

CORAL MOUNTAIN RESORT

DRAFT EIR
SCH# 2021020310

TECHNICAL APPENDICES

Coral Mountain Resort Notice of Preparation Appendix A

June 2021

CITY OF LA QUINTA

NOTICE OF PREPARATION

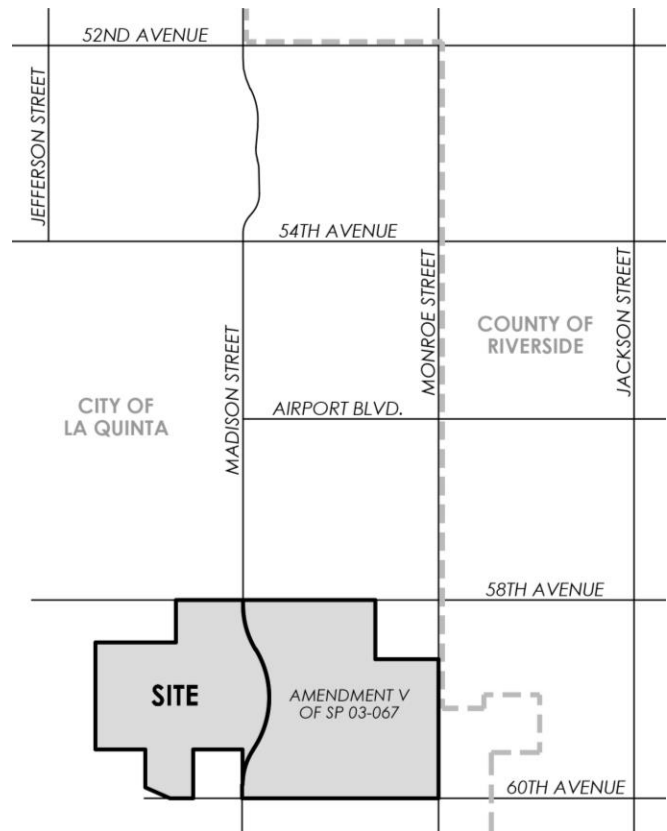
Project Title: Coral Mountain Resort

Project Location: Within the City of La Quinta, the project encompasses an area of approximately 929 acres south of Avenue 58, north of Avenue 60, and east and west of Madison Street. As a part of the proposed project, the 386-acre portion of the site west of Madison Street is proposed to be removed from the existing Andalusia Specific Plan (SP 03-067) and developed under Specific Plan 2019-0003. This area is generally bounded by the Avenue 58 to the north; Madison Street to the east; the extension of Avenue 60 to the south; and Coral Mountain to the west. Located in portions of Section 27 and 28, Township 6 South, Range 7 East, San Bernardino Base Line and Meridian; Latitude 33° 37' 15" N Longitude 116° 15' 21" W (approximate geographic center of the site).

Project Description: The proposed project would result in the development of a master planned resort community, and the removal of the 386-acre development site from the existing 929-acre Andalusia at Coral Mountain Specific Plan. The project proposes to develop the 386-acre site with a mix of uses including up to 600 dwelling units of varying product types, a resort facility with up to 150 rooms, 57,000 square feet of tourist commercial uses, 60,000 square feet of neighborhood commercial uses, and open space recreational uses on approximately 23.6 acres. In addition, the project proposes a 16.62-acre artificial wave basin for recreational purposes. The project consists of the following entitlement applications: a General Plan Amendment (GPA 2019-0002), a Zone Change (ZC 2019-0004), a Specific Plan Amendment to SP 03-067, a Specific Plan (SP 2019-0003), a Tentative Tract Map (TTM 2019-0005), and a Site Development Permit (SDP) for a portion of the project consisting of an artificial wave basin.

The City of La Quinta, acting as the Lead Agency, has determined that an Environmental Impact Report (EIR) should be prepared for the proposed project. The EIR will be prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the project.

This Notice of Preparation also solicits comments and questions from responsible agencies, trustee agencies, federal, State and local agencies and the general public, on the scope and content of the environmental document to be prepared to analyze the potential environmental impacts of the proposed project. Comments received in response to this Notice of Preparation will be reviewed and considered in determining the scope of the EIR.



The time period to submit comments will begin February 17, 2021 and will end March 19, 2021.

Comments and questions may be directed to: Nicole Sauviat Criste, Consulting Planner, City of La Quinta, 78-495 Calle Tampico, La Quinta, CA 92253, or consultingplanner@laquintaca.gov. Please include the name, phone number, and address of your agency's contact person in your response.

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CORAL MOUNTAIN RESORT

NOTICE OF PREPARATION

1.0 INTRODUCTION

The City of La Quinta is located in the Coachella Valley, Riverside County. **Exhibit 1, *Regional Location Map***, shows the City's location within the larger Coachella Valley region. The project site encompasses an area of approximately 929 acres in the southeastern portion of the City of La Quinta. As shown in **Exhibit 2, *Vicinity Map***, the local area is characterized as a developing area with a number of golf course and residential communities to the north, west, east, and southeast, the Santa Rosa Mountains to the west and south, and open space and the Coachella Valley Water District (CVWD) percolation ponds to the south. **Exhibit 3, *Site Location Map***, displays an aerial view of the project site, outlining section lines, project boundary, adjacent roadways and neighboring communities. In addition to the Santa Rosa Mountains to the west and south, Coral Mountain is situated within the southwest portion of the project property.

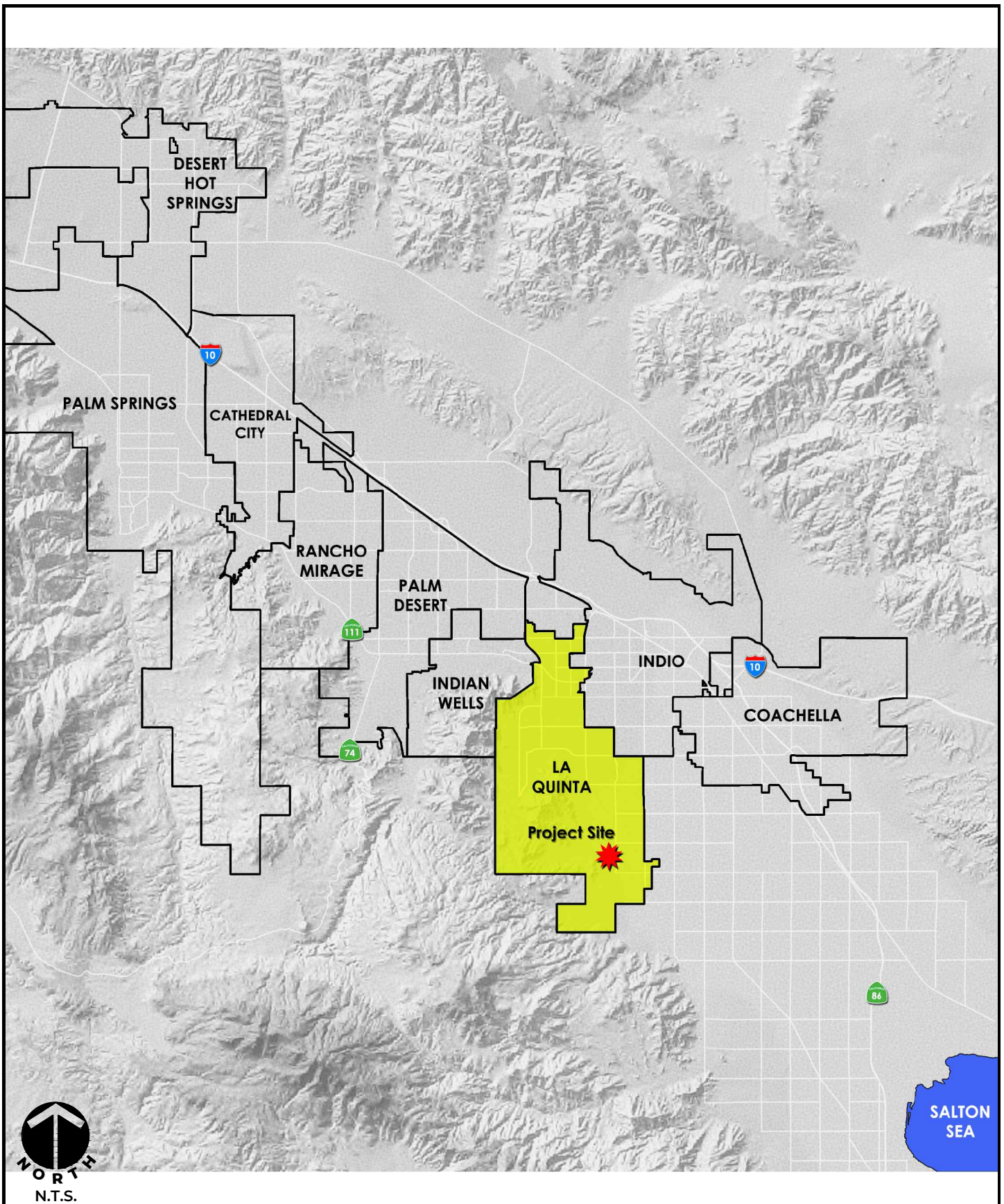
The proposed project includes a General Plan Amendment, Change of Zone, Specific Plan Amendment and new Specific Plan, as well as a Tentative Tract Map and Site Development Permit(s) leading to the development of a mix of uses including residential, resort, commercial, and recreational uses on 386 acres. The project proposes 496 low density residential units on approximately 232.3 acres, a full-service resort hotel (up to 150 keys), 104 resort residential units, and 57,000 square feet of resort commercial uses on approximately 120.8 acres, 60,000 square feet of neighborhood commercial uses on 7.7 acres, and open space recreational uses on 23.6 acres. Additionally, an artificial Wave basin is proposed on approximately 16.62 acres of the site.

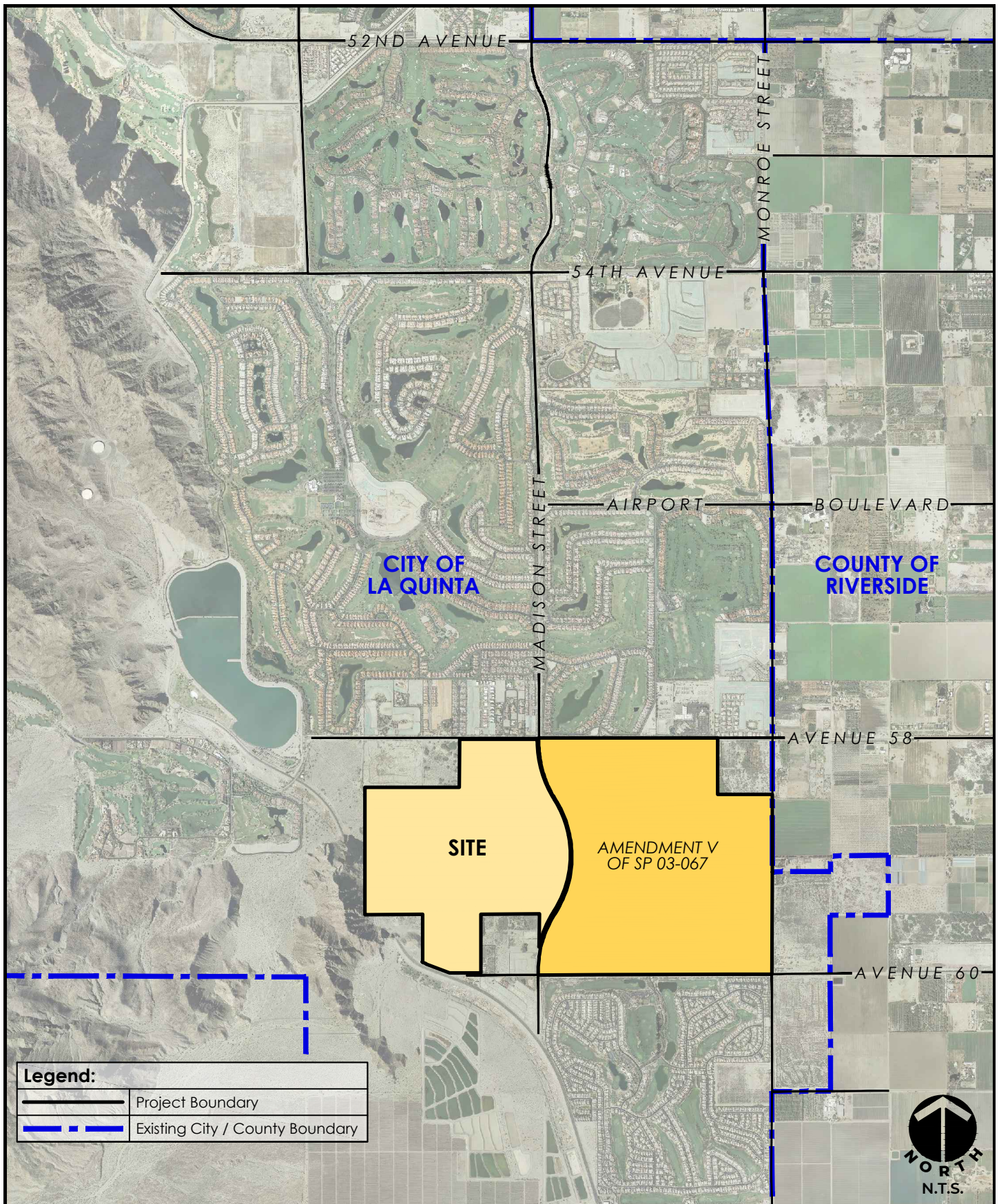
The site is currently included in a previously approved specific plan titled "Amendment IV of Andalusia at Coral Mountain." Amendment IV's Specific Plan consists of approximately 929 acres located south of Avenue 58, west of Monroe Street, north of Avenue 60, and both east and west of Madison Street. Amendment IV was approved in 2017 and separated the project into two distinct communities: Andalusia East (the area east of Madison Street) and Andalusia West (the area west of Madison Street and the proposed project area). Andalusia East, under Amendment IV, is currently under development, providing low density residential units, an 18-hole golf course, a clubhouse and associated amenities. Andalusia West, under Amendment IV, is currently undeveloped, but proposed residential and golf course uses.

In order to achieve the land use goals of the properties east and west of Madison Street, the two areas are to be separated and governed by two specific plans. Amendment V of SP 03-067 removes the area west of Madison Street and covers the area east of Madison Street. No changes to the land uses, development standards or guidelines are proposed, and build out of SP 03-067

on the east side of Madison Street will proceed as currently planned. The approximately 386-acre area west of Madison Street will be governed by the Coral Mountain Resort Specific Plan, a new Specific Plan that will address only the westerly area.

The Applicant is also requesting approval of a General Plan Amendment (GPA 2019-0002), a Zone Change (ZC 2019-0004), a Specific Plan Amendment, a Specific Plan (SP 2019-0003), a Tentative Tract Map (TTM 2019-0005), and a Site Development Permit (SDP). The GPA will amend the current General Plan land use designations to reflect the land use designations required for implementation of Specific Plan 2019-0003, and include General Commercial, Low Density Residential, Open Space – Recreation, and Tourist Commercial. The ZC will revise the existing zoning of the Specific Plan area to Neighborhood Commercial, Low Density Residential, Parks and Recreation, and Tourist Commercial. The Specific Plan Amendment (SPA) will separate the west 386 acres from the existing Specific Plan (SP 03-067). The Coral Mountain Resort Specific Plan (SP 2019-0003) will be adopted as the master plan governing the allowable land uses, development standards and design guidelines for the project. The proposed Tentative Tract Map will subdivide the subject property into separate legal lots to facilitate development of the proposed uses, and the proposed SDP will detail the site plan, architectural designs and landscape plans for the artificial wave basin.





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VICINITY MAP

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2

Legend:

--- Project Boundary



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SITE LOCATION MAP

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3

1.1 Project Site Location

As shown in **Exhibit 2, *Vicinity Map***, and **Exhibit 3, *Site Location Map***, the approximately 386-acre portion of the project site to be developed under SP 2019-0003 is generally bounded by vacant land and Avenue 58 on the north; Madison Street on the east; residential estates, vacant land, and the Avenue 60 alignment on the south; and Coral Mountain, and vacant land to the west. Further discussion of the land uses adjacent and in proximity to the project property is included in the following section, *Surrounding Land Uses*. The project is located in portions of Section 27 and 28, Township 6 South, Range 7 East, San Bernardino Base Line and Meridian; and at Latitude 33° 37' 15" N, Longitude 116° 15' 21" W (approximate geographic center of the site).

1.2 Surrounding Land Uses

Land uses surrounding the project site are as follows (see the aerial photograph in **Exhibit 2**):

Direction	Description
North	<ul style="list-style-type: none">• Avenue 58• Vacant Land• Developed and Undeveloped Single Family Residential Communities• Golf Course
East	<ul style="list-style-type: none">• Madison Street• Single Family Residences in Andalusia Country Club• Golf Course in Andalusia• Vacant lands
South	<ul style="list-style-type: none">• Avenue 60• Developed and Undeveloped Single Family Residences and Communities• Golf Course, including Trilogy• Vacant Land• CVWD Levee
West	<ul style="list-style-type: none">• Coral Mountain• Natural Open Space

2.0 Project Site History







The project property was originally included as part of the “Rancho La Quinta Specific Plan”, first approved in 1988 by Riverside County. The Specific Plan area was later annexed to the City of La Quinta. The area south of Avenue 58 and north of Avenue 60 became known as the “Andalusia at Coral Mountain Specific Plan 03-067” and included areas east and west of Madison Street. Since then, the property has gone through various entitlement activities and four specific plan amendments as part of the Andalusia at Coral Mountain Specific Plan (SP 03-067), summarized in **Table 1**, below:

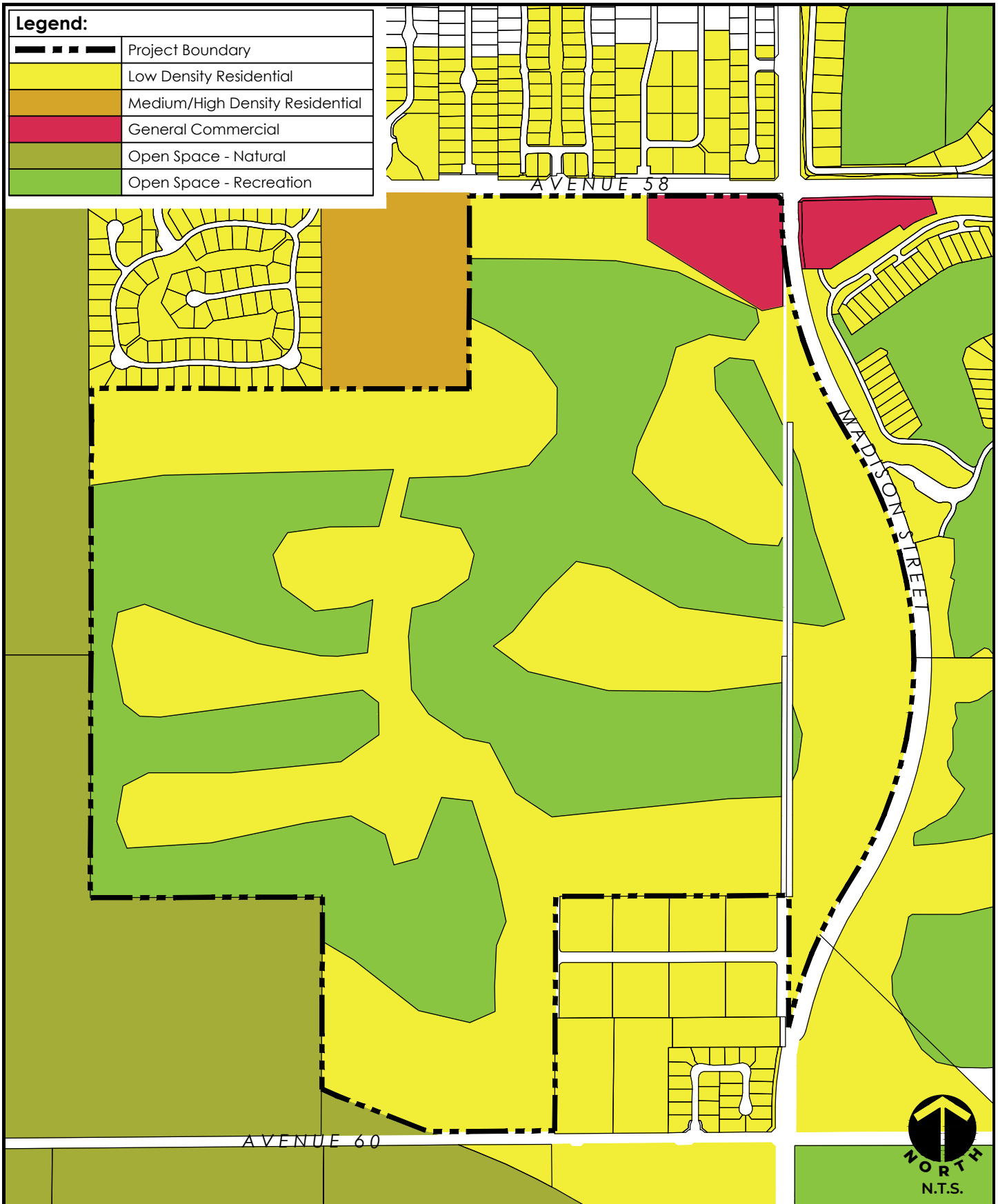
Table 1
Specific Plan Summary 1988-2017

Specific Plan Name	Year Approved	Summary	Supporting Documents
Rancho La Quinta Specific Plan 218 (County of Riverside)	1988	Original Specific Plan approved by Riverside County Board of Supervisors; included a maximum development of 4,262 dwelling units, 380 acres of golf and 35 acres of commercial uses.	EIR Rancho La Quinta SCH #1987071302
Coral Mountain Specific Plan 218, Amendment I (County of Riverside)	2000	Reduced development intensity by 762 dwelling units and 25.8 acres of commercial uses to up to 3,500 dwelling units and 9.2 acres of commercial uses.	TTM 2002-149 TTM 2002-12
Coral Mountain Specific Plan Amendment II (City of La Quinta)	2003	Changed name to “Coral Mountain” Specific Plan; split specific plan into two specific plans: Trilogy (522 acres) and Andalusia (934-acres); Supersedes Coral Mountain Specific Plan 218 for Andalusia area. Environmental Assessment 2003-483 approved	GPA 2003-093; CZ 2003-116; Specific Plan 2003-067; Site Development Permit 2003-787; EA 2003-483
Amendment III of Coral Mountain SP	2013	Relocated golf clubhouse and provided higher density around golf course.	
Amendment IV of Andalusia at Coral Mountain	2017	Revised development standards in Planning Area II to allow for attached/detached residential villas of up to 2 stories.	

The eastern half of the previous iteration of the Specific Plan is being developed with the Andalusia Country Club while the western half has remained vacant. **Exhibit 4, Existing General Plan Land Use Map**, illustrates the project’s existing General Plan land use designation. Approval of the Coral Mountain Resort Specific Plan will establish a new master plan and development standards for the property west of Madison Street to allow creation of a boutique resort and master-planned community. Concurrently, Amendment V of Specific Plan 03-067 is being processed to remove the western half such that only the Andalusia Country Club east of Madison Street will remain. This will create two separate and distinct communities, “Coral Mountain Resort”, west of Madison Street, and “Andalusia Country Club”, east of Madison Street.

Legend:

	Project Boundary
	Low Density Residential
	Medium/High Density Residential
	General Commercial
	Open Space - Natural
	Open Space - Recreation

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**EXISTING GENERAL PLAN LAND USE**

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4

3.0 PROPOSED SPECIFIC PLAN

3.1 Project Objectives

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

The Coral Mountain Resort Specific Plan has identified the following Project objectives:

- To implement a plan that recognizes and responds to the natural and aesthetic character of the property.
- To create a private resort community with a variety of interrelated and mutually supportive commercial and recreational land uses that will also generate transient occupancy and sales tax revenues to enhance the City's economic base and long-term financial stability.
- To promote walkability and non-motorized connectivity as an integral part of the project design.
- To maintain the overall density count previously included for this property in the Andalusia Specific Plan.

The following project objectives have been identified for the EIR:

- To contribute to the reduction of air emissions generated within the City.
- To contribute to the reduction of greenhouse gas emissions generated within the City.
- Provide a regulatory framework that facilitates and encourages energy and water conservation through sustainable site planning, project design, and green technologies and building materials.
- Assist in the protection and preservation of cultural resources.
- Contribute to the preservation, conservation and management of the City's open space lands and scenic resources for enhanced recreation, environmental and economic purposes.
- Provide protection of the health and safety, and welfare of the community from flooding and hydrological hazards.
- Provide a healthful noise environment which complements the City's residential and Resort/Spa character.
- Provide housing opportunities that meet the diverse needs of the City's existing and projected population.

- Provide a circulation system that promotes and enhances alternative vehicle, bicycle, and pedestrian systems.
- Provide domestic water, sewer and flood control infrastructure and services which adequately serve the project development.

3.2 Project Description

As stated in Section 2.0, Project Site History, the project site is currently a part of the “Andalusia at Coral Mountain Specific Plan 03-067”, which includes the area south of Avenue 58 and east and west of Madison Street. The area east of Madison Street encompasses the Andalusia Country Club property, and the area west of Madison Street is currently vacant. Amendment V of Specific Plan 03-067 is being processed to remove the area west of Madison Street from the Specific Plan area, thus, creating two separate and distinct communities, “Coral Mountain Resort”, west of Madison Street, and “Andalusia Country Club”, east of Madison Street. Approval of the Coral Mountain Resort Specific Plan will establish a new master plan and development standards for the 386-acre property west of Madison Street to allow creation of a boutique resort and master-planned community.

The Coral Mountain Resort project (“project”) will result in a variety of land uses, as shown in **Exhibit 5, Proposed General Plan Land Use Map**. Low Density Residential land uses will occupy approximately 232.3 acres and result in a maximum of 496 dwelling units. Tourist Commercial land uses will result in 104 dwelling units, 150 hotel rooms, and 57,000 square feet of private resort-serving commercial uses available to residents and hotel guests, on approximately 120.8 acres. General Commercial land uses will occupy approximately 7.7 acres with up to 60,000 square feet of retail commercial uses available to the general public. Open Space Recreation land uses will occur on approximately 23.6 acres in the southwest portion of the site.

Table 2, Proposed Land Use Summary, shows the land use associated with each planning area. **Exhibit 7, Planning Area Land Use Plan**, shows the location of each project planning area.

Table 2
Proposed Land Use Summary

Planning Area (PA)	Land Use Category	Gross Land Area (Acres)	Non-Residential Building (SF)	Max. Dwelling Units (DU)	Max. Hotel/Resort Units (DU)
PA I	GC	7.7	60,000 ¹		
PA II	LDR	232.3		496	
PA III	TC	120.8	57,000 ²	104	150
PA IV	OS-R	23.6			
Right of Way		1.5			
Total		385.9	117,000	600	150

Note: GC = General Commercial, LDR = Low Density Residential, TC = Tourist Commercial, OS-R = Open Space Recreation

1. Consisting of retail commercial uses available to the general public.
2. Consisting of private resort-serving commercial uses available only to residents and hotel guests.

In addition to the proposed onsite development, project implementation will also include the installation of an off-site transformer bank at an existing IID substation, located at 81600 Avenue 58, as part of the proposed upgrades. Construction for the conduits and line extension would occur in the existing right-of-way.

Project Construction

According to the Coral Mountain Specific Plan, project construction will occur in eight (8) primary development areas with buildout anticipated to occur in three primary phases over approximately 4- to 6-years. Each primary development area may be broken into subphases in response to market conditions and consumer demand. For example, the hotel of up to 150 keys may be constructed in multiple subphases. **Exhibit 6, Conceptual Development Plan**, reflects the anticipated construction sequence and may be non-sequential and adjusted subject to market conditions (so long as necessary utilities and access are provided). Phased development will be accompanied by the orderly extension of circulation and parking facilities, public utilities, and infrastructure in accordance with the final conditions of approval for the project. Phasing is conceptual and subject to refinement with final engineering design and changes in sequence in response to market conditions.

The applicant proposes to commence construction of the Wave Basin first due to the longer construction timelines associated with this component of the project, compared to the other uses within the Specific Plan. Accordingly, a Site Development Permit (SDP) for the Wave Basin is being processed concurrently with the initial entitlements, with one or more SDPs for other Planning Areas within the Tourist Commercial and Low Density Residential land use development areas (designated as Phase 2 on **Exhibit 6**) being filed prior to final approval of the Wave Basin SDP. The Wave Basin SDP map is illustrated in **Exhibit 7, Wave Basin SDP Map**. Following this entitlement and construction schedule, it is anticipated that the Wave Basin and other Tourist Commercial and Residential land uses will be completed and ready for occupancy at approximately the same time.

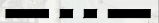

Project Components

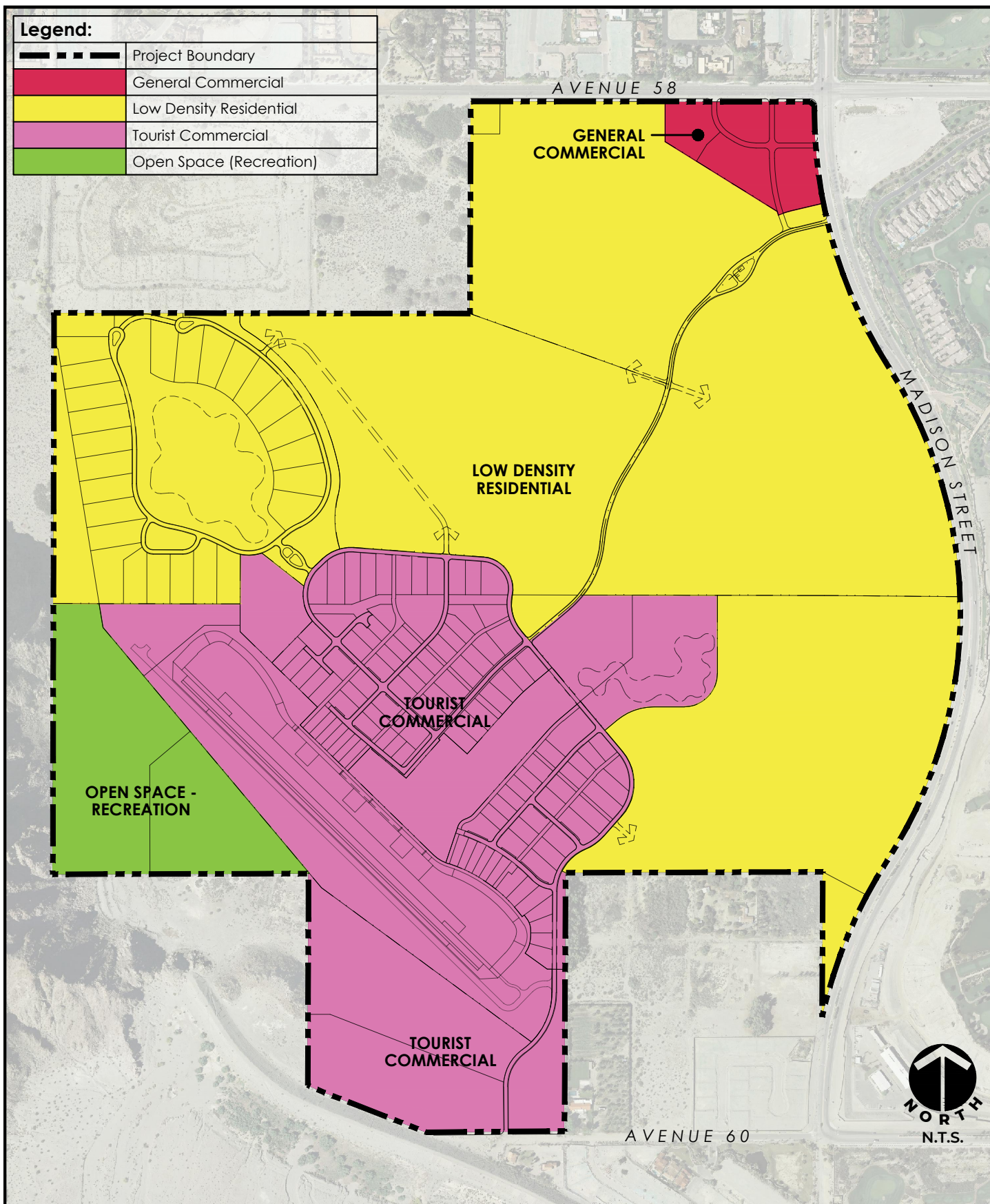
The project components shall include:

- 600 Dwelling Units of varying types
 - 496 single family attached and detached dwellings and affiliated amenities (Low Density Residential land use)
 - Low Density Residential product types may include estate compounds, single-family

- detached/attached units, alley loaded homes, and clustered products
- 104 resort residential units (Tourist Commercial land use)
- Resort residential product types may include single family detached units, townhomes, and stacked flats
- 60,000 square feet of publicly accessible neighborhood commercial building space
- 150-key resort with customary resort amenities
 - The Resort Hotel will provide a hospitality component, with amenities such as a restaurant and bar, retail shop, meeting space, swimming pool, fitness center, spa and lodging.
 - Lodging options will provide a range of traditional hotel rooms, suites, and casitas.
- 57,000 square feet of resort-serving commercial and recreational building space
 - Residents and guests of the property will have exclusive use of resort commercial.
- The Wave Basin
 - 16.62-acre artificial surf Wave basin
 - Residents and guests of the property will have exclusive use of Wave basin
- 26.5 acres south of the Wave basin
 - Providing permanent service and administrative facilities and unprogrammed gathering and staging space for temporary equipment such as portable toilets, shade structures, tenting for inclement weather, and catering equipment.
- Approximately 24 acres of natural open space for low-impact active and passive recreation activities.
 - Including hiking, biking, and ropes courses.
- Special events
 - The project applicant anticipates the potential occurrence of special events involving attendance of up to 2,500 guests per day for up to 4 days (up to 4 events per year).

Legend:

	Project Boundary
	General Commercial
	Low Density Residential
	Tourist Commercial
	Open Space (Recreation)



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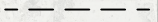



PROPOSED GENERAL PLAN LAND USE

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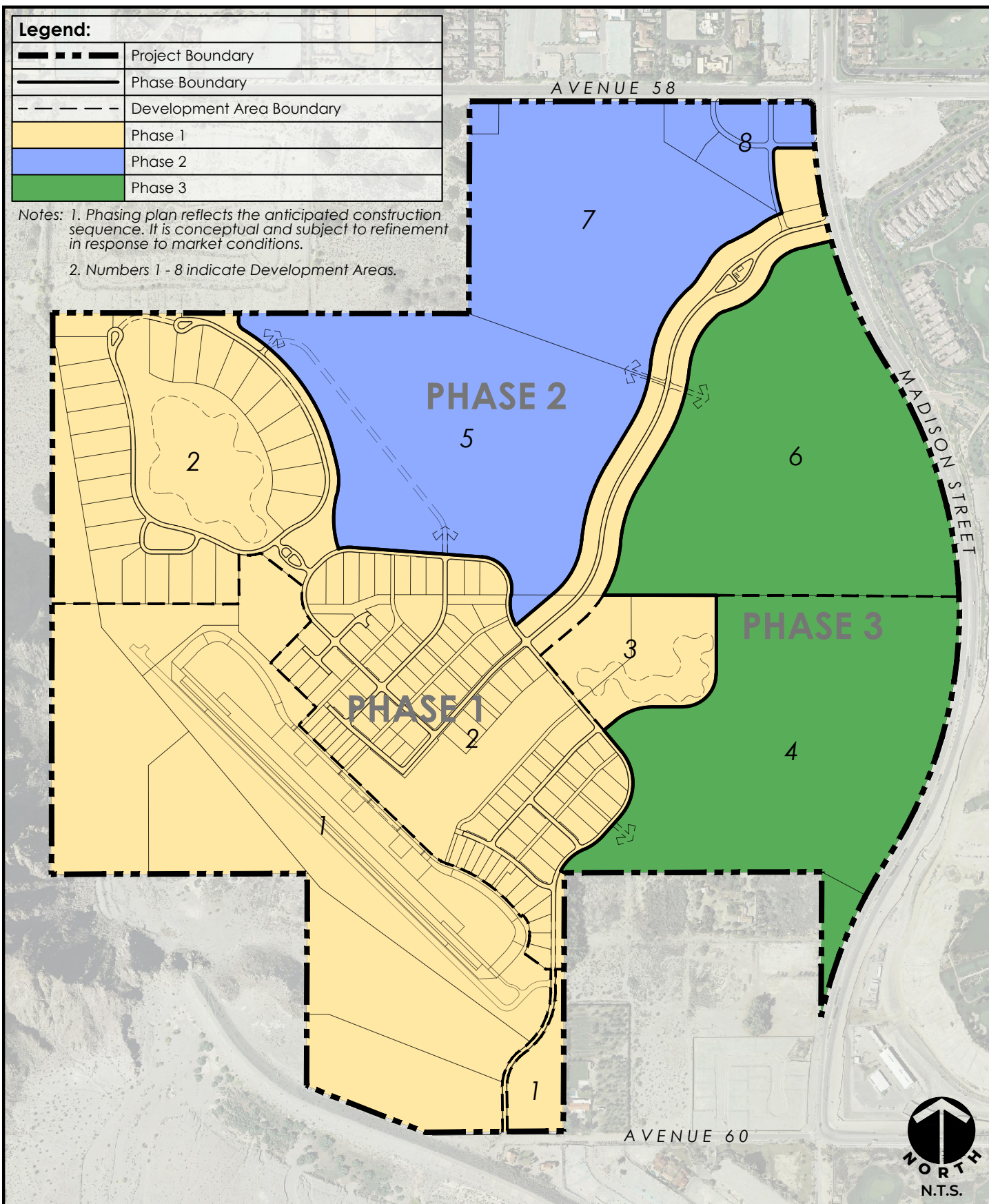
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Legend:

	Project Boundary
	Phase Boundary
	Development Area Boundary
	Phase 1
	Phase 2
	Phase 3

Notes: 1. Phasing plan reflects the anticipated construction sequence. It is conceptual and subject to refinement in response to market conditions.

2. Numbers 1 - 8 indicate Development Areas.



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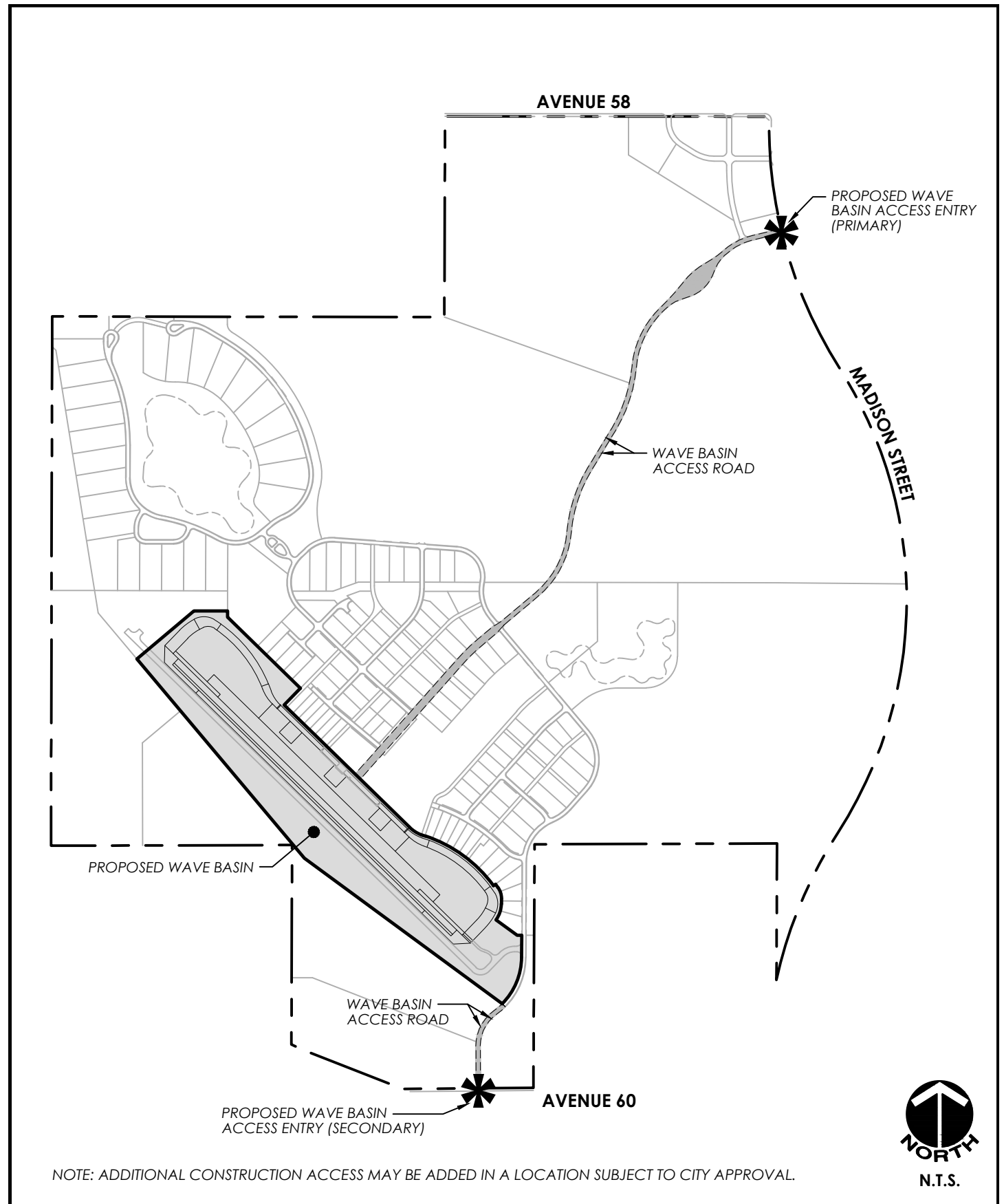


CONCEPTUAL DEVELOPMENT PLAN

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EXHIBIT

6



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WAVE BASIN SDP

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EXHIBIT

7

3.3 Planning Areas

The project proposes the development of four planning areas, defined in this section. **Table 3**, below, indicates each planning area, and their proposed acreages, and dwelling units. **Exhibit 8, Planning Area Land Use Plan**, illustrates the proposed planning area locations

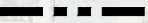






Table 3
Proposed Planning Area Summary

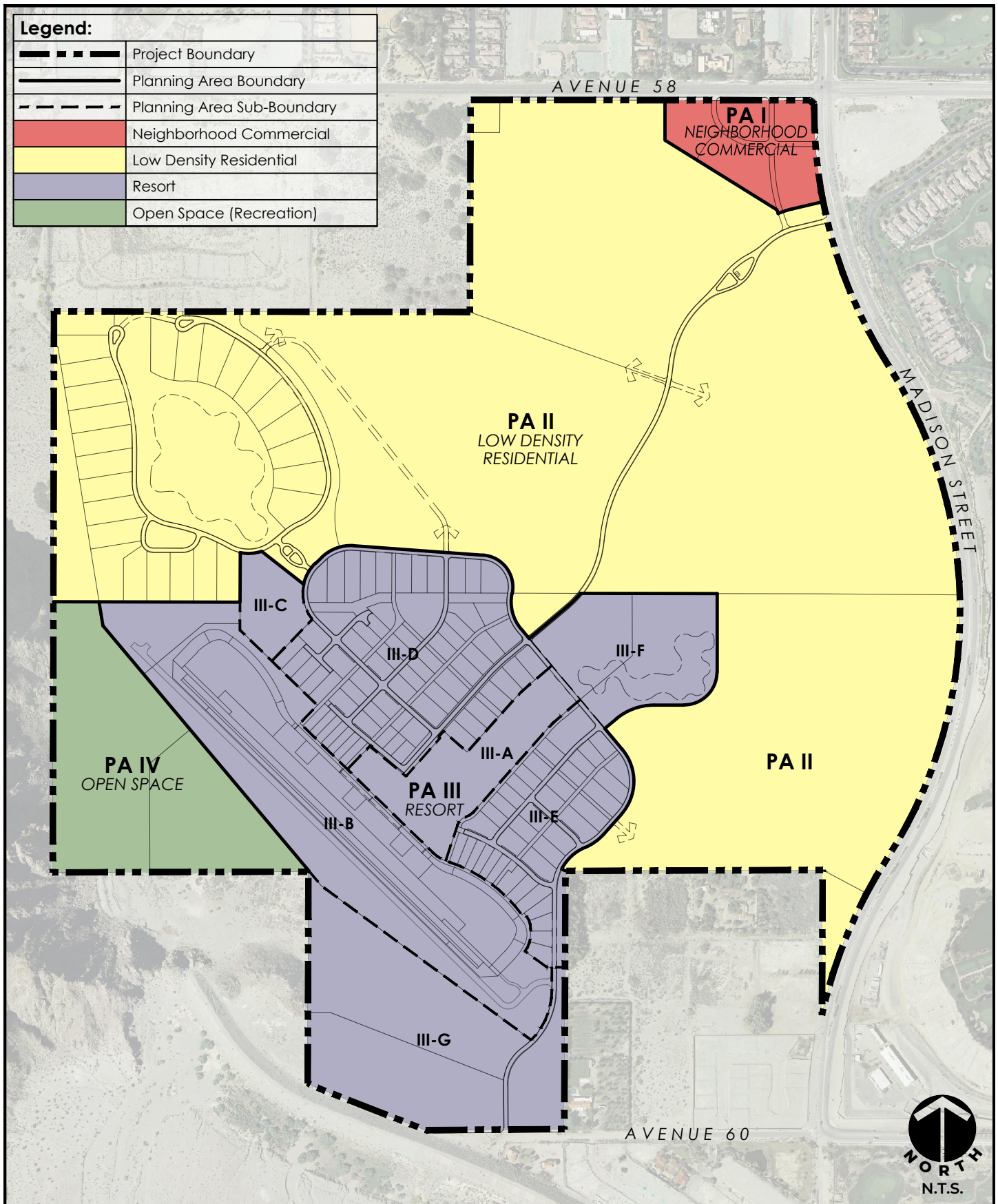
PA	Land Use (Zone) ¹	Acres	Commercial (SF)	Max. Units
I	Neighborhood Commercial (CN)	7.7	60,000 SF	
II	Low Density Residential (RL)	232.3		496 Units
III	Resort (TC)			
	<i>III-A: Resort Hotel</i>	8.5		150 rooms
	<i>III-B: The Wave</i>	31.2 ²		
	<i>III-C: Wave Club</i>	3.2		
	<i>III-D: Resort Residential West</i>	40.5		104 units
	<i>III-E: Resort Residential East</i>			
	<i>III-F: The Farm</i>	11		
	<i>III-G: Back of House</i>	26.5		
	PA III Total acreage	120.8	57,000 SF	
IV	Open Space Recreational (PR)	23.6		
	Roads	1.6		
Total		386	60,000 CN 57,000 TC	600 DU 150 rooms

1. Zone Codes: Neighborhood Commercial = CN; Low Density Residential = RL; Tourist Commercial = TC; Parks and Recreation = PR
2. The Wave Subarea is 31.2 acres and contains a 16.62-acre artificial surf wave basin.

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Legend:

	Project Boundary
	Planning Area Boundary
	Planning Area Sub-Boundary
	Neighborhood Commercial
	Low Density Residential
	Resort
	Open Space (Recreation)



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PLANNING AREA LAND USE PLAN

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8

3.5 Circulation Plan

The circulation plan for the project proposes a multi-modal approach providing transportation facilities within the Specific Plan area for a variety of user groups including motorists, cyclists, pedestrians, and drivers of electric vehicles, thereby decreasing automobile dependency. Convenient access and parking are planned in close proximity to retail and resort areas. The internal system of private local roadways will allow residents of individual neighborhoods to access all Planning Areas internally without exiting onto surrounding public streets. The project's multi-modal transportation system will consist of sidewalks, multi-use trails, and shared use of low-speed, low-volume roadways, specifically including: off-street bicycle and pedestrian paths/routes; sidewalks in higher traffic areas; pedestrian/bicycle crosswalks; pedestrian and multi-use paths and streets; traffic calming methods; short street segments with frequent caution zones and stopping points; and golf cart routes and other alternative forms of personal transportation.

Vehicular Circulation

Vehicular access to the project site will utilize existing public arterial roads, including Avenue 58, and Madison Street. These roads are largely improved to their ultimate lane width, needing only the addition of minor widening, a meandering multi-purpose trail, sidewalks, and parkway landscaping along the boundary of the Specific Plan area. The surrounding roadways will be improved to the standards of the City of La Quinta General Plan Circulation Element. The internal circulation system will consist of a series of roads providing access to the individual residential and recreational components within the Specific Plan area. The proposed internal rights of way will vary from 32-foot/33-foot private drives to the 100-foot entry drive.

As shown in **Exhibit 9, Circulation Plan**, the interior street system proposed for the project is an internal system of private streets linking all neighborhoods to provide open circulation. Per **Exhibit 9**, the project proposes various road categories and rights-of-way. These include the Entry Drive, Local Road "A", Resort Drive, and Resort Commercial Drive. The Entry Drive is the main entry off of Madison Street that provides access to the resort area. Local Roads branch off of the primary entry drives and link residential and resort residential areas to the Entry Drive. Resort Drives are open to the guests and residences of the community to convey vehicles, pedestrians, and bicycles throughout the project. A secondary entrance is provided from Avenue 60.

The project site is bordered on the north and east sides by public streets designated as Secondary Arterials in the City of La Quinta General Plan. The segment of Avenue 60 located south of the project site is designated as a Collector Road.

The project provides access to the Neighborhood Commercial in Planning Area I with a primary public entry from Madison Street, two public entries from Avenue 58 and one from the Entry

Drive. Entries to residential neighborhoods will be provided from the primary entry drive and their conceptual locations illustrated in **Exhibit 9**.

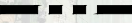










Non-Vehicular Circulation

Non-vehicular circulation proposed for the project is intended to include multi-use trails, sidewalks, walk streets, and a boardwalk feature. The features are described as follows:

- Multi-Use Trail: An 8-foot-wide multi-use trail along the main spine road to provide future neighborhoods with a central bike and pedestrian connection to the resort core as well as the main entry gate.
- Sidewalk: Sidewalks are included along key streets in the resort core to provide a completely interconnected pedestrian grid experience so that resort guests can walk or bike to all activities at the wave basin and resort facilities.
- Walk Streets: Designed as narrow walkways between homes, Walk Streets provide connectivity with immediate residential frontage. The Walk Street network is one of the primary organizing components of the community plan. Terminating at the boardwalk, Walk Streets link residents to The Wave, The Farm, and the greater network of trails and open spaces, enabling movement throughout the community.
- The Boardwalk: The Wave basin and its integrated pedestrian boardwalk is the terminus for nearly all the Walk Streets – functioning as a gathering space as well as an active recreational amenity.

Exhibit 10, *Non-Vehicular Circulation Plan*, illustrates the proposed locations for the multi-use trail, connecting boardwalk feature, sidewalks, and walk streets.

Legend:

	Project Boundary
	Conceptual Residential Entry Point
	Conceptual Residential Gated Entry Point
	24' Right of Way: Entry Drive
	24' Right of Way: Local Road "A"
	24' Right of Way: Resort Drive
	26' Right of Way: Resort / Commercial Drive
	32' Right of Way: Resort / Commercial Drive
	40' Right of Way: Entry Drive
	40' Right of Way: Resort Drive
	60' Right of Way: Resort Drive



Notes:

1. Conceptual residential entry points reflect anticipated locations only. Entry locations are conceptual and subject to refinement as the project is built out.
2. Local Road Sections "B" and "C" (not shown) may be used in future development areas.

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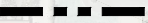




VEHICULAR CIRCULATION PLAN

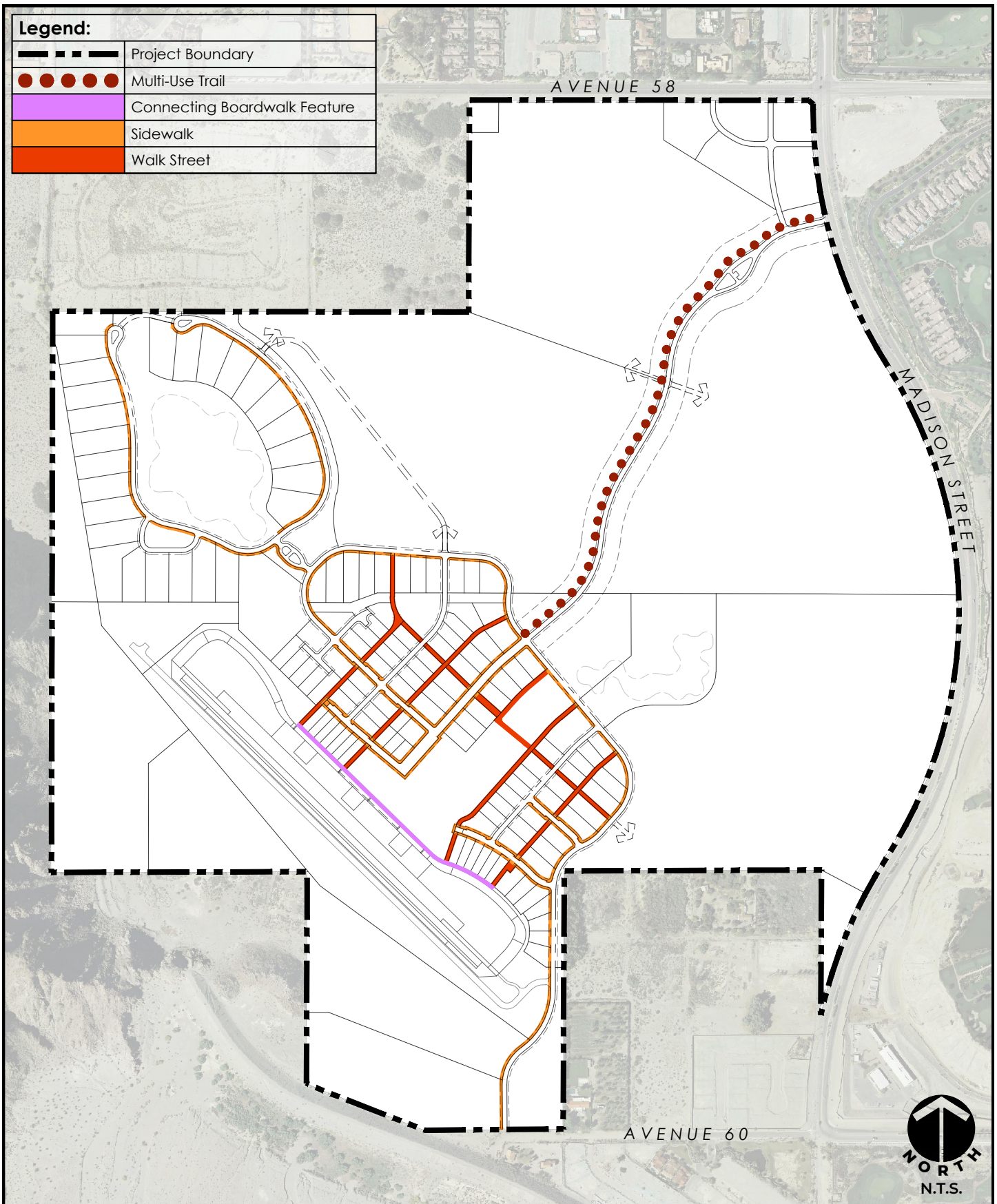
CORAL MOUNTAIN RESORT
ENVIRONMENTAL IMPACT REPORT

EXHIBIT

9

Legend:

	Project Boundary
	Multi-Use Trail
	Connecting Boardwalk Feature
	Sidewalk
	Walk Street



3.6 Infrastructure Plan

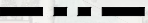




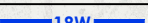
The infrastructure system planned to serve the project described below will be designed to provide a coordinated system of infrastructure and public services to adequately serve the project area at full buildout. The project will be served by the following utilities:

- Water and Sewer: Coachella Valley Water District (CVWD)
- Electricity: Imperial Irrigation District (IID)
- Gas: Southern California Gas Company

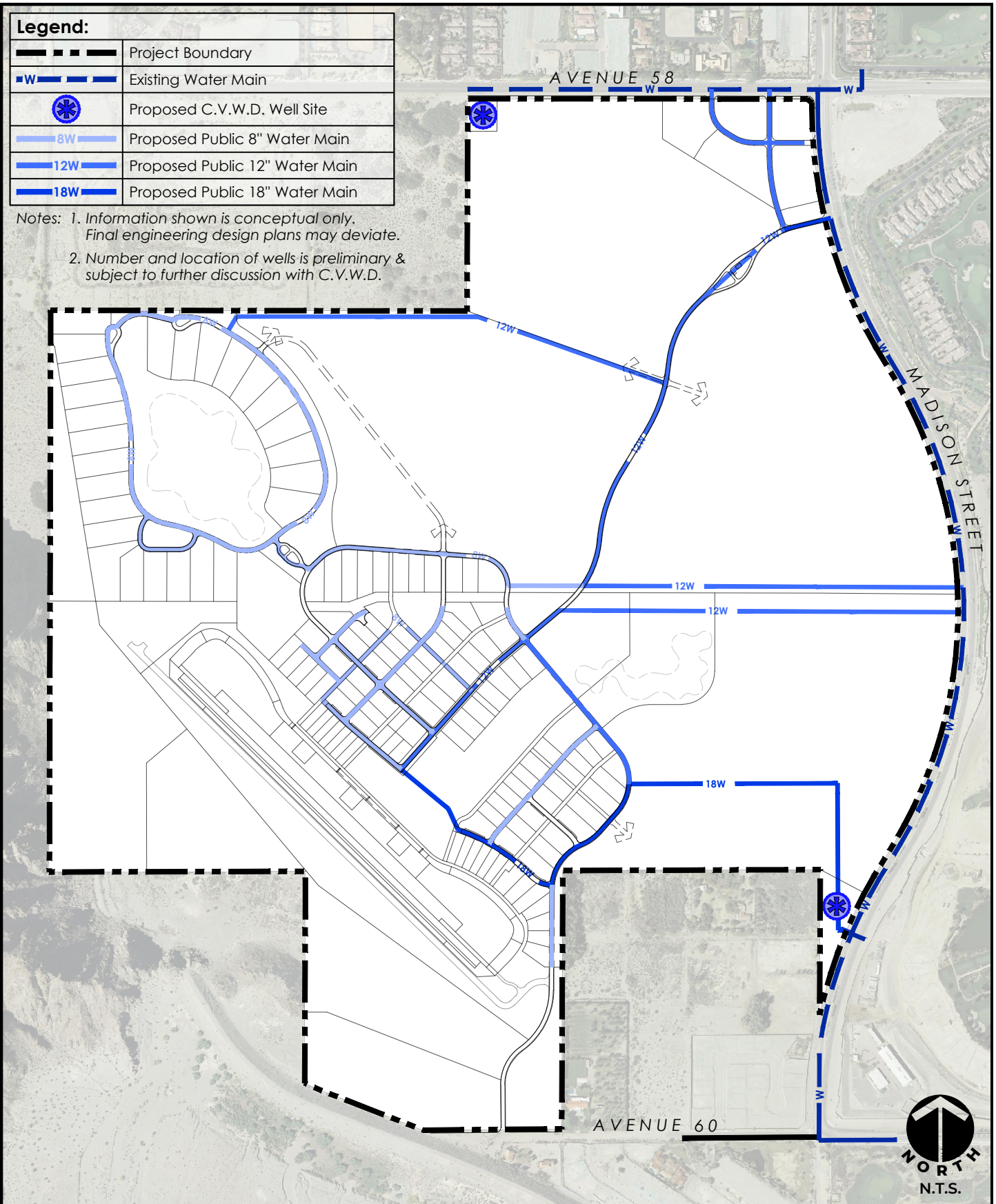
Water and Sewer

Water and sewer service for the Specific Plan area are provided by the Coachella Valley Water District (CVWD). The CVWD provides domestic water from wells. Non-potable water sources are intended to be used for the irrigation of common landscape areas. The project proposes to connect to the existing water lines located on Avenue 58 (north) and Madison Street (east). The proposed water lines will consist of 18-inch, 12-inch, and 8-inch public water lines. Sewer lines in the area currently exist along Avenue 58 and along a portion of Avenue 60 (southeast of the project). The project proposes 15-inch, 12-inch and 8-in sewer lines that will connect to the existing sewer lines and provide sewer service to the project. The project will conform to the requirements of the CVWD's programs and requirements pertaining to water management and conservation. See **Exhibit 11** for the ***Conceptual Water Plan*** and **Exhibit 12** for the ***Conceptual Sewer Plan***.

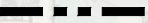
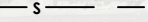
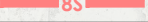


Legend:

	Project Boundary
	Existing Water Main
	Proposed C.V.W.D. Well Site
	Proposed Public 8" Water Main
	Proposed Public 12" Water Main
	Proposed Public 18" Water Main

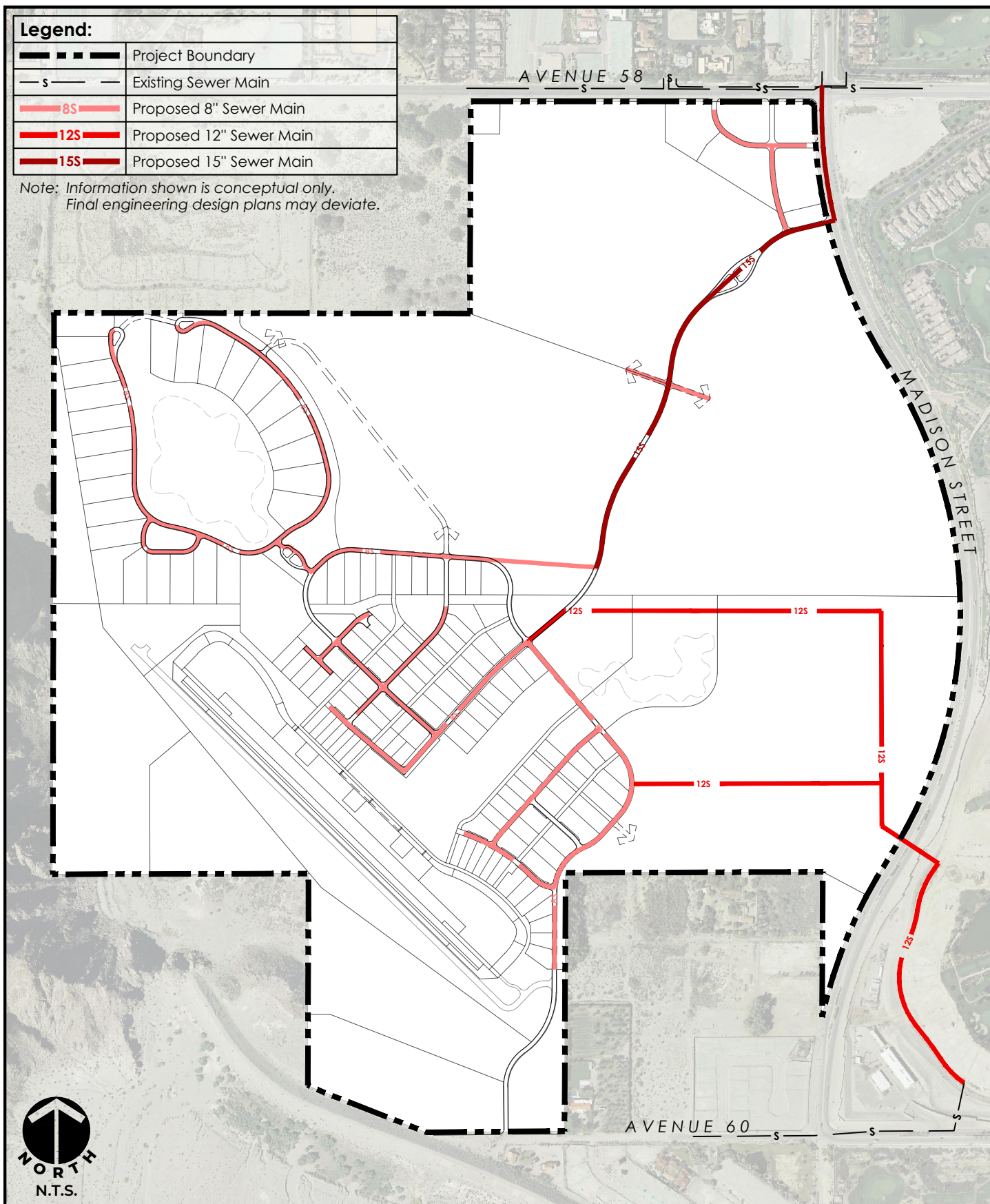
Notes: 1. Information shown is conceptual only.
Final engineering design plans may deviate.
2. Number and location of wells is preliminary & subject to further discussion with C.V.W.D.



Legend:

	Project Boundary
	Existing Sewer Main
	Proposed 8" Sewer Main
	Proposed 12" Sewer Main
	Proposed 15" Sewer Main

Note: Information shown is conceptual only.
Final engineering design plans may deviate.



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CONCEPTUAL SEWER PLAN

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EXHIBIT

12

Grading and Drainage

As shown in **Exhibit 13, *Conceptual Drainage Plan***, the project includes a comprehensive drainage system that collects storm flows, retains the incremental post-development increase and discharges surface water at pre-development levels to protect individual residences, the resort, and commercial uses as well as downstream properties. Surface drainage will be conveyed by the local street system from development areas to a system of basins and underground storm drains. As illustrated in the conceptual drainage plan, multiple retention basins and lakes (including the Wave), will be used to convey and safely capture surface flows. Retention basins will be constructed and sized to retain the worst-case flood volume from a 100- year storm event. These basins will also include water quality elements that serve as structural Best Management Practices (BMPs) in accordance with the Municipal Separate Storm Sewer System (MS-4) Whitewater River Watershed Municipal Stormwater Program.

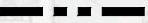





Off-Site Electrical Improvements

Electric utilities for the site are provided by the Imperial Irrigation District (IID). The project EIR will analyze the improvements in further detail. **Exhibit 14, *Off-Site Electrical Improvements***, illustrates the location of the existing substation and proposed distribution line(s) and upgrades.

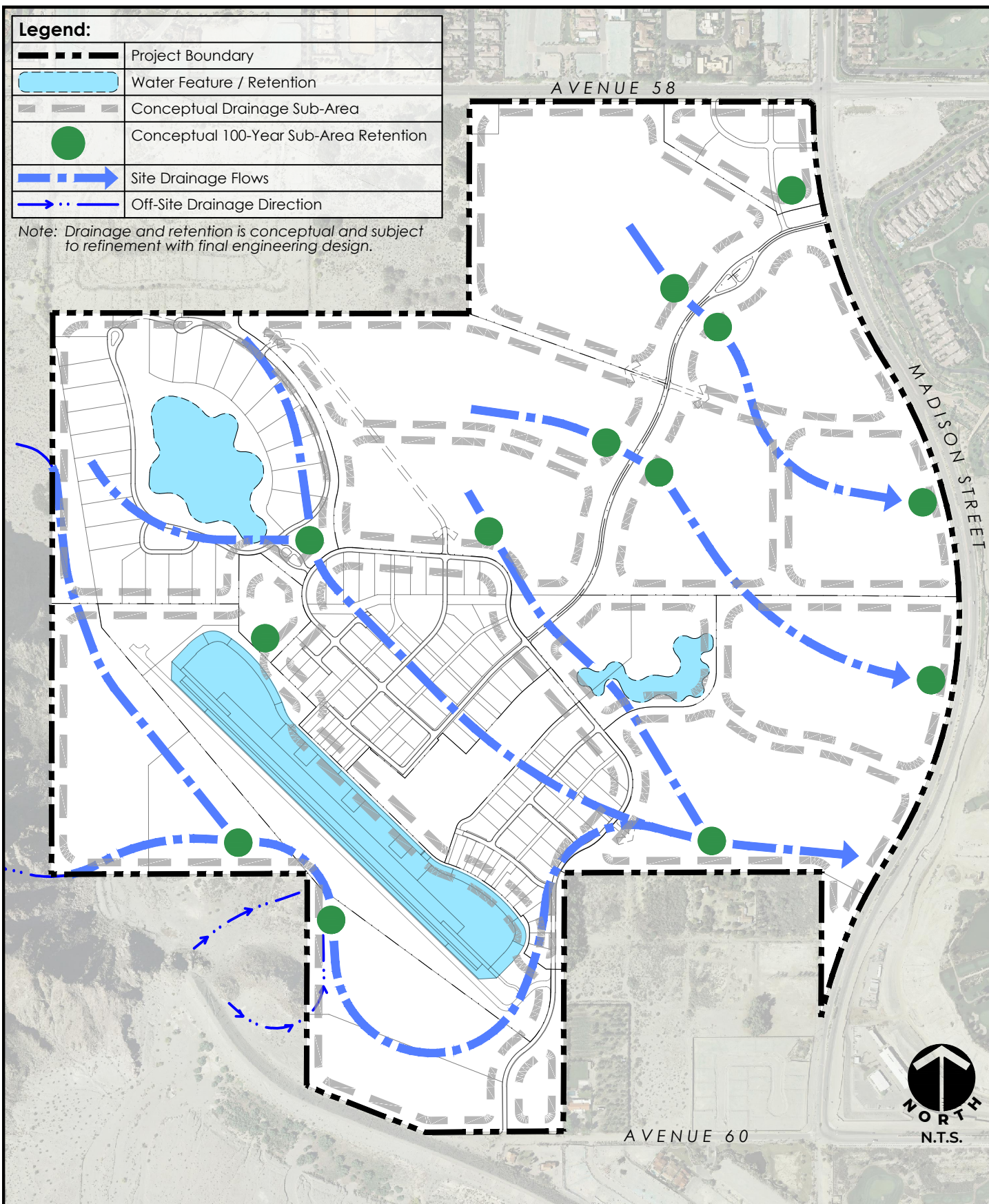
Other Utilities

The site is within the Southern California Gas Company's service area for natural gas, and Frontier and Charter Communications for telecommunications. The project will tie into the existing cable, gas and telecommunications lines located along Avenue 58 and Madison Street. The project will not require or result in the relocation or construction of new natural gas, or telecommunication facilities.

Legend:

	Project Boundary
	Water Feature / Retention
	Conceptual Drainage Sub-Area
	Conceptual 100-Year Sub-Area Retention
	Site Drainage Flows
	Off-Site Drainage Direction

Note: Drainage and retention is conceptual and subject to refinement with final engineering design.



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CONCEPTUAL DRAINAGE PLAN

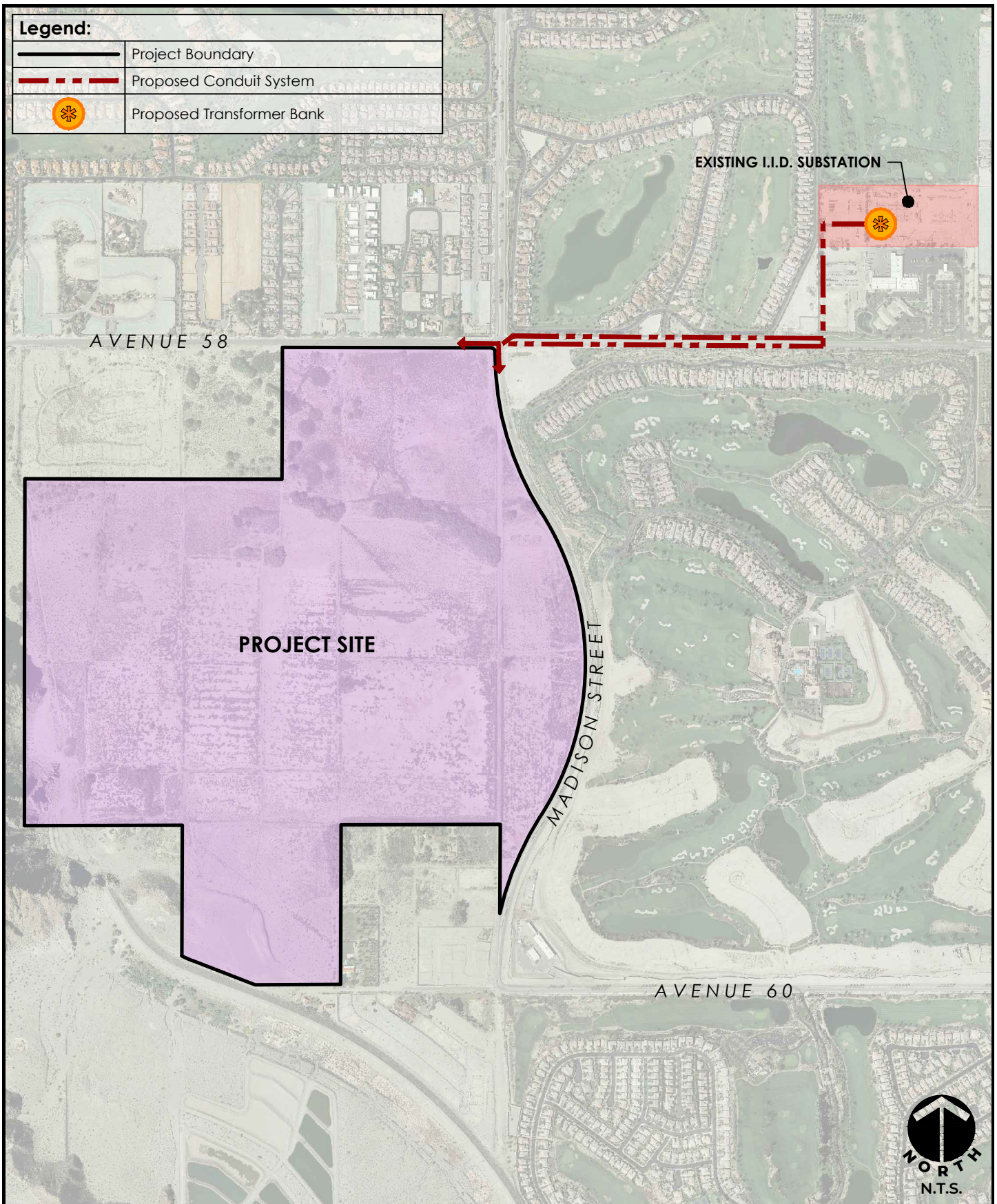
CORAL MOUNTAIN RESORT
ENVIRONMENTAL IMPACT REPORT

EXHIBIT

13

Legend:

	Project Boundary
	Proposed Conduit System
	Proposed Transformer Bank



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OFF-SITE ELECTRICAL IMPROVEMENTS

CORAL MOUNTAIN RESORT
 ENVIRONMENTAL IMPACT REPORT

EXHIBIT

14

3.7 Project Implementation

Implementation of the proposed project includes the approval of the following entitlement processes:

General Plan Amendment (GPA) - The GPA will amend the current General Plan land use designations from General Commercial, Low Density Residential, Open Space – Recreation, to Neighborhood Commercial, Low Density Residential, Resort, and Open Space - Recreation. The GPA requires public hearings before the Commission and the Council.

Zone Change (ZC) - The ZC will revise the existing zoning of the Specific Plan Area from Neighborhood Commercial, Low Density Residential, and Golf Course, to Neighborhood Commercial (CN), Low Density Residential (RL), Parks and Recreation (PR), and Tourist Commercial (TC). The ZC requires public hearings before the Commission and Council.

Specific Plan (SP) – The Coral Mountain Resort Specific Plan will be adopted as the master plan governing the allowable land uses, development standards and design guidelines for the project. The SP requires public hearings before the Planning Commission (Commission) and the City Council (Council).

Tentative Tract Map (TTM) – TTMs are intended to implement the project and subdivide the property into smaller lots for development. The TTM which is currently under consideration will implement the Specific Plan and subdivide all of PA III, the Wave resort, and the western corner of PA II into lots suitable for the development of the uses permitted for these areas in the Specific Plan. Future TTMs may be filed with each phase of development as necessary to implement the balance of the project. Each TTM will require review by the Planning Commission.

Site Development Permit (SDP): SDPs are required by the City for final approval of landscape design, architectural design, and site plans. An SDP for the Wave Basin is being sought in connection with the current entitlements, and will establish the location, architectural design and landscape plan for the Wave Basin along with associated mechanical equipment and improvements (Planning Area III-B).

Future entitlements for project-specific components will also include:

Site Development Permit (SDP): Additional SDPs will be required by the City for final approval of landscape design, architectural design, and site plans for each phase of development. These may be processed concurrent with or subsequent to other entitlement approvals. Each SDP will require public hearings before the Commission.

Conditional Use Permit (CUP): Allowable uses that require a CUP shall be processed in accordance with Section 9.210.020 of the La Quinta Municipal Code.

Temporary Use Permit (TUP): TUPs are required by the City to accommodate special, unique, or limited duration activities that might otherwise be outside the provisions of normal zoning.

Temporary uses are anticipated and allowed by the Specific Plan. TUPs are reviewed administratively by the Design and Development Director and do not require a public hearing.

4.0 Environmental Impact Report (EIR)

As stated in the section, 3.6, *Project Implementation*, the Applicant is requesting approval of a General Plan Amendment to change the Land Use Map for the project area to General Commercial, Low Density Residential, Tourist Commercial, and Open Space Recreation; a Zone Change to revise the City's Zoning Map to Neighborhood Commercial, Low Density Residential, Parks and Recreation, and Tourist Commercial; a Specific Plan (SP); a Tentative Tract Map (TTM); and a Site Development Permit (SDP) for the Wave basin..

4.1 Need for an EIR

The City of La Quinta, as Lead Agency under CEQA, has determined that the project has the potential to significantly impact the environment, and has determined that an EIR shall be prepared. The EIR will be prepared in conformance with CEQA (California Public Resources Code, Section 21000, et seq.), and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.).

The EIR will evaluate the environmental effects of the project in accordance with the latest regulatory requirements, determine whether significant impacts will occur, identify feasible mitigation measures to minimize or avoid any potentially significant environmental effects of the proposed project, and evaluate a reasonable range of alternatives to the proposed project.

4.2 Summary of Environmental Issues

The EIR will evaluate all environmental issues set forth in the CEQA Environmental Checklist (per Appendix G of the CEQA Guidelines) where the project could potentially have any significant effects. The issue areas that will be evaluated in the Draft EIR include:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy Resources
- Geology and Soils
- Greenhouse Gases
- Hazards/Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities

The environmental topics that are not anticipated to result in any impacts include Agricultural Resources, Mineral Resources, Population and Housing, Recreation, and Wildfire (discussed in subsections 4.2.2, 4.2.11, 4.2.13, 4.2.15, and 4.2.18, respectively). Therefore, these sections will not be further discussed in the Draft EIR.

4.2.1 Aesthetics

The City of La Quinta is located along the base of the Santa Rosa Mountains that form the backdrop to the City's western boundary and the project site. The Santa Rosa Mountains and their foothills and peaks are part of the Santa Rosa and San Jacinto Mountains National Monument and contribute to the natural scenic vista. Coral Mountain occurs, in part, on the project site. The project will involve the construction of a mixed-use community consisting of residential units, general commercial uses, tourist commercial uses, a resort, open space recreational uses, as well as an artificial surf Wave basin. The proposed uses and structures would have a potential effect on aesthetic resources. Analysis of the impacts of existing aesthetic resources from adjacent viewpoints will be evaluated in the EIR. The proposed project's impact on existing scenic vistas as well as the scenic quality in the area will be evaluated in the EIR. This evaluation will analyze the proposed features, such as the Wave basin, associated structure heights, building character, mass and heights, and project landscaping. The proposed project will be required to comply with the lighting and landscape requirements City of La Quinta Municipal Code. On-site native environments have been modified by prior agricultural operations and clearing activities that occurred over multiple decades. Historic structures occur on the project site, as does the significant rock outcropping that is Coral Mountain. Therefore, the project's impact to scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway will also be analyzed in the EIR. Development adjacent to the City of La Quinta General Planned Image Corridors located on Avenue 60, Madison Street, and Avenue 58 shall be restricted to a height limitation of 22 feet from pad grade within 150 feet from the right-of-way. Rear and side yard setbacks for lots adjacent to Image Corridors shall be expanded to a minimum of 25 feet per La Quinta Municipal Zoning Code Section 9.50.020. The project will introduce light and glare associated with commercial, residential and resort development to a site that is currently vacant and does not emit any light or glare. The project proposes a recreational Wave basin, including 80-foot light poles, to illuminate the Wave basin in the evenings. Therefore, potential light and glare impacts to daytime and nighttime views in the area as a result of project development will be analyzed in the EIR. The EIR will evaluate CEQA Guideline Thresholds "a" through "d" and mitigation measures will be developed, if necessary, and analyzed to determine whether impacts can feasibly be reduced to less than significant levels.

4.2.2 Agricultural Resources and Forestry

Per the most recent (2016) California Farmland Mapping and Monitoring Program, the project site is located in an area designated as Farmland of Local Importance, but will not convert any Prime Farmland, Unique Farmland or Farmland of Statewide Importance to non-agricultural use. According to the United States Geological Survey (USGS) 1959 topographic map, Palm Desert

Quadrangle (15-minute series), the project property previously operated as agricultural land, likely vineyards. Historical aerial imagery dating back from 1996 indicates that the site had been cleared of all agricultural remnants prior to 1996. The project site currently lies within a suburban area of La Quinta, with residential uses to the north, east and south.

Additionally, the project area currently is designated Low Density Residential, Open Space Recreational and General Commercial by the City of La Quinta, and has been so designated since 1993 when the property was annexed to the City. The project site is not currently designated within an agriculture land use category and the site has not been in agricultural use for over 25 years. Overall, the project will not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance to non-agricultural use. The project site is not in use as Farmland of Local Importance and is not planned for such use in the General Plan.

The project property is not located in an area under the Williamson Act contract, and there are no lands within the Williamson Act contract in the immediate project vicinity. No forest land, timberland, or timberland zoned for timberland production occurs on the project site or in the surrounding area because forest vegetation is not characteristic of the Coachella Valley desert environment. Based on the foregoing, the project will not result in any impacts to agricultural and forestry resources, and the EIR will provide no further analysis of this topic.

4.2.3 Air Quality and Greenhouse Gas Emissions

The project site is located within the Riverside County portion of the Salton Sea Air Basin (SSAB), under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Existing air quality in relation to the applicable air quality standards for criteria air pollutants is measured at established air quality monitoring stations throughout the SCAQMD jurisdiction. The three permanent ambient air quality monitoring stations in the Coachella Valley are in Palm Springs (AQS ID 060655001), Indio (AQS ID 060652002), and Mecca (Saul Martinez - AQS ID 060652005). The project site is located approximately 18 miles southeast of the Palm Springs station, 6 miles southwest of the Indio station, and approximately 11 miles northwest of the Mecca (Saul Martinez) station.

The project has the potential to generate criteria emissions and greenhouse gas emissions in excess of SCAQMD standards. The EIR analysis will include a stand-alone air quality study to evaluate whether construction and operation of the proposed development will comply with the applicable SCAQMD air quality standards. The EIR analysis will also include a greenhouse gas (GHG) study to evaluate project-related construction and operational emissions and determine the level of GHG impacts as a result of constructing and operating the proposed project. The EIR will provide an in-depth evaluation of CEQA Thresholds “a” through “d” regarding project impacts to air quality; and CEQA Thresholds “a” and “b” regarding project-

generated greenhouse gas emissions. In addition, mitigation measures will be developed, if necessary, and analyzed to determine whether impacts can feasibly be reduced to less than significant levels.

4.2.4 Biological Resources

The Coral Mountain Resort property is located on relatively flat land within elevations ranging from approximately 72 feet below mean sea level to 65 feet above mean sea level. Vegetation within the study area is best described as Desert Saltbush scrub, Tamarisk scrub, and Mesquite Hummock. Land is disturbed in the southern and northeast portions of the study area and a stand of blue palo verde is present in the eastern portion of the study area. Dominant species include fourwind saltbush, bush seepweed, athel, and common Mediterranean grass (*Schismus barbatus*). The majority of the project area was previously agricultural land. As a result, the Desert Saltbush scrub is fairly disturbed throughout the project area. Common wildlife species expected on the project site include common raven, mourning dove, and greater roadrunner.

A biological survey and records search is required to determine whether any sensitive or special status animal species are located within the boundary of the project site. The findings of the project-specific biological survey and records search will be fully addressed in the EIR. The project is not anticipated to have a substantial adverse effect on any riparian habitat or other sensitive natural communities, since there are no jurisdictional waters and no lakes, rivers, or streambeds onsite. Additionally, the project property does not contain, nor is adjacent to, federally protected wetlands, marshes, or other drainage features. No blue-line stream corridors (streams or dry washes) occur in the project area, and the project would not impact federally protected wetlands.

The project's consistency with adopted habitat policies and plans will be analyzed in the EIR, including the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

In short, the project EIR will evaluate the findings of the project-specific biological survey and records search, and mitigation measures will be developed, if necessary, and analyzed to determine whether impacts can feasibly be reduced to less than significant levels.

4.2.5 Cultural Resources and Tribal Cultural Resources

The EIR will include a project-specific Historical/Archaeological Resource Survey Report. The project area is located on the southcentral outskirts of the City and is adjacent to the eastern foothills of the Santa Rosa Mountains, and includes a portion of a rocky knoll known as Coral Mountain. The ground surface in much of the project area has been disturbed to various

degrees, except for the portion in and around Coral Mountain. The northeast portion of the site does not appear to have been farmed but it has been cleared of vegetation.

The analysis in the EIR will include a review of the project-specific cultural evaluation, an assessment of the potential impacts to cultural and tribal cultural resources associated with project construction, and the results of AB 52 consultation with Native American Tribes. Therefore, CEQA Guideline Thresholds “a”, “b”, and “c”, regarding cultural resources, and Thresholds “a) i” and “a) ii”, regarding Tribal Cultural Resources will be included in the EIR, and mitigation measures will be developed, if necessary, and analyzed to determine whether impacts can feasibly be reduced to less than significant levels.

4.2.6 Energy Resources

The project will consist of residential, commercial, open space/recreational and resort uses. Low density residential uses will occupy approximately 232.3 acres of the site, commercial uses will occupy 7.7 acres, resort uses will occupy 120.8 acres, and the open space/recreational uses will occupy 23.6 acres of the project site. The project site, located at the southwest corner of Avenue 58 and Madison Street, lies within the service area boundaries of Imperial Irrigation District (IID) for electricity and Southern California Gas Company for natural gas. As a part of project implementation, the project will be required to install an off-site transformer bank at an existing IID substation located at 81600 Avenue 58 as part of proposed upgrades. Construction for the conduits and line extension would occur in the existing right-of-way.

The Coral Mountain Resort EIR will analyze project-related impacts to energy resources during construction activities and operation. The impacts of the offsite improvements will also be analyzed in the EIR. The EIR will evaluate CEQA Guideline Thresholds “a” and “b” to determine the project’s potential energy impacts, and mitigation measures will be developed, if necessary, and analyzed to determine whether impacts can feasibly be reduced to less than significant levels.

4.2.7 Geology and Soils

A site-specific Geotechnical Investigation is required for the project property, to investigate the geotechnical and soil conditions at the site.

The project site is not located within an Alquist-Priolo fault zone. However, seismic activity that may occur on either the San Andreas fault zone (approximately 7.75 miles northeast of the project site), or San Jacinto fault zone (approximately 14 miles southwest of the project site) could result in severe ground shaking. The California Building Code

contains specific requirements and standards to ensure safe building design. The EIR will evaluate the impacts of seismic hazards and geologic hazards at the project site. Therefore, CEQA Thresholds “a” through “d” will be analyzed in the EIR. Mitigation will be provided in the EIR, if necessary.

The project is currently located within the Coachella Valley Water District’s (CVWD) service area for water and sewer services. The project proposes to connect with the existing sewer infrastructure to provide sewer to the residents and guests of the proposed project. The project site will not use septic systems. Additionally, CVWD has sufficient capacity to treat effluent generated by the project. Further discussion regarding project-related sewer and wastewater use will be provided in the Utilities and Service Systems section of the EIR. Since the project will not use septic systems, CEQA Threshold “e” will not be analyzed in the EIR.

In addition to the project-specific Geotechnical Investigation, a project specific Paleontological Resources Assessment will be included in the EIR to identify any significant, non-renewable paleontological resources that may exist within or adjacent to the project site. The findings of the Paleontological Resources Assessment will be analyzed in the CEQA Threshold “f” discussion of the EIR. Mitigation measures will be provided, if necessary, and analyzed to determine whether impacts can feasibly be reduced to less than significant levels.

4.2.8 Hazards and Hazardous Materials

Implementation of the project would facilitate new growth and development throughout the project area. Resort, commercial, residential, and recreational developments would result in an increased population of residents and non-residents that would have both the potential to be susceptible to hazards, and to utilize hazardous materials.

The project site is located within the boundary of the Coachella Valley Unified School District. The closest school is the Westside Elementary School, located approximately 1.30 miles northeast of the project site at 82225 Airport Boulevard in Thermal. The project site is not located within one-quarter mile of an existing or proposed school; therefore, CEQA Threshold “c” will not be analyzed in the EIR.

The project is not located on a site which is included on a list of hazardous materials sites, pursuant to Government Code Section 65962.5, and therefore, CEQA Threshold “d” will not be analyzed in the EIR.

Moreover, the closest airport to the proposed project is the Jacqueline Cochran Regional Airport, located at 56-850 Higgins Drive in Thermal, California. The project is located approximately 4.25 miles west of the Airport, and outside of the Airport’s Land Use Compatibility Zone. Therefore, CEQA Threshold “e” will not be analyzed in the EIR.

Although the project will not result in impacts to CEQA Thresholds “c”, “d”, and “e”, the EIR will analyze project-related impacts to the transport, use, or disposal of hazardous materials; the release of hazardous materials into the environment; the implementation of an emergency response or evacuation plan; and wildfire impacts (CEQA Thresholds “a”, “b”, “f”, and “g”). These topics will be discussed in detail, and mitigation measures will be developed, if necessary, and analyzed to determine whether impacts can feasibly be reduced to less than significant levels.

4.2.9 Hydrology and Water Quality

The project site is defined by a relatively level terrain with scattered vegetation coverage. This setting occurs on the east side of Coral Mountain and two engineered flood control dikes (No. 2 and No. 4). The dikes form part of the regional flood control system and the planned Eastern Coachella Valley Stormwater Master Plan Project (Master Plan). The on-site conditions have been modified by prior agricultural operations and clearing activities that occurred over multiple decades. The site has also been altered by dirt roads, hiking paths, and various underground irrigation lines. Current on-site drainage is controlled via sheet flow generally trending from west to east. In addition to the on-site drainage conditions, vacant land and Coral Mountain west of the project are tributary to the project area. The off-site hillside portion of Coral Mountain primarily consists of rock outcrop, while the vacant land is relatively flat with conditions similar to those that occur on-site.

The project site is covered by three Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panels: 06065C2244H and 06065C2900H effective April 19, 2017, and 06065C2925H, effective March 6, 2018. Based on these sources, the project area is designated Zone X, an “area with reduced flood risk due to levee”. The levee system being referenced includes Dike No. 2 and Dike No. 4 located west and upgradient of the project site. A project specific hydrology study will be prepared to analyze project on-site facilities and off-site tributary flows.

The EIR analysis will consider how the flood protection solutions will be incorporated into the site design, storm drain infrastructure, and water quality management practices in relation to the applicable regulatory standards that apply during construction and operation of the proposed development.

The EIR will analyze the project’s site design measures to prevent interference with existing groundwater recharge facilities located south of the project. A Water Supply Assessment and Water Supply Verification has been completed and was adopted by CVWD in March 2020. This report analyzes the project demand for water and the supply availability for the project area. Its findings will be described in the EIR.

The introduction of impervious land cover (i.e., roadways, hardscape, buildings) resulting from project implementation would result in an increase in the rate and amount of surface runoff produced by a site. The EIR will analyze the surface runoff generated by project implementation, and the proposed onsite stormwater retention system.

The Coral Mountain Resort EIR will evaluate CEQA Guideline Thresholds “a” through “e” in order to determine project-related impacts to hydrology and water quality and mitigation measures will be developed, if necessary, and analyzed to determine whether impacts can feasibly be reduced to less than significant levels.

4.2.10 Land Use Planning

The project site, located at the southwest corner of Avenue 58 and Madison Street, is surrounded by developed residential communities to the north, east, and south, vacant land to the north, west and south, and Coral Mountain to the southwest. The surrounding developments are gated and operate separately from each other. The proposed project occurs on vacant land, and will not impact operation of surrounding residential projects, currently or in the future, and development of the proposed project will not divide an established community. Therefore, CEQA Threshold “a” regarding project land use and planning will not be analyzed in the Coral Mountain Resort EIR.

The project will include a General Plan Amendment to revise the existing City of La Quinta General Plan Map to be consistent with the proposed land uses. The proposed project consists of a variety of land uses including Low Density Residential, Tourist Commercial, General Commercial, and Open Space Recreation. A Zone Change is required to revise the City’s Zoning Map to be consistent with the proposed land uses. The EIR will analyze whether the proposed General Plan Amendment and Zone Change are consistent with the City’s General Plan and zoning, in the discussion of CEQA Threshold “b”, and mitigation measures will be developed, if necessary, and analyzed to determine whether impacts can feasibly be reduced to less than significant levels.

4.2.11 Mineral Resources

Mineral resources found throughout the region include sand, gravel, crushed stone, copper, limestone, and tungsten. Many of these resources are important for common construction projects including asphalt, concrete, road base, stucco, and plaster. There are currently several active sand and gravel mines in the Coachella Valley, but none are in the City of La Quinta. Future mining within the City of La Quinta is unlikely due to existing urbanization.

According to the Mineral Land Classification Map, the approximately 386-acre project site is located within Mineral Resource Zone 1 (MRZ-1) and Mineral Resource Zone 3 (MRZ-3). The northeast portion of the project is located with the MRZ-1 zone, which specifies areas where geologic information indicates no significant mineral deposits are present or likely to be present. The southwest portion of the project property is located within the MRZ-3 zone which indicates areas containing known or inferred mineral occurrences where the significance cannot be evaluated from available data. The Mineral Resource Zone Map within the 2035 La Quinta General Plan, also classifies the project property to be located within zones MRZ-1 and MRZ-3.

A small portion of MRZ-3, located just north of Avenue 60 and west of Madison (i.e. the project site), is undeveloped vacant land designated for low density residential development. A barrow pit, used temporarily for the development of the Thomas Levy water recharge facility, is located within the project area. However, the use was temporary, and the barrow pit is not currently used for mining. The site has been designated for low density residential and golf course uses, and any barrow pits have been abandoned.

The La Quinta General Plan Environmental Impact Report (LQGP EIR) states that undeveloped sites located in MRZ-3 zones in the City are surrounded by urban development and mineral extraction activities are incompatible and unlikely on the remaining vacant parcels. The project site, designated for urban uses, is not conducive to mineral extraction. Therefore, the LQGP EIR concludes that development of areas within these land use categories will not result in the loss of availability of locally important mineral resources considered valuable to the region and state and will not result in the loss of availability of mineral resource recovery sites.

The project site is not recognized as a mineral resource recovery site delineated in the City of LQGP, General Plan EIR or resource maps prepared pursuant to SMARA. The use of a small portion of the property as a barrow pit was temporary and associated with the construction of the Thomas Levy water recharge facility to the northwest. The land is currently and has for many years been designated for residential and golf course development, and not for mineral extraction. Therefore, the proposed project will have no impact on mineral resources, and analysis of CEQA Thresholds “a” and “b” regarding mineral resources will not be included in the EIR.

4.2.12 Noise

The project is located on vacant land on the southwest corner of Avenue 58 and Madison Street. The closest airport to the project is the Jacqueline Cochran Regional Airport, located at 56-850 Higgins Drive in Thermal, California. The project is located approximately 4.25 miles west of the Airport. Since the project is not located within two miles of a public airport or in

the vicinity of a private airstrip, CEQA Threshold “c”, regarding noise-related impacts, will not be analyzed in the EIR.

The proposed project is consistent with the City’s residential and residential and resort character. A project-specific noise impact analysis will be prepared. Potential impacts of noise associated with project construction and operation will be analyzed and addressed in the EIR, as required by CEQA Threshold “a”. Appropriate design measures and all applicable restrictions and requirements will be identified within the EIR and, if necessary, mitigation measures will be identified and analyzed to determine whether impacts can feasibly be reduced to less than significant levels.

Additionally, project-generated groundborne vibration and groundborne noise levels will also be analyzed in the EIR to determine whether impacts are significant, and if necessary, mitigation measures will be identified and analyzed to determine whether impacts can feasibly be reduced to less than significant levels (CEQA Threshold “b”).

4.2.13 Population and Housing

A maximum of 600 dwelling units are proposed to be developed within the Coral Mountain Resort Specific Plan.

According to the 2020 California Department of Finance population and housing estimates, the City of La Quinta’s total population is approximately 40,660 with an average household size of 2.60. The City of La Quinta’s General Plan (LQGP) Environmental Impact Report (EIR) analyzed future growth in Section III, Part L, *Population and Housing*. The EIR forecasts a population of 46,297 people by year 2035.

As a result of project build-out, the proposed development could add approximately 2,181 new residents to the City for an approximate population of 42,841. This is an increase of 5 percent, and still below the projected 2035 population forecast of 46,297. Although the project would contribute to growth within the City of La Quinta, significant growth to population, housing and employment is already anticipated in the City’s General Plan and EIR, including based upon the prior entitlement approvals for the project site. In addition, this projected increase is a conservative figure because it assumes that the project’s future residents will not be current residents of La Quinta. However, it is anticipated that some of the project’s residents will be existing residents from within the City and/or from neighboring incorporated and unincorporated areas. Additionally, the 150 hotel keys will not lead to permanent residents of the project. The employment generated by the project will include hotel, commercial and surf-related employees. However, the project will not result in a large

employment base, and jobs created at the project will be absorbed by new and existing residents of the City and surrounding jurisdictions.

The proposed project lies adjacent to the existing paved roadways, Avenue 58 (north) and Madison Street (east). Extensions of these roadways are not proposed as part of project implementation. Avenue 60, south of the proposed project, provides approximately 750 feet of paved access (from the Madison Street intersection) to the residential properties south of the site. Implementation of the proposed project will extend Avenue 60 approximately 525 feet to the west, to provide access to the southern portion of the project property.

The project will be required to make offsite improvements for electrical power to the site. The project will be required to install an off-site transformer bank at an existing IID substation located at 81600 Avenue 58 and extend a distribution line along Avenue 58. Conduit systems will also be installed along Avenue 58 as part of the proposed upgrades. Construction of the conduits and line extension would occur in the existing right-of-way. The extension of IID's infrastructure will provide electricity exclusivity to the proposed project. The project's connection to the existing IID infrastructure will occur during the first phase of development and will be for exclusive use of the proposed project. In a letter dated May 26, 2020, IID concluded that electrical facilities can be extended to serve the project, under the conditions in the will serve letter.

Water lines currently occur along Avenue 58 and Madison Street, and sanitary sewer lines occur on Avenue 58 and Avenue 60. No additional extensions of infrastructure will be required.

The project is not anticipated to result in an indirect growth inducing impact because the existing infrastructure has been sized to accommodate long term growth by the applicable providers and because the projected population growth is already included in the City of La Quinta's General Plan. Therefore, the EIR will not analyze project-related direct and indirect population growth (CEQA Threshold "a") of the population and housing section.

The project site is currently vacant and does not provide housing. Development of the project site would not displace substantial numbers of existing housing or people necessitating the construction of replacement housing and there would be no impact. Therefore, CEQA Threshold "b", regarding project-related impacts to population and housing, will not be analyzed in the EIR.

4.2.14 Public Services

The Riverside County Fire Department (RCFD), under contract with the City of La Quinta, provides 24-hour fire protection and emergency medical services to the City. Law enforcement services are provided to the City of La Quinta through a contractual agreement with the Riverside County Sheriff's Department. The Sheriff's department provides 24-hour municipal police services associated with a City police department. The City of La Quinta is served by two school districts: Desert Sands Unified School District (DSUSD) and Coachella Valley Unified School District (CVUSD). DSUSD serves the portion of the City west of Jefferson Street and north of Avenue 48, which includes the northern Sphere of Influence. CVUSD boundaries include the areas of Jefferson Street and east of Avenue 48. Implementation of the proposed project will increase the permanent population which could have an impact on the City's public services. CEQA Threshold "a" (fire protection; police protection; schools; parks; and other public facilities) will be analyzed in EIR to quantify the potential impacts of the demand to public services, and mitigation measures will be developed, if necessary, and analyzed to determine whether impacts can feasibly be reduced to less than significant levels.

4.2.15 Recreation

The project proposes a mixed-use development consisting of commercial, tourist commercial, low density residential, and open space recreational uses on approximately 386 acres of vacant land. The project proposes the development of a golf practice facilities (i.e., par 3 golf, or putting green), clubhouse and resort amenities, supporting uses and the Wave basin. Additional recreational uses include:

- The Wave contains an artificial surf wave basin (The Wave basin), that will recreate ocean waves for recreational surfing by individual resort residents and hotel guests as well as the hosting of limited private and public events by reservation.
- The Wave Club will function as a private clubhouse with amenities for exclusive use by project residents and guests. The clubhouse may feature changing rooms, surfboard storage, pool, and a casual dining/lounging area.
- The Farm will include private resort-serving entertainment and fitness facilities. It will offer a wide range of community and active lifestyle amenities, including hiking, biking, bicycle pump track, fitness, and swimming pool areas. In addition, spa and dining facilities may be provided for residents and hotel guests.
- Planning Area IV, located on approximately 24 acres on the western side of the project property, allows open space, and low-impact active and passive recreational activities, such as hiking, biking, and ropes courses.

The recreational amenities, parks, and open space areas proposed for the project would reduce use of City parks and recreation facilities, since the proposed site would provide various recreational opportunities within the project boundaries. Some visitors may attend events and participate in activities at local parks; however, such visits are expected to be minimal. The project will comply with the City's parkland in lieu fee (Quimby) and other development impact fees. The amount of recreational space provided within the project will reduce the likelihood of project residents' use of existing City facilities.

Since the project will comply with Quimby fees, and the project proposes on-site recreational facilities, the project will not result in significant impacts to recreation, and the EIR will not analyze CEQA Thresholds "a" and "b" regrading recreation.

4.2.16 Transportation

The proposed project is located on vacant property at the southwest corner of Madison Street and Avenue 58 in the City of La Quinta. Vehicular access to the project is provided by existing public arterial roads, including Avenue 58 and Madison Street. The project will be required to widen and improve these roadways to their ultimate General Plan half-width. The property is surrounded by Low Density Residential land uses and natural open space. Regional access to the site is provided by Interstate 10, Highway 111, Madison Street, Monroe Street and other major arterials. The project will generate trips associated with residential, commercial and resort development, which could impact the City's circulation system. In addition, the project includes special events at the wave basin facility which would result in increases in trip generation during short periods of time.

A traffic impact analysis (TIA) is being prepared to assess potential traffic-related impacts relating to development of the project site. The TIA will be based upon an analysis of existing roadway conditions in the project vicinity, a variety of traffic count sources (including peak hour counts collected by the consulting traffic engineers), the General Plan Circulation Element, planned roadway improvements and other data and information. The TIA will provide documentation and analysis of existing traffic conditions, trips generated by the project, distribution of the project trips to roads outside the project, and projected future traffic conditions.

A project-specific Vehicle Miles Traveled (VMT) Analysis is also being conducted (pursuant to Senate Bill 743, and the City's VMT Analysis Policy) to evaluate the impacts of VMTs generated by the project. The findings of the VMT Analysis will be provided in the EIR.

Moreover, the EIR will analyze hazards associated with transportation/roadway features, as well as emergency access proposed for the site. The EIR will analyze CEQA Thresholds "a", "b",

“c”, and “d” in order to determine project-related impacts to traffic, and mitigation measures will be developed, if necessary, and analyzed to determine whether impacts can feasibly be reduced to less than significant levels.

4.2.17 Utilities and Service Systems

Water and wastewater services would be provided by the Coachella Valley Water District (CVWD). Currently, domestic water service lines exist along Avenue 58 and Madison Street. The project will require two well sites to adequately serve the site. The well sites will be located within the project’s existing footprint and will be analyzed in the EIR. No new wastewater treatment facilities are required as a result of the project’s development.

The City determined that the proposed project requires the preparation and approval of a Water Supply Assessment and Water Supply Verification, consistent with Water Code Section 10912.

A Water Supply Assessment (WSA) and Water Supply Verification (WSV) were completed for the proposed project and adopted by the water provider, CVWD, in March 2020. The findings of the WSA/WSV will be included in the EIR.

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

CVWD will also provide wastewater services to the site. The offsite sewer alignment and improvements will come from the east in Avenue 60. Wastewater will go to CVWD’s water reclamation plan number 4 (WRP-4) located at 63-002 Fillmore St., Thermal CA.

As a standard requirement, the project site design will incorporate stormwater management by conveying site runoff into on-site retention basins with a combined capacity to handle the water quality management plan design capture volume and the controlling 100-year storm event volume. This will also be analyzed in the Hydrology and Water Quality Section of the EIR.

Southern California Gas Company is the provider of natural gas. Telephone and internet communications will be provided by Frontier and Charter Communications. Burrtec will provide solid waste and recycling services. The project will be able to tie into the existing cable, gas and telecommunications lines located along Avenue 58 and Madison Street. The project will not require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage systems, natural gas, or telecommunication facilities.

The development of the proposed Coral Mountain Resort project would increase the demand for utilities in the City. The service, location, timing and construction of on- and off-site improvements required for all utilities will be included in the EIR analysis. Project design features and mitigation measures during construction and operation would be identified in the Draft EIR. CEQA Thresholds “a” through “e”, regarding project impacts to utilities and service systems, will be evaluated in the EIR, and mitigation measures will be developed, if necessary, and analyzed to determine whether impacts can feasibly be reduced to less than significant levels.

4.2.18 Wildfires

The project site is currently characterized as vacant land with scattered vegetation of varying densities. Vegetation within the project area includes Desert Saltbush scrub, Tamarisk scrub, Mesquite Hummock, and Sonoran creosote. Residential land uses surround the property to the north and east. The property’s western and southern boundaries abut vacant land and Coral Mountain. Scattered residential estate properties lie south of the project site.

According to CAL Fire’s Fire Hazard Severity Zones (FHSZ) in State Responsibility Areas (SRA) Map, the project site is not located in an SRA or located in an area classified as very high fire hazard severity zone. Per CAL Fire’s map, the property is located in a (incorporated) Local Responsibility Area (LRA) that is designated “non-Very High Fire Hazard Severity Zone”. The project is not located in or near state responsibility areas or lands classified as very high, high or moderate fire hazard severity zones, therefore, no impacts are anticipated. The FHSZ map designates the area west of the project site, i.e., Coral Mountain, as a Federal Responsibility Area (FRA). However, this site is also not designated as a very high, high or moderate FHSZ.

Wildfire risk is related to a number of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazards by intensifying the effects of wind and make fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point. According to the Riverside County General Plan, wildfire susceptibility is moderate to low in the valley and desert regions on the western and eastern sides of the Salton Sea. The project is not located in or near a State Responsibility Area, or an area classified as a Very High Fire Hazard Severity Zone. Therefore, the project site is not expected to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

In addition to this, the La Quinta General Plan (LQGP) Environmental Impact Report (EIR) states that fire hazards exist where wildland areas are adjacent to or are intermixed with urbanized areas. The open space and wilderness areas on the western portion of the City are made up

primarily of Granitic rock and sparse desert vegetation. Therefore, there is limited vegetation to burn that could cause a major wildfire. The flat urbanized areas of La Quinta are considered very low wildfire areas. The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the City of La Quinta does not provide conditions, such as dense vegetation, conducive for the spread of wildfires.

The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because it will provide emergency fire access to the project site, and will not alter the City's existing street system. Emergency access would be compliant with the standards of the Fire Department to ensure proper vehicular access for emergency vehicles to the site. As a result, the project is not expected to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

Wildfires are not expected to occur at the project site, or within the City of La Quinta. This is due to the Granitic Rock and sparse vegetation that characterize the Santa Rosa Mountains, as well as the developed and landscaped urban areas of La Quinta. Since the City is not expected to be impacted by wildfires, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes as a result of a wildfire. No impact is expected to result from the project, and CEQA Thresholds "a" through "d" regarding wildfire impacts are not analyzed in the EIR.

5.0 Conclusion

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

Subject: Coral Mountain Resort - ALUC Comments

Date: Monday, March 8, 2021 at 4:37:56 PM Pacific Standard Time

From: Zerda, Daniel

To: consultingplanner@laquintaca.gov

Hi Nicole,

Thank you for providing your transmittal for the above referenced case. The project boundary is located outside of the Jacqueline Cochran Regional Airport influence area. At this time, the ALUC has no comments. Please let me know if you have any questions.

-Best Regards,

Daniel Zerda

Student Intern

Transportation and Land Management Agency

County of Riverside

(951)955-4678

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[County of Riverside California](#)

Subject: Coral Mountain Resort transmittal ALUC comments
Date: Thursday, February 18, 2021 at 8:28:11 AM Pacific Standard Time
From: Rull, Paul
To: consultingplanner@laquintaca.gov
Attachments: image001.jpg

Good Morning,

Thank you for transmitting the above project to ALUC for review. Please note that the project is not located within an airport influence area, and therefore ALUC has no comments at this time.

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

Paul Rull
ALUC Principal Planner



Riverside County Airport Land Use Commission

4080 Lemon Street, 14th Floor

Riverside, Ca 92501

(951) 955-6893

(951) 955-5177 (fax)

PRULL@RIVCO.ORG

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[County of Riverside California](#)

Subject: Coral Mountain Resort Project-SP 03-067
Date: Tuesday, March 30, 2021 at 4:36:55 PM Pacific Daylight Time
From: Troy Strange
To: consultingplanner@laquintaca.gov
CC: Kevin Kalman
Attachments: image001.png, image002.png, image003.png, EmailSignatureIcon_143a3c2f-469e-49f0-8645-450ffbd1815c.png, FacebookIcon_55d73386-ce1d-4cce-9b42-6df9953bbd53.png, TwitterIcon_cbc44c1e-5487-448c-9956-f3b3da4d307a.png, InkedInked79301 Trail Exp with inset 11X17 (003)_LI.jpg

Good Afternoon Nicole,

I hope all is well. I am contacting you regarding the Coral Mountain Resort Project. The Desert Recreation District has trails that run adjacent to and on the property of the proposed Project (see attachment- trail in question is highlighted in red). We want to ensure that this trail remains and is not negatively impacted by the project. I would like to discuss detail when have time. Let me know the best day and time for you.

Best regards,



TROY STRANGE

Director of Planning & Public Works

Desert Recreation District

Phone: (760) 347-3484

Mobile: (760) 285-0547

Fax: (760) 347-4660

E-mail: tstrange@drd.us.com

Web: www.myrecreationdistrict.com



Best regards,



TROY STRANGE

Director of Planning & Public Works

Desert Recreation District

Phone: (760) 347-3484

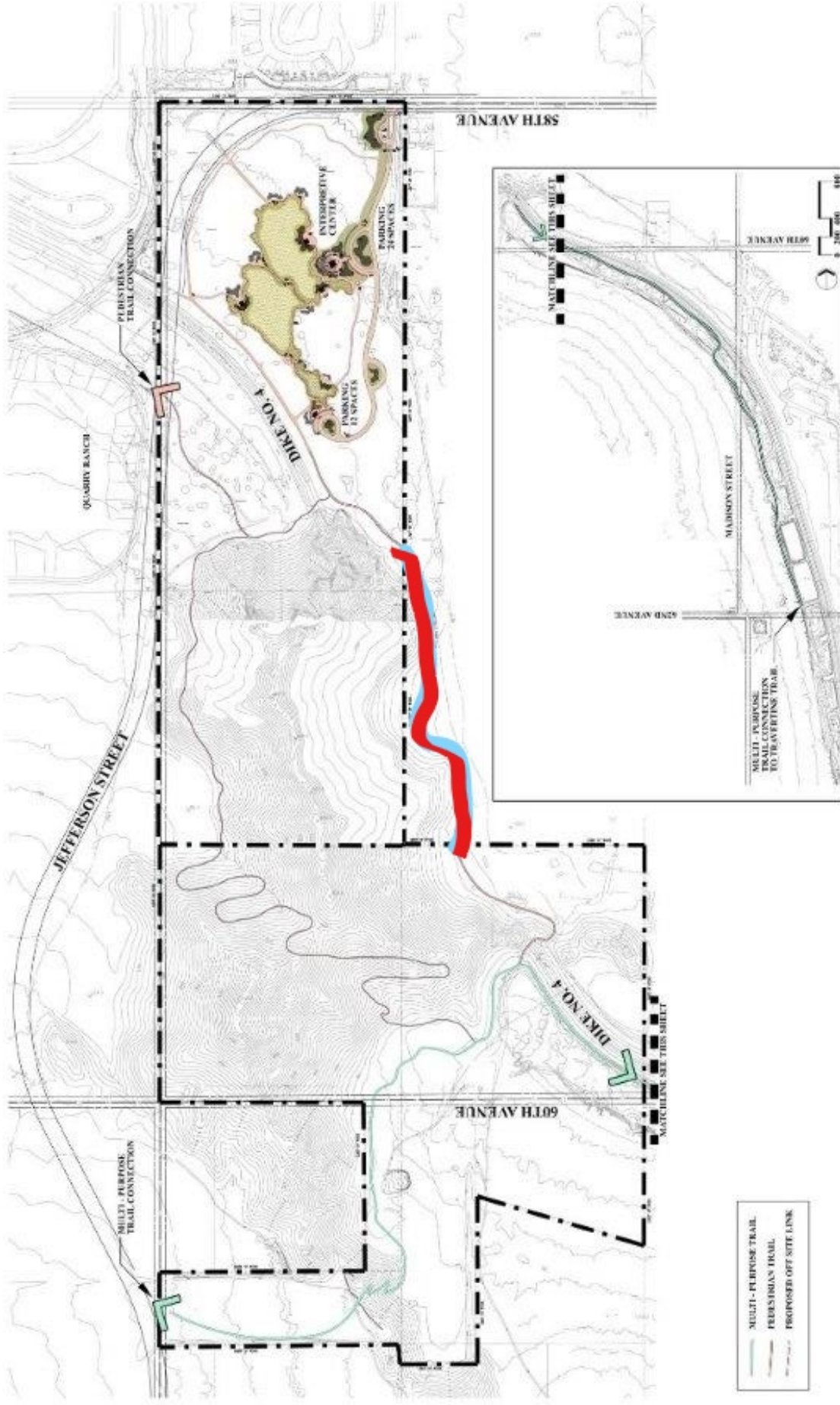
Mobile: (760) 285-0547

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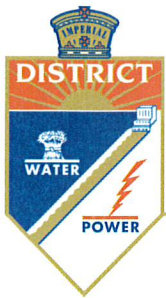




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March 18, 2021

Nicole Sauviat Criste
Consulting Planner
Design and Development Department
City of La Quinta
78495 Calle Tampico
La Quinta, California 92253

SUBJECT: NOP of an EIR for the Coral Mountain Resort Specific Plan and Tentative Tract Map in La Quinta, CA

Dear Ms. Sauviat Criste:

On February 23, 2021, the Imperial Irrigation District received from the City of La Quinta, a Notice of Preparation of an Environmental Impact Report for the Coral Mountain Specific Plan and Tentative Tract Map. The applicant, CM Wave Development, LLC; proposes the development of approximately 386 acres located south of Avenue 58, north of Avenue 60, and east and west of Madison Street in La Quinta, California to build 600 dwelling units, 150-room resort facility, 57,000 sq. ft. for tourist commercial uses, 60,000 sq. ft. of neighborhood commercial space, 23.6 acres for open space recreational uses and a 16.62-acre artificial wave basin for recreational purposes.

The Imperial Irrigation District has reviewed the project information and has the following comments:

1. Based on the preliminary information provided to the IID for phase 1 and subsequent phases, the installation of a new distribution substation 1-40MVA 92/13.2kV transformer bank at the existing Avenue 58 Substation, including the reconfiguration of the 92kV transmission lines and all bank addition infrastructure, will be required to accommodate the power requirements of the project.
2. Applicant will be required to install a double conduit/vault system from the new Avenue 58 substation bank to the project for a minimum of six (6) distribution backbone feeders. The proposed route for this system is planned to come out of the Avenue 58 Substation, cross Avenue 58 and continue on the south side of Avenue 58 going west all the way to the project. The whole conduit system will be required to be in place prior to extending the new feeders/backbone line extensions (conduit, cable) from the Avenue 58 Substation's new 40MVA transformer circuit breakers to the project for phase 1 and subsequent phases.

3. Applicant will be required to extend six (6) distribution backbone feeders as part of the new substation transformer implementation, including the associated backbone cable/terminations from Avenue 58 Substation's new 40MVA transformer circuit breakers to the project's load centers, all which are at the expense of the applicant.
4. The applicant shall bear the cost of the substation infrastructure to serve the project but would be reimbursed for any oversizing required, subject to approval by the IID Board of Directors.
5. Applicant (and other developers in the area) shall bear all costs associated with providing electrical service to the project, including but not limited to the construction of new substation facilities, transmission line extensions or upgrades, distribution backbone feeders, conduit/vault systems, distribution overhead and/or underground line extensions, the reconfiguration of distribution circuits, transmission line extensions or other upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.
6. Applicant should be advised that pursuant to IID process, the standard timeframe for the implementation of a new substation transformer (engineering, equipment procurement and construction) is 18 months at minimum. As a result, Applicant should adjust its project's in-service dates accordingly. The procurement of the new substation bank would start upon receipt of a customer project application for the substation bank acquisition including payment for the full cost of the required equipment.
7. Applicant is encouraged to submit a new *Will Serve* letter request with updated loading and construction phasing schedule to prepare a required full impact study for a revised Plan of Service. To avoid ambiguity and delays, this information will be required for all phases of the project. The information should be submitted well in advance of any required in-service date to ensure sufficient time for procurement and construction.
8. The district's ability to provide electrical service is based on currently available capacity as of this date, which may be impacted by future development in the area. It is important to note that a detailed and final study will be developed once a customer project application and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures. However, other projects could impact existing resources which may affect IID's ability to serve this load, if the buildout of the mitigation measures are not completed in a timely manner. The conditions of service could change as a result of the additional studies.

9. IID will not begin any studies, engineering or estimate costs to provide electrical service to the project until the applicant submits a customer project application (available at the website <http://www.iid.com/home/showdocument?id=12923>) and detailed loading information, panel sizes, project schedule and estimated in-service date, etc. are submitted as well.
10. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes and pads should be installed following IID approved plans. Physical field installation of underground infrastructures should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website <https://www.iid.com/home/showdocument?id=14229>).
11. IID Regulations governing line extensions can be found at:
No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
No. 15 (<http://www.iid.com/home/showdocument?id=2555>),
No. 20 (<http://www.iid.com/home/showdocument?id=2560>) and
No. 23 (<https://www.iid.com/home/showdocument?id=17897>).
12. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.
13. It is important to note that IID's policy is to extend its electrical facilities only to those projects that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
14. The applicant will be required to provide rights-of-way and easements for substation, transmission and distribution line extensions and overhead or underground infrastructure needed to serve the project.
15. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/departments-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

16. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.
17. Public utility easements over all private public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
18. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
19. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.
20. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to

its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <https://www.iid.com/energy/vegetation-management>.

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

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Jamie Asbury – Assoc. General Counsel
Vance Taylor – Asst. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate



NATIVE AMERICAN HERITAGE COMMISSION

February 18, 2021

Nicole Sauviat Criste, Consulting Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

Re: 2021020310, Coral Mountain Resort Project, Riverside County

Dear Ms. Sauviat Criste:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

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AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

237149

March 9, 2021

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

Attention: Nicole Sauviat Criste

Re: Coral Mountain Resort

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

The District's review is based on the above-referenced project transmittal, received February 18, 2021. The District has not reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- ☒ This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- ☐ This project involves District proposed Master Drainage Plan facilities, namely, _____. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.
- ☐ An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, _____. For further information, contact the District's Encroachment Permit section at 951.955.1266.
- ☐ The Districts previous comments are still valid.

GENERAL INFORMATION

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

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

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

Very truly yours,



DEBORAH DECHAMBEAU
Engineering Project Manager

cc: Riverside County Planning Department
Attn: Phayvanh Nanthavongdouangsy

SLJ:blm



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April 1, 2021

Ms. Nicole Sauviat Criste, Consulting Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, California 92253
Phone: (760) 777-7062
E-mail: consultingplanner@laquintaca.gov

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Coral Mountain Resort [SCAG NO. IGR10349]

Dear Ms. Sauviat Criste,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Coral Mountain Resort ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is responsible for providing informational resources to regionally significant plans, projects, and programs per the California Environmental Quality Act (CEQA) to facilitate the consistency of these projects with SCAG's adopted regional plans, to be determined by the lead agencies.¹

Pursuant to Senate Bill (SB) 375, SCAG is the designated Regional Transportation Planning Agency under state law and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS). SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and align with RTP/SCS policies. Finally, SCAG is also the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Coral Mountain Resort in Riverside County. The proposed project is a specific plan that includes 600 dwelling units, a resort facility of 150 rooms, 57,000 square feet (SF) of tourist commercial uses, 60,000 SF of commercial use, a 16.62-acre wave basin for recreational use, and 23.6 acres of open space on 386 acres.

When available, please email environmental documentation to IGR@scag.ca.gov providing, at a minimum, the full public comment period for review.

If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Karen Calderon, Associate Regional Planner, at (213) 236-1983 or IGR@scag.ca.gov. Thank you.

Sincerely,

Ping Chang
Manager, Compliance and Performance Monitoring

¹ Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2020 RTP/SCS (Connect SoCal) for the purpose of determining consistency for CEQA.

**COMMENTS ON THE NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
CORAL MOUNTAIN RESORT [SCAG NO. IGR10349]**

CONSISTENCY WITH CONNECT SOCIAL

SCAG provides informational resources to facilitate the consistency of the proposed project with the adopted 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS or Connect SoCal). For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with Connect SoCal.

CONNECT SOCIAL GOALS

The SCAG Regional Council fully adopted Connect SoCal in September 2020. Connect SoCal, also known as the 2020 – 2045 RTP/SCS, builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <https://scag.ca.gov/read-plan-adopted-final-plan>). The goals included in Connect SoCal may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project. Among the relevant goals of Connect SoCal are the following:

SCAG CONNECT SOCIAL GOALS	
Goal #1:	<i>Encourage regional economic prosperity and global competitiveness</i>
Goal #2:	<i>Improve mobility, accessibility, reliability and travel safety for people and goods</i>
Goal #3:	<i>Enhance the preservation, security, and resilience of the regional transportation system</i>
Goal #4:	<i>Increase person and goods movement and travel choices within the transportation system</i>
Goal #5:	<i>Reduce greenhouse gas emissions and improve air quality</i>
Goal #6:	<i>Support healthy and equitable communities</i>
Goal #7:	<i>Adapt to a changing climate and support an integrated regional development pattern and transportation network</i>
Goal #8:	<i>Leverage new transportation technologies and data-driven solutions that result in more efficient travel</i>
Goal #9:	<i>Encourage development of diverse housing types in areas that are supported by multiple transportation options</i>
Goal #10:	<i>Promote conservation of natural and agricultural lands and restoration of habitats</i>

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

SCAG CONNECT SOCIAL GOALS		
Goal		Analysis
Goal #1:	<i>Encourage regional economic prosperity and global competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
Goal #2:	<i>Improve mobility, accessibility, reliability and travel safety for people and goods</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.		etc.

Connect SoCal Strategies

To achieve the goals of Connect SoCal, a wide range of land use and transportation strategies are included in the accompanying twenty (20) technical reports. To view Connect SoCal and the accompanying technical reports, please visit: <https://scag.ca.gov/read-plan-adopted-final-plan>. Connect SoCal builds upon the progress from previous RTP/SCS cycles and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that helps the SCAG region strive towards a more sustainable region, while meeting statutory requirements pertinent to RTP/SCSs. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

DEMOGRAPHICS AND GROWTH FORECASTS

A key, formative step in projecting future population, households, and employment through 2045 for Connect SoCal was the generation of a forecast of regional and county level growth in collaboration with expert demographers and economists on Southern California. From there, jurisdictional level forecasts were ground-truthed by subregions and local agencies, which helped SCAG identify opportunities and barriers to future development. This forecast helps the region understand, in a very general sense, where we are expected to grow, and allows SCAG to focus attention on areas that are experiencing change and may have increased transportation needs. After a year-long engagement effort with all 197 jurisdictions one-on-one, 82 percent of SCAG's 197 jurisdictions provided feedback on the forecast of future growth for Connect SoCal. SCAG also sought feedback on potential sustainable growth strategies from a broad range of stakeholder groups – including local jurisdictions, county transportation commissions, other partner agencies, industry groups, community-based organizations, and the general public. Connect SoCal utilizes a bottom-up approach in that total projected growth for each jurisdiction reflects feedback received from jurisdiction staff, including city managers, community development/planning directors, and local staff. Growth at the neighborhood level (i.e. transportation analysis zone (TAZ)) reflects entitled projects and adheres to current general and specific plan maximum densities as conveyed by jurisdictions (except in cases where entitled projects and development agreements exceed these capacities as calculated by SCAG). Neighborhood level growth projections also feature strategies that help to reduce greenhouse gas emissions (GHG) from automobiles and light trucks to achieve Southern California's GHG reduction target, approved by the California Air Resources Board (CARB) in accordance with state planning law. Connect SoCal's Forecasted Development Pattern is utilized for long range modeling purposes and does not supersede actions taken by elected bodies on future development, including entitlements and development agreements. SCAG does not have the authority to implement the plan -- neither through decisions about what type of development is built where, nor what transportation projects are ultimately built, as Connect SoCal is adopted at the jurisdictional level. Achieving a sustained regional outcome depends upon informed and intentional local action. To access jurisdictional level growth estimates and forecasts for years 2016 and 2045, please refer to the Connect SoCal Demographics and Growth Forecast Technical Report:

https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts				Adopted City of La Quinta Forecasts			
	Year 2020	Year 2030	Year 2035	Year 2045	Year 2020	Year 2030	Year 2035	Year 2045
Population	19,517,731	20,821,171	21,443,006	22,503,899	41,315	43,734	45,034	47,662
Households	6,333,458	6,902,821	7,170,110	7,633,451	16,008	17,332	18,035	19,392
Employment	8,695,427	9,303,627	9,566,384	10,048,822	17,172	17,955	18,215	18,697

MITIGATION MEASURES

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for Connect SoCal for guidance, as appropriate. SCAG's Regional Council certified the PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on May 7, 2020 and also adopted a PEIR Addendum and amended the MMRP on September 3, 2020 (please see: <https://scag.ca.gov/program-environmental-impact-report>; and scroll to the bottom of the page for the PEIR Addendum). The PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.

SENT VIA E-MAIL:

March 9, 2021

consultingplanner@laquintaca.gov

Nicole Sauviat Criste, Consulting Planner
City of la Quinta, Planner Department
78-495 Calle Tampico
La Quinta, California 92253

**Notice of Preparation of an Environmental Impact Report for the
Coral Mountain Resort (Proposed Project)**

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. Our comments are recommendations on the analysis of potential air quality impacts from the Proposed Project that should be included in the Environmental Impact Report (EIR). Please send a copy of the EIR upon its completion and public release directly to South Coast AQMD as copies of the EIR submitted to the State Clearinghouse are not forwarded. **In addition, please send all appendices and technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all emission calculation spreadsheets, and air quality modeling and health risk assessment input and output files (not PDF files). Any delays in providing all supporting documentation for our review will require additional review time beyond the end of the comment period.**

CEQA Air Quality Analysis

Staff recommends that the Lead Agency use South Coast AQMD's CEQA Air Quality Handbook and website¹ as guidance when preparing the air quality and greenhouse gas analyses. It is also recommended that the Lead Agency use the CalEEMod² land use emissions software, which can estimate pollutant emissions from typical land use development and is the only software model maintained by the California Air Pollution Control Officers Association.

South Coast AQMD has developed both regional and localized significance thresholds. South Coast AQMD staff recommends that the Lead Agency quantify criteria pollutant emissions and compare the emissions to South Coast AQMD's CEQA regional pollutant emissions significance thresholds³ and localized significance thresholds (LSTs)⁴ to determine the Proposed Project's air quality impacts. The localized analysis can be conducted by either using the LST screening tables or performing dispersion modeling.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road

¹ South Coast AQMD's CEQA Handbook and other resources for preparing air quality analyses can be found at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>.

² CalEEMod is available free of charge at: www.caleemod.com.

³ South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

⁴ South Coast AQMD's guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips, and hauling trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers and air pollution control devices), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA *operational* thresholds to determine the level of significance.

If the Proposed Project generates diesel emissions from long-term construction or attracts diesel-fueled vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment⁵.

In the event that implementation of the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the EIR. The assumptions in the air quality analysis in the EIR will be the basis for evaluating the permit under CEQA and imposing permit conditions and limits. Questions on permits should be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

Mitigation Measures

In the event that the Proposed Project results in significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize these impacts. Any impacts resulting from mitigation measures must also be analyzed. Several resources to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project include South Coast AQMD's CEQA Air Quality Handbook¹, South Coast AQMD's Mitigation Monitoring and Reporting Plan for the 2016 Air Quality Management Plan⁶, and Southern California Association of Government's Mitigation Monitoring and Reporting Plan for the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy⁷.

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

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS
RVC210218-02
Control Number

⁵ South Coast AQMD's guidance for performing a mobile source health risk assessment can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

⁶ South Coast AQMD's 2016 Air Quality Management Plan can be found at: <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf> (starting on page 86).

⁷ Southern California Association of Governments' 2020-2045 RTP/SCS can be found at: https://www.connectsoocal.org/Documents/PEIR/certified/Exhibit-A_ConnectSoCal_PEIR.pdf.

Subject: La Quinta Wave Park

Date: Saturday, March 27, 2021 at 8:36:31 AM Pacific Daylight Time

From: Marcia Abrahamsen

To: consultingplanner@laquintaca.gov

As a resident living in Trilogy on 60th Avenue and Madison, I'm deeply concerned about plans for a wave park on Madison between 58th and 60th. You must be 55 years or older to live in our community and while there are several issues about the resort and wave park that are troubling, I'm deeply worried about the frequent loudspeaker noise and considerable traffic congestion on Madison. Also, with the huge increase in traffic because of the hotel, homes, arena and wave park, we would experience serious service delays from the fire house on Madison and 54th. Thank you,
Marcia Abrahamsen

--

Marcia Abrahamsen

Choose Happy

81953 Daniel Dr., La Quinta, CA 92253

marciaccis@gmail.com

Phone: 760-972-4325

Subject: La Quinta Development project

Date: Wednesday, March 10, 2021 at 1:22:42 PM Pacific Standard Time

From: Mary Ackermann-Gaer/Broker Assoc.

To: consultingplanner@laquintaca.gov

Well, first of all, I hope that I am never too old to be closed minded toward development that will benefit our area. I am a retired licensed general contractor and an active Real Estate investor/broker. I see the global picture rather than an inconvenience of having construction going on for a while. It's far enough away that the noise will not be a factor.

There is a group at Trilogy La Quinta that is fighting to stop the Surf park resort. They want NO GROWTH. The new board of directors is caving to their demands to object to the Surf park. I live at Trilogy (original homeowner since 2004) and believe firmly that this new project will be of great benefit to everyone.

First, it will benefit our golf course with new players and diners at a financially failing golf course location. As homeowners, we will benefit when the golf course is whole again.

Second, realtors will not bring buyers out to our development because it is "too far out". I hear this over and over again.

With the new development, i believe there will be many visitors to our community looking to purchase reasonably priced homes with low homeowner fees and many amenities. 55+ just doesn't seem old anymore. We are a very active community for the most part.

Third, it will stop the blowing sand from saturating our development and possibly boost our growth to the point where someone would want to build a small shopping center? Grocery Store?

I am BEGGING you to accept and approve this project. It is a WIN-WIN for the entire area.

Mary Ackermann-Gaer

Real Estate Associate Broker Ca.DRE#01147420

Windermere Homes & Estates

Licensed General Contractor B484530

BSBA - Marketing

(760) 815-2214 - Cell

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Subject: Site Location of the 18 Million Gallon KS Wave Pool

Date: Tuesday, March 16, 2021 at 11:24:25 PM Pacific Daylight Time

From: Brian

To: consultingplanner@laquintaca.gov

For your review and consideration:

The noise level of the Wave crashing has been measured at 75 decibels at Kelly Slater Surf Ranch. 75 decibels is comparable to the sound of cars traveling on a busy interstate highway. With the generators running non-stop.

Additionally the multiple locations of the wave warning loud speaker system will be blaring every 5 to 6 minutes while in operation every day.

This is excessive noise pollution in a residential area including a 55 and over development.

Proposed location of the 18 million gallon wave reservoir is in close proximity to both Andalusia and Trilogy near the corners of Madison and Ave 60. There should be a review of the proposed location. The reservoir location would make more sense being relocated to the South Western area of the property closer to the Coral Mountains and away from the residents living in both of these developments. We need to preserve our current noise levels!

Regards,

Brian Ambrose

81280 Cambria CT

La Quinta

760-289-4276

[Sent from Yahoo Mail on Android](#)

Subject: Opposition to Coral Mountain Surf Park

Date: Wednesday, March 10, 2021 at 3:01:47 PM Pacific Standard Time

From: Dick Antopol

To: consultingplanner@laquintaca.gov

CC: Dick Antopol

The city of La Quinta should not approve a business that poses such a negative Impact on the lifestyles of current residents in the immediate area. Most homeowners in the quiet golf course neighborhoods of The Quarry, Andalusia, Trilogy and PGA West would never have purchased homes in the area knowing that this project was coming. The area is already impacted by noise, traffic and congestion during the April events of Coachella and Stage Coach. Thankfully those events happen only one month a year. This project proposes to allow a high occupancy hotel and year round events! It is a slap in the face to residents in the immediate area from 54th to 60th avenues along Madison. There are lots of other undeveloped areas in the desert that are not so close to established residential developments that would be suitable for this kind of project.

Dick Antopol

(909) 838-3111

Sent from my iPad

Subject: Proposed Wave Park at Coral Mountain

Date: Tuesday, March 16, 2021 at 1:36:42 PM Pacific Daylight Time

From: Pascal Apotheloz

To: consultingplanner@laquintaca.gov

CC: Apothéloz, Joanne (joanneapo8@gmail.com), Rob Michiels

Dear Ms. Sauviat Criste,

It has recently come to our attention that the referenced project is being reviewed by the city. We live in the adjacent Coral Mountain Estates development and our property will have a direct line of sight on the proposed wave park from our backyard. We would like to strongly object to this development based on the following elements (all of which are actually described in one way or another in your notice of preparation).

Light pollution. This tract is in one of the last unspoiled areas of La Quinta where total darkness survives and observation of the beautiful desert night sky is uncompromised. This project proposes the installation of 80 ft high light poles to allow for nighttime commercial activity which will likely completely obliterate the night sky. Since the area where the poles are proposed is already about 20 feet higher in elevation, the emitted light will shine straight into our development. I have always been under the impression that all desert cities have specific and strict rules on light pollution?

Traffic pollution. This tract was meant to be a fairly low density residential area (with full golf) and this proposal would create substantial additional traffic to/from a fledged commercial sports complex, hotel, multiple restaurants and higher density residential housing (up to 600 units?). The hotel, which was originally presented as two story maximum, is now planned as 4-story and will obstruct view of Coral Mountain from pretty much every residence with that view. Traffic on Madison will increase by many hundreds of vehicles.

Noise pollution. The proposed wave equipment generates substantial noise that will travel far in the desert. The developers admit that the wave operation will involve loudspeaker announcement of every wave. Noise pollution should be investigated more vigorously than stated in section 4.2.1.

Seismic disturbance. The proposed wave equipment by its very nature generates vibration (not to mention the additional seismic disturbance generated by the resulting wave crashing) which will easily travel long distances in the loose desert soil. Pool and jacuzzi leaks for the neighboring properties will not be far behind. Seismic disturbance should be investigated more vigorously than stated in section 4.2.1.

Quality of life reduction. The hours of operation of this facility have been insufficiently clarified but there is a distinct impression the wave operation may be started as early as 6 in the morning and go well into the night? This should be considered unacceptable in a once peaceful residential area.

Thank you for consideration of my comments.

Sincerely,
Pascal Apothéloz

Pascal and Joanne Apothéloz
57599 Salida Del Sol
La Quinta, CA 92253

Mailing address:

805 Quivera Street
Laguna Beach, CA 92651
Cell + 1949 878-0804
Email papothelez@drc-eng.com

Pascal R. Apothéloz, P.L.S. | Principal

DRC Engineering, Inc.

an employee owned company

t: 714.685.6860 x 335 | **c:** 949.878.0804 | papothelez@drc-eng.com
160 South Old Springs Road Suite 210, Anaheim Hills, CA 92808

Dear Ms Sauviat Criste,

It has recently come to my attention that the referenced project is still being reviewed by the city.

We live in the adjacent Andalusia housing development (original owner of the tract in question.

We would like to strongly object to this development based on the following elements (all of which are actually described in one way or another in your notice of preparation).

1. Light pollution. This tract is in one of the last unspoiled areas of La Quinta where total darkness survives and observation of the beautiful desert night sky is uncompromised. This project proposes the installation of 80 ft high light poles along the length of the wave course to allow for nighttime commercial activity which will likely completely obliterate the night sky in this entire area. Since the area where the poles will sit is already 20ft higher than our property, the emitted light will shine straight into our development. I have always been under the impression that all desert cities have specific and strict rules on light pollution?
2. Traffic pollution. This tract was meant to be a fairly low density residential area (with full golf) and this proposal would create substantial additional traffic to/from a commercial sports complex, hotel, multiple restaurants and higher density residential housing.
3. Noise pollution. The proposed wave equipment generates substantial noise that will travel far in the desert. Noise pollution should be investigated more vigorously than stated in section 4.2.12.
4. Seismic disturbance. The proposed wave equipment by its very nature generates vibration (not to mention the additional seismic disturbance generated by the resulting wave crashing) which will easily travel long distances in the loose desert soil. Seismic disturbance should be investigated more vigorously than stated in section 4.2.12. Indeed, given the short distance to our residence, seismic disturbance could long term lead to pool leaks and other structural damage to our property.
5. Quality of life reduction. The hours of operation of this facility have been insufficiently clarified but there is a distinct impression the wave operation may be started as early as 6 in the morning and go well into the night? This should be considered unacceptable in a once peaceful residential area where the only disturbance might be an errand golf ball.

Thank you for your consideration of our comments.

Sincerely,
John & Marilyn Argent
81775 Andalusia
La Quinta, CA 92253

Subject: City of La Quinta Resident Comments re: Coral Mountain Resort

Date: Friday, April 2, 2021 at 4:53:07 PM Pacific Daylight Time

From: robert arroyo

To: consultingplanner@laquintaca.gov

CC: Cheri Flores, Kimberly Cuza

Dear Nicole Sauviat Criste, Consulting Planner, City of La Quinta:

Thank you for allowing us to submit our thoughts and comments for the planning process of the proposed Coral Mountain Resort located on 929 acres bounded by Avenue 58, Avenue 60 and Madison in La Quinta. Please also note that we do not object to development in La Quinta, but development must be thoughtful, well-planned and considerate, and should bring value to our community and enhance it for everyone.

Our primary concerns with the Coral Mountain Resort are environmental and zoning. Although Kelly Slater, champion surfer and founder of the Kelly Slater Wave Co., seems to care about environmental issues, we believe that the investor Big Sky Wave Developments and developer Meriweather Companies are not concerned with the long-term environmental impact.

Thank you for your consideration. We are sure that the City will take the time to read and seriously consider all the comments from their residents.

Sally and Robert Arroyo
Coral Mountain Estates
57712 Salida del Sol
La Quinta, CA 92253
(760) 564-8126

Water and Energy Usage:

1) In an era of massive climate change the City of La Quinta should be asking the major question of where is the water coming from to sustain the resort. Surf parks require massive amounts of water and this resort will be no exception. We have seen estimates of 18 million gallons to fill the pool. In addition, this project will have to recover/refill water lost to evaporation that nearly equals the amount used to fill the pool. Add this to the amount of water used by residents, guests and commercial establishments as well as the golf course. Golf courses have the advantage of being able to use desert scaping and grey water for non-potable uses, resulting in less water use. The surf park will not be using grey water in their pool and while they should have a filtration system, that still does not lessen the water lost through evaporation.

2) With our sources of water in the Sierra Nevada and Rocky Mountains well below average, we shouldn't have to remind the City that we live in a desert and have just barely come out of a crippling drought, with another drought projected. It was also our understanding from CVWD that our own aquifer is declining and being strictly managed despite replenishing. Water is essential and a precious commodity.

3) This facility, with so much water usage, would also increase our already rising humidity.

4) We know that IID and Southern California Edison are our local energy providers and will provide power for the resort but there should be a provision for the resort/park to be at least powered partially by renewables such as wind and solar. It would be very easy to require solar panels on every structure to offset carbon-sourced electricity.

5) The City of La Quinta should also require a proposal from the developer of all the materials that could be used to

mitigate their carbon footprint and should require a short- and long-term sustainability study. We would hope that the City and the developer also work with STOKE (Sustainable Tourism and Outdoors Kit for Evaluation <https://www.stokecertified.com>) to enhance the sustainability future of the project. STOKE certifications specialize in surf parks and ski parks.

Zoning:

- 1) The zoning must remain as it is now. This is a residential area and should never be a commercial area. If zoning is changed to tourist commercial as requested, the required EIR will support unacceptable increases in noise, density, lighting, etc. So much is based on zoning and if the zoning is changed to what is proposed, then the City has completely diminished the environment and atmosphere of this part of the City.
 - 2) The EIR must be based on current residential zoning. The initial area was zoned for low-density housing and a golf course which had low traffic and a very low noise level. To change it to tourist commercial and to allow for events will increase traffic, noise, etc.
-

Noise impact:

- 1) If we understand this wave process correctly, the wave system works by way of a large engine running down a track with an attached hull pulled to create the waves. This machinery creates noise. And, at other surf parks, additional noise is created by a PA system that announces when the waves are coming, how much time a surfer has on their wave and, in between setups/waves, some type of entertainment or music. We think that the resort would try to keep it quieter for their residents and guests but sound still carries and the surrounding neighborhoods would be impacted. These noises would be heard from probably 7:00 or 8:00 a.m. to 10:00 p.m. every day, seven days a week.
 - 2) This proposal appears to significantly increase housing density with the addition of a hotel and more housing than is zoned now. Noise must not result from this.
 - 3) Commercial type outdoor entertainment must not be allowed as that will also increase noise. Soundproofing should be required where appropriate.
 - 4) Couple this daily noise with more traffic noise, particularly with commercial enterprises on one corner, possibly two corners of Madison Street and Avenue 58 and our once quiet desert will be unacceptably noisier.
-

Light pollution:

- 1) Destruction of our Dark Skies mandates, as outlined by the City, County and State statutes, will result from the proposed 80-foot light poles to allow for night surfing. An 80-foot light fixture is almost as tall as a ten story building.
 - 2) As currently zoned, regular residential street lighting or mandatory house-number lighting is on all night, every night and emits low levels of light. The proposed 600 homes and 150-key hotel will add much greater additional lights to the environment. Commercial lighting for the hotel and surf park would be much more intense than residential lighting and would be on all night, every night.
-

Infrastructure:

1) We understand the economic reasons for a project or any large project of this nature but will the economics outweigh the added need for more services from our Police, Fire, EMT, Library, City Hall, etc. Ultimately, as evidenced historically, taxes will have to be raised to pay for the additional population and raising taxes is not very popular or necessarily wise.

In Addition:

1) We are saddened that the City of La Quinta has allowed the resort to abut Coral Mountain which is a popular place for hikers and horse riders. A buffer zone of donated land from the developer in good faith between the resort and Coral Mountain would have been nice to continue to create access to these popular walking/riding trails. As planned now part of that will be totally cut off to anyone other than members and guests of the surf park. Also along this same path are Native American petroglyphs which could be threatened with destruction.

2) The desert is a beautiful environment and many residents in La Quinta moved to La Quinta, "The Gem of the Desert," specifically because it was less dense, less commercial and less noisy than most of our other desert cities. Please be very careful in whatever you approve to maintain and enforce the residential qualities we enjoy. Please don't make the residents regret living here.

Subject: Wave Park Development at Coral Mountain
Date: Wednesday, March 10, 2021 at 7:32:39 PM Pacific Standard Time
From: Ramon Baez
To: consultingplanner@laquintaca.gov
CC: kellymbaez@gmail.com
Attachments: Andalusia Backyard Southen West view .jpg, Public Notice - Coral Mountain Resort NOP.pdf, Coral Mountain Resort Notice of Preparation Document.pdf

Attn: Nicole Sauviat Criste, Consulting Planner
City of La Quinta, CA

Re: Coral Mountain Resort Amendment V

Dear Ms. Criste,

My name is Ramon F. Baez, a homeowner at Andalusia Country Club for over 4 years.

My wife, Kelly and I fell in love with the ambience of Andalusia the moment we drove through the gates in July of 2016. We are here now a good part of the year and we love the peaceful quiet, and beautiful canopy of stars that we enjoy each evening. The views of the Coral Mountains in the foreground of the Santa Rosa Mountains, coupled with the serene beauty and quiet of the desert sky is a true natural marvel.

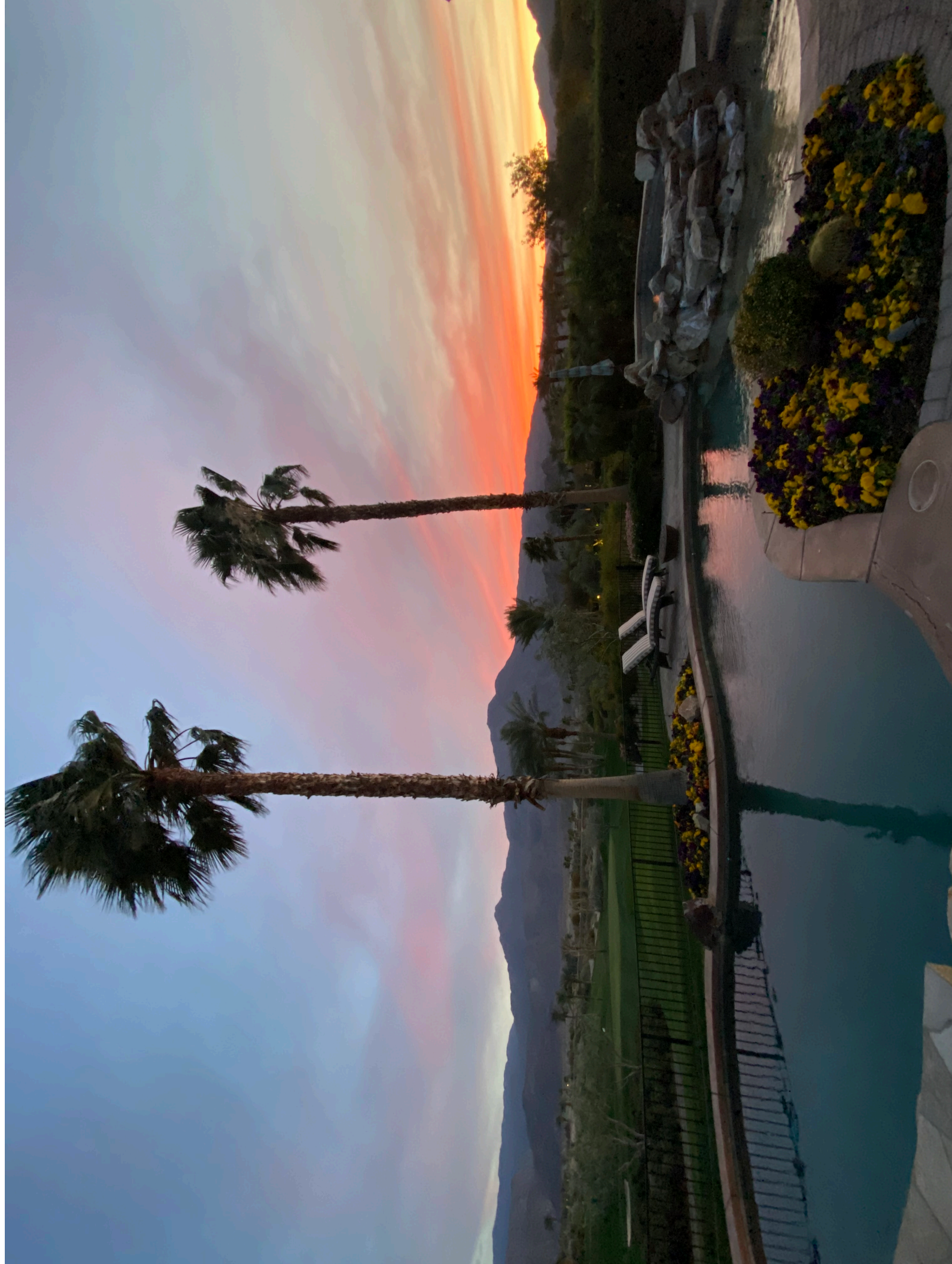
I am not a fan of the Wave Park development on many levels, but most significantly I am concerned about the light pollution from the 80' towers that would spoil the night sky in this area. This would ruin the tranquil desert evenings. I have attached a view from our backyard and it would have a deleterious effect to this lovely view, especially at night. It would be like having a high school football stadium built adjacent to us and would be like having Friday night lights every night of the week.

The City has prudently required an Environmental Impact Report be prepared in compliance with CEQA guidelines. I respectfully request that the public comment period for this development be extended to at least 30 days from receipt and distribution of the EIR so everyone can assess the impact this project will have on all our dear friends and neighbors at Andalusia and surrounding communities.

Thank you for your consideration.

Kind Regards,

Ramon and Kelly Baez
81-245 Andalusia
La Quinta, CA 92253



Subject: Attn Ms. Nicole Suviat Criste; RE: proposed wave park at Coral Mountain
Date: Wednesday, March 10, 2021 at 3:03:07 PM Pacific Standard Time
From: bacon@srt.com
To: consultingplanner@laquintaca.gov

Dear Ms. Criste:

My husband and I join our voices to the other residents of Andalusia Country Club who have expressed concern over the noise, light, and traffic pollution that will be created if the proposed wave park at Madison and 58th Street goes forward.

We invested in a retirement home at Andalusia, in large part, because the community is small and quiet and remote. The added traffic, not to mention the visibility of the proposed Wavepark structure and lights from our very serene backyard view, will detract significantly from the tranquility of our location.

Thank you for considering our objection and comments.

Please add us to the list to receive Wavepark updates.

Sincerely,
Cathy Bacon

Bruce & Cathy Bacon
81259 Andalusia
La Quinta, CA 92253

Subject: Coral Mountain Resort and Wave Project / La Quinta
Date: Friday, March 19, 2021 at 4:46:55 PM Pacific Daylight Time
From: Bruce T. Bauer
To: consultingplanner@laquintaca.gov
CC: jmcmillen@laquintaca.gov, Cheri Flores, Nicole Criste
Attachments: image001.jpg, image002.jpg, 8 27 20 LTR LA QUINTA WAVE PROJECT.pdf

Dear Ms. Nichole Sauviat Criste:

Our office represents certain homeowners in The Quarry Homeowners Association with the City of La Quinta.

We understand that you are the consulting planner for the City of La Quinta. We understand that the City of La Quinta has rightly decided that it will be preparing a new environmental impact report ("EIR") for the Coral Mountain Resort (the "Project.") In that regard, it has sent out a notice of preparation of an EIR for the Project. In considering the preparation of the EIR, please accept the enclosed August 27, 2020 letter, previously sent to the City of La Quinta, as our comments to the City of La Quinta's Notice of Preparation.

Please contact me with any questions or comments you have regarding the enclosed.

Always,
Bruce T. Bauer



Bruce T. Bauer

Of Counsel

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP
1800 E. Tahquitz Canyon Way, Palm Springs, California 92262
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BRUCE T. BAUER
ATTORNEY
ADMITTED IN CA

REPLY TO:
1800 E. Tahquitz Canyon Way
Palm Springs, California 92262
T (760) 322-2275 • F (760) 322-2107
bauer@sbemp.com

August 27, 2020

Via Email & U.S. Mail

Jon McMillen (jmcmillen@laquintaca.gov)
City Manager, City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

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

Nicole Sauviat Criste (ncriste@terranovaplanning.com)
Consulting Planner, City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

RE: The Coral Mountain Development / La Quinta Wave Park

Dear Mr. McMillen and Ms. Flores and Ms. Criste:

Our office represents certain homeowners in The Quarry Homeowners Association within the City of La Quinta (the "City").

1. THE PROPOSED WAVE PROJECT

We write to you regarding the City's consideration of a proposed development in the City. According to a press release issued in February 2020, Meriwether Companies and Big Sky Wave Developments announced plans for Coral Mountain, a master-planned resort community in the City. This project has come to be known the "Wave Project" because the centerpiece of the project is to be the "world's largest artificial wave" emanating out of Kelly Slater-designed wave basin which would hold about 18 million gallons of water.

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

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T (212) 829-4399

www.sbemp.com

The proposed Wave Project requested by applicant, CM Wave Development, LLC (the "Applicant"), would include a sports and wellness community in the City would consist of a full-service resort, residential homes, a private club, multiple dining venues and adventure sport offerings. The \$200 million proposed Wave Project complex would have a 150-room hotel and up to 600 villa homes and would be situated on the grounds of what was a proposed and entitled low-density, golf-centered master-planned community sometimes referred to as the "Coral Mountain Project."

2. THE SCOPE OF THE PROPOSED WAVE PROJECT CONTINUES TO GROW FAR BEYOND WHAT WAS FORSEEN IN PRIOR ENTITLEMENTS.

The scope of the Wave Project that the Applicant previously announced keeps growing. We have learned that the Applicant has requested that, in addition to the wave pool, sports park and 150-room hotel, that the City approve, 600 overnight rental villas (2 to 5 bedroom each), four (4) entertainment/special events (of four (4) days duration or 16 days and nights of special events per year) (the "Special Events"), and 60,000 square feet of neighborhood commercial uses on 7.8 acres. With the requested additional changes, the Applicant then is seeking permission to allow approval of an amusement and entertainment sports park with an enormous amount of overnight guests in excess of 4,000 per night ((one can estimate that it might have 600 overnight guests for its planned 150-room hotel (4 pillows per room x 150 rooms), plus 3,600 overnight guests for the planned 600-villas (averaging 3 bedrooms each, 6 pillows X 600=3,600 overnight), for a total over 4,000 overnight guests coming and going.) The Wave Project then promises to bring *significant* changes to the City and its surrounding and adjoining communities compared to what was previously approved for this area. Naturally, a project of this nature, that continually morphs and increases exponentially should be given additional scrutiny.

In addition to the above activities of the hotel and villas, there are the 16 days of special events that the Applicant has requested. Each day of these televised special events might easily bring in tens of thousands (each event the Applicant would be permitted to have 2,500 guests per day – this would be in addition to the guests that are staying at the resort's villas and hotel) of additional people per day (and that does not include the days that will be needed for staging and dismantling of each of the weekend events.) We have no idea whether these special events will be synchronized to coincide during the otherwise busy Coachella and Stagecoach festival season – which would exacerbate and magnify exponentially an already congested time of the year.

It is clear that the Wave Project bears NO relationship to the development that had been originally entitled for that area. We are concerned, however, that the City may allow the Applicant for the Wave Project to utilize existing entitlements, in part, that evaluated that golf-centered master planning community back in 2003, to entitle the Wave Project that is a development of an entirely different sort. The Wave Project is not akin to a low-density golf-centered master-planned community. No one can seriously contend such. Rather,

the Wave Project is a “horse of a different color” entirely and should not be able to utilize important components of existing entitlements such as an existing environmental impact report and zoning. The Wave Project, in reality, will be largely a *commercial endeavor* and not a residential development and will be more of an entertainment-based venue. The Wave Project will be comprised of a commercial /high-density project that will cause far more impact on the surrounding communities that could ever have been conceived in prior entitlements. The Project is not in keeping with the existing zoning. The quiet and serene atmosphere currently enjoyed by surrounding the residents in the City’s neighborhoods will be destroyed. Moreover, the Wave Project will impact traffic, noise, native wildlife, crime, pollution, etc., in ways that could not have been conceived when the prior project was approved.

As such, we do not believe the Wave Project, as proposed, should move forward with the City since it is not in keeping with the character and entitlements envisioned by the City and its residents. However, should the City consider the Wave Project it must do so under only the most exacting review standards.

3. AT A MINIMUM THE PROPOSED WAVE PROJECT WILL REQUIRE A FULL-SCALE EIR.

We have learned too that the City has indicated that it may well permit the Applicant to evade a full blown EIR for the Wave Project. The City, in its June 2020, “Environmental Initial Study” indicated its likelihood that it would issue a mitigated negative declaration for the Wave Project (see, p. 12, of that document.) That would be grave error on the part of the City. In so finding, the City necessarily would have to make a finding that that the Project could have a “significant effect on the environment” however, it would have to have found that there would not be a significant effect because revisions in the Wave Project have been made by or agreed to by the Applicant. We cannot agree with that conclusion given the scope and scale of the Wave Project.

We have concerns regarding the Wave Project and would urge the City adopt the following requirements in connection with any of its entitlement approvals:

- (1) Require the developer submit a new full and complete environmental impact report in connection with the Wave Project;
- (2) That in connection with any such EIR, the developer formulate mitigation schemes to solve any potential noise and traffic problems with the Wave Project;
- (3) That in connection with any such EIR, that all such related testing for any possible mitigations measures be undertaken during normal traffic patterns that one would find at “high” season (including festival season since the

Wave Project will be constructed near the grounds for the Coachella Festival); and,

- (4) Finally, that in connection with any such EIR, that data from the Kelly Slater Surf Ranch (located in Lemoore, CA), be used to analyze the Wave Project (and at a time when that facility is being fully utilized.)

In short, given the significant impact that the Wave Project promises to make to the City, the City must insist upon the strictest review of the Wave Project going forward and cannot abide by the issuance of a mitigated negative declaration by the City.

4. BACKGROUND AND NEED FOR FULL CEQA REVIEW AND AN EIR.

The Andalusia Specific Plan, in which the Wave Project occurs, was approved by the County of Riverside in 1988 as part of the Rancho La Quinta Specific Plan. At the time of the original County approval, the County also certified an environmental impact report (EIR 232 for SP 218)(the "1988 EIR") which included what are now the Trilogy and Andalusia projects. That project would have resulted in 4,262 residential units, 380 acres of golf course, and 35 acres of commercial development.

In 2000, the County approved Amendment # 1 to the Specific Plan, which renamed the proposed project "Coral Mountain," reduced the maximum dwelling units to 2,762, increased golf course lands to 567 acres, and decreased commercial lands to 23 acres. At that time, the County also processed Addendum # 1 to EIR 232, and certified that document.

In 2002, the entire Coral Canyon project was annexed into the City. As part of the annexation process, the City accepted, as is the norm, the County's approvals, and agreed to allow development of the Coral Canyon Specific Plan per County approvals.

A. The Coral Mountain Project.

In 2003, the Andalusia Specific Plan, consisting of the northerly half of the Coral Mountain Specific Plan, and allowing up to 1,400 residential units, 10 acres of commercial development and 421 acres of golf course, was separated from the balance of the original County Specific Plan. At that time, the City adopted Environmental Assessment 2003- 483 for the Specific Plan (the "2003 EIR".) As such, the Coral Mountain Project was conceived as a *residential* master-planned community built around a golf course.

B. The Applicant's Acquisition of Coral Mountain and Re-Conception of that Project into a Major Entertainment Hub.

In May 2019, Meriwether Companies acquired Coral Mountain, a 400-acre land parcel (for \$29M) located in La Quinta, CA in the eastern quadrant of the Coachella Valley. It became immediately apparent that the Applicant had entirely different plans for Coral Mountain. The Applicant conception of Coral Mountain had fundamentally changed into a vision that it would be developed, instead, into a busy, commercial endeavor with a large influx of overnight visitors and an entertainment hub.

On, September 12, 2019, a planning application for the Wave Project, also referred to Andalusia West, was filed by the applicant, CM Wave Development, LLC (Garret Simon). In that application, they sought the following items/approvals:

- Tentative Tract Map
- General Plan Amendment
- Specific Plan Amendment
- Zone Change
- Environmental Assessment

In the City's letter to the Applicant, dated January 13, 2019 (in actuality the letter should have been dated January 13, 2020), the City noted that the applicable existing CEQA document for the Andalusia Specific Plan was the 2003 EIR, certified by the City in December of 2003. Also as stated in that letter, the Applicant indicated its belief that the Wave Project should be reviewed through an Addendum the 1988 EIR. The City found correctly at the time of the January 13th letter, that the information contained in 2003 EIR was *outdated*. Moreover, the City correctly noted, as follows:

" . . . [T]he information contained in [the 2003 EIR] is outdated, and did not address greenhouse gas emissions, energy impacts, tribal cultural resources or wildfire impacts at all. It also analyzed a golf- centered master planned community and not a hotel or 15-acre surf pool. All of these changes and unaddressed environmental issue areas are part of the CEQA documentation process now and must be addressed if the City is to adequately analyze the project under CEQA. Under Section 15164, an "addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15152...have occurred."

The City was correct then. The 2003 EIR is not a proper starting point for a project of the magnitude proposed by the Applicant. This conclusion is all the more important given recent CEQA developments that now require a much more stringent review of the impact of traffic on a proposed project.

We first discuss requirements of CEQA and, then, we will address how those requirements must be satisfied for the Wave Project to be approved by the City.

C. CEQA Requirements.

CEQA requires that an agency analyze the potential environmental impacts of its proposed actions in an environmental impact report ("EIR") (except in certain limited circumstances.) The EIR is the very heart of CEQA. 14 CCR § 15003. "The foremost principle in interpreting CEQA is that the Legislature intended [CEQA] to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." *Communities for a Better Environment v. Calif. Resources Agency* (2002) 103 Cal. App. 4th 98.

It is beyond dispute, then, that CEQA should apply to the Wave Project unless there was, and is, an exemption to its requirements that would otherwise apply. Given the Wave Project's expected dramatic impact on the public, there is no known exemption that would apply here. Rather, given its dramatic impact, the need for a thorough CEQA analysis and EIR of the Wave Project is underscored.

D. CEQA Has a Strong Presumption in Favor of EIR Preparation.

A strong presumption in favor of requiring preparation of an EIR is built into CEQA which is reflected in what is known as the "fair argument" standard, under which an agency must prepare an EIR whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75. 82; *Friends of "B" St. v. City of Haywood* (1980) 106 Cal.App.3d 988, 1002.

"The EIR is the primary means of achieving the Legislature's considered declaration that it is the policy of this state to 'take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.' [Citation.] The EIR is therefore 'the heart of CEQA.' [Citations.] An EIR is an 'environmental "alarm bell" whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return.' *Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal. 3d 376, 392.

C. The 2003 EIR is not an Adequate Starting Point to Consider the Project.

The City was right, in concluding that the above 2003 EIR was outdated and not a proper starting point for the Wave Project. The Wave Project is significantly different in comparison to Coral Mountain Project. There were, and are, significant differences in the considerations of the 2003 EIR, the Coral Mountain project and the Wave Project. In the 2003 EIR, the developer analyzed a golf-centered master planned community

All of the unaddressed environmental issues of the Wave Project are part of the CEQA documentation process now and must be addressed if the City is to adequately analyze the Wave Project under CEQA.

Additionally, starting July 1, the California Environmental Quality Act will require projects in California to account for how many new miles of automobile travel they produce, rather than how much congestion they produce. CEQA will instead require developers to measure how many miles of vehicle travel a project will produce. The effect on cities may not be immediate, but it will be profound in the long run. It has the potential to change the way planners consider projects, to end long-standing practices that encourage car dependence, and to prioritize infill, mixed-use, and transit-oriented development rather than sprawl and edge development.

i. The Traffic Analysis Must Contain Certain Information.

Any traffic study that addresses the Wave Project's potential impact on traffic in the surrounding area must address concerns under Senate Bill 743 (SB 743). SB 743 changes the focus of transportation impact analysis in CEQA from measuring impacts to drivers, to measuring the impact of driving. The change is being made by replacing level of service ("LOS") with vehicle miles of travel (VMT) and providing streamlined review of land use and transportation projects that will help reduce future VMT growth. This shift in transportation impact focus is expected to better align transportation impact analysis and mitigation outcomes with the State's goals to reduce greenhouse gas (GHG) emissions, encourage infill development, and improve public health through more active transportation. Those change were only recently adopted. The Natural Resources Agency finalized updates to the CEQA Guidelines including the incorporation of SB 743 modifications. The Guidelines changes were approved by the Office of Administrative Law and are now in effect.

The Wave Project is certainly not consistent with State guidelines to reduce GHG emissions and enhancement of active transportation. Not only does any existing traffic study fail to address the Wave Project's compliance with SB 743, it does not disclose potential impacts from an increase in VMT.

ii. Negative Impacts to Sound Quality from Noise from the Wave Project will be Considerable.

The Applicant must also properly analyze and mitigate significant impacts from noise from the Wave Project. As pointed out, the noise attendant to the Coral Mountain Project, and the project envisioned by Applicant, are two entirely different projects. The former project envisioned a quiet golf-based community with little noise emanating from that project. The latter project, however, anticipates that the Applicant will be conducted concerts and hosting large-scale surfing venues with music. The City enjoys an enviable quiet environment that must be considered and not compromised in the manner sought by Applicant. The City

generally enjoys a quiet noise environment, with existing community noise being dominated by highway and local traffic, intermittent aircraft flyovers, and commercial operations. Low noise levels are considered to be a major economic asset of the City's resort and residential atmosphere. As such, the City should carefully review proposals such as the Wave Project which we believe to be incompatible with the quiet environment present in the City and that it should be avoided.

The Wave Project would be located very close to many noise sensitive receptors, including residential units. The type of development contemplated are known to create many noise impacts, including noise from patrons shouting, operating stereos in their cars, slamming doors, and honking in the drive-thru lane. Despite the City's alleged committed to "quietude" in the City, it only discusses the potential impact of the operational noise generated by the Wave Project in one short paragraph (most of which only pertains to the construction of the Wave Project):

Construction of the Wave Project would generate sporadic, temporary vibration effects adjacent to the Wave Project area but would not be expected to exceed the significance thresholds. Operation of the Wave Project would generate noise from project-related traffic or from on-site sources (drive-through queuing, parking, amplified speech emanating from the speaker and trash compactor) that would not exceed the significance thresholds.

Agenda, Staff Report, p. 5-22.

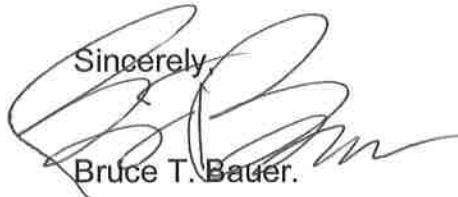
The City has failed to properly analyze and mitigate significant impacts from noise. As such, the City has not reasonably demonstrated that the Wave Project would not result in significant impacts to noise quality and therefore does not qualify for the In-fill Exemption.

iii. Negative Impacts to Air Quality from the Wave Project will be Considerable.

The Wave Project could result in significant impacts health effects from air quality emissions. In *Sierra Club v. County of Fresno (Friant Ranch, L.P.)* (2018) 6 Cal.5th 502, the Court held that air quality analysis must make a reasonable effort to substantively connect a project's air quality impacts to likely health consequences. Any consideration of air quality must address the health effects to nearby sensitive receptors from the large quantity of idling vehicles consistent with a development of the type sought by Applicant. The analysis, in order to actually demonstrate that there are no significant impacts to air quality, is required to "connect" adverse human health effects to the levels of pollutants that would be emitted by the Wave Project.

CONCLUSION

Based on the above concerns, it is urged that the City does not approve the Wave Project as proposed by Applicant. In any event, at a minimum, the City must require the Applicant to submit a full environmental impact for the proposed Wave Project and, in any such report, that the Applicant formulate mitigation schemes to solve any potential noise and traffic problems at the Wave Project.

Sincerely,

Bruce T. Bauer.

/BTB

CC: Linda Evans, Mayor (levans@laquintaca.gov)
John Pena, Mayor Pro Tem (jpena@laquintaca.gov)
Kathleen Fitzpatrick, Council Member (kfitzpartick@laquintaca.gov)
Robert Radi, Council Member (rradi@laquintaca.gov)
Steve Sanchez, Council Member (ssanches@laquintaca.gov)

Subject: Opposition to Proposed Zoning Change of Coral Mountain Tract
Date: Friday, April 2, 2021 at 4:34:58 PM Pacific Daylight Time
From: Beth Beghou
To: consultingplanner@laquintaca.gov
CC: Eric Beghou, bbeghou@mac.com
Attachments: Coral Mountain Resort - Opposition to Proposed Zoning Change - Beth and Eric Beghou 4-2-2021.pdf

Ms. Criste,

Attached please find a document that includes the following text below regarding our opposition to the proposed zoning change for the Coral Mountain tract of land across from Andalusia. I am including both forms for your convenience. Thank you for your attention.

Beth Beghou

Ms. Nicole Sauviat Criste
Consulting Planner, City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

RE: Opposition to Proposed Zoning Change for Coral Mountain Resort

Dear Ms. Criste,

As 13-year homeowners at Andalusia in La Quinta, we strongly oppose the proposed zoning change to Commercial for the Coral Mountain land across from us as we feel it will forever negatively change this beautiful part of the desert that we, and so many people, call home.

The developers described the overall objective to "create an upscale private resort community." After having studied the February 2021 Notice of Preparation, we feel like this will not at all resemble the beautiful upscale private communities that surround it. The developer is asking for 31% of this land to be zoned "Tourist Commercial" (121 of 386 acres). Phase One of the development will consist of a wave machine attraction, a 150-person hotel, 104 casita unit rentals, and what looks like approximately 25 residences. There is also a public restaurant and shopping planned, and as hoped by the developer, numerous annual events to draw in more public to the area.

This type of tourist commercial development is not in line with any of the surrounding communities here in this part of the desert, the gem of La Quinta. We understand that the developer hopes to sell individual homes in future phases; we know from experience at Andalusia the real estate market cannot be counted on. Even if all of the planned individual homes are sold, and the balance is slightly tipped towards individual home owners, by allowing short-term rentals managed by the commercial owners, the land will not feel like a "private resort community," instead, one where there are hundreds of non-residents going in and out of the development on a daily basis.

At the center of our opposition, of course, is the attraction being built on this commercial tourist land, the surf-wave machine. We are extremely concerned about this as an attraction, and feel very strongly that at a

minimum it should not be allowed to run after sunset. Basic science shows that sound travels much farther at night than during the day, as soundwaves bend downwards towards the cooler ground. In addition, the 80 foot lights that are to reflect on the wave machine will undoubtedly further add light pollution to the beautiful coral mountain and dull our beautiful starry black night skies.

We are in strong opposition of this development as currently planned. We ask you to study development plans very closely and consider the character of this part of the desert and how it will be impacted by this tourist development, especially considering our noise and light pollution, and the short-term traffic that will change the characteristics of our community. We specifically are asking you to:

- Not approve the Tourist Commercial part of the zoning request
 - o Enforce the goal of a "private resort community," with private homes prioritized, only allowing monthly rentals like our Andalusia community, and see if there is appetite for the 496 planned private homes to support the surf wave
- Not allow the possibility of evening hour surfing, with no installation of 80' lights next to Coral Mountain
 - o Our community does not have evening golf, and we have strict limitations as to what can be lit up at night, and want similar restrictions for our neighbors
- Make sure all EIR studies regarding light and sound impact are done at multiple times of the day, including late evening, as the evening impact is significantly different from the daytime impact.

Thank you for your consideration and for reading our serious concerns regarding this development. Please let us know if you have any questions or would like further input.

Sincerely,

Beth & Eric Beghou

58-265 Carmona
81-537 Ronda (new home we are building)
La Quinta, CA 92253

Cell phones:
847-910-6583 Beth
847-833-3134 Eric

Subject: Wave Park
Date: Thursday, March 18, 2021 at 2:52:14 PM Pacific Daylight Time
From: Philip B
To: consultingplanner@laquintaca.gov
Attachments: Screen Shot 2021-01-18 at 4.05.41 PM.png

To whom this may concern,

My name is Philip Berkovitz, I have been residing at 57852 Salida del Sol in La Quinta California for the last eight years. Our family house orientates to the south, throughout the day and especially the evening ALL SOUNDS can be heard echoing from small conversations to a duck quacking to coyotes howling, dogs barking and GUNS from people shooting bottles and more, cars and trucks going by and all echoing and reverberating SUPER LOUD!!! We ALL live in a vacuum in south la quinta, If you put a wave park across the street from us, we will have the sounds of hydraulics and screaming people echoing throughout this valley and in our face. also, we can hear the music from the polo fields for Coachella festival and Stage coach and that is 5 miles away,

This needs to be taken into consideration before a large body of water with no natural flow is put in the middle of the desert in hopes that in time and with age and economic conditions it will never sit stagnant at any point and turn into the next Salton Sea situation.

This Kooky concept really needs to be examined closely to see if it makes sense for not just money/commerce but for the residents that have been residing here in peace and have invested here. This idea needs been thought through and realized that we the residents will suffer. We also appreciate La Quinta for the banning of light pollution... How is that going to work with stadium lights on a wave park?

Philip Berkovitz CCO
Philip B® Botanicals
9053 Nemo Street
West Hollywood, CA 90069
Office: (310) 274-2100
philip@philipb.com
www.philipb.com



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B

philip@philipb.com

Subject: Re: NOP Coral Mountain Resort--City of La Quinta | Bettencourt reply.
Date: Tuesday, March 23, 2021 at 9:29:45 AM Pacific Daylight Time
From: Nicole Criste
To: Cheri Flores

From: Philip Bettencourt <philip@bettencourtplans.com>
Sent: Tuesday, March 2, 2021 1:55 PM
To: consultingplanner@laquintaca.gov
Cc: Danny Castro <dcastro@laquintaca.gov>; Cheri Flores <clflores@laquintaca.gov>; 'P. F. Bettencourt' <pbcourt2018@gmail.com>; Svirgin@rivco.org
Subject: RE: NOP Coral Mountain Resort--City of La Quinta | Bettencourt reply.

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

City colleagues, I am writing to respond to the invitation to comment on the **City of La Quinta Notice of Preparation** for the proposed **Coral Mountain Resort** that we received through the courtesies of **Ms. Stephanie Virgen** in the office of supervisor **V. Manual Perez**.

Although I am a member of the City of La Quinta Planning Commission my questions and comments are entirely my own and are not necessarily supported by others.

- Related Projects. Will the document include a list of nearby potentially impactful projects both inside and outside the City limits of La Quinta including the on-going Vista Santa Rosa properties?
- Is a Development Agreement part of the proposed entitlements; and if not proposed by the Applicant, would such an agreement help advance and protect the public interest?
- Does the project contemplate an amendment to current city boundaries or the City's adopted Sphere of Influence?
- Does the project contemplate any changes to the County's Master Plan of Arterial Highways

- Are FEMA map revisions required?
- Is any public investment in needed infrastructure required?
- Will the Developer be providing a draft **Fiscal Impact report** as an element of the entitlement proceedings?
- Has the Applicant proposed, or will the City propose, a regulatory Phasing Plan to be sure that future public improvements to make the project function properly are in place in a timely fashion?
- Is the water district all ready on board with the wave pool?
- Do any of the planned dwelling units provide an opportunity to backfill any of the City's pending RHNA requirements - goals?
- Are there any public policy requirements to determine gating policies for the future communities-products particularly when visitor serving uses and residential uses are planned in close proximity?
- Under our existing statutes how does "Commercial" sq footage differ from visitor serving sq footage of retail-service commercial?
- Any there any water pressure service zone issued here?
- Is any of the current documentation and studies from the original Andalusia FEIR being carried over to this new document?
- Is the Site Development Permit (discretionary) only applicable to the Wave Pool or to other aspects of the project as well?
- Will traffic studies include assumptions for the number of future service employees-contractors to serve the various properties?
- This is being advertised as a specific plan amendment yet there is no apparent relationship (or ownership) with the "old" Andalusia Specific Plan and the "new" proposed Coral Mountain Plan. Please explain.

Thank you for your consideration. Good luck with your important work.

Philip F. & Meredith Bettencourt
79-730 Rancho La Quinta Drive
La Quinta, CA 92253-6324

From: Virgen, Stephanie <SVirgen@rivco.org>
Sent: Friday, February 19, 2021 4:40 PM
To: Virgen, Stephanie <SVirgen@rivco.org>
Subject: NOP Coral Mountain Resort--City of La Quinta

Good afternoon members of the community,

Attached is a Notice of Preparation from the City of La Quinta on a project—Coral Mountain Resort-- close to the community of Vista Santa Rosa. Please take a look at the attached NOP for more information.

Stephanie Virgen
Human Services Liaison
Riverside County Supervisor V. Manuel Perez
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260-2574 | 760-863-8211
E: SVirgen@rivco.org | www.rivco4.org

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[County of Riverside California](#)

Subject: Wave Park-La Quinta

Date: Friday, March 19, 2021 at 9:14:22 PM Pacific Daylight Time

From: Anne Birdsong

To: consultingplanner@laquintaca.gov

Hello,

I just moved to Andalusia in La Quinta from Lafayette California.

My impetus was the sheer beauty of this development and its surrounding neighborhoods of low level single family residences, surrounded by our mountains and star filled skies. This is a well managed city with gorgeous developments each holding their unique charm while respecting the abundance of untouched natural systems that surround us. Many outdoor activities fill our days. Golf, tennis, walking, hiking, biking, reading and reflecting throughout our many quaint areas. Evenings include small, understated at home dinners, outdoor dining, and conversations. We respect the privacy and peace we share with our neighbors

Northern and Southern California's traffic, noise and intense commercial development are in the news daily.

Please don't allow such an unnatural, intense, commercial Wave Park development sully the peaceful hometown of La Quinta.

Respectfully,

Anne Birdsong

58420 Aracena

La Quinta

415 602 0433

Member/Full Time Homeowner

Andalusia Golf and Racquet Club

Sent from my iPhone

Subject: Comments Regarding the Proposed Coral Mountain Wave Park Resort

Date: Friday, April 2, 2021 at 3:20:59 PM Pacific Daylight Time

From: Susan Bittante

To: ConsultingPlanner@laquintaca.gov

Hi Nicole,

We are residents of Trilogy, since May 2014.

We also reside on Galiano Island, British Columbia.

Unfortunately, because of the pandemic, we have not been able to spend time in our California home this winter.

After watching the Zoom meeting regarding the proposed wave park resort, we concur with all the comments opposing this development.

La Quinta is 'The Gem of the Desert'.

It would be terrible to destroy its natural beauty with this proposed amusement park.

The issues of air quality, water, noise, traffic, esthetics, safety were succinctly addressed.

We also do not want this project to be approved.

Sincerely,

Gino & Susan Bittante

81591 Desert Willow Drive

Sent from my iPad

Subject: FW: Opposition to Coral Mountain Surf Park Resort

Date: Wednesday, March 17, 2021 at 2:21:40 PM Pacific Daylight Time

From: Kae Bletcher

To: consultingplanner@laquintaca.gov

To Whom It May Concern:

I am voicing my opposition to the Coral Mountain Surf Park, for the following reasons.

I have lived in Trilogy LaQuinta for 14 years and have enjoyed the peace and quiet of living away from the traffic and noise. I believe that this resort would take away from the lifestyle I have come to enjoy.

I also believe that it would reduce our property values

The extra traffic on our streets would do more damage than good. The heavy equipment during the course of building the resort would be damaging, as well as very noisy. And once the resort is finished, the extra tourist traffic on our streets would be of no benefit to the residents living out here.

Thank you for your consideration,

Kathleen M Bletcher

760-771-3140

Trilogy LaQuinta

Subject: Wave Park Project

Date: Sunday, March 7, 2021 at 7:48:53 AM Pacific Standard Time

From: Rick & Sherida Bradley

To: consultingplanner@laquintaca.gov

We support approval of the Wave Park Project. As residents of Trilogy La Quinta, we feel this development will enhance the area and bring much needed revenue to the city.

Rick and Sherida Bradley
81553 Rustic Canyon Drive
La Quinta, 92253

Sent from my iPad

Subject: Wave park

Date: Friday, March 19, 2021 at 8:01:30 PM Pacific Daylight Time

From: itsmerlb1129@aol.com

To: consultingplanner@laquintaca.gov

CC: Ron Braver

Ms. Sauviat Criste
Consulting planner
City of LaQuinta

I am writing to beg you to please reconsider building the wave park in LaQuinta. I feel there should be a much tougher review of the projected plan. I am building my dream retirement home in Andalusia. I chose this location for the beautiful neighborhood, un congested roads, and peaceful location. I feel building the wave park as planned will hinder all my reasons for deciding to buy in Andalusia. To have tall lights illuminating the park along with several other reasons, I feel that the proposal should be reviewed with much more scrutiny. Please don't ruin my retirement! I have worked hard all my life and am looking forward to a peaceful retirement. Please help me achieve this.

Thanks,
Ron Braver
81706 Ronda
LaQuinta,Ca. 92253

Subject: Fwd: Failure Notice

Date: Saturday, March 20, 2021 at 9:22:54 AM Pacific Daylight Time

From: Roberta Braver

To: consultingplanner@laquintaca.gov

Roberta :)

Sent from my iPhone

Begin forwarded message:

From: Roberta Braver <roberta.braver@aol.com>
Date: March 20, 2021 at 10:44:44 AM CDT
To: Ron Braver <ron.braver@rbraverassociates.com>
Subject: Fwd: Failure Notice

Please print

Roberta :)

Sent from my iPhone

Begin forwarded message:

From: roberta.braver@aol.com
Date: March 19, 2021 at 10:04:46 PM CDT
To: consultingplanner@laquintaca.gov
Subject: Fwd: Failure Notice
Reply-To: roberta.braver@aol.com

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

From: MAILER-DAEMON@aol.com
To: roberta.braver@aol.com
Sent: Fri, Mar 19, 2021 9:48 pm
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<consultingplanner@laquintaca.gov>:
550: 5.4.1 Recipient address rejected: Access denied. AS(201806281) [DM3GCC02FT005.eop-gcc02.prod.protection.outlook.com]

----- Forwarded message -----

To: Ms. Nicole Sauviat Criste
Consulting Planner
City of La Quinta

Ms. Sauviat Criste,

This email is in regards to the project plan to build the wave/surf park in La Quinta.

After reviewing the information about the park I feel there needs to be a much tougher review of the projected plan. I recently purchased a home in Andalusia and I am shocked at the difference between what I thought was getting built and the actual proposed plan. Besides the fact that the once quiet and serene neighborhood will become full of traffic, bright lights, and especially the seismic disturbance, I feel the planning committee must reevaluate if this park will be a good thing for LaQuinta or if it will hurt the naturally beautiful and serene location that I have chosen as my retirement destination. Please reconsider the building of this park. I hope I will be able to enjoy my retirement in a peaceful neighborhood. Thank you for your time.

Roberta Braver
81706 Ronda
LaQuinta, Ca
92253

Subject: Coral Mountain Surf Resort - Concerns

Date: Thursday, March 11, 2021 at 11:36:09 AM Pacific Standard Time

From: Chris Brimble

To: consultingplanner@laquintaca.gov

Dear Nicole Sauviat Criste,

Firstly, I want to thank you for the opportunity to provide input on the proposed development - I believe that it is the individuals and the voice of a community in concert with the location, geography, and architecture that truly define what a community is and what it can be. La Quinta is emblematic of how good planning, amazing geography, and invested residents can build an incredible community. I am writing to ensure we can retain what we have built and continue to build.

I've been coming to the desert for 25 years - half my life, and decided to invest and make this our home in 2018. After searching from Palm Springs to the south end of the valley, we knew that La Quinta delivered exactly the lifestyle we were looking for. Centralized retail/commercial corridors, planned quiet communities, hiking, recreation, clean, and a true sense of connection with our fellow residents, the landscape, the wildlife, and neighboring communities.

We live just a 2 minute walk from the proposed surfing-centric resort/living development and it's noise pollution, light pollution, transient/turnover based occupancy, traffic - and all that comes with it (noise, pollution, litter), will have devastating short and long-term effects on our entire community and its reputation.

Here are just some of my concerns:

- Noise Pollution: music, announcements, mechanicals
- Light Pollution (80' light poles!?!?!). KEEP OUR DARK SKIES!
- Traffic Congestion
- Traffic Pollution/Noise/Exhaust
- Litter, Litter, Litter
- Environmental Impact: Geography, Wildlife
- Neighborhood Impact: Commercial Development drives up CRIME, Commercial development welcomes transients/homeless,
- 10+ years of construction noise, dust
- Stripping the character of LQ
- Insane water consumption/use
- Adding surrounding commercial development: means gas stations and convenience stores (which exacerbate every issue above!)

Each week, twice a week, I see the same couple walking Madison between the proposed site and the Fire Station - up and down both sides of the street picking up litter and trash on their own. They have trash picking sticks and bags. More importantly they have a sense of pride and a commitment to keeping our community clean - it's sad they have to do this at all but the lack of respect for our community and litter will only worsen with more transient/short-term visitors. I only hope you all see past the appeal of potential tax revenues and have the same sense of commitment as the couple I mention to keeping our community the wonderful place it is.

Planning appropriate expansion is critical to retaining our appeal and our home. A resort and spa? Fine and welcome. A wave pool, surf resort, skate park, with 80' light poles? A permanent stain on La Quinta.

I'm certain Kelly Slater and the developers can find a more suitable location for this type of "resort." The proposed development is out of character with this quiet corner of La Quinta deserves to be respected and treated to preservation and properly planned community development. We ask you and your colleagues to reject the proposed development.

Thank you,
Chris Brimble & Rick Caroto
619.742.1179
La Quinta, CA

Subject: In favor of new development

Date: Wednesday, March 10, 2021 at 1:15:49 PM Pacific Standard Time

From: Elaine Brown

To: consultingplanner@laquintaca.gov

As a 16 year resident of Trilogy I am totally looking forward to the wave park/ residential/hotel development planned at 58th and Madison. I have read complaints on next door from different homeowners that live here at Trilogy and they are basically the same people that complain about everything!! Don't let the few hurt the possibility of helping the entire city.

Thank you

William Brown
81855 Golden Star Way
La Quinta, Ca 92252

Subject: Surf Park development at Coral Mountain

Date: Monday, March 8, 2021 at 2:33:03 PM Pacific Standard Time

From: Nancy Bruce

To: consultingplanner@laquintaca.gov

Dear Nicole Sauviat Criste,

I am writing today to strongly oppose the proposed development at Coral Mountain in La Quinta. For me, and I'm sure my neighbors, we bought homes in a residential neighborhood with the expectation that we would be surrounded by other residential properties according to the current zoning. The proposal to change a huge swath of land from low density residential in this location to Tourist/ Commercial is appalling. No one bought a home in any of the areas surrounding this site thinking that someone would come in and build a Vegas type resort! My house faces West (looking straight at where the resort would be built) w/ a beautiful view of the Mountains. In that view I enjoy seeing a variety of birds, including song birds, hawks, falcons, owls and an almost nightly dance of bats. Coyotes can be heard regularly calling out to each other. This connection to nature is what drew me to this area. All of that would be lost if this development is approved. The noise would be non stop, not just with the influx of people and traffic, but the turbines to run the wave pool, the calling out every 5 minutes to get ready for the wave; changing forever a quiet corner of the desert. The plan for lighting is also of great concern. 80 foot lights will be seen throughout all of the developments surrounding the site and will light up the desert night-say goodbye to dark skies! And the environmental impact of this development has to be huge. The water district here monitors my minimal water usage every month and reminds me to conserve. We are given rebates to buy energy efficient appliances for both power and water. Water is in limited supply-we live in a desert! And so is power-every summer we are warned about brown outs when temperatures get high. Who is going to foot the bill for increased infrastructure to support this development?

I sincerely hope the city will consider the thousands of homeowners who live in this area and leave the residential zoning in place. If people want a surf park let them build it in a more appropriate place than a quiet neighborhood.

I appreciate you taking the time to read this.

Sincerely,

Nancy Bruce

80843 Calle Azul

La Quinta, CA 92253

206 369-5067

Subject: Wave Park Coral Mountain Resort

Date: Tuesday, March 23, 2021 at 10:19:52 AM Pacific Daylight Time

From: Burke, John

To: consultingplanner@laquintaca.gov

CC: Sarah "Nayong" Burke (sarahburke888@gmail.com)

**Ms Nicole Sauviat Criste,
Consulting Planner,
City of La Quinta
78-495 Calle Tampico,
La Quinta, Ca. 92253,**

Dear Ms Criste

My wife and I have a home at 81805 Andalusia, La Quinta CA 92253. We are concerned with the proposed Wave Park at Coral Mountain Resort.

We have concerns with the following items which we have noted in the city planning documents:

1. Light pollution. This tract is in one of the last unspoiled areas of La Quinta where total darkness survives and our Andalusian observation of the beautiful desert night sky is uncompromised. This project proposes the installation of 80 ft high light poles all along the wave trench to allow for nighttime commercial activity which will likely completely obliterate the night sky. The area where the poles will sit is already about 20ft higher than Andalusia, which increases the likelihood that the emitted light will shine straight into our development. All desert cities have specific and strict rules on light pollution, so how come this can be tolerated by the city planners? And make no mistake, this will be 7 days per week all year long.
2. Traffic and visual pollution. This tract was zoned to be a low density residential area (with full golf) and this new proposal will create substantial additional traffic to/from a full fledged commercial sports complex, hotel, multiple restaurants and higher density residential housing (up to 600 units – many likely short term rentals). The hotel, which was originally presented as two story maximum, is now planned as 4-story and will obstruct view of Coral Mountain from pretty much every residence with that view. Traffic on Madison will increase by many hundreds of vehicles.
3. Noise pollution. The proposed wave equipment generates substantial and constant noise (minimum 75 decibels) that will travel far in the desert and is pretty much as if you are living next to a busy freeway. The developers admit that the wave operation will involve loudspeaker announcement of every wave. Noise pollution should be investigated more vigorously than stated in section 4.2.12.
4. Seismic disturbance. The proposed wave equipment by its very nature generates vibration (not to mention the additional seismic disturbance generated by the resulting wave crashing) which will easily travel long distances in the loose desert soil. Pool and jacuzzi leaks for the neighboring properties will not be far behind. Seismic disturbance should be investigated more vigorously than stated in section 4.2.12.

5. Quality of life reduction. The hours of operation of this facility have been insufficiently clarified but there is a distinct impression the wave operation may be started as early as 6 in the morning and go well into the night? This should be considered unacceptable in a once peaceful residential area where the only disturbance might be an errand golf ball. It totally ignores the original zoning intent for this tract. The zoning change request should be more thoroughly investigated and the change to commercial should be opposed.

Thank you for your consideration.

P. John Burke
310 490 5400

P. John Burke | Partner Emeritus
AKIN GUMP STRAUSS HAUER & FELD LLP
1999 Avenue of the Stars, Suite 600
Los Angeles, CA 90067
jburke@akingump.com | akingump.com | [Bio](#)
Mobile 310 490 5400

*Partner Emeritus, no longer practicing at Akin Gump. The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.

Subject: Coral Mountain Project EIR comments
Date: Friday, April 2, 2021 at 10:52:20 AM Pacific Daylight Time
From: Alena Callimanis
To: Consulting Planner
CC: Cheri Flores
Attachments: Alena Callimanis EIR WAVE POOL Water Consumption.pdf

Nicole, I want to thank you first for the amazing job you did managing the emails before the meeting and to hosting and managing a great hearing.

I am including here water issues for the EIR. I am including the same comments here in this note and in the attached PDF, because I was not sure of the appropriate format.

Thank you again for this opportunity.

Sincerely,

Alena Callimanis
81469 Rustic Canyon Drive
La Quinta, CA 92253
919 606-6164

The Developer has stated that the consumption of water by a golf course is greater than that of the Wave Park. In discussions with fellow residents from areas surrounding the proposed Project, I have concerns about how this comment is substantiated. The above underlined statement is based on figures calculated by the Coachella Valley Water District for the Surf Park in Palm Desert, but has been used publicly by the Developer's representative in conversations and presentations to concerned residents.

Background regarding my concerns with the CVWD calculations:

While CVWD has been an excellent steward of our water system, it does not have expertise in Surf Parks. Its calculations are based on the average yearly evaporation of less than one inch per day per year. These evaporation numbers used by CVWD have not been updated since 2005 and we know the number of days over 100 ("triple digit temperatures") have been steadily increasing.

Accordingly, CVWD's calculations do not take into consideration 140 days above 100 degree temperatures that would cause significantly more evaporation per day, based on information provided by pool companies in the Coachella Valley (between one inch to three inches, based on the heat).

Also consider the following please:

The act of wave generation, launching water into the air, will accelerate evaporation. Therefore, the **water consumption of artificially generated waves** is higher than normal moving water rates used in CVWD's calculation and that must be taken into consideration in any water consumption calculations."

Diane Rebryna presented the following at the Scoping Meeting of March 30, 2021, summarized here: Actual data published by the Kelley Slater Surf Ranch indicates that they lose around 250,000 gallons of water **a day** during their 40 hot days – please note that this is a smaller pool

than proposed for this Project. That equals 10 Million gallons is just the forty 100+ degree days. What about the rest of the year which has a large number of 90 degree+ and 80 degree+ days?

The WADI Adventure Surf Park is in a desert location near Dubai. They must pump 1 million gallons of water a week through a 170 mile pipeline to replenish their water consumption throughout the park. That means 52 million gallons a year to replenish 10 million gallons of water park usage.

Note: this park has a 3.8 million gallon wave pool, and a kayak and rafting river that uses 6.2 million gallons.

The CVWD has calculated 38 million gallons of consumption a year based on the Coral Mountain Project Wave pool that will be 18 million gallons. It is apparent from the numbers above that CVWD is significantly underestimating water usage at this park and therefore at the other three proposed water parks in the Coachella Valley.

The Desert Sun front page article on April 1, 2021, headlines "On tap in California: Another drought". Fourteen football fields of 3 to 6 feet of water is not a responsible use of water during a drought. And add to that three other wave pools in the works.

In summary:

It is critical the EIR address the statement that the Developer continues to make which is the following "Golf course consumption of water is greater than that of the Wave Park".

I respectfully ask please that there be a full investigation in the EIR into water consumption rates calculated for the proposed Project.

(As an aside, the development should proceed as low density housing, as zoned, with no golf course and no water park. A golfing arrangement could be negotiated with Trilogy next door. That would mean an excellent compromise during draught times).

Subject: Alena Callimanis Public Comments on Noise issues for the EIR

Date: Friday, April 2, 2021 at 11:18:25 AM Pacific Daylight Time

From: Alena Callimanis

To: Consulting Planner

CC: Cheri Flores

Thank you again for the opportunity to comment for the EIR draft. For the sound analysis for this project, the EIR must consider noise echoing off Coral Mountain from the wave generation machine and the wave itself, plus all crowd, loud speaker, as well as traffic noise. The wave pool and the wave generation power unit and equipment are very close to the base of the mountain as shown in the NOP. Any professional analysis must simulate the wave sounds as well as the wave machinery sounds at the location where the wave pool is closest to the mountain. And please consider the number of times per hour these waves are generated. It is not once. It can be up to 15 times an hour. It is slated to be happening 7AM to 10PM. If not measured this way, noise results cannot be considered as valid. Contrary to the developer's claims, especially with the echoing, all the developments surrounding Coral Mountain, including the Quarry, will be impacted, as well as wildlife like the Big Horn Sheep. (We in Trilogy can hear the bullet sounds that echo from the Police firing range behind Lake Cahuilla).

In addition, while Meriwether states that Lisa Castro's house is 870 feet from the Wave Pool, the roadway into the heart of the Commercial Tourist area is right along Ms. Castro's house. Having the roadway and all the delivery truck traffic plus access to the pool, casita and hotel parking, and crowd noise, the impact of that sound is immeasurable to her. Please reference NOP exhibit 5 to see how this development abuts to Ms. Castro's property. Ms. Castro has lived there for 30 years and it is incredible that the developer has no regard for Lisa's rights as a homeowner. The noise she will suffer goes totally against any noise ordinance by the City of La Quinta. Measurements should also be done at her property line for noise and light pollution and addressed in the EIR.

In addition, traffic noise generated by the hotel and the STVR casita guests will impact all the developments as well. I would say at least 2000 cars on a regular basis - 150 hotel rooms - say 50 cars or more for the restaurant and bar - cars for short term renters and the support staff - restaurant, grounds, management company and maintenance crew for the hotel and pool, and long term construction workers. On special event days not only would you have additional attendees but there would also be cars and trucks for the television crew and seating for the additional people.

How will this all be measured and taken into account for the EIR?

Thank you for your consideration of these significant issues.

Sincerely,

Alena Callimanis
81469 Rustic Canyon Dr
La Quinta, CA 92253
919 606-6164

Subject: Opposition to Coral Mountain Wave Park

Date: Sunday, March 14, 2021 at 6:35:38 PM Pacific Daylight Time

From: Rachel Canchola

To: consultingplanner@laquintaca.gov

I am writing today as a Trilogy, La Quinta resident to voice my opposition to the proposed Coral Mountain Wave Park. The proposed development would bring unwanted noise, traffic, and night lighting to a beautiful area where quiet and beauty has always been loved. We can still hear coyotes at night. Don't take our pristine area away from us. Your consideration is appreciated. Ruben and Rachel Canchola
81830 La Paz Court
La Quinta, CA 92253

Ms. Nicole Sauviat Criste
Consulting Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253
consultingplanner@laquintaca.gov

March 27, 2021

Dear Ms. Sauviat Criste,

In 2003, I visited the La Quinta area for the first time and immediately fell in love with the beautiful mountains, the culture, the people and, most importantly, the peace and quiet. Since then I have returned many times for business, golf and family outings. Each time I was reminded that there actually was somewhere to go to disconnect while having access to many fine, luxurious services. So naturally, when my husband and I began looking for a second home, La Quinta was on the list. Throughout the process, it became evident that it was so much more than the other places I could visit and enjoy to get away from my past paced life. In fact, it was almost spiritual. While other locations had similar environments, none focused on peace or health & wellness to the same extent. The other locales were ove-crowded, noisy, congested and stressful. The traffic, the competition for resources, the party seekers all made other pristine communities almost undesirable.

So here we are, two months into home ownership in Andalusia and we come to find out that the very reason we chose this location is now being threatened. The very last thing that this community needs is to devalue itself by trying to appeal to all types of interests. California has many opportunities to put in a Wave Park and I am sure Coachella North of Indio would be a much more fitting location. The transient nature of a surf park, hotel, condos and all of the businesses that would surround the area is the absolute last thing we wanted. It sounds more like a Jersey Shore environment than a place where legends once hit the links.

Transient communities don't just bring traffic, noise and trashy stores, restaurants and bars. They bring crime. While many of us live behind the wall, none of us want to have to live behind a wall for safety. I am sure your council can find crime stats for such communities.

Rather than sell out for tax revenue, how about continuing to invest in upscale luxury that draws more people like those living in La Quinta already? Protect the culture, beauty, elegance and charm of this community. It is one of the few I have encountered that make this area a perfect choice. Please don't sell out. Don't bring the Coachella music festival and its crowd to our beautiful area underneath the mountains. We don't want strip malls, surf shops and traffic. Let us continue to enjoy our surroundings and continue to share that experience with others that might choose a home here, becoming additive to our community; Instead of allowing visitors to pass through creating disturbance with loud noise, bright lights, thunderous waves, parking lots, traffic and a host of many undesirable characteristics. La Quinta and it's residents deserve better.

Thank you for taking time to consider my position.

Carollynn Caruso

Subject: The Wave At Coral Mountain

Date: Tuesday, March 30, 2021 at 3:06:33 PM Pacific Daylight Time

From: guillermo casillas

To: Consulting Planner

There are so many reasons for not going through with The Project. Most Neighbors are not happy. There needs to be an organized list as to who will speak .

Those who actually live next to the Project should be allowed to go 1st .

Specifically, Mrs Lisa Castro as she has lived on 60th Avenue for 30 years.

I'm not in favor of further development without concessions from the Developer and The City of La Quinta.

- Infrastructure Concerns
- Sewage , Electricity , Internet, Domestic Water, etc.
- Excessive Traffic on 60th Ave. from Service Workers
- No Service Entrance on 60th Ave.

I reserve the right to add more concerns before the
April 2nd Deadline

-

Sent from my iPad

Subject: Coral Mountain Resort , Attn Nicole Sauviat Criste

Date: Wednesday, March 31, 2021 at 6:56:29 PM Pacific Daylight Time

From: Lisa Castro

To: consultingplanner@laquintaca.gov

Good Afternoon Nicole,

My name is Lisa J. Castro. I live on the North West corner of Avenue 60th, that borders the Coral Mountain Resort property.

My late husband and I built our home in 1991, 30 years ago. We raised 3 beautiful children here and I fully expect to live the rest of my life here. We built our home here looking for the serenity that living "in town" could not give us. We have enjoyed hearing and seeing all of the animals and birds, that our desert offers.

We have always been aware that a golf resort was planned for the open area, but never dream ed of a "water park" being developed. The wave park comes with a completely different set of complications.

I have several questions and concerns about the Coral Mountain Resort project.

My main concerns are:

1) **Blowing dirt** before and after construction. I have an air conditioning unit, an evaporative cooler system and a pool on the west side of my property. My property is downwind and will get dirt no matter how much water they use.

a. What is the plan of action to keep dirt out of the air and maintaining current air quality levels for the duration of the 3-5 years of construction? I do not want to spend my days calling air quality control complaining about the amount of dirt in the air caused by construction.

2) **The lights** around the wave basin. The wave basin ends at the northwest corner of my property. The lights will bleed into the night, and light up the area.

a. Doesn't the City of La Quinta have a light ordinance?

3) **Traffic and the noise from the traffic**, is a big concern. With the secondary entrance right next to my property, there will be lots of heavy equipment running up and down my street. And after completion of the project, all of the residential independent contractors only being allowed to use this entrance. I have a fear of being blocked in or out of getting into my own driveway. And the traffic from all of the concerts and competitions, will make it almost impossible for me.

a. Will there be a 3rd entrance created to alleviate this problem? Or will I and all of the other houses being developed be forced to sit in traffic and be blocked out of our own homes? Or

4) **Noise** from the wave machine, loud speakers & music. The noise is going to bounce off of the mountain and be much louder than they are telling us.

a. What is the city going to do if the noise is much louder than they are projecting? The sound of a lawn mower all day and night is not acceptable. Is the resort going to be forced to follow the 10:00pm noise ordinance set by the city?

5) **Vibrations and Sinkholes** from the impact of the wave machine being operated all day.

a. What precautions are being taken for the surrounding area in relation to sink holes that can be caused by the vibrations of the wave machine?

6) **In completion of the project**. What happens if the developer decides to abandon the project half way through? We will be left with a blowing dirt and a mess to look at. Then what?

a. What is the plan of action if the developer abandons the project? Will it be up to the city to maintain the air quality control of the construction that has ceased?

These are some of my concerns. I appreciate your time and consideration of the people who will be living around this resort. I look forward to hearing back from you on the questions and concerns above.

My ask is that you please reconsider this project.

Thank you,

Lisa J. Castro
80-80 Avenue 60th
La Quinta, CA 92253

Subject: "Coral mountain resort"
Date: Saturday, February 27, 2021 at 1:36:00 PM Pacific Standard Time
From: mike charles
To: consultingplanner@laquintaca.gov
Attachments: Garrett Simon.pdf

To: Nicole Sauviat Criste:

Nicole, hope you are doing well.

I have taken the time to review the dvd sent in the mail. Thank you for providing this. I would like to provide some comments.

Please find enclosed my original letter sent to the city in regards to the "wave park" development. Subsequently, I have met with the developer, namely Garrett Simon, CM Wave Development LLC and participated in his presentation to residents of Andalusia some time ago.

As the process moves forward my concerns, as a close resident, continue to be the following:

- Height of the Hotel. We were told the height would not exceed 25 feet, 2 stories. The ground elevation at the hotel location is higher than Madison ave thus making the hotel appear higher. I hope that this can be examined and hotel height minimized to reflect a true 25 feet. The intent is to preserve the natural beauty and observation from surrounding residences of the Santa Rosa Mountains. I did not see any affirmation to the hotel height in the dvd.
- That the Hotel color will blend into the mountain landscape. Andalusia has used a dull brown for its clubhouse bldg which meets that need. That mature trees will be placed in front of the hotel so as to minimize its presence. That night lighting will be minimal so as to not disrupt existing and new residences. That noise limitations in evening hours will be created and enforced.
- I did see requests for 80 foot towers to accommodate light for evening use of the wave park. That was not included in Garretts presentation and therefore concerned about the gathered groups reaction that received his presentation. I would most likely not support 80 foot towers for two reasons. Height of towers interfering with the Santa Rosa Mountain scenic backdrop, especially since Coral Mountain has a lower height to observe. This mountain backdrop that many of us enjoy daily. Secondly, the observance of evening flood lights. A carnival, circus or racetrack comes to mind better placed away from the mountain. To light the wave will be approximately 2600 feet. Thats a long light up landing strip.
- I did not see their request for a 50 foot high safety tower which was part of Garretts presentation. 1 tower, 50 feet tall. Not 80 foot tall broadcast lights.
- Bottom line this is a commercial development, with some residences coming into a space that was forecast to be residential and a second golf course. Many of us bought our homes with that knowledge in tact until the sale of this property.

Thank your for the consideration for these concerns.

Mike Charles
81343 Andalusia, La Quinta, CA 92253
mgacharles@yahoo.com
cell: 253-381-4565

Garrett Simon
CM Wave Development LLC

Mr Simon:

My name is Mike Charles and I live at 81343 Andalusia. We have lived there for 61/2 years now. Prior to that we lived at PGA West for 12 years. We picked both locations because we are golfers but more importantly we adore the Santa Rosa mountains and their glory. Trilogy, The Quarry, and Andalusia, all close to the Wave Park proposed development share these pristine views. As well, Lions gate and additionally smaller developments.

I believe that all would agree that at some day development would come to these acres in front of Coral mtn. As for me, when we bought our current house it was clearly stated that Drummond Corp would be building an additional golf course and additional housing on said property. Life was good.

So now there is a proposal to build a wave park, hotel, and additional housing. I took the time to understand the wave park phenomenon. Still don't understand why the Coachella valley needs four of them. I visited the city of La Quinta and received maps and have had discussions with them in regards to the proposed project and specifically the height of the hotel.

As a potential new neighbor in a very small community in this sub-area of La Quinta you can enter the space with a welcoming awareness to sensitivity and appreciate the pristine views or ignore why people have chosen to reside here and take an aggressive direction to suit your own needs.

As this process is still very young, I wanted to provide some input to you specifically in regards to the hotel and its height. The current proposal asks for a 40ft height. Elevation mapping shows an increased ground height at the building site as compared to Madison street of 14ft. That puts the hotel height at 54ft above the street height. The closeness of a 54ft hotel to the base of the Santa Rosas is making many residents very disturbed to put it politely. It will change the Western view permanently and not in a good way.

It is my desire by bringing this to your attention to alleviate a lot of public hearing squabble, petition and cost to you in the upcoming process.

While still in the development stage please appreciate the value of the view to existing residents by considering the following: lower the height of the proposed hotel, detail the structure with exterior siding that blends into the mountains, ie Andalusia

clubhouse, plant mature palm trees and other trees in front of the structure to mask its appearance.

In closing, each day more area residents are becoming aware of this proposal. Most are vehemently opposed to the project. I know development will occur, it just needs to be a good fit so as to preserve the beauty of the backdrop.

Respectfully submitted,
Mike Charles

Subject: La Quinta Proposed Wave Park

Date: Friday, March 19, 2021 at 8:40:12 AM Pacific Daylight Time

From: Ron Coffey

To: consultingplanner@laquintaca.gov

La Quinta City Planing Commission

I am not sure why the La Quinta City officials voted in for the good of its people would consider changing a residential zone into a commercial zone to accommodate a Theme Park?? Please tell me it's not for an increase in money for the City. There is a balance between City income and quality of life. This effort will tip that scale in the wrong direction in a big way

We moved to La Quinta to experience a quite low key some what country life style. By allowing a theme park to be places into out community it is going to take all of that way for all the obvious reasons. The traffic will no doubt have a large increase. Not to mention a Hugh demand on our water and power resources. And then there is the noise level increase 24/7.

My wife and I are urging you to Please not allow this Wave Park to be placed in our lovely town of La Quinta. COVID has been bad enough, don't add to the frustration.

Ronald Coffey

--

Ron Coffey

ron@jdcoffey.com

707-373-5865

Subject: Proposal for Surf Park Development at Coral Mountain
Date: Monday, March 8, 2021 at 11:01:16 AM Pacific Standard Time
From: Agnes Collins
To: consultingplanner@laquintaca.gov
CC: council@la-quinta.org

Dear Nicole Sauviat Criste, Consulting Planner, City of La Quinta

We have owned our property in Puerta Azul at 57th and Madison for the past 10 years. During that time, we have immensely enjoyed hiking, walking and cycling in our quiet peaceful community. We chose our home in La Quinta because we loved the beautiful natural environment.

We have been informed about the proposal to build a surf park just a short distance from us at 58th and Madison. We are stunned to hear that this could actually happen in our quiet neighborhood. Apart from our very serious concerns about the environmental impact of this type of development, this is just the wrong area for a tourist/commercial development of this nature. While some may say it will increase the value of nearby properties, that is not the reason most of us purchased in this area. The proposed development will destroy the character of our quiet tranquil community. A Disney-like surf park may be desirable to developers, provide recreational opportunities for short term visitors and will no doubt increase the tax base but the increased noise, traffic and pollution will destroy the very reason that we moved to the area.

Apart from these issues, we are even more concerned about the environmental sustainability of building such developments in the desert. We have read the developer's publications attempting to address environmental issues but we are also aware of the dire warnings of experts in the environmental field.

Now is not a time for excess consumption, economic growth-seeking or projects disconnected from the environmental issues we face today. The reality of climate change should force us to rethink our growth models to reduce natural resource consumption and reconcile our relationship with nature.

Please protect our community and our environment and do not allow this proposal to proceed in its current form.

Respectfully Submitted

Agnes Collins
80921 Calle Azul
La Quinta, 92253
250-738-0545

Sent from my iPhone

Subject: Opposition to proposed Wave Park Project

Date: Monday, March 15, 2021 at 5:18:36 PM Pacific Daylight Time

From: Judy Collins

To: consultingplanner@laquintaca.gov

Mayor Evans, City Council Members, and Planner Criste,

As a resident of Trilogy at La Quinta I would like to voice my opposition to the proposed Wave Park project. The following are some of reasons:

1. The change in zoning is not consistent with the current zoning that is residential. This is a large commercial resort.
2. Having large stage and music events will result in significantly increased traffic, noise and lighting pollution.
3. The hours of operation of wave park from 7 am to 7/10 pm will generate significant noise as well as the use of loud speakers to surrounding homes.
4. Concern for light pollution caused by 80 foot light towers.
5. Project will have short term rentals The City has been researching the problems of short term rentals and there is a concern that these problems could result due to the large size of the homes.
6. Concern for water consumption needed to operate wave park. Water ground levels need to be conserved especially with the threat of severe drought due to the low snow and rainfall.
7. Lastly as an avid hiker of the Coral Mountain area hiking trails will be closed. Construction of this large project will destroy the nature beauty of the area which is rich in Indian history.

Thank you for considering these points in evaluating this project for approval.

Judy Collins
81817 Sun Cactus Lane
La Quinta, CA 92253

Sent from my iPhone

**GERALD M. COOPER
STEPHANIE BRADFIELD COOPER**

March 21, 2021

Nichole Soviet Criste
Consulting Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

Via email: consultingplanner@laquintaca.gov

Dear Ms. Criste;

We own property and have a home under construction at 81-594 Ronda, La Quinta in the Andalusia East parcel. We have reviewed the Notice of Preparation regarding and EIR for the Coral Mountain Resort and have a number of issues to bring up regarding the scope and content of the report.

Our general impression is that this is not a resort, it is an amusement park, and that its development would be inconsistent with the current neighborhood, and therefore the EIR must be thorough in exploring this incompatibility.

RE: Section 3.1 Project Objectives

It is on its face ludicrous to assert as project objectives reduction of air emissions and greenhouse gas emissions; they will increase. And what is "healthful" noise? Coupled with the "Special Events" of thousands of people per year, all three of these matters must be carefully and independently explored in the EIR.

RE: Section 4.2.1 Aesthetics

This section needs a very deep dive into two particular areas: the views for the entire community as well as light pollution. What heights are proposed, and at what heights are views protected for the surrounding community? How much light, for how long

each day? Will neighbors still be able to see the night sky? What if the 80 foot light poles are reduced to 50'? 25'? 12'?

RE: Section 4.2.10 Land Use Planning

The Notice says that surrounding neighborhoods will not be impacted. We assert they will, especially as regards access, and this should be addressed.

RE: Section 4.2.12 Noise

How much noise? The EIR needs to translate the technical findings so that neighbors can understand how disruptive this may be. Will we now be living with freeway-like noise? What about the special events - will they create noise? What is "healthful" noise?

RE: Section 4.2.16 Transportation

How much wider will the streets be? Four lanes? Six lanes? Will speed limits increase? How much noise and pollution will be generated just from more cars? Parking for special events needs to be addressed, especially if the operators plan to use the proposed natural open space or streets outside the project.

We hope that the EIR thoroughly addresses all these issues, and that the City will keep us informed at each step in the process. In that regard, please provide us information and notices by email at phaniecoop@gmail.com.

Sincerely,

Stephanie Bradfield Cooper
(760) 914-2250
phaniecoop@gmail.com

Gerald M. Cooper
(818) 414-1813
jcoop1944@gmail.com

Nicole Sauviat Criste
Consulting Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

RECEIVED

MAR 19 2021

March 13, 2021

CITY OF LA QUINTA

DESIGN AND DEVELOPMENT DEPARTMENT

I am writing today as a Trilogy La Quinta resident to voice my opposition to the proposed Coral Mountain Wave Park Resort development in La Quinta. Below is the summary of the development as presented by Meriwether Development, published press releases, and local newspaper articles:

Coral Mountain Wave Park Resort will be a mega resort for over 4,800 overnight tourists, with a 17- Acre Wave Pool as the main attraction.

1. The Coral Mountain Resort will not be a residential neighborhood **as it is currently zoned**. It instead will be a high energy Resort containing a 600+ person occupancy hotel complete with restaurants, bars, and entertainment all available on a per night basis.
2. The 600 "Dwelling Units" with unlimited number of bedrooms & bathrooms available for overnight rental, could easily have 4 bedrooms, allowing 8 guests per unit. 600 Units x 8 people = 4,800 people potentially staying in the Units. All units are available on an overnight Basis the same as the Hotel. The people coming to Coral Mountain are Vacationers, not Residents.
3. The Wave Park Coral Mountain will not be a Residential Neighborhood. This will be a commercial Resort with The Wave Park as the main feature.
4. The Wave Pool will cover 17 acres, a length of 2,600 feet, needing 18 million gallons of water to work. The Wave Pool water evaporation rate is 30,000 to 180,000 gallons of water daily. Plans include stadium bleacher seating on each long side, and many 80' tall stadium- style lighting towers for Night Surfing.
5. Plans have the Wave Pool running 365 days a year from 7 am to 7 pm (some newspaper articles have stated it will run nightly until 10 pm) for the 4,800 tourists staying at the hotel or in a dwelling unit.
6. Loudspeakers projecting above The Wave Pool in all directions are needed for the Wave Pool Announcer to call the 30 second countdown for every single wave with up to 12 waves per hour. The surfer needs to be alerted for the coming Wave, as there is no Ocean to watch or feel until "the big one" comes. A Wave is manufactured every 5 to 6 minutes. The noise level of the Wave crashing has been measured at 75 decibels at Kelly Slater Surf Ranch. This noise level is comparable to the sound of cars traveling on a busy interstate highway. The generators creating the waves will be running non-stop, every day.
7. Plans include Music Stages for Entertainment at each end of The Wave Pool, and other locations in the Resort.
8. In addition to the Wave Pool, there will be more artificial lagoons and lakes for E-Foiling (a motorized hydrofoil paddle board that you stand on, not lie on) and Stand-Up paddle boarding.
9. Concrete sports parks for the Bike park with pump tracks for skateboarding, BMX, and mountain bikes – all with stadium style light towers.
10. Coral Mountain Resort has requested 16 days and nights for Special Events. 16 days is more days than Coachella Fest and Stagecoach combined! To make matters worse, the 16 days are spread out over four 4- day long weekends. Set up and take down for each Special Event Weekend will easily add another 32 days of high traffic conditions.
11. The 80' tall stadium style light towers illuminating The Wave Pool, swimming pools, Skateboard Park, BMX Track, other Sports Courts, acres of parking lots, streets, and 117,000 square feet of Commercial Buildings will be lit inside and out. The spill lighting will affect the surrounding community. No more dark skies.
12. The approval of this project will permanently bring light pollution, noise, and traffic. There will be permanent and on-going noise from the wave generators, breaking waves, the lodgers, guests, loudspeakers and entertainment venues on-site every day until late in the evening.
13. Heavy Construction equipment will be working at 85 decibels or more, non-stop all day long, for the next 10-20 years- (according to Coral Mountain developers own projection).
14. The project will scrape away every inch of "biocrust", creating the need for even more Water Trucks to keep the dust down. "Biocrust" is to the Desert what "Tundra" is to the high elevations. Both tundra and biocrust take many hundreds of years to replace once damaged. Think of the impact on the Deserts already questionable water supply as just 2 years ago we were asked to dramatically cut back on water usage. Demands for water will only increase in future years.
15. This project will forever mar the stunning natural topography of the area, forever erasing the absolute silent evenings and dark skies enjoyed currently by all residents of the area.

This Coral Mountain Resort project does not have any of the characteristics of the surrounding low- density up-scale residential neighborhoods. This is a Mega Resort, not a residential neighborhood. **This type of development is completely not compatible with any of the surrounding neighborhoods for miles in every direction.**

City Planners and City Counsel Members, ask yourself, would you want to live next door to a Water Sports-Themed Amusement Park with 80 foot high stadium lighting, noise from concert venues, BMX motor bike racing, and wave machines and traffic 24/7?

The approval of the proposed Coral Mountain Wave Park Amusement Park style Resort will permanently cause the irreplaceable loss of the peaceful, quiet, serene atmosphere that this part of La Quinta is renowned for. Allowing this extremely large Tourist/Commercial Resort into our quiet low-density residential, golf-oriented neighborhoods, will negatively affect every Homeowner for miles around. There will be no coming back. The value of our homes and the quality of life of living and being in the "Quiet Zone" of La Quinta will be forever degraded.

I urge the City of La Quinta NOT to change the zoning from the current designation Low-Density Residential w/ 18-hole golfcourse to TOURIST/COMMERCIAL. I urge you not to allow Short Term Vacation Rentals (STVR) and the problems that accompany them.

This proposed Coral Mountain Wave Park Resort is exactly the WRONG type of develop for this location. You are literally planning to drop a tourist amusement park resort in the middle of a quiet residential zone. Please do not allow this project to move forward.

Sincerely,

Billie J. Costello
60795 Living Stone Dr,
La Quinta, CA. 92253
Trilogy @ 60th & Madison

Subject: COMMERCIAL DESIGNATION

Date: Thursday, March 11, 2021 at 1:49:30 PM Pacific Standard Time

From: Patrick Courtney

To: consultingplanner@laquintaca.gov

This TOURIST/COMMERCIAL designation in south La Quinta is NOT APPROPRIATE in this location made-up of retirees who selected this area for quiet seclusion and away from commercial areas. This zoned area was **your** promise to homeowners regarding this lifestyle and not what you propose to change. This would best be located in another area and would be a grave strain on La Quinta resources.

TRILOGY DOESN'T WANT THIS POPULATION IN AN OVER 55 designated area.

Patrick & Pamela Courtney

949-854-693

patcourt@gmail.com

Subject: Proposed Development at Coral Mountain

Date: Tuesday, March 9, 2021 at 12:56:16 PM Pacific Standard Time

From: Kristina Davis

To: ConsultingPlanner@laquintaca.gov

My husband and I have been residents of PGA West for 20 years. Most of our neighbors are retirees (or soon to be) who moved to this area for its peace and quiet after living their lives in a "rat race" in some other part of the country. Now you want to visit the "rat race" upon us in the form of noise pollution, horrendous traffic, and major depletion of our water supply.

This is a violation of the worst kind.

Kristina Davis

Subject: Coral Mountain Wave Park

Date: Monday, March 15, 2021 at 8:38:38 AM Pacific Daylight Time

From: Anast Demitt

To: consultingplanner@laquintaca.gov

Ms. Nicole Sauviat Criste

I am writing today as an owner of Trilogy La Quinta to voice my opposition to the proposed Coral Mountain Wave Park Resort development. I am a civil engineer and have been in practice for 43 years. From a municipal engineering perspective, this project is exactly the wrong type of development at the proposed location insofar as existing infrastructure (roads, sewers, water supply, traffic patterns, etc) and residential development are concerned. For the sake of brevity, following is a summary of the reasons for my objection to the proposed development.

- This will be a private facility not open to anyone other than hotel guests. What benefit is there for the neighbouring communities and their peaceful enjoyment of their homes?
- The noise from similar parks has been measured at 85dB. This level of noise 365 days per year is unacceptable in a historically residential portion of La Quinta.
- The proposed development will damage historical geological and historical features such as the fish traps and ancient Lake Cahuilla.
- The resort will accommodate 4800 guests per day. This will have an unreasonable adverse affect on roadways, traffic and the peaceful enjoyment of our residential communities.
- Water is a scarce commodity in the Coachella Valley. This facility will consume vast amounts of water and generate wastewater in volumes beyond current treatment facility capacity.
- The multi storey hotels proposed for the site are much taller than all other buildings in La Quinta.
- The facility with its loudspeakers and lighting towers will be akin to having the Indian Wells Tennis Gardens in the midst of a large number of residential communities.
- The facility will operate until 10PM resulting in noise and light pollution in an otherwise quiet and peaceful neighborhood setting.
- This type of development is better suited adjacent to major roads such as the I10 where existing traffic infrastructure is capable of handling the expect traffic volumes.

The current designation for the land parcel is residential use. All home owners in adjacent communities purchased their homes with that understanding. It is unacceptable that a large and disruptive commercial development be built within a long accepted residential portion of La Quinta.

Thank you for your consideration of my concerns.

Anast Demitt
60149 Honeysuckle Street
La Quinta, CA, 92253

Anast Demitt, P.Eng., FEC, FGC (Hon)

Anast Demitt Consulting Engineering Ltd.
28 Mahogany Cape SE
Calgary, AB

T3M 2S4
Phone : 403-870-2109

The information in this e-mail is intended to be confidential and for the use of only the individual or entity named above. If the reader of this message is not the intended recipient, you are notified that retention, dissemination, distribution, or copying of this e-mail is strictly prohibited.

If you receive this e-mail in error, please notify us immediately by e-mail reply.

Thank you.

Subject: Wave Park

Date: Thursday, March 18, 2021 at 1:01:54 PM Pacific Daylight Time

From: Janet DiPrinzio

To: consultingplanner@laquintaca.gov

CC: jdiprinzio53@gmail.com, Philip B.

To Whom it may Concern:

I am very concerned about the proposal to have a Wave Park built in La Quinta.

My concerns are based on potential daily noise impact, increased traffic and transient population. Currently we have StageCoach and Coachella Festive which does all of these on a seasonal basis.

In addition, the Pandemic hit the hospitality sector extremely hard, which the proposed Wave Park is part of that sector. With SilverRock being built and the Wave Park, I think that La Quinta is placing quite a bit of potential revenue in jeopardy, as Pandemic's maybe come the norm of our lives.

During the Pandemic there was an increase of people who wanted to come here to wait out the Pandemic. There was an increase in home sales, and now builders are back to "building". I believe that the original plan of homes and a golf course with bring a stable flow of income to La Quinta due to property taxes on new properties, and an increase of local residents spending \$\$ within La Quinta and surrounding areas.

If you wish to contact me, you can reach me at (858) 945-2376 or (760) 771-6137

Sincerely,

Janet Di Prinzie
57824 Salida del Sol
La Quinta, CA. 92253

Subject: Fwd: Slater Project..

Date: Friday, March 26, 2021 at 9:23:05 PM Pacific Daylight Time

From: Dina

To: ConsultingPlanner@laquintaCa.gov

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

From: Dina <dspolo@aol.com>

To: ConsultingPlanner@laquinta.gov <ConsultingPlanner@laquinta.gov>

Sent: Fri, Mar 26, 2021 9:18 pm

Subject: Slater Project..

I am mostly excited about this project but feel the noise and traffic issues require that it not be so close to a mountain (sound wise) and across or near to The Quarry, Andaluscia and Trilogy.

Plenty of Desert land away from Developments. ie Thermal Beach Club

Subject: Surf park

Date: Sunday, March 14, 2021 at 7:59:42 AM Pacific Daylight Time

From: Dennis S. Duffy

To: ConsultingPlanner@laquintaca.gov

I am in opposition to the proposed surf park in LQ.

Sent from my iPhone

Subject: Coral Mountain Resort Project

Date: Sunday, March 28, 2021 at 10:47:39 AM Pacific Daylight Time

From: CAROLYN EADON

To: ConsultingPlanner@laquintaca.gov

Good Afternoon,

I wish to be added as a person of interest for the Coral Mountain Resort Development. I have many concerns about whether this project is appropriate to be placed in an area of existing residential communities. My issues are not with the development of single family homes proposed for the property that are in keeping with the current neighborhoods but with the placement of a commercial enterprise that will generate noise, lighting issues, and increased traffic that are NOT in keeping with the established area surrounding this property.

We have as residents of the area received a letter from the developer outlining their understanding of the process and the timeline for concerned citizens to have input into the process. I would appreciate receiving from the City of La Quinta an outline of the process and dates for input as required by code of the City.

In conclusion, I also request to be included in the March 30 virtual meeting that the city is hosting on the EIR scope. After that presentation I reserve the right to add any additional comments or concerns regarding the proposed Coral Mountain Resort to be included in the official record.

Enclosed is my contact information for addition to the public record as a person of interest on the proposed Coral Mountain Resort Project by Meriwether Companies in the City of La Quinta, California. Thank you, Carolyn Eadon

58162 Aracena
La Quinta, Ca 92253
ceadon@mac.com
206-909-8357

Sent from my iPad

Subject: Surf Park Development at Coral Mountain

Date: Wednesday, March 10, 2021 at 5:17:39 PM Pacific Standard Time

From: L E

To: consultingplanner@laquintaca.gov

La Quinta City Planning,

I am emailing you with my numerous concerns over the potential Coral Mountain Surf Park project.

I moved to La Quinta three years ago after an extensive research to find a quiet, peaceful and safe location to live full time. My search ended when I decided the City of La Quinta had everything I was seeking, mainly quiet and a safe secure neighborhood. I researched crime stats since I am a female that lives alone and feel that safety is paramount. There is almost zero crime out here. There are not any commercial businesses close by which is why we all moved here. The closer to commercial entities crimes, by evidence of the crime stats, go up.

My residence is a one-minute walk to the beautiful, peaceful and quiet Coral Mountain area. You can hear animals, including coyotes howl at night. It is a wonderful habitat for wildlife, reptiles and many bird species.

Here are some of my concerns:

The magnitude of this project is not conducive to this area at all.

Noise and dirt from construction and according to the developer potentially for the next 10 - 20 years.

Noise pollution from the many proposed activities that are planned there, including loud speakers for announcements, etc. This is inconceivable to even think about.

Light pollution. This is a huge concern of our entire neighborhood and mine.

La Quinta does not have any street lights here (which I love) due to light pollution. You can see so many stars in our night sky due to zero lights at that corner and surrounding areas.

Traffic. Looking at the projections traffic lights would need to be installed adding to pollution and noise during construction and once the park is complete.

I am involved with this wonderful city through CERT and other volunteer opportunities that serve the citizens of La Quinta. I want to stay forever so please consider all the ramifications this will have to all the people and neighborhoods here.

By the way I am an ex-surfer and just recently gave away my skateboard. I like the concept but this is not even close to the area where it should be considered.

There are so many areas south and west of here that would not affect any residential areas and would be a much better fit for all. I understand the need for tax revenue but there are other locations that would not impact residential neighborhoods.

Thank you for your time.

Best,
Elizabeth Ervin
80872 Calle Azul
La Quinta, CA 92253
949. 280-7695

Subject: Mega-Resort development at Coral Mountain
Date: Wednesday, March 10, 2021 at 12:53:46 PM Pacific Standard Time
From: Mark Farley
To: consultingplanner@laquintaca.gov

Hello—

I am writing to oppose the development of the mega resort at Coral Mountain. I just bought a house in the lovely, quiet community of Trilogy La Quinta. I am appalled to think that a massive resort may be built next door to our development. This mega resort is antithetical to the surrounding area. Many of us bought here to get away from the noise, congestion and dirty air of Los Angeles and San Diego. Please do not approve such a project. You will be destroying the very reason for living in the desert in the first place. If such a place is needed, please relocate some distance from residential communities.

Thank you,
Mark Farley
61403 Topaz Dr
La Quinta, CA 92253
858-405-5174

Sent from [Mail](#) for Windows 10

Subject: To: Nicole Sauviat Criste/ Re: Coral Mountain project zoning and plans

Date: Monday, March 15, 2021 at 11:57:59 AM Pacific Daylight Time

From: Bobbie Fleury

To: consultingplanner@laquintaca.gov, Linda Evans, rradi@laquintaca.gov, kfitzpatrick@laquintaca.gov, jpena@laquintaca.gov, ssanchez@laquintaca.gov

>> Hello Nicole -

>>

>> I'm a 17 year resident of Trilogy La Quinta. You might say that being

>> all the way out here is a two-edged sword - yes, we have

>> some distance to go for our shopping, but we have peace, quiet, and

>> beautiful DARK, starry, night skies.

>>

>> I fear that some of this will be unalterably changed forever if the

>> zoning for the Coral Mt. project is changed to "Tourist/Commercial."

>> That's opening a dangerous Pandora's box that could lead to our

>> corner of the world becoming the "thrill ride" capital of the east

>> valley.

>> Of particular concern is the land earmarked for homes. What's to

>> prevent the developer from reducing the number they plan to build, and

>> selling off some of those parcels for some other "Tourist/Commercial"

>> venture?

>>

>> With music on all day and evening; stadium-style light towers, a BMX

>> pump track; and special televised events bringing in large crowds,

>> the impact on our environment could be significant. Adding to that is

>> Meriwether's plan for 10+ years of construction which will affect our

>> streets

>> due to truck traffic; spew dust into the air; and generally disrupt

>> the quality of life we enjoy out here, not only for us at Trilogy, but

>> for The Quarry, Andalusia,

>> parts of PGA West, Santerra, etc., which are all single family,

>> single story, residences.

>>

>> This wave park and extreme sports complex really should be on a

>> different parcel of land where it isn't surrounded by homes.

>>

>> Therefore, I respectfully request that the zoning change be denied.

>> Thank you for your attention to my letter.

>>

>> Regards,

>>

>> Bobbie Fleury

>> 81586 Desert Willow Dr.

>> 760-777-7526

>>

>>

>>

>>

>

Subject: Attn: Nicole//Re: Coral Mt. Resort water usage
Date: Friday, April 2, 2021 at 8:42:40 AM Pacific Daylight Time
From: Bobbie Fleury
To: Bobbie Fleury

Good Morning Nicole, Mayor Evans, and Council Members Fitzpatrick, Pena, Sanchez, and Radi -

My letters of opposition to the Coral Mt. Wave Park Resort have been on file with the city since 2019 when the story first appeared in the Desert Sun.

My other emails addressed various aspects of the environment that will be negatively impacted by this project. But today's email will address the most precious commodity we have in the desert - WATER.

The quote below is from Thursday's Desert Sun. Our state is headed for another drought. That means potential water restrictions on all of us like we had in 2015/2016 when, among other measures, city fountains were drained and lawn watering was restricted. At that time, the City Council proposed water reduction strategies including the following: "the raising of the city's development standards to restrict use of future development."

So how irresponsible would it be to allow for this wave pool to suck millions of gallons of water from our underground resources, and watch it evaporate in the dry desert air as the wave curls overhead? And what happens if it's constructed and can't be filled or used due to state water limitations? Then we have a half mile long empty ditch!

At Tuesday's Scoping Meeting, an article by Surfrider Inertia was read stating that the European Surf League does not support wave pools due to their lasting effect on the environmental footprint of our planet earth, and that they represent irresponsible water consumption. Since Meriwether Corp. doesn't seem to have a conscience about this, it behooves the rest of us to take a stand on preserving our natural resource.

A hotel with sports amenities that might even include a sandy beach by the pool, ala the Renaissance Esmerelda in Indian Wells, doesn't represent the same magnitude of environmental disruption as this proposed wave pool.

Therefore, in closing, I respectfully ask you to consider this most important issue and deny a permit for the pool. Thank you -

Bobbie Fleury
81586 Desert Willow Dr.

On tap in Calif.: Another drought

ASSOCIATED PRESS

The state appears in the midst of another drought only a few years after a punishing 5-year dry spell dried up rural wells, killed endangered salmon, idled farm fields and helped fuel the most deadly and destructive wildfires in modern state history.

“We’re looking at the second dry year in a row. In California that pretty much means we have a drought,” said Jay Lund, a civil and environmental engineering professor at the University of California, Davis.

In fact, the entire West is gripped in what scientists consider a “megadrought” that started in 1999 and has been interrupted by only occasional years with above-average precipitation. In California, the heaviest rain and snow comes in the winter months, but not this year – about 90% of the state already is experiencing drought conditions, according to the U.S. Drought Monitor.

Subject: Wave Park Development at Coral Mountain

Date: Monday, March 22, 2021 at 3:15:24 PM Pacific Daylight Time

From: Marshall Forster

To: consultingplanner@laquintaca.gov

CC: Sherry Forster

Attn: Nicole Sauviat Criste, Consulting Planner
City of La Quinta, CA

Re: Coral Mountain Resort Amendment V

Dear Ms. Criste,

My name is Marshall Forster and I am a home owner at Andalusia Country Club and have been for 7 years.

My wife Sherry and I purchased in 2013 and spent most weekends here while I was still working and living in LA. I retired in 2017 and have been living here full time since then. The attraction of Andalusia has always been its "off the beaten track" location, the quiet surroundings and peaceful ambience, not to mention the friendly people who live here. Our objective for leaving LA was to get away from the traffic, noise, crime and homelessness. Quite frankly, we had enough. Andalusia was exactly what we were looking for as it met all of those objectives.

We were told that the lot adjacent would eventually be an extension of Andalusia. While I understand that there are never any guarantees, we would never have moved here knowing that a Wave Park was a consideration.

We are not fans of this development. Initially, we were told that it would be a high end exclusive community. Recently we learned that the hotel will be four floors instead of two, the addition of a Skate Board Park, Rock Climbing, several Surfing competitions throughout the year and 80' foot light towers. In addition, we are concerned about traffic and noise..

The City has prudently required an Environmental Impact Report be prepared in compliance with CEQA guidelines. I respectfully request that the public comment period for this development be extended to at least 30 days from receipt and distribution of the EIR so everyone can assess the impact this project will have on all our dear friends and neighbors at Andalusia and surrounding communities.

Thank you for your consideration.

Kind Regards,

Marshall & Sherry Forster
81679 Andalusia
La Quinta, CA 92253
msforster@yahoo.com
cell 818-371-5551

Subject: Wave Park Development at Coral Mountain

Date: Saturday, March 27, 2021 at 2:25:59 PM Pacific Daylight Time

From: Randy Gates

To: ConsultingPlanner@laquintaca.gov

Dear Ms. Criste,

My name is Randy Gates and I am a home owner at Andalusia Country Club and have been for 3 years. Prior to moving to Andalusia I was a homeowner at La Quinta Country Club for 3 years, which is located on the corners of Washington and Eisenhower.

My Wife Amy and I chose to move to Andalusia from La Quinta Country Club quite frankly because the noise from the traffic was non-stop and unbearable. Constant cars and motorcycles racing, car crashes, ambulance and police sirens blaring nearly every day. The attraction to Andalusia was clear to us. A peaceful and quiet community where we can live and play golf without all the noise pollution, light pollution, traffic and crime. The fact that Andalusia is a 15-20 minute drive to get to town for shopping and restaurants doesn't bother us at all, in fact it's a bonus.

When we purchased our home at Andalusia, we were told that more homes and a second golf course was planned right where the now proposed Wave Park is supposed to be going. That's when the Drummond family owned the property. Then the property was sold to the Sunrise Company, and all of a sudden things changed. The Sunrise Company sold the portion of the property off that was to be a development into a similar desert homes and a second golf course, and now we end up with this modern Disneyland Wave Park right in our backyard.

Please understand I was a developer for over 40 years, so I am not against development. But we are not in support of this proposed Wave Park as it is planned now. First off, the Wave Park sits in elevation some 20' higher than the Andalusia property. Then they are proposing 80' tall light standards which means the lights will be a total of 100' above my property and completely wreck my view of the Coral Mountains. I want to be very clear on this issue, I do not want any nighttime activities at the Wave Park if it is approved by the city. Once the sun goes down, we need to maintain a quiet and peaceful atmosphere at all times. We are not in favor of any parties, special events as they will only bring noise, and crime to our neighborhood. We also have now been told that there will be loud speakers, and short term rentals too. This is also a bad idea.

Yesterday the residence of Andalusia received an email letter from the developer stating that the proposed Water Park would "Benefit the surrounding community". We respectfully disagree. Further, the letter states "the project will complement the area immediate area around their property", and "we cannot negatively impact neighboring communities". Seriously, I cannot think of any good that can come from a 3 or 4 story hotel, short term rentals, loud speakers, 100' tall lights and having big parties, huge "Coachella type" events and tons of new traffic problems.

We appreciate the opportunity to provide initial feedback on the Wave Park Project in advance of the EIR. We hope and pray that the city will listen to all the concerns of the Andalusia residence and I for one sincerely hope that the city of La Quinta not approve their entire project as it's been submitted. This is very important to me and my family, as we moved to Andalusia for peace and quiet and we hope the city of La Quinta will protect the rights of the residences that live here.

Thank you for your consideration.

Kind Regards,

Randy & Amy Gates

59355 Seville
La Quinta, CA 92253
rfgates@me.com
714 904-8910

Subject: Proposed zone change opposed

Date: Friday, March 19, 2021 at 6:39:17 PM Pacific Daylight Time

From: cathy

To: consultingplanner@laquintaca.gov

I am an owner in Andelucia and very disturbed by the proposed zoning change adjacent to our property. I think it will be loud and really unfortunate for La Quinta and the surrounding area. The traffic from the large events and the noise from the wave machine it not why I chose to live here. I want the night sky dark and quiet and hope that the City will respect the wishes of it's residents and impose a 8 pm quiet time. This zoning change should not happen in our area. Thank you for your help and understanding.

Cathy Giles

Peter Hoedemaker

Lot 87 Ronda St

Subject: Fight Against Coral Mountain Resort

Date: Sunday, March 7, 2021 at 7:55:28 AM Pacific Standard Time

From: Connie Glavin

To: consultingplanner@laquintaca.gov

I would like to give you a few reasons why not to put this sports center at the base of coral mountains and by the only entrance to the Quarry. We worked years and saved to purchase our retirement home away from crowds noise and traffic. We purchased this home in 2013 And the peaceful nights where you can sit outside and see the stars clearly since no street lights. Also the wildlife, big horn sheep, coyotes and the roadrunners. We like to hike and bike. With the added traffic with this development will not be safe to head out the gate at the Quarry and ride bike around down 58 to Madison and head into old town La Quinta. The added traffic and people will add noise and chaos, which is something we considered buying out here peaceful and not having to deal with traffic to go to the grocery store or anywhere here in our beautiful valley. This complex will destroy what we so much enjoy. We worked hard and saved to be able to purchase and live our retirement life in peace and quite, and enjoy the wildlife. This will be destroyed and is not acceptable. We will fight against the commercialization of our neighborhood.

Dan and Connie Glavin
79460 Tom Fazio Lane North La Quinta, CA 92253
760-619-3468
Sent from my iPad

Subject: Re: propoesed surf park next to Trilogy

Date: Monday, March 8, 2021 at 9:02:33 PM Pacific Standard Time

From: Lew Gleason

To: consultingplanner@laquintaca.gov

From Email starting with Thank you for taking my Emai.Lewis Gleason
61325 livingstone drive La Quinta Cal. 92253

On Mon, Mar 8, 2021 at 8:53 PM Lew Gleason <lewatduke@gmail.com> wrote:

>
> Thank you for taking my Email. I am as is my family 100% against this
> project. The traffic traffic traffic and noise will be awful to those
> of us who live up on 60th av and Madison. the area is zoned
> residential not commercial. We moved here for retirement and peace and
> quiet . There is absolutely no upside for the thousands of residents
> who live in the area of this project. Why would our elected officials
> want to upset our choice to where we want to spend the rest of our
> days? Its not a good fit for this area. Im not against it just not
> right next door to where I live. The sound of waves and generators
> running with loud music and Lights in the sky when the sun goes down
> along with 5000 new residents plus the number of new residents that
> silver rock will bring. Come on. Would any of the council want this in
> their back yard??? Yes the money for the city would be nice but not at
> the expense of all of us who already live here. Because i worked and
> drove in the LA traffic for 35 years and the pressure from noise and
> the hustle and bussel of the city made me BI Polar in my older years.
> Im on 5 different medications for my mental illness. The peace and
> quiet here lets me live a pretty normal life. Without it we will be
> forced to move. Its just not fair. Thank You

Subject: Water table at proposed wave park

Date: Friday, April 2, 2021 at 2:01:39 PM Pacific Daylight Time

From: Lew Gleason

To: ConsultingPlanner@laquintaca.gov

Hello Nicole. My name is Lewis Gleason and I live at 61325 Living Stone Dr, La Quinta, CA 92253. I am in opposition to the wave park. So several years ago my company did all the underground plumbing at the new thermal sheriffs station on airport rd in thermal. It is appropriately 8 miles from where the new proposed wave park would located. To bring your attention the contract who installed the sewer and storm drain came in contact with major ground water at 15 ft below finish grade. This's caused major issues while trying to install the sewer main lines. Pumps pumps and more pumps were needed to try and elevate the thousands of gallons of water entering the excavation. It's dangerous work for sure. Do to the high water table more than 90 concrete piles were used along with massive concrete and rebar grade beams to create a base on which the structure could sit on. The piles were 60 long. The engineers were very concerned that when the water tables would rise they could liquify the soil under the buildings , hence the reason for building the structures on stilts and or concrete piles. Has there been a study on the depth of the water table on the proposed WP site ? Could the wave pools water contaminate our water table and Aqua-fir and drinking water ? I think a lot of research needs to go into these issues before we even get started. Can't imagine what would happen if possible drinking water contamination for the proposed WP got out into the public. I would appreciate any feed back from you Nicole regarding these issues. Have a wonderful Easter. Lewis Gleason

Subject: Surf park

Date: Thursday, March 18, 2021 at 1:22:02 PM Pacific Daylight Time

From: Denise

To: ConsultingPlanner@laquintaca.gov

Good morning I am contacting you regarding the upcoming surf park development in the city of La Quinta. I am a 11 year full-time resident and one of the major reasons I moved into the area is because of its low density and quiet lifestyle. I believe that the additional light and noise created by a development of this magnitude would negatively impact the quality of my life. It would also I believe negative negatively impact the value of my home. The light pollution and noise alone is a very concerning factor. I was under the understanding that a multi use zoning would be something more in the lines of what PGA West offers. Rentals golf restaurants a few retail. I was not aware that the surf park was going to impact my life so significantly as well as those around it. I expect to be very active in my opposition to this planned development. I feel that giving free reign to the developers would be detrimental to all of us in the vicinity. Please notify me of upcoming meetings and discussions. Thanks Denise Guajardo 206-769-3616

Sent from my iPhone

Subject: Coral Mountain and Surf Park Development project

Date: Monday, March 8, 2021 at 4:07:34 PM Pacific Standard Time

From: CHRIS HAGEN

To: consultingplanner@laquintaca.gov

Hi Nicole,

My name is Christine Hagen. I am a resident of Trilogy La Quinta. I have been following the proposed Coral Mountain project and while initially not thrilled about the project I was resigned to the or moving forward. However, just recently I have received information that leads me to believe information regarding impact of this project moving forward was misrepresented. I moved to Trilogy to get away from all the in town traffic and as a permanent retirement home. From what I can gather the zoning of the area will be changed to tourism/commercial. I don't believe this is a good move for the quality of the area. This project and potential future projects will bring so much traffic noise pollution and crime. It will change the landscape of the entire area. We already have Coachella and Stagecoach events which turn the town upside down for a few days. The surf/music events will ruin our area. I don't mind Coachella and Stagecoach knowing it brings revenue to the city and small businesses. However, the so called boutique hotel and surf park will change the entire peaceful environment for many residents in Trilogy, Andalusia and the Quarry. I would prefer the zoning not change and this open space be for residential. I know in the next few years many baby boomers will be moving into LQ. La Quinta is known as the "gem" of the desert for a reason. Please Please don't let the Meriwether Company destroy this beautiful part of town. (I am a full time resident).

Thank you.

Sincerely,

Christine Hagen (714) 309-5092.

Sent from my iPhone

Subject: proposed wave park

Date: Thursday, April 1, 2021 at 9:57:39 AM Pacific Daylight Time

From: Reed Harman

To: consultingplanner@laquintaca.gov

Hello" Consulting Planner"-

My name is Reed Harman. I have had a home in La Quinta for 23 years and for the past 15 years have lived at 79-121 Tom Fazio lane South at The Quarry. I am not in favor of the proposed wave park.

The project proposed by Meriweather is not a residential development, but rather it is an AMUSEMENT PARK with the attendant noise and traffic and a nonconforming use in its location. While I am gratified that an updated EIS is now required, I worry that the La Quinta City Council is mesmerized by the prospect of additional bed tax revenue and is willing to sacrifice our neighborhood in the hope for those receipts. The greater those receipts, the worse this project will be for those living nearby.

I have little doubt that the project will be constructed in a first class fashion and have equally little doubt that it will be successful. I feel strongly that La Quinta should make every effort to relocate the project to property between 52nd and 54th st west of Jefferson where it would be proximate to the Silver Rock golf course and the long planned hotel/commercial development nearby. In addition, "old" La Quinta is a largely failed retail area that is in desperate need of additional retail traffic and that area would greatly benefit as well. This should be no secret to responsible city planners.

I worry that communications like this one and like "whistling in the wind", but whistle I must.

Thank you for your consideration, Reed Harman

Subject: Coral Mountain objections

Date: Friday, March 19, 2021 at 7:42:17 PM Pacific Daylight Time

From: Monica Harrington

To: consultingplanner@laquintaca.gov

I am in the escrow process of buying a home in Andalusia and, because of the amended development plan from Coral Mountain, will most likely back out, forfeiting tens of thousands of dollars. This loss in property value represents a real and negative economic impact. I don't know anyone who desires a home in a low density desert environment who wants to live next to 80 foot light poles, loudspeakers announcing waves every six minutes, and a background hum of 75 decibels at all hours of the day. The plan now proposed bears almost no resemblance to the rosy PR drawings and low impact community plans presented early last year.

You should start calling this project the NASCAR-style La Quinta Wave Resort, so people accurately understand the ongoing noise, lights, crowds, and other disruptions.

I'm not optimistic about changing anyone's minds. I just think everyone needs to be honest that the character of La Quinta is being profoundly changed, and the beneficiaries are real estate developers, and not anyone who currently lives in the community. The actual lived experience on the Southwestern edges of La Quinta is being profoundly changed.

Sincerely,

Monica Harrington
206-399-9876
58117 Carmona
Andalusia

Subject: Fwd: Kelly Slater project that died

Date: Saturday, March 20, 2021 at 5:57:49 PM Pacific Daylight Time

From: Monica Harrington

To: consultingplanner@laquintaca.gov

Hi Ms. Christe,

I submitted a letter to you earlier, but wanted to share two other items with you:

1. Regarding previous Slater wave project that didn't move forward

<https://wavepoolmag.com/florida-wave-pool-curse/>

2. Item from Desert Sun regarding the consequences of some local failed development projects:

<https://www.desertsun.com/story/news/2021/03/19/palm-springs-taking-legal-action-against-four-stalled-hotels/4766568001/>

The gist of what I'm asking you to consider is the risk of moving forward on a project that raises so many environmental and aesthetic issues and that relies on unproven technology, backed up against the crown jewels of La Quinta - the gorgeous mountains that frame the Western mountain views of Coachella Valley.

If the project stalls midstream, or the technology fails, the entire community will pay. I think the entire project needs to be re-examined, but if any part of it moves forward, it should only do so with a system of checks and balances to mitigate the potential consequential damage to the broader community. Examples of how you might mitigate involve providing clear environmental standards for each stage of the project before approving any subsequent stage. How much noise is the wave pool really going to create? What happens if the reverberations off the walls of Coral Mountain cause the noise to carry much further than anticipated? How do you protect the night sky with 80 foot light poles and what are likely to be jumbotron screens and loud broadcasting? Is this consistent with what city planners believe makes sense for a development at the very base of its fabled mountains?

This mission statement of the Riverside planning department is to "to protect the health, safety and welfare of our residents and visitors through the equitable enforcement of building standards, which serve to safeguard our built environment, ensure sustainable facilities and enhance the quality of place for our community.

I don't understand how the proposed project safeguards the built environment and enhances the quality of place for the community.

I do understand the challenges you face. At one time in my career, I spearheaded the community relations effort for a huge (several hundred million dollar project) that was built in downtown Seattle. Part of what we did was to hold regular public and publicized community meetings so that we and city planners could hear and understand neighbors' concerns. Here we have a process where the plans for this project have been deliberately opaque, presented through the filtered gauze of artist renderings that show low-scale buildings and a low key vibe. Nowhere in any of drawings or the brief text accompanying them (check the architect's website) is there any mention of the noisy, brightly lit atmosphere and four-story hotel the developers are actually planning.

Sincerely,

Monica Harrington

Best,

Monica Harrington

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Sorcery: Florida wave pool curse fact or fiction?

Written by [Bryan Dickerson](#)
May 5, 2020

Sometimes America's can-do spirit and moxie just don't work out. Trending FloridaMan feats like tossing alligators through drive-thru windows or trying to shoot down hurricanes captivate us because FloridaMan tries and fails brilliantly. "A" for effort means a lot in The States even if it is a stupid idea in the first place.

When the World Surf League sunk \$6million into the purchase of what turned out to be swampland for the next Kelly Slater pool we chalked it off to bad luck. But then after some digging we soon learned

many other tales of wave pool failure in the Sunshine State. There's the one about Disney's 1972 machine that destroyed expensive beachfront, the building height war with Harry Potter that tanked the Sky Surfpark and the infamous 2008 Ron Jons wave pool that ate itself.

So, suppose it didn't matter how much effort FloridaMan (and the rest of us) put into our respective escapades, the result would always be the same? Failure. Florida is part of the Bermuda Triangle after all. But today, without WWII fighter squadrons to feast on, maybe that mysterious vortex now makes people smoke bath salts and eat other people's faces. Harsh? Yes. But how else would you explain so much strange in such a small geographical area?

These wave pools aimed high, and we salute them for that. They tried in true red, white and blue fashion but some mysterious power out there foiled their fruition. Yes. The Florida Curse.



Swamp Not a Great Place for Kelly Slater Wave Co

The company announced plans for the Florida sister wave to the Surf Ranch in 2017. The West Palm Beach project would have facilitated a massive 16-acre surf lagoon surrounded by several buildings including a learning center, surf club and training hub.

The application stated the project would have created more than 300 jobs and pumped \$33 million into the economy. However, citing the high water table and a series of "unforeseen challenges" the WSL decided to tank the project.

"The nature of this site, including the extremely high water table, exposed unforeseen challenges that made the decision around this unique project clear," the company said in a statement. "The WSL is disappointed to confirm our decision to cancel the development of the wave basin planned for West Palm Beach, Florida."

What those unforeseen challenges are can be any one of several things. As wave pool makers will tell you that building a wave pool is fraught with pitfalls (although they might not say this in front of investors). Of those, permitting seems to be the biggest.

A Florida news station reported that homeowners in the area of Kelly's proposed wave pool, as well as the Sierra Club, raised concerns about water pollution, traffic and crowds when the plans were announced two years ago.



Old School Disneyland Pool Destroys Shoreline

In the early 1970s, Disney pumped huge resources into transforming the state of Florida into a theme park Mecca. In the process, Mickey and company created the Seven Seas Lagoon complete with a wave machine in the hopes of astounding visitors with live surfing demonstrations. The “surf generator” was anchored to one of the islands and sent surf across the lake to break along the far shore bathymetry.

Consisting of eight hydraulic paddles, the machine worked great pumping out surf across the customized lagoon and onto a beach. But Disney didn't plan for the wave action eroding the expensive man-made beaches and clouding the clear water with brown muck. They did more testing, tried a few solutions but finally had to pull the plug on the wave pool. The lake remains surf-less to this day.

But that can-do spirit and drive to create something to compete with Florida's famous beaches did lead to the creation of Typhoon Lagoon the surf spot that set the standard for wave pools in its day.

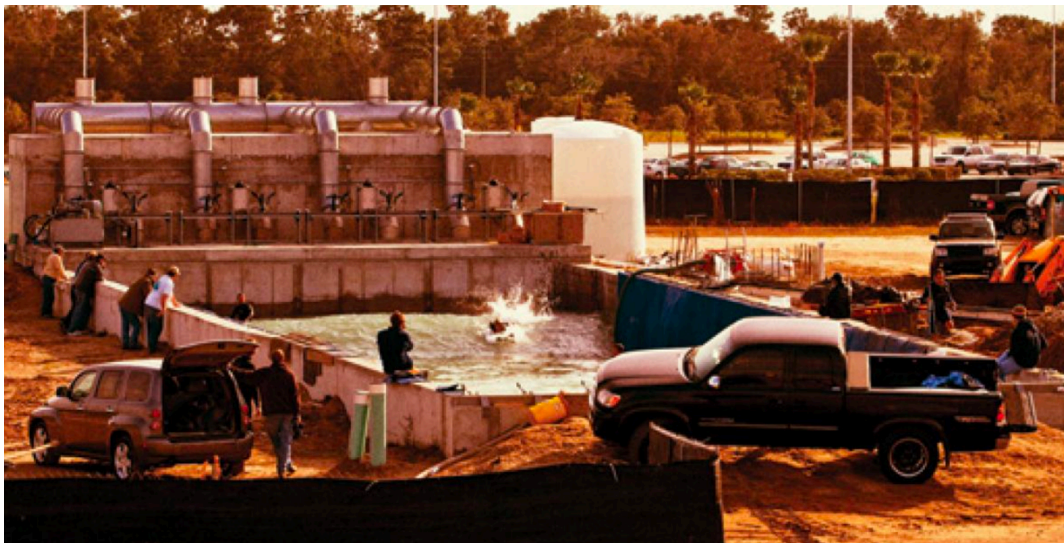


Ron Jon Surf Park Excites, Disappoints then Implodes

Ron Jon Surf Shop would invest millions into a wave pool that basically self-destructed. The Ron Jon Surf Park was all set to become the world's first surf-specific wave pool at the close of 2008. The project included customizable bathymetry, so wave shape could change with the contour of the pool bottom at the push of a button. But it didn't go as planned.

"Engineers failed to account for the tremendous pressure exerted downward when waves break," said [wave pool developers Honokea](#). "Their prototype destroyed itself during testing. After the \$9 million technology budget was exhausted, the project was halted indefinitely."

Jimmy Wilson was much less diplomatic about the Ron Jons wave pool in an [article he wrote for Stab](#) saying that while the project had a solid financial foundation and unprecedented hype, the wave was ultimately disappointing.

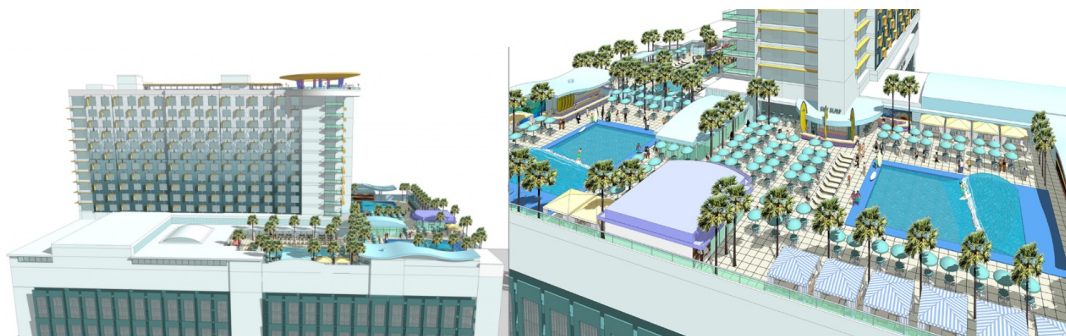


Ron Jons wave pool prototype Photo by Stab/Jimmy Wilson

“The moment we pulled up to the contraption disappointment set in,” wrote Wilson. “I just knew it wasn’t going to work, but I decided to retain a little hope until I watched the first waves pump out. Here’s the play-by-play of what I witnessed... Fifty-kilo super-grom Evan Geiselman struggles to work the knee-high dribbler into the inside section and almost manages to get radical with a pathetic whitewater climb at the end, before dry-docking himself on a shitty metal grill.”

The Orlando Sentinel was kinder about the project than Stab.

“Festival Bay Mall has given up on the original deal for the Ron Jon Surf park, a partially built International Drive attraction slowed by repeated delays in the four years since it was announced,” the Sentinel reported. “Also, Cocoa-based Ron Jon Surf Shop has pulled its name from the project, and the attraction’s developers say they need more cash before they can continue.”



The artist renderings of the Sky SurfPark which hoped to have two American Wave Machines devices.

Harry Potter Uses Dirty Magic to Chop Sky SurfPark

Imagine surfing a wave-like Waco's atop a 10-story building. Sky Surf Park was an add-on to the monstrous Skyplex development in Orlando before Universal Studios speared approval. The project began in 2012 and secured funding for a 10-story high entertainment/retail complex complete with a 350-room hotel and the world's tallest roller coaster. There were two American Wave Machines surf devices planned, a SurfStream standing wave device and a PerfectSwell design.

Skyplex seemed a good fit given Orlando's theme-park draw to tourists both domestic and international. But one report claimed the top suits at Universal took issue with the development's height. Once completed, the wave pool at Skyplex would (allegedly) ruin the view from The Wizarding World of Harry Potter just down the road. Universal battled the project in typical deep-pockets methodology by funding a concerned citizens group called Save Our Orange County.

"This project will result in noise and light pollution, as well as more traffic at the heavily congested intersection of Sand Lake Road and International Drive," the group stated. "Standing at 700 feet, nearly 50% taller than any structure in the county, this enormous proposed 'Skyplex' tower will be seen for 30 miles."

Skyplex responded to the group by calling Universal a bully and taking the unusual step of requesting that all parties "play nice."

But Harry Potter's tactic worked. Three years ago construction was put on hold pending the proper permits. Then, in January of 2019, it was decided the whole project would be shrunk down to reduce costs and land footprint. There have been no further updates from developers and there is no website for the project. Their last Facebook (5K followers) post was December 2017 with their Twitter (2.1K followers) feed dying two years earlier.

Will we see a wave at Skyplex in Orlando? We hope the Florida Curse lifts soon and we all enjoy some new surf spots beyond Typhoon Lagoon. In the meantime, Wavegarden has two Florida projects on their Wavegardens-Around-the-World-map. With the proper permits, enough elevation and some alligator fencing, the company could be the first to break the Florida curse.

Tags: [florida](#), [kelly slater florida](#), [polynesian lagoon](#), [ron jons surf park](#), [sky surfpark](#)

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NEWS

Palm Springs says it will take legal action to force 4 stalled hotels to finish development

Erin Rode Palm Springs Desert Sun

Published 10:03 a.m. PT Mar. 19, 2021 | Updated 2:27 p.m. PT Mar. 19, 2021

The city of Palm Springs is moving forward with legal action against four stalled hotels in an attempt to force the hotel owners to complete development on the projects.

The Palm Springs City Council authorized the City Attorney's Office to proceed with legal action against the owners of four hotels: the Andaz Hotel on Palm Canyon Drive, the Dream Hotel on Amado Road, the Orchid Tree on Belardo Road and the TOVA on North Palm Canyon Drive.

More: What's up with all the hotel delays in Palm Springs? Mayor Geoff Kors gives updates

The city called the stalled properties "a nuisance to their neighborhoods and to the community at large" in a press release Thursday.

The City Attorney's Office is seeking a court-ordered receiver for the properties, who would then be charged in court to complete the hotels or demolish them. If this happens, the owners of the property would still own their properties and the cost of completing or demolishing the properties would be paid by the property owners.

"The City of Palm Springs is always willing to work with our property owners. But, at some point, if those property owners do not do what is right for their neighbors and the rest of the City, we are forced to use whatever legal tools are available to us, in order to protect our residents, businesses and visitors," Mayor Christy Holstege said in the press release.

City Manager David Ready told The Desert Sun that the legal action represents a "parallel track" in the city's strategy to get the hotels completed.

"We certainly invite the owners and developers to proceed as fast as they can, however at the same time we are moving forward with the legal process, and that will take some time. For example, a year from now, when we're down the road on both of these tracks, if the developer has actually performed or convinced the City Council and community that they can proceed, the city can always pull back from the legal proceeding. But if they have not demonstrated that, we can proceed and the court will hopefully go forward with the receivership," Ready said.

How we got here: The Andaz

Located at the corner of Alejo Road and North Palm Canyon Drive, the Andaz has been in the works for years, and legal issues have led to multiple delays.

Developer Lawrence Rael purchased the 4.1-acre site in 2005 at the height of the market. The initial concept was to develop condos. But the Great Recession put a stop to those plans. In March 2015, city officials signed off on the plans to put up a hotel. The 150-room hotel under Hyatt's higher-end Andaz flag was to be outfitted with suites, a spa, on-site fitness classes, a lounge and an Argentinian seafood restaurant. The ground floor was to encompass approximately 30,000 square feet of retail space.

The city incentivized the Andaz with a \$2 million payment to be made after the competition of about 130 free public parking spaces at the site. But that money will be paid when the project is completed and the city actually gets the spots, Ready has said.

Legal battles and disputes among the general contractor and subcontractors have caused problems and delays, as The Desert Sun reported in November 2019.

In December 2019, Palm Springs Mayor Geoff Kors said: Rael "has told us and repeated today that they'll be starting in January full steam ahead."

In May 2020, Hall Structured Finance, a private construction lender, acquired a controlling interest in the property and assumed responsibility for completing the hotel. At the time, the Palm Springs City Council gave Hall a six-month extension on a construction deadline to possibly catch up on the project.

Donald Braun, president of Hall Group, which is affiliated with the project, said at the time that while the company can't give the city a completion date it aims to get the project restarted.

"It will be in our plans to move this forward, to get it ready for construction," he said. "We own a half-built hotel, which isn't exactly a very good financial investment at the moment, so we're going to need to figure out a way to move it forward."

Dream Hotel

At the November 2017 groundbreaking for the Dream Hotel, developer Lauri Kibby stood in front of a flower wall with the hotel's name spelled out with white roses and told city leaders that the project would be completed in two years.

Rumors began swirling in fall 2019 about whether the project was still underway because Dream-branded fencing was switched out to brown construction fencing. Kors addressed that speculation at a December 2019 City Council meeting.

"That was at our request, because that fencing was getting faded and ripped and we wanted it to look better," Kors said at the time.

The project had a February 2020 deadline to start building.

The project's financing stalled due to liens on the property after the general contractor didn't pay the subcontractors, Kors said in December 2019.

Orchid Tree

Though the Orchid Tree was initially approved in 2016, it has faced several delays. Plans call for a restaurant, spa and 74 hotel rooms, according to the city.

The City Council in November 2019 approved a timeline for the developer that would see the hotel open in early 2022.

A year after giving developer Richard Weintraub an extension, the City Council voted unanimously in November to approve an updated agreement that included a performance schedule. A failure to adhere to the schedule could lead to the contract being terminated. The schedule was as follows:

November 2020: Submit construction documents and apply for building permit.

March 2021: Get city approval of construction documents. Obtain all building permits.

June 2021: Begin constructing the hotel.

December 2021: Have "substantially complete" construction.

February 2022: Open the hotel.

Tova

The former Garden Vista Hotel at 1875 N. Palm Canyon Drive (also known as the Shiloh Inn) was slated to become the Tova Hotel and Beach Club, complete with a new 200-seat restaurant, fitness club and spa. A 2017 report in The Desert Sun, quoting developers, said all 124 guest rooms would be gutted and renovated, and new construction would involve building a 3,700-square-foot building to house the fitness room, restrooms and storage. And another 15,200-square-foot building would be constructed to house the restaurant.

Kors said in November 2019 that the developers had planned to finance the project using an EB-5 visa program. But changes to that federal program undid their plans. Also known as the Immigrant Investor Program, the EB-5 program is an employment-based visa system that provides a way for foreign investors to obtain a green card if they put up money for job-creating projects in the United States.

Previous reporting from Desert Sun reporter Melissa Daniels is included in this report.

Erin Rode covers the western Coachella Valley cities of Palm Springs, Cathedral City and Desert Hot Springs. Reach her at erin.rode@desertsun.com.

Subject: Re: Coral Mountain objections

Date: Sunday, March 21, 2021 at 4:44:29 PM Pacific Daylight Time

From: Monica Harrington

To: Consulting Planner

I would like to attend the Zoom meeting at 4:00 pm on March 30. In the event that I'm not able to attend for any reason, I hope you will consider the fact that the company behind this project announced it nationally as though it had been completely approved more than year ago. Here is some of the resulting press:

<https://www.forbes.com/sites/jimdobson/2020/02/26/kelly-slater-to-launch-surfing-resort-in-california-desert-near-coachella/?sh=6de3951511e2>

I'm not quite sure how the planning department holds a fair and objective public hearings processing if the public and other interested parties are under the assumption that permitting decisions for the project, as envisioned by its investment group, have already been determined.

On Sun, Mar 21, 2021 at 9:34 AM Consulting Planner <ConsultingPlanner@laquintaca.gov> wrote:

Ms. Harrington,

Thank you for your comments. They will be included in the EIR Notice of Preparation comments for the project.

We have added a Scoping Meeting on March 30 at 4 PM. I have attached the Notice, which includes instructions on receiving the Zoom link if you would like to participate. If you would like to watch the meeting but not speak, it will also be livestreamed on the City's website.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Monica Harrington <monicah428@gmail.com>

Sent: Friday, March 19, 2021 7:42 PM

To: Consulting Planner <ConsultingPlanner@laquintaca.gov>

Subject: Coral Mountain objections

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

I am in the escrow process of buying a home in Andalusia and, because of the amended development plan from Coral Mountain, will most likely back out, forfeiting tens of thousands of dollars. This loss in property value represents a real and negative economic impact. I don't know anyone who desires a home in a low density desert environment who wants to live next to 80 foot light poles, loudspeakers announcing waves every six minutes, and a background hum of 75 decibels at all hours of the day. The plan now proposed bears almost no resemblance to the rosy PR drawings and low impact community plans presented early last year.

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Sincerely,

Monica Harrington
206-399-9876
58117 Carmona
Andalusia

EDITORS' PICK | Feb 26, 2020, 02:14pm EST | 11,394 views

Kelly Slater To Launch Surfing Resort In California Desert Near Coachella



Jim Dobson Senior Contributor ⓘ ⊕

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Kelly Slater Surf Resort in La Quinta CCY ARCHITECTS

With the announcement today of the new Kelly Slater Surf Resort, there will now be over a dozen water parks and water resorts coming to the Southern California desert of Palm Springs, Coachella and La Quinta.

With an eye for younger adventure travelers and tourists, the goal is to provide

casual family outings.



Kelly Slater Surf Ranch in Lemoore, CA, WORLD SURF LEAGUE VIA GETTY IMAGES

Located in the shadow of Coral Mountain, the \$200-million development will also offer up a 150-room luxury hotel, 600 private residences from \$1-\$5 million each and all within 400 acres in the La Quinta area, adjacent to the popular Coachella Valley Music Festival area. The 18-million gallon surfing lagoon will be created by [Kelly Slater Wave Co.](#), utilizing his creation of the largest open-barrel, man-made waves.

The developers Meriwether Cos. and Big Sky Wave also plan on integrating additional sporting attractions, including rock climbing, skateboarding, and extreme sports. The planned lagoons surrounding the property will also play host to SUP lovers and the futuristic new hydrofoil boards.

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Are Covid 'Resort Bubbles' The Next Step For Safe Travel?



Kelly Slater at his Surf Ranch Pro in Lemoore, California. (Photo by Sean M. Haffey/Getty Images) GETTY IMAGES

In addition to the 18-million-gallon surf basin, the features might include a network of ponds that hotel guests and residents could navigate on stand-up slow-moving paddle boards or decidedly faster electric hydrofoil boards that lift riders out of the water.

I previously [wrote about extensive water park developments](#) in the adjacent areas to Coachella currently being built on the former Wet 'n' Wild water park off of Gene Autry Trail, a project financially backed by pro surfers. And in Palm Springs, the Palm Springs Surf Club is among developers seeking out the millennial visitors to add more tourist dollars to desolate, underdeveloped areas.

The new Thermal Beach Club project is being developed by WhiteStar Development LLC and will tap into existing water rights. The development will incorporate [American Wave Machines](#) PerfectSwell technology, which is also used at the 2-acre BSR Surf Resort in Texas.

And nearby in Palm Desert, a \$200 million surf resort recently was approved by the Palm Desert City Council, which will lead to the development of a project that includes a 5.5-acre wave lagoon, hotel, and residential villas at Desert Willow Golf Resort.

Slater is confident about the new project and says, “We’re excited to make another KSWaveCo design, and I’m personally excited to create a new wave that will be a stand- alone design that nowhere else in the world has. This can become the blueprint for new developments around waves and surf parks going forward and is in line with some of my original ideas from when we started this project.”

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Jim Dobson

I have been a world explorer for over 30 years, having visited more than 90 countries. I am highly experienced in exotic travel and extreme luxury adventures and have...

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Subject: Wave Park Concern - Coral Mountain

Date: Monday, March 8, 2021 at 4:01:46 PM Pacific Standard Time

From: Richard Harris

To: consultingplanner@laquintaca.gov

To whom it may concern.....

This is a formal Request that we be placed on your notification list as the approval process moves forward on the above at Coral Mountain.

Needless to say, we have grave concerns of the proposed 80 foot high light polls to align with some 2400 feet of the wave apparatus. With a backdrop against Coral Mountain, it is hard to imagine anything but a nightmare beaming across the valley and a blight on that beautiful natural resource.

Does not the City of LaQuinta have a Dark Sky Ordinance to control and protect its population from such an occurrence -to include a decline in property values ?

Thank you in advance for your assistance In this matter.

Sincerely

Richard Harris
59775 Seville
LaQuinta
CA 92253
425 985 3992
rwhseattle@gmail.com

Subject: Wave Park - Coral Mountain

Date: Monday, March 8, 2021 at 5:05:21 PM Pacific Standard Time

From: Richard Harris

To: consultingplanner@laquintaca.gov

To whom it may concern - May be a repeat

My wife and I are writing, requesting to join a notification list regarding the proposed Coral Mountain Wave Park.

The notion that a 2400 ft long wave apparatus, lined with 80 foot high light standards is of grave concern to the glare it will project onto Coral Mountain and to our home across the way.

A potential drop in our home values adds
even more to our concerns.

Does not the City of LaQuinta have a Dark Sky ordinance to prevent such a happening ? Is there not a viable concern as to the environmental impact the lighting will cause ?

Thank you for your attention to this pressing matter.

Sincerely,

Richard Harris
59775 Seville
LaQuinta , CA 92253
rwhseattle@gmail.com
425 985 3992 (cell)

**Ms Nicole Sauviat Criste,
Consulting Planner,
City of La Quinta,
78-495 Calle Tampico,
La Quinta, Ca. 92253**

Dear Ms Criste:

The proposed project entitled Coral Mountain Resort and Kelly Slater Wave/Surf Park has morphed over time from what was first proposed by Meriwether Development. In fact, we residents of Andalusia at Coral Mountain are under no disillusionment that this project is heading in the wrong direction especially for this unique area in the Valley.

Over 13 years ago as we were evaluating purchasing a home in the Coachella Valley, we were introduced to Andalusia. Everything we desired in a home and location was at Andalusia at Coral Mountain. Off the busy path of Highway 111; virtually no car traffic during the day; no traffic noise at night; the inky black nights with glimmering stars uninterrupted by any kind of light. The Drummond family purchased and developed our community to provide a respite lifestyle far away from the stresses of the hustle and bustle of commercial developments and business. We chose to purchase our residence based on all of these and especially that to we Andalusia residents, the area was and would remain the pristine desert experience we intentionally sought.

Through the years, we attended meetings to discuss the completion of the acres across from the entrance as planned --two more 18 hole golf courses and more Andalusia homes. Perfect. Then we attended a meeting which floated the idea of a Crystal Lagoon wave pool—beautiful, family friendly, an additional asset to our membership features. An asset and an excellent value for the community—still private.

Then Sunrise Companies purchased our beloved community and promised to enhance and not destroy the very desirability and uniqueness of Andalusia at Coral Mountain. The property would be developed....then it was sold. Then a walking tour last January I believe informed us of a different plan which, it too, has evolved.

All this to say, is we residents see this to be a continuation of bait and switch and as I have read numerous articles on Kelly Slater Wave Company which now has been purchased by WSL and all the promises that the Surf Farm in Lemoore would be private have been undone. At the sheer cost to develop and maintain the operation and with it having its doors open 6 am to 10 or 11 pm 7 days a week, there is no way the park could remain private and be solvent. Being so close to the mountain and its shifting sand dirt, the crashing of the waves will reverberate and there is very little doubt sounds will not be heard or felt as we are in seismic territory. Not to mention, given that there are no real street lighting in the vicinity in any direction, the proposed tower “down” lights will be an issue and distraction and one that is not welcomed.

One other point. Perhaps the key point for most of us. We are surrounded by residential, gated communities. Not one commercial entity until you reach Ralph’s at Jefferson and Avenue 50...Never were there any mention of a rezoning to accommodate a tourist attraction, a hotel, a

wave park, etc. This is not what any of us agreed to at the time of our investment in this community and area. This is a quiet community by design and this proposed Surf Wave park will undue all of the aspects of this last area of pristine desert valley that have caused people to invest many millions of dollars, taxable dollars and call Andalusia home.

I have attached several articles to confirm changes in Kelly Slater's company's own promises.

FROM SWELNET

Friday, 4 August 2017

Kelly Slater has successfully applied for a permit to open his Central California wave pool to the public.

Slater applied for a building permit with Kings County back in March. The application says the wavepool, called 'Surf Ranch', will be staffed with 50 employees split between recreational use and ongoing development of the wave generating systems.

The development includes design improvements such as wave dampening to increase commercially viability. Once the wavepool is public, Slater and his investors plan to operate year-round from 6 a.m. to 11 p.m.

It also says the facility will incorporate the golf course to the east of the wavepool for recreational use such as outdoor music and camping for visitors. They are asking for a permit to hold large events - attracting as many as 8,000 visitors, six times a year.

"Operations under this [Surf Ranch] will permit up to six events per calendar year, including recreational and competitive surfing events, and ancillary music performances during a two-to-four day period (i.e. Thursday through Sunday evening). Event operation time will be from 6 a.m. to 11 p.m. Attendance is estimated to be up to 8,000 guests per day, over a two-to-four day period. Temporary bleachers, sound equipment, and lighting equipment may be setup for events and live music performances. Parking will be provided on site during the events. Contracted services will include traffic control, security, temporary lighting, potable water, portable toilets, wash stations, and trash services for each event. "

FRIDAY OCTOBER 5, 2018

Since Kelly Slater dropped the first footage of his years-long secret wave pool project back in 2015, a single question has dominated idle lineup chatter: when will the gates be opened to the public? And not just to watch a contest, but to pay to surf it.

Countless athletes, industry types, and celebrities have released footage of themselves playing king for a day in Lemoore. Plus, there are plenty of whispers of wealthy jet-setters with plenty of cash to blow renting out the place for a day for a ridiculous sum – the WSL and Kelly Slater Wave Company have been characteristically opaque about the actual pricing structure.

But, when, if ever, will the layman be able to pony up for an hour of fun? According to Surf Ranch General Manager Sam Ramirez, don't hold your breath.

“We are a private facility,” explained Ramirez during a presentation at an October 2 Lemoore City Council meeting. “I often get asked if we'll ever open to the public, and the reality is we are a private facility and it will always remain that way.”

Kelly Slater's Surf Ranch 2021

\$2,950.00

***To pay in Full, choose Qty 2, to total \$5,900.00**

Finally you can come surf the best man-made wave in the world! Although we have been taking private groups to Lemoore the past 3 years, this is the first time we are offering it to you! Each spot includes the following:

- 4 sessions (1 hour each)
- 6 Priority Waves Per Person Per Hour
- Includes Split Pool Format with Poaching
- 5 star private chef meals throughout the day at the wave ranch
- Surf Coaching by Fulcrum Surf's Premier coaches
- Professional Surf photography + Drone footage
- Surf Ranch Instant video of all waves from the day
- Beverages including coffee, water, and alcohol
- Water Surf guides provided from the Wave Ranch

Covid Procedures set in place for everyone's safety provided from KSWC

Deposit: \$2,950.00. Once confirmed with the dates, you will have 3 days to cancel for full refund.

Dates: (3 spots left) May 17 th & May 18th Event Split into 2 days

***To pay in full, chose Qty 2, to total \$5,900.00**

NOT INCLUDED:

- Transportation
- Hotel (at Tachi Palace)
- Shuttle from Hotel to wave ranch (2 minutes away)
- all meals outside of the Wave Ranch

Thank you for your time and consideration. Please take the many comments and letters you have received in your decision making. It is more than brick and mortar being affected. It is people's well being and investments.

Sincerely,

Kelly and George Hart

81455 Carboneras

La Quinta, CA 92253

Subject: Wave Park

Date: Wednesday, March 24, 2021 at 8:55:55 AM Pacific Daylight Time

From: Rhonda Hertel

To: consultingplanner@laquintaca.gov

To: Ms. Nicole Sauviat Criste
Consulting Planner
City of LaQuinta

Dear Ms. Criste,

I have been a golfer most of my adult life. I enjoy golf for many reasons. It is a game of concentration and competition. When I join a golf club, I look at the playability of the course, the beautiful vistas, the serene sounds of nature and the amenities of the club. This is why I am a member at Andalusia. I hope you will reconsider building a wave park next to Andalusia Country Club. The addition of this kind of complex will take away all of the reasons people choose to join or live in a golf community. A commercial sports complex, hotel, restaurants and multiple rentals with 80 foot lighting and hourly wave notification will destroy this club and the surrounding community. The wave notification and loud speakers can't help but cause a seismic disturbance as well. With this kind of facility being open all hours of the day and night, there is no way golfers or residents will enjoy the kind of serenity that attracted them to Andalusia in the first place. I am sure you will agree that this part of California has amazing tourist attractions and activities. Is there really a need to build this kind of facility next to an established golf and residential community that brings so many to this part of the country?

I ask again that you reconsider this project for the sake of Andalusia Country Club and all of the other clubs nearby.

Respectfully,

Tom Devlin

Sent by:

Rhonda Hertel

Assistant to Tom Devlin

Devlin Enterprises

P.O. Box 782170

Wichita, KS 67278

Phone: (316) 634-1800

Fax No: (316) 634-1809

Mary & Dennis Hill
58130 Aracena
La Quinta, CA. 92253
949-499-5740

March 22, 2021

Ms. Nicole Sauviat Criste
Consulting Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, CA. 92253

Re: Coral Mountain Resort Specific Plan NOP

Dear Ms. Criste,

We are owners at Andalusia Country Club and are opposed to the development of the Coral Mountain Resort across the street from our community. We feel it will negatively impact our lifestyle as well as the value of our property. We are asking for a much tougher review of this project plan.

This plan is inconsistent with the City's General Plan / preferred land use map. Therefore, there is a need to process a zone change. The proposed development proposed in this zone change does not adequately designate a portion of the proposed amendment. Specifically, the proposed wave basin is not Tourist Commercial. It is in fact a stadium, no different than the tennis arenas and football stadiums in the nearby communities.

The wave basin should not be labeled open space recreational when in fact what is proposed is an event stadium. This facility is to house surf events similar to surf events in beach side communities. The big difference it is set up to operate 24/7 all year long with 4 major events similar to Coachella and Stagecoach. Coachella and Stagecoach operate for 3 weeks out of the year and this proposes to have 4 events in a year. The rest of the year the facility will have stadium lighting to allow extended night operation yearly.

During these major events traffic will be directed up Madison avenue to the proposed wave basin access entry, on Avenue 60, to accommodate the expected 2,400 people and the only area on the site to accommodate parking for the events.

Noise for these events will be equal to the noise from Coachella and Stagecoach which are 3 miles away and the Thermal Club's race car track 5 miles away. ***This proposed stadium is across the street from Andalusia.*** Poor zone planning.

This development should have mitigating operating ordinances restricting operation to daylight hours only. That no structures of any kind can exceed the height limit of a two-story facility. And the wave basin and its equipment should be no higher than mitigating sound absorbing perimeter walls and berms.

Again, this is an ill-conceived zoning change for a development that will not be harmonious with our neighborhood nor the overall character of The City of La Quinta.

Respectfully,

Mary & Dennis Hill

CC: Randall Bone, Sunrise Company
John Cummings, Andalusia Country Club

Subject: Coral Mountain Surf Park Opposition

Date: Friday, March 19, 2021 at 3:58:07 PM Pacific Daylight Time

From: Bruce Howison

To: consultingplanner@laquintaca.gov

We would like to register our opposition to this use of the land in La Quinta. We believe the proposed development is incomplete, and inconsistent with the adjacent communities in La Quinta. Specifically:

1. We recently experienced a decade of drought in Southern California, and learned ways to reduce water usage. This development proposes large amounts of water usage and waste through evaporation in a Wave pool, which is inconsistent with our efforts to conserve water.
2. Light Pollution: the proposed stadium lighting surrounding the entertainment areas will result in significant light pollution for the surrounding area, including animal habitats in the adjacent mountains. Again this is inconsistent with efforts to preserve our wildlife.
3. Noise pollution: The noise associated with wave generation, and with other secondary sources such as music and loud speakers, which would be in place year round, are not consistent with the quiet, residential area we chose to live and invest in.
4. Incomplete plans: areas are designated for "future development" which could mean further inappropriate uses adjacent to our residential area, impacting our homes and neighborhood. The plans do not commit to building this in phase 1.

Thank you for considering our concerns,

--

Bruce and Valerie Howison
80837 Calle Azul
La Quinta CA 92253

Subject: Wave park

Date: Sunday, March 21, 2021 at 10:56:14 AM Pacific Daylight Time

From: Jim Huckins

To: consultingplanner@laquintaca.gov

My name is James Huckins I am a member of Andalusia, the proposed wave park and impact on local residences is unacceptable. The fact that La Quinta is allowing this to move forward under proposed design tells everyone you could care less about the people who will live around it.

Prepare for a fight

Jim

Ms. Nicole Sauviat Criste

Consulting Planner

City of La Quinta

78-495 Calle Tampico

RECEIVED

MAR 30 2021

CITY OF LA QUINTA
DESIGN AND DEVELOPMENT DEPARTMENT

I am writing today as a Trilogy resident to voice my opposition to the proposed Coral Mountain Wave Park resort development in La Quinta. Below is the summary of the development as presented by Merriweather Development, published press releases, and local newspaper articles: Coral Mountain Wave Park Resort will be a mega resort for over 4800 overnight tourists, with a 17 acre wave pool as the main attraction.

1. The coral mountain resort will not be a residential neighborhood as it is currently zoned.
2. The 600 dwelling units with unlimited number of bedrooms and bathrooms available for overnight rental, could easily have four bedrooms, allowing eight guests per unit. 600 units times eight people equals 4800 people potentially staying in the units. All units are available on an overnight basis the same as the hotel. These would be vacationers.
3. The Wave Park Coral Mountain will not be a residential neighborhood this will be a commercial resort with the wave park as the main feature.
4. The wave pool will cover 17 acres, a length of 2600 feet, needing 18 million gallons of water to work. The wave pool water evaporation rate is 30,000 to 180,000 gallons of water daily. Plans include stadium bleacher seating on each long side, and many 80-foot-tall stadium style lighting towers for night surfing. Land substance from depletion of our water table is a significant issue. Taking water from Lake Mead and the Colorado River is an ethically an environmentally reprehensible and unacceptable - solutions that we have already implemented to refill our water table.
5. Plans have the wave pool running 365 days a year from 7:00 AM to 7:00 PM (some newspaper articles have stated it will run nightly until 10:00 PM) for the high number of tourists staying at the hotel or in a dwelling unit.
6. Loudspeakers projecting above the wave pool in all directions are needed for the wave pool announcer to call the 30 second countdown for every single wave with up to 12 waves per hour as the surfer needs to be alerted for the coming wave. The noise level of the wave crashing has been measured at 75 decibels at Kelly Slater surf ranch. This noise level is comparable to the sound of cars traveling on a busy Interstate highway. The generators creating the waves will be running nonstop every day.
7. Plans include music stages for entertainment as each end of the wait pool, and other locations in the resort.
8. In addition to the wave pool, there will be more artificial lagoons and lakes for E foiling (a motorized hydrofoil paddle board that you stand on, not lie on) and stand-up paddle boarding.
9. Concrete sports park for the bike park will include tracks for skateboarding, BMX, and mountain bikes -all with stadium style light towers.

10. Coral mountain resort has requested 16 days and nights for special events. 16 days is more days than Coachella fest and Stagecoach combined! To make matters worse the 16 days are spread out over four day long weekends set up and taken down for each special event weekend will easily add another 32 days of high traffic conditions.

11. The 80 foot tall stadium style light tower illuminating the way pool, swimming pools, skateboard park, BMX track, and other sports courts, acres of parking lots, streets, and 117,000 square feet of commercial buildings will be lit inside and out . The spill lighting will affect the surrounding community. No more dark skies. What has happened to La Quinta's anti- light pollution stance?

12. The approval of this project will permanently bring light pollution, noise, and traffic. There will be permanent and ongoing noise from the wave generators, breaking waves, the lodgers, guests, loud-speakers and entertainment venues on site every day until late in the evening.

13. Heavy construction equipment will be working at 85 decibels or more. to the coral mountain Property values cannot be sustained with the long term pollution, noise, and traffic.

14 Ecologically, the project will scrape away every inch of bio crust, creating the need for even more water trucks to keep the dust down. Bio crust is the desert through the desert wet the tundra is to the high elevations. Both tundra and bio crust take many hundreds of years to replace once damage think of the impact.

15 this project will forever ruin the stunning and natural topography of the area erasing the absolute silent evenings and the dark skies enjoyed currently by all residents of the area

16 The effect on the desert's wildlife will be devastating . Already we have lost so many of the hares that ran around this part of the desert. With the hares gone the coyotes soon followed. How can this project ever pass an environmental impact statement? There will be no coming back if the City Council approves this horrendous project. Putting a wave park in a desert setting is something that Phoenix would do. This is the wrong type of development to be placed in La Quinta and I urge you to vote down this project. It would be an horrific mistake and one that we could never recover from.

Sincerely,

Susan and Bruce Hunter



81686 Prism Drive

La Quinta, CA 92253

susanhunter31@gmail.com

Subject: Coral Mountain Resort Zoning Change

Date: Friday, March 12, 2021 at 4:14:28 PM Pacific Standard Time

From: Brian Hurd

To: consultingplanner@laquinta.gov

Attn. Nicole Sauviat Christensen

Dear Nicole,

It is my understanding that a development aka. Coral Mountain Surf Resort is conducting an environmental assessment and will require a zoning change from low density residential to tourism/commercial. I would like to state my extreme concern and absolute opposition to such a resort development or zoning change for a number of reasons.

Having read the information available, the proposal indicates a resort development of massive proportions, far beyond the scope of anything ever imagined for the Coachella valley on a permanent basis (ie. not including Coachella Fest). As proposed, "the resort" would be a very high density, energy consuming, over polluting, environmental nightmare catering to an elitist clientele, without any benefit to the general public or community of La Quinta. As a tax-paying resident of the Madison/58th area, I have seen first hand the pressures placed on the community during annual events such as "the American Express" golf tournament or "Coachella Fest" in reference to traffic volumes/flow patterns. The effect of 5,600 nightly visitors plus required staff plus commercial deliveries in and out of the resort on a daily basis is unimaginable. Also worth considering is the noise and light pollution created daily (multiplied during events), airborne dust during 10-20 yrs worth of construction, the added strain on infrastructure due to water/power requirements and most importantly, the degradation of lifestyle enjoyment for the thousands of residents in adjacent neighbourhoods.

I've been around long enough to see La Quinta rebound from the effects of the '08 financial crisis, Old Town revitalize itself, mothballed projects reborn, resident and visitor numbers grow, community projects fulfilled. A golf course community at Coral Mtn as is now zoned for (even if private) would be a welcome addition, in keeping with what area residents and visitors are used to. The proposed private, theme park like resort concept has no place there nor does it fit with the official community plan.

It is my hope that the City of La Quinta and it's council will have the common sense and good judgement to consider the proposal for Coral Mountain Surf Resort ill-conceived and unworthy for a zoning change.

Thank you for your consideration of the aforementioned comments and concerns.

Brian J. Hurd
80825 Calle Azul
La Quinta, CA
604-698-8469

Sent from my iPad

Subject: Coral Mountain Resort

Date: Tuesday, March 23, 2021 at 1:20:37 PM Pacific Daylight Time

From: tjjackoboice@charter.net

To: 'consultingplanner@laquintaca.gov'

CC: 'bajackoboice@charter.net'

March 23, 2021

Nicole Sauviat Criste

Consulting Planner

City of La Quinta

Email: consultingplanner@laquintaca.gov

Dear Ms. Sauviat Criste,

As winter visitors to the Coachella Valley since the early 1990's we ultimately purchased a home at Andalusia Country Club. The decision was carefully considered. This corner of the City of La Quinta provides tranquility, a rugged natural beauty and an extraordinary lack of night-time artificial light. Limited commercial zoning in this sector of the city was an important factor in our decision to buy a home at Andalusia. The original master plan for the property in question was a golf community and an extension of Andalusia Country Club which we fully supported.

We write to you today to add to the growing number of homeowners voicing concerns about the proposed Coral Mountain Resort. We certainly understand the importance of growth within our city, however we feel the rezoning of the property and the nature of the business plan has the potential to destroy the aesthetic and environmental value of this terrain while negatively impacting the quality of life for those living near it.

Our primary objections to the proposed development are as follows:

Rezoning for Tourist Commercial specifically the Wave Park, The concept is trendy and novel but placing an artificial wave basin at the foot of Coral Mountain represents an assault on this enduring landmark. The proposed intensive use of the land is incompatible with the surrounding neighborhoods.

Rezoning to General Commercial at the corner of 58th and Madison- We feel this change will launch an unnecessary commercial domino effect. La Quinta just approved a new commercial center literally twelve minutes away at Jefferson and 50th.

Light pollution – Tall light polls to be erected around the wave park for night-time use of the facility are simply unacceptable! The dark sky movement embraced by the City of La Quinta should apply to this development.

Noise Pollution- Having lived across the street for eight years we can attest that noise ricochets loudly off mountain surfaces. The water basin will also exponentially raise the sound level. Extensive studies need to be conducted on the potential noise emanating from equipment and amplified speakers.

Traffic – Recreational, hotel and special event vehicle traffic to and from this development will forever change air emissions and congestion around the development.

Surrounding Property Value Concerns- A decrease in property values are likely as a result of this development.

Ms. Sauviat Criste, we request that La Quinta scrutinize the developer's plan and objectives through the important lens of the city's longstanding environmental regulations and goals. We furthermore ask that you take seriously the voiced concerns and objections of all those writing to you. Kindly place us on your mailing list so that we may follow

the project as it flows through the city's review process.

Our emails are as follows: bjackoboice@charter.net and tjackoboice@charter.net

With sincere respect and appreciation for your time,

Barbara & Thomas Jackoboice

81441 Andalusia, La Quinta, CA 92253

Subject: Coral Mountain Proposed Project for Wave Park, Etcetera

Date: Friday, March 19, 2021 at 4:31:16 PM Pacific Daylight Time

From: J

To: consultingplanner@laquintaca.gov

Ms. Nicole Sauviat Criste
Consulting Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

March 19, 2021

We are writing today as Trilogy La Quinta residents to voice our opposition to the proposed Coral Mountain Wave Park Resort development in La Quinta. Below is the summary of the development as presented by Meriwether Development, published press releases, and local newspaper articles:

Coral Mountain Wave Park Resort will be a mega resort for over 4,800 overnight tourists, with a 17- Acre Wave Pool as the main attraction.

1. The Coral Mountain Resort will not be a residential neighborhood **as it is currently zoned**. It instead will be a high energy Resort containing a 600+ person occupancy hotel complete with restaurants, bars, and entertainment all available on a per night basis.
2. The 600 "Dwelling Units" with unlimited number of bedrooms & bathrooms available for overnight rental, could easily have 4 bedrooms, allowing 8 guests per unit. 600 Units x 8 people= 4,800 people potentially staying in the Units. All units are available on an overnight Basis the same as the Hotel. The people coming to Coral Mountain are Vacationers, not Residents.
3. The Wave Park Coral Mountain will not be a Residential Neighborhood. This will be a commercial Resort with The Wave Park as the main feature.
4. The Wave Pool will cover 17 acres, a length of 2,600 feet, needing 18 million gallons of water to work. The Wave Pool water evaporation rate is 30,000 to 180,000 gallons of water daily. Plans include stadium bleacher seating on each long side, and many 80' tall stadium-style lighting towers for Night Surfing. **Land subsidence from depletion of our water table is a significant issue. Taking water from Lake Mead and the Colorado River is an ethically and environmentally reprehensible and unacceptable solution that we have already implemented to refill our water table.**
5. Plans have the Wave Pool running 365 days a year from 7 am to 7 pm (some newspaper articles have stated it will run nightly until 10 pm) for the 4,800 tourists staying at the hotel or in a dwelling unit.
6. Loudspeakers projecting above The Wave Pool in all directions are needed for the Wave Pool Announcer to call the 30 second countdown for every single wave with up to 12 waves per hour. The surfer needs to be alerted for the coming Wave, as there is no Ocean to watch or feel until "the big one" comes. A Wave is manufactured every 5 to 6 minutes. The noise level of the Wave crashing has been measured at 75 decibels at Kelly Slater Surf Ranch. This noise level is comparable to the sound of cars traveling on a busy interstate highway. The generators creating the waves will be running non-stop, every day.
7. Plans include Music Stages for Entertainment at each end of The Wave Pool, and other

locations in the Resort. **The music will increase the decibels exponentially.**

8. In addition to the Wave Pool, there will be more artificial lagoons and lakes for E-Foiling (a motorized hydrofoil paddle board that you stand on, not lie on) and Stand -Up paddle boarding. More Noise!

9. Concrete sports parks for the Bike park with pump tracks for skateboarding, BMX, and mountain bikes – all with stadium style light towers. **So much for La Quinta's magical views and atmosphere.**

10. Coral Mountain Resort has requested 16 days and nights for Special Events. 16 days is more days than Coachella Fest and Stagecoach combined! To make matters worse, the 16 days are spread out over four 4- day long weekends. Set up and take down for each Special Event Weekend will easily add another 32 days of high traffic conditions. NOISE!

11. The 80' tall stadium style light towers illuminating The Wave Pool, swimming pools, Skateboard Park, BMX Track, other Sports Courts, acres of parking lots, streets, and 117,000 square feet of Commercial Buildings will be lit inside and out. The spill lighting will affect the surrounding community. No more dark skies....**What has happened to La Quinta's anti-light pollution stance?**

12. The approval of this project will permanently bring light pollution, noise, and traffic. There will be permanent and on-going noise from the wave generators, breaking waves, the lodgers, guests, loudspeakers and entertainment venues on-site every day until late in the evening.

13. Heavy Construction equipment will be working at 85 decibels or more, non-stop all day long, for the next 10-20 years- (according to Coral Mountain developers own projection). Property values cannot be sustained with the long term pollution, noise, and traffic of the Wave Park. **Lower property values will lower property taxes and La Quinta's financial health.**

14. The project will scrape away every inch of "biocrust", creating the need for even more Water Trucks to keep the dust down. "Biocrust "is to the Desert what "Tundra" is to the high elevations. Both tundra and biocrust take many hundreds of years to replace once damaged. Think of the impact on the Deserts already questionable water supply as just 2 years ago we were asked to dramatically cut back on water usage. Demands for water will only increase in future years.

15. This project will forever mar the stunning natural topography of the area, forever erasing the absolute silent evenings and dark skies enjoyed currently by all residents of the area.

This Coral Mountain Resort project does not have any of the characteristics of the surrounding low- density up-scale residential neighborhoods. This is a Mega Resort, not a residential neighborhood. **This type of development is completely incompatible with any of the surrounding neighborhoods for miles in every direction.**

City Planners and City Council Members, ask yourself, would you want to live next door to a Water Sports-Themed Amusement Park with 80 foot high stadium lighting, noise from concert venues, BMX motor bike racing, and wave machines and traffic 24/7?

The approval of the proposed Coral Mountain Wave Park Amusement Park style Resort will permanently cause the irreplaceable loss of the peaceful, quiet, serene atmosphere that this part of La Quinta is renowned for. Allowing this extremely large Tourist/Commercial Resort into our quiet low-density residential, golf-oriented neighborhoods, will negatively affect every Homeowner for miles around. There will be no coming back. The value of our homes and the quality of life of living and being in the "Quiet Zone" of La Quinta will be forever degraded.

I urge the City of La Quinta NOT to change the zoning **from the current designation Low-Density Residential w/ 18-hole golf** course to TOURIST/COMMERCIAL . I urge you not to allow Short Term Vacation Rentals (STVR) and the problems that accompany them.

This proposed Coral Mountain Wave Park Resort is exactly the WRONG type of develop for this location. You are literally planning to drop a tourist amusement park resort in the middle of a quiet residential zone. Please do not allow this project to move forward.

Sincerely,

Carol and Tom Jensen

81511 Ulrich
La Quinta, CA 92253
760-620-3819

Subject: Objection to Coral Mountain Wave Park Development

Date: Sunday, March 14, 2021 at 9:47:21 AM Pacific Daylight Time

From: Chris Jones

To: consultingplanner@laquintaca.gov

Ms. Nicole Sauviat Criste
Consulting Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

March 14, 2021

We are writing today as a Trilogy La Quinta resident to voice my opposition to the proposed Coral Mountain Wave Park Resort development in La Quinta. Below is the summary of the development as presented by Meriwether Development, published press releases, and local newspaper articles:

Coral Mountain Wave Park Resort will be a mega resort for over 4,800 overnight tourists, with a 17- Acre Wave Pool as the main attraction.

1. The Coral Mountain Resort will not be a residential neighborhood **as it is currently zoned**. It instead will be a high energy Resort containing a 600+ person occupancy hotel complete with restaurants, bars, and entertainment all available on a per night basis.
2. The 600 "Dwelling Units" with unlimited number of bedrooms & bathrooms available for overnight rental, could easily have 4 bedrooms, allowing 8 guests per unit. 600 Units x 8 people= 4,800 people potentially staying in the Units. All units are available on an overnight Basis the same as the Hotel. The people coming to Coral Mountain are Vacationers, not Residents.
3. The Wave Park Coral Mountain will not be a Residential Neighborhood. This will be a commercial Resort with The Wave Park as the main feature.
4. The Wave Pool will cover 17 acres, a length of 2,600 feet, needing 18 million gallons of water to work. The Wave Pool water evaporation rate is 30,000 to 180,000 gallons of water daily. Plans include stadium bleacher seating on each long side, and many 80' tall stadium- style lighting towers for Night Surfing. **Land subsidence from depletion of our water table is a significant issue. Taking water from Lake Mead and the Colorado River is an ethically and environmentally reprehensible and unacceptable solution that we have already implemented to refill our water table. Now we want to plan to take more harmful measures by implementing the Wave Park?**
5. Plans have the Wave Pool running 365 days a year from 7 am to 7 pm (some newspaper articles have stated it will run nightly until 10 pm) for the 4,800 tourists staying at the hotel or in a dwelling unit.
6. Loudspeakers projecting above The Wave Pool in all directions are needed for the Wave Pool Announcer to call the 30 second countdown for every single wave with up to 12 waves per hour. The surfer needs to be alerted for the coming Wave, as there is no Ocean to watch or feel until "the big one" comes. A Wave is manufactured every 5 to 6 minutes. The noise level of the Wave crashing has been measured at 75 decibels at Kelly Slater Surf Ranch. This noise level is comparable to the sound of cars traveling on a busy interstate highway. The generators creating the waves will be running non-stop, every day.
7. Plans include Music Stages for Entertainment at each end of The Wave Pool, and other locations in the Resort.
8. In addition to the Wave Pool, there will be more artificial lagoons and lakes for E-Foiling (a motorized hydrofoil paddle board that you stand on, not lie on) and Stand -Up paddle boarding.
9. Concrete sports parks for the Bike park with pump tracks for skateboarding, BMX, and mountain bikes – all

with stadium style light towers. **So much for La Quinta's magical views and atmosphere.**

10. Coral Mountain Resort has requested 16 days and nights for Special Events. 16 days is more days than Coachella Fest and Stagecoach combined! To make matters worse, the 16 days are spread out over four 4-day long weekends. Set up and take down for each Special Event Weekend will easily add another 32 days of high traffic conditions.

11. The 80' tall stadium style light towers illuminating The Wave Pool, swimming pools, Skateboard Park, BMX Track, other Sports Courts, acres of parking lots, streets, and 117,000 square feet of Commercial Buildings will be lit inside and out. The spill lighting will affect the surrounding community. No more dark skies....**What has happened to La Quinta's anti-light pollution stance?**

12. The approval of this project will permanently bring light pollution, noise, and traffic. There will be permanent and on-going noise from the wave generators, breaking waves, the lodgers, guests, loudspeakers and entertainment venues on-site every day until late in the evening.

13. Heavy Construction equipment will be working at 85 decibels or more, non-stop all day long, for the next 10-20 years- (according to Coral Mountain developers own projection). Property values cannot be sustained with the long term pollution, noise, and traffic of the Wave Park. **Lower property values will lower property taxes and La Quinta's financial health.**

14. The project will scrape away every inch of "biocrust", creating the need for even more Water Trucks to keep the dust down. "Biocrust" is to the Desert what "Tundra" is to the high elevations. Both tundra and biocrust take many hundreds of years to replace once damaged. Think of the impact on the Deserts already questionable water supply as just 2 years ago we were asked to dramatically cut back on water usage. Demands for water will only increase in future years.

15. This project will forever mar the stunning natural topography of the area, forever erasing the absolute silent evenings and dark skies enjoyed currently by all residents of the area.

This Coral Mountain Resort project does not have any of the characteristics of the surrounding low- density up-scale residential neighborhoods. This is a Mega Resort, not a residential neighborhood. **This type of development is completely not compatible with any of the surrounding neighborhoods for miles in every direction.**

City Planners and City Counsel Members, ask yourself, would you want to live next door to a Water Sports-Themed Amusement Park with 80 foot high stadium lighting, noise from concert venues, BMX motor bike racing, and wave machines and traffic 24/7?

The approval of the proposed Coral Mountain Wave Park Amusement Park style Resort will permanently cause the irreplaceable loss of the peaceful, quiet, serene atmosphere that this part of La Quinta is renowned for. Allowing this extremely large Tourist/Commercial Resort into our quiet low-density residential, golf-oriented neighborhoods, will negatively affect every Homeowner for miles around. There will be no coming back. The value of our homes and the quality of life of living and being in the "Quite Zone" of La Quinta will be forever degraded.

I urge the City of La Quinta NOT to change the zoning **from the current designation Low-Density Residential w/ 18-hole golf** course to TOURIST/COMMERCIAL . I urge you not to allow Short Term Vacation Rentals (STVR) and the problems that accompany them.

This proposed Coral Mountain Wave Park Resort is exactly the WRONG type of develop for this location. You are literally planning to drop a tourist amusement park resort in the middle of a quiet residential zone. Please do not allow this project to move forward.

Sincerely,
Trilogy Resident
Christine and Steve Jones
60523 White Sage Dr
La Quinta, CA 92253
cmrj1968@gmail.com

Subject: NOTICE OF OBJECTION - Coral Mountain zoning change request

Date: Monday, March 15, 2021 at 9:13:48 AM Pacific Daylight Time

From: Ken Jones

To: consultingplanner@laquintaca.gov

March 15, 2021

Dear Ms. Nicole Sauviat Criste,

Meriwether Development has requested a zoning change in South La Quinta from Low-Density Residential with golf course to Tourist/Commercial.

We hereby file our Objection to the requested zoning designation for the subject 400-acre parcel following reasons:

- A grotesque incursion into South La Quinta's "quiet zone" residential character will be the inevitable result of the requested zoning change.
- The requested zoning designation is incompatible with current and planned residential development in the environs.
- Is the City of La Quinta willing to crush the dreams of its South La Quinta residents who sought specific quality of life and investment outcomes, by fulfilling the dreams of a commercial developer?

Sincerely,
Kenneth D Jones
Patricia S Jones
60179 Honeysuckle St
La Quinta, CA 92253

Subject: Attention Ms. Nicole Sauviat Criste - RE: LQ wave park proposal Coral Mountain Resort
Date: Monday, March 8, 2021 at 6:40:17 PM Pacific Standard Time
From: Mark Kelson
To: consultingplanner@laquintaca.gov
CC: Monica Kelson

Dear Ms. Sauviat Criste-

A great deal of concern has arising regarding the project above, mainly because it barely resembles the project in size or scope that was presented to the owners at Andalusia, and presumably others, when we discussed the sale of the property and the creation of the project more than a year and a half ago.

The project has become much larger than originally planned, it has grown not only in area, but also in height, overall dimension and it will undoubtedly negatively impact our property values, quality of life and the aesthetics of the area in and around our club and our community. Had we known that the project would be modified in the manner now being proposed, we NEVER would have gone along with the plan. **We strongly object to the planned development.**

Without getting into the numerous specifics that are concerning us, and which fly in the face of what was originally approved, here are some suggestions:

1. The wave activities should only be permitted during the day. Nighttime activities will attract undesirable elements, and possibly crime, to the project and the entire area generally. They will create untenable noise, traffic and other serious issues, including glaring lights from the planned project across the entire neighborhood, neighboring clubs and huge swaths of residential areas. No one needs to ride waves at night—this is a residential area with thousands of homes, serene golf courses and beautiful vistas, not Disneyland.
2. The size of the park should be limited to conform to the area, the neighborhood and the character of the clubs that were originally intended to occupy the property. Originally, the wave project was going to be a planned golf extension of the Andalusia club. This changed when Sunrise bought the club and saw the opportunity to quickly cash in on the land originally planned for other uses. Given the history and nature of the property, the size of the project must be limited in height, area, density and overall usage. Otherwise it will destroy our community and our neighborhood.

Again, we strongly object to the planned development. It is not what was intended when we purchased our homes, it was not what was agreed to when Sunrise described it to us and sold the property, and it is not what is acceptable now, to our community or our neighbors.

We are available to attend meetings and for our voices to be heard.

Thank you.

Best regards.

Mark and Monica Kelson



Subject: Coral Mountain Wave Park

Date: Friday, March 26, 2021 at 3:16:18 PM Pacific Daylight Time

From: Mary and Steve Kenyon

To: ConsultingPlanner@laquintaca.gov

We own a home in Trilogy La Quinta near this proposed project. We did a lot of homework before buying in La Quinta and at this location as our first choice was Palm Desert. Although the sales tax is less in Palm Desert, we still shop locally to support the city and it's businesses.

While we realized that the Trilogy development was rather isolated, we did research what the undeveloped and rural areas nearby were zoned. We had no issues with being near farmland and proposed future housing communities.

We loved the views and felt any new construction allowed would be something to enhance the area where so many come to retreat from noisy and crowded urban life.

We would never had considered buying near any sort of commercial development of the type proposed for this wave park, with a hotel, multiple recreational areas etc., private or not. The noise and traffic alone will destroy what we value in our home's location and it certainly will discourage those who use our area as a bicyclist's haven.

It is a travesty that La Quinta would disregard the beauty of that location and the surrounding home owners' existence to allow a developer to even think they could change the zoning and destroy a reason many of us bought our homes.

If this zoning change is allowed, despite what any EIR says, we know we will be negatively impacted. We can hear the race cars in Thermal, despite what we were assured by our county supervisor when it was proposed. Our immediate solution will be to no longer support any La Quinta businesses and attempt to sell the house before construction starts, and NOT ever shop or buy again in La Quinta...

Mary & Stephen Kenyon
81524 Dove Canyon Court
L.Q. 92253

Subject: Objection to Coral Mountain Wave Park Development

Date: Sunday, March 14, 2021 at 5:57:04 PM Pacific Daylight Time

From: Rosette Kivel

To: consultingplanner@laquintaca.gov

CC: leevans@laquintaca.gov

Ms. Nicole Sauviat Criste
Consulting Planner
City of La Quinta
74-495 Calle Tampico
La Quinta, CA

March 14, 2021

Greetings,

My wife and I are sending you this e-mail over our concern about the Coral Mountain Wave Park Development & how it will impact our community & our lives. .We live in Trilogy & have been here for the the last 12 tears . We left city living , and opted for a peaceful ,remote , picturesque. senior community to spend our golden years . Living in Trilogy comes at a cost : 25 minutes to shop , 45 minutes to see a MD. . etc. But these are all small sacrifices to make for the beautiful desert and mountain views , the peace & quiet of living in an over 55 community , and rural as opposed to living in a city or to close to a busy noisy highway. Those things are more convenient , but we gladly sacrificed them for tranquility .

Now this Coral Mountain Development threatens everything. It doesn't seem right that you can approve this project & displace 1250 taxpaying homeowners .who are retirees .just so a developer can make money at our expense . We have been paying our taxes & supporting La Quinta through thick & thin for many years now, what about us ,are you going to throw us under the bus ? We would appreciate your support on this very important matter! Say no to this Development.

Thanks for your attention ,

Rosette & Stanley Kivel
61345 Fire Barrel Dr
La Quinta, CA 92253

Subject: Coral Mountain Wave Park Development

Date: Tuesday, March 16, 2021 at 4:28:33 PM Pacific Daylight Time

From: Rosette Kivel

To: levans@laquintaca.gov

CC: consultingplanner@laquintaca.gov

Mayor Evans:

I am writing to you as a Trilogy Resident to express my concerns regarding the Development of the Coral Mountain Wave Park Resort which will include a 4,800 overnight tourists stay and a 17 acre wave pool.

There are many in our community as well as surrounding communities who have decided that this would have negative affect on our tranquility and life style.

The additional traffic and the loud noise would adversely effect the value of our homes.

The other consideration is that such a development would draw on the La Quinta resources such police, firemen, traffic personnel, and finally our most precious water supply.

It would be prudent for the town of La Quinta to initiate an impact study before going forward with such a development.

If necessary I could forward a more detailed letter of the development as composed by one of my neighbors which was sent to your consultant planner.

Thank you for you attention to the above.

Sincerely,

Rosette Kivel
61345 Fire Barrel Drive
La Quinta, CA 92253

Sent from my iPad

Subject: Coral Mountain Resort

Date: Monday, March 22, 2021 at 12:40:20 PM Pacific Daylight Time

From: Larry Krause

To: consultingplanner@laquintaca.gov

To: Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Larry & Sandra Krause
58325 Carmona
La Quinta, CA 92253
Phone: (403) 619-2717

Re: Coral Mountain Resort – Development

Dear Nicole,

As a resident and homeowner at Andalusia for the past 10 years the Coral Mountain Development is of significant concern to us. We attended the open house at Andalusia over a year ago when the proposed development was outlined in a presentation.. There seem to be a significant number of changes that cause us concern and were not part of the proposal when we attended the open house.

Our concerns obviously center upon the “**WAVEPARK**” and how it may be intrusive to the enjoyment of our residence and community.

While we do not oppose orderly development of residential properties in the area and some commercial development to support the residential communities the WAVEPARK is obviously a significant departure from that form of commercial activity.

Our concerns are centered on a number of issues which we have outlined below:

1. **NOISE** – Operating from what we understand will be early morning (6AM) until late at night (11PM) the Wave park is likely to disturb the peace and solitude that we have come to enjoy at Andalusia and which under pinned our decision to move there ever though it was a long way from commercial development (shopping & restaurants etc.). Now we find the reason we chose the area is likely to be interfered with by a wave park that has water turbines, water tunnels and loud music playing 17 hours a day interfering with our peace and quiet..
Further, the loud music that is apparently played to provide enjoyment for the surfers will again be 17 hours of interruption to our quite enjoyment of our residential home and provides absolutely no commercial value to us a resident of Andalusia or the City of La Quinta.
Noises in the quite desert environment travel long distances quickly and we do expect this to be any different. .We constantly hear race cars on the track located several miles from us and this development is only 1/2 mile away.
2. **LIGHTING** – We understand the proposed development includes the installation of 80-foot-tall light poles to light up the wavepark at night and possibly early morning. This will create a significant intrusion to the sights we enjoy ats a resident and our views of Coral Mountain and the background mountains at sunset. Now it seems we will be looking into light poles and being subjected to loud music until the park closes.
3. **HOURS OF OPERATION** – We are very concerned about operations running 17-18 hours per day, 7 days per week, 52 weeks of the year, with constant light and noise pollution, to the disadvantage of existing residents who have moved to the area to enjoy exactly the opposite.

4. **HOTEL** – It looks like the size of the hotel has doubled from what was originally presented to us from a 2 story building of about 60 units to a four-story hotel four stories in height comprise 150 units. Thanks goodness the roadways to the area are nice and wide and can probably handle the extra traffic caused by the development but the height of the hotel again raises concerns for us as it will impede our sight lines and sunset enjoyment.

As a resident, homeowner, and property taxpayer in the City of La Quinta we **cannot support** the proposed development **as presented** for the reasons we have identified above. We hope that our concerns, and those of others, will be taken seriously in the decision-making process.

Yours truly,
Larry B. Krause

Subject: Opposition to Coral Mountain Surf Park

Date: Tuesday, March 16, 2021 at 12:17:08 PM Pacific Daylight Time

From: Stephanie Lafortune

To: consultingplanner@laquintaca.gov

Nicole Sauviat Christie,

I am voicing my opposition to the Coral Mountain Surf Park, for the following reasons.

I have lived in Trilogy LaQuinta for 14 years and have enjoyed the peace and quiet of living away from the traffic and noise. I believe that this resort would take away from the lifestyle I have come to enjoy.

I also believe that it would reduce our property values, as well as the resale value.

The extra traffic on our streets would do more damage than good. The heavy equipment during the course of building the resort would be damaging, as well as very noisy. And once the resort is finished, the extra tourist traffic on our streets would be of no benefit to the residents living out here.

Thank you for your consideration,

Stephanie LaFortune

[951-237-2943](tel:951-237-2943)

Trilogy LaQuinta

Sent from my iPad

Subject: Coral Mountain Surf Resort- Public Comment

Date: Thursday, March 18, 2021 at 9:11:05 AM Pacific Daylight Time

From: Stephanie Langelaar

To: consultingplanner@laquintaca.gov

PUBLIC COMMENT ON CORAL MOUNTAIN RESORT SURF PARK

Dear Ms. Sauviat-Criste,

As a future new resident of Andalusia Country Club, my husband and I would like to OPPOSE the construction of the Kelly Slater Wave Pool and Resort that is being planned at the Coral Mountain Location.

We purchased a primary home in Andalusia (81636 Ronda) and it is currently under construction. We understand that an amendment has been added to the wave pool and resort plan that would significantly increase the negative effects that this resort will have on local residents. If possible, we would like to have access to this permit, to view exactly what the developers are requesting to add. Our understanding is, as follows:

- A four-story hotel
- 80 foot light towers
- A loudspeaker announcing each wave
- up to 75 decibels of noise (loudness of a car horn) coming from the wave generating complex.
- Significant number of STVRs

These items would make living close to this resort untenable for us and many others for the following reasons:

1. Sound- sound travels very easily in this part of La Quinta, we hear the airport and the Thermal Club Race track on a routine basis, the sounds are intermittent and not particularly disruptive. However, a loudspeaker announcing each wave (as often as every 30 seconds) would be an incredible annoyance and disruption to our quality of life. We did not move to La Quinta to hear loud sounds of any kind- we are here for the calmness and the subtle spa-like atmosphere. We are sure many others feel the same. 75 decibels generated with each wave is as loud as a car horn. We would not be able to live with this level of sound, and its not appropriate for a low-density residential area.
2. Vibration/seismic disturbances- we are aware that these wave pools also generate vibration of the earth which would could cause discomfort for local resident as well as cracking of any elements in contact with the earth, pools, spas, patios, foundations, etc. this is unacceptable.
3. Light- we value the darkness and subtle lighting throughout La Quinta. Adding 80 foot light towers to illuminate the wave pool for night-time surfing would be very disruptive to local residents, bright lights at night disturb sleep and the enjoyment of residential outdoor areas at night. In this rural location, these light towers would be extremely visible for many miles. Light pollution is unhealthy and we believe La Quinta is a "Dark Sky" community, and are not sure this would be in compliance with that Ordinance.
4. Multi-story hotel- Originally, we believe the hotel was planned to be two stories. To allow a four story building in rural La Quinta, would be a travesty. It does not fit with the character of La Quinta and would ruin the visual appeal of the Coral Mountain Area. This would add much more traffic and congestion to a residential area.
5. STVRs, although STVRs are acceptable within certain requirements and limits, to add transient residents to an area that is very low-density residential will add a lot of congestion, traffic and noise issues. Does La Quinta really need MORE short-term residents that don't add much to the city of La Quinta. They don't see the doctor or the dentist here, patronize the local merchants like dry-cleaners, and above all, they do not create a sense of a vibrant community.

We would like to reiterate, we are moving to La Quinta for many reasons, beautiful scenery, low-congestion, quiet atmosphere. To allow this Wave Park and Resort at the Coral Mountain site will ruin any enjoyment of the area for us and many other residents. It is not an appropriate location for this type of operation and will be very disruptive. We understand a EIR will be undertaken, but please consider that the environment includes residents and the impact on the local residents is not to be disregarded.

Thank You,
Albert and Stephanie Langelaar

Subject: Fwd: Opposition to Surf Park Development

Date: Thursday, March 18, 2021 at 5:07:39 PM Pacific Daylight Time

From: Sandy Lanham

To: consultingplanner@laquintaca.gov

Dear Ms. Criste,

>

> We are residents of Trilogy. The main reason we moved here was to get away from the hustle and bustle of everyday life and to enjoy some peace and quiet. We are opposed to the construction of the surf park. The upheaval to the environment, the noise and traffic are not consistent with this area or the City of La Quinta.

>

> There are three other surf parks planned for this valley: Palm Springs, Palm Desert and Thermal. That seems like an overkill and only confirms that we, the citizens of La Quinta, do not need one here in our backyard.

>

> I know that you have received other letters so I won't list all of the negatives. I understand that the taxes generated from this project would benefit the City, but so will adding housing to that parcel of land.

>

> Please reconsider this project and the consequences it will create.

>

> Sincerely,

> Kenneth & Sandra Lanham

> Sandy.lanham@yahoo.com

>

Subject: Objection to Coral Mountain Wave Park Development

Date: Saturday, March 13, 2021 at 9:09:39 PM Pacific Standard Time

From: Bob Lasser

To: consultingplanner@laquintaca.gov

Ms. Nicole Sauviat Criste
Consulting Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

March 13, 2021

I am writing today as a Trilogy La Quinta resident to voice my opposition to the proposed Coral Mountain Wave Park Resort development in La Quinta. Below is the summary of the development as presented by Meriwether Development, published press releases, and local newspaper articles:

Coral Mountain Wave Park Resort will be a mega resort for over 4,800 overnight tourists, with a 17- Acre Wave Pool as the main attraction.

1. The Coral Mountain Resort will not be a residential neighborhood **as it is currently zoned**. It instead will be a high energy Resort containing a 600+ person occupancy hotel complete with restaurants, bars, and entertainment all available on a per night basis.
2. The 600 "Dwelling Units" with unlimited number of bedrooms & bathrooms available for overnight rental, could easily have 4 bedrooms, allowing 8 guests per unit. 600 Units x 8 people= 4,800 people potentially staying in the Units. All units are available on an overnight Basis the same as the Hotel. The people coming to Coral Mountain are Vacationers, not Residents.
3. The Wave Park Coral Mountain will not be a Residential Neighborhood. This will be a commercial Resort with The Wave Park as the main feature.
4. The Wave Pool will cover 17 acres, a length of 2,600 feet, needing 18 million gallons of water to work. The Wave Pool water evaporation rate is 30,000 to 180,000 gallons of water daily. Plans include stadium bleacher seating on each long side, and many 80' tall stadium- style lighting towers for Night Surfing.
5. Plans have the Wave Pool running 365 days a year from 7 am to 7 pm (some newspaper articles have stated it will run nightly until 10 pm) for the 4,800 tourists staying at the hotel or in a dwelling unit.
6. Loudspeakers projecting above The Wave Pool in all directions are needed for the Wave Pool Announcer to call the 30 second countdown for every single wave with up to 12 waves per hour. The surfer needs to be alerted for the coming Wave, as there is no Ocean to watch or feel until "the big one" comes. A Wave is manufactured every 5 to 6 minutes. The noise level of the Wave crashing has been measured at 75 decibels at Kelly Slater Surf Ranch. This noise level is comparable to the sound of cars traveling on a busy interstate highway. The generators creating the waves will be running non-stop, every day.
7. Plans include Music Stages for Entertainment at each end of The Wave Pool, and other locations in the Resort.
8. In addition to the Wave Pool, there will be more artificial lagoons and lakes for E-Foiling (a motorized hydrofoil paddle board that you stand on, not lie on) and Stand -Up paddle boarding.
9. Concrete sports parks for the Bike park with pump tracks for skateboarding, BMX, and mountain bikes – all with stadium style light towers.
10. Coral Mountain has requested 16 days and nights for Special Events. 16 days is more days than Coachella Fest and Stagecoach combined! To make matters worse, the 16 days are spread out over four 4- day long

weekends. Set up and take down for each Special Event Weekend will easily add another 32 days of high traffic conditions.

11. The 80' tall stadium style light towers illuminating The Wave Pool, swimming pools, Skateboard Park, BMX Track, other Sports Courts, acres of parking lots, streets, and 117,000 square feet of Commercial Buildings will be lit inside and out. The spill lighting will affect the surrounding community. No more dark skies.

12. The approval of this project will permanently bring light pollution, noise, and traffic. There will be permanent and on-going noise from the wave generators, breaking waves, the lodgers, guests, loudspeakers and entertainment venues on-site every day until late in the evening.

13. Heavy Construction equipment will be working at 85 decibels or more, non-stop all day long, for the next 10-20 years- (according to Coral Mountain developers own projection).

14. The project will scrape away every inch of "biocrust", creating the need for even more Water Trucks to keep the dust down. "Biocrust" is to the Desert what "Tundra"

is to the high elevations. Both tundra and biocrust take many hundreds of years to replace once damaged. Think of the impact on the Deserts already questionable water supply as just 2 years ago we were asked to dramatically cut back on water usage. Demands for water will only increase in future years.

15. This project will forever mar the stunning natural topography of the area, forever erasing the absolute silent evenings and dark skies enjoyed currently by all residents of the area.

This Coral Mountain Resort project does not have any of the characteristics of the surrounding low- density up-scale residential neighborhoods. This is a Mega Resort, not a residential neighborhood. **This type of development is completely not compatible with any of the surrounding neighborhoods for miles in every direction.**

City Planners and City Counsel Members, ask yourself, would you want to live next door to a Water Sports-Themed Amusement Park with 80 foot high stadium lighting, noise from concert venues, BMX motor bike racing, and wave machines and traffic 24/7?

The approval of the proposed Coral Mountain Wave Park Amusement Park style Resort will permanently cause the irreplaceable loss of the peaceful, quiet, serene atmosphere that this part of La Quinta is renowned for. Allowing this extremely large Tourist/Commercial Resort into our quiet low- density residential, golf-oriented neighborhoods, will negatively affect every Homeowner for miles around. There will be no coming back. The value of our homes and the quality of life of living and being in the "Quite Zone" of La Quinta will be forever degraded.

I urge the City of La Quinta NOT to change the zoning **from the current designation Low-Density Residential w/ 18-hole golf** course to TOURIST/COMMERCIAL . I urge you not to allow Short Term Vacation Rentals (STVR) and the problems that accompany them.

This proposed Coral Mountain Wave Park Resort is exactly the WRONG type of develop for this location. Your are literally planning to drop a tourist amusement park resort in the middle of a quiet residential zone.

Please do not allow this project to move forward.

Sincerely,

Trilogy Resident

Robert Lasser

81401 Golden Poppy Way

La Quinta, CA 92253

capezio44@san.rr.com

>



Virus-free. www.avg.com

Subject: Coral Mountain Resort

Date: Tuesday, March 23, 2021 at 2:53:32 PM Pacific Daylight Time

From: andrewleeds2357@gmail.com

To: LA Quinta City Planner

CC: 'Andy G Mail'

Attn: Ms. Nicole Sauviat Criste, Consultant Planner, City of La Quinta

My name is Andrew Leeds and I live at 81639 Andalusia, LA Quinta, VA 92253

I am writing to you in regard to proposed Coral Mountain Resort and the affects and impact it will have on the Andalusia Community and my full time home.

There have been many versions of the extent of this project from it being a super high end project with 100K memberships to use the facility to it being open to the public. The hours of operation of the Surfpark feature and the noise, vibration it will cause and lights needed for evening use that it will very much impact our lives being located across the street from the planned site.

Below are a few of the issues that concern us most.

1. Traffic and visual pollution. This tract was zoned to be a low density residential area (with full golf) and this new proposal will create substantial additional traffic to/from a full-fledged commercial sports complex, hotel, multiple restaurants and higher density residential housing (up to 600 units – many likely short term rentals). The hotel, which was originally presented as two story maximum, is now planned as 4-story and will obstruct view of Coral Mountain from pretty much every residence with that view. Traffic on Madison will increase by many hundreds of vehicles.
2. Noise pollution. The proposed wave equipment generates substantial and constant noise (minimum 75 decibels) that will travel far in the desert and is pretty much as if you are living next to a busy freeway. The developers admit that the wave operation will involve loudspeaker announcement of every wave. Noise pollution should be investigated more vigorously than stated in section 4.2.12.
3. Seismic disturbance. The proposed wave equipment by its very nature generates vibration (not to mention the additional seismic disturbance generated by the resulting wave crashing) which will easily travel long distances in the loose desert soil. Pool and jacuzzi leaks for the neighboring properties will not be far behind. Seismic disturbance should be investigated more vigorously than stated in section 4.2.12.
4. Light pollution. This tract is in one of the last unspoiled areas of La Quinta where total darkness survives and our Andalusian observation of the beautiful desert night sky is uncompromised. This project proposes the installation of 80 ft high light poles all along the wave trench to allow for nighttime commercial activity which will likely completely obliterate the night sky. The area where the poles will sit is already about 20ft higher than Andalusia, which increases the likelihood that the emitted light will shine straight into our development. All desert cities have specific and strict rules on light pollution, so how come this can be tolerated by the city planners? And make no mistake, this will be 7 days per week all year long.
5. Quality of life reduction. The hours of operation of this facility have been insufficiently clarified but there is a distinct impression the wave operation may be started as early as 6 in the morning and go well into the night? This should be considered unacceptable in a once

peaceful residential area where the only disturbance might be an errand golf ball. It totally ignores the original zoning intent for this tract. The zoning change request should be more thoroughly investigated and the change to commercial should be opposed.

We hope you take a long hard look at the problems this project will cause the community and not allow the project to proceed as planned.

Thank You,

Andrew Leeds & Cheryl Porcaro

Andrew Leeds
andrewleeds2357@gmail.com
213-248-8330 - Cell

Subject: Coral Mountain Resort Plan

Date: Thursday, April 1, 2021 at 8:53:12 AM Pacific Daylight Time

From: pllowrim@aol.com

To: consultingplanner@laquintaca.gov

Contact Information

Patti Lowrimore
81674 Prism Drive
La Quinta, CA 92253
(760) 296-3106

City of La Quinta Consulting Planner and City Council Members:

The residents of the City of La Quinta have put their trust in you and I am writing to ask you to consider the effects of the proposed Coral Mountain Resort Plan.

I grew up in the Eastern Coachella Valley and have seen many changes through the years. The thought of an artificial wave basin, resort facility and houses being placed in such a pristine area of our desert is troubling.

There are few places in the desert where you can see water lines formed on the mountains from so long ago, a dark and clear night sky for gazing at the stars and limited noise and traffic. The proposed plan will do away with all in one fell swoop.

I realize change is constant but it needs to be accomplished in a manner that protects the environment and quality of life. Please limit growth and development of our natural desert landscape in a responsible manner. That is what I am asking of you.

Subject: Coral Mountain

Date: Saturday, March 6, 2021 at 8:07:04 AM Pacific Standard Time

From: Maureen Lunney

To: consultingplanner@laquintaca.gov

Dr. Maureen E. Lunney
12 Meadowglen Circle
Kemptville, ON, Canada
K0G 1J0

The excessive use of water resources, light and noise pollution, traffic issues and the loss of the quiet characteristics of the neighbourhood all are factors which would make zoning change to tourist unacceptable for this site. If this kind of place is being considered for a desert environment, which for obvious reasons is environmentally ridiculous, it should be out by the Highway #10 in a commercial area.

The beauty of the dark and quiet desert nights is a major factor in my visits to The Quarry. This development would certainly make me spend my money elsewhere.

Maureen E. Lunney B.Sc., D.V.M.

Subject: Coral Mountain Resort - Attention Nicole Sauviat Christie
Date: Thursday, March 18, 2021 at 12:30:10 PM Pacific Daylight Time
From: Stuart MacGregor
To: consultingplanner@laquintaca.gov

Dear Ms. Christie

I am writing with respect to the City of LaQuinta's Notice of Preparation dated February 16, 2021. My wife Colleen Campbell and I own a property at 59235 Seville at the Andalusia Golf Club across the street from the planned development.

Last year we attended a presentation arranged by the Andalusia Club in which the developer of the Coral Mountain Resort detailed a number of their plans. The following day we joined a group off Andalusia members and toured the site with one of the representatives of the developer.

There were a number of concerns expressed at the first meeting about noise and vibration emanating from the wave machine. Given that this is reasonably new "technology" it was left that the environmental study would address those concerns. That was viewed as reasonable as until third party experts had a chance to weigh in no definitive impact could be quantified given the lack of a track record of successful integration in communities and the particularly unique and untested features of the location to be developed. There was mention of a similar wave machine located in central California so hopefully an accurate assessment of what the impact will be can be developed from such an existing operation.

The catalyst for my taking the time to send this note is a concern relating the 80 foot towers noted in the details of the project as submitted to your office. Neither Colleen nor I remember it ever being mentioned as it would most certainly have raised concerns at that time. Towers 80 feet high will be impossible to fit into the consistent low profile and minimal light pollution that is the theme of the general LaQuinta community, and our end of the valley in particular.

The inclusion of lighting brings to light an intention for nighttime operations which is an additional consideration. These towers may be an indication that this project will have more of an amusement park feel which seems to be counter to what was initially presented.

We hope our perspective is of some help as your group considers this proposal. We believe informed and careful consideration is required to make sure this new project

Sent from my iPad

Subject: Objection to Coral Mountain Wave Park Development

Date: Tuesday, March 16, 2021 at 4:35:13 PM Pacific Daylight Time

From: Tom Margro

To: consultingplanner@laquintaca.gov

Ms Nicole Sauviat Criste
Consulting Planner
78-495 Calle Tampico
LaQuinta, CA 92253
March 15,2021

I am writing to express my opposition to the proposed Coral Mountain Wave Park Resort development in La Quinta. I am a resident of the Trilogy La Quinta community which is adjacent to the proposed project. The project is proposed to be located in a currently zoned residential area and is surrounded by several residential communities. This project will dramatically impinge upon and denigrate the residential character of the area. The project includes a wave pool operating at least 12 hours per day, 265 days per year. This facility includes loudspeakers announcing waves every 5 to 6 minutes. It includes 80 foot tall stadium style light towers to illuminate the wave park and surrounding entertainment facilities. The project includes a hotel, dwelling units, restaurants, bars and entertainment venues. in short, this is a huge commercial entertainment complex in the middle of a low density, residential neighborhood area. This project will have severe impacts to the area including light pollution, noise, traffic, visual and negative impacts on property values. Environmental impacts will be significant, affecting water availability and air quality. This project will permanently cause the irreplaceable loss of the peaceful, quiet, serene atmosphere that the area now enjoys. Please do NOT allow this project to move forward. Let us keep the City of La Quinta the beautiful place we have come to love and appreciate.

Thank you
Trilogy Resident
Thomas Margro
81627 Brittlebush Lane
La Quinta, ca 92253
cusefan66@gmail.com

04/01/2021

To: Nicole Sauviat Criste, City Planner

Attention Ms. Sauviat Criste,

I am a homeowner in the Andalusia community and are writing this letter voicing my opposition of the development of the Coral Mountain parcel on Madison between Avenue 58 and Avenue 60. The area of proposed development of the waterpark and housing is on a site that should never be used for this purpose. The City of La Quinta needs to leave this parcel in its natural state. It is an area that is filled with ancient seashells, artifacts, and the historic coral mountain. Defacing this property by approving a waterpark and housing project would be an egregious move on the City's part. The city would be making a statement that revenue is more important than preserving the rare natural environment. Moreover, this development will cause light pollution from the 80-foot light poles illuminating the length of seven to eight football fields. The constant noise from the generators, and traffic would also negatively impact the environment, not to mention adversely impact homeowners in all the surrounding communities.

My suggestion for this area is to make it a preserve. Perhaps even a park area like the La Quinta Cove. This would have minimum effects on environment, and humans in the area.

Thank you for your time, and positive outcome for this rare and precious area.

Thank you,

A handwritten signature in black ink, appearing to read "Nancy L. Martin". The signature is stylized with a large, looped "N" and a long, sweeping underline.

Nancy L. Martin

Nancyanderson1@gmail.com

619-417-0407

Subject: Fwd: Proposed Wave Park

Date: Thursday, April 1, 2021 at 3:48:00 PM Pacific Daylight Time

From: Rich Martin

To: ConsultingPlanner@laquintaca.gov

Ms Nicole Sauviat Criste

----- Forwarded message -----

From: **Rich Martin** <richfmartin@gmail.com>

Date: Thu, Apr 1, 2021 at 3:44 PM

Subject: Proposed Wave Park

To: <consultingplanner@laquinta.gov>

Ms Nicole Sauviat Criste

Consulting Planner

City of La Quinta

78-495 Calle Tampico

La Quinta, Calif. 92253

Ms Criste,

I am a four year resident of Andalusia Country Club and moved from Borrego Springs, California. I loved Borrego Springs for it's dark skies, views, tranquility and open space. However, the future outlook for a sustainable water source not only reduced home values, but prompted us and many neighbors to leave the area. We found Andalusia as a location that offered many of Borrego's qualities i.e. dark sky, views etc. We were content with our decision until the recent Wave Park proposal. This proposal was not what we had been presented with at the time of our purchase.

My concerns as it relates to the Wave Park are as follows:

Sustainable water availability for the La Quinta area given the amount of water to fill the pool and maintain a required level given evaporation in the desert. As I understand, the Lemoore wave pool requires 25,000 - 150,000 gallons of "make up water" per day depending on the season for evaporation, runoff and overflow. We must preserve our limited water not sacrifice it for amusement;

I believe La Quinta City enforces a dark sky policy. However, the erection of multiple 80 foot towers with light bouncing off the water and mountain does not seem consistent with the policy. The illumination of the surrounding homesites and desert damages the beauty of the desert and endangers wildlife in the area:

The solitude of the desert will be eliminated by a wave machine constantly moving from early in the morning until late at night propelled with 150+ truck tires to generate waves. The noise and vibration will bounce off Coral Mountain into surrounding communities. This will be coupled with noise from concerts and loud speakers calling attention to the oncoming wave and participant. Although the Lemoore wave pool was to be public, it remains private but offers concerts with 5000 attendees on average, vending spaces and performance centers. In addition, jumbotrons are used for the bleacher crowds. Is that what we can expect;

Increased traffic especially during events :

Destruction of wildlife habitat and Native American lands;

Will the constant vibrations trigger an earthquake;

There have been health issues associated with amoeba and bacterial growth in some wave pools. Which agency in La Quinta is responsible for the monitoring of water quality in the pool? Will there be a periodic requirement to flush or replace the water for health reasons. Will this lead to even greater usage of water?

La Quinta is a beautiful city to call home. It truly is the jewel of the Coachella Valley and Coral Mountain is the crown jewel. Why would we allow developers to turn a recreational area that is used by the residents of La Quinta into an amusement park for the benefit of a few.

Thank you

Richard Martin

Subject: La Quinta Wave Park

Date: Monday, March 29, 2021 at 1:49:29 PM Pacific Daylight Time

From: Harold Mauser

To: consultingplanner@laquintaca.gov

To: Nicole Sauviat Criste

I'm writing to express our position against a wave Park in La quinta next to our community -Trilogy at La Quinta.

Lois and I moved here in 2004 for the peace, quiet, and clean air in our retirement years. This area provided that peace and quiet, as well as access to hiking and safe biking areas to keep us healthy. The area planned for the wave park was planned for a golf course and homes. It was part of Andalusia, which has been a quiet neighbor. The wave park will have sound and light pollution, as well as exhaust pollution from the increased traffic. It will also make our streets less safe for riding bicycles, which many of us use for exercise.

This increased light, sound, and exhaust pollution, as well as decreased safety, will make our home and surrounding area a less healthy area to live. This is not what we want in our final years on this beautiful earth.

Thank you for listening Nicole. I wish the people behind the wave park project all the best. I'm simply asking that they select another location for their wave park, so that our quality of life and health will not deteriorate.

Respectfully,

Harold "Skip" Mauser

Sent from my iPad

Subject: Coral Mountain Wave Park Development

Date: Wednesday, March 10, 2021 at 5:12:13 PM Pacific Standard Time

From: Russell McKee

To: consultingplanner@laquintaca.gov

Attn: Nicole Sauviat Criste, Consulting Planner
City of La Quinta, CA

Re: Coral Mountain Resort Amendement V

Dear Ms. Criste,

My name is Russ McKee, one of the newest homeowners at Andalusia Country Club.

My wife, Betsy and I fell in love with the ambience of Andalusia, and most especially the peaceful quiet, and beautiful canopy of stars that we enjoy each evening. The views of the Coral Mountains juxtaposed in front of the Santa Rosa Mountains, coupled with the serene beauty and quiet of the desert sky is unequaled.

When we first learned of the wave park development, our 35-year-old surfer son was ecstatic and threatened to move in with us! Although the concept seemed novel, when I reviewed the development plan the scope of the project overwhelmed me. I do not support this development on several levels, but most significantly I am concerned about the light pollution from the 80' towers that could spoil the night sky in this area forever. This would be tragic.

The City has prudently required an Environmental Impact Report be prepared in compliance with CEQA guidelines. I request that the public comment period for this development be extended 30 days from receipt and distribution of the EIR so everyone can assess the impact this project will have on all our friends and neighbors at Andalusia and surrounding communities.

Thank you for your consideration.

Best Regards,

Russ & Betsy McKee
81-329 Andalusia
La Quinta, CA 92253

Subject: Surf park

Date: Sunday, March 14, 2021 at 6:51:19 AM Pacific Daylight Time

From: dennis mclatcher

To: ConsultingPlanner@laquintaca.gov

This proposed surfing park before all considerations, needs to do complete reports analyzing the impact on traffic, noise, geological, and environmental effects.

The area is primarily residential, retirement and leisure such as golf, walking and biking.

I am amazed that anyone would consider this area, since it would destroy the tranquility of the community.

There are plenty of less developed land that this amusement park should consider.

Dennis McLatcher

Sent from my iPad

Subject: Coral Mountain Resort Amendment V

Date: Thursday, March 11, 2021 at 8:48:55 AM Pacific Standard Time

From: Bob and Dawn McLean

To: consultingplanner@laquintaca.gov

March 11, 2021

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

Attention: Nicole Sauviat Criste, Consulting Planner, consultingplanner@laquintaca.gov

Dear Ms. Criste:

Re: Coral Mountain Resort Amendment V

We are residents of Andalusia Country Club. We have lived here for 8 years and very much enjoy the peace, tranquility and beauty of this part of La Quinta both during the day and night. We were alarmed to read that there will be "80 foot light poles installed to illuminate the Wave basin" at this new development. This is directly in our sight lines which will greatly affect the beautiful natural view we presently enjoy in the evening as the sun sets behind the mountains and darkness sets in, at which time the stars appear. We purchased and chose this particular lot at Andalusia for these reasons. The quiet ambiance and tranquil picturesque evenings.

We object to this lighting being installed and would like that noted on the record. Below is the excerpt from the document titled:

"Coral Mountain Resort Notice of Preparation"

Section 4.2.1

"The project proposes a recreational Wave basin, including 80-foot light poles, to illuminate the Wave basin in the evenings. Therefore, potential light and glare impacts to daytime and nighttime views in the area as a result of project development will be analyzed in the EIR."

Further, we have heard from people who have seen or been to similar facilities and understand that the sounds generated by the wave producing equipment could carry great distances. This is particularly true in an area such as where we live as we are in a valley surrounded by mountains which could potentially create an echoing affect.

Thank you for your consideration.

Respectfully submitted,

Bob and Dawn McLean
81-315 Andalusia
La Quinta, CA 92253
(647) 290-3296
dawnmclean56@gmail.com
(416) 903-4653
bobmclean205@gmail.com

To Whom It May Concern:

We join the residents of Trilogy and Andalusia in expressing our deep concerns of the proposed Wave Park to be built across the street from Coral Mountain Estates, a community we have recently moved to in mid-September from the New York City metropolitan area.

Our concerns are numerous in opposition to this proposal. Primarily the addition of such an "attraction" will fundamentally change the essence of what La Quinta is as a city. In our opinion, La Quinta exemplifies sophistication, elegance, and understatement. It is where people come, and have come in the past, to get away from the noise and fast moving tempo of their normal lives. This has been true for a very long time as is evident with the construction of the quintessential La Quinta Resort in 1926.

The impact of Wave Park in La Quinta in general, and to the proposed area in particular would be extremely detrimental. The residential communities surrounding the proposed area have a serenity and tranquility that would most certainly be disrupted by the noise and traffic. Please look at the images of the Wave Water Park in Vista, California to see the density of visitors.

Inevitably, management will strive to increase revenue with the frequency of events such as special parties and galas during the day and night which will bring in louder and bigger crowds and louder music. After reviewing the site plan, the location of the mountains to the southwest and south of the Wave Park will project and amplify to the north and northeast any sound generated and directly impact the existing nearby residential communities. No amount of landscaping or buffering would be able to absorb the noise impact on these surrounding communities.

We believe at this moment, La Quinta is standing at the crossroads. Is this the image that the residents of La Quinta are willing to embrace whatever the tax revenue benefits would be generated by this addition. In our opinion, this is too high a price to pay. We believe this would tarnish the well-deserved image of La Quinta as a classy city.

We urge you to please stop the proposal for the construction of the Wave Park in La Quinta. Thanking you in advance for your thoughtful consideration.

Claudia and John Menser
Homeowners, Coral Mountain Estates
info@aanwinc.com
212-737-3766
917-584-0189

Subject: Attention Ms Nicole Sauviat Criste - RE: LQ wave park proposal Coral Mountain Resort
Date: Saturday, March 6, 2021 at 3:53:17 PM Pacific Standard Time
From: Rob Michiels
To: consultingplanner@laquintaca.gov
CC: mgacharles@yahoo.com, Sarah Nielsen, Ria Michiels, Pascal Apothéloz (papothelez@drc-eng.com)
Attachments: Public Notice - Coral Mountain Resort NOP.pdf, Coral Mountain Resort Notice of Preparation Document.pdf

Dear Ms Sauviat Criste,

It has recently come to my attention that the referenced project is still being reviewed by the city.

We live in the adjacent Andalusia housing development (original owner of the tract in question) and our property will have a direct line of sight on the proposed wave park.

We would like to strongly object to this development based on the following elements (all of which are actually described in one way or another in your notice of preparation).

1. Light pollution. This tract is in one of the last unspoiled areas of La Quinta where total darkness survives and observation of the beautiful desert night sky is uncompromised. This project proposes the installation of 80 ft high light poles to allow for nighttime commercial activity which will likely completely obliterate the night sky. Since the area where the poles will sit is already 20ft higher, the emitted light will shine straight into our development. I have always been under the impression that all desert cities have specific and strict rules on light pollution?
2. Traffic pollution. This tract was meant to be a fairly low density residential area (with full golf) and this proposal would create substantial additional traffic to/from a commercial sports complex, hotel, multiple restaurants and higher density residential housing.
3. Noise pollution. The proposed wave equipment generates substantial noise that will travel far in the desert. Noise pollution should be investigated more vigorously than stated in section 4.2.1.
4. Seismic disturbance. The proposed wave equipment by its very nature generates vibration (not to mention the additional seismic disturbance generated by the resulting wave crashing) which will easily travel long distances in the loose desert soil. Seismic disturbance should be investigated more vigorously than stated in section 4.2.1.
5. Quality of life reduction. The hours of operation of this facility have been insufficiently clarified but there is a distinct impression the wave operation may be started as early as 6 in the morning and go well into the night? This should be considered unacceptable in a once peaceful residential area where the only disturbance might be an errand golf ball.

Thank you for consideration of my comments.

Sincerely,
Rob Michiels

Rob & Ria Michiels
81301 Andalusia
La Quinta, CA 92253
Mailing address:

114 Via Toluca
San Clemente, CA 92672
Cell + 1949 677 4165
Email rmichiels@consiliumassociates.net

Mike Charles

All:

I asked to be on the city's permitting process notification list for the wave park. I received a DVD at my house in Wa. I was able to download onto my computer to be able to resend via email. Please note the 80 foot high lighting towers found in **Section: 4.2.1 "Aesthetics" page 31. Deadline for submission to comment is March 19.**

The city's email to send your comments to is:

consultingplanner@laquintaca.gov

Thanks, Mike

Mike Charles

mgacharles@yahoo.com

cell: 253-381-4565

Subject: RE: Attention Ms Nicole Sauviat Criste - RE: LQ wave park proposal Coral Mountain Resort
Date: Saturday, March 6, 2021 at 3:56:51 PM Pacific Standard Time
From: Rob Michiels
To: consultingplanner@laquintaca.gov

Correction to my points 3 and 4; Section 4.2.12

From: Rob Michiels
Sent: Saturday, March 6, 2021 3:53 PM
To: 'consultingplanner@laquintaca.gov' <consultingplanner@laquintaca.gov>
Cc: 'mgacharles@yahoo.com' <mgacharles@yahoo.com>; 'Sarah Nielsen' <sarah.nielsen@me.com>; Ria Michiels <michiels.ria@gmail.com>; Pascal Apothéloz (papotheoz@drc-eng.com) <papotheoz@drc-eng.com>
Subject: Attention Ms Nicole Sauviat Criste - RE: LQ wave park proposal Coral Mountain Resort

Dear Ms Sauviat Criste,

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Thank you for consