

Appendix K

Land Use Consistency Analysis, 2023

Travertine SPA
Draft EIR
SCH# 201811023
Technical Appendices

October 2023

Table 1 City of La Quinta General Plan Analysis

Relevant General Plan Policies	Specific Plan Amendment Consistency
Land Use Element	
<i>Goal Land Use (LU) 1: Land use compatibility throughout the City.</i>	
<p>Policy LU-1.2: All land use decisions shall be consistent with all applicable General Plan policies and programs and shall uphold the rights and needs of property owners as well as the general public.</p>	<p>Consistent. The proposed Specific Plan Amendment includes land uses that are consistent with the type of development the City encourages; residential neighborhoods combined with resort amenities, a golf training facility, open space for recreation, and natural open space where a site is adjacent to other natural open space. The project is consistent with applicable policies and programs while upholding the applicant’s rights to develop the property and providing opportunities for the general public to access open space.</p>
<i>Goal LU-2: High quality design that complements the City</i>	
<p>Policy LU-2.2: Specific Plans shall be required for projects proposing the integration of recreation, tourist commercial and residential uses; and for all projects proposing flexible development standards that differ from the Zoning Ordinance.</p> <p>Program LU-2.2 b: The Planning Director will determine substantial conformance in approved Specific Plans.</p>	<p>Consistent. The Travertine Specific Plan Amendment proposes a project that integrates recreation (trails/golf/open space), tourist commercial (hotel/spa), and residential uses (1,200 dwelling units) that complements and enhances other nearby residential communities to the north and northeast. Some flexibility is built into the development regulations in the Specific Plan Amendment in order for the project to respond to evolving market conditions.</p> <p>The Travertine Specific Plan Amendment establishes site specific development standards, land use regulations, and programs to guide the development of the property in a manner that is consistent with the La Quinta Municipal Code while also maintaining flexibility to respond to changing conditions that factor in any long-term development.</p>
<p>Policy LU-2.3: The City’s outdoor lighting ordinance will be maintained.</p>	<p>Consistent. This policy is met through compliance with the City’s Zoning Ordinance, Section 9.100.150, <i>Outdoor Lighting</i>, as evaluated in Section 4.1, Aesthetics. As development within each planning area is proposed, future applicants will be required to submit lighting plans as part of a development application. Building permits shall not be issued until such time as the lighting plan is approved by the Planning Department.</p>
<p>Policy LU-2.6: Participate in efforts to preserve and protect sensitive resources throughout the City and its Sphere of Influence, in support of the CVMSHCP.</p> <p>Program LU-2.6 c: Encourage the use of native landscaping and “links” golf courses that</p>	<p>Consistent. The proposed Project is consistent with <i>Policy LU-2.2</i> with the avoidance and mitigation measures identified in Section 4.4, Biological Resources, which include but are not limited to setting aside permanent natural open space in Planning Area 20, a 301.2-acre area that is located within and adjacent to the CVMSHCP Santa Rosa and San Jacinto Mountains Conservation Area, a conservation area that extends south and west adjacent to the Project site (see Exhibit 4.4-2, CVMSHCP Conservation Areas, in Section 4.4, Biological Resources). The Project is also consistent with <i>Policy LU-2.2, Program 2.6.c</i>, because the Project plant palette</p>

<p>preserve areas of natural terrain and native vegetation.</p>	<p>identifies plants proposed to reinforce the community design character and compatibility with the surrounding natural open space by including native plants. Additionally, Natural Open Space land uses are proposed to be a link that preserves areas of natural terrain and native vegetation, or other drought tolerant vegetation in compliance with the CVMSHCP List of Native Plants Recommended for Landscaping (CVMSHCP, Table 4-112).</p>
<p>Policy LU-2.7: Continue to include park facilities planning in neighborhood planning efforts.</p>	<p>Consistent. The proposed Project would be consistent with <i>Policy LU-2.7</i> regarding the development of park facilities in neighborhood planning efforts. In addition to the golf practice facility and perimeter trail, the Travertine Specific Plan Amendment calls for the development of two community parks. Community parks are located at each end of the spine trail and will provide turf in limited areas for recreation and play; that may also include shade trees, benches and picnic areas, tot lots and dog parks. The community parks will supplement the private parks located within the individual residential developments. A community clubhouse is also proposed for the community park north of Jefferson Street.</p> <p>A network of trails suitable for pedestrian use is planned throughout the community, offering recreational opportunities to the residents. The core of the network is a community spine trail, which provides a direct link to community open spaces and gathering areas, as well as passive and active spaces. The system also provides connectivity from the individual homes along internal local streets and bikeways along Jefferson Street.</p> <p>There is one staging area, located to the south of the extension of Avenue 62 that will provide parking and access to the two-mile interpretive trail around the perimeter of the Project boundary. A variety of amenities are provided along the trails, including rest stops, and interpretive signage that serve to further enhance the natural experience afforded by the trail network.</p> <p>The recreational elements proposed in for the Travertine development are shown in Exhibit 2.2, Recreation Plan, of the Draft Travertine Specific Plan Amendment, and Exhibit 3-8, Recreation Plan, in Chapter 3.0, Project Description, in this Draft EIR.</p>
<p>Goal LU-3: Safe and identifiable neighborhoods that provide a sense of place.</p>	
<p>Policy LU-3.3: Maintain residential development standards including setback, height, pad elevations, and other design and performance standards that assure a high quality of development in the Zoning Ordinance.</p>	<p>Consistent. The proposed project would be consistent with <i>GOAL LU-3</i> and <i>Policy LU-3.3</i> regarding the development of safe and identifiable neighborhoods that provide a sense of place, where residential development standards including setback, height, pad elevations and other design and performance standards assure a high quality of development. The Travertine Specific Plan Amendment’s Design Guidelines call for architectural character that will be sustainable over time with design elements such as porches, recessed windows, architectural detail and accents, garage configurations and orientations, and articulated elevations. Examples of these elements</p>

	are shown in Exhibits 2.3 through 3.8 of the Travertine Specific Plan Amendment, and in Section 4.1, Aesthetics , of this Draft EIR.
Program LU-3.3 a: Provide incentives in the Zoning Ordinance for creative and high quality development, projects that reduce the dependence on automobiles; projects that incorporate trails and paths for pedestrian and bicycles; and projects that incorporate transit and alternative transportation facilities into their designs.	Not Applicable. Program LU-3.3 does not apply to developer advanced Specific Plans, but to future amendments of the City’s zoning ordinance.
Livable Communities	
Goal SC-1: <i>A community that provides the best possible quality of life for all its residents.</i>	
Policy SC-1.1: Continue to work with the CVWD on water conservation measures.	Consistent. The project landscape plan will be limited to the palette identified in the Travertine Specific Plan Amendment document. The proposed plants are in compliance with CVWD requirements for low-water landscaping and reflects the desert environment of the surrounding areas. The goal of the landscape plan is to achieve water conservation through the design of the plan and use of native materials. Irrigation programming can then be designed to minimize water application for the entire landscape setting and will require smart landscaping systems.
Policy SC-1.2: Reduce water consumption at a minimum consistent with the Greenhouse Gas Reduction Plan.	Consistent. To reduce water demands and associated energy use, subsequent development proposals within the project site would be required to implement a Water Conservation Strategy and demonstrate a minimum of 20 percent reduction in indoor and outdoor water usage compared to baseline water demand. Reduction of 20 percent indoor and outdoor water usage is consistent with the current CalGreen Code performance standards for residential and non-residential land uses. Per CalGreen, the reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code. See Greenhouse Gas Analysis provided in Appendix H . Per the GHG Impact Analysis, the project shall implement the following to reduce water consumption and subsequent GHG emissions: <ul style="list-style-type: none"> • To limit and reduce energy use associated with water consumption, all project landscaping shall be desert and other drought tolerant vegetation. The use of turf shall be kept to a minimum. • All domestic hot water systems shall be Very High Efficiency Water Heater (0.92 Energy Factor) with Enhanced Solar Pre-heat System (min. 0.35 Net Solar Fraction). • All potable water fixtures shall have EPA WaterSense Certification or greater efficiency.

