

**PLANNING COMMISSION RESOLUTION 99-061**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING A TIME EXTENSION OF THE DESIGN GUIDELINES AND DEVELOPMENT STANDARDS FOR A MASTER PLANNED COMMUNITY OF 2,300 SINGLE FAMILY HOUSES, A 500 ROOM HOTEL, AND OTHER COMMERCIAL FACILITIES ORIENTED AROUND GOLF COURSE FAIRWAYS ON APPROXIMATELY 909+ ACRES (SPECIFIC PLAN 94-026) LOCATED ON THE SOUTH SIDE OF AVENUE 60 AND NORTH OF AVENUE 64 AND WEST OF MADISON STREET**

**CASE NO.: SPECIFIC PLAN 94-026, TIME EXTENSION #1  
APPLICANT: TRAVERTINE CORPORATION**

WHEREAS, the Planning Commission of the City of La Quinta, California, did on the 27th day of July, 1999, hold a duly noticed Public Hearing for an extension of time for design guidelines and development standards for a master planned community of 2,300 housing units, a 500 room hotel, and other supplemental commercial uses oriented around golf course fairways on approximately 909+ acres, generally located between Avenues 60 and 64 and westerly of Madison Street, more particularly described as:

Portion of the N½ and S½ of Section 5, T7S, R7E, Sections 3 and 4, T7S, R7E and N½ and S½ of Section 33, T6S, R7E S.B.B.M. (APN: 753-040-009, -023, 753-050-007, -008, -013, -014, -017, -019, -024, -025, -028, -029, 753-060-004, 753-070-003, -005, -010, -011, 753-080-001, -003, 753-130-001, -003, -005, -007, -009, 753-120-023, 761-030-001, 761-040-003, 761-110-011, 761-120-001, -009, -013, -015, -025, 761-130-001, -017)

WHEREAS, the City Council of the City of La Quinta, California, did on the 6<sup>th</sup> day of June, 1995, approve Specific Plan 94-026 and certify its accompanying EIR (State Clearinghouse No. 94112047) permitting design guidelines and development standards for development of a mixed use development on approximately 909 acres by adoption of Resolution 95-39.

WHEREAS, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said Planning Commission did find the following facts, findings, and reasons to justify an extension of time for SP 94-026:

1. Mitigation measures have been required for the project to reduce environmental impacts associated with development of this project.

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2. Specific plan project implementation will ultimately create new jobs for facilities construction, future development construction, the provision of public services for a larger population base, and to staff new business and operations associated with the SP 94-026.
3. Improvements to local roadways will occur that will increase efficiency and local access.
4. Implementation of the project will indirectly result in the elimination of the negative impacts associated with vacant property in favor of a quality housing and commercial development.

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

1. That the above recitations are true and constitute the findings of the Planning Commission in this case; and
2. That it does hereby approve an extension of time for SP 94-026 for the reasons set forth in this Resolution and subject to the attached revised conditions for Specific Plan 94-026.

PASSED, APPROVED, and ADOPTED at a regular meeting of the La Quinta City Planning Commission, held on this 27<sup>th</sup> day of July, 1999, by the following vote, to wit:

AYES: Commissioners Abels, Butler, Robbins, Tyler and Chairman Kirk

NOES: None

ABSENT: None

ABSTAIN: None

  
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TOM KIRK, Chairman  
City of La Quinta, California

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ATTEST:



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JERRY HERMAN, Community Development Director  
City of La Quinta, California

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CONDITIONS OF APPROVAL - FINAL  
SPECIFIC PLAN 94-026 (TIME EXTENSION #1), TRAVERTINE  
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**GENERAL**

1. The development shall comply with Exhibit "A" of Specific Plan 94-026 (Time Extension #1) and those exhibits contained in the Final EIR and Mitigation Monitoring Plan. The developer shall update the plan after review approval by the Planning Commission and submit seven (7) copies of the final Specific Plan document to the Community Development Department by August 27, 1999.

**ENVIRONMENTAL**

2. The mitigation measures contained in the Technical Appendix shall be incorporated into the various Chapters of the Specific Plan document.

