

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 2, 2020 and will end April 1, 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

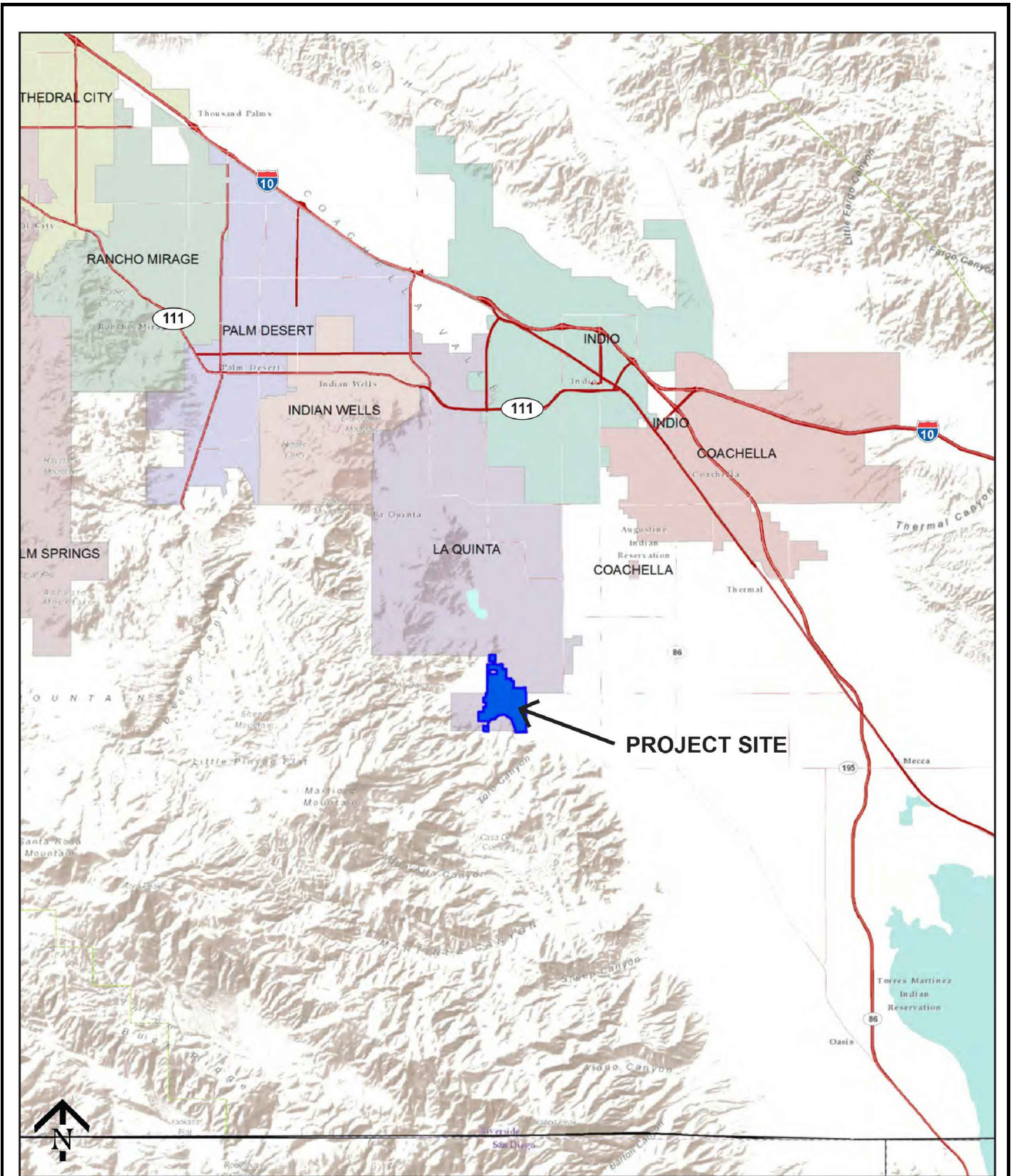
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1.0 INTRODUCTION

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 Drainage Master Plan.



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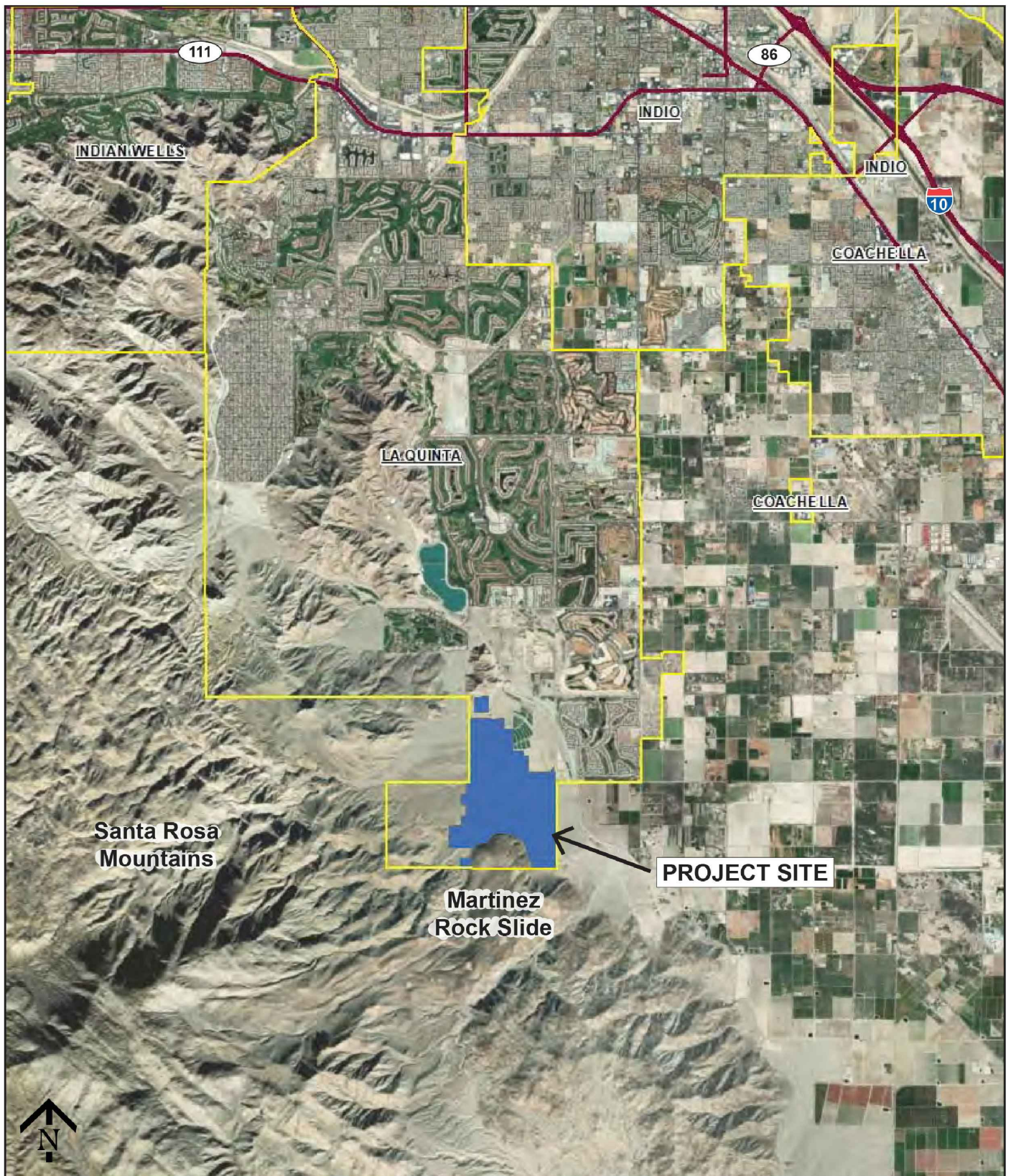
Regional Location Map