<p>Policy SC-1.4: Reduce Greenhouse Gas emissions at a minimum consistent with the Greenhouse Gas Reduction Plan.</p> <p>Program SC-1.4.c: Develop programs to encourage and incentivize the installation of energy efficient appliances and fixtures, green roofs, white roofs and solar panels on residential, commercial, institutional and resort buildings.</p>	<p>Consistent. The Greenhouse Gas (GHG) Reduction Plan includes community-wide implementation actions that are to be applied to all new development projects. The community-wide measures include: (1) reducing energy consumption which will already take place through IID’s requirement to meet statewide mandates, compliance with Title 24 energy efficiency standards which require reducing energy demand and incorporating photovoltaic solar, (2) retrofitting existing structures and upgrading existing electric, natural gas appliances, light fixtures, and windows, which would reduce indirect GHG emissions, (3) implementation of statewide mandates to reduce emissions from the transportation sector through compliance with applicable fuel standards and electric vehicle (EV) requirements, and (4) reducing emissions associated with waste by reducing the waste stream and through diversion achieved via recycling, composting, and donation programs. To demonstrate consistency with the City’s GHG Reduction Plan, the Project will be required to include the following measures as outlined in Section 4.8, Greenhouse Gas Emissions, and in the GHG Analysis (Appendix H):</p> <ul style="list-style-type: none"> • All residences shall incorporate roof-top solar panels, in-home batteries and EV charger stations to facilitate use of EVs, golf carts and other low-speed electric vehicles (LSEVs). • All planned single-family homes to be electric-ready and shall include electrical circuits for space heating, water heating, cooking/ovens, and clothes dryers, electrical panel, branch circuits, and transfer switch for battery storage. • Dedicated circuits and panels to easily convert from natural gas to electric in the future. • All non-residential components of the development where vehicle parking is provided shall also provide EV chargers. • All household and other appliances shall be of the highest energy efficiency practicable at the time of purchase. • To limit and reduce energy use associated with water consumption, all project landscaping shall be desert and other drought tolerant vegetation. The use of turf shall be kept to a minimum. • All HVAC systems shall be Very High Efficiency HVAC (SEER 16/80% AFUE or 9 HSPF) or greater efficiency. • All domestic hot water systems shall be Very High Efficiency Water Heater (0.92 Energy Factor) with Enhanced Solar Pre-heat System (min. 0.35 Net Solar Fraction). • All potable water fixtures shall have EPA WaterSense Certification or greater efficiency.
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<p>Policy SC-1.5: All new development shall include resource efficient development principles.</p> <p>Program SC-1.5.a: All new development shall be constructed to meet or exceed CalGreen Building Codes.</p>	<p>Consistent. Per the Travertine Specific Plan Amendment, when designing the homes and buildings in the development, unsuitable materials, such as unprotected exposed metal, equipment and venting, unprotected wood, and vinyl, will be prohibited.</p> <p>When possible, rapidly renewable materials will be considered and used in the construction of the buildings in Travertine. The project will meet CalGreen Building Codes by installing solar photovoltaic panels on residential homes, energy efficient lighting and fixtures, boilers, heaters, and air conditioning systems. See discussion of Policy SC-1.4, above, for project compliance with the GHG Reduction Plan and CalGreen Building Codes. See Table 4.8-X, 2017 Scoping Plan Consistency Summary, in Section 4.8, Greenhouse Gas Emissions, and GHG Impact Analysis (Appendix H).</p>
<p>Program SC-1.5.c: New development projects shall include vehicular, pedestrian, and bicycle connections to the greatest extent possible, both through the project and connecting to adjacent projects.</p>	<p>Consistent. The project is consistent with the policy because the Project will incorporate trails and paths for pedestrian and bicycles, and for golf carts. The Travertine development will expand routes for golf carts and neighborhood electric vehicles (NEV), and plan for accessing and recharging facilities at the resort/spa, golf clubhouse and community clubhouse. The Project includes a Class II bike lane throughout for bicyclists, which travels through the Jefferson Street and Avenue 62 extensions and loop streets and connects to the existing Avenue 62 roadway. Private and public trails are also proposed. Private trails include strolling trails within the project for residential use. The 5-mile Community Grand Loop Trail circumnavigates the perimeter of the project developmental area and is open to the public. The private trails connect to the public Community Grand Loop Trail by interconnector trails. The public and private trails connect to existing trails (i.e., Boo Hoff Trail) via the proposed extension of Jefferson Street (see Exhibit 3-13, Recreation Plan).</p>
<p>Program SC-1.5.d: New commercial and mixed use projects shall incorporate useable public spaces, and interconnect those public spaces consistent with resource efficient design principles.</p>	<p>Consistent. See response to Policy SC-1.8 and SC-1.8.a below.</p>
<p>Policy SC-1.8: Expand the City's participation in Healthy City programs.</p> <p>Program SC-1.8.a: Coordinate park and trail improvement plans to assure connectivity between parks and the neighborhoods they serve.</p>	<p>Consistent. Public and private trails are located throughout the community. The proposed system of trails and paths throughout the Specific Plan area forms a centerpiece of the park and recreation plan. The trail system provides a link for walkers, joggers, and cyclists, connecting neighborhoods, parks, and open spaces. Public hiking trails surround the perimeter of Travertine and can be assessed from the staging areas located on the south side of Jefferson Street near Avenue 62.</p>

	Community parks will provide turf areas, shade trees, benches and picnic areas, tot lots, and dog parks.
Circulation	
Goal Circulation (CIR)-1: <i>A transportation and circulation network that efficiently, safely and economically moves people, vehicles, and goods using facilities that meet the current demands and projected need of the City.</i>	
Policy CIR-1.3: The City Public Works Department standard plans setting forth roadways standards and specifications shall be updated and maintained, addressing rights-of-way, lane dimensions and multi-use path design.	Consistent. A project-specific traffic analysis has been completed for the proposed Project. Roadway improvements above and beyond those evaluated in the City’s planning documents are not anticipated to occur. Improvements including fire and emergency access would occur onsite. These improvements include fire apparatus access, which must be engineered to support emergency response apparatus, as required by the Riverside County Fire Department. A Fire Master Plan was prepared in September 2020, which, in collaboration with the Riverside County Fire Department (RCFD) and CAL Fire, provide in-depth information on the proposed Project to aid in determining the level of service proposed for the site. Roadways proposed for the Project are described in-depth in the following discussion. The City Public Works Department, as well as the Fire Department will review the proposed roadways to ensure proper access.
Policy CIR-1.10: Establish and maintain minimum standards for roadway geometries, points of access and other improvements that facilitate movement of traffic onto and off of the roadway network.	Consistent. The Travertine community is proposed to be served by two access points during Project operation. One access point will occur at the southerly extension of Jefferson Street, south of Avenue 58, while the second will occur at the westerly extension of Avenue 62. Avenue 62 will be developed during Grading Phase A, crossing Dike No. 4, and extending westerly towards the Project. The crossing will require a license, secured by the City of La Quinta, and approved by the Bureau of Reclamation (BOR), and approval from the County of Riverside. Project design details for the proposed circulation plan will be completed far enough for the BOR to determine the Project impacts and utilities. Jefferson Street will be extended south of Avenue 58 through the Coral Canyon development, a portion of Bureau of Land Management (BLM) land and continue through the Project to meet the extension of Avenue 62, creating a “spine” roadway. The development of the proposed roadway extensions is dependent upon the timing of development of Coral Canyon and approvals through BOR and BLM. The Travertine community land uses are proposed to be oriented on both sides of the proposed Jefferson Street/Avenue 62 spine roadway. Local loop collector roads will emanate from the spine roadway via round-abouts to provide neighborhood access. These 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. Local loop collector roads emanating from the spine roadway via round-abouts will provide access to the neighborhoods. Collector streets will be designed in conformance with City standards for the

	<p>amount of traffic they will accommodate, with additional width for landscaped parkways as described in the Specific Plan Amendment design guidelines. Residential streets will include both single loaded and double loaded designs with additional opportunities to locate landscape easements to enhance the residential streetscene, at the tract design level. An access road will be dedicated for entry to Section 5 for any future uses. The road will connect from the loop road of the Travertine project to Section 5, that will be defined as an easement and entitled by the Applicant to allow access from the project, during the same construction phase as the loop road is built.</p> <p>The Project neighborhoods will be gated for privacy. These gates will be located at the intersections of the loop roads and Jefferson Street or Avenue 62. The Resort/Spa entry at Jefferson will also be gated. Gating of individual neighborhoods within the residential planning areas is permitted. The location of any proposed gates will be reviewed and approved by the City as part of either the tentative tract map application or as part of the site plan review application. An emergency vehicle access road (EVA) will provide a secondary point of access for emergency use only, during the first phase of builder construction, or up to the first 600 units. The EVA will extend from the southerly termination of Madison Street to the interior of the Project to provide emergency access prior to the full extension of Jefferson Street and Avenue 62. The EVA will be developed prior to the first Certificate of Occupancy.</p> <p>See Section 4.16, <i>Transportation</i>, for further discussion.</p>
<p>Policy CIR-1.12: As a means of reducing vehicular traffic on major roadways and to reduce vehicle miles traveled by traffic originating in the City, the City shall pursue development of a land use pattern that maximizes interactions between adjacent or nearby land uses.</p>	<p>Consistent. The Project incorporates the following strategies to reduce automobile trips and the distance traveled per service population:</p> <ol style="list-style-type: none"> 1. Increase diversity of land uses – this strategy focuses on inclusion of mixed uses within the Project and in consideration of the surrounding area to minimize vehicle travel in terms of both the number of auto trips and the length of those trips. The combination of resort and recreational golf use in close proximity to residential uses is expected to encourage internal interaction.
<p>Policy CIR-1.13: Coordinate with the Coachella Valley Water District and its consultants regarding its flood control facilities to assure the accommodation of all-weather crossings along critical roadways.</p>	<p>The Project proponent is coordinating with the CVWD on the design of the Project drainage facilities. Please see further discussion in Section 4.10, <i>Hydrology</i>.</p>
<p>Policy CIR-1.14: Private streets shall be developed in accordance with development standards set forth in the Municipal Code,</p>	<p>Consistent. As stated previously, local loop collector roads emanating from the spine roadway via roundabouts will provide access to the neighborhoods. Collector street will be designed in conformance with City standards for the amount of traffic they will accommodate, with</p>