**TEXT AMENDMENT CHANGES**

The Specific Plan document shall be revised as follows:

3. **Page III-2:** Add to the end of the fourth paragraph the following: "provided approval is granted by the Planning Commission and City Council during review of the future subdivision map applications."
4. **Page III-7:** Add Estate Homes Development Standard #15, "All houses planned for this District shall be subject to review by the Community Development Director and meet the requirements of Section 9.60.340 (Custom Home Design Guidelines) of the Zoning Ordinance."
5. **Page III-9:** Add Resort Homes Development Standard #15, "Any residential development proposal shall be subject to review by the Planning Commission pursuant to Sections 9.210.010 (Site Development Permit) and 9.60.330 (Residential Tract Development Review) of the Zoning Ordinance."
6. **Page III-9:** Villas Permitted Uses, Revise Item #5 as follows: "Churches, educational institutions, public libraries, museums and art galleries not operated for compensation shall only be allowed in VR-1 Planning Areas, subject to approval by the Planning Commission."
7. **Page III-11:** Add Villas Development Standard #15, "Any residential development proposal shall be subject to review by the Planning Commission pursuant to Sections 9.210.010 (Site Development Permit) and 9.60.330 (Residential Tract Development Review) of the Zoning Ordinance."

8. **Page III-11:** Add the following new section to the bottom of this page: "Resort/Hotel - The permitted uses and development standards of this planning area shall conform to the requirements of the Tourist Commercial District pursuant to Section 9.70.070 of the Zoning Ordinance."
9. **Page III-12: Commercial Permitted Uses/Development Standards,** Replace as follows: "The permitted uses and development standards of the Neighborhood Commercial District of the Zoning Ordinance (Section 9.70.060) shall be used to review projects in this planning area."
10. **Page III-15:** Add the following provision before the Design Guidelines Section: "Maintenance - A Conditional Use Permit application shall be required for any golf course maintenance facility proposed in a "MN" Planning Area."
11. **Page III-15:** Add the following provision after the above-mentioned section: "Tennis Club - A Site Development Permit application is required for recreational uses planned for the "TC" Planning Area. Tennis and other game courts shall comply with the design requirements of Section 9.60.150 of the Zoning Ordinance. Court lighting may be permitted. Other uses planned shall comply with any requirement addressed in the La Quinta Zoning Ordinance (i.e., swimming pools, etc.)."
12. **Page III-17:** Add to Condition #70 the following: "The conceptual landscape plan for public parkway areas shall be approved by the Planning Commission during review of a Site Development Permit and/or a subdivision map application for the applicable area. Seventy-percent (70%) of the trees planted in the parkway shall be specimen trees having a minimum caliper size of 1.5- to 2.5-inches. Specimen trees shall be a minimum of 10 feet tall measured from the top of the container."
13. **Page III-17:** Modify the second sentence of Condition #72 to state: "Use of lawn shall be minimized with no lawn or spray irrigation within 18-inches of curbs along public and private streets."
14. **Page III-18:** Add at the end of Condition #79: "Conceptual front yard landscaping plans shall be submitted for approval by the Planning Commission during consideration of any Site Development Plan application for approval of prototype house plans."
15. **Page IV-2 (Water):** Revise last sentence of first paragraph to: "Precise locations, alignments and sizes of water service facilities will be determined at the Tentative and Final Map stage of development, per CVWD regulations and standards."
16. **Page IV-2 (Sewer):** Revise fourth sentence of second paragraph: "Final design criteria, location, alignment and sizing of sewer facilities will be determined at the

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Tentative and Final Map stage of development, pursuant to the processes and specifications of CVWD."

17. **Page V-6: E. Amendments**, Add the following: "This specific plan shall be subject to the requirements of Section 9.240.010 (Specific Plan Review) of the Zoning Ordinance."

**ENGINEERING DEPARTMENT CONDITIONS:**

18. All easements, rights-of-way and other property rights necessary to facilitate the ultimate use of the subdivision and functioning of improvements shall be dedicated, granted or otherwise conferred, or the process of said dedication, granting, or conferral shall be ensured, prior to approval of a final map or filing of a Certificate of Compliance for waiver of a final map. The conferral shall include irrevocable offers to dedicate or grant easements to the City for access to and maintenance, construction, and reconstruction of all required improvements which are located on privately-held lots or parcels.
19. If the applicant proposes vacation or abandonment of any existing rights-of-way or access easements which will diminish access rights to any properties owned by others, the applicant shall provide to those properties alternate rights-of-way or access easements on alignments approved by the City Council.
20. The applicant shall dedicate public street right-of-way and utility easements in conformance with the City's General Plan, Municipal Code, applicable specific plans, and as required by the City Engineer.

Dedication required of this development include:

- A. Jefferson Street (includes former segment of 62<sup>nd</sup> Avenue west of Madison Street) - Provide right of way from Travertine Specific Plan area for a Primary Arterial as required by Specific Plan alignment plans resulting from Jefferson Street Realignment Study.
- B. Madison Street: North of 62<sup>nd</sup> Avenue - Primary Arterial - half of 110-foot right of way for all Travertine Specific Plan frontage.

South of 62<sup>nd</sup> Avenue - Half of 88-foot right of way for Secondary Arterial to south property line of maintenance facility. At the north end of the segment, the applicant shall dedicate right of way as required by the City Engineer to match centerline alignment of Madison Street where it crosses 62<sup>nd</sup> Avenue. This portion of the dedication is subject to partial reimbursement by the City.

Adjacent to the proposed maintenance facility, the applicant shall dedicate full width right of way.

South of proposed facility - Local Street - half of 60-foot right of way.

Dedications shall include additional widths as necessary for dedicated right and left turn lanes, bus turnouts, etc.

The applicant shall dedicate street rights-of-way prior to required approvals of any proposed subdivision or improvements to land within the specific plan boundaries.

If the City Engineer determines that public access rights to proposed street rights-of-way shown on the tentative map are necessary prior to approval of final maps dedicating the rights-of-way, then developer shall grant temporary public access easements to those areas within 60-days of written request by the City.

21. The applicant shall dedicate 10-foot wide public utility easements contiguous with and along both sides of all private streets.
22. The applicant shall create setback lots, of widths noted, adjacent to the following public street rights-of-way:

Jefferson Street - 20 feet  
Madison Street - 20 feet  
62<sup>nd</sup> Avenue - 20 feet

Widths may be used as average widths for meandering wall designs.

If interior streets are private, the dedication shall be to a homeowner's association. If interior streets are public, the dedication shall be to the City.

Where sidewalks, bike paths, and/or equestrian trails are required, the applicant shall dedicate blanket easements over the setback lots for those purposes.

23. The applicant shall vacate vehicle access rights to Jefferson Street, Madison Street and 62<sup>nd</sup> Avenue from lots abutting the streets. Access to these streets shall be restricted to that shown on the "Circulation" diagram in the specific plan.
24. The applicant shall dedicate easements necessary for placement of and access to utility lines and structures, park lands, drainage basins, common areas, and mailbox clusters.

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25. The applicant shall cause no easements to be granted or recorded over any portion of this property between the date of approval of this specific plan by the City Council and the date of recording of any final map(s) covering the same portion of the property unless such easements are approved by the City Engineer.

26. A grading plan shall be prepared by a registered civil engineer and must meet the approval of the City Engineer prior to issuance of a grading permit.

The grading plan shall conform with the recommendations of the soils report and shall be certified as adequate by a soils engineer or an engineering geologist. A statement shall appear on the final map(s), if any are required of this development, that a soils report has been prepared pursuant to Section 17953 of the Health and Safety Code.

Grading plans adjacent to General Plan designated open space areas shall comply with the requirements of Sections 9.110.070 (Hillside Conservation Overlay District) and 9.140.040 (Hillside Conservation Regulations) of the Zoning Ordinance.

27. The applicant shall construct improvements and/or satisfy obligations, or enter into a secured agreement to construct improvements and/or satisfy obligations required by the City for the tentative tract map, parcel map, or approved phase of development prior to approval of the map or phase or issuance of a Certificate of Compliance in-lieu of a final map.

Improvements to be made or agreed to shall include removal of any existing structures or obstructions which are not part of the proposed improvements.

28. If improvements are secured, the applicant shall provide approved estimates of the improvement costs. The estimates shall comply with the schedule of unit costs adopted by City resolution or ordinance. For items not contained in the City's schedule of costs, estimates shall meet the approval of the City Engineer.

Estimates for utilities and other improvements under the jurisdiction of outside agencies shall be approved by those agencies.

29. If improvements are phased with multiple final maps or other administrative approvals (plot plans, conditional use permits, etc.), off-site improvements (i.e., streets) and development-wide improvements (i.e., perimeter walls, common area and setback landscaping, and gates) shall be constructed or secured prior to approval of the first final map unless otherwise approved by the engineer.

30. The applicant shall pay cash or provide security in guarantee of cash payment for applicant's required share of future improvements to be constructed by others (deferred improvements).



Deferred improvements for this development include:

- A. Traffic signal at 62<sup>nd</sup> Avenue and Madison Street - 50% cost participation.

The applicant's obligations for all or a portion of the deferred improvements may, at the City's option, be satisfied by participation in a major thoroughfare improvement program if this development becomes subject to such a program.

### IMPROVEMENT PLANS

31. Improvement plans submitted to the City for plan checking shall be submitted on 24" X 36" media in the categories of "Rough Grading", "Precise Grading", "Streets and Drainage", and "Landscaping". All plans shall have signature blocks for the City Engineer and are not approved for construction until they are signed.

"Streets and Drainage" plans shall normally include signals, sidewalks, bike paths, gates and entryways, parking lots, and water and sewer plans. Combined plans including water and sewer improvements shall have an additional signature block for the CVWD. The combined plans shall be signed by CVWD prior to their submittal for the City Engineer's signature.

"Landscaping" plans shall normally include landscaping improvements, irrigation, lighting, and perimeter walls.

Plans for improvements not listed above, shall be in formats approved by the City Engineer.

32. The City may maintain digitized standard plans for elements of construction. For a fee established by City resolution, the developer may acquire the standard plan computer files or standard plan sheets prepared by the City.

When final plans are approved by the City, the developer shall furnish accurate computer files of the complete, approved plans on storage media and in program format acceptable to the City Engineer.

### GRADING

33. Graded but undeveloped land shall be maintained to prevent dust and blowsand nuisances. The land shall be planted with interim landscaping or provided with other wind and water erosion control measures approved by the Community Development and Public Works Departments.
34. The applicant shall comply with the City's Flood Protection Ordinance.

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35. A thorough preliminary engineering, geological and soils engineering investigation shall be conducted. The report of the investigation ("the soils report") shall be submitted with the grading plan.
36. Building pad elevations on contiguous lots shall not differ by more than three feet except for lots within this development but not sharing common street frontage where the differential shall not exceed five feet.

If the applicant is unable to comply with the pad elevation differential requirement, the City will consider and may approve alternatives that preserve community acceptance and buyer satisfaction with the proposed development.

37. Prior to occupation of the project site for construction purposes, the applicant shall submit and receive approval of a Fugitive Dust Control Plan prepared in accordance with Chapter 6.10, La Quinta Municipal Code. In accordance with said Chapter, the applicant shall furnish security, in a form acceptable to the City, in an amount sufficient to guarantee compliance with the provisions of the permit.
38. Prior to issuance of any building permit the applicant shall provide a separate document bearing the seal and signature of a California registered civil engineer, geotechnical engineer, or surveyor that lists actual building pad elevations. The document shall, for each building pad in the development, state the pad elevation approved on the grading plan, the as-built elevation, and shall clearly identify the difference, if any. The data shall be organized by development phase and lot number and shall be cumulative if the data is submitted at different times.

