DATED NOVEMBER 24, 2020

Commissioner Caldwell requested additional comments be added to the minutes regarding the Pavilion Palms item due to the complexity and nature of this project.

MOTION – A motion was made and seconded by Commissioners Caldwell/Nieto to continue this item to the next regular Planning Commission meeting to allow staff to review and provide additional comments made by Commissioners regarding Business Session Item No. 1 Pavilion Palms project. Motion passed unanimously.

**BUSINESS SESSION** - NONE

**STUDY SESSION**

1. UPDATE ON PREPARATION OF THE 6<sup>TH</sup> CYCLE HOUSING ELEMENT FOR THE OCTOBER 2021-OCTOBER 2029 PLANNING PERIOD

*Commissioner Libolt Varner left the meeting due to previously stated potential conflict of interest stemming from her current employment with Lift to Rise.*

Planning Consultant Nicole Criste gave a verbal update and visual presentation on the Housing Element including background, accomplishments of the last reporting period, and RHNA allocations; and answered questions regarding the possible repercussions of not meeting affordable housing requirements.

2. DISCUSS THE CITY'S SPHERE OF INFLUENCE INCLUDING STATUS OF THE VISTA SANTA ROSA GATEWAY VILLAGE PROJECT IN THE COUNTY OF RIVERSIDE AND WITHIN CITY'S SPHERE OF INFLUENCE

Chair Proctor clarified that the Planning Commission does not have decision making powers regarding the projects being discussed which was confirmed by staff. Planning Manager Flores reminded the Planning Commission that this item was for informational purposes only and that no decisions would be made in regards to this item during this meeting.

Planning Manager Cheri Flores and Senior Planner Carlos Flores presented the staff report which is on file in the Design and Development department.

*Chair Proctor was found to be absent from the meeting following presentation of the staff report at 5:59 p.m. due to technical difficulties. Vice Chair Nieto stepped in to preside over the meeting until which time Chair Proctor could be reconnected.*

Staff answered Planning Commission questions regarding the rights of the City in regards to the sphere of influence; CEQA review period and declaration; traffic analysis; pre-zoning of the area and its consistency with general plan uses; and upcoming County meeting schedule for this item; design of the proposed gas station within the project. The Commission stressed importance of the City and the public remaining involved in the future planning of this project due to proximity to La Quinta Communities. The Commission thanked staff for the update on this project.

*Commissioner Currie was found to be absent at 6:05 p.m. due to technical difficulties.*

PUBLIC SPEAKER VIA TELEPHONIC ACCESSIBILITY: Lori Davis, La Quinta - Donated time allotment to Public Speaker, Jodi Shapiro

PUBLIC SPEAKER VIA TELEPHONIC ACCESSIBILITY: Michael Klein, La Quinta - Donated time allotment to Public Speaker, Jodi Shapiro

PUBLIC SPEAKER VIA TELEPHONIC ACCESSIBILITY: Richard Mills, La Quinta - Donated time allotment to Public Speaker, Jodi Shapiro

PUBLIC SPEAKER VIA TELEPHONIC ACCESSIBILITY: Valerie Murphy, La Quinta - Donated time allotment to Public Speaker, Jodi Shapiro

PUBLIC SPEAKER VIA TELEPHONIC ACCESSIBILITY: Jodi Shapiro, La Quinta expressed concerns over the scale and size of this commercial project; types of businesses proposed within the project including 24-hour markets that might affect the surrounding 11 communities; commercial properties that remain empty close in proximity to this proposed development. Mr. Shapiro requests additional support from the City in opposing this development.

*Commissioner Currie rejoined at 6:10 p.m.  
Chair Proctor returned at 6:18 p.m. and resumed his duties as presiding officer.*

**PUBLIC HEARINGS**

1. ADOPT A RESOLUTION TO APPROVE TENTATIVE TRACT MAP 2020-0005 (TTM 37930) FOR CONDOMINIUM PURPOSES FOR PENDRY RESIDENCES PROJECT. CEQA: FINDINGS OF ENVIRONMENTAL ASSESSMENT 2014-1003 APPLY AND NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED. LOCATION: WITHIN THE MIDDLE PORTION OF THE SILVERROCK RESORT, BOUNDED BY SILVERROCK WAY

*Commissioner Libolt Varner left the meeting due to previously stated potential conflict of interest stemming from her previous employment with MSA Consulting.*

Senior Planner Flores presented the staff report which is on file in the Design and Development Department.