<p>relevant Public Works Bulletins and other applicable standards and guidelines. Program CIR-1.14.a: Private streets will be designed to meet the standards of the City’s public street system at the point where they connect with it, in order to safely integrate into public and private streets.</p>	<p>additional width for landscaped parkways as described in the Specific Plan Amendments design guidelines. Residential streets will include both single loaded and double loaded designs with additional opportunities to locate landscape easements to enhance the residential streetscene, at the tract design level. An access road will be dedicated for entry to Section 5 for any future uses. The road will connect from the loop road of the Travertine project to Section 5, that will be defined as an easement and entitled by the Applicant to allow access from the Project, during the same construction phase as the loop road is built. See Section 4.16, <i>Transportation</i>, for further discussion.</p>
<p>Goal CIR-2: <i>A circulation system that promotes and enhances transit, alternative vehicle, bicycle, and pedestrian networks.</i></p>	
<p>Policy CIR-2.2: Encourage reduction of GHG emissions by reducing vehicle miles traveled and vehicle hours of delay by increasing or encouraging the use of alternative modes and transportation technologies and implement and manage a hierarchy of Complete Street multimodal transportation infrastructure and programs to deliver improved mobility and reduce GHG emissions.</p>	<p>Consistent. The project would provide pedestrian and bicycle network improvements such as an integrated network of sidewalks and shared-use local streets. These multimodal roads would conveniently link the resort to community facilities and residential neighborhoods. The backbone plan of pathways and bike routes for Travertine promotes pedestrian safety and access to help ensure that the community is safe and convenient. Bicyclists can choose to ride through the project roundabouts with slow moving traffic or utilize the parallel multi-purpose trails and walk or ride their bikes through the crosswalks.</p>
<p>Policy CIR-2.3: Develop and encourage the use of continuous and convenient pedestrian and bicycle routes and multi-use paths and places of employment, recreation, shopping, schools, and other high activity areas with potential for increased pedestrian, bicycle, golf cart/NEV modes of travel.</p>	<p>Consistent. The Travertine community design would allow pedestrian and bicyclist use, through an integrated pedestrian and bicycle network. In addition to vehicular roadways, the project proposes bike lanes, pedestrian sidewalks, and multi-purpose trails. A two-mile public trail would also be developed around the perimeter of the project site.</p>
<p>Parks, Recreation and Trails</p>	
<p>Goal PR-1: <i>A comprehensive system of parks, and recreation facilities and services that meet the active and passive needs of all residents and visitors.</i></p>	
<p>Policy PR-1.2: Continue to provide a minimum standard of 5 acres of parkland for every 1,000 residents.</p>	<p>Consistent. The project proposes 1,200 dwelling units, which could add approximately 3,060 residents to the City (based on 2.55 persons per household), assuming residents do not currently reside in the City of La Quinta. The Project proposes the development of approximately 23.5 acres of private parkland, which will include neighborhood and community parks, and trails only accessible to Project residents and resort guests. The Project will also provide approximately 27.2 acres of parkland/recreational facilities for the public. The 27.2 acres will consist of a golf</p>

	academy, golf practice facility, banquet facility, and the Grand Loop Trail. In total, the Project will contribute 48.3 acres of parkland. Thus, the Project will provide 7.68 acres of private parkland per 1,000 residents, and 8.89 acres of public parkland per 1,000 residents, for a combined total of 16.57 acres of parkland per 1,000 residents (in compliance with Section 13.48.050). See Section 4.14, Public Services , and Section 4.15, Recreation , for further discussion.
Policy PR-1.4: The design and construction of parks and recreational facilities shall comply with all the development standards that apply to privately constructed facilities.	Consistent. Parks and recreational facilities would be developed to the most current construction standards.
Policy PR-1.6: Encourage patterns of development that promote safe pedestrian and bicycle access to schools, public parks, and recreational areas.	Consistent. The project proposes traffic calming measures, including roundabout intersections and low-stress bicycle improvements. This design approach safely accommodates travel by those using traditional bicycling, as well as bikes which extend the effective range of travel on the bicycle network and enhance the effectiveness of this strategy. Bicyclists can choose to ride through the project roundabouts with slow moving traffic, or utilize the parallel multi-purpose trails and walk or ride their bicycles through crosswalks. Like vehicles, cyclists must obey the rules of the round-about as they proceed through the intersection. Riders who choose to utilize the parallel multi-purpose trails also are provided exit and entry ramps at the termini of on-street bike lanes.
Housing	
Goal H-1: <i>Provide housing opportunities that meet the diverse needs of the City's existing and projected population.</i>	
Policy H-1.1: Identify adequate sites to accommodate a range of product types, densities, and prices to address the housing needs of all household types, lifestyles, and income levels.	Consistent. Travertine will offer a variety of housing types within the proposed low density and medium density residential planning areas. The housing sizes and styles will be designed to meet the needs of all age groups.
Goal H-6: <i>Provide a regulatory framework that facilitates and encourages energy and water conservation through sustainable site planning, project design, and green technologies and building materials.</i>	
Policy H-6.3: Encourage and enforce green building regulations that conserves natural resources and minimizes greenhouse gas emissions.	Consistent. Per the Travertine Specific Plan Amendment, energy efficiency will be a major consideration when designing the homes and buildings in the development. Unsuitable materials, such as unprotected exposed metal, equipment and venting, unprotected wood, and vinyl, will be prohibited.
Policy H-6.4: Focus sustainability efforts on measures and techniques that also assist the	Consistent. As stated previously, energy efficiency will be a primary consideration when designing the homes and buildings in the development. Unsuitable materials, such as

occupant in reducing energy costs; therefore, reducing housing costs.	unprotected exposed metal, equipment and venting, unprotected wood, and vinyl, will be prohibited. Additionally, the solar orientation of buildings will be a key consideration in the design to reduce the impact of the development on local utilities.
Air Quality	
Goal AQ-1: <i>A reduction in all air emissions generated within the City.</i>	
Policy AQ-1.1: Coordinate with the South Coast Air Quality Management District to assure compliance with air quality standards.	Consistent. South Coast Air Quality Management District (SCAQMD) Rules that are currently applicable during construction and operational activity for this project include, but are not limited to, Rule 403 (Fugitive Dust), Rule 445 (Wood Burning Devices), and Rule 1113 (Architectural Coating). Development of the Travertine Specific Plan project will require the submittal, approval, and implementation of a Local Air Quality Management Plan (PM10 Plans) during construction of the project (Rule 403). The PM10 Plan, required by the Air Quality Management District (AQMD), requires implementation of best management practices (BMPs) to control dust emissions during construction. The PM10 Plan will be submitted to and approved by the City of La Quinta. The submittal and approval of Local Air Quality Management Plans for construction activities on the property will be required by the City. See Section 4.3, Air Quality , for further analysis.
Policy AQ-1.2: Work to reduce emissions from residential and commercial energy use by encouraging decreased consumption and increased efficiency.	Consistent. Energy saving and sustainable design features and operational programs would be incorporated in the project. The project also incorporates design features and attributes promoting energy efficiency and sustainability. To reduce water demands and associated energy use, all phases of the project would be required to implement a Water Conservation Strategy.
Policy AQ-1.3: Work to reduce emissions from mobile sources by encouraging a decrease in the number of vehicle trips and vehicle miles traveled.	Consistent. The project proposes the following strategies to reduce automobile trips and the distance traveled per service population: <ul style="list-style-type: none"> - Increase diversity of land uses - Provide pedestrian network improvements - Provide traffic calming measures and low-stress bicycle network improvements. See the Section 4.16, Transportation , for further analysis.
Policy AQ-1.5: Ensure all construction activities minimize emissions of all air quality pollutants.	Consistent. According to the Air Quality Analysis provided by Urban Crossroads, the project would not exceed any thresholds of significance for construction-source emissions. As such, a less than significant impact would occur for project-related construction-source emissions and no mitigation would be required. See Section 4.3, Air Quality , for further analysis.
Policy AQ-1.6: Proposed development air quality emissions of criteria pollutants shall be analyzed under CEQA.	Consistent. A project-specific Air Quality Report was prepared to determine project-related impacts regarding emissions of criteria pollutants during project construction and operation. See Section 4.3, Air Quality , for further analysis.

