

Appendix A

Travertine Notice of Preparation

Travertine SPA
Draft EIR
SCH# 201811023
Technical Appendices

October 2023

CITY OF LA QUINTA

NOTICE OF PREPARATION

Project Title: Travertine Specific Plan

Project Location: Within the City of La Quinta, generally bounded by the extension of Avenue 60 on the north; the extension of Avenue 62 and CVWD Dike No 4 on the east; and the future alignment of Jefferson Street on the north; and the Santa Rosa Mountains to the south. Located in Section 33, Township 6 South, Range 7 East, and Sections 3 – 5 in Township 7 South, Range 7 East, San Bernardino Base Line and Meridian, Martinez Mountain and Valerie 7.5 minute quadrangles; Latitude 33° 35' 53" N Longitude 116° 15' 33" W (approximate geographic center of the site)



The City of La Quinta, acting as the Lead Agency, has determined that an Environmental Impact Report (EIR) should be prepared for the proposed amendment to the Travertine Specific Plan. The EIR will be prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Travertine Specific Plan Land Use Plan, anticipated to be developed over a 10-year period beginning in 2026. There is no actual timetable for ultimate build out to occur, as development will be driven by market forces and demand for new residential units. However, a 10-year development plan represents a reasonable development period.

This Notice of Preparation also solicits comments and questions from responsible agencies, trustee agencies, federal, State and local agencies and the general public, on the scope and content of the environmental document to be prepared to analyze the potential environmental impacts of the proposed project. Comments received in response to this Notice of Preparation will be reviewed and considered in determining the scope of the EIR. The time period to submit comments will begin March 9, 2020 and will end April 8, 2020. Comments should be sent at the earliest possible date.

The proposed project is the development of a master planned community located in the City of La Quinta on the southern edge of the Coachella Valley at the base of the Santa Rosa Mountains. The most prominent physical features in the vicinity are Coral Mountain, located immediately north of the project site, and Martinez Mountain and the Martinez Rock Slide area immediately to the south. The project site is approximately 876 acres that would be developed with a mix of uses including up to 1,200 dwelling units of varying product types, a resort facility with up to 100 rooms, recreational uses such as a golf facility featuring a clubhouse and a 12-hole golf course, a number of neighborhood parks, and public trail system and recreational open space. In addition, 162.5 acres of the site would remain in natural/restricted open space in an area along the southerly boundary of the site adjacent to the Martinez Rock Slide area that has been designated as a buffer between the residential development and the natural open space of the foothills of the Santa Rosa Mountains.

A public Scoping Meeting will be held at 6:00 p.m. on March 16, 2020 at La Quinta City Hall in the Study Session Room located at 78-495 Calle Tampico, La Quinta.

Comments and questions may be directed to: Cheri Flores, Planning Manager, City of La Quinta, 78-495 Calle Tampico, La Quinta, CA 92253, 760-777-7067 or cflores@laquintaca.gov. Please include the name, phone number, and address of your agency's contact person in your response.

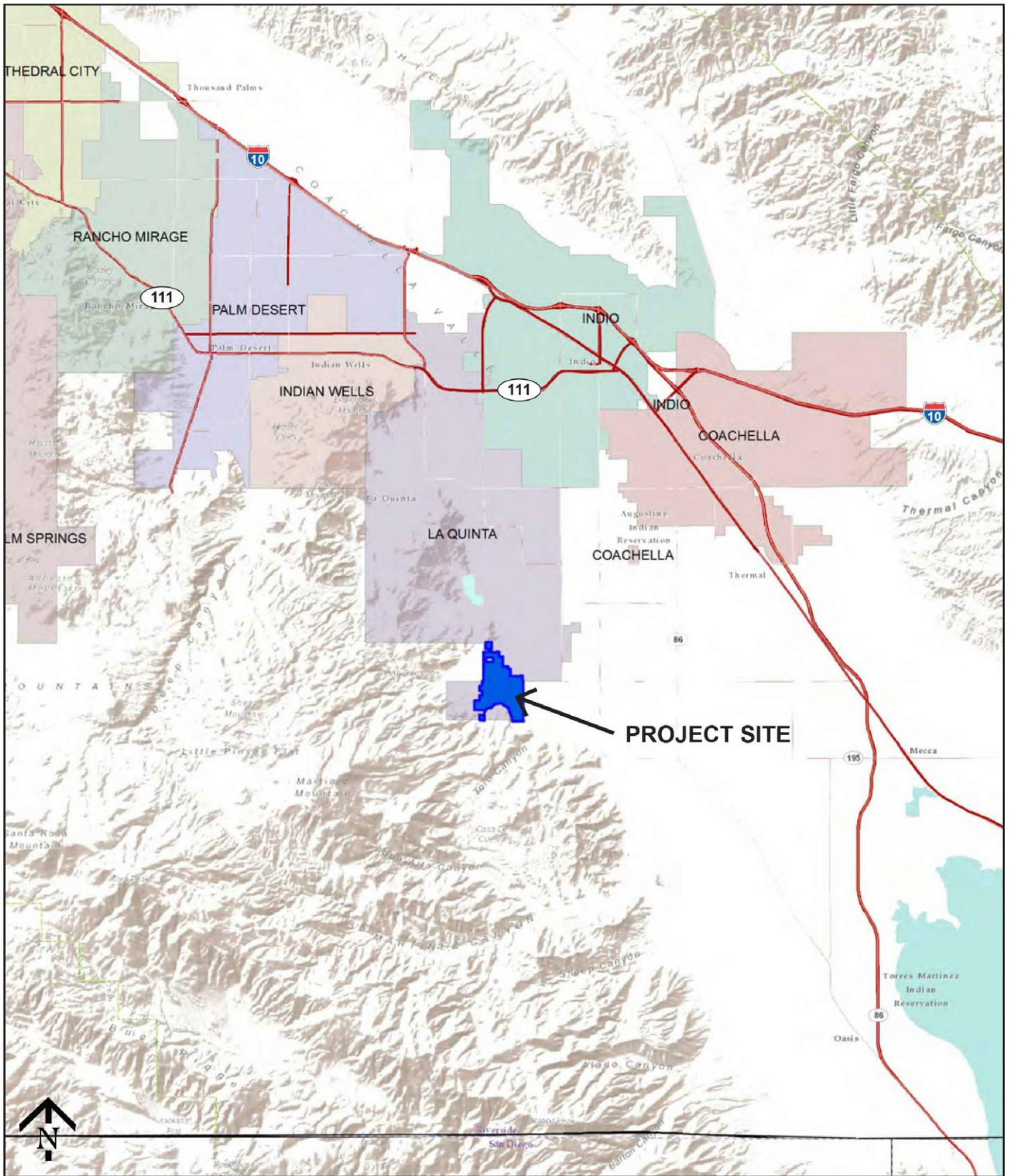
TRAVERTINE PROJECT NOTICE OF PREPARATION

1.0 INTRODUCTION

The City of La Quinta is located in the Coachella Valley, Riverside County. Exhibit 1, *Regional Location Map*, shows the City's location within the larger Coachella Valley region. The Travertine project site encompasses an area of approximately 876 acres in the southeastern portion of the City of La Quinta. The 2018 NOP referenced 878 acres; however, an updated survey modified the acreage to 876. As shown in Exhibit 2, *Vicinity Map*, the local area is characterized as a developing area with a number of golf course and residential communities to the north and east, the Santa Rosa Mountains to the west and the Martinez Rock Slide area to the south. Exhibit 3, *Site Location Map* displays a closer aerial view of the project site, outlining section lines, project boundary, adjacent roadways and neighboring communities. In addition to the Santa Rosa Mountains to the west, and the Martinez Rock Slide to the south, Coral Mountain is situated north of the project property. The Santa Rosa Mountains and their foothills and peaks are included in the Santa Rosa and San Jacinto Mountains National Monument and will remain as open space in perpetuity.

The proposed project includes development of a mix of uses including up to 1,200 dwelling units of varying product types, a resort/spa facility with 100 keys, recreational uses such as a golf facility featuring a clubhouse and a 9 to 12-hole skills course, a number of neighborhood parks, a public trail system, recreational open space and natural open space for conservation. The site currently has an approved specific plan for a more intense golf course-oriented community. The Applicant, The Hofmann Land Development Company, is requesting approval of a General Plan Amendment to change the Land Use Map for the project area to: Low Density Residential, Medium Density Residential, Resort/Spa Mixed Use, Tourist Commercial and Open Space; a General Plan Amendment to change the General Plan Circulation Map to modify alignments of Jefferson Street, Avenue 62 and Madison Street; a Zone Change to revise the City's Zoning Map to be consistent with the land uses proposed in the Specific Plan; a Specific Plan Amendment; a Tentative Tract Map and Development Agreement.

In addition to these entitlements from the City of La Quinta, the Applicant is also requesting additional right-of-way along Jefferson Street and Avenue 62 from the federal Bureau of Land Management (BLM) and Bureau of Reclamation (BOR), respectively, in order to widen and/or extend these roads into the project site. Offsite improvements are also included in the project and described further in Section 3.2 Project Description. The Applicant has already received approval from The Coachella Valley Water District (CVWD) for the Water Supply Assessment and



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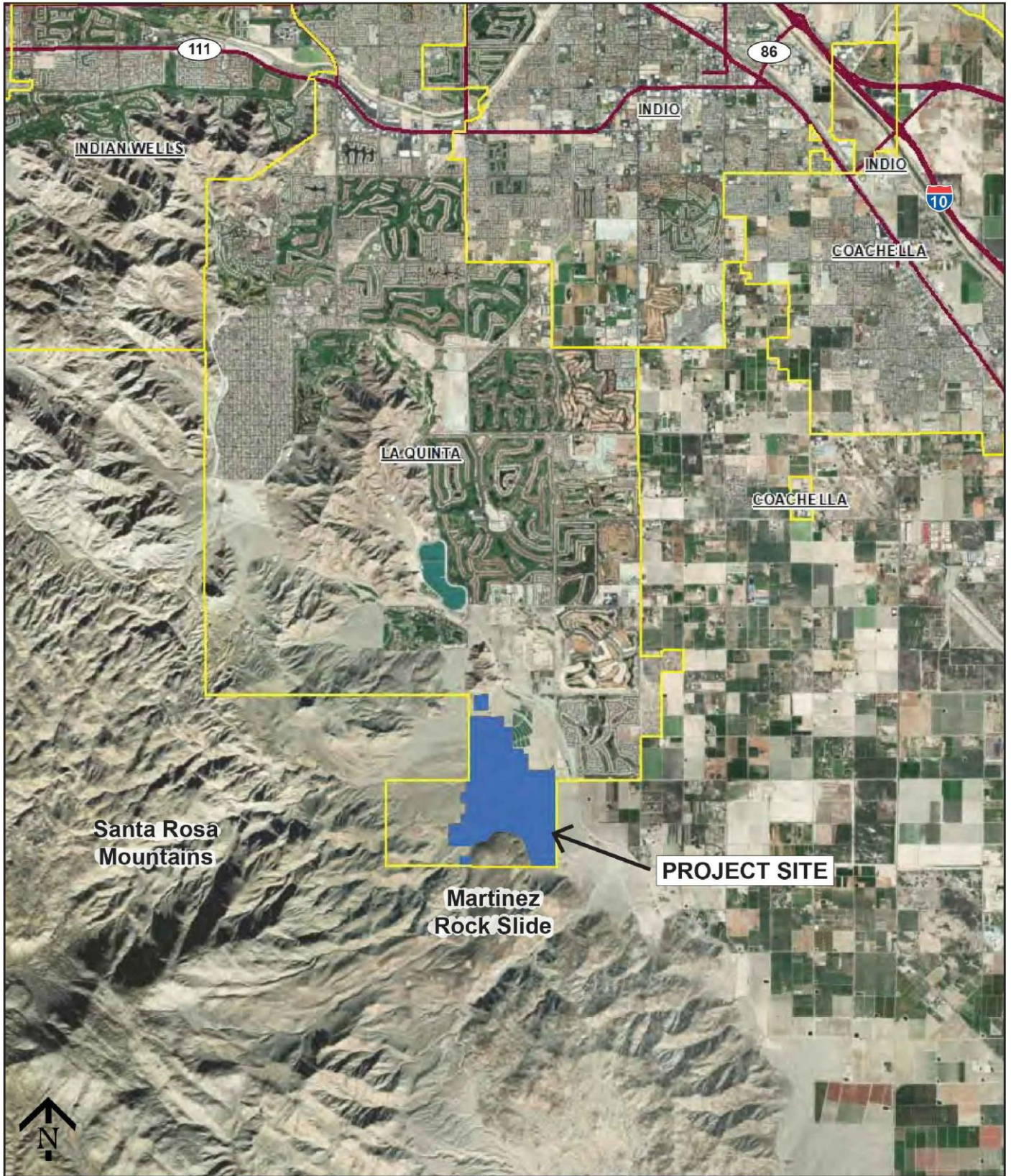
Regional Location Map

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EXHIBIT

1



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Vicinity Map

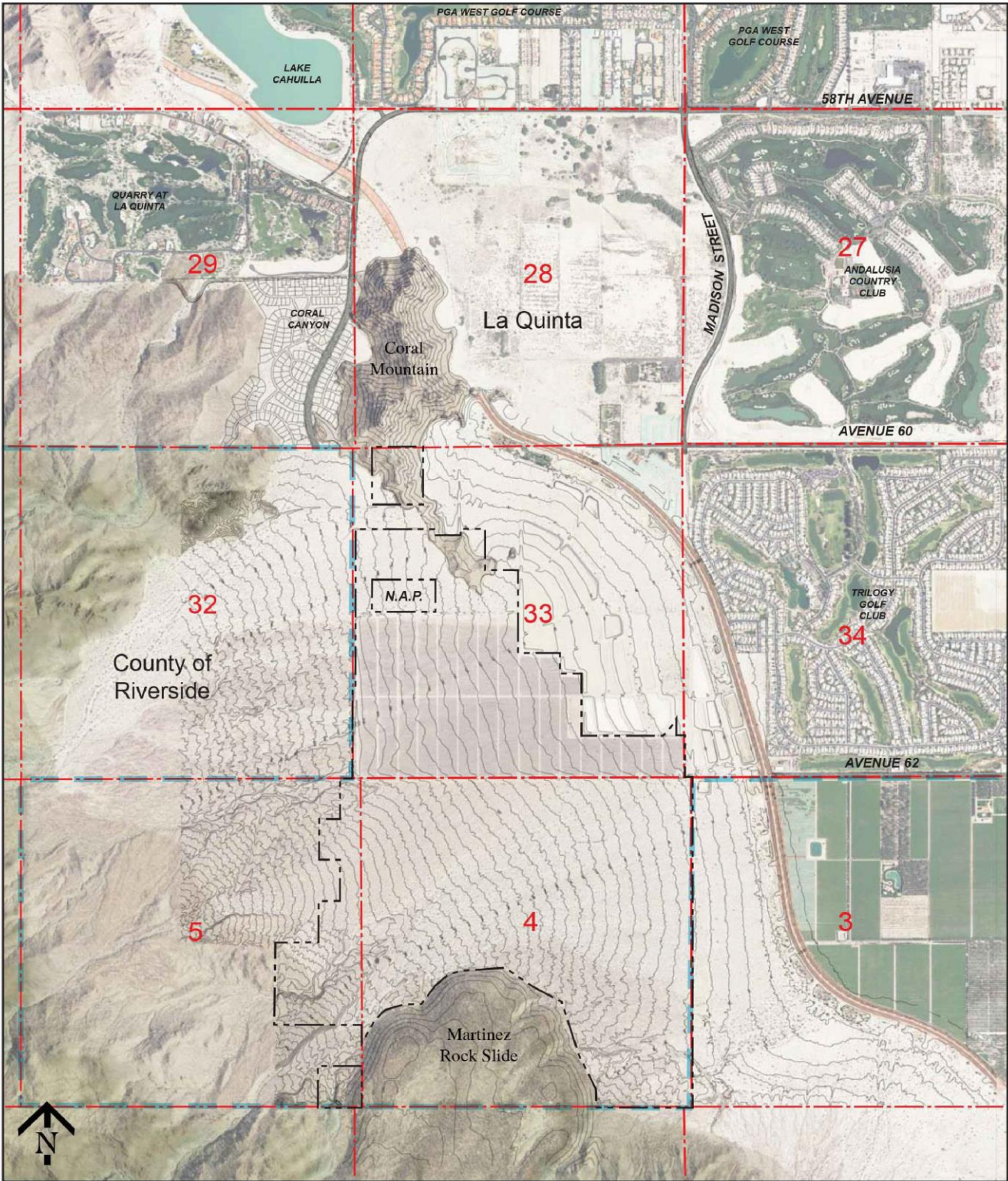
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EXHIBIT

2



LEGEND

- Section Lines*
- Section Line Numbers
- Project Boundary

City of La Quinta Boundary

*The Public Land Survey System (PLSS) Section—one-square-mile block of land, containing 640 acres, or approximately one thirty-sixth of a township. Due to the curvature of the Earth, sections may occasionally be slightly smaller than one square mile

From USGS 7.5 Minute Series Martinez Mountain Quadrangle, CA 2015

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Site Location Map

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1.1 Project Site Location

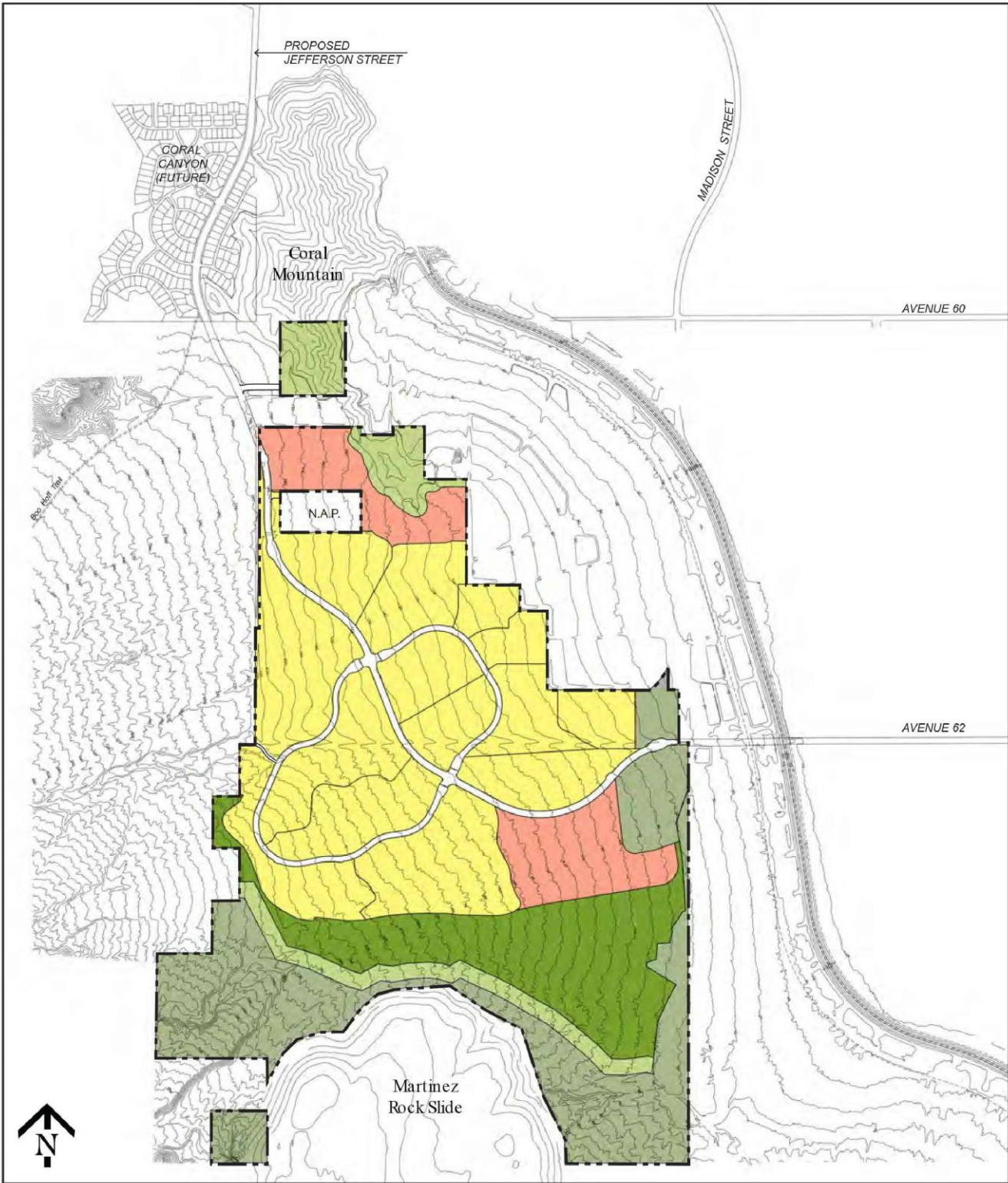
As shown in Exhibit 4, *Conceptual Land Use Plan*, the approximately 876-acre project site is generally bounded by Coral Mountain on the north; vacant land, the Coachella Valley Water District (CVWD) Dike No. 4, and related stormwater impoundments (Thomas Levy Groundwater Replenishment Facility) on the east; the Martinez Rock Slide on the south; and vacant land and the Santa Rosa and San Jacinto Mountains Conservation Area on the west. Further discussion of the land uses adjacent and in proximity to the project property is included in the following section, 1.2 Surrounding Land Uses. The project is located in Section 33, Township 6 South, Range 7 East, and Sections 3 through 5 in Township 7 South, Range 7 East, San Bernardino Base Line and Meridian, Martinez Mountain and Valerie 7.5-minute quadrangles; and at Latitude 33° 35' 53" N Longitude 116° 15' 33" W (approximate geographic center of the site).

1.2 Surrounding Land Uses

Land uses surrounding the project site are as follows (see the aerial photograph in Exhibit 3):

Direction	Description
North	<ul style="list-style-type: none">• Coral Mountain and Coral Mountain Park immediately north• Lake Cahuilla County Park and Lake Cahuilla approximately one mile north• Golf course communities including Andalusia and PGA West approximately one mile north
East	<ul style="list-style-type: none">• Vacant Land owned by<ul style="list-style-type: none">○ Coachella Valley Water District (CVWD)○ Bureau of Land Management (BLM)○ Bureau of Reclamation (BOR)• Private vacant lands are directly adjacent to the eastern boundary of the site• The Trilogy Golf Club at La Quinta is approximately 2,500 feet northeast of the intersection of Madison and Avenue 62• Thomas Levy Groundwater Replenishment Facility
South	<ul style="list-style-type: none">• BLM (Martinez Slide) – Open Space/Wilderness Area and Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Santa Rosa and San Jacinto Mountains Conservation Area
West	<ul style="list-style-type: none">• Vacant, private lands• BLM - Open Space/Wilderness and CVMSHCP Santa Rosa and San Jacinto Mountains Conservation Area• BLM and BOR (Guadalupe Channel), managed and maintained by CVWD

The site lies on an alluvial fan made up of material deposited by drainages emanating from the Santa Rosa Mountains. The only known previous land use on the site consisted of 229 acres of grape vineyards, irrigation lines and access roads. The vineyard is no longer active and based on historic aerial imagery, appears to have ceased operation in 2005 or 2006.



LEGEND

- Residential - 380.4 Ac
- Resort - Golf Course - 84.1 Ac
- Open Space / Golf - 122.0 Ac
- Open Space / Recreational - 63.7 Ac
- Open Space / Natural - 193.3 Ac
- Master Planned Roadways - 32.5 Ac

Total Acreage: 876.0 Ac

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Conceptual Land Use Plan

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2.0 Project Site History

In 1988-1989 the project site was part of a land exchange, known as the Toro Canyon Land Exchange, between the BLM, Berkey and Associates and the Nature Conservancy, to exchange public lands that would be more suitable for development for private land further to the south that provides important habitat for Peninsular Bighorn Sheep. A federal Environmental Assessment (EA) was prepared for the land exchange. The EA concluded that the private land offered in the exchange would be protected as federal resource land in support of Bighorn Sheep and critical habitat. As part of the land exchange, the Travertine project site would be developable in accordance with land use planning designations imposed by the County of Riverside. The exchange consisted of the following:

- Five sections of land within the Santa Rosa Mountains was offered to BLM - four sections owned by Travertine property owners and one section owned by the Nature Conservancy; together comprising 3,207 acres within the Santa Rosa Mountain National Scenic Area (SRMNSA).
- One section of land owned by the BLM comprising approximately 639 acres was offered to the Travertine property owners.
- Upon approval of the Toro Canyon land exchange, the 639 acres were combined with approximately 270 acres of adjacent acres to create the Travertine project site for a total of approximately 909 acres of developable land.

The County of Riverside included the Travertine project site within its Eastern Coachella Valley Community Plan (ECVCP). The ECVCP land use designation for the site's lower elevation - the flatter portions of the site - was "Planned Residential Reserve". This designation was intended to allow for large scale, self-contained Resort/Spa communities. The steeper portions of the site were designated as "Mountainous Areas" in the ECVCP. Land uses permitted in this designation included Open Space, limited recreational uses, limited single family residential, landfills and resource development.

Once the Toro Canyon land exchange was approved, the City of La Quinta began annexation proceedings for the Travertine project site. The annexation was completed in 1993 with the project site designated for Low Density Residential (LDR, 2 to 4 du/ac) and Open Space (1 du/ac) land uses¹.

¹ Bureau of Land Management, Environmental Assessment, *Travertine Project Right-of-Way Grant*, EA Number CA-660-06-28, Page 5, April 2006.

In June 1995, the Travertine Specific Plan was approved and an EIR was certified by the La Quinta City Council by adoption of Resolution 95-38, subject to conditions of approval and a Mitigation Monitoring and Reporting Program (MMRP). Along with the Specific Plan, the corresponding General Plan Amendment and Change of Zone were also approved. The Specific Plan identified a number of land uses including: Very Low Density Residential, Medium Residential, Medium High Residential, Neighborhood Commercial, Tourist Commercial and Golf Course Open Space. The Specific Plan established site-specific standards and guidelines for the project area and identified a number of land uses, including those shown in Table 1, *Approved Travertine Specific Plan Land Uses*.

Table 1: Approved Travertine Specific Plan Land Uses

Planning Area	Land Use	Acres	Square Feet	Target Density (du/ac)	Target Units
RE-1	Very Low Density Res	17.7	771,012	2.0	35
RE-2	Very Low Density Res	72.9	3,175,524	2.0	149
RR-1	Medium Density Res	57.1	2,487,276	4.6	264
RR-2	Medium Density Res	66.7	2,905,452	4.6	307
RR-3	Medium Density Res	46.1	2,008,116	4.6	214
RR-4	Medium Density Res	65.1	2,835,756	4.6	299
RR-5	Medium Density Res	56.6	2,465,496	4.6	258
VR-1	Medium High Density Res	13.3	579,348	9.2	121
VR-2	Medium High Density Res	71.1	3,097,116	9.2	653
GC-n	Golf Course (North)	187.8	8,180,568		
GC-s	Golf Course (South)	189.7	8,263,332		
MN-1	Maintenance	3.2	139,392		
MN-2	Maintenance	0.9	39,204		
TC	Tennis Club	3.7	161,172		
R/H	Resort / Hotel	27.2	1,184,832		
C	Commercial	10.0	435,600		
	Jefferson Street ROW	20.1	875,556		

Source: The Keith Companies, Technical Appendices for The Travertine Specific Plan Draft Environmental Impact Report, Figure II-4, January 1995

In June 2004, a request was submitted to the U.S. Fish and Wildlife Service (USFWS) to initiate Section 7 consultation regarding potential impacts to the Peninsular Bighorn Sheep and its designated critical habitat. A Biological Opinion (BO) was completed by the USFWS in December 2005 that evaluated the biological resources on the project site in a Biological Assessment (BA). The Travertine property owners had acquired several areas off-site to preserve open space habitat for the Bighorn Sheep and had proposed several mitigation measures in the time between the initial Specific Plan approval (1995) and the start of the Section 7 consultations (2005).

The BO concluded that the mitigation measures proposed by Travertine, including the setback from habitat and the types of vegetation allowed near the southern and western property lines, would be appropriate for preservation of any critical habitat that existed in the area and that development of the site would not interfere with Bighorn Sheep of their critical habitat.

Implementation of the approved 1995 Specific Plan also required acquisition of additional right-of-way along the major roadways (Jefferson Street, Madison Street, and Avenue 62) from the BLM and BOR. This resulted in the need for another federal Environmental Assessment (EA No. CA-600-06-28) to be prepared and circulated.

This EA was certified in 2006. Archaeological/paleontological surveys and jurisdictional delineation were both completed as part of this EA process in addition to other special studies to evaluate the impacts of project development. The consultations with the agencies and related documentation resulted in several recommended mitigation measures that the project proponent was required to incorporate into the project.

During this time the project proponent also worked closely with the Coachella Valley Association of Governments (CVAG) to ensure that the proposed land uses were compatible with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). It was concluded that development of the project site is considered a “Covered Activity,” provided that the mitigation measures are retained in the design of the project and conservation measures are implemented (Fish and Wildlife ERIV – 2735.3). These conservation measures will be incorporated into the Amended Travertine Specific Plan and will be fully described in the EIR.

In 2007, the project proponent continued work through the Conditions of Approval and Mitigation Measures by authorizing the completion of the Cultural Resources Inventory and Evaluation (2006), including limited subsurface testing on the project site. No prehistoric or historic-era resources were identified within the project site. As part of this effort, four local Native American tribes were contacted for comment regarding their knowledge of cultural resources in the area. The Torres-Martinez Desert Cahuilla Indians indicated awareness of several cultural resources in close proximity to the project site and requested a Native-American monitor be present during any ground disturbing activities.

Also, during 2007, a report on the status of the vineyards within the project site was conducted. In addition, a Supplemental Cultural Resources Survey Report was prepared to evaluate the proposed access road from the extension of Madison Street and proposed access road from the extension of Jefferson Street. Results for both areas were negative for prehistoric and historic-era resources. As a result of all three surveys, the Specific Plan Land Use and other plans (circulation, infrastructure) were designed to avoid areas that were found to have cultural and paleontological sensitivity.

3.1 PROPOSED SPECIFIC PLAN

3.2 Project Objectives

The Travertine Specific Plan serves as an overall framework to conscientiously guide development of the proposed project. To ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic impact of this Specific Plan, planning and development goals for the project were established and supported through an extensive analysis. This analysis includes an examination of project environmental constraints, engineering feasibility, market acceptance, economic viability, City General Plan goals, development phasing, and local community goals.

The Travertine Specific Plan has identified the following Project objectives:

- To enhance the existing Boo Hoff trail system by adding a staging area at the northernly point of the project with parking area and access from the proposed extension of Jefferson.
- Provide an interpretive trail element that circumnavigates the project and identifies the unique features both historical and current within the project setting.
- To focus the activities for the community on walking and hiking as well as providing a major recreational facility along the eastern edge of the project.
- The primary goal of the Amendment is to reduce the overall intensity of the 1995 approved Specific Plan.
- Establish a distinctive community character through place-making elements that embrace and respect the site's special physical attributes, as well as authentic architecture that reflects local heritage.
- Provide a comprehensive system of parks and recreation facilities and services that meet the active and passive needs of all residents and visitors.
- Contribute to the preservation, conservation and management of open space lands and scenic resources for enhanced recreational, environmental and economic purposes.
- Provide protection of the health, safety, and welfare of the community from flooding and hydrological hazards.

The following Project objectives have been identified for the EIR:

- To contribute to the reduction of air emissions generated within the City.
- Provide a regulatory framework that facilitates and encourages energy and water conservation through sustainable site planning, project design, and green technologies and building materials.
- Assist in the protection and preservation of native and environmentally significant biological resources and their habitats.
- Assist in the protection and preservation of cultural resources.

- Contribute to the preservation, conservation and management of the City's open space lands and scenic resources for enhanced recreation, environmental and economic purposes.
- Provide protection of the residents' health and safety, and of their property, from geologic and seismic hazards.
- Provide protection of the health and safety, and welfare of the community from flooding and hydrological hazards.
- Provide protection of residents from the potential impacts of hazardous and toxic materials.
- Provide a healthful noise environment which complements the City's residential and Resort/Spa character.
- Provide housing opportunities that meet the diverse needs of the City's existing and projected population.
- Provide public facilities and services that are available, adequate and convenient to all City residents.
- Provide a circulation system that promotes and enhances transit, alternative vehicle, bicycle and pedestrian systems.
- Provide domestic water, sewer and flood control infrastructure and services which adequately serve the project development and the existing and long-term needs of the City.

3.3 Project Description

The proposed Specific Plan Amendment area covers an area of approximately 876 acres. As shown in Exhibit 5, *Proposed General Plan Land Use Map*, the proposed project will be comprised of a variety of land uses. Residential land uses will range from low density (2 to 4 dwelling units per acre) to medium density (4 to 8 dwelling units per acre). A resort/spa facility will serve residents, tourists and recreational visitors, including a 40,058-square-foot boutique hotel with 75 rooms and a 175-seat restaurant, and 52,500 square feet of resort villas supplying 25 rooms. A golf skills course with 9 to 12 holes, 4,000-square-foot clubhouse and 46,378-square-foot banquet facility will provide recreational opportunities. The resort/spa and golf club will also allow for a 11,654-square-foot spa and wellness center, a 15,904-square-foot golf club restaurant, and a 2,000-square-foot golf clubhouse locker room to serve the daily needs of the community and its visitors. Table 2, *Proposed Planning Area Summary*, shows the land use associated with each planning area. Exhibit 6, *Planning Area Land Use Plan*, shows the location of each project planning area.

Project construction will occur in two phases. Each construction phase will provide two product development phases totaling no more than 600 units. The primary intent of the construction phasing plan is to ensure that complete and adequate public facilities are in place and available to builders, residents, and first responders. All wet and dry utilities from Avenue 62 to the point of connection for various product phases and water tanks will be installed in these two phases. As shown on Exhibit 7, *Construction Phasing Plan*, construction Phase 1 is proposed in the southern portion of the project property and construction Phase 2 is situated in the northern portion.

Exhibit 8 *Concept Product Phasing Plan* shows the phasing in four phases and is for financing purposes. The project will be constructed by a master developer who would provide the mass grading and the rough grading pads for the builder product. They will also install all major and common roads, as well as install all backbone sewer, water, and storm drains in addition to dry utilities that will serve the individual builder pads in the project. All areas that are common in the project will be landscaped through the master developer process. The individual builder responsibilities will include any interior infrastructure associated with the builder's product, including interior streets, landscaping, common areas, amenities, as well as any of the utility points of connection to the master system (sewer, water, storm drain and dry utilities).

The project components shall include:

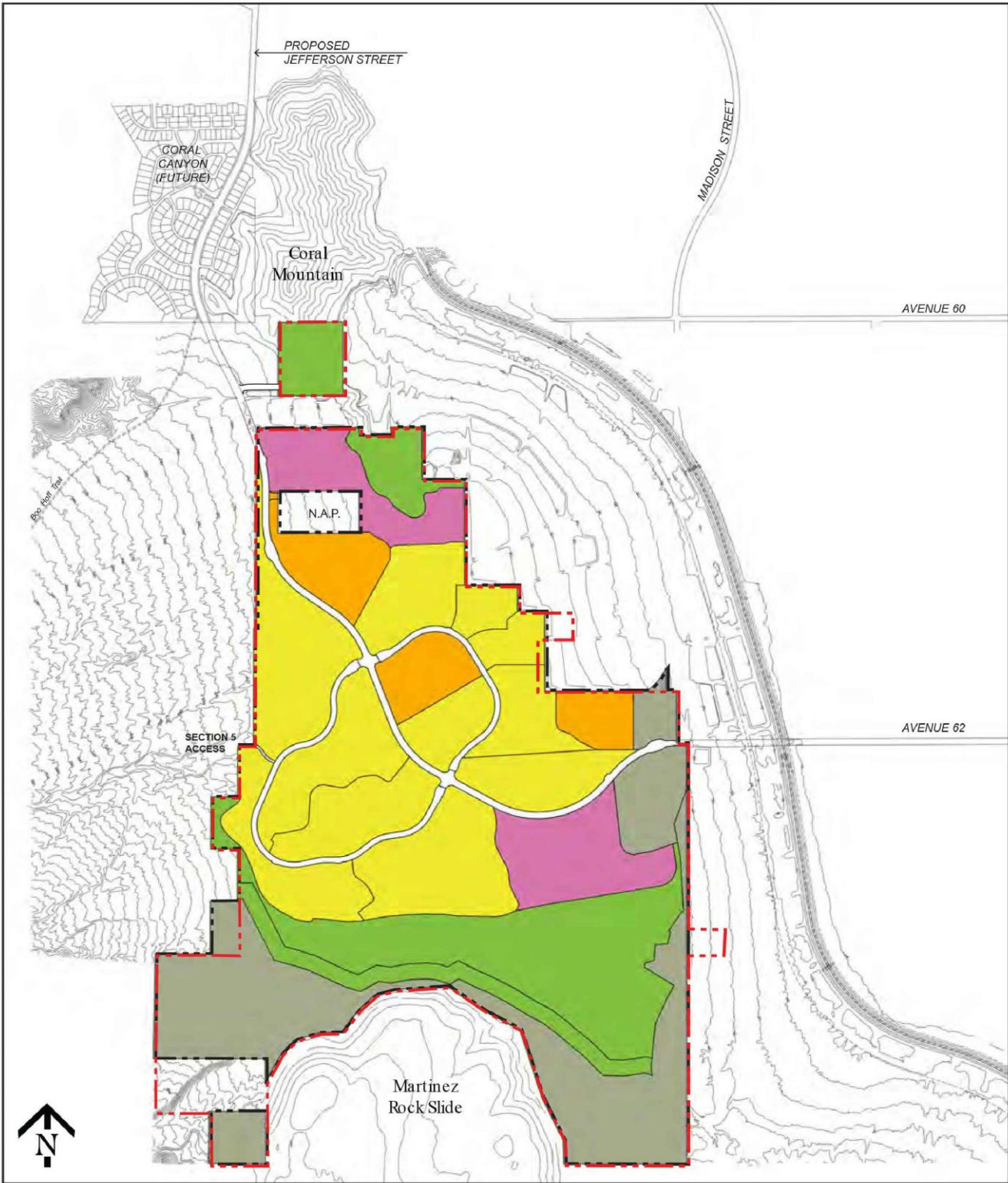
- 1,200 Dwelling Units of varying types
 - 758 Low Density Units and 442 Medium Density Units
 - Estate Homes, Single Family Luxury Homes, Single Family Mid Homes, Single Family Entry Homes, Patio Homes, Single Family Attached Units
- 9 to 12-hole skills golf course
- 100-key resort
- Wellness Spa
- Tourist serving recreational facilities and amenities including restaurants, small shops, spa facilities, lounge and activity rooms, outdoor activities, tennis, yoga, etc.
- Bike lanes throughout community, including Class II bike lanes located along both sides of Jefferson Street
- Pedestrian walkways and a Travertine community trail – a network of trails suitable for pedestrian use planned throughout the community
- Recreational Open Space uses, including picnic tables, barbeques, golf facilities, a tot lot playground and staging facilities for the regional interpretive trail
- One staging area located to the south of the Avenue 62 extension with parking
- One staging area located to the north of the project with parking staging area for the Boo Hoff trail, in addition to the Travertine community trail
- CVWD Well Sites (quantity to be determined by CVWD)
- Future 5-acre IID substation will be located off-site within a 2.5-mile radius of the project area.
- Perimeter flood protection barrier along the western and southern boundaries to manage alluvial fan flows. The barrier will consist of a raised edge condition with a slope lining to protect against scour and erosion.
- Emergency Vehicle Access (EVA) during project construction will be located either (a) the extension of Avenue 58 and Jefferson Street, or (b) the extension of Madison Street at Avenue 60.
- Two off-site booster stations. One on Avenue 62, east of the project site, and the second at Avenue 58 and Dike #2, north of the project site.
- Two reservoir wells are proposed on the southwest portion of the project site.








Table 2: Proposed Planning Area Summary

PA	Land Use	Acres	Density Range (du/ac)	Target Density (du/ac)	Target Units
1	Open Space Recreational	17.2			
2	Resort/Spa Boutique Hotel (175-seat restaurant) – 40,058 sf Resort Villas – 52,500 sf Spa and Wellness – 11,654 sf	38.2			100 rooms
3	Medium Density Residential	26.1	4-8	7.9	205
4	Low Density Residential	29.2	2-4	2.9	85
5	Low Density Residential	9.9	2-4	2.7	27
6	Low Density Residential	11.3	2-4	2.7	31
7	Medium Density Residential	20.7	4-8	7.9	163
8	Low Density Residential	18.1	2-4	3.4	61
9	Low Density Residential	21.7	2-4	3.4	73
10	Medium Density Residential	14.8	4-8	5.0	74
11	Low Density Residential	26.5	2-4	2.8	75
12	Resort / Golf Banquet Facility – 46,378 sf Golf Clubhouse Restaurant – 15,904 sf Golf Clubhouse Locker Room – 2,000 sf	45.9			
13	Low Density Residential	50.5	2-4	2.1	107
14	Low Density Residential	30.6	2-4	1.6	48
15	Low Density Residential	35.2	2-4	1.8	65
16	Low Density Residential	35.1	2-4	2.0	70
17	Low Density Residential	50.7	2-4	2.3	116
18	Open Space Recreational	18.1			
19	Open Space Recreational	8.8			
20	Open Space Recreational	22.0			
21	Open Space Recreational (Golf)	122.0			
22	Open Space Recreational	28.4			
23	Open Space Natural	151.8			
24	Open Space Natural	10.7			
25	Master Planned Roadways	32.5			
Total		876.0			1,200 DU 100 rooms

Master Planned Roadways	
Roadways	Acres
Jefferson Street	17.4
Loop West	9.4
Loop East	5.4
Section 5 Access	0.3
Total	32.5

Source: TRG Consulting, Travertine Specific Plan, Table 2, Planning Area Summary.



LEGEND					
	Low Density Residential		Open Space - Recreation		Proposed Specific Plan Boundary
	Medium / High Density Residential		Open Space - Natural		Existing Specific Plan Boundary
	Tourist Commercial				

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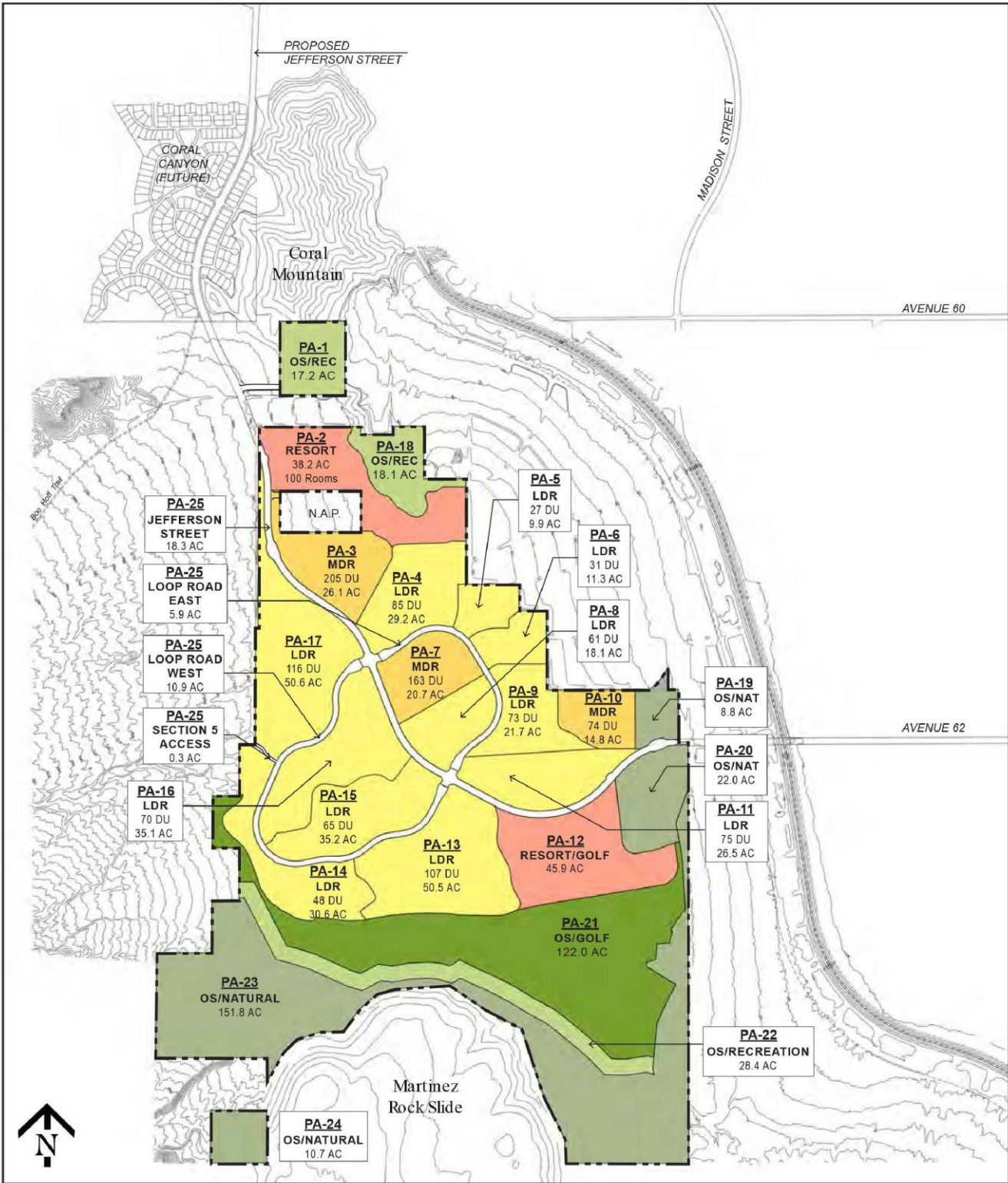


Proposed General Plan (Land Use)

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LEGEND	
	Low Density Residential
	Medium Density Residential
	Resort - Golf Club
	Open Space / Golf
	Open Space / Recreational
	Open Space / Natural
	Master Planned Roadways

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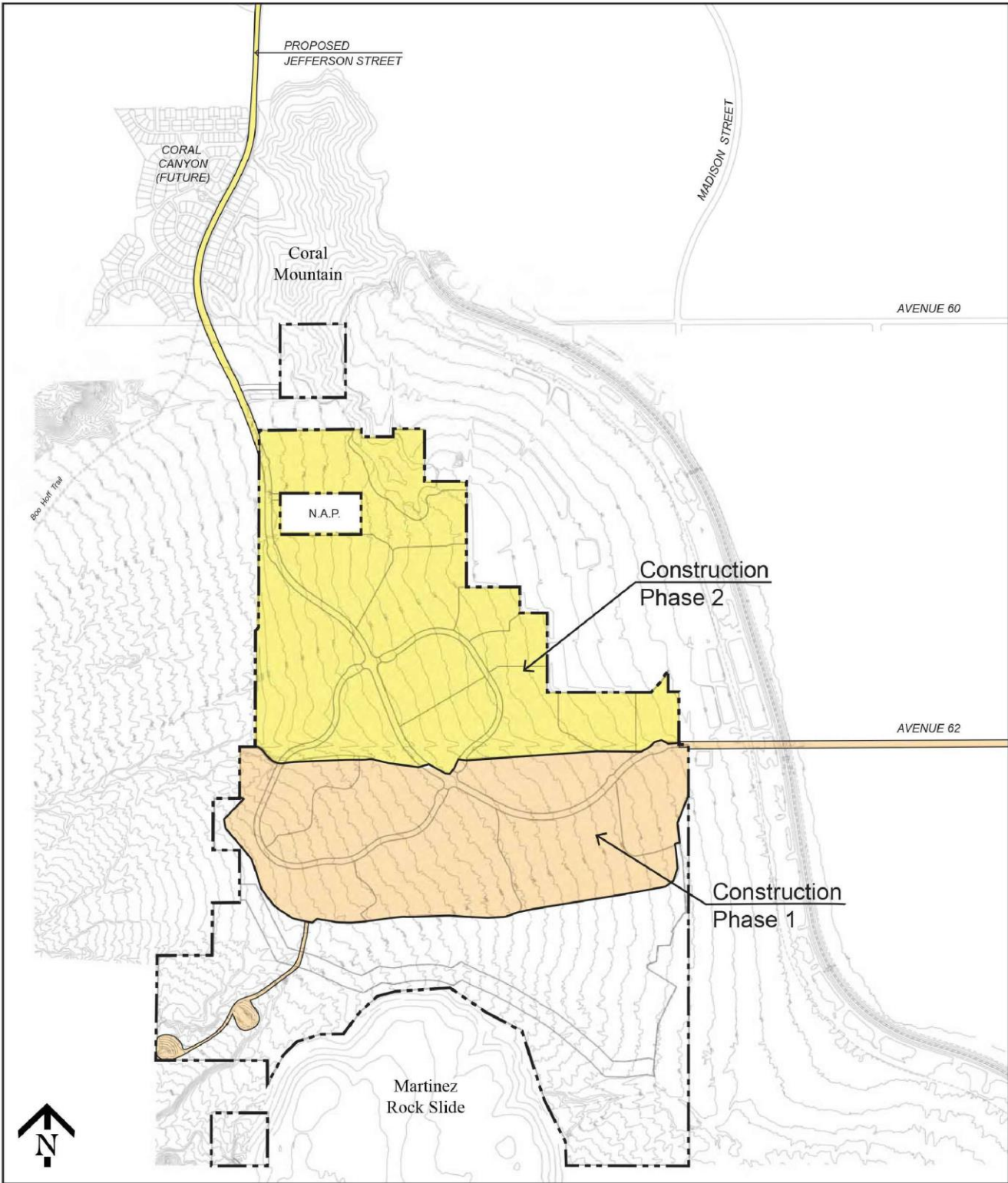
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Planning Area Land Use Plan

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LEGEND

- Construction Phase 1
- Construction Phase 2

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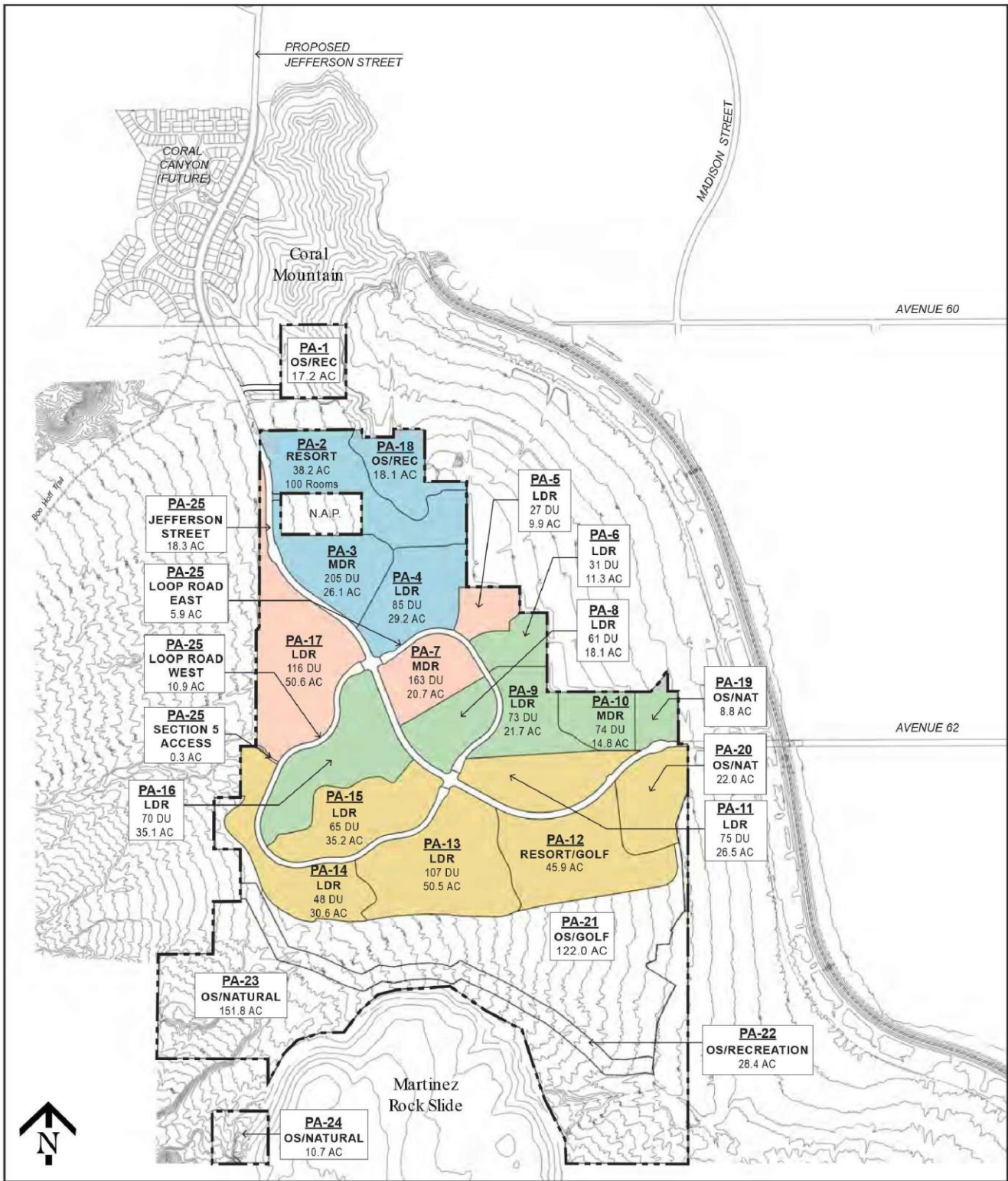
Construction Phasing Plan

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7



LEGEND

Phase 1 (295 Units - 383.2 Ac)
 Phase 2 (309 Units - 109.8 Ac)

Phase 3 (306 Units - 81.3 Ac)
 Phase 4 (290 Units - 279.2 Ac)

Total Units: 1,200
 *Total Acres: 843.5 Ac

*Master Planned Roadways not included. Master Planned Roadways, 32.5 Ac, are built in each Phase expanding from the South-East to the North-West.

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Product Concept Phasing Plan

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3.2.1 Residential Planning Areas

Residential areas account for approximately 43.4 percent of the project's total land area. The project proposes a maximum of 1,200 dwelling units based on a range of lot sizes. Residential planning areas would vary in density from 2.0 du/ac to 8.0 du/ac, resulting in an overall average density for the project of 1.4 du/gross ac. Residential Planning Areas vary in density from 1.6 du/ac to 7.9 du/ac. Planning areas 3 through 11, and 13 through 17, totaling approximately 380.4 acres, are designated for residential land uses.

Planning Areas 4, 5, 6, 8, 9 and 13 through 17 will have a maximum overall density of 4 du/ac and Planning Areas 3, 7 and 10 would have maximum overall density of 8 du/ac. Based on the target density for each residential planning area the proposed project would include 442 medium density (4-8 du/ac) residential dwelling units and 758 low density (2-4 du/ac) residential dwelling units. The Low Density Residential category will be characterized by larger single family residential lots (6,300 to 9,600 square feet). The Medium Density Residential planning areas are intended to provide medium density, single-family residential products to accommodate lots ranging from 4,000 to 5,775 square feet.

In conformance with project goals, several housing styles are proposed that comply with the maximum density for each planning area. Residential product types would vary to meet market demand but are anticipated to include the following:

- Estate Homes
- Single Family Luxury Homes
- Single Family Mid Homes
- Single Family Entry Homes
- Patio Homes
- Single Family Attached Units

Travertine will offer a variety of housing sizes and styles designed to meet the needs of all age groups. The Specific Plan Amendment incorporates neighborhood design and sustainability principles.

3.2.2 Tourist Serving Recreational Facilities

A luxury resort, wellness spa and golf course are planned for an approximately 84.1-acre site located in Planning Areas 2 and 12. These areas will consist of resort related amenities including restaurants, small shops, spa facilities, lounge and activity rooms, outdoor activities, yoga, walking and hiking trails. The resort planning areas are anticipated to provide 100-keys and a 12-hole skills golf course. Table 3 *Proposed Uses and Amenities for Resort/Golf Planning Areas* shows additional details.

The proposed amendment would allow fractional ownership/time-share development in the recreation/visitor-serving commercial zone. Approval of fractional ownership would be subject to a Conditional Use Permit. The hotel/resort wellness center proposes 75 rooms and fractional ownership development of 25 Villas within Planning Area 2.

Table 3: Proposed Uses and Amenities for Resort/Golf Planning Areas

Planning Area	Proposed Use	Estimated Indoor Area (Square Feet)
2	Boutique Hotel (175-seat restaurant)	40,058
2	Resort Villas	52,500
2	Spa and Wellness	11,654
12	Banquet Facility	46,378
12	Golf Clubhouse Restaurant	15,904
12	Golf Clubhouse Locker Room	2,000

3.2.3 Open Space/Recreation Planning Areas

Open Space Recreational areas include Planning Areas 1, 18, 19, 20, 21 and 22, and encompass a total of 216.5 acres of the approximately 876-acre site. Exhibit 6 shows the proposed planning area land use locations. Exhibit 9, *Recreation Plan*, shows areas designated as Open Space, as well as the proposed recreational trails.

A golf course is located near the southeastern entry to the project on approximately 122 acres (Planning Area 21). This will provide a high-end practice facility for both the residents and guests.

Equestrian/multi-use trails are provided in the Specific Plan. This plan will incorporate access, signage, and detailed design. The area along the southern edge of this site, adjacent to the Martinez Rock Slide, will be limited to recreational uses. As part of the recreational plan and trail system, an interpretive design element will provide signage and educational information to discourage trespassing on unauthorized areas of cultural significance. A cultural resources study will be conducted for development near the Martinez Rock Slide, and local tribes will be contacted as part of the procedures. This area is designated as a buffer between the residential development and the natural open space of the foothills of the Santa Rosa Mountains. This area will not include permanent structures as required by the Biological Opinion completed by the US Fish and Wildlife Service in 2005. Planning Area 21 is reserved for the golf course and will provide an additional buffer between the developable planning areas and the restricted open space near the southerly boundary of the site.

3.2.4 Open Space/Natural Planning Areas

Open Space Natural Areas include Planning Areas 23 and 24 and encompass approximately 162.5 acres. An area of land along the southern, western and eastern boundaries of the site is restricted

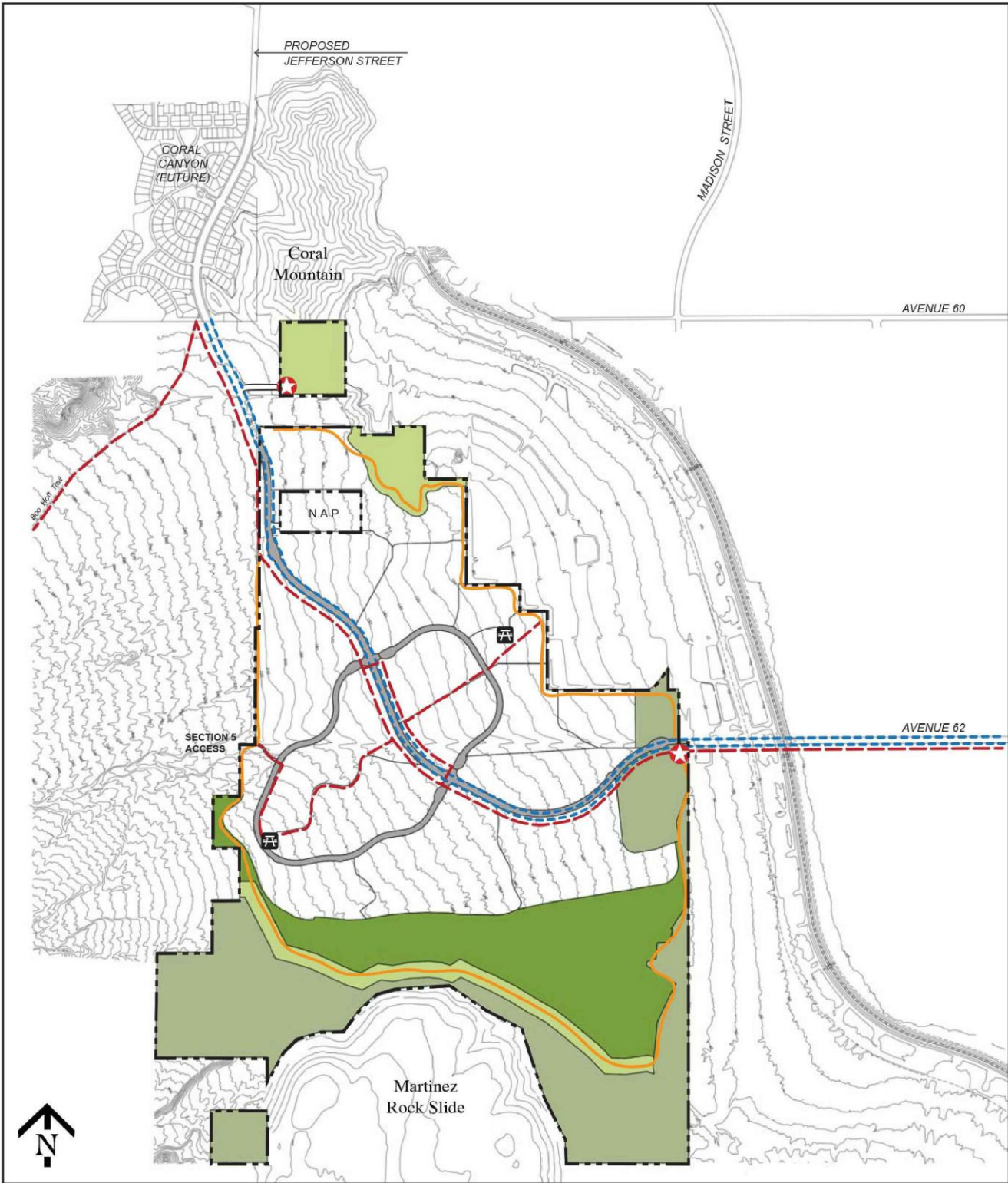
from development due to various environmental constraints including biological, geological and cultural resources. This area will remain undisturbed to preserve these resources.

Portions of the open space/restricted area were determined to be of biological importance by the US Fish and Wildlife Service (USFWS) through the Biological Opinion completed in 2005 and the subsequent federal Environmental Assessment completed in 2006.

The Conceptual Land Use Plan was developed with consideration of the environmental constraints associated with the surrounding land, including adjacency to the Santa Rosa Mountains and Martinez Rock Slide area to the south, Coral Mountain to the north, and the CVWD spreading grounds to the east and northeast. Exhibit 6 (*Planning Area Land Use Plan*) shows the proposed land use locations.

3.2.5 Recreational Amenities

The Travertine project will offer a range of amenities that will be accessible to neighborhood homeowners and the public. These recreational amenities include a two-mile long public trail that will be developed around the perimeter of the project site to connect to the Boo Hoff trail to the northwest; a central private spine trail that bisects the residential areas of the property; on-street biking paths; preservation of natural open space; and additional private parks located within the development areas. A 9 to 12-hole skills golf course and driving range with club facilities such as banquet facilities and wellness facility, will be open to residents, citizens of La Quinta and tourists. A resort and spa with restaurants, shops and activities will attract both residents and visitors to the community.



LEGEND					
	Class II Bike Trail		Open Space / Golf		Trailheads
	Multi-Use Trail		Open Space / Recreational		Parks
	Hiking Trail		Open Space / Natural		

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Recreation Plan

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3.2.6 Master Planned Roads

The development of the Travertine site provides for substantial improvements to several roadways, including the southerly extension of Jefferson Street as a private Modified Secondary Arterial south of the proposed Coral Mountain property and the westerly extension of Avenue 62 as a Modified Secondary Arterial. Loop roads extended from both sides of the Jefferson Street spine via two roundabout intersections. Per the La Quinta 2035 General Plan Street Cross Sections, both Jefferson Street and Avenue 62 have an 84' Right of Way width as Modified Secondary Arterials.

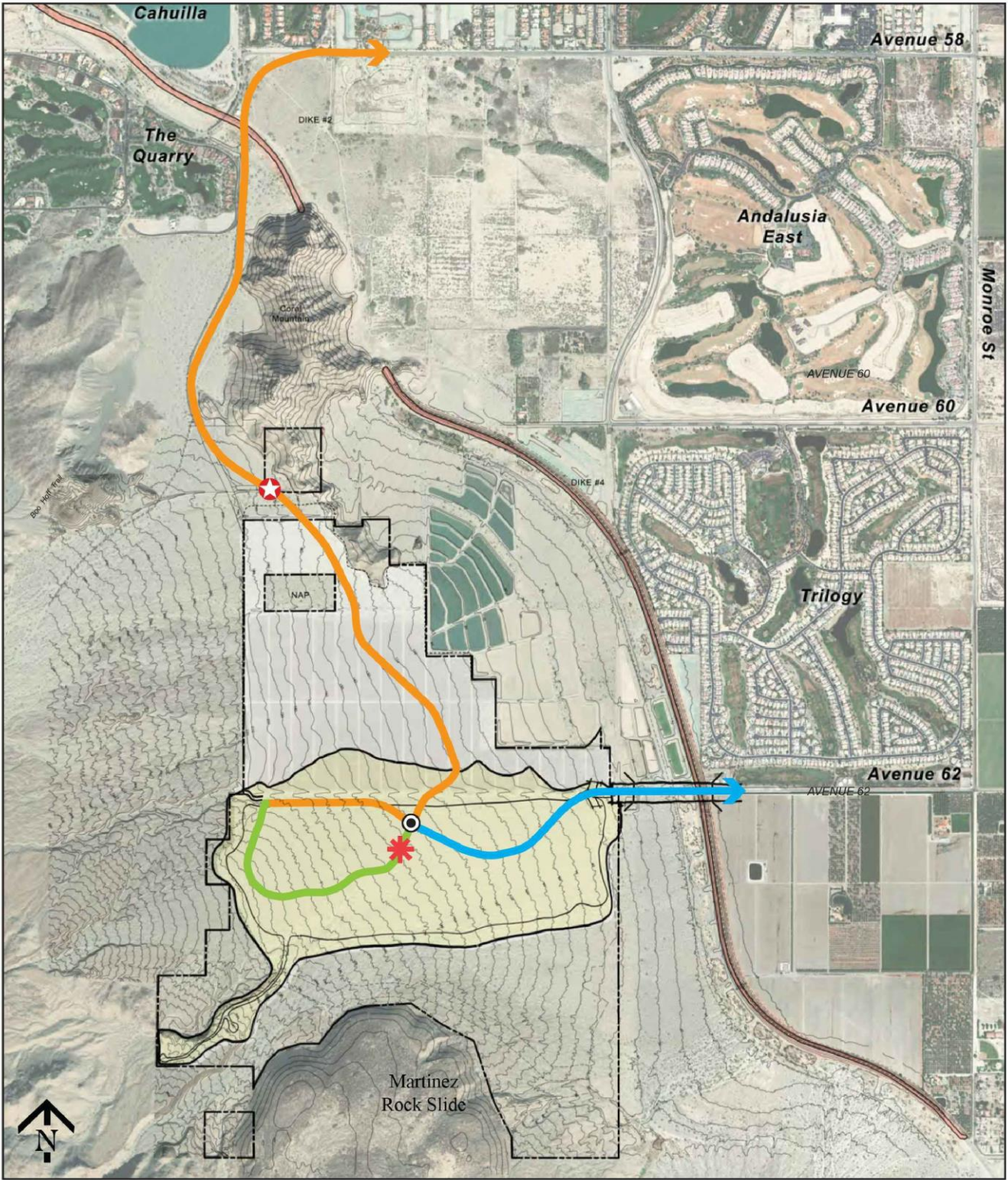
The construction phasing of the project site will ensure that complete and adequate public facilities are in place and available to first responders, residents, and visitors to the community using a single point of access via Avenue 62 and one emergency vehicle access (EVA) for the first product phase of the project. The project proposes two alternative access points in the first Phase and a maximum of 600 dwelling units would be allowed by both alternatives. The two fire access road alternatives are as follows:

- **Alternative I** proposes an EVA extending from Avenue 58 to the northern edge of development, see Exhibit 10, *Phase I Alternative I Interim Circulation Plan*. The EVA will be 24 feet wide and follow the ultimate alignment of Jefferson Street. A license agreement with the BOR for the Dike #2 crossing and access through Coral Canyon, a temporary access easement/license agreement with the BLM, and a crossing of Guadalupe Dike specified by CVWD are required as part of Alternative I.
- **Alternative II** proposes an EVA extending from the southerly extension of Madison Street from Avenue 60, see Exhibit 11, *Phase I Alternative II Interim Circulation Plan*. The Madison Street extension will be a 24-foot EVA that crosses Dike #4 and continues over the CVWD recharge basins to the project site. The project proponent will obtain permissions from CVWD to cross Dike #4 and its recharge basins, should Alternative II be chosen. This Alternative may also be in permanent place if chosen.

The proposed EVA access point to the project (in both alternatives) will be designed to have two lanes contained within a 24-foot pavement section. The local loop streets will have a typical right-of-way of 70 feet, with curb to curb distances of 40 feet with 9-foot curb adjacent landscaped parkways and a 6-foot wide pedestrian walkway on both sides. Additionally, local roads are planned to be utilized within the project. The local roads will be comprised of a curb to curb dimension of 32 feet if single loaded and 36 feet if double loaded, street parking will only be allowed on the loaded side of the street. These residential local roads will provide a landscaped easement at a minimum of 12 feet on each side of the street and 15 feet to residential building.

Exhibit 12, *Circulation Plan*, shows the proposed alignment of Jefferson Street and the main loop road within the project site. Access to the southwest portion of the development area (access to the proposed water tanks) will be provided from the internal loop road. This area is Restricted Open Space, and development of this area will be limited to the project's water tanks and related infrastructure.

Access to Planning Area 1 would be limited to a pedestrian trail that would either extend from the trailhead at the northwest corner of Planning Area 2 through BLM land to the southwest corner of Planning Area 1. Planning Area 1 is designated Open Space/Recreation, so the Applicant does not propose vehicular access to the area. Once a final trail alignment to Planning Area 1 is chosen, all applicable technical studies will be undertaken, and analysis will be included in the EIR.



LEGEND	
	Jefferson Street
	Loop Collector
	Roundabout
	Gates
	Access Road
	Temporary EVA Gate

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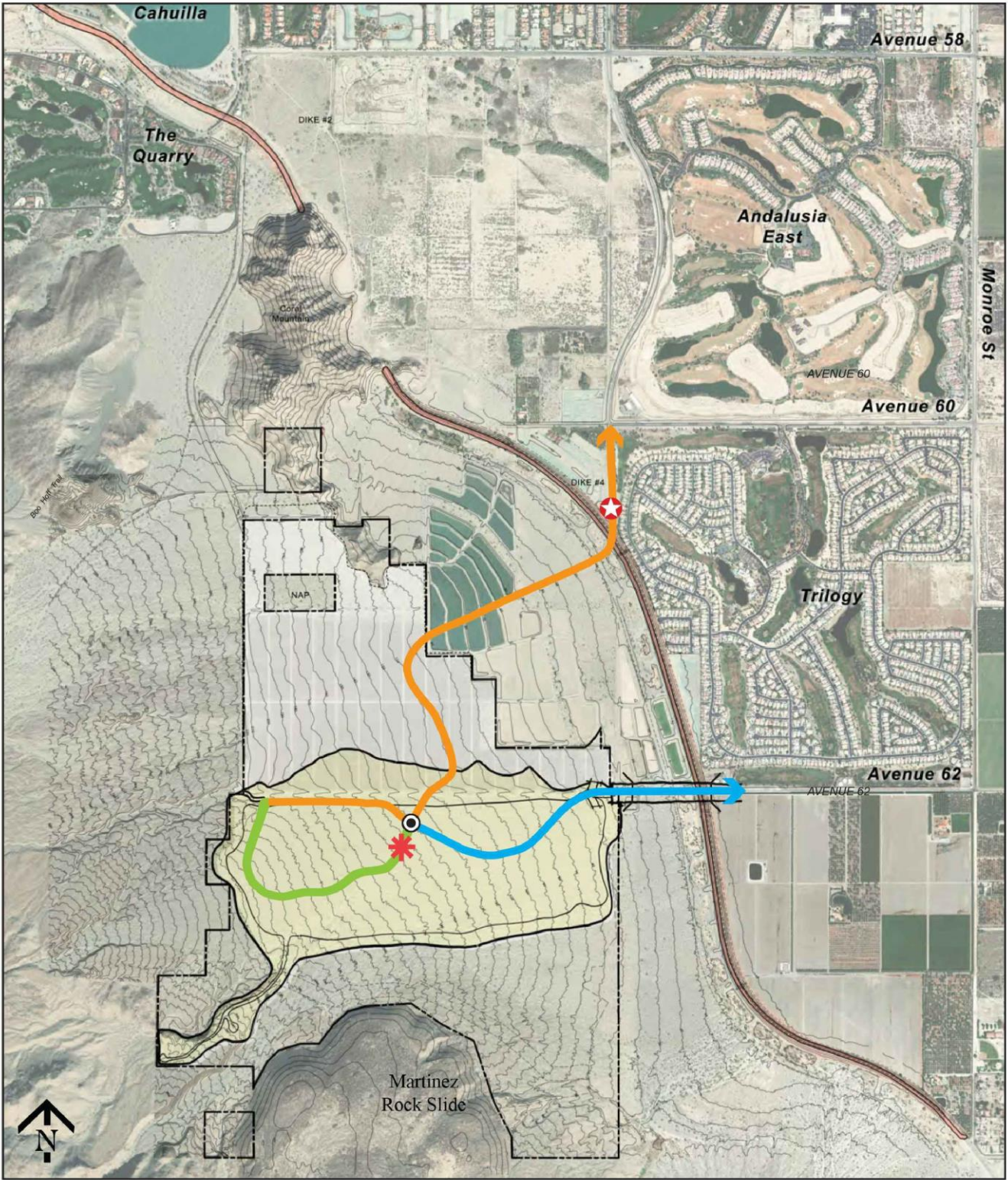
Phase 1 Alternative I Circulation Plan

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LEGEND	
	Jefferson Street
	Loop Collector
	Roundabout
	Gates
	Access Road
	Temporary EVA Gate

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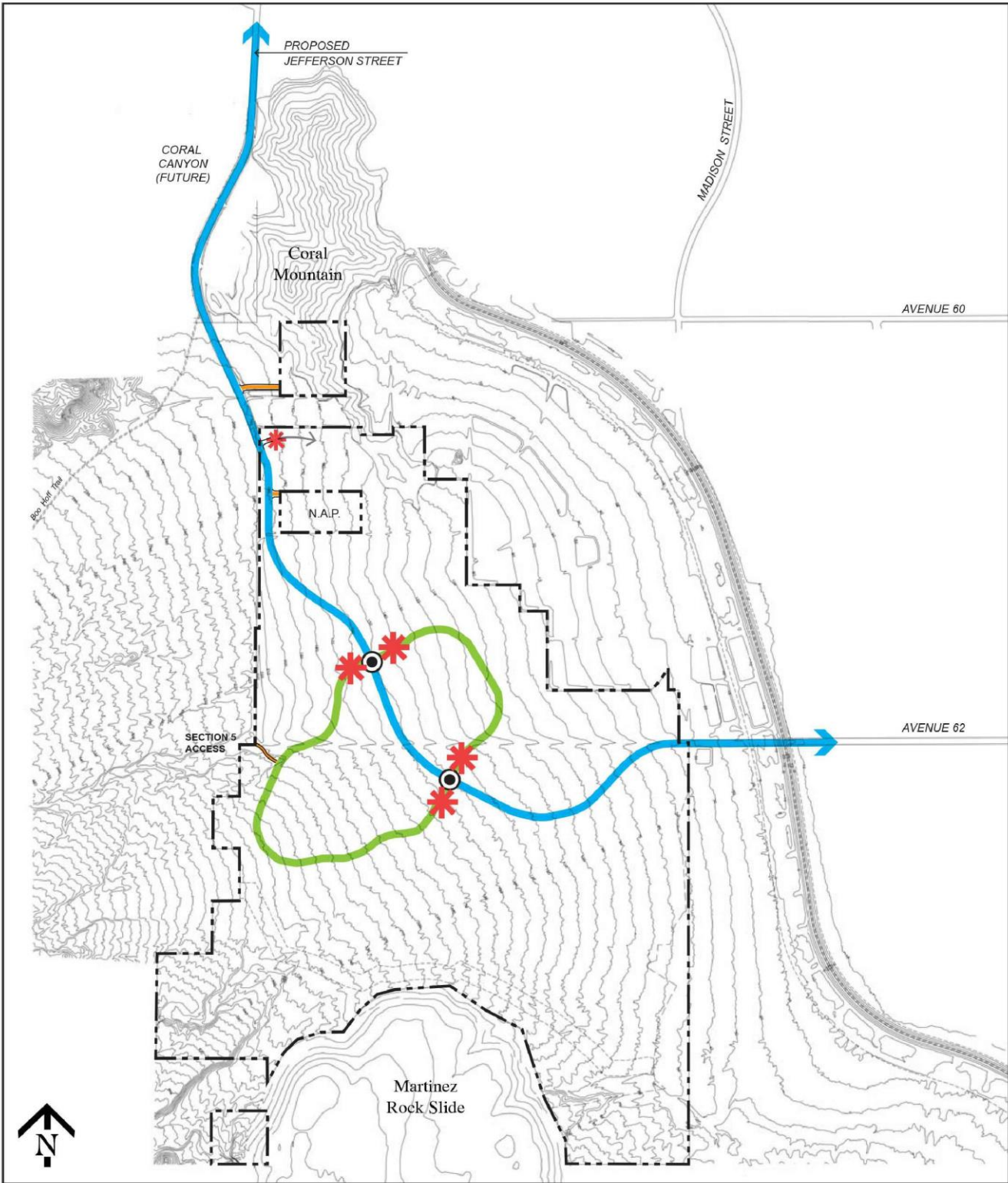


Phase 1 Alternative II Circulation Plan

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LEGEND	
	Jefferson Street
	Loop Collector
	Access Road
	Gates
	Roundabout

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Circulation Plan

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3.2.7 Infrastructure

Existing infrastructure on the project site is very limited as the site has not been previously developed. The former vineyard area was provided with water from an on-site well. In addition to the Master Planned Roadway system, the project also includes a master plan for infrastructure including drainage features, underground utilities and water tanks.

Grading and Drainage

The project site slopes gently in a downslope direction from west to east and is subject to two types of drainage conditions: alluvial fan flow and incised drainage corridors along inactive fans. Existing drainages originate in the Santa Rosa Mountains to the west. Exhibit 13, *Conceptual Hydrology*, illustrates the off-site and proposed on-site water flow. The exhibit also shows a proposed perimeter flood barrier to divert watershed flows. The project's flood control berms will be constructed to shield and encompass the project's developable planning areas and convey upstream flow from Devils Canyon/Guadalupe Creek, Middle North Canyon, Middle South Canyon, and Rock Avalanche Canyon downward towards Dike No. 4 south of the proposed Avenue 62 crossing.

The drainage plan proposes to capture on-site flows and direct them across the project to the eastern side of the project site. The intent is to capture all flows and detain them on-site in a series of basins that will be developed with water quality best management practices (BMPs) to treat the water before percolation into the ground. The proposed series of basins are designed to detain and percolate the projected on-site flows created from impervious surfaces. Excess water relative to existing flows will not be released unimpeded into the adjacent CVWD groundwater recharge ponds.

Water

The Coachella Valley Water District (CVWD) currently has jurisdiction over domestic water service to the project property. Currently, domestic water service lines exist in three areas near the project. These include the intersection of Avenue 60 and from the Jefferson extension and Avenue 62. Water lines will be extended from Avenue 62 and one of the proposed EVA alternatives to serve the project.

As discussed previously in Section 3.2.6, Master Planned Roads, the project proposes two alternative EVA routes that will be developed during Phase 1 of project construction. EVA Alternative I and II will include the development of domestic water mains extending from Jefferson Street, or Madison Street, respectively. Water lines will be connected prior to any construction. Additional well sites are necessary to serve the project. The locations of the future well sites are currently under discussion with CVWD and will be identified and analyzed in the EIR.

Additional facilities will include two water reservoirs and booster station(s) to collect well water and store it at the appropriate elevation to provide the required water pressure for the site. Two off-site booster stations currently exist near the project property. One booster station is located on Avenue 62, east of the project site, while the second booster station is located at Avenue 58 and Dike #2, north of the project site. The project site will be served with a thirty-inch main line within Jefferson Street/Madison Street alignments. Twelve-inch and smaller lines will then feed off the main line to serve the individual developments along these public streets.

Water tanks are proposed to be developed to serve the site in Planning Area 23. The water tank locations, including related facilities (road, pipelines, etc.), are subject to review and approval by the USFWS. Permanent structures, with the exception of two water reservoirs, service roadway, underground pipelines and ancillary facilities, as allowed through the consultation with the USFWS, will be prohibited in the Restricted Open Space (Natural) area. A portion of the Open Space Natural Planning Areas is located in a conservation area of the Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP). The project will be required to undergo Joint Project Review (JPR) for development of the water infrastructure improvements within the conservation area. During the JPR process, the Coachella Valley Conservation Commission and other interested Wildlife Agencies have the opportunity to comment on the proposed development. The JPR will be analyzed in the EIR.

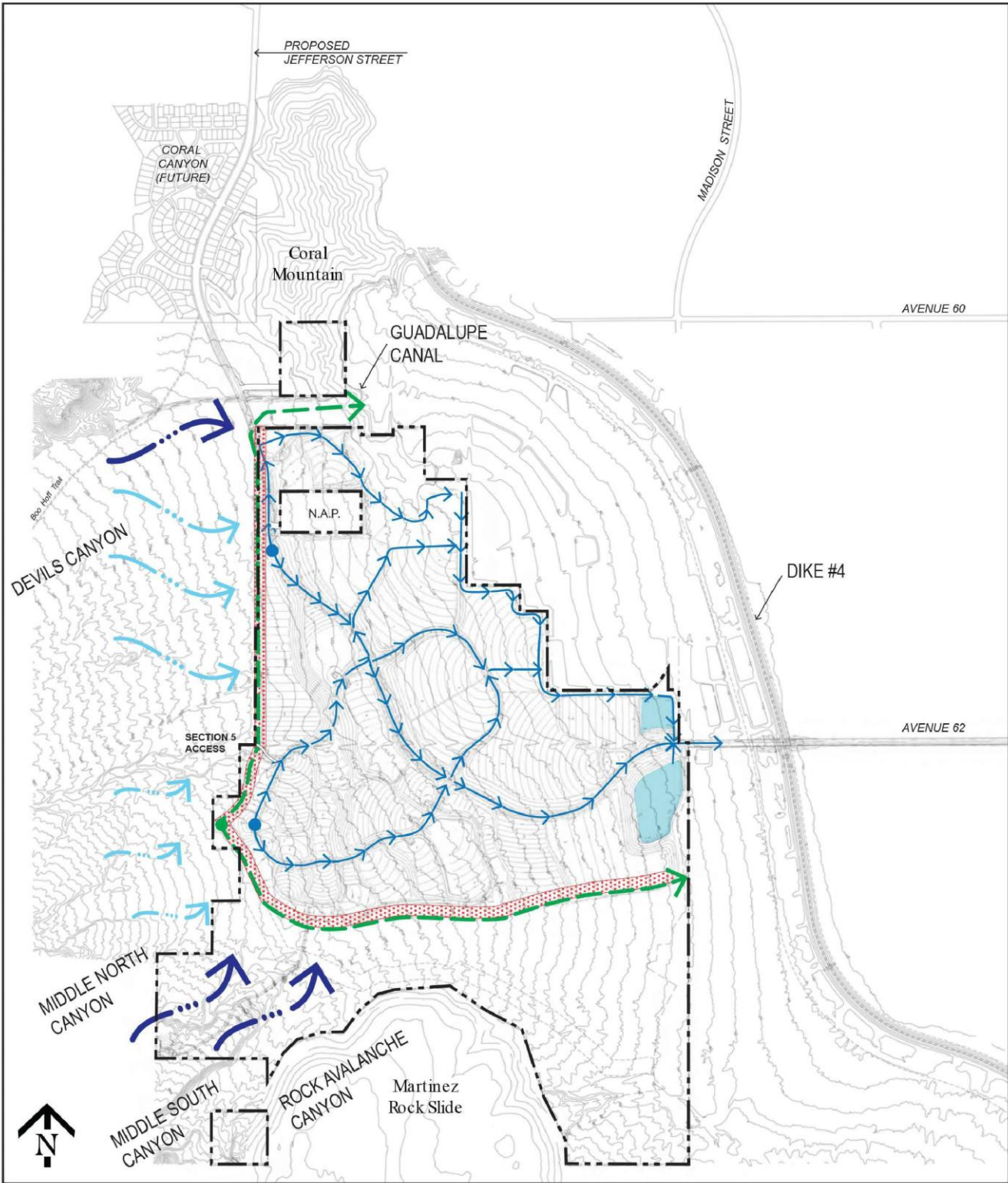
Sewer

The closest Coachella Valley Water District sewer connection currently exists at Monroe Street and Avenue 62, approximately one mile east. The proposed facilities are comprised of a series of eight-inch sewer lines serving the individual developments and flowing into the main sewer line located within Jefferson Street/spine road alignment. The main sewer line increases in size as it extends eastward, ranging from eight inches on the west side to 15 inches at Madison Street, where the line exits the project site. The offsite sewer alignment and improvements will come from the east in Avenue 62. The EIR will further analyze the impacts to sewer and the offsite extension.

Utilities

Southern California Gas Company provides natural gas to the project site. Electric service to Travertine will be provided by Imperial Irrigation District. An offsite substation will be required for the Travertine development and will be located and constructed during Construction Phase I. The five-acre site required by IID for a substation will be studied in the EIR.

The location of the five-acre site will be within a two-mile radius of the project. The routing of the proposed service lines along the route to the site will be studied in the EIR.



LEGEND		
	Existing Major Watershed	
	Existing Sheet Flow	
	Watershed Diversion	

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Conceptual Hydrology

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3.2.1 Requested Entitlement

The proposed project includes a General Plan Amendment, a Zone Change, Specific Plan Amendment, a Tentative Tract Map, and Development Agreement.

A General Plan Amendment will be required to change the Land Use Map for the project area to: Low Density Residential, Medium Density Residential, Resort/Spa Mixed Use, Tourist Commercial and Open Space. A General Plan Amendment will also change the General Plan Circulation Map to modify alignments of Jefferson Street, Avenue 62 and Madison Street. A Zone Change will revise the City's Zoning Map to be consistent with the land uses proposed in the Specific Plan. Additionally, a Specific Plan Amendment and a Tentative Tract Map are a part of the required entitlements. A Development Agreement will also be prepared to address the obligations, standards, and conditions to be agreed upon by the City and the Applicant.

3.3 1995 Approved Specific Plan vs. Proposed Specific Plan Amendment

The land uses proposed within the Travertine Specific Plan are similar to the land uses within the Specific Plan approved in 1995, but the overall intensity of the land uses has been reduced. The proposed Specific Plan reduces the maximum development from 2,300 dwelling units to 1,200 dwelling units, reduces the size of the golf course from 36 holes to a golf facility featuring a clubhouse and a 9 to 12-hole skills course, removes the tennis club, modifies land use configurations, and reduces the Resort/Spa hotel from 500 keys to 100 keys, including a clubhouse restaurant and a banquet facility.

Exhibit 6, *Planning Area Land Use Plan*, shows the proposed specific plan land use planning areas with associated acreages and dwelling units. Table 4, *Approved VS. Proposed Specific Plan Land Use*, provides a detailed breakdown of the difference between the approved Specific Plan (1995) and the proposed Travertine Specific Plan project.

Table 4: Approved VS. Proposed Specific Plan Amendment

Previously Approved Specific Plan (1995)	Proposed Specific Plan Amendment
Bounded by Avenue 60 to the North, Avenue 64 and BLM Land to the South, Madison Street to East and future Jefferson Street to the West	Bounded by Avenue 60 to the North, Avenue 64 and BLM Land to the South, Madison Street to East and future Jefferson Street to the West
909 Acres	876 Acres
2,300 Dwelling Units	1,200 Dwelling Units
10 Acres of Commercial 500 keys Resort / Hotel	100 keys Hotel Resort/Spa and Wellness Center and Golf Club with associated Recreation/Commercial Elements
36 – Hole Golf Course	9-12 Hole Skills Golf Course
Tennis Club	Tennis Club Removed
Private Recreation in Individual Developments	Private Recreation in Individual Developments
378 Acres of Open Space (including golf course)	380 Acres of Open Space/Golf/Recreational & Restricted

Source: Travertine Specific Plan Amendment, Land Use Plan, Table 1, Approved Specific Plan and Proposed Specific Plan Amendment.

Although the proposed Travertine project would be developed on approximately the same amount of land (909 approved vs. 876 proposed) the density and intensity of land uses would be greatly reduced, as shown above in Table 4. The reduction of the site is due to the revision to the project boundary along the west and south sides of the property. Thirty-one acres of the previously approved project site have been set aside as a resource protection area for Cultural Resources.

4.0 Environmental Impact Report (EIR)

The Applicant, The Hofmann Land Development - Company, is requesting approval of a General Plan Amendment to change the Land Use Map for the project area to: Low Density Residential, Medium Density Residential, Resort/Spa Mixed Use, Tourist Commercial and Open Space; a General Plan Amendment to change the General Plan Circulation Map to modify alignments of Jefferson Street, Avenue 62 and Madison Street; a Zone Change to revise the City's Zoning Map to be consistent with the land uses proposed in the Specific Plan; a Specific Plan Amendment; a Tentative Tract Map; and a Development Agreement. In addition to these entitlements, the Applicant is also requesting additional right-of-way along Jefferson Street and Avenue 62 from the federal Bureau of Land Management (BLM) and Bureau of Reclamation (BOR) in order to widen and/or extend the roads into the project site. The applicant has previously received approval from CVWD for the Water Supply Assessment and Drainage Master Plan.

4.1 Need for an EIR

The Travertine Specific Plan and the adjacent Green Specific Plan were the subject of an EIR certified by the City of La Quinta in 1995. A Mitigation Monitoring and Reporting Program (MMRP) was also adopted. The currently proposed project only addresses development of the Travertine project site. The EIR and the MMRP, along with the conditions of approval specific to the Travertine project and project site, required the project proponent to undertake a number of additional activities prior to commencing with the development of the project site (see Section 2.0, Project History).

An EIR is being prepared for the proposed project in conformance with CEQA (California Public Resources Code, Section 21000, et seq.), and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.).

The proposed project represents a substantial change compared to the Travertine Specific Plan approved in 1995, as shown in Table 4. Since the EIR was certified, a number of new environmental rules and regulations have been adopted that would have an effect on how the project site would be developed. Therefore, the preparation of an EIR that evaluates the proposed project is appropriate and will include a discussion of the full range of environmental issues as required by CEQA Guidelines Appendix F and Appendix G.

The EIR will identify the project description, evaluate the environmental effects of the project, determine or identify new mitigation measures based on impacts of the proposed project and the latest regulatory requirements, and evaluate a reasonable range of alternatives to the proposed specific plan.

4.2 Summary of Environmental Issues

The EIR will evaluate all environmental issues set forth in the CEQA Environmental Checklist (per Appendix G of the CEQA Guidelines) at an appropriate level of detail. The following is a brief summary of the Existing Environmental Setting on the project site and vicinity. The issue areas that will be evaluated in the Draft EIR include:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases
- Hazards/Hazardous Materials
- Hydrology
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Resources
- Utilities
- Wildfire

4.2.1 Aesthetics

The City of La Quinta is located along the base of the Santa Rosa Mountains that form the backdrop to the City's western boundary and the project site. The Santa Rosa Mountains and their foothills and peaks are part of the Santa Rosa and San Jacinto Mountains National Monument that will remain as open space in perpetuity, thus affording residents and visitors with permanent scenic vistas. The project will involve the construction of various types of residential and resort-related structures that would have a potential effect on the aesthetic resources. Visual simulations from adjacent viewpoints will be included and effects evaluated, in the EIR. Additionally, since the proposed project is adjacent to a CVMSHCP conservation area, the applicant will be required to comply with the lighting and landscape requirements in the CVMSHCP adjacency guidelines. Finally, the project site is located within Zone 2 of the Mt. Palomar Observatory located in San Diego County. Zone 2 encompasses a radius of 45 miles around the observatory where development projects are required to adhere to lighting guidelines. The EIR will therefore evaluate these impacts and provide mitigation, if necessary, in order to reduce these impacts.

4.2.2 Agricultural Resources and Forestry Resources

Although most of the subject property consists of native desert vegetation, the project site does contain an abandoned vineyard (229 acres) that has not been in operation since 2005 or 2006 (based on historic aerial photos). Although abandoned, this portion of the project site will be required to be evaluated in the EIR. Potential impacts associated with the loss of agricultural

farmland will be analyzed and if needed, mitigation will be provided in order to reduce potential impacts. However, according to the most recent map (2016) issued by the California Department of Conservation's Farmland Monitoring Mapping Program (FMMP), the project site is located within an area that is designated as "Other Land" and "areas not mapped". Areas not mapped are areas that fall outside of the NRCS soil survey and are not mapped by the FMMP. Other Land is land that does not meet the criteria of any other category. Other Land typically includes low density rural development, heavily forested land, mined land, or government land with restrictions on use.

4.2.3 Air Quality and Greenhouse Gases

The project site is located within the Riverside County portion of the Salton Sea Air Basin (SSAB), under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Existing air quality in relation to the applicable air quality standards for criteria air pollutants is measured at established air quality monitoring stations throughout the SCAQMD jurisdiction. The three permanent ambient air quality monitoring stations in the Coachella Valley are in Palm Springs (AQS ID 060655001), Indio (AQS ID 060652002), and Mecca (Saul Martinez - AQS ID 060652005).

The project has the potential to generate criteria emissions and greenhouse gas emissions in excess of SCAQMD standards. The EIR analysis will include a stand-alone air quality study to evaluate whether construction and operation of the proposed development will comply with the applicable SCAQMD air quality standards. The EIR analysis will also include a greenhouse gas (GHG) study to evaluate project-related construction and operational emissions and determine the level of GHG impacts as a result of constructing and operating the proposed Project.

4.2.4 Biological Resources

The Travertine property is located on an alluvial fan at the base of the Santa Rosa Mountains and comprised of broad, gently sloping terrain. The project consists primarily of native vegetation and an abandoned vineyard. A comprehensive description of the natural resources that exist on the site, as well as an analysis of the impacts of the project on those natural resources was prepared for the certified final EIR (1995) and subsequent Section 7 consultation (2005) and an Environmental Assessment, EA No. CA-600-06-28 (2006). Both the certified EIR and the EA included extensive biological surveys to determine the status of wildlife and habitat on the project site. The biological report will be updated, and new field surveys will be completed. A jurisdictional delineation (JD) will be completed for the site to identify and analyze impacts to waters of the State and waters of the US. The EIR will analyze the potential for adverse effects on biological resources.

4.2.5 Cultural Resources and Tribal Cultural Resources

Archaeology and paleontology were evaluated during the initial CEQA process and subsequent certified final EIR (1995), and again during the EA process in 2006. As a result, of the cultural findings the Project was redesigned to avoid impacts to archaeological resources which have been recommended as eligible for the National Register of Historic Places (NRHP). The proposed Specific Plan will require an updated cultural resources report in order to determine if development of the proposed project will impact cultural resources. The analysis in the EIR will include a review of the updated cultural evaluation, an assessment of the potential impacts to cultural and tribal cultural resources associated with project construction, and the results of AB 52 consultation with Native American Tribes.

4.2.6 Energy

The project site lies within the service area boundaries of Imperial Irrigation District (IID) for electricity and Southern California Gas Company for natural gas. An offsite substation will be required and will be constructed during the Construction Phase I stage. The location of the future offsite substation will be analyzed in the EIR. Additionally, potential impacts regarding the project's consumption of energy will be analyzed in the EIR. The EIR will evaluate the project's potential energy impacts and provide mitigation, if necessary, in order to reduce these impacts.

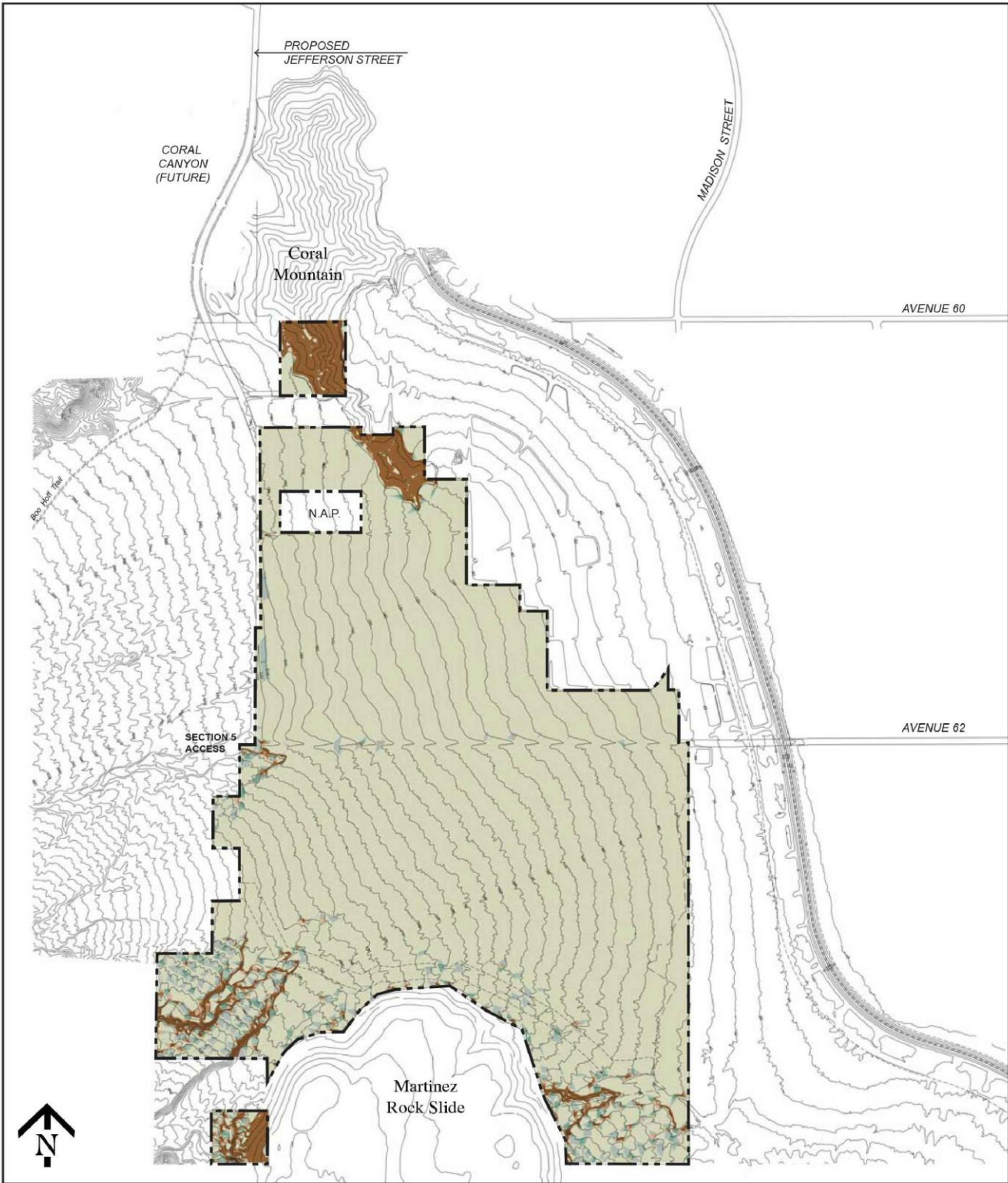
4.2.7 Geology, Soils and Seismicity

Geology

The project site lies on an alluvial fan consisting of material deposited by drainages emanating from the Santa Rosa Mountains to the south and southwest. See Exhibit 14, *Topography - Slope*. The Martinez Rockslide on the southern edge of the property is a seven-mile long geological formation likely created by seismic activity. There is potential for additional rockslides on the Martinez Slide as a result of future seismic events. Analysis of potential hazards associated with Martinez Slide and other seismic issues will be provided in the EIR.

Seismicity

The project site is not located within an Alquist-Priolo fault zone. However, seismic activity that may occur on either the San Andreas fault zone (approximately 10 miles northeast of the project site), or San Jacinto fault zone (approximately 10 miles southwest of the project site) could result in severe ground shaking. Exhibit 15, *Fault Zones*, displays the project site's distance in relation to the San Andreas and San Jacinto fault zones. The California Building Code contains specific requirements and standards to ensure safe building design. The EIR will analyze the project's potential for seismic impacts.



COLOR	RANGE BEG.	RANGE END	PERCENT	COLOR	RANGE BEG.	RANGE END	PERCENT
	0.0	10	90%		15.00	17.50	1%
	10.00	12.50	3%		17.50	20.00	0%
	12.50	15.00	1%		20.00	& Up	5%

Total Acreage: 876 Ac

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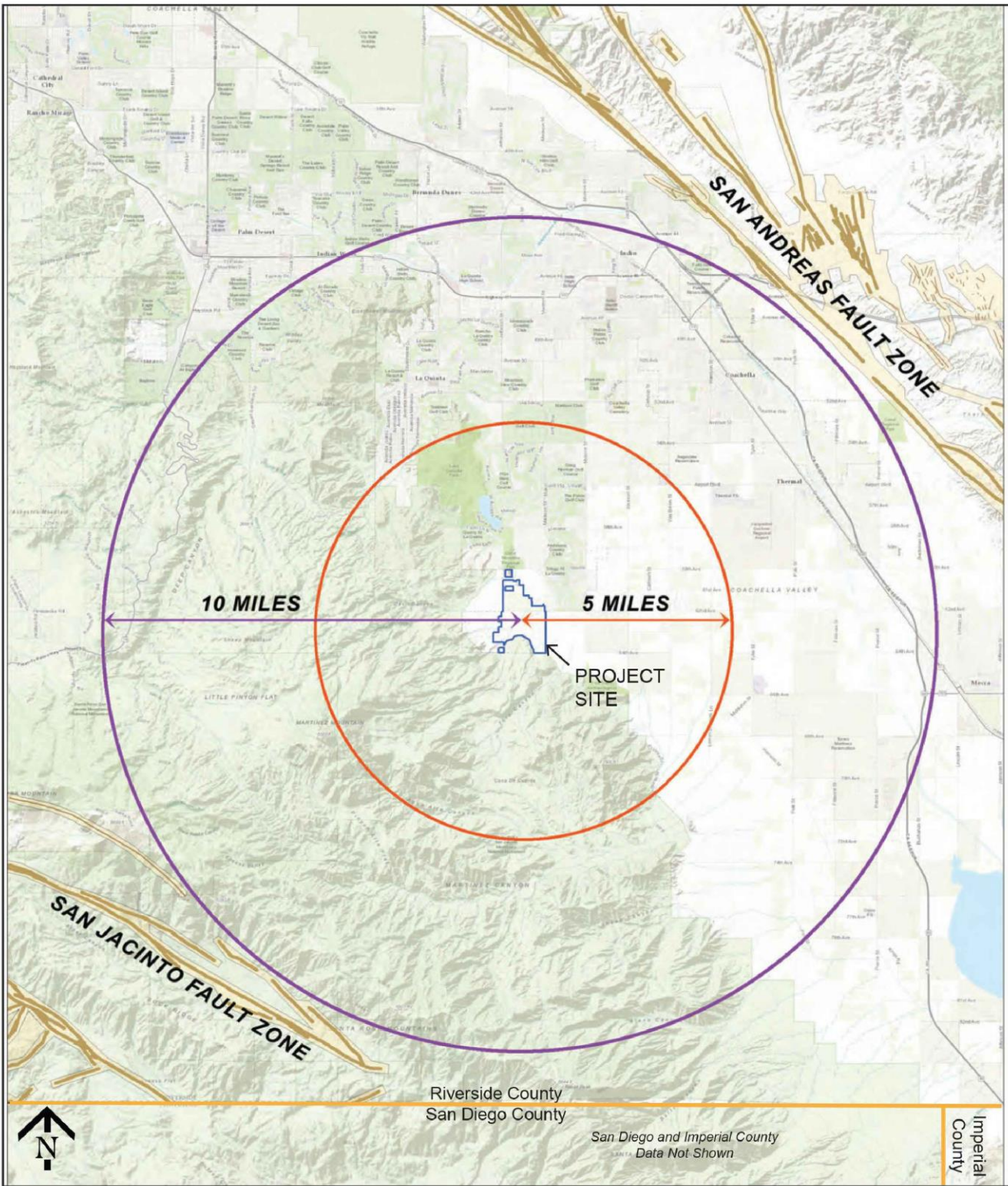
Topography - Slope

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LEGEND	
	Project Site
	5 Miles from Project Site
	10 Miles from Project Site
	Faultline
	Fault Zone
	County Boundary

Riverside County
 San Diego County
 San Diego and Imperial County
 Data Not Shown

Imperial
 County

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Fault Zones

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Soils

The project site is comprised of predominantly alluvial material, with some exposed granite bedrock, including well-drained, fine to coarse sand with some cobbles. Soil types were identified through the USDA Natural Resource Conservation Service Web Soil Survey as follows:

- CcC – Carrizo Stony Sand, 2-9% slopes: This soil is found on alluvial fans. The parent material is alluvium derived from granite. Depth to a root restrictive layer is more than 60 inches. The soil is excessively drained and water movement in the most restrictive layer is very high. Organic matter in the surface horizon is close to 0 percent.
- CdC – Carsitas Gravelly Sand, 0-9% slopes: This soil is also found on alluvial fans. The parent material is gravelly alluvium derived from granite. Depth to a root restrictive layer is more than 60 inches. The soil is excessively drained and water movement in the most restrictive layer is very high. Organic matter in the surface horizon is about 1 percent.
- Rock Outcrop (RO) and Rubble Land (RU) apply to the areas in the north near the Coral Mountains.

Topography and Slope

The project site is comprised of broad, gently sloping terrain that is typical of the western portions of the Coachella Valley. These gentle slopes originate in the Santa Rosa Mountains which border the Coachella Valley and the project site on the west side. The southern boundary of the project site lies at the base of the Martinez Rock Slide, a seven-mile long geologic formation of slumped mountain slopes. Table 5 provides a summary of the slope area.

Elevations range from approximately 40 feet above mean sea level (msl) at the northeastern boundary to approximately 320 feet msl at the western limits. The site is generally flat with 5 percent slopes extending generally downward from the south and west. There are no significant on-site topographic features with the exception of some outcroppings (the southernmost end of the Coral Mountains) on the northern end of the property. The majority of the site is comprised of land with slopes of less than 10 percent.

The steeper areas, those with slopes greater than 20 percent are confined to limited percentages of the project site (see Table 5) and are generally located in the southern portions of the property. The requirements of Chapters 9.120 and 9.130 (Open Space Regulations) and 9.140.040 (Hillside Conservation Regulations) of the Zoning Ordinance will govern these areas of the site with regard to implementing conservation practices and adherence of development standards on Open Space and Hillside areas.

Development of the proposed project will be evaluated in the EIR using the most recent local, regional and State requirements for site preparation and development.

Table 5: Project Slope Area Summarization

Slope Degree Category	Acres	Percent of Site
0 to 10 percent	788.4	90
10 to 12.5 percent	26.28	3
12.5 to 15 percent	8.76	1
15 to 17.5 percent	8.76	1
17.5 to 20 percent	0	0
Over 20 percent	43.8	5
Total	876	100 percent

4.2.8 Hazards

Implementation of the Travertine Specific Plan would facilitate new growth and development throughout the project area. Resort/Spa, commercial and residential developments would result in an increased population of residents and non-residents that would have both the potential to be susceptible to hazards, and to utilize hazardous materials. Therefore, the EIR will analyze potential impacts related to hazards and hazardous materials and incorporate mitigation where necessary to ensure the proposed project maintains consistency with applicable policies to reduce impacts to less than significant levels

4.2.9 Hydrology and Water Resources

The project site is located on a bajada extending eastward from the base of the Santa Rosa Mountains toward the Coachella Valley floor. The slopes and canyon drainages of the Santa Rosa Mountains occur west of the project site, while the Martinez Rock Slide formation occurs to the south. To the north, the project site abuts Coral Mountain. To the east, the site abuts the Thomas Levy Groundwater Replenishment Facility and Dike No. 4. The replenishment facility consists of multiple percolation ponds designed to accept water conveyed from the Colorado River, while Dike No. 4 is an earthen levee forming part of the flood control system for the Eastern Coachella Valley.

The project site represents the lower extent of the watershed area tributary to Dike No. 4. The Guadalupe Creek Diversion Dikes, located off-site on the northern end of the project, are also designed to convey natural flows to Dike No. 4. The proposed project will include drainage and stormwater management as part of its Infrastructure Plan. To identify the appropriate grading, drainage, and infrastructure considerations, the EIR will include a project-specific Drainage Master Plan, which will include a detailed watershed assessment, including regional and local hydrology, flood hazard analysis, and hydraulics for the proposed development. This Drainage Master Plan

will also identify the appropriate level of flood protection for the public, non-CVWD storm water facilities, and impacted CVWD storm water facilities.

Based on the most current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM No. 06065C2900H), the project site is located in Zone D, a FEMA designation which applies to areas where there are possible but undetermined or unmapped flood hazards.

The proposed project places planned development within the inactive alluvial fan areas while establishing a perimeter flood protection system around the development, such that the principal flows continue to be conveyed to the downstream retention areas constructed along Dike No. 4. The EIR analysis will consider how the flood protection solutions set forth in the Drainage Master Plan are incorporated into the site design, storm drain infrastructure, and water quality management practices in relation to the applicable regulatory standards that apply during construction and operation of the proposed development.

The EIR will analyze the project's site design measures to prevent interference with the existing groundwater recharge operation located east of the project. A Water Supply Assessment and Water Supply Verification has been completed and adopted by CVWD in February 2017. This report analyzes the most current project demand for water and the supply availability for the project area.

The introduction of impervious land cover (i.e., roadways, hardscape, buildings) resulting from project implementation would result in an increase in the rate and amount of surface runoff produced by a site. The project will include an on-site stormwater retention system designed to capture, convey, and retain stormwater runoff from within the proposed development.

4.2.10 Land Use Planning

The proposed project consists of a variety of land uses including Residential, Resort/Spa – Golf Club Facilities, Open Space – Golf, and Open Space – Restricted. Residential land uses will range from low density to medium density. A Resort/Spa facility will serve tourists and recreational visitors. A 9 to 12-hole golf skills course will provide recreational opportunities as well. Related commercial uses, such as restaurants and shops, will be combined with the resort/spa and golf club to serve the daily needs of the community and its visitors. Entitlement procedures for this project will include a General Plan Amendment to revise the existing City of La Quinta General Plan Map to be consistent with the proposed land uses.

The General Plan Amendment will also change the General Plan Circulation Map of the General Plan to (1) remove Jefferson Street as a General Plan roadway south of the hypothetical westerly extension of Avenue 60; (2) remove Avenue 62 west of the hypothetical southerly extension of Madison Street; and (3) remove Madison Street as a General Plan roadway from south of Avenue 60 to Avenue 62. A Zone Change is required to revise the City's Zoning Map to be consistent

with the proposed land uses. These are in addition to the Specific Plan Amendment, Tentative Tract Map and Development Agreement. The EIR will analyze the goals, policies and objectives of the Specific Plan for consistency with the City's General Plan and zoning.

4.2.11 Mineral Resources

The Coachella Valley contains valued mineral resources due to the region's highly active geologic nature. The numerous earthquake faults throughout the region create massive uplifting and folding of the land and expose mineral resources on the surface. Mineral resources found throughout the region include sand, gravel, crushed stone, copper, limestone, and tungsten. Many of these resources are important for common construction projects including asphalt, concrete, road base, stucco, and plaster. There are currently several active sand and gravel mines in the Coachella Valley, but none are in the City of La Quinta. Future mining within the City of La Quinta is unlikely due to the establishment of conservation areas, such as the Santa Rosa Wilderness Area, and due to existing urbanization. In compliance with the California Surface Mining and Reclamation Act of 1975, the Californian Department of Conservation created Production-Consumption Regions, which are areas where significant mineral resources of statewide importance and regional significance are produced and consumed and a classification system that identifies lands where significant mineral resource deposits are located. A majority of the City of La Quinta is located in the Palm Springs Production-Consumption Region. Small portions of La Quinta, including lands south of Avenue 60, such as the project property, are located outside the Palm Springs Production-Consumption Region, and therefore, are not located within a Mineral Resource Zone. Thus, impacts to Mineral Resources are not anticipated and will not be analyzed in the EIR.

4.2.12 Noise

The proposed project is consistent with the City's residential and Resort/Spa character. Potential impacts of noise associated with project construction and operation will be analyzed and addressed in the EIR. Additionally, since the proposed project is adjacent to a CVMSHCP conservation area, the applicant will be required to comply with the noise requirements in the CVMSHCP adjacency guidelines. Appropriate design measures and all applicable restrictions and requirements will be identified within the EIR and mitigation will be incorporated where necessary in order to ensure that potential noise impacts are reduced.

4.2.13 Population and Housing

A maximum of 1,200 dwelling units are proposed to be developed within the Travertine Specific Plan. These residential dwelling units would provide a variety of proposed options including: Estate homes, Single Family Luxury Homes, Single Family Mid Homes, Single Family Entry Homes, Patio Homes, and Single Family Attached Homes.

The Project would not displace existing dwelling units or residents necessitating the construction of replacement housing elsewhere. The maximum potential units for each residential planning area will be used for analysis in the EIR. Potential population and housing impacts associated with the project as they relate to population growth presented in the La Quinta 2035 General Plan will be evaluated in the EIR and mitigation will be incorporated where necessary to reduce impacts.

4.2.14 Public Services

The Riverside County Fire Department (RCFD), under contract with the City of La Quinta, provides 24-hour fire protection and emergency medical services to the City. Law enforcement services are provided to the City of La Quinta through a contractual agreement with Riverside County Sheriff's Department. The Sheriff's department provides 24-hour municipal police services associated with a City police department. The City of La Quinta is served by two school districts; Desert Sands Unified School District (DSUSD) and Coachella Valley Unified School District (CVUSD). DSUSD serves the portion of the City west of Jefferson Street and north of Avenue 48, which includes the northern Sphere of Influence. CVUSD boundaries include the areas of Jefferson Street and east of Avenue 48. Implementation of the proposed Travertine Project may increase the permanent population which could have an impact on the City's public services. The EIR will analyze the potential impacts of the demand to public services and determine if mitigation would be required to maintain acceptable levels of services.

4.2.15 Recreation

Approximately 257 acres of the project area are planned for Open Space – Recreation and Open Space – Natural uses, designed to offer both passive and active opportunities. Proposed Open Space – Recreation elements include picnic tables, barbeques, a tot lot playground, and staging facilities for the regional interpretive trail. Open Space Natural uses will include a network of trails suitable for pedestrian use throughout the community, offering recreational opportunities to all residents. A variety of amenities would be provided along the trails, including rest stops, and interpretive signage that would serve to further enhance the natural experience afforded by the trail network. The EIR will analyze potential impacts to Recreation facilities and the goals and policies of the City's Parks and Recreation Master Plan and incorporate mitigation if necessary.

4.2.16 Transportation

The project area is generally bounded by the extension of Avenue 60 on the north; the extension of Avenue 62 on the south; Coachella Valley Water District (CVWD) Dike No. 4 with related stormwater impoundments on the east as well as the extension of Madison Street; and the extension of Jefferson Street on the west.

The development of the proposed project would provide for substantial improvement to several roadways, including the southerly extension of Jefferson Street on- and off-site as a Modified Secondary Arterial south of the proposed Coral Mountain property and the westerly extension of Avenue 62 on- and off-site as a Modified Secondary Arterial. Loop roads emanate from the Jefferson Road spine via two roundabout intersections.

The project proposes two alternative emergency vehicle access (EVA) route as a part of Phase 1 of project development. A maximum of 600 dwelling units would be allowed under both alternatives. In both alternatives, Avenue 62 acts as the primary access road. Alternative I proposes an EVA extending from Avenue 58 to the northern edge of the development, while Alternative II proposes an EVA extending from Madison Street at Avenue 60. A traffic impact analysis (TIA) will be conducted to assess potential traffic-related impacts to be analyzed within the EIR and incorporate any necessary mitigation.

4.2.17 Utilities and Service Systems

Water and wastewater services would be provided by the Coachella Valley Water District (CVWD). Currently, domestic water service lines exist in the area of the intersection of Avenue 60 and Monroe from Jefferson extension and at Avenue 62. Additional well sites will be necessary to serve the project. Well sites will be identified and analyzed in the EIR. Additional facilities will include two water reservoirs and booster stations to collect the well water and store it at elevations appropriate to provide the required water pressure for the site.

The project is subject to the CEQA process and is a subdivision as defined by the California Government Code Section 66473.7. The City of La Quinta as the Lead Agency, and CVWD as the Public Water System (PWS) provider of the project requires a Water Supply Assessment (WSA) to complete CEQA compliance, and a written Water Supply Verification (WSV) is required pursuant to the Subdivision Map Act. The proposed development is a "Project" as defined by Water Code Section 10912 and requires a WSA because it proposes over 500 dwelling units.

A Water Supply Assessment (WSA) and Water Supply Verification (WSV) was completed for the proposed Project and adopted in February 2017. The WSA/WSV addresses the projected water demand and supply conditions associated with full buildout of the Project. The WSA/WSV analyzed two options for planning development. The primary option (referred to as Plan A) would be developed as a residential gated community with resort related uses. The secondary option (Plan B) would be developed as a residential-only gated community. Under Plan A, the Project at buildout is expected to demand approximately 1,255.13 acre-feet per year (AFY) or 1.43 acre-feet (AF) per acre. Plan B is expected to consume approximately 639.46 AFY, or 0.72 AF per acre. The following table from the approved WSA outlines the Project's water demand at total buildout.

Impact of Project Demand on Groundwater Supply

Travertine Specific Plan Build-Out	2040 ¹
Total Supply	194,300 AFY
Project Demand – Plan A Option	1,255.13 AFY 1.43 AF/Acre
Percent of Supply – Plan A Option	0.64
Project Demand – Plan B Option	639.46 AFY 0.72 AF/Acre
Percent of Supply – Plan B Option	0.55

Based upon the supply/demand analyses conducted in the WSA/WSV for the project, CVWD made the finding that there is sufficient water supply available to meet the demand of the proposed project.

Electrical service to the Project would be provided by the Imperial Irrigation District (IID). An offsite substation is required in order to provide electrical power to the Project.

CVWD will also provide wastewater services to the site. The offsite sewer alignment and improvements will come from the east in Avenue 62. Wastewater will go to CVWD's water reclamation plan number 4 (WRP-4) located at 63-002 Fillmore St., Thermal CA.

Southern California Gas Company is the provider of natural gas, telephone and internet communications will be provided by Spectrum. Burrtec will provide solid waste and recycling services.

The development of the proposed Travertine Project would increase the demand for utilities in the City and require the expansion of the City's public utility infrastructure in the Project area. The service, location, timing and construction of on- and offsite improvements required for all utilities will be included in the EIR analysis. Project design features and mitigation measures during construction and operation would be identified in the Draft EIR.

4.2.18 Wildfires

The City of La Quinta is situated in a Valley, along the base of the Santa Rosa and San Jacinto Mountains. Much of the western portion of the City Planning Area is located near the urban-wildland interface. The wilderness areas that surround La Quinta, as well as other areas along the base of the Santa Rosa and San Jacinto Mountains, are made up Granitic rock and sparse desert vegetation. The sparse desert vegetation along the mountainsides does not provide the explosive fuels needed for wildfires, according to the La Quinta General Plan EIR. The California Department of Forestry and Fire Protection (CAL FIRE) is required by Government Code 51175-89 to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA).

According to the most recent CAL FIRE Very High Fire Hazard Severity Zone (VHFHSZ) Map, provided in January 2010, the project property is located in an area designated as non-VHFHSZ. The mountainous area south and west of the project, however, is located within State or Federal Responsibility Areas and designated as VHFHSZ, per the Map. These areas are not a part of project development. The project location will be analyzed in the EIR in order to determine if mitigation is necessary.

5.0 Conclusion

An EIR will be prepared for the proposed project that addressed the environmental impacts associated with the development of the Travertine Project. The EIR will also analyze a reasonable range of alternatives to the Project, including the CEQA-mandated “No Project Alternative”, and other potential alternatives that may be capable of avoiding or substantially reducing any of the significant effects of the Project. All environmental issues identified in the CEQA Guidelines Appendix G, and other issues that may be raised by responsible or trustee agencies or other parties commenting on this Notice of Preparation will also be fully addressed in the EIR.

From: Rull, Paul <PRull@RIVCO.ORG>
Sent: Tuesday, March 10, 2020 2:44 PM
To: Cheri Flores
Subject: Travertine SP transmittal ALUC comments

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Hi Cheri,

Thank you for transmitting the above reference project to ALUC for review. Please note that the project is located outside an airport influence area, and therefore ALUC has no comments at this time.

If you have any questions, please feel free to contact me.

Paul Rull

ALUC Principal Planner



Riverside County Airport Land Use Commission

4080 Lemon Street, 14th Floor
Riverside, Ca 92501
(951) 955-6893
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[County of Riverside California](#)



DESERT SANDS UNIFIED SCHOOL DISTRICT

47-950 Dune Palms Road • La Quinta, California 92253 • (760) 777-4200 • FAX: (760) 771-8505
BOARD OF EDUCATION: Ana M. Conover, Donald B. Griffith, Wendy Jonathan, Linda Porras, Gary Tomak
SUPERINTENDENT: Scott L. Bailey

March 10, 2020

Sent Via Email Only
clflores@laquintaca.gov

Cheri Flores
Planning Manager, City of La Quinta
78495 Calle Tampico
La Quinta, Ca 92253

RE: TRAVERTINE SPECIFIC PLAN-NOTICE OF PREPARATION

Ms. Flores:

This is in response to your request for comments on the above referenced project and its effect on public schools. We have reviewed documents and other clarification documents provided by the city and determined that a small portion of the project is within the district's boundaries.

Please be advised, all actions toward residential and commercial development will potentially result in an impact on our school system. The District's ability to meet the educational needs of the public with new schools has been seriously impaired in recent years by local, state, and federal budgets that have an impact on the financing of new schools.

As you are aware, there is a school mitigation fee that is currently collected on all new development at the time building permits are issued.

Please feel free to call me if you have further questions.

PATRICK CISNEROS

Director, Facilities Services



— GEM of the DESERT —

CITY OF LA QUINTA NOTICE OF PREPARATION

Project Title: Travertine Specific Plan

Project Location: Within the City of La Quinta, generally bounded by the extension of Avenue 60 on the north; the extension of Avenue 62 and CVWD Dike No 4 on the east; and the future alignment of Jefferson Street on the north; and the Santa Rosa Mountains to the south. Located in Section 33, Township 6 South, Range 7 East, and Sections 3 - 5 in Township 7 South, Range 7 East, San Bernardino Base Line and Meridian, Martinez Mountain and Valerie 7.5 minute quadrangles; Latitude 33° 35' 53" N Longitude 116° 15' 33" W (approximate geographic center of the site)

The City of La Quinta, acting as the Lead Agency, has determined that an Environmental Impact Report (EIR) should be prepared for the proposed amendment to the Travertine Specific Plan. The EIR will be prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Travertine Specific Plan Land Use Plan, anticipated to be developed over a 10-year period beginning in 2026. There is no actual timetable for ultimate build out to occur, as development will be driven by market forces and demand for new residential units. However, a 10-year development plan represents a reasonable development period.



This Notice of Preparation also solicits comments and questions from responsible agencies, trustee agencies, federal, State and local agencies and the general public, on the scope and content of the environmental document to be prepared to analyze the potential environmental impacts of the proposed project. Comments received in response to this Notice of Preparation will be reviewed and considered in determining the scope of the EIR. The time period to submit comments will begin March 9, 2020 and will end April 8, 2020. Comments should be sent at the earliest possible date.

The proposed project is the development of a master planned community located in the City of La Quinta on the southern edge of the Coachella Valley at the base of the Santa Rosa Mountains. The most prominent physical features in the vicinity are Coral Mountain, located immediately north of the project site, and Martinez Mountain and the Martinez Rock Slide area immediately to the south. The project site is approximately 876 acres that would be developed with a mix of uses including up to 1,200 dwelling units of varying product types, a resort facility with up to 100 rooms, recreational uses such as a golf facility featuring a clubhouse and a 12-hole golf course, a number of neighborhood parks, and public trail system and recreational open space. In addition, 162.5 acres of the site would remain in natural/restricted open space in an area along the southerly boundary of the site adjacent to the Martinez Rock Slide area that has been designated as a buffer between the residential development and the natural open space of the foothills of the Santa Rosa Mountains.

A public Scoping Meeting will be held at 6:00 p.m. on March 16, 2020 at La Quinta City Hall in the Study Session Room located at 78-495 Calle Tampico, La Quinta.

Comments and questions may be directed to: Cheri Flores, Planning Manager, City of La Quinta, 78-495 Calle Tampico, La Quinta, CA 92253, 760-777-7067 or cflores@laquintaca.gov Please include the name, phone number, and address of your agency's contact person in your response.



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

230144

March 13, 2020

City of La Quinta
Planning Department
78-495 Calle Tampico
La Quinta, CA 92253

Attention: Cheri Flores

Re: Travertine Specific Plan

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received March 2, 2020. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, _____. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.
- This project proposes channels, storm drains 36 inches or larger in diameter, or other facilities that could be considered regional in nature and/or a logical extension of the adopted Eastvale Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.
- This project is located within the limits of the District's _____ Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid by cashier's check or money order only to the Flood

Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.

- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, _____. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments are still valid.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

Deborah de Chambeau

DEBORAH DE CHAMBEAU
Engineering Project Manager

c: Riverside County Planning Department
Attn: John Hildebrand

SLJ:sds



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



March 30, 2020
Sent via email

Ms. Cheri Flores
Planning Manager
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253
clflores@laquintaca.gov

Subject: Notice of Preparation of a Draft Environmental Impact Report
Travertine Specific Plan
State Clearinghouse No. 2018011023

Dear Ms. Flores:

The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) from the City of La Quinta (City) for the Travertine Specific Plan (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The proposed Project includes a general plan amendment to change the Land Use Plan, a general plan amendment to change the General Plan Circulation Map, zone change, Specific Plan Amendment, a Tentative Tract Map, and a Development Agreement on Assessor Parcel Number (APN) 766-110-002, located in the City of La Quinta, within Riverside County, California. Specific details of the proposed Project include:

1. General Plan Amendment to change the existing land use map for the area to "Low Density Residential, Medium Density Residential, Resort/Spa Mixed Use, Tourist Commercial, and Open Space" on approximately 876 acres of the parcel.
2. General Plan Amendment to change the General Plan Circulation Map to modify alignments of Jefferson Street, Avenue 62, and Madison Street.
3. Zone Change to revise the La Quinta Zoning Map.
4. Amendment of the Existing Travertine Specific Plan to address changes that include:
 - Change Specific Plan area from 909 acres to 876 acres;
 - Change from 2,300 Dwelling Units to 1,200 Dwelling Units;
 - Change from 500-key Resort/Hotel to 100-key Hotel Resort/Spa and Wellness Center and Golf Club with associated recreational/commercial elements;
 - Change 36-Hole Golf Course to 9 to 12 Hole Skills Golf Course;
 - Remove Tennis Club;

- Increase 378 acres of Open Space (including golf course) to 380 acres of Open Space/Golf Course/Recreational and Restricted;
 - Construct bike trails, pedestrian walkways/trails, recreational areas, and staging areas;
 - Construct a future off-site Imperial Irrigation District electric substation within a 2.5-mile radius;
 - Construct flood protection barrier along the southern and western project boundaries;
 - Construct two water reservoirs and incorporate two existing off-site two booster stations;
 - Construction two reservoir wells, and unspecified number of additional wells.
5. Develop Tentative Tract Map.
 6. Prepare Development Agreement to address the obligations, standards, and conditions agreed upon by the City and the Project Proponent.

Project construction will occur in two phases. Each construction phase will provide two Project development phases that total no more than 600 units for each construction phase.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. The comments and recommendations are also offered to enable the CDFW to adequately review and comment on the proposed Project with respect to the Project's consistency with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

CDFW recommends that the forthcoming DEIR address the following:

Assessment of Biological Resources and Hydrology

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable CDFW staff to adequately review and comment on the project, the DEIR should include a complete assessment of the flora and fauna within and adjacent

to the Project footprint, with particular emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats.

The CDFW recommends that the DEIR specifically include:

1. An assessment of the various habitat types located within the project footprint, and a map that identifies the location of each habitat type. CDFW recommends that floristic, alliance- and/or association-based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009²). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the project. CDFW's California Natural Diversity Database (CNDDDB) in Sacramento should be contacted at (916) 322-2493 or CNDDDB@wildlife.ca.gov to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the proposed Project.

Please note that CDFW's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. CDFW recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the project site.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. Focused species-specific/CVMSHCP surveys, completed by a CVMSHCP Acceptable biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the

² Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California Vegetation, 2nd ed. California Native Plant Society Press, Sacramento, California. <http://vegetation.cnps.org/>

U.S. Fish and Wildlife Service, where necessary. Note that CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

Burrowing Owl (*Athene cunicularia*)

The Project site has the potential to provide suitable foraging and/or nesting habitat for burrowing owl. Take of individual burrowing owls and their nests is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5 and 3513. Take is defined in Fish and Game Code section 86 as “hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill.”

CDFW recommends that the City follow the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012³). The Staff Report on Burrowing Owl Mitigation, specifies three steps for project impact evaluations:

- a. A habitat assessment;
- b. Surveys; and
- c. An impact assessment

As stated in the Staff Report on Burrowing Owl Mitigation, the three progressive steps are effective in evaluating whether a project will result in impacts to burrowing owls, and the information gained from the steps will inform any subsequent avoidance, minimization, and mitigation measures. Habitat assessments are conducted to evaluate the likelihood that a site supports burrowing owl. Burrowing owl surveys provide information needed to determine the potential effects of proposed projects and activities on burrowing owls, and to avoid take in accordance with Fish and Game Code sections 86, 3503, and 3503.5. Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of a proposed CEQA project activity or non-CEQA project.

³ California Department of Fish and Game (CDFG). 2012. Staff report of burrowing owl mitigation. State of California, Natural Resources Agency. Available for download at: http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html

Peninsular Bighorn Sheep (*Ovis canadensis nelsoni*)

The bighorn sheep population within the Peninsular Ranges (Peninsular bighorn sheep) was first listed as threatened in 1971 under CESA. Peninsular bighorn sheep are also listed as a Fully Protected Species under Fish and Game Code section 4700. Peninsular bighorn sheep were listed as a federally endangered population segment in 1998 (63 FR 13134) due to: 1) habitat fragmentation, degradation, and loss by urban and commercial development; 2) disease; 3) predation coinciding with low population numbers; 4) response to human disturbance; 5) insufficient lamb recruitment; 6) nonnative toxic plants; and 7) prolonged drought (USFWS 2000⁴). The Project site is located adjacent to or near Designated Critical Habitat for the species. CDFW recommends that the City contact CDFW and USFWS to acquire recent species survey information and/or mapping for use during Project planning to avoid impacts to the species associated with development of the Project; particularly with Project-related attractants, including vegetation and open water, that may increase the probability of human-wildlife conflicts. CDFW recommends early consultation with both agencies during CEQA and NEPA development, and prior to circulation of the DEIR. CDFW recommends that the DEIR be developed with the best available science and active consultation with CDFW and the USFWS.

4. A thorough, recent, floristic-based assessment of special status plants and natural communities, following CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018⁵).
5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]).
6. A full accounting of all open space and mitigation/conservation lands within and adjacent to the Project.
7. An assessment of the potential impacts of the Project to groundwater replenishment within the Coachella Valley-Indio Groundwater Basin (Basin 7-021.1). CDFW is concerned that the ongoing replenishment of the groundwater basin may be impacted by increased groundwater extractions in the immediate vicinity, which includes wells proposed for this Project. The adjacent Coachella Valley Water

⁴ U.S. Fish and Wildlife Service. 2000. Recovery plan for bighorn sheep in the Peninsular Ranges, California. U.S. Fish and Wildlife Service, Portland, OR. xv+251 pp.

⁵ California Department of Fish and Wildlife (CDFW). 2018. *Protocols for Surveying and Evaluating Impacts to Special Status Native Plan Populations and Sensitive Natural Communities*. State of California, Natural Resources Agency. Available for download at: <https://wildlife.ca.gov/Conservation/Plants>

District's Thomas Levy Groundwater Replenishment Facility is part of ongoing efforts to prevent a recurrence of previous groundwater overdraft conditions in the Coachella Valley. CDFW recommends the forthcoming DEIR identify the number, location, and extraction capacity of wells proposed for this Project.

Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources

The DEIR should provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the Project. To ensure that Project impacts to biological resources are fully analyzed, the following information should be included in the DEIR:

1. A discussion of potential impacts from lighting, noise, human activity (e.g., recreation), defensible space, and wildlife-human interactions created by zoning of development projects or other project activities adjacent to natural areas, exotic and/or invasive species, and drainage. The latter subject should address Project-related changes on drainage patterns and water quality within, upstream, and downstream of the Project site, including: volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-Project fate of runoff from the Project site.
2. A discussion of potential indirect Project impacts on biological resources, including resources in areas adjacent to the project footprint, such as nearby public lands (e.g. National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).

Please note that the Project area supports significant biological resources and contains habitat connections, providing for wildlife movement across the broader landscape, sustaining both transitory and permanent wildlife populations. CVMSHCP conserved lands border the project site along its western property lines. CDFW encourages project design that avoids and preserves onsite features that contribute to habitat connectivity. The DEIR should include a discussion of both direct and indirect impacts to wildlife movement and connectivity, including maintenance of wildlife corridor/movement areas to adjacent undisturbed habitats.

3. An evaluation of impacts to adjacent open space lands from both the construction of the Project and any long-term operational and maintenance needs.
4. A cumulative effects analysis developed as described under CEQA Guidelines section 15130. Please include all potential direct and indirect Project related impacts to riparian areas, wetlands, vernal pools, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative

effects analysis. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Alternatives Analysis

CDFW recommends the DEIR describe and analyze a range of reasonable alternatives to the Project that are potentially feasible, would “feasibly attain most of the basic objectives of the Project,” and would avoid or substantially lessen any of the Project’s significant effects (CEQA Guidelines § 15126.6[a]). The alternatives analysis should also evaluate a “no project” alternative (CEQA Guidelines § 15126.6[e]).

Mitigation Measures for Project Impacts to Biological Resources

The DEIR should identify mitigation measures and alternatives that are appropriate and adequate to avoid or minimize potential impacts, to the extent feasible. The City should assess all direct, indirect, and cumulative impacts that are expected to occur as a result of the implementation of the Project and its long-term operation and maintenance. When proposing measures to avoid, minimize, or mitigate impacts, CDFW recommends consideration of the following:

1. *Fully Protected Species*: Fully protected species may not be taken or possessed at any time. Project activities described in the DEIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the Project area. CDFW also recommends that the DEIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. CDFW recommends that the Lead Agency include in the analysis how appropriate avoidance, minimization, and mitigation measures will reduce indirect impacts to fully protected species.
2. *Sensitive Plant Communities*: CDFW considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2009). The DEIR should include measures to fully avoid and otherwise protect sensitive plant communities from project-related direct and indirect impacts.
3. *California Species of Special Concern (CSSC)*: CSSC status applies to animals generally not listed under the federal Endangered Species Act or the CESA, but which nonetheless are declining at a rate that could result in listing, or historically occurred in low numbers and known threats to their persistence currently exist. CSSCs should be considered during the environmental review process. CSSC that

have the potential or have been documented to occur within or adjacent to the project area, including, but not limited to: burrowing owl and Le Conte's thrasher.

4. *Mitigation*: CDFW considers adverse project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the DEIR should include mitigation measures for adverse project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, onsite habitat restoration and/or enhancement, and preservation should be evaluated and discussed in detail. Where habitat preservation is not available onsite, offsite land acquisition, management, and preservation should be evaluated and discussed in detail.

The DEIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

If sensitive species and/or their habitat may be impacted from the Project, CDFW recommends the inclusion of specific mitigation in the DEIR. CEQA Guidelines section 15126.4, subdivision (a)(1)(8) states that formulation of feasible mitigation measures should not be deferred until some future date. The Court of Appeal in *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645 struck down mitigation measures which required formulating management plans developed in consultation with State and Federal wildlife agencies after Project approval. Courts have also repeatedly not supported conclusions that impacts are mitigable when essential studies, and therefore impact assessments, are incomplete (*Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d. 296; *Gentry v. City of Murrieta* (1995) 36 Cal. App. 4th 1359; *Endangered Habitat League, Inc. v. County of Orange* (2005) 131 Cal. App. 4th 777).

CDFW recommends that the DEIR specify mitigation that is roughly proportional to the level of impacts, in accordance with the provisions of CEQA (CEQA Guidelines, §§ 15126.4(a)(4)(B), 15064, 15065, and 16355). The mitigation should provide long-term conservation value for the suite of species and habitat being impacted by the Project. Furthermore, in order for mitigation measures to be effective, they need to be specific, enforceable, and feasible actions that will improve environmental conditions.

5. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum:
 - (a) the location of restoration sites and assessment of appropriate reference sites;

(b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

CDFW recommends that local onsite propagules from the Project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be initiated in the near future in order to accumulate sufficient propagule material for subsequent use in future years. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various project components as appropriate.

Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the Project; examples could include retention of woody material, logs, snags, rocks, and brush piles.

6. *Nesting Birds and Migratory Bird Treaty Act*: Please note that it is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: Fish and Game Code section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

CDFW recommends that the DEIR include the results of avian surveys, as well as specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the project site. If pre-construction

surveys are proposed in the DEIR, the CDFW recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

7. *Moving out of Harm's Way*: To avoid direct mortality, CDFW recommends that the lead agency condition the DEIR to require that a CDFW-approved qualified biologist be retained to be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed from project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise be injured or killed, and individuals should be moved only as far as necessary to ensure their safety (i.e., CDFW does not recommend relocation to other areas). Furthermore, it should be noted that the temporary relocation of onsite wildlife does not constitute effective mitigation for the purposes of offsetting project impacts associated with habitat loss.
8. *Translocation of Species*: CDFW generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species as studies have shown that these efforts are experimental in nature and largely unsuccessful.

California Endangered Species Act

CDFW is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to CESA. CDFW recommends that a CESA Incidental Take Permit (ITP) be obtained if the Project has the potential to result in "take" (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the project; unless this Project is proposed to be a covered activity under the CVMSHCP. CESA ITPs are issued to conserve, protect, enhance, and restore State-listed CESA species and their habitats.

CDFW encourages early consultation, as significant modification to the proposed Project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. The California Fish and Game Code requires that CDFW comply with CEQA for issuance of a CESA ITP. CDFW therefore recommends that the DEIR addresses all Project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of CESA.

Coachella Valley Multiple Species Habitat Conservation Plan

CDFW issued Natural Community Conservation Plan Approval and Take Authorization for the CVMSHCP per Section 2800, *et seq.*, of the California Fish and Game Code on September 9, 2008. The CVMSHCP establishes a multiple species conservation

program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

Compliance with approved habitat plans, such as the CVMSHCP, is discussed in CEQA. Specifically, Section 15125(d) of the CEQA Guidelines requires that the CEQA document discuss any inconsistencies between a proposed Project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the CVMSHCP as a result of this Project is necessary to address CEQA requirements. To obtain additional information regarding the CVMSHCP please go to: <http://www.cvmshcp.org/>.

The proposed Project occurs within the CVMSHCP area and is subject to the provisions and policies of the CVMSHCP. In order to be considered a covered activity, Permittees must demonstrate that proposed actions are consistent with the CVMSHCP and its associated Implementing Agreement. The City is the Lead Agency and is signatory to the Implementing Agreement of the CVMSHCP. The project is located adjacent to and partially within the Santa Rosa and San Jacinto Mountains Conservation Area. The Conservation Objectives for the Santa Rosa and San Jacinto Mountains Conservation Area are identified in Section 4.3.21 of the CVMSHCP. Because the proposed Project is located within a Conservation Area it is subject to the Joint Project Review (JPR) process through the Coachella Valley Conservation Commission (CVCC). The Project will need to demonstrate consistency with the Conservation Objectives (as identified in CVMSHP Section 4.3.21), and address Avoidance, Minimization, and Mitigation Measures (CVMSHCP Section 4.4), and Land Use Adjacency Guidelines (CVMSHCP Section 4.5).

Regardless of whether take of threatened and/or endangered species is obtained through the CVMSHCP or through a CESA ITP, the DEIR needs to address how the proposed Project will affect the conservation objectives of the CVMSHCP. Therefore, all surveys required by the CVMSHCP to determine consistency should be conducted and results included in the DEIR so that CDFW can adequately assess whether the Project will impact the CVMSHCP.

Lake and Streambed Alteration Program

Depending on how the Project is designed and constructed, it is likely that the Project applicant will need to notify CDFW per Fish and Game Code section 1602. Fish and Game Code section 1602 requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following: Substantially divert or obstruct the natural flow of any river, stream or lake; Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or Deposit debris, waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

Upon receipt of a complete notification, CDFW determines if the proposed Project activities may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration (LSA) Agreement is required. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify your Project that would eliminate or reduce harmful impacts to fish and wildlife resources.

CDFW's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the DEIR should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with CDFW is recommended, since modification of the proposed Project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <https://www.wildlife.ca.gov/Conservation/LSA/Forms>.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). Information can be submitted online or via completion of the CNDDDB field survey form at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.).

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP of a DEIR for the Travertine Specific Plan (SCH No. 2018011023) and recommends that the City of La Quinta address CDFW's comments and concerns in the forthcoming DEIR. If you

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should have any questions pertaining to the comments provided in this letter, please contact Charles Land, Environmental Scientist, at (760) 200-9418 or at Charles.Land@wildlife.ca.gov.

Sincerely,


for

Scott Wilson
Environmental Program Manager

ec: HCPB CEQA Coordinator
Habitat Conservation Planning Branch

Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@opr.ca.gov



South Coast Air Quality Management District

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SENT VIA E-MAIL:

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April 1, 2020

Notice of Preparation of an Environmental Impact Report for the Proposed Travertine Specific Plan

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. South Coast AQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Environmental Impact Report (EIR). Please send South Coast AQMD a copy of the EIR upon its completion. Note that copies of the EIR that are submitted to the State Clearinghouse are not forwarded to South Coast AQMD. Please forward a copy of the EIR directly to South Coast AQMD at the address shown in the letterhead. **In addition, please send with the EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, South Coast AQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

South Coast AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. South Coast AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from South Coast AQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on South Coast AQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). South Coast AQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate 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 replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

South Coast AQMD has also developed both regional and localized significance thresholds. South Coast AQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to South Coast AQMD's CEQA regional pollutant emissions significance thresholds to determine air

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

quality impacts. South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found here at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, South Coast AQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by South Coast AQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, for phased projects where there will be an overlap between construction and operational activities, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA *operational* thresholds to determine the level of significance.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance² on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd/technical_advisory_final.PDF.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4

² In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's Air Quality and Land Use Handbook: A Community Health Perspective. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

(a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

- Chapter 11 “Mitigating the Impact of a Project” of South Coast AQMD’S *CEQA Air Quality Handbook* South Coast AQMD’S CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- South Coast AQMD’S Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- South Coast AQMD’S Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>
- CAPCOA’S *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Alternatives

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a “no project” alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

If implementation of the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the EIR. For more information on permits, please visit South Coast AQMD’S webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to South Coast AQMD’S Engineering and Permitting staff at (909) 396-3385.

Data Sources

South Coast AQMD rules and relevant air quality reports and data are available by calling South Coast AQMD’S Public Information Center at (909) 396-2001. Much of the information available through the Public Information Center is also available at South Coast AQMD’S webpage at: <http://www.aqmd.gov>.

South Coast AQMD staff is available to work with the Lead Agency to ensure that project’S air quality and health risk impacts are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources



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April 1, 2020

Ms. Cheri Flores
Planning Manager
Design and Development Department
City of La Quinta
78495 Calle Tampico
La Quinta, California 92253

SUBJECT: (New) NOP of an EIR for the Travertine Specific Plan

Dear Ms. Flores:

On March 3, 2020, the Imperial Irrigation District received from the City of La Quinta Design and Development Department, a request for agency comments on the (new) Notice of Preparation of a Draft Environmental Impact Report for the Travertine Specific Plan Project. The applicant is proposing the phased development of 1,200 residential units of varying types, a resort facility with up to 100 rooms, a 12-hole golf course with clubhouse as well as parks, public trails and recreational open space. The project site of approximately 876 acres is located in La Quinta, CA; generally bounded by the extension of Avenue 60 on the north; the extension of Avenue 62 and Coachella Valley Water District Dike No. 4 on the east; the future alignment of Jefferson Street on the north and the Santa Rosa Mountains to the south.

The Imperial Irrigation District has reviewed the project information and finds that the district's February 14, 2018 comment letter and May 23, 2018 Will Serve letter (see attachments) continue to apply.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.,
Jamie Asbury – Deputy Manager, Energy Dept., Business/Regulatory
Charles Berry – Mgr., Energy Dept., Distr. Services & Maintenance Operations
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Vance Taylor – Asst. General Counsel
Robert Laurie – Outside Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate

February 14, 2018 Comment Letter



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February 14, 2018

Ms. Cheri Flores
Senior Planner
Design and Development Department
City of La Quinta
78-495 Calle Tampico
La Quinta, California 92253

SUBJECT: Travertine Specific Plan Project NOP of a Draft EIR

Dear Ms. Flores:

Pursuant to the City of La Quinta Design and Development Department's Notice of Preparation of a Draft Environmental Impact Report for the Travertine Specific Plan Project, where the applicant is proposing the phased development of 1,200 residential units of varying densities, 100-room boutique hotel and a golf/skills course and clubhouse, south of Avenue 60 and west of Madison Street in La Quinta, CA; the Imperial Irrigation District has reviewed the information and in addition to the district comment letters on the project's site plan submitted to the City on June 19, 2017 and November 30, 2017, and the completed Electrical Service Questionnaire submitted to the City's environmental consultant on December 8, 2017 (see attachments), and to reiterate certain concerns, has the following comments:

1. The project proponent is responsible to provide rights of way and easements for any IID facilities necessary to serve the project, thus the DEIR should include these as well as the conduits for IID facilities (electrical and communication) across any bridge improvements located within U.S. Bureau of Reclamation rights of way.
2. Relocation of existing IID facilities to accommodate project or street widening improvements imposed by the governing body will be the project proponent's responsibility. The DEIR addresses substantial improvements to several roadways, including the southerly extension of Jefferson Street and westerly extension of Avenue 62. These road improvements will impact IID facilities including the N108 and N104 distribution lines and potentially require their relocations and should be addressed in the DEIR. IID reserves the right to make future evaluations of project impacts to its system.
3. The project requires construction of a new electrical substation site. It is the responsibility of the project proponent to acquire an acceptable site for the construction of a substation as defined in the IID's Substation Standards. Project

Cheri Flores
February 14, 2018
Page 2

proponent shall bear all costs to extend distribution and transmission lines deemed necessary to provide electrical service to the project and to the new substation site.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Kevin Kelley – General Manager
Mike Pacheco – Manager, Water Dept.
Vicken Kasarjian – Manager, Energy Dept.
Charles Allegranza – Manager, Energy Dept., Operations
Jamie Asbury – Deputy Manager, Energy Dept., Operations
Vance Taylor – Asst. General Counsel
Robert Laurie – Asst. General Counsel
Carlos Vasquez - Planning and Engineering Manager, Energy Dept.
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Harold Walk Jr. – Supervisor, Real Estate Randy Gray – ROW Agent, Real Estate
Randy Gray – ROW Agent, Real Estate



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June 19, 2017

Ms. Cheri Flores
Project Planner
Planning Division
City of La Quinta Design & Development Department
78-495 Calle Tampico
La Quinta, CA 92253

SUBJECT: Travertine Development Project in La Quinta, CA

Dear Ms. Flores:

Pursuant to the City of La Quinta Planning Division's Request for Agency Comments on the site plan for the Travertine development project, where the applicant is proposing to develop 1,200 residential lots, a 9-12 hole golf course and a 100 room resort & Spa on approximately 880 acres west of Madison Street and south of Avenue 60 in La Quinta, CA; the Imperial Irrigation District has reviewed the information and has the following comments:

1. Although the IID has reviewed the plans for a preliminary project impact assessment, the district will not begin any engineering or estimate costs to provide power for the project until the developer applies for electrical service (the application is available at: <http://www.iid.com/home/showdocument?id=12923>) and the project's construction timelines, loading information, panel size information and estimated in-service date are provided.
2. Furthermore, IID will require that developer to request a *will serve* letter. The district will respond to the request and guide the applicant to start the customer project development services application process.
3. Once the applicant provides the district with the required information, IID can carry out a more thorough assessment to determine the specific requirements to supply permanent power to the project. Likewise, IID will determine the availability of temporary construction power based on load information and construction schedules and or phasing.
4. It is anticipated that the additional power load requirement of the proposed project will necessitate the acquisition, design and construction of a new substation in the vicinity of the project, all of which would be at the expense of the developer(s) in the area.
5. IID will require a minimum of 315' by 315' substation site. Site requirements include grading, fencing, applicable permits, zoning changes, environmental documentation, landscaping (if required by the City of Coachella), and access rights for ingress and egress to power line facilities and all rights-of-way and easements for the substation and for the transmission line extension route, all of which are at the expense of the developers in the

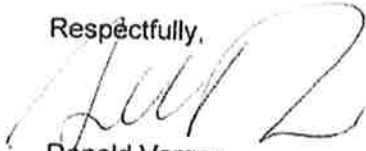
area. The proposed substation site and transmission route/right-of-way and easements should be addressed in the projects' environmental documents.

6. The applicant should be advised to contact IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 for information regarding requirements to provide electrical service for the project. Ms. Rosalinda Escobedo (rescobedo@iid.com), IID project manager, at 760-398-5821 can also provide assistance.
7. It is important to note that it is IID's policy to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission or such other governmental authority or decision-making body having jurisdiction over said developments.
8. The applicant will be required to provide rights-of-way and easements for any power line extensions needed to serve the project.
9. Line extensions to serve the project will be made in accordance with IID Regulations:
 - No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
 - No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
 - No. 15 (<http://www.iid.com/home/showdocument?id=2555>) and
 - No. 20 (<http://www.iid.com/home/showdocument?id=2560>).
10. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion can be found at the following IID website: <http://www.iid.com/home/showdocument?id=3306>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
11. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
12. The city will be required to provide and bear all costs for rights of way, easements and infrastructure relocations deemed necessary to accommodate street or road improvements imposed by the municipality.

Cheri Flores
June 19, 2017
Page 3

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Kevin Kelley – General Manager
Mike Pacheco – Manager, Water Dept.
Vicken Kasarjian – Manager, Energy Dept.
Vance Taylor – Asst. General Counsel
Robert Laurie – Asst. General Counsel
Jesse Montaño – Transmission, Planning and Engineering Oversight
Carlos Vasquez - Planning and Engineering Manager, Energy Dept
Samuel E. Singh – Supt. Customer Project Development, Energy Dept.
Michael P. Kemp – Superintendent, Real Estate & Environmental Compliance
Harold Walk Jr – Supervisor, Real Estate
Randy Gray – ROW Agent, Real Estate



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June 19, 2017

Ms. Cheri Flores
Project Planner
Planning Division
City of La Quinta Design & Development Department
78-495 Calle Tampico
La Quinta, CA 92253

SUBJECT: Travertine Development Project in La Quinta, CA – Additional Comments

Dear Ms. Flores:

In addition to the comments provided in the Imperial Irrigation District's letter of this date, be advised that IID will require developer to provide rights of way and easements for any electric infrastructure needed to serve the project including crossing of the Coachella Valley Water District Dike No. 4.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Kevin Kelley – General Manager
Mike Pacheco – Manager, Water Dept
Vicken Kasarjian – Manager, Energy Dept.
Vance Taylor – Asst. General Counsel
Robert Laurie – Asst. General Counsel
Jesse Montaño – Transmission, Planning and Engineering Oversight
Carlos Vasquez – Planning and Engineering Manager, Energy Dept
Samuel E. Singh – Supt. Customer Project Development, Energy Dept.
Michael P. Kemp – Superintendent, Real Estate & Environmental Compliance
Harold Walk Jr – Supervisor, Real Estate
Randy Gray – ROW Agent, Real Estate



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November 30, 2017

Ms. Cheri Flores
Project Planner
City of La Quinta Design and Development Department
78495 Calle Tampico
La Quinta, California 92253

SUBJECT: Travertine Specific Plan in La Quinta, CA

Dear Ms. Flores:

Pursuant to the City of La Quinta Design & Development Department's request for agency comments on the initial site plan for the Travertine Specific Plan project, where the applicant is proposing the development of 1,200 residential units of varying densities, 100-room boutique hotel and a golf/skills course and clubhouse south of Avenue 60, west of Madison Street in La Quinta, CA; the Imperial Irrigation District has reviewed the information and has the following comments:

1. The applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the area's project manager, Ms. Rosalinda Escobedo, to initiate the customer service application process. Ms. Escobedo can also be reached at 760-398-5821 or by email at rescobedo@IID.com.
2. IID will not begin any engineering or estimate costs to provide service until the owner submits an application (available at <http://www.iid.com/home/showdocument?id=12923>) and detailed loading information, project schedule and estimated in-service date are provided.
3. Once the applicant provides the district with the required information, IID can carry out a more thorough assessment to determine the specific requirements to supply electrical service to the project, which can include but are not limited to new circuit reconfigurations with backbone line extensions. Likewise, IID will determine the availability of temporary construction power from existing power lines based on load information and construction schedules and or phasing.
4. However, based on the information provided, IID has performed a preliminary assessment of the project and has determined that there is a substantial impact to the IID electrical system within the area.
5. It is anticipated that the additional power load requirement of the proposed project will necessitate the acquisition, design and construction of a new substation in the vicinity of the project and transmission line extensions. IID will require a minimum of 315' by 315' substation site that meets district specifications. The site, including grading, fencing,

applicable permits, zoning changes, environmental documentation, landscaping (if required by the City of La Quinta), access rights for ingress and egress to power line facilities and all rights-of-way and easements for the substation and for the transmission line extension routes/corridors, are at the expense of the developers in the area. The proposed substation site and transmission line routes/corridors rights-of-way and easements should be addressed in the projects' environmental documents.

6. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
7. The applicant will be required to provide rights-of-way and easements for any power line extensions needed to serve the project.
8. Line extensions to serve the project will be made in accordance with IID Regulations:
No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
No. 15 (<http://www.iid.com/home/showdocument?id=2555>) and
No. 20 (<http://www.iid.com/home/showdocument?id=2560>).
9. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <http://www.iid.com/home/showdocument?id=3306>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
10. It is important to note that this project will require crossing of the U.S. Bureau of Reclamation Dike No. 4 and will require authorization to construct, operate and maintain IID facilities across Reclamation lands.
11. Relocation of existing IID facilities to accommodate the project will be deemed developer-driven and all costs, as well as, securing of easements for relocated facilities shall be borne by the applicant.
12. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

Cheri Flores
November 30, 2017
Page 3

13. The applicant will be required to provide and bear all costs for rights of way, easements and infrastructure relocations deemed necessary to accommodate street or road improvements imposed by the governing body to address the implementation of the project.
14. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. Guidelines are available at <http://www.iid.com/energy/safety/landscape-guidelines>.

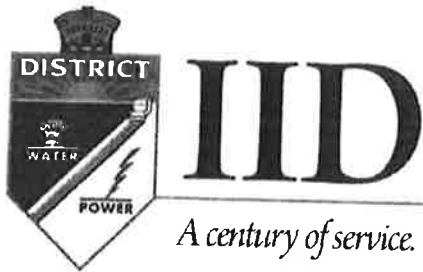
Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Kevin Kelley – General Manager
Mike Pacheco – Manager, Water Dept.
Vicken Kasarjian – Manager, Energy Dept.
Charles Alleganza – Manager, Energy Dept., Operations
Jamie Asbury – Deputy Manager, Energy Dept., Operations
Vance Taylor – Asst. General Counsel
Robert Laurie – Asst. General Counsel
Carlos Vasquez – Planning and Engineering Manager, Energy Dept.
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Michael P. Kemp – Superintendent, Real Estate & Environmental Compliance
Harold Walk Jr. – Supervisor, Real Estate Randy Gray – ROW Agent, Real Estate
Randy Gray – ROW Agent, Real Estate



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December 8, 2017

Mr. Taku Shiozaki
Assistant Environmental Planner
The Altum Group
73-710 Fred Waring Drive, Suite 219
Palm Desert, CA 92260

SUBJECT: Electrical Service Questionnaire on the Travertine Specific Plan Project in La Quinta, CA

Dear Mr. Shiozaki:

Pursuant to your request for information to analyze the Travertine Specific Plan project's potential impacts to Imperial Irrigation District's electrical facilities, under the California Environmental Quality Act, attached please find the completed questionnaire you provided.

As additional information, also enclosed is IID's November 30, 2017 comment letter to the City of La Quinta Design & Development Dept. on the initial site plan. Please note that the weblink referenced in item no. 9 of the letter has been updated. It is now <http://www.iid.com/home/showdocument?id=11541>.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Enclosures

Kevin Kelley – General Manager
Mike Pacheco – Manager, Water Dept.
Vicken Kasarjian – Manager, Energy Dept.
Charles Allegranza – Manager, Energy Dept., Operations
Jamie Asbury – Deputy Manager, Energy Dept., Operations
Vance Taylor – Asst. General Counsel
Robert Laurie – Asst. General Counsel
Carlos Vasquez - Planning and Engineering Manager, Energy Dept.
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Michael P. Kemp – Superintendent, Real Estate & Environmental Compliance
Harold Walk Jr. – Supervisor, Real Estate Randy Gray – ROW Agent, Real Estate
Randy Gray – ROW Agent, Real Estate

1. Does your company provide electric service for this site? If the site is not within your service area, who will provide electric service for the site?
Yes, the site is within IID Service Territory.
2. Are there currently any deficiencies in your system in the project area?
There are no current deficiencies; the IID distribution system is adequate for existing loading and services. However, as additional load comes online, the anticipated demand will create deficiencies, thus new customer service applications are required and evaluated to assess mitigations needed.
3. What are the nearest distribution facilities available to serve the proposed project? (If available, please send relevant system mapping.)
New transmission and distribution line extensions will be required as well as a new substation site (315' x 315') with two (2) 25 MVA transformer banks. See attached map.
4. Do any above ground facilities cross the project site? If so, what is their voltage and location?
No above ground facilities cross the project site. A single-phase 7.2 kV line, runs west of Avenue 62 and Madison Street outside the perimeter of the project boundary.
5. Will any new or upgraded facilities be required to ensure that the proposed project is adequately served with electricity? If so, how will these facilities be funded?
Based on preliminary and the anticipated load requirement of the proposed project, IID will require new transmission and distribution lines extensions with easement corridors and one (1) new dedicated substation site (315' x315') with two (2) 25MVA transformer banks and distribution feeders to serve the project adequately. The environmental documents will be required to encompass IID requirements and mitigations, all of which are at the expense of developer.
6. What is the average rate of consumption of electricity (kilowatt hours per year) on a per-unit or square foot of space basis for the type of development proposed in this project?
Average Residential -- 13,045 KWH/YR
7. Do you anticipate any adverse impacts associated with providing electric facilities to serve the project site? If so, what mitigation or conservation measures would you suggest?
Based on preliminary and the anticipated proposed load requirement of the proposed project IID will require new transmission and distribution lines extensions with easement corridors and one (1) new dedicated substation site (315' x315') with two (2) 25MVA transformer banks and distribution feeders to serve this project adequately. The environmental documents will be required to encompass IID requirements and mitigations, all of which are at the expense of developer.
8. Will the cumulative effects of the proposed project and other expected development in the region significantly impact your company? Will this constrain your ability to provide service to the community? If so, what programs do you have to address these cumulative effects?

Please return to: Audrey Nickerson, Project Planner audrey.nickerson@thealtumgroup.com
The Altum Group 760-346-4750
73-710 Fred Waring Drive, Suite 219
Palm Desert, CA, 92260

Electrical Services Questionnaire

We need more detailed project information on construction timelines/milestones/phasing and the anticipated loading requirements.

9. Are there any other relevant issues you believe should be addressed?

The applicant will be required to provide a dedicated substation site and rights of way and easements for any power lines extension needed to serve the project site in accordance with IID Regulations. All IID upgrades required for the project should be assessed and mitigated in the project's environmental documentation.

10. Who (name, title, telephone, fax) should be contacted for further information on facilities and planning?

The applicant should be advised to contact the IID Energy – La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, Ca 92253, at (760) 398-5841. IID Project Manager, Ms. Rosalinda Escobedo will be your primary contact for this project, she can be reached at 760-398-5821 or by email at rescobedo@IID.com.

Please return to:

Audrey Nickerson, Project Planner

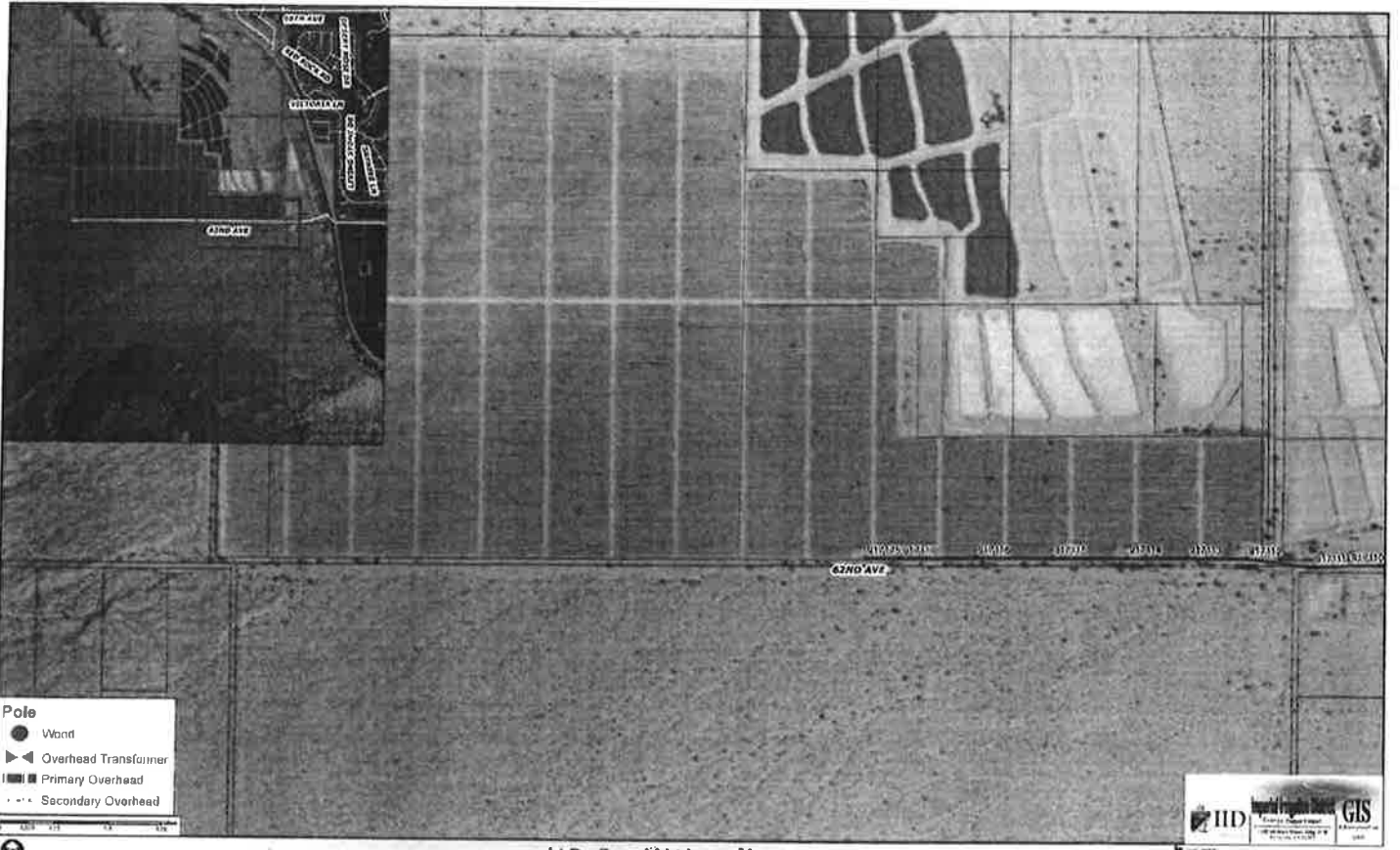
The Altum Group

73-710 Fred Waring Drive, Suite 219

Palm Desert, CA, 92260

audrey.nickerson@thealtumgroup.com

760-346-4750



- Pole**
- Wood
 - ▶◀ Overhead Transformer
 - ▬ Primary Overhead
 - · · Secondary Overhead



IID Facilities Map



File: 4/10/10
 Date: 4/10/10

CURRENT COORDINATE SYSTEM: NAD, 1983, StatePlane, California, 7, 3105, 2400, Feet

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November 30, 2017

Ms. Cheri Flores
Project Planner
City of La Quinta Design and Development Department
78495 Calle Tampico
La Quinta, California 92253

SUBJECT: Travertine Specific Plan in La Quinta, CA

Dear Ms. Flores:

Pursuant to the City of La Quinta Design & Development Department's request for agency comments on the initial site plan for the Travertine Specific Plan project, where the applicant is proposing the development of 1,200 residential units of varying densities, 100-room boutique hotel and a golf/skills course and clubhouse south of Avenue 60, west of Madison Street in La Quinta, CA; the Imperial Irrigation District has reviewed the information and has the following comments:

1. The applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the area's project manager, Ms. Rosalinda Escobedo, to initiate the customer service application process. Ms. Escobedo can also be reached at 760-398-5821 or by email at rescobedo@IID.com.
2. IID will not begin any engineering or estimate costs to provide service until the owner submits an application (available at <http://www.iid.com/home/showdocument?id=12923>) and detailed loading information, project schedule and estimated in-service date are provided.
3. Once the applicant provides the district with the required information, IID can carry out a more thorough assessment to determine the specific requirements to supply electrical service to the project, which can include but are not limited to new circuit reconfigurations with backbone line extensions. Likewise, IID will determine the availability of temporary construction power from existing power lines based on load information and construction schedules and or phasing.
4. However, based on the information provided, IID has performed a preliminary assessment of the project and has determined that there is a substantial impact to the IID electrical system within the area.
5. It is anticipated that the additional power load requirement of the proposed project will necessitate the acquisition, design and construction of a new substation in the vicinity of the project and transmission line extensions. IID will require a minimum of 315' by 315' substation site that meets district specifications. The site, including grading, fencing,

applicable permits, zoning changes, environmental documentation, landscaping (if required by the City of La Quinta), access rights for ingress and egress to power line facilities and all rights-of-way and easements for the substation and for the transmission line extension routes/corridors, are at the expense of the developers in the area. The proposed substation site and transmission line routes/corridors rights-of-way and easements should be addressed in the projects' environmental documents.


6. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
7. The applicant will be required to provide rights-of-way and easements for any power line extensions needed to serve the project.
8. Line extensions to serve the project will be made in accordance with IID Regulations:
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No. 15 (<http://www.iid.com/home/showdocument?id=2555>) and
No. 20 (<http://www.iid.com/home/showdocument?id=2560>).
9. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <http://www.iid.com/home/showdocument?id=3306>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
10. It is important to note that this project will require crossing of the U.S. Bureau of Reclamation Dike No. 4 and will require authorization to construct, operate and maintain IID facilities across Reclamation lands.
11. Relocation of existing IID facilities to accommodate the project will be deemed developer-driven and all costs, as well as, securing of easements for relocated facilities shall be borne by the applicant.
12. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

Cheri Flores
November 30, 2017
Page 3

13. The applicant will be required to provide and bear all costs for rights of way, easements and infrastructure relocations deemed necessary to accommodate street or road improvements imposed by the governing body to address the implementation of the project.
14. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. Guidelines are available at <http://www.iid.com/energy/safety/landscape-guidelines>.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Kevin Kelley - General Manager
Miko Pacheco - Manager, Water Dept.
Vicken Kasarjian - Manager, Energy Dept.
Charles Alegrezza - Manager, Energy Dept., Operations
Jamie Asbury - Deputy Manager, Energy Dept., Operations
Vance Taylor - Asst. General Counsel
Robert Laurie - Asst. General Counsel
Carlos Vasquez - Planning and Engineering Manager, Energy Dept.
Enrique De Leon - Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Michael P. Kemp - Superintendent, Real Estate & Environmental Compliance
Harold Walk Jr. - Supervisor, Real Estate Randy Gray - ROW Agent, Real Estate
Randy Gray - ROW Agent, Real Estate

May 23, 2018 Will Serve Letter



IID

A century of service.

www.iid.com

May 23, 2018

James Hildenbrand
Hofmann Land Development Co, LLC
P.O. Box 907
Concord, CA 94522

Subject: Will Serve Letter for Travertine Project, La Quinta

Dear Mr. Hildenbrand:

The purpose of this letter is to provide a response to your correspondence dated April 16, 2018, requesting a Will Serve letter for your Project known as Travertine in the City of La Quinta. For purpose of this Will Serve Letter, the project is as described on Attachment A.

The Imperial Irrigation District (IID) policy is willing to extend its electrical facilities to developments that have obtained the approval of the City or County Planning Commission or such other governmental authority having jurisdiction over said developments.

Based on the preliminary information provided to the Imperial Irrigation District (IID), and as a result of the completion of the loading and feasibility study to serve the area of Madison Street and Avenue 60, we have concluded that we can extend electrical facilities to serve your project under the terms and conditions set forth herein. It is important to note that a detailed and final study will be developed once a Customer Service Proposal (CSP) and loading calculations are received. This detailed information package will allow IID to perform an accurate assessment and provide a full report of any additional potential impacts and additional mitigation measures.

Based on the preliminary analysis conducted, IID offers the following plan of service:

1. It is anticipated that the additional power load requirement of the proposed project and projects in the area will require the acquisition and construction

of a new substation starting with 1-25 MVA transformer bank 92/ 13.2 kV. In addition, 92 kV transmission line extensions and associated distribution feeders/ backbones and distribution line extensions will be required. This work would be conducted at the customer's expense.

2. A minimum-dimensioned site of 315' by 315' substation site that is satisfactory to IID will be required from the developer(s) in the area. The substation site proposed dimensions are not taking in consideration any catch basing or any other Storm Water improvement. All setbacks, rights-of-ways, sidewalks, berms, public utility easements, catch basins, etc.; are considered off-site improvements, and shall not be within the substation set aside area. It is the developer(s) responsibility to include the substation's storm water plans and mitigations as part of the development's overall plan. Additional requirements such as environmental compliance documentation, landscaping (if required by the City or County), all rights-of-way and easements for the substation, transmission and distribution line extensions, all of which are at the expense of the developer(s) in the area.
3. In addition to the dedication of the electrical substation sites and rights-of-way needed to extend transmission service to the substation site, the developer shall bear all costs associated with the construction of the electrical substations and transmission lines needed to bring electrical service to said substation. Substation construction process should start once the substation site is fully accepted and site parcel deed is received by IID from the developer(s). In addition, the developer(s) should meet the substation site requirements listed by IID.
4. Developers should be advised that as per IID process, the standard time frame for the implementation of a new substation (engineering, equipment procurement and construction) takes a minimum of 24 months. As a result, the developers should adjust their projects in service dates accordingly. The procurement of the new substation bank would start upon receipt of the Customer Service Proposal for the substation bank acquisition including payment to cover for full cost.
5. A new transmission corridor with 2-92 kV lines will need to be extended from existing 92 kV line to the proposed substation site. IID will require that additional rights-of-way be provided for the said transmission line corridor. Additional requirements such as environmental compliance documentation, all rights-of-way and easements for the transmission and distribution line extensions, all of which are at the expense of the developer(s) in the area.

Additionally, the developer shall bear all costs associated with the construction of any additional transmission lines needed to extend electrical service to the proposed substation.

6. Developer(s) shall bear all costs associated with the construction of any additional facilities needed including the new substation facilities, transmission line extensions, distribution feeder breakers, feeder/backbones and distribution overhead and/ or underground line extensions and upgrades needed to extend electrical service to the proposed development.
7. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes and pads should be installed following IID approved plans. Physical field installation of underground infrastructures should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide. Additional requirements such as environmental compliance documentation, and all rights-of-way and easements for the distribution line extensions and underground infrastructure are at the expense of the developer.
8. Line extensions to serve your development will be made in accordance with IID Regulation No. 15, Regulation No. 2 and Regulation No. 13. The final cost will be determined once the developer/builder submits a Customer Service Proposal application and final design is completed.
9. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
10. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until

such time as the environmental documentation is amended and environmental impacts are fully mitigated. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Due to unforeseen development, other projects could impact existing resources which could affect our ability to serve this load, if not completed in a timely manner.

The construction of the initial phase in addition to the application for the connection of services for your project are required to be completed no later than May 17, 2019. After that date, a new loading study will be required. Furthermore, any deviation from the proponent's project plan regarding loading and schedule will require a new study and a revised Plan of Service.

If you have any questions, please do not hesitate to contact Jose Gerardo, Distribution Supervisor at (760) 398-5823. We look forward to working closely with you to facilitate the success of your project.

Sincerely,



Guillermo Barraza,
Superintendent, Distribution System Planning and Engineering

CC: Mr. Enrique De Leon, Assistant Manager, Distribution System Planning and Engineering
Mr. Jose Gerardo, Distribution Supervisor
Mr. Donald Vargas, Compliance Administrator



April 1, 2020

Ms. Cheri Flores, Planning Manager
City of La Quinta
78-745 Calle Tampico
La Quinta, California 92253
Phone: (760) 777-7067
E-mail: cflores@laquintaca.gov

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Travertine Specific Plan [SCAG NO. IGR9513]

Dear Ms. Flores,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Travertine Specific Plan (“proposed project”) to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS) pursuant to Senate Bill (SB) 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.¹ SCAG’s feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) goals and align with RTP/SCS policies.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Travertine Specific Plan in Riverside County. The proposed project includes development of a master planned community containing a mix of uses including up to 1,200 dwelling units, a resort facility with up to 100 rooms, recreational uses such as a golf facility with clubhouse and 12-hole golf course, parks, a public trail system, and 162.5 acres of open space on 876 acres.

When available, please send environmental documentation to SCAG’s Los Angeles office in Los Angeles (900 Wilshire Boulevard, Ste. 1700, Los Angeles, California 90017) or by email to au@scag.ca.gov providing, at a minimum, the full public comment period for review.

If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Anita Au, Associate Regional Planner, at (213) 236-1874 or au@scag.ca.gov. Thank you.

Sincerely,

Ping Chang
Manager, Compliance and Performance Monitoring

¹ Lead agencies such as local jurisdictions have the sole discretion in determining a local project’s consistency with the 2016 RTP/SCS for the purpose of determining consistency for CEQA. Any “consistency” finding by SCAG pursuant to the IGR process should not be construed as a determination of consistency with the 2016 RTP/SCS for CEQA.

SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
T: (213) 236-1800
www.scag.ca.gov

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Human Development
**Peggy Huang, Transportation
Corridor Agencies**

Energy & Environment
Linda Parks, Ventura County

Transportation
Cheryl Viegas-Walker, El Centro

**COMMENTS ON THE NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
TRAVERTINE SPECIFIC PLAN [SCAG NO. IGR9513]**

CONSISTENCY WITH RTP/SCS

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the RTP/SCS.

Please note the Draft 2020 RTP/SCS (Connect SoCal) was released for public review on November 14, 2019 until January 24, 2020. The Final Connect SoCal is anticipated to be adopted by SCAG's Regional Council in late April 2020. Please refer to Connect SoCal goals and growth forecast for RTP/SCS consistency for future projects. The Proposed Final Connect SoCal is now available for review here: <https://www.connectsocial.org/Pages/Connect-SoCal-Final-Plan.aspx>.

2016 RTP/SCS GOALS

The SCAG Regional Council adopted the 2016 RTP/SCS in April 2016. The 2016 RTP/SCS seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>). The goals included in the 2016 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2016 RTP/SCS are the following:

SCAG 2016 RTP/SCS GOALS	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and active transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*</i>
<small>*SCAG does not yet have an agreed-upon security performance measure.</small>	

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG 2016 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.	etc.

2016 RTP/SCS STRATEGIES

To achieve the goals of the 2016 RTP/SCS, a wide range of land use and transportation strategies are included in the 2016 RTP/SCS. Technical appendances of the 2016 RTP/SCS provide additional supporting information in detail. To view the 2016 RTP/SCS, please visit: <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>. The 2016 RTP/SCS builds upon the progress from the 2012 RTP/SCS and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that the SCAG region strives toward a more sustainable region, while the region meets and exceeds in meeting all of applicable statutory requirements pertinent to the 2016 RTP/SCS. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

DEMOGRAPHICS AND GROWTH FORECASTS

Local input plays an important role in developing a reasonable growth forecast for the 2016 RTP/SCS. SCAG used a bottom-up local review and input process and engaged local jurisdictions in establishing the base geographic and socioeconomic projections including population, household and employment. At the time of this letter, the most recently adopted SCAG jurisdictional-level growth forecasts that were developed in accordance with the bottom-up local review and input process consist of the 2020, 2035, and 2040 population, households and employment forecasts. To view them, please visit <http://www.scag.ca.gov/Documents/2016GrowthForecastByJurisdiction.pdf>. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts			Adopted City of La Quinta Forecasts		
	Year 2020	Year 2035	Year 2040	Year 2020	Year 2035	Year 2040
Population	19,663,000	22,091,000	22,138,800	40,800	47,000	47,700
Households	6,458,000	7,325,000	7,412,300	16,500	18,900	19,100
Employment	8,414,000	9,441,000	9,871,500	16,600	20,900	21,500

MITIGATION MEASURES

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. SCAG's Regional Council certified the Final PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on April 7, 2016 (please see: <http://scagrtpscs.net/Pages/FINAL2016PEIR.aspx>). The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.

Please note the Draft Connect SoCal PEIR was released for public review from December 9, 2019 to January 24, 2020. The Final Connect SoCal PEIR is anticipated to be certified by SCAG's Regional Council in late April 2020. Please refer to the certified Final Connect SoCal PEIR and adopted Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) for future projects. The Proposed Final Connect SoCal PEIR is now available for review here: <https://www.connectsocial.org/Pages/Final-2020-PEIR.aspx>.



A Public Agency

March 25, 2020

Cheri Flores, Planning Manager
City of La Quinta
Planning Department
78495 Calle Tampico
La Quinta, CA 92253

RECEIVED

APR 01 2020

CITY OF LA QUINTA
DESIGN AND DEVELOPMENT DEPARTMENT

RE: Travertine Specific Plan

Dear Ms. Flores:

SunLine Transit Agency (SunLine) would like to thank you for the opportunity to review and comment on the proposed Travertine Specific Plan located near Avenue 62nd at Jefferson St. SunLine staff has reviewed the Travertine Specific Plan and offers the following comments:

SunLine currently does not provide direct transit service to the proposed project site however, the nearest service is Route 91 located approximately 7 miles southeast on Harrison St. at 66th Ave. Therefore, SunLine is not requesting the addition of any transit amenities, such as a bus turnout and/or shelter as part of the proposed development. We appreciate the chance to review future developments within the City of La Quinta.

SunLine will continue to monitor on-going developments and if warranted, may provide transit service to the proposed project in the future. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456 ext. 1442.

Sincerely,

Todd McDaniel
Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager

From: [Cheri Flores](#)
To: [Mark Rogers](#); [JoAnne Sturges](#); [Vann, Nicole](#)
Subject: FW: Travertine Street Question
Date: Wednesday, March 4, 2020 10:52:28 AM
Attachments: [image002.png](#)
[image003.png](#)

See below. I have answered the question but want to make sure to forward correspondence to you so you know what is being asked.



Cheri L. Flores | *Planning Manager*
City of La Quinta
78495 Calle Tampico La Quinta, CA 92253
Ph. 760-777-7067
www.laquintaca.gov

From: Cheri Flores
Sent: Wednesday, March 4, 2020 10:51 AM
To: jsperry760@gmail.com
Cc: Wanda Wise-Latta <wlatta@laquintaca.gov>
Subject: RE: Travertine Street Question

Mr. Perry,

Thank you for your question. Access to the Travertine site would be provided over the berm. The applicant is working to secure permission for this from the Bureau of Reclamation, who owns the berm. If you have any other questions, please let me know. The applicant will be having a meeting on March 16 at City Hall if you would like to attend to see a presentation on the project and ask questions. Also, if you would like to submit formal comments on this Notice of Preparation, you may email them to me by April 1.



Cheri L. Flores | *Planning Manager*
City of La Quinta
78495 Calle Tampico La Quinta, CA 92253
Ph. 760-777-7067
www.laquintaca.gov

From: Wanda Wise-Latta <wlatta@laquintaca.gov>
Sent: Wednesday, March 4, 2020 8:39 AM
To: Cheri Flores <clflores@laquintaca.gov>
Subject: FW: Travertine Street Question

Good morning Cheri,
I am forwarding the email below....



From: John Perry <jsperry760@gmail.com>

Sent: Wednesday, March 04, 2020 6:34 AM

To: Community Development Webmail <CommunityDevelopmentWebmail@laquintaca.gov>

Subject: Travertine Street Question

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Good morning.

I was reviewing the street access maps included in the Specific Plan for Travertine, which the city released on Monday. My question: How is access provided (example on 62nd) across the berm -- through it, over it?

--

John S. Perry
81796 Rustic Canyon
La Quinta, CA

From: [Cheri Flores](#)
To: harlin@dc.rr.com
Cc: [Wanda Wise-Latta](#); [Vann, Nicole](#)
Subject: RE: Travertine Specific Plan
Date: Friday, March 6, 2020 8:34:22 AM
Attachments: [image001.png](#)

Mr. Cheatwood,

Thank you for reviewing the Notice of Preparation and pointing out some errors. We will make sure to correct those. Have a great day!



Cheri L. Flores | *Planning Manager*
City of La Quinta
78495 Calle Tampico La Quinta, CA 92253
Ph. 760-777-7067
www.laquintaca.gov

From: harlin@dc.rr.com <harlin@dc.rr.com>
Sent: Thursday, March 5, 2020 2:40 PM
To: Cheri Flores <clflores@laquintaca.gov>
Subject: Travertine Specific Plan

EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

To Cheri Flores, Planning Manager

cc. MSA

In regard to the Notice of Preparation

The cover sheet is flawed

- A. Avenue 60 now exists West of Madison for some distance.
- B. Madison now stops at 60 Avenue and maybe extended so it should be shown dashed.
- C. Avenue 62 stops near Monroe at this time therefore this portion shown should be dashed.
- D. The longer line along the drawing I believe to be the berm, not a road as shown. It should be identified as what it actually is at this time!

On page 5 the Trilogy Golf Club is identified as a place that does not now and may never exist. It would be much better to describe it as about 2,500 feet NORTHWEST of Monore and 62 Avenue a point which does exist!

I look forward to the presentation on the 16TH.

Harlin Cheatwood

60119 Honeysuckle

Trilogy La Quinta

From: [Cheri Flores](#)
To: [Vann, Nicole](#)
Cc: [Nicole Criste \(Contract Planner\)](#); [Consulting Planner](#)
Subject: FW: Travertine Specific Plan Comments
Date: Thursday, April 2, 2020 2:09:38 PM

Nicole,
See the comments on the NOP from Ms. Peters, below.

Cheri L. Flores | Planning Manager
City of La Quinta
78495 Calle Tampico La Quinta, CA 92253
Ph. 760-777-7067
www.laquintaca.gov

PLEASE NOTE: Due to State Orders regarding COVID-19, City Hall is closed to the public. Applications may not be submitted in person; however, they can be submitted online through E-Trakit . City staff is available at (760) 777-7125 or via email at customercenter@laquintaca.gov to answer any questions.

-----Original Message-----

From: Sharon Peters <2015sharonpeters@gmail.com>
Sent: Thursday, April 2, 2020 1:16 PM
To: Cheri Flores <clflores@laquintaca.gov>
Subject: Travertine Specific Plan Comments

** EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information. **

Hello Ms. Flores,

Thank you for taking our comments for projects in La Quinta.

I would like clarification on the exhibits in the Travertine Specific Plan.

Exhibit #10 - Blue line (road) is 62nd Street. Key indicates blue line (road) as Jefferson which is incorrect.

Exhibit #11 - Same error as #10 - Also labeled incorrectly.

Exhibit #12 - Key indicates blue road as Jefferson which is correct.

Travertine is proposing Jefferson as their main road to project, and their #1 choice. I would like to know how this roadway would be constructed through PGA homes.

Travertine #2 choice of roads is Madison which would be constructed very close to homes in the Trilogy community.

I would like more information on the process that the city follows to okay or allow contractors to build or not build new streets. If it is in the environmental impact report, who does the homework and report for street construction to see what it will entail? Secondly, where does the city stand on new street construction for Jefferson and Madison?

Thank you for your time.

Sincerely,

Sharon Peters
(949) 309-7002
61765 Living Stone Drive
La Quinta

P: (626) 381-9248
F: (626) 389-5414
E: mitch@mitchtsailaw.com



Mitchell M. Tsai
Attorney At Law

155 South El Molino Avenue
Suite 104
Pasadena, California 91101

VIA U.S. MAIL & E-MAIL

April 7, 2020

Cheri Flores, Planning Manager
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92253
Em: cflores@laquintaca.gov

RE: Notice of Scoping Meeting & Preparation of a Draft Environmental Impact Report for the Travertine Specific Plan Project

Dear Ms. Flores,

On behalf of the Southwest Regional Council of Carpenters (“**Commenter**” or “**Carpenters**”), my Office is submitting these comments on the City of Menifee’s (“**City**” or “**Lead Agency**”) Notice of Preparation of an Environmental Impact Report (“**NOP**”) (SCH No. 2018011023) for the Travertine Specific Plan Project, which proposes to grant entitlements for the planned single-family residential and hotel development on approximately 898 gross acres within the City (“**Project**”).

The Southwest Carpenters is a labor union representing 50,000 union carpenters in six states, including in southern California, and has a keen interest in well-ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest live, work and recreate in the City and surrounding communities and would be directly affected by the Project’s environmental impacts.

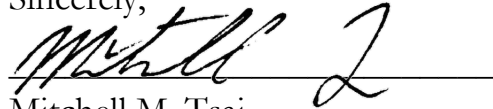
Commenter expressly reserves the right to supplement these comments at or before hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenter incorporates by reference all comments raising issues regarding the environmental impact report (“**EIR**”) submitted before certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 CA4th 173, 191 (finding that any party who has objected to the Project’s environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (“**CEQA**”), Cal Public Resources Code (“**PRC**”) § 21000 *et seq*, and the California Planning and Zoning Law (“**Planning and Zoning Law**”), Cal. Gov’t Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

If the City has any questions or concerns, feel free to contact my Office.

Sincerely,

A handwritten signature in black ink, appearing to read "Mitchell M. Tsai", is written over a horizontal line.

Mitchell M. Tsai

Attorneys for Southwest Regional
Council of Carpenters