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1



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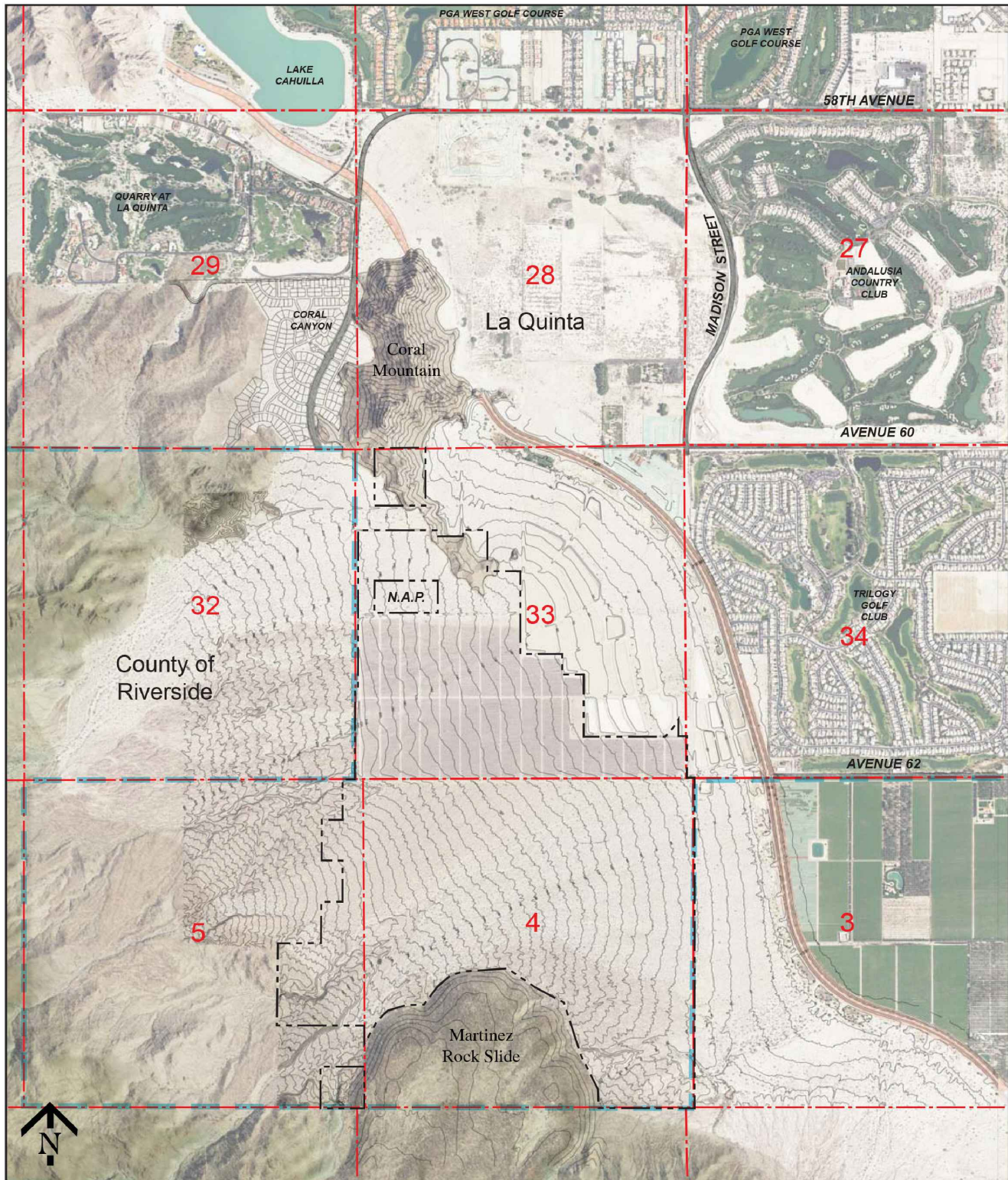
Vicinity Map

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2



LEGEND

- - - + Section Lines*
- 5 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

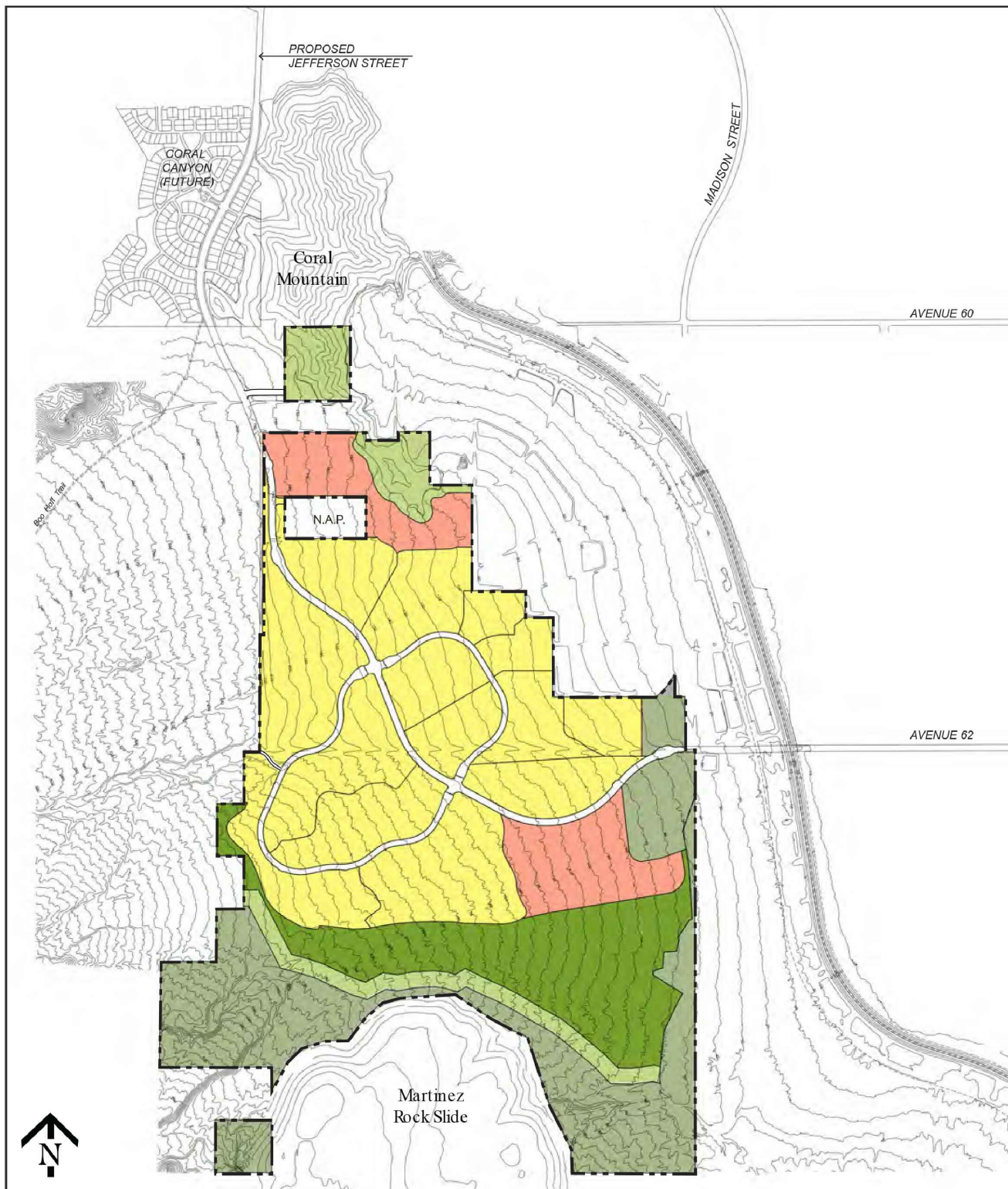
As shown in Exhibit 4, *Conceptual Land Use Plan*, the approximately 876-acre project site is generally bounded by Coral Mountain on the north; vacant land, the Coachella Valley Water District (CVWD) Dike No. 4, and related stormwater impoundments (Thomas Levy Groundwater Replenishment Facility) on the 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	• 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	• Vacant Land owned by - o Coachella Valley Water District (CVWD) - o Bureau of Land Management (BLM) - o 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	• 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	• 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.