#### DRAINAGE

39. Stormwater falling on site during the peak 24-hour period of a 100-year storm shall be retained on site (rather than detained and released as proposed in the specific plan document). The tributary drainage area for which the developed is responsible shall extend to the centerline of adjacent public streets.
40. Stormwater shall normally be retained in common retention basins. Individual lot basins or other retention schemes may be approved by the City Engineer for lots 2.5 acres in size or larger or where the use of common retention is determined by the City Engineer to be impracticable.
41. If individual lot retention is approved, the following conditions shall apply:
  - A. Each private lot proposed for on-site retention shall be designed to receive and safely convey stormwater in excess of retention capacity, including inflow from adjacent properties. Front yards shall drain to the street unless

constrained by the overall lay of the land. Basin capacity calculations and grading plans for each lot shall consider previously-approved grading plans for adjacent properties and shall be submitted, with copies of the previously approved adjacent lot plans, to the City Engineer for plan checking and approval.

- B. Prior to or concurrently with recordation of the final subdivision map, a homeowners' association or lot owner's association (HOA) shall be legally established and Covenants, Conditions and Restriction (CC & Rs) recorded. The CC & Rs shall stipulate the requirement for design, construction and maintenance of individual on lot basins and the required retention capacity for each individual lot. The CC & Rs shall grant the HOA irrevocable rights to enter and maintain each individual retention basin and all other grading and facilities necessary for the stormwater retention design.

The CC & Rs shall establish, in an irrevocable manner that:

1. The HOA has responsibility for the overall retention capacity of the development;
2. If the HOA fails to maintain the overall retention capacity, the City shall have the right to seek other remedies to restore and/or maintain the overall capacity or to establish or expand downstream facilities to mitigate the off-site effects of the HOA's failure to maintain the overall capacity; and;
3. The HOA shall promptly reimburse the City for any and all costs incurred in exercising such right.

- C. The final subdivision map shall establish a perpetual easement granting the City the right to enter and maintain retention basins and other drainage facilities and grading as necessary to preserve or restore the approved stormwater conveyance and retention design with no compensation to any property owner of the HOA.

42. In design of retention facilities, the basin percolation rate shall be considered to be zero unless the applicant provides site-specific data that indicates otherwise.

Retention basin slopes shall not exceed 3:1. If retention is on individual lots, the retention depth shall not exceed two feet. If retention is in one or more common retention basins, the retention depth shall not exceed six feet except if incorporated into the golfing elements of the development.

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43. All nuisance water shall be retained on-site. A trickling sand filter and leachfield approved by the City Engineer shall be installed to dispose and percolate nuisance water.
44. No fence or wall shall be constructed around retention basins except as approved by the Community Development Director and City Engineer.
45. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
46. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow outlet and into the historic drainage relief route.
47. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
48. If any portion of the 100-year, 24-hour storm flow from this development is to be conveyed directly or indirectly to the Coachella Valley Stormwater Channel or will otherwise drain to water bodies subject to the NPDES, the applicant may be required to design and install first-flush storage, oil/water separation devices, or other screening or pretreatment method(s) to minimize the potential for conveyance of stormwater contamination to off-site locations. Drainage to off-site locations and methods of treatment or screening shall meet the approval of the City Engineer and CVWD.

#### UTILITIES

49. All existing and proposed utilities within or adjacent to the proposed development shall be underground. Power lines with voltage higher than 35 kv are exempt from this requirement.
50. In areas where hardscape surface improvements are planned, underground utilities shall be installed prior to construction of the surface improvements. The applicant shall provide certified reports of utility trench compaction tests for approval of the City Engineer.

#### STREETS AND TRAFFIC IMPROVEMENTS

51. The applicant shall be responsible for the cost of environmental studies or reports required in the realignment and/or construction of Jefferson Street south of 58th

Avenue and 62nd Avenue west of Madison Street. The applicant may seek reimbursement for portions of the cost of said reports from other benefitting properties through any assessment districts which may be formed for improvement of Jefferson Street or through entering a reimbursement agreement with the City in accordance with the City's reimbursement policy.

52. The City is contemplating adoption of a major thoroughfare improvement program. If the program is in effect 60 days prior to recordation of any final map or issuance of a Certificate of Compliance for any waived final map, the development or portions thereof may be subject to the provisions of the ordinance.