<p>Policy AQ-1.7: Greenhouse gas emissions associated with a development project shall demonstrate adherence to the City's GHG Reduction Plan.</p>	<p>Consistent. A project-specific Greenhouse Gas (GHG) Report was prepared to determine project-related greenhouse gas emissions during construction and operation. The GHG Report also analyzed the project's consistency with the GHG Reduction Plan. To demonstrate consistency with the GHG Plan, the installation of energy efficient materials and solar panels on buildings within the community will be promoted. See Section 4.8, Greenhouse Gas Emissions, for further analysis.</p>
<p>Energy and Mineral Resources</p>	
<p>Goal EM-1: <i>The sustainable use and management of energy and mineral resources.</i></p>	
<p>Policy EM-1.1: Strongly encourage conservation of energy resources.</p>	<p>Consistent. Per the Travertine Specific Plan Amendment, energy efficiency will be a major consideration when designing the homes and buildings in the development. Unsuitable materials, such as unprotected exposed metal, equipment and venting, unprotected wood, and vinyl, will be prohibited.</p> <p>When possible, rapidly renewable materials will be considered and used in the construction of the buildings in Travertine. It also will be important to consider the construction waste generated from the site and prevent raw materials from entering the landfills by making a conscious effort to minimize waste and utilize recycling programs, such as the recycling of non-pressurized wood waste.</p>
<p>Policy EM-1.2: Support the use of alternative energy and the conversion of traditional energy sources to alternative energy.</p>	<p>Consistent. The installation of energy efficient materials and solar panels on buildings within the community will be promoted, according to the Travertine Specific Plan Amendment (page 1-10).</p>
<p>Biological Resources</p>	
<p>Goal BIO-1: <i>The protection and preservation of native and environmentally significant biological resources and their habitats.</i></p>	
<p>Policy BIO-1.1: Continue to implement the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).</p> <p>Program BIO-1.1.a: Building permits shall not be issued for projects required to pay the CVMSHCP local development mitigation fee until such time as the fee has been paid to the City.</p>	<p>Consistent. The project underwent joint project review by the CVMSHCP implementing agency and was determined to be consistent with the CVMSHCP with incorporation of recommended mitigation measures, including payment of development mitigation fees. Please refer to Section 4.4, Biological Resources, for further discussion.</p>
<p>Policy BIO-1.4: Comply with the requirements of the Migratory Bird Treaty Act (MBTA).</p>	<p>Consistent. According to the project-specific Biological Report, no active bird nests or birds displaying nesting behaviors were observed within the project site during the field surveys. However, vegetative communities within the project site provide suitable nesting opportunities for a variety of resident and migratory bird species, including those birds that nest on open</p>

	<p>ground or within cacti. As such, Mitigation Measure BIO-9 is recommended to avoid impacts to nesting birds. BIO-9 requires that vegetation clearing be conducted outside of the nesting season, which is generally identified as February 1 through September 15. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, demolition activities, and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. This project-specific mitigation measure is identified in the Biological Report (Appendix D.1) and Section 4.4, Biological Resources, of this Draft EIR to avoid impacts to nesting birds.</p>
<p>Policy BIO-1.5: Comply with the regulatory requirements of the California Department of Fish and Wildlife, the US Army Corps of Engineers, and the Regional Water Quality Control Board as they relate to “waters of the State of California” and/or “waters of the United States”.</p>	<p>Consistent. A project-specific Biological Report and a Jurisdictional Delineation was completed for the analysis of the Travertine Specific Plan project (provided in Appendix D.1 and Appendix D.3). Per the Biological Report, the project would temporarily impact approximately 12.15 acres and permanently impact 53.15 acres of California Department of Fish and Wildlife (CDFW) jurisdictional streambed, as well as temporarily impact approximately 2.67 acres and permanently impact 10.73 acres of Desert Dry Wash Woodland (DDWW) habitat under CDFW jurisdiction. Approximately 1.26 acres of temporary impacts and 5.82 acres of permanent impacts to DDWW habitat occurs within the CDFW-jurisdictional streambed and the remaining 1.41 acres of temporary impacts and 4.91 acres of permanent impacts to DDWW habitat is associated with the CDFW-jurisdictional streambed. Therefore, the Biological Report recommended Mitigation Measures BIO-10 and BIO-11. BIO-10 requires the project proponent to obtain a Section 1602 Streambed Alteration Agreement from CDFW and notify the Regional Water Quality Control Board (RWQCB) pursuant to Waste Discharge Requirements (WDR), prior to initiating any impacts to jurisdictional waters as a result of any components of the proposed project. BIO-11 requires that impacts to RWQCB jurisdictional Waters of the State and CDFW jurisdictional streambed, including DDWW habitat be mitigated through a combination of preserving existing jurisdictional waters within the project footprint, acquiring additional lands containing jurisdictional waters, and/or purchasing mitigation credits through an approved mitigation bank. The specific mitigation has not yet been identified, although it is expected to include the approximately 68.24 acres of jurisdictional waters identified by the 2021 delineation to be avoided by the project and additional mitigation opportunities to be identified through coordination with CDFW and RWQCB either during the permitting process or potentially through early coordination with those agencies. Impacts to non-riparian waters will be mitigated at a minimum 1:1 ratio. Impacts to</p>

	riparian vegetation will be mitigated at a minimum 2:1 ratio. See Section 4.4, Biological Resources , for further analysis and mitigation.
Policy BIO-1.6: Native desert plant materials should be incorporated into new development projects to the greatest extent possible. Invasive, non-native species shall be discouraged.	Consistent. Projects adjacent to conservation lands shall avoid the use of invasive plant species in landscaping. Per Mitigation Measure BIO-15 , landscaping areas adjacent to the proposed open space will not include invasive plant species, including plants identified as invasive by the California Invasive Plant Council (Cal-IPC) and the CVMSHCP. The Travertine landscape design, planting zones and plant material guidelines are provided in Chapter 3, Design Guidelines, of the Specific Plan Amendment. The landscape plan will be limited to the plant palette contained in Table 10 of the Travertine Specific Plan Amendment, which is compliant with the CVWD requirements for low water landscaping, and reflects the desert environment of the surrounding areas. Additionally, Mitigation Measure BIO-5 requires that all plant species identified as invasive by the CVMSHCP, or that are known to be toxic to Peninsular bighorn sheep, will be prohibited from inclusion in project landscaping. A project-specific list of prohibited plant species will be prepared by a qualified biologist for use in developing the Project Landscape Plan.
Policy BIO-1.7: Sensitive habitat areas, including conservation areas for the CVMSHCP should be buffered from urban development to the greatest extent possible.	Consistent. Permanent natural open space is proposed in Planning Area 20, a 301.2-acre area that is located adjacent to and within the CVMSHCP Santa Rosa and San Jacinto Mountains Conservation Area, a conservation area that extends south and west adjacent to the project site. The proposed project will include design features and other measures to avoid or minimize indirect effects as the result of drainage, toxics, artificial lighting, noise, invasive plant species, and/or unauthorized access to adjacent open space and Conservation Areas. These will be implemented as Mitigation Measures BIO-12 through BIO-16 . Implementation of these mitigation measures will reduce the project's impact to adjacent Conservation Areas to less than significant levels.
Cultural Resources	
Goal CUL-1: <i>The protection of significant archaeological, historic and paleontological resources which occur in the City.</i>	
Policy CUL-1.1: All reasonable efforts should be made to identify archaeological and historic resources in the City.	Consistent. In 2006, a Class III Cultural Resources Inventory and Evaluation was conducted by SWCA to identify historic properties within the project area, supplement or update information from previous inventories. In December 2017, SWCA provided a Supplemental Cultural Resources Technical Report for the Travertine Development of La Quinta (Appendix E.1). The purpose of the report is to identify and describe cultural resources that could be affected by ground-disturbing activities associated with the project, and to update the 2006 Cultural Resources Inventory. In November 2021, SWCA provided an Addendum to the Supplemental Cultural Resource Technical Report (Appendix E.2), which updated the 2017 report and analyzed the off-