Staff responded to Commission questions regarding clarification of what the recommended action would be approving.

CHAIR PROCTOR DECLARED THE PUBLIC HEARING OPEN AT 6:24 p.m.

PUBLIC SPEAKERS: None

Applicant, John Gamlin, responded to Commission questions regarding site work planned for this site prior to construction; and residential components planned prior to hotels.

CHAIR PROCTOR DECLARED THE PUBLIC HEARING CLOSED AT 6:27 p.m.

Staff responded to additional questions regarding approval of Architectural Site Plan.

CHAIR PROCTOR DECLARED THE PUBLIC HEARING RE-OPENED AT 6:29 p.m. TO ALLOW APPLICANT TO GIVE A PRESENTATION

Applicant gave a visual presentation highlighting site plan, building options, layouts and amenities.

CHAIR PROCTOR DECLARED THE PUBLIC HEARING CLOSED AT 6:38 p.m.

MOTION – A motion was made and seconded by Commissioners Bettencourt/Nieto to adopt Planning Commission Resolution No. 2020-010 approving Tentative Tract Map 2020-0005 (TTM 37930) for condominium purposes for Pendry Residences; CEQA findings of Environment Assessment 2014-1003 apply and no further environment review is required; Location within the middle portion of the SilverRock Resort, bounded by SilverRock Way.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 37930 (TTM 2020-0005) FOR CONDOMINIUM PURPOSES FOR PENDRY RESIDENTIAL

CASE NUMBERS:

TENTATIVE TRACT MAP 37930 (TTM 2020-0005)  
APPLICANT: SILVERROCK DEVELOPMENT COMPANY

AYES: Commissioners Bettencourt, Caldwell, Currie, McCune, Nieto, and Chairperson Proctor. NOES: None. ABSENT: Commissioner Libolt Varner  
ABSTAIN: None. Motion passed unanimously.

2. ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AMEND SEVERAL SECTIONS OF TITLE 9 OF THE LA QUINTA MUNICIPAL CODE; CEQA: EXEMPT FROM CEQA PURSUANT TO SECTION 15061(B)(3) REVIEW FOR EXEMPTIONS – COMMON SENSE RULE; LOCATION: CITYWIDE

*The Planning Commission took a short recess at 6:41 p.m. to await Commissioner Libolt Varner's return to the meeting. Meeting resumed at 6:49 p.m.*

Senior Planner Flores presented the staff report which is on file in the Design and Development Department.

Staff responded to Commission questions regarding restrictive covenant provisions; revision of image corridor building standards and use permits required to adjust permitted heights; and thresholds for staff level decisions regarding height adjustments,

Commissioner Currie voiced her concern regarding the impacts to the city's image corridors and stated the goals of the general plan are to protect our scenic mountain vistas.

CHAIR PROCTOR DECLARED THE PUBLIC HEARING OPEN AT 7:16 p.m.

PUBLIC SPEAKER: None

CHAIR PROCTOR DECLARED THE PUBLIC HEARING CLOSED AT 7:16 p.m.

MOTION – A motion was made and seconded by Commissioners McCune/Bettencourt to adopt Planning Commission Resolution No. 2020-011 recommending to the City Council approval of Zoning Ordinance Amendment 2020-0001 amending sections of Title 9 of the La Quinta Municipal Code and finding the action exempt from environmental review under the California

Environmental Quality Act pursuant to 15061(B)(3), Review for Exemptions – Common Sense Rule.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA QUINTA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND SEVERAL SECTIONS OF TITLE 9 OF THE LA QUINTA MUNICIPAL CODE TO STREAMLINE DEVELOPMENT PROCESSES AND STANDARDS

CASE NUMBER:  
ZONING ORDINANCE AMENDMENT 2020-0001  
APPLICANT: CITY OF LA QUINTA

AYES: Commissioners Bettencourt, Caldwell, Libolt Varner, McCune, Nieto, and Chairperson Proctor. NOES: Commissioner Currie. ABSENT: None. ABSTAIN: None. Motion passed.

**REPORTS AND INFORMATIONAL ITEMS** - NONE

**COMMISSIONERS' ITEMS** - NONE

**STAFF ITEMS** – NONE

**ADJOURNMENT**

There being no further business, it was moved and seconded by Commissioners Caldwell/Nieto to adjourn at 7:20 p.m. Motion passed unanimously.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'T. Flores', with a horizontal line extending to the right.

TANIA FLORES, Commission Secretary  
City of La Quinta, California