If this development is not subject to a major thoroughfare improvement program, the applicant shall design and construct street improvements as listed below.

53. Improvement plans for all on- and off-site streets and access gates shall be prepared by a registered civil engineer. Improvements shall be designed and constructed in accordance with the La Quinta Municipal Code, adopted Standard and Supplemental Drawings and Specifications, and as approved by the City Engineer.

Street right-of-way geometry for cul-de-sacs, knuckle turns and corner cut-backs shall conform with Riverside County Standard Drawings #800, #801, and #805 respectively unless otherwise approved by the City Engineer.

Street pavement sections shall be based on a Caltrans design procedure for a 20-year life and shall consider soil strength and anticipated traffic loading, including site and building construction traffic. The minimum pavement sections shall be as follows:

Residential & Parking Areas	3.0" a.c./4.50" a.b.
Collector	4.0"/5.00"
Secondary Arterial	4.0"/6.00"
Primary Arterial	4.5"/6.00"
Major Arterial	5.5"/6.50"

If the applicant proposes to construct a partial pavement section which will be subjected to traffic loadings, the partial section shall be designed with a strength equivalent to the 20-year design strength.

54. Improvements shall include all appurtenances such as traffic signs, channelization markings, raised medians if required, street name signs, sidewalks, and mailbox clusters approved in design and location by the U.S. Post Office and the City Engineer. Mid-block street lighting is not required.

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55. The City Engineer may require improvements extending beyond subdivision boundaries such as, but not limited to, pavement elevation transitions, street width transitions, or other incidental work which will insure that newly constructed improvements are safely integrated with existing improvements and conform with the City's standards and practices.
56. All streets proposed for residential or other access drives shall be designed and constructed with curbs and gutters or shall have other approved methods to convey nuisance water without ponding in yard or drive areas.
57. Access points and turning movements of traffic shall be restricted to locations shown on the "Circulation" diagram of the specific plan.
58. Prior to occupancy of completed buildings within the development, the applicant shall install traffic control devices and street name signs along access roads to those buildings.

QUALITY ASSURANCE

59. The applicant shall employ construction quality-assurance measures which meet the approval of the City Engineer.
60. The applicant shall employ or retain California registered civil engineers, geotechnical engineers, or surveyors, as appropriate, who will provide, or have his or her agents provide, sufficient supervision and verification of the construction to be able to furnish and sign accurate record drawings and certify compliance of all work with approved plans, specifications and applicable codes.
61. Upon completion of construction, the applicant shall furnish the City reproducible record drawings of all plans which were signed by the City Engineer. Each sheet of the drawings shall have the words "Record Drawings," "As-Built" or "As-Constructed" clearly marked on each sheet and be stamped and signed by the engineer or surveyor certifying to the accuracy of the drawings.

MAINTENANCE

62. The applicant shall make provisions for continuous maintenance of landscaping and related improvements in landscaped setbacks, retention basins and other public or common areas until those areas have been accepted for maintenance by a homeowner's association (developments with private and/or gated interior streets) or the City's Landscape and Lighting District (developments without private or gated interior streets). The applicant shall maintain all other improvements until final acceptance, by the City Council, of all improvements within each map or phase.

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63. The applicant shall provide an Executive Summary Maintenance Booklet for streets, landscaping and related improvements, perimeter walls, drainage facilities, or any other improvements to be maintained by an HOA. The booklet should include drawings of the facilities, recommended maintenance procedures and frequency, and a costing algorithm with fixed and variable factors to assist the HOA in planning for routine and long term maintenance.

#### FEES AND DEPOSITS

64. The applicant shall pay all deposits and fees required by the City for plan checking and construction inspection. Deposit and fee amounts shall be those in effect when the applicant makes application for the plan checks and permits.
65. Prior to approval of a final map or completion of any approval process for modification of boundaries of the property subject to these conditions, the applicant shall process a reapportionment of any bonded assessment(s) against the property and pay all costs of the reapportionment.

#### MISCELLANEOUS

66. A recreational amenities pedestrian/golf cart tunnel(s) shall be built under Jefferson Street to enhance access.