	site utility field that may house the proposed offsite infrastructure. See Section 4.5, Cultural Resources , for the discussion of the 2006, 2017, and 2021 reports.
Policy CUL-1.2: Assure that significant identified archaeological and historic resources are protected.	Consistent. The project-specific Cultural Report recommended continued avoidance of historic properties and historical resources. If cultural resources are inadvertently encountered during construction, work in the area should stop until a certified archaeologist is able to make a determination of significance. See Section 4.5, Cultural Resources , for further analysis and mitigation measures.
Policy CUL-1.4: Make all reasonable efforts to identify paleontological resources in the City.	Consistent. According to the Paleontological Report (Appendix G.2), the majority of the surface of the Project property consists of Quaternary alluvium of Holocene age. While the exact depth at which the transition to older (greater than 5,000 years BP) sediments is not known, fossils have been discovered in unnamed and named Pleistocene older alluvial sediments within Riverside County, including in the Coachella Valley, at depths as shallow as 1.5 to 3 m (5 to 10 feet) below ground surface. The closest fossil localities to the Project property were discovered in Lake Cahuilla beds underlying younger alluvium at depths of 1.5 to 4 m (approximately 3 km) to the north of the Project property. Therefore, Holocene alluvium may immediately overlie Lake Cahuilla deposits in some areas and/or transition to late Pleistocene alluvium, lacustrine, or other older geologic units in other areas at depths as shallow as 1.5 m. Pleistocene alluvial deposits likely underlie the Project property, possibly as shallow as 5 feet. The alluvial deposits that are present at the surface within the Project property are too young to preserve fossils but increase in paleontological sensitivity in the subsurface. Less than 1 percent of the property excavation activities will impact sediments to maximum depths of greater than 40 feet below ground surface, including substantial grading, excavating, and trenching. No excavation is expected at a depth greater than 50 feet below ground surface. Ground-disturbing activities associated with Project construction would have the potential to impact geologic units of Moderate (PFYC 3) or High (PFYC 4) paleontological sensitivity, which could result in the damage or destruction of fossil resources should they occur in the Project site near the surface or at depth. Accordingly, Mitigation Measure GEO-12 is recommended to reduce and avoid impacts to paleontological resources to less than significant levels. The determination of whether paleontological resources occur within the project boundary is provided in Section 4.7, Geology and Soils , of this Draft EIR.
Policy CUL-1.5: All reasonable efforts should be made to preserve paleontological resources in the City.	Consistent. A qualified professional paleontologist shall prepare a Paleontological Resources Monitoring and Mitigation Plan and a Worker's Environmental Awareness Program to train the construction crew, both to be implemented during development, as required by Mitigation

	Measure GEO-12. See Section 4.7, <i>Geology and Soils</i> , for further analysis and mitigation measures.
Water Resources	
Goal WR-1: <i>The efficient use and conservation of the City's water resources.</i>	
Policy WR-1.4: Protect stormwater from pollution and encourage its use to recharge the aquifer.	Consistent. The project will be required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) during project construction in compliance with the National Pollutant Discharge Elimination System (NPDES) permit requirements. The SWPPP implements best management practices (BMPs) to ensure construction pollutants do not contaminate the stormwater runoff during construction activities. Post-construction stormwater protection is provided in the Water Quality Management Plan (WQMP) prepared for the project. The WQMP establishes runoff locations and permanent BMPs for the site. See Section 4.10, <i>Hydrology and Water Quality</i> , for further analysis and mitigation measures.
Open Space and Conservation	
Goal OS-1: <i>Preservation, conservation and management of the City's open space lands and scenic resources for enhanced recreational, environmental and economic purposes.</i>	
Policy OS-1.2: Continue to develop a comprehensive multi-purpose trails network to link open space areas.	Consistent. The proposed project would be consistent with <i>GOAL OS-1</i> , for the preservation, conservation and management of the City's open space lands and scenic resources for enhanced recreational, environmental and economic purposes, and <i>Policy OS-1.2</i> by developing trails within the project site, and around the perimeter of the project property. The proposed trails will thereby contribute to the development of a comprehensive multi-purpose trail network to link open space areas.
Goal OS-2: <i>Good stewardship of natural open space and preservation of open space areas.</i>	
Policy OS-2.1: Unique and valuable biological resources should be preserved as open space, to the greatest extent possible.	Consistent. Applicant has dedicated 301.2 of the entire 855-acre project site to Open Space – Natural for the preservation of open space, as well as critical biological habitat and tribal cultural resources. As discussed in Section 4.11.2, <i>Existing Conditions</i> , in the Land Use Section, a Biological Assessment (BA) was completed in 2004 and a Biological Opinion (BO) was completed by USFWS in December 2005 to initiate consultation under Section 7 of the federal ESA regarding the Approved 1995 Specific Plan's potential impacts to Peninsular bighorn sheep and designated critical habitat. The BO was supported by an Environmental Assessment (EA) prepared under NEPA, and concluded that the conservation measures proposed, including setbacks from habitat and the types of vegetation allowed near the southern and western property lines, would be appropriate for the preservation of any critical habitat that existed in the area and that development of the site would not interfere with bighorn sheep or their critical habitat. In

	<p>conjunction with the Open Space dedication (and the overall entitlement process), the Applicant has maintained consistency with <i>Policy OS-2.1b</i> through the preparation of a biological resource survey conducted by a qualified biologist for all development proposed within designated open space land. The total open space allocation of 357.1 acres or approximately 41.7 percent of the entire project site is in compliance with <i>Policy 2.3</i> of the City's General Plan (<i>Open Space and Conservation Goals, Policies and Programs</i>), encouraging the preservation of open space in privately owned development projects.</p>
<p>Policy OS-2.2: Where appropriate, geological hazard zones, including but not limited to earthquake fault lines, areas susceptible to liquefaction, floodways, and unstable slopes should be preserved as open space.</p>	<p>Consistent. Coral Mountain and the Martinez Rockslide are located along the northern and southern property boundaries, respectively. Areas adjacent to the slopes of these mountains may be more susceptible to geological hazards such as unstable slope conditions. The planning areas adjacent to Coral Mountain (Planning Area 17) and the Martinez Rockslide (Planning Area 20) are designated for Open Space land uses.</p>
<p>Policy OS-2.3: Encourage the preservation of open space in privately owned development projects.</p>	<p>Consistent. The Travertine project proposes approximately 357.1 acres of Open Space uses, including recreational and natural land uses. Approximately 301.2 acres of the project site will be dedicated to Open Space – Natural uses (Planning Area 20). This area will primarily remain natural, with limited development subject to approval by the appropriate agencies.</p>
<p>Noise</p>	
<p>Goal N-1: <i>A healthful noise environment which complements the City's residential and resort character.</i></p>	
<p>Policy N-1.1: Noise standards in the City shall be consistent with the Community Noise and Land Use Compatibility scale described in the Noise Element of the General Plan.</p>	<p>Consistent. Policy N-1.1 requires that the City adopts noise policies that are consistent with the Land Use Compatibility for Community Noise Environments. A project-specific Noise Study was conducted to demonstrate that Project interior and exterior noise levels are in compliance with the Community Noise and Land Use Compatibility scale and the City's noise standards.</p>
<p>Policy N-1.4: All Mixed Use projects shall be required to submit a noise impact analysis in conjunction with the first Planning Department application, which demonstrates compliance with the City's noise standards.</p>	<p>Consistent. Please see the discussion in response to Policy N-1.1 above. The Project is predominantly a residential project. The Noise Study demonstrates that the proposed residential use, resort and spa, recreation uses, and open spaces uses will not exceed the noise standards outlined in Municipal Code sections 9.60.220 (residential noise standards) and 9.100.210 (non-residential noise-standards), which regulate noise standards in the City to prevent excessive sound levels which are detrimental to the public health, welfare and safety or which are contrary to the public interest. Municipal Code sections 9.60.220 and 9.100.210 incorporate the Community Noise and Land Use Compatibility scale that is set forth in the Noise Element of the General Plan and set an exterior noise standard for receiving sensitive uses at 65 dBA between 7:00 am and 10:00 pm, and 50 dBA between 10:00pm and 7:00 am. As discussed above, the purpose of the Community Noise and Land Use Compatibility Scale is to ensure that residential and mixed-use development projects are designed to insulate noise to the proposed</p>

	<p>development project. Consistent with the Community Noise and Land Use Compatibility Scale and the Project has been designed to conform to these standards.</p> <p>However, it is expected that the Project may create a perceptible off-site traffic noise level increase on Avenue 58 west of Madison Street, Avenue 62 west of Monroe Street and Monroe Street south of Avenue 60. Due to the low existing traffic volumes on these roadway segments, receivers adjacent to these roadway segments will experience a perceptible increase in noise due to Project related traffic.</p> <p>While the Noise Study finds that at Project buildout noise levels calculated at the boundary of the right-of-way of the roadway and property line at the nearest receiving locations will exceed 65 dBA CNEL, the noise contours provided in the Noise Study do not account for noise barriers, setbacks, or topography. Effective noise attenuation barriers can reduce noise levels by 10 to 15 decibels. Residences in the City have been designed to insulate sound in conformity with the General Plan and the City’s noise ordinances. Proper mitigation measures, including the requirement to provide walls or berms have been required by the City for sensitive uses in the Project vicinity. Notably, in certifying the General Plan EIR (2012), the City found that the potentially significant noise impacts of planned development would be mitigated to below a level of significance through the operation of City noise standards. The General Plan EIR also concluded that the permanent increase in ambient noise levels from traffic would be less than significant. The Project eliminates 10 acres of commercial uses, and reduces residential and resort uses relative to the approved Specific Plan, and therefore represents a reduction in growth relative to what was projected in the General Plan EIR. Findings of the Noise Analysis are discussed in Section 4.12, Noise, of this Draft EIR.</p>
<p>Policy N-1.5: All noise impact analysis will include, at a minimum, short-term construction noise and noise generated by the daily operation of the project at buildout.</p>	<p>Consistent. Please refer to the response to Policy N-1.4 above. A project-specific Noise Analysis was conducted to determine the potential noise impacts created by the proposed project during construction and operation. See Section 4.12, Noise, of this Draft EIR for further discussion.</p>
<p>Soils and Geology</p>	
<p>Goal GEO-1: <i>Protection of the resident’s health and safety, and of their property, from geologic and seismic hazards.</i></p>	
<p>Policy GEO-1.2: The City shall continue to require that development in areas subject to rockfall, landslide, liquefaction and/or other geological hazards described in the Soils and Geology Element of the General Plan, prepare detailed geotechnical analyses that include</p>	<p>Consistent. A project-specific Geotechnical Evaluation has been prepared for this project and concludes that rockfall hazards exist within the setback area of the project due to the steep slopes and presence of cobbles and boulders at the toe of the Martinez Rockslide. Additionally, the granitic bedrock ridge, at the north end of the development, has been mapped as a potential rockfall hazard, according to the Geotechnical Evaluation. Therefore, the foundations of the permanent structures located in areas susceptible to rockfalls shall comply with the mitigation</p>

mitigation measures intended to reduce potential hazards to less than significant.	provided by NMG Geotechnical, Inc. in their Evaluation. The recommended mitigation would reduce impacts to less than significant levels. See Section 4.7, <i>Geology and Soils</i> , in this Draft EIR for further analysis and mitigation.
Policy GEO-1.3: The City shall require that development in areas subject to collapsible or expansive soils conduct soil sampling and laboratory testing and implement mitigation measures that minimize such hazards.	Consistent. A Geotechnical Evaluation was completed for the project site which consulted existing data, and performed three geophysical surveys and geologic mapping of the site in order to provide preliminary remedial grading and foundation design recommendations for the proposed development concept. The methods used in the Geotechnical Evaluation tested for collapsible or expansive soils within the project boundaries. The project will be designed, graded, and constructed in accordance with the preliminary geotechnical recommendations in the Evaluation. See Section 4.7, <i>Geology and Soils</i> , for an in-depth discussion and mitigation.
Policy GEO-1.4: The City shall require that all new structures be built in accordance with the latest adopted version of the Building Code.	Consistent. Development of the project site would be required to be built in accordance with the most recent standards within the California Building Code.
Flooding and Hydrology	
<i>Goal FH-1: Protection of the health, safety and welfare of the community from flooding and hydrological hazards.</i>	
Policy FH-1.3: The City shall continue to implement development standards that provide for a reduction in runoff from developed lands and are consistent with local and regional stormwater management plans.	Consistent. The project will be required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) during project construction in compliance with the National Pollutant Discharge Elimination System (NPDES) permit requirements. The SWPPP implements best management practices (BMPs) to ensure construction pollutants do not contaminate the stormwater runoff during construction activities. Post-construction stormwater protection is provided in the Water Quality Management Plan (WQMP) prepared for the project. The WQMP establishes runoff locations and permanent BMPs for the site. See Section 4.10, <i>Hydrology and Water Quality</i> , for further analysis and mitigation measures. Flood control improvements are proposed to protect future users of the project from the adjacent mountainous drainage areas.
Policy FH-1.4: The City shall coordinate with CVWD regarding the implementation of measures which protect bridge crossings for scouring and erosive effects of flooding.	Consistent. The Avenue 62 and Madison Street EVA extensions over the existing flood control dike northeast of the project site will be developed compliant to appropriate building and construction standards, as well as standards provided by the City of La Quinta and CVWD. Further discussion is provided in Sections 4.7, <i>Geology and Soils</i> , and 4.10, <i>Hydrology and Water Quality</i> .
Policy FH-1.5: The City shall coordinate with CVWD to minimize the potential for the occurrence of inundation from levee or water	Consistent. The Avenue 62 extension and Madison Street EVA will include grading adjacent to and over the existing flood control dike. The existing approach on either side will be lengthened to soften grade and the embankments will likely be supported with retaining structures to further

<p>tank failure, including seismically induced inundation.</p>	<p>minimize the potential occurrence of inundation from the dike. The applicant is coordinating with CVWD in connection with the project proposal.</p> <p>The two proposed water tanks are located at the southwestern portion of the project. Ground motion from seismic events have the potential to cause periodic oscillation of water contained in the enclosed reservoirs. To ensure against failure of the proposed aboveground water tanks, building requirements are established for the safe development and maintenance of the storage tanks. Building requirements include the implementation of appropriate building materials, foundational standards, and loading factors. Further discussion is provided in Sections 4.7, <i>Geology and Soils</i>, and 4.10, <i>Hydrology and Water Quality</i>.</p>
<p>Policy FH-1.6: Major drainage facilities, including debris basins, retention/detention basins, and flood control facilities shall provide for the enhancement of wildlife habitat and community open space to the greatest extent feasible, while still maintaining their functional qualities.</p>	<p>Consistent. The proposed WQMP Basin proposed for the project site would be located on the eastern property boundary, within Planning Areas 18 and 19. These Planning Areas are designated as Open Space for recreational uses. Recreational uses within these Planning Areas includes biking, hiking, and multi-use trails, as well as a trailhead. Native landscaping along the slopes of the basin, as well as the preservation of the natural desert landscaping proposed would enhance the wildlife habitat and community open space.</p> <p>The perimeter flood barrier proposed for the project site would be located along the western and southern property boundaries to stop and divert the existing and sheet flow from the natural drainage courses located west and southwest of the project. A hiking trail is proposed along the western boundary of the property, along the perimeter flood barrier. The inclusion of a hiking trail enhances community open space areas for the residents, guests, and hikers.</p>
<p>Policy FH-1.8: Development within drainage areas and stormwater facilities shall be limited to recreational uses such as golf courses, lakes, sports or play fields, and similar uses.</p>	<p>Consistent. As indicated in Section 4.10, <i>Hydrology and Water Quality</i>, the Project will incorporate private on-site infrastructure that will serve all developed portions of the subject property to intercept, convey, and detain stormwater runoff resulting from the project development and under the conditions of the design or controlling storm (24-hour, 100-year). In-street catch basins and other inlet points will capture street and area runoff in pipes that outlet to two on-site detention basins to be located on the eastern, low-elevation portion of the development area and in proximity of the Dike 4 impound area. Retention basins will be sized to handle the incremental increase in runoff volume and flow rate resulting in 100-year design storm event. The proposed retention/detention areas will be located in Planning Areas 18 and 19 will serve a dual use as hiking trails, multi-use trails, staging area, and golf driving range for recreational uses.</p>
<p>Hazardous Materials</p>	
<p>Goal HAZ-1: <i>Protection of residents from the potential impacts of hazardous and toxic materials.</i></p>	

Policy HAZ-1.1: The storage, transport, use and disposal of hazardous materials shall comply with all City, County, State and federal standards.	Consistent. The storage, transport, use and disposal of hazardous materials in connection with project activities will comply with City, County, State and federal standards. Please refer to Section 4.9 of this DEIR (Hazardous Materials) for further discussion.
Policy HAZ-1.2: To the extent empowered, the City shall regulate the generation, delivery, use and storage of hazardous materials.	Consistent. Please see response to Policy HAZ-1.1 above.
Emergency Services	
Goal ES-1: <i>An effective and comprehensive response to all emergency service needs.</i>	
Policy ES-1.1: The City shall continue to work with the Riverside County Fire Department to accurately forecast future needs and provide adequate and timely expansion of services and facilities based on service capabilities and response times.	Consistent. As stated in Section 4.14, Public Services , the station nearest to the Project site is Fire Station No. 70, located at 54-001 Madison Street. This station is equipped with a primary engine, a brush fire engine, and a volunteer squad vehicle. Current minimum staffing for all fire stations includes 3 firefighters per front-roll fire engine. Volunteer Reserve firefighters are used to supplement paid staff. The southeastern portion of the City is experiencing new development and increased fire service demand. In order to provide an acceptable future level of service for the southeastern portion of the City, the City has preliminary plans for a future fire station located at the northeast corner of Monroe Street and Avenue 60. The future fire station will serve the southern portion of the City, including the Project site and surrounding area, and further improve response times in this area. The City of La Quinta will fund its share of the fire station costs through the fire facilities portion of the City's Development Impact Fees program, which the Project will pay into. See Section 4.14, Public Services , for further discussion.
Policy ES-1.2: New development proposals shall continue to be rerouted to the Fire Department to assure that project access and design provide for maximum fire and life safety.	Consistent. A Fire Master Plan was developed for the project. The Fire Master Plan discusses the proposed fire safety measures that would occur at the project site for the development of the first 600 residential units, including access, evacuation routes, area for refuge, domestic water, and more. After the extensions of Jefferson Street, Avenue 62, and Madison Street EVA, the project will have adequate access to the property. Emergency access will occur on the Madison Street EVA. See Section 4.9, Hazards and Hazardous Materials , and Section 4.19, Wildfire , for further discussion.
Water, Sewer and Other Utilities	
Goal UTL-1: <i>Domestic water facilities and services which adequately serve the existing and long-term needs of the City.</i>	
Policy UTL-1.1: The City shall coordinate with the Coachella Valley Water District to assure	Consistent. The Applicant is coordinating with CVWD to determine the number of offsite wells that will be required for the project based on the Water Supply Assessment written for the

that sufficient water supplies are available to sustain current and future development.	project. Preliminarily, CVWD has identified that five are required. See Section 4.18, Utilities , of this Draft EIR for further discussion.
Policy UTL-1.2: The City should encourage the conservation of water.	Consistent. Water conservation will be achieved in the landscape plan through design of the plan and the use of native materials. The plant material used throughout the property will have drought resistant characteristics. Irrigation programming will be designed to minimize water application for the entire landscape setting and will require smart landscaping systems.
Policy UTL-1.3: New development shall reduce its projected water consumption rates over “business-as-usual” consumption raters.	Consistent. Please refer to response to Policy UTL-1.4. See Section 4.18, Utilities , of this Draft EIR for further discussion.
Policy UTL-1.4: Review and amend Development Standards to require that all new development demonstrate a reduction of domestic water consumption equivalent to, or exceeding, the CalGreen Tier One standards in effect at the time of development.	Not applicable but consistent. The project is a developer-advanced Specific Plan and does not involve a revision to generally applicable development standards in the City. However, as stated in <i>Policy SC-1.2</i> , to reduce water demands and associated energy use, subsequent development proposals within the project site would be required to implement a Water Conservation Strategy and demonstrate a minimum of 20 percent reduction in indoor and outdoor water usage compared to baseline water demand. Reduction of 20 percent indoor and outdoor water usage is consistent with the current CalGreen Code performance standards for residential and non-residential land uses. Per CalGreen, the reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code. See Greenhouse Gas Analysis provided in Appendix H .
Goal UTL-2: <i>Sanitary sewer facilities and services which adequately serve the existing and long-term needs of the City.</i>	
Policy UTL-2.1: All new development should be required to connect to sanitary sewer service.	Consistent. The closest CVWD sewer connection currently exists at Monroe Street and Avenue 62. CVWD’s preliminary analysis, Travertine Development Preliminary Hydraulic Modeling Results, Project No. ST0143, showed that the size and capacity of the existing and proposed sewer lines are adequate to accommodate the estimated project flows. Ultimately, flows will discharge into CVWD’s Water Reclamation Plant No. 4 in Thermal. See Section 4.18, Utilities , for further discussion.
Public Facilities	
Goal PF-1: <i>Public facilities and services that are available, adequate and convenient to all City residents.</i>	
Policy PF-1.2: Periodically evaluate the demand for municipal services and facilities and include construction and expansion of these facilities to assure timely completion.	Not applicable but consistent. The project is a developer initiated Specific Plan and not a City capital improvement plan or project. However, the DEIR analyzes the project’s impacts on public services. Please refer to Section 4.14 of the DEIR (Public Services).

Table 2 CVMSHCP Land Use Adjacency Guidelines Consistency

Coachella Valley Multiple Species Habitat Conservation Land Use Adjacency Guidelines Consistency	
Guideline	Consistency Analysis
<p>Drainage: <i>Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions.</i></p>	<p>Consistent. The project’s preliminary grading and drainage plans are evaluated in Section 4.10, Hydrology and Water Quality. The developable portion of the project site is located to the north and east of the Conservation Area, generally downhill from the Conservation Area. The preliminary hydrology study shows that flows from the south and west will be captured around the perimeter of the project site and directed to the north and east into retention basins. On-site drainage associated with storm runoff and irrigation runoff will be directed into these retention basins as well to the satisfaction of the City Engineer and CVWD. The intent of the onsite drainage 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. Additionally, the project will incorporate measures required through the National Pollutant Discharge Elimination System (NPDES), including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to address runoff and water quality during construction. See Section 4.10, Hydrology and Water Quality, for further discussion. Further, Measure BIO-12, in Section 4.4, Biological Resources. BIO-12 requires that the project shall drain away from the open space and SRSJM Conservation Area. With the implementation of the foregoing, drainage associated design and mitigation measures, the proposed project would not adversely affect the Conservation Area and is not expected to result in impacts to sensitive resources as a result of drainage. Additionally, the project will develop a SWPPP to address runoff and water quality during construction, and the proposed project is designed to address water quality post-construction.</p>
<p>Toxics: <i>Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife and plant species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area.</i></p>	<p>Consistent. The Travertine boundary is located adjacent to a Conservation Area. Land uses proposed adjacent to a Conservation Area that use chemicals or generate bio-products, such as manure, that are potentially toxic or may adversely affect wildlife and plant species, habitat, or water quality shall incorporate measures, such as the implementation of a WQMP, to ensure that application of such chemicals do not discharge to the adjacent Conservation Area. The project-specific Biological Report determines that the project will drain away from the open space and SRSJM Conservation Area and is not expected to result in impacts to sensitive resources as a result of drainage, including toxics that can be generated onsite. Regardless, the project will develop a SWPPP to address runoff and water quality during construction, and the proposed project is designed to address water quality post-construction. This is required as Mitigation Measure BIO-12 in Section 4.4, Biological Resources, in this Draft EIR. as stated in Section 4.9, Hazards and Hazardous Materials, the regular operation of the proposed project</p>

	<p>does not involve copious amounts of hazardous materials. The handling, application, and storage of cleaning agents, building maintenance products, paints, solvents, and other related substances is expected to occur within the project in order to carry out the necessary operations in each facility or use. However, these materials would not be present in sufficient quantities to pose a significant hazard to public health and safety, or the environment. Onsite storage and maintenance areas may include hazardous materials associated with landscape maintenance (fertilizers, pesticides, herbicides), as well as the maintenance of golf carts and other equipment used onsite. If the site stores hazardous materials and/or wastes in quantities greater than or equal to 55 gallons of a liquid substance, 500 pounds of a solid substance, or 200 cubic feet of compressed gas, the site is considered a Hazardous Materials Handler. Therefore, the applicant will be required to submit a Hazardous Materials Business Plan (HMBP) to the Riverside County Fire Department that identifies the hazardous materials to be used and stored on site, the location of the storage area, an emergency contingency plan showing how spills would be cleaned up, and any other information required in an HMBP. The project’s development of a HMBP is required as Mitigation Measure HAZ-2.</p>
<p>Lighting: <i>For proposed Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area.</i></p>	<p>Consistent. The adjacency guidelines call for lighting to be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent conservation area. Future development projects within the Travertine project site must comply with the City’s Zoning Ordinance, Section 9.100.150, <i>Outdoor Lighting</i>, as set forth in Section 4.1, Aesthetics. As development within each planning area is proposed, future applicants will be required to submit lighting plans as part of a development application. Building permits shall not be issued until such time as the lighting plan is approved by the Planning Department. Additionally, as stated in Section 4.4, Biological Resources, night lighting shall be directed away from adjacent conservation lands to protect wildlife from direct night lighting. Light fixtures adjacent to open space will be shielded and utilize low intensity lighting. If night lighting is required during construction, shielding shall be incorporated to ensure ambient lighting adjacent conservation lands are not increased. This is indicated as Mitigation Measure BIO-13.</p>
<p>Noise: <i>Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA Leq hourly shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent</i></p>	<p>Consistent. For the proposed Travertine Project, planning areas adjacent to the Conservation Area include 1, 16, and 20. Additionally, the extension of Jefferson Street into the Project site on the north crosses through the Conservation Area (see Exhibit 3-4 in Chapter 3.0, Project Description). Planning Area 1 is designated for resort uses with up to 100 rooms/villas and a wellness spa, located at the northwest corner of the site at the Jefferson Street entrance. Planning Areas 16 is located along the western edge of the Project site and is designated for low density residential neighborhoods (1.5-4.5 dwelling units per acre). Planning Area 20 has been set aside as Open Space Natural land use.</p>

<p><i>Conservation Area in accordance with the guidelines to be included in the Implementation Manual.</i></p>	<p>A Project-specific Noise Study was provided by Urban Crossroads. The Noise Study determined that during construction of the project, the site would be required to implement mitigation measures to reduce impacts of project-generated noise during construction activities. These measures included limiting construction and deliveries/hauling to the time allowed by the City of La Quinta, and that all equipment should be fixed, maintained, and properly operating, consistent with manufacturer standards. Additionally, staging shall be located in areas that will create the greatest distances between construction-related noise sources and noise-sensitive receivers. Construction noise is temporary, intermittent and of short duration, and will not present any long-term impacts. See Section 4.12, Noise, for further analysis. Additionally, the Noise Study outlines the most recent and comprehensive source of reference construction noise levels expressed in hourly average dBA Leq using the estimated FHWA Roadway Construction Noise Model (RCNM) usage factors. Per the reference construction noise levels (at 50 feet) range from 64 dBA Leq to 79 dBA Leq. Thus, project construction would not result in noise impacts greater than 80 dBA Leq (per the FTA noise level threshold used in the Noise Study). The project-specific Biological Report notes that the project’s western boundary is located adjacent to the Santa Rosa and San Jacinto Mountain (SRSJM) Conservation Area. Therefore, the project is required to implement Mitigation Measures BIO-4 and BIO-14. BIO-4 requires a minimum buffer of 74 feet to be incorporated along the western project boundary, between the undeveloped native desert areas and private homeowner parcels and public gathering areas. Each private homeowner parcel along this western edge will have fencing at the top of slope with Lexan panels to dampen noise to an appropriate level. In addition, the project will adhere to the City’s Noise Ordinance. BIO-14 requires the project to incorporate setbacks, berms, and/or walls as applicable to minimize the effects of noise on wildlife pursuant to applicable rules, regulations and guidelines related to land use noise standards. With the implementation of these mitigation measures, the project’s impacts to wildlife are reduced to less than significant levels.</p>
<p>Invasives: <i>Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area.</i></p>	<p>Consistent. Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Chapter 3 (<i>Design Guidelines</i>) of the Specific Plan Amendment includes a list of approved plants to be used in landscaping. This list is derived from CVMSHCP Table 4-112, <i>Coachella Valley Native Plants Recommended for Landscaping</i>, and is also included in the project-specific Biological Report. Additionally, established as Mitigation Measure BIO-15, of Section 4.4, Biological Resources, landscaping areas adjacent to proposed open space will not include invasive plant species, including plants identified as invasive by the California Invasive Plant Council (Cal-IPC) and the CVMSHCP.</p>
<p>Barriers: <i>Land uses adjacent to or within a Conservation Area shall</i></p>	<p>Consistent. The Guidelines call for projects adjacent to the conservation area to incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal</p>

<p><i>incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area.</i></p>	<p>trespass, or dumping in a conservation area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage. As new projects are proposed within each planning area that is adjacent to the Conservation Area, special consideration will be given to the type of barrier to be utilized to minimize unauthorized access to the conservation area. Additionally, Planning Area 20, separates the low density residential uses from the conservation areas.</p> <p>Additionally, as established as Mitigation Measure BIO-16, of Section 4.4, Biological Resources, the project will incorporate barriers to avoid/minimize unauthorized access to adjacent open space, including fencing, gates, or other effective barriers.</p>
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Table 3 SCAG 2020-2045 RTP/SCS Goals Consistency Analysis

Goal	Consistency Analysis
<p>RTP/SCS G1: <i>Encourage regional economic prosperity and global competitiveness.</i></p>	<p>Not applicable but consistent: This goal pertains to the development of the Regional Transportation Plan itself and is not a project-specific policy, as it relates to encouraging regional economic prosperity and global competitiveness. Nonetheless, the project can be considered consistent with this policy in that the Project: a) would be self-sustaining and fiscally stable in terms of infrastructure and public services in response to the City planning requirements; and b) will provide 84.5 acres of Resort and Resort/Golf use, which includes 100 resort villas, Spa and Wellness Center, Golf Clubhouse, and other commercial elements (i.e., shops and restaurants) that will promote job growth in the general vicinity.</p>
<p>RTP/SCS G2: <i>Improve mobility, accessibility, reliability, and travel safety for all people and goods.</i></p>	<p>Consistent: The proposed main street system within the Project site (Jefferson Street/Avenue 62 Loop Road) will be designed to include travel lanes for motor vehicles as well as lanes for non-motorized vehicles (bicycles and golf cart/NEVs), as well as a separated sidewalk/multipurpose trail. This design would be continued along Jefferson Street to the north to its connection with Avenue 58 and to the east to its connection to Avenue 62. The aspect of goods and mobility has limited applicability to individual developments, but the Project would not conflict or burden the regional goods mobility across the SCAG region.</p>
<p>RTP/SCS G3: <i>Enhance the preservation, security, and resilience of the regional transportation system.</i></p>	<p>Consistent. This goal is primarily directed towards SCAG and has limited applicability to individual development projects. The Project would not conflict with the security and resilience of the regional transportation system.</p>
<p>RTP/SCS G4: <i>Increase person and goods movement and travel choices within the transportation system.</i></p>	<p>Consistent: The aspect of person and goods movement has limited applicability to individual development projects. Pertaining to travel choices within the transportation system, the Project will introduce a variety of non-motorized transportation improvements that will improve travel choices within the community. The Project would conflict with the SunLine Transit Agency’s periodic adjustments to service coverage or implementation of SunLine Transit network, as these are a function of demand.</p>
<p>RTP/SCS G5: <i>Reduce greenhouse gas emissions and improve air quality.</i></p>	<p>Consistent: The Project incorporates project design features aimed at reducing VMT, GHG, and criteria air pollutant emissions, including various options for non-motorized transportation. Combined with mitigation measures, these measures will work toward attainment of the approved Air Quality Management Plan applicable in the South Coast AQMD jurisdiction.</p>
<p>RTP/SCS G6: <i>Support healthy and equitable communities.</i></p>	<p>Consistent: The Travertine Specific Plan Amendment protects the environment and health of residents by providing extensive non-motorized transportation facilities, including sidewalks, multipurpose trails,</p>

	bicycle lanes and golf cart/neighborhood electric vehicle lanes. The proposed Project's land use configurations reduce vehicular traffic and vehicles miles traveled by maximizing interactions between adjacent or nearby land uses and providing pedestrian and bicycle connections to adjacent streets to assure that infrastructure and amenities accommodate pedestrian and bicycle use.
RTP/SCS G7: <i>Adapt to a changing climate and support an integrated regional development pattern and transportation network.</i>	Not applicable but consistent: The Project is a developer initiated Specific Plan, and not a generally applicable program or regulation. This goal is primarily directed towards SCAG as it relates to adapting to a changing climate and supporting an integrated regional development pattern and transportation network, and therefore has limited applicability to individual development projects. Taking place in a site that has previously been approved and destined for development, the Project is not of a scale or nature that would conflict with the SCAG region's assumptions for development patterns or transportation network. However, the Travertine Specific Plan Amendment provides a master planned community with 357.1 acres of open space, a network of pedestrian and bike trails, hiking trails, community recreational facilities to meet both active and passive needs, a community clubhouse, resort, and spa facilities. As mentioned above, the Project land use configurations reduce vehicular traffic and VMTs by maximizing interactions between adjacent or nearby land uses and providing pedestrian and bicycle connections to adjacent streets.
RTP/SCS G8: <i>Leverage new transportation technologies and data-driven solutions that result in more efficient travel.</i>	Not applicable: This policy about new technologies is directed toward SCAG and does not apply to individual development projects. The adoption of transportation technologies, primarily pertaining to electric vehicles or emission reductions, will be a function of state and federal requirements to which residents will be required to adapt as applicable.
RTP/SCS G9: <i>Encourage development of diverse housing types in areas that are supported by multiple transportation options.</i>	Consistent: The Project includes up to 1,200 dwelling units of varying residential product types integrated with non-motorized transportation facilities consisting of sidewalks, multipurpose trails, bicycle lanes and golf cart/neighborhood electric vehicle (NEV) lanes in addition to the street improvements for motorized travel. Therefore, the project would support the integration of housing and diverse transportation options at the plan level.
RTP/SCS G10: <i>Promote conservation of natural and agricultural lands and restoration of habitats.</i>	Consistent: The Project includes recreational open space consisting of a 5-mile public trail system, staging areas, gathering areas, and passive and active spaces on approximately 55.9 acres. Natural open space land uses are proposed to occur on approximately 301.2 acres on the southern portion of the project site for conservation and preservation purposes. Therefore, the Project would promote conservation of natural and agricultural lands as applicable.