3.0 PROPOSED SPECIFIC PLAN

3.1 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.

3.2 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:

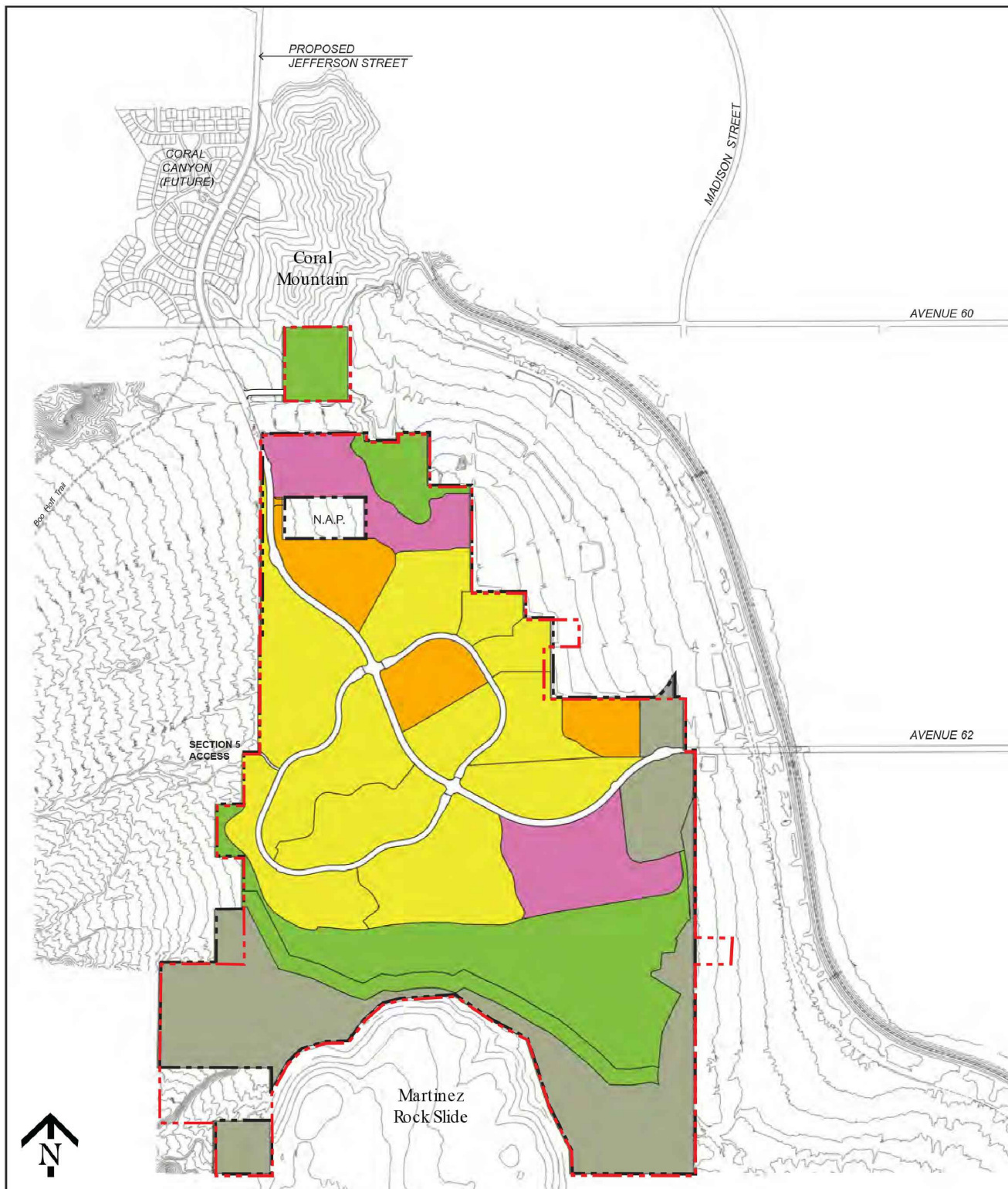
- 1,200 Dwelling Units of varying types
 - o 758 Low Density Units and 442 Medium Density Units
 - o Estate Homes, Single Family Luxury Homes, Single Family Mid Homes, Single Family Entry Homes, Patio Homes, Single Family Attached Units
- 9 to 12-hole skills golf course
- 100-key resort
- Wellness Spa
- 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	Opens 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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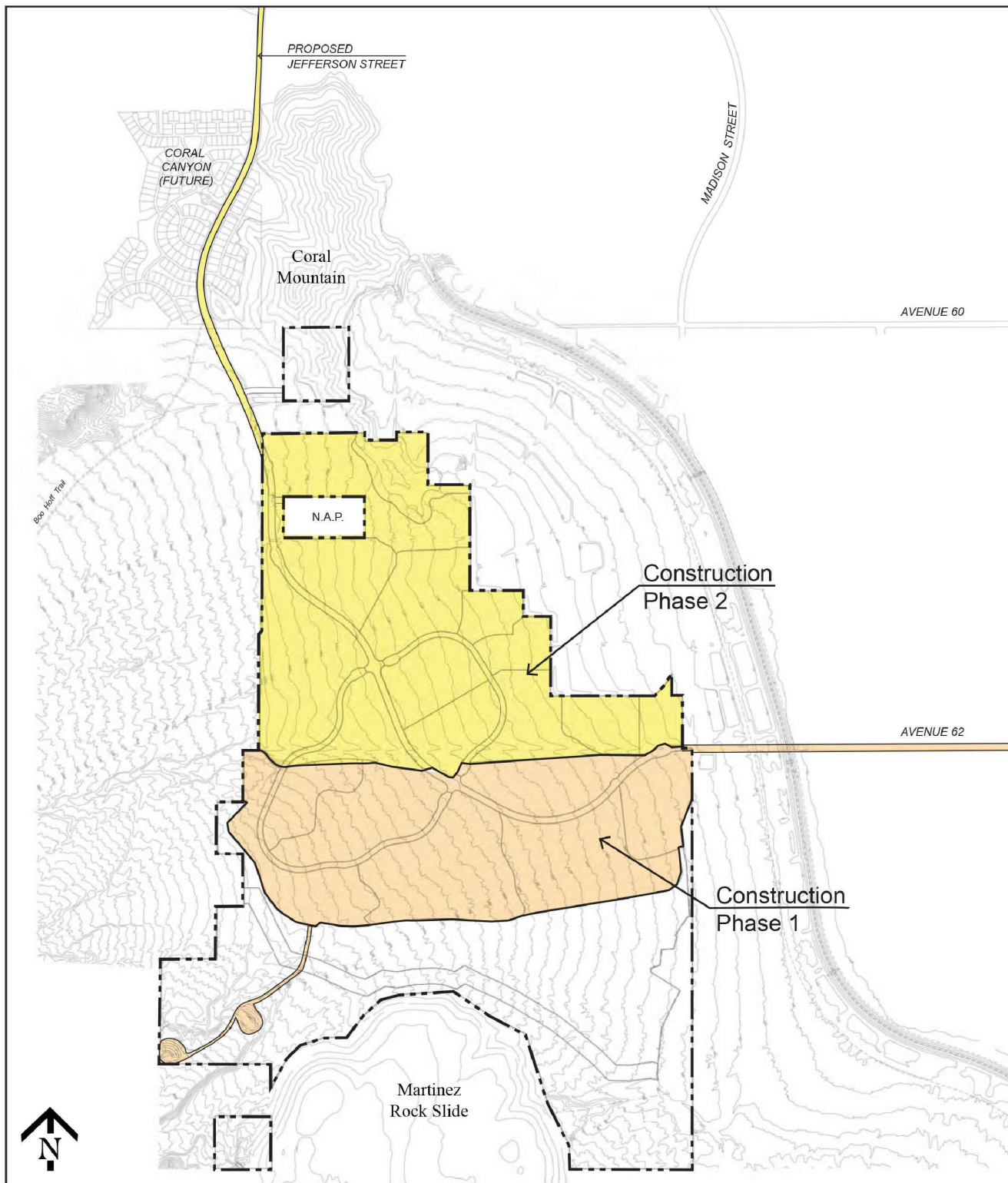
Proposed General Plan (Land Use)

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LEGEND

- Construction Phase 1
- Construction Phase 2

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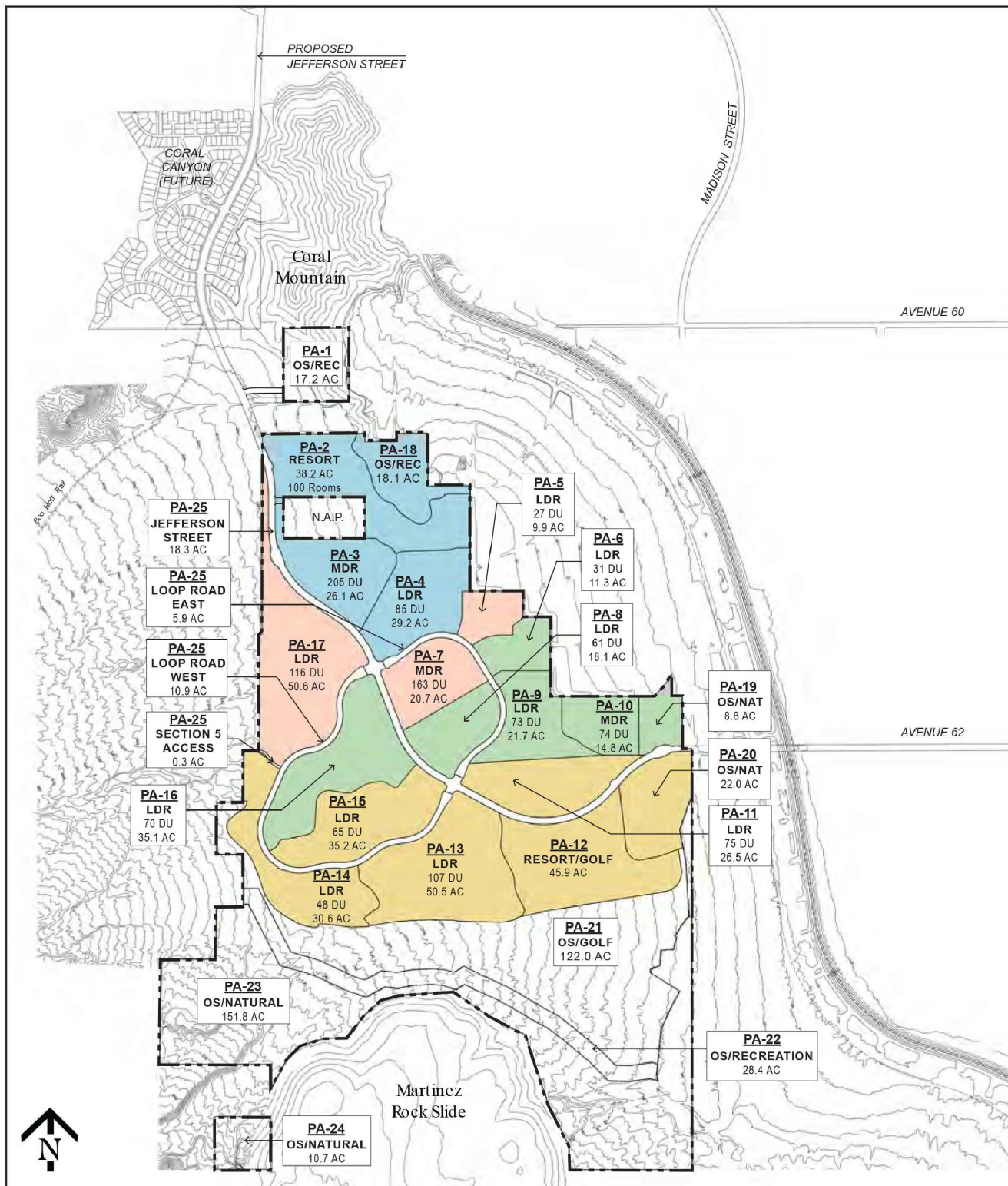
Construction Phasing Plan

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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

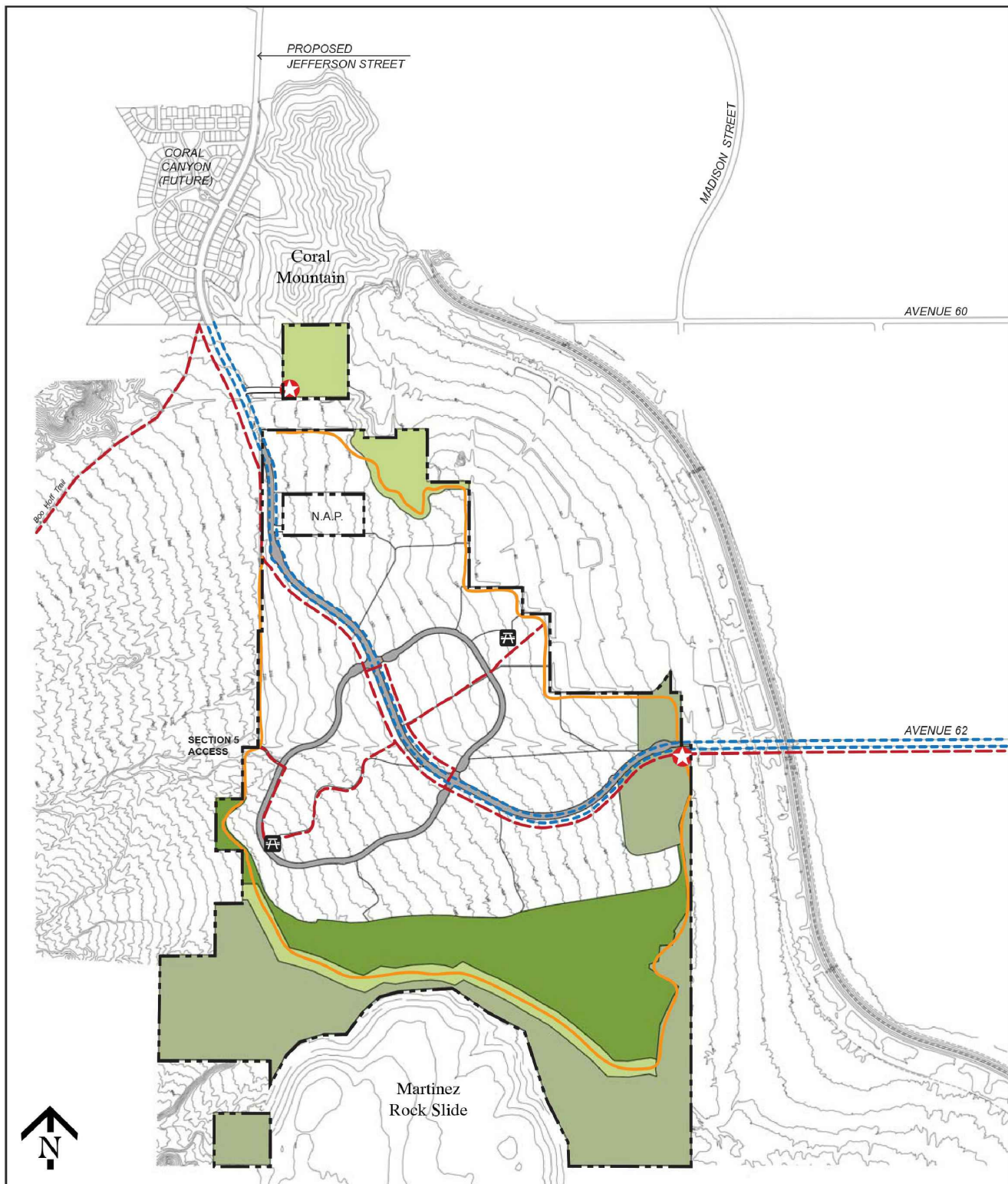
from development due to various environmental constraints including biological, geological and cultural resources. This area will remain undisturbed to preserve these resources.

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
- Multi-Use Trail
- Hiking Trail

- Open Space / Golf
- Open Space / Recreational
- Open Space / Natural

- Trailheads
- Parks

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Recreation Plan

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9

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.

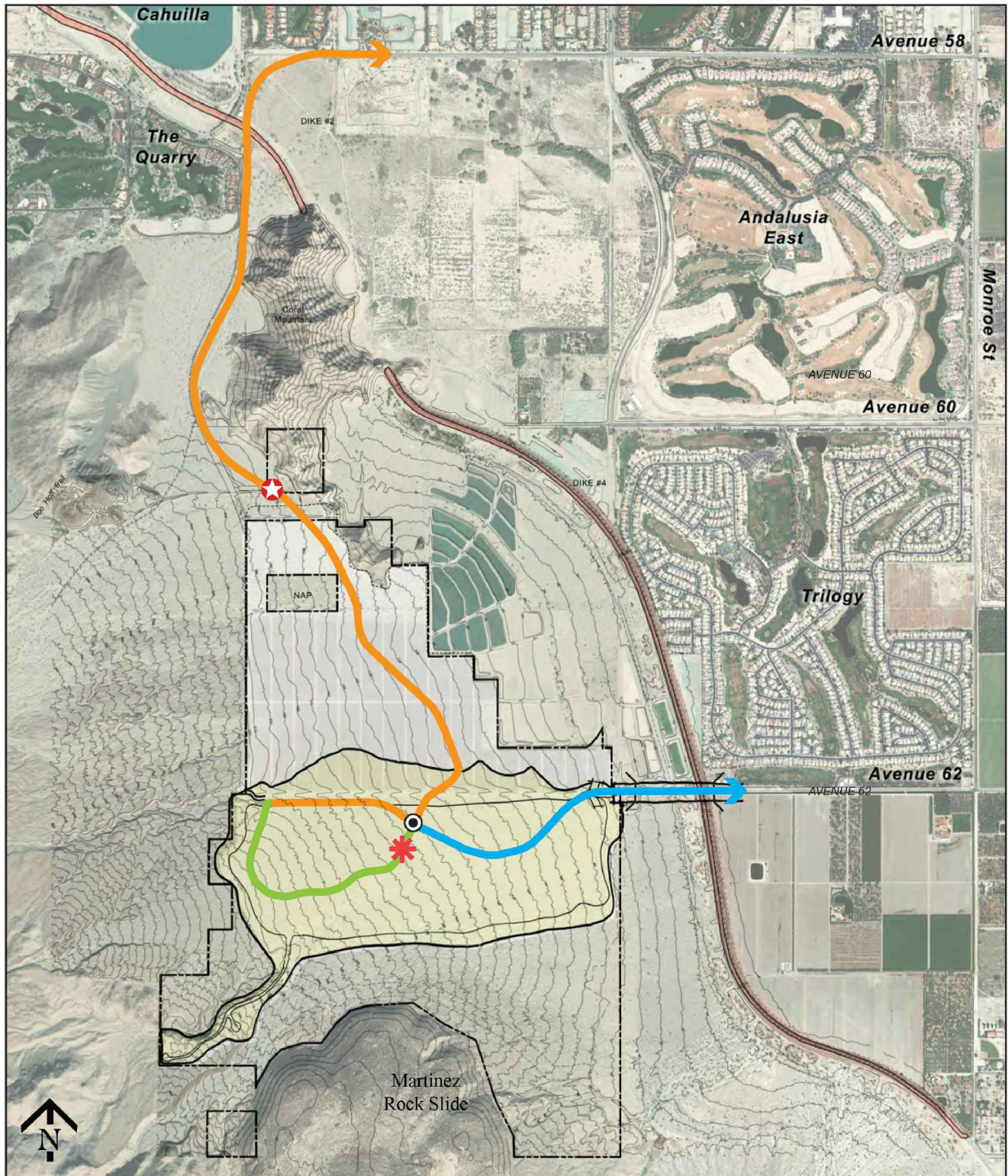
The construction phasing of the project site will ensure that complete and adequate public facilities are in place and available to first responders, residents, and visitors to the community using a single point of access via Avenue 62 and one emergency vehicle access (EVA) for the first product phase 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		Gates
	Loop Collector		Access Road
	Roundabout		Temporary EVA Gate

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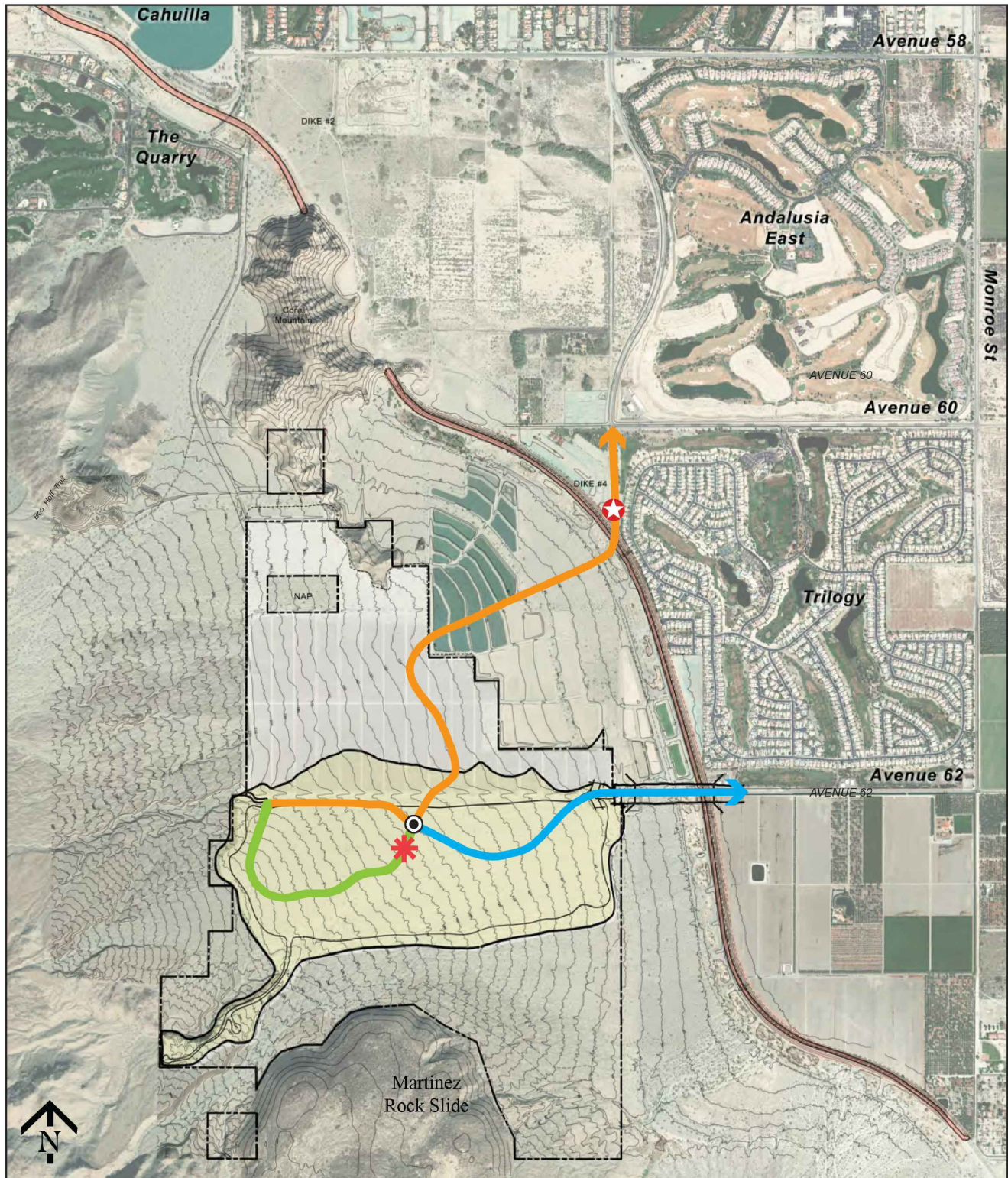
Phase 1 Alternative I Circulation Plan

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10



LEGEND

	Jefferson Street		Gates
	Loop Collector		Access Road
	Roundabout		Temporary EVA Gate

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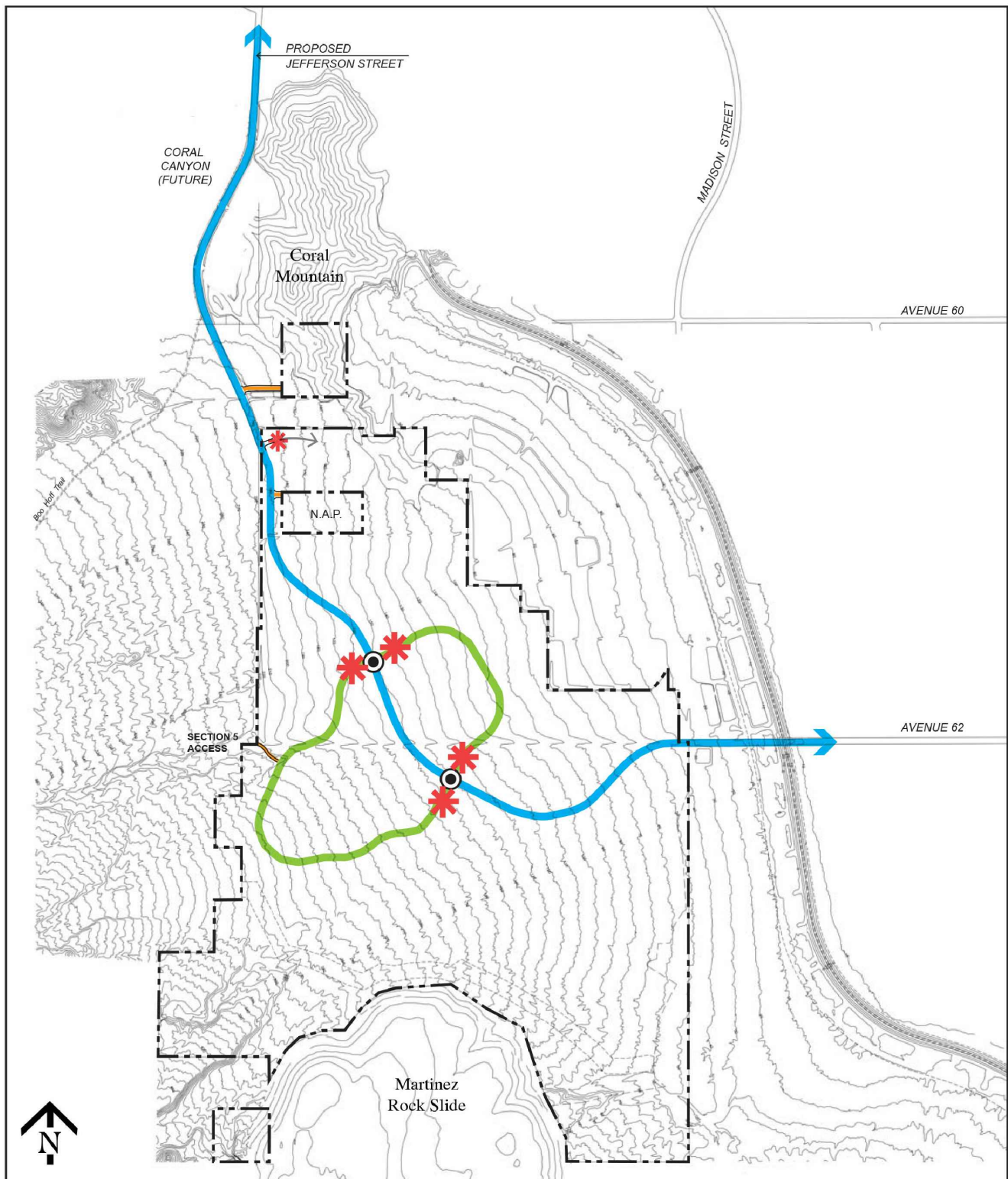
Phase 1 Alternative II Circulation Plan

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LEGEND

	Jefferson Street		Gates
	Loop Collector		Access Road
	Roundabout		

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Circulation Plan

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12

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.

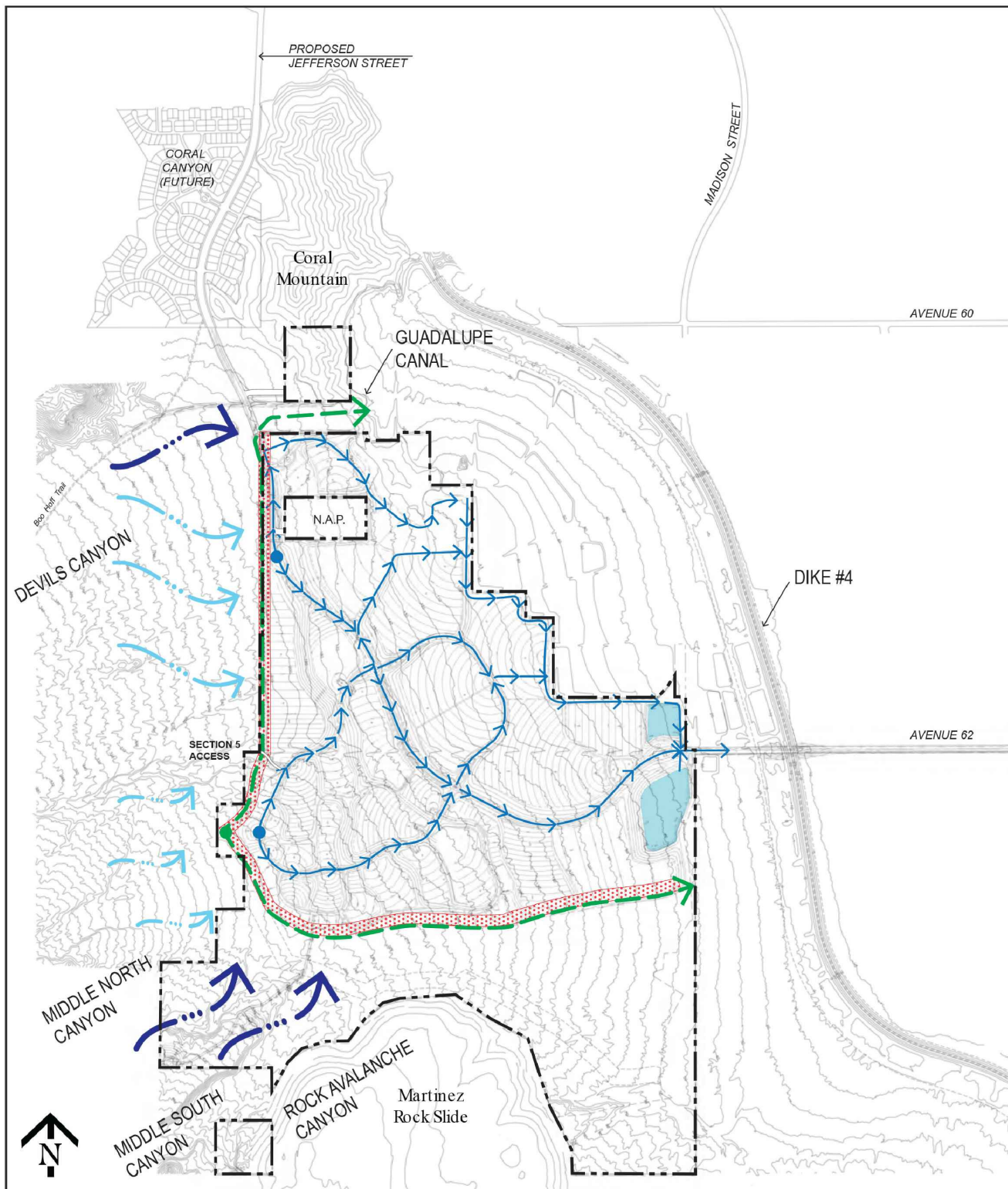
Sewer

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		Perimeter Flood Barrier		High Point
	Existing Sheet Flow		On-Site Drainage		WQMP Basin
	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.

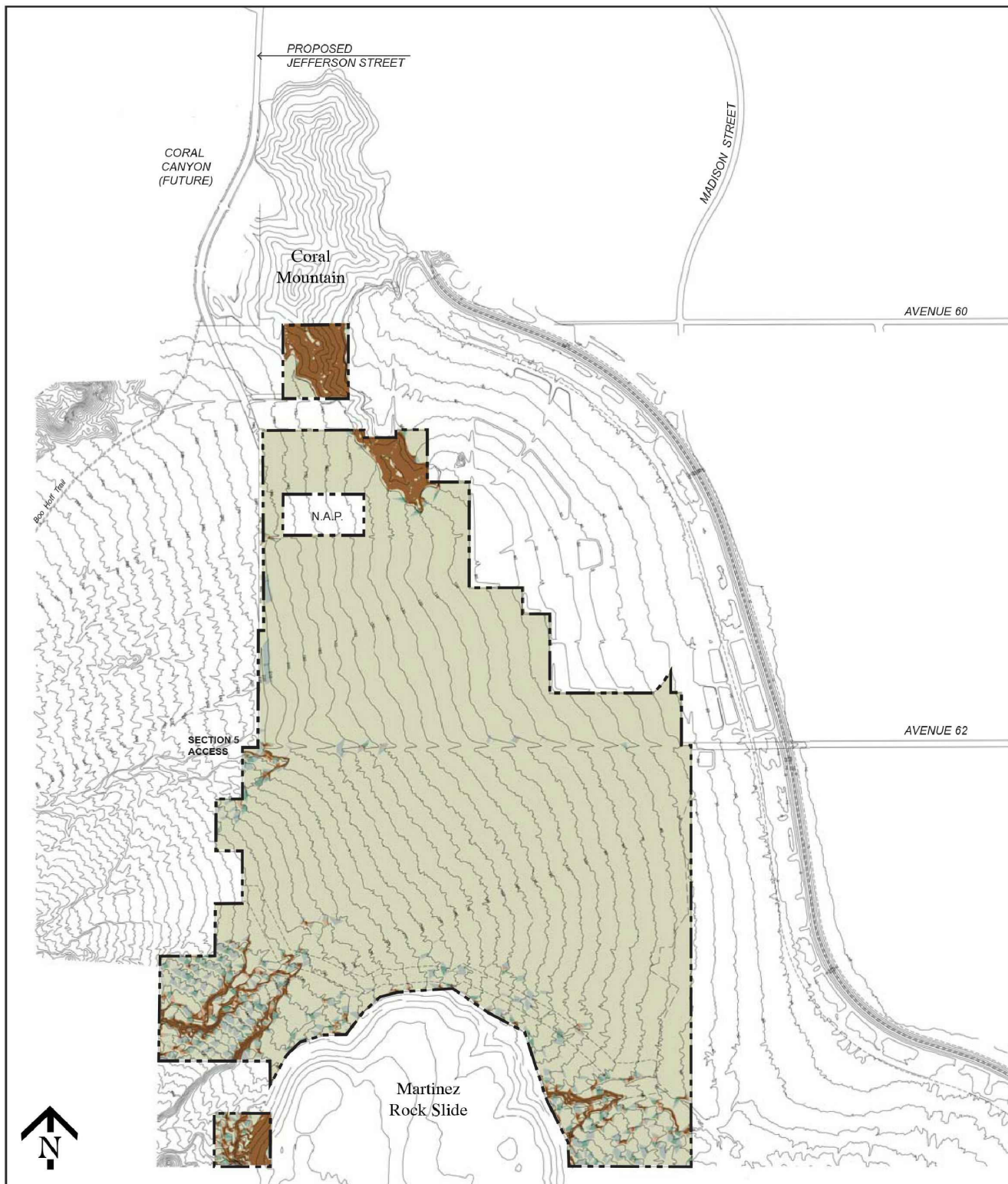
4.2.7 Geology, Soils and Seismicity

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	Total Acreage: 876 Ac
	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%	

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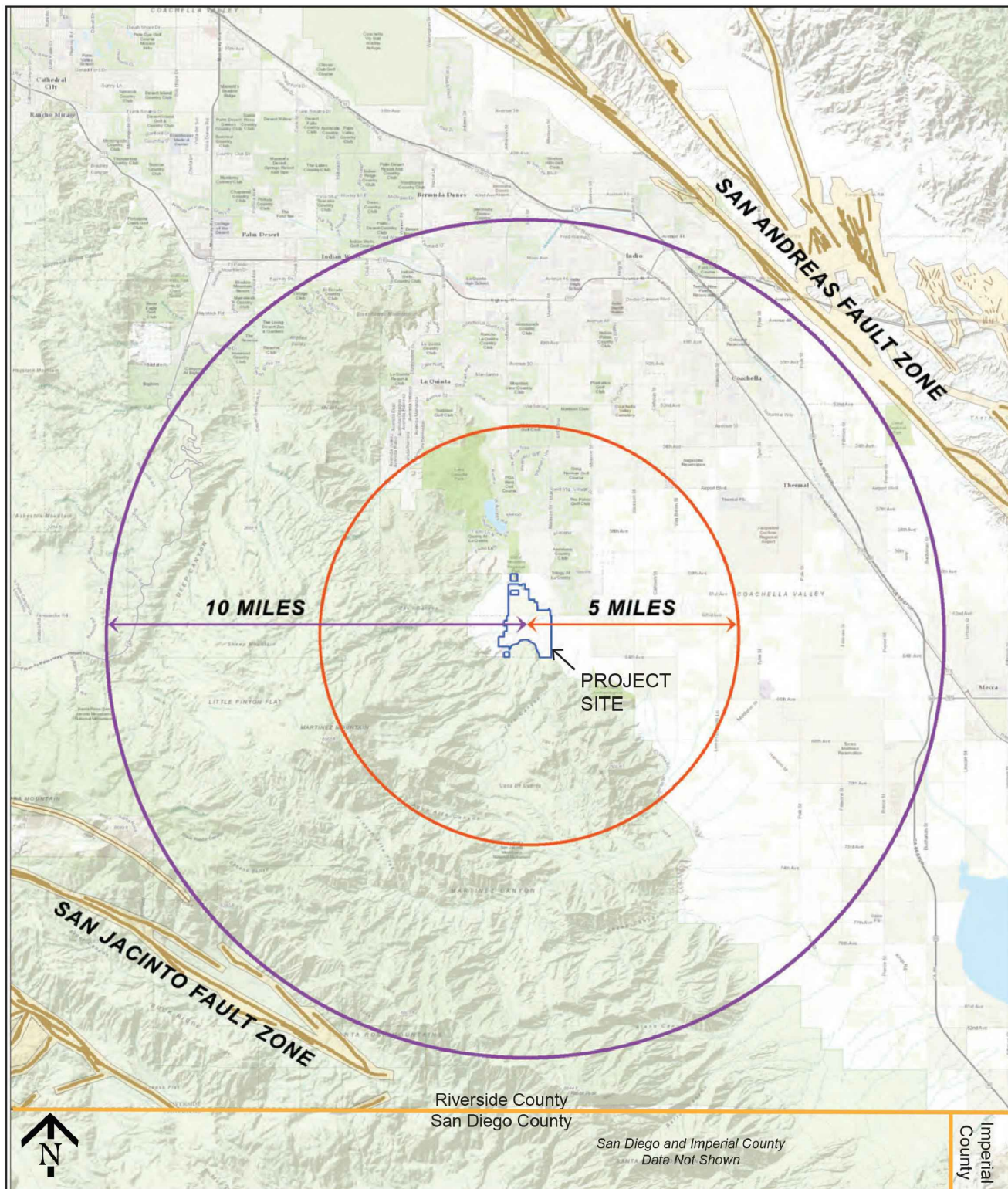
Topography - Slope

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LEGEND

- Project Site
- 5 Miles from Project Site
- 10 Miles from Project Site

- Faultline
- Fault Zone
- County Boundary

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Fault Zones

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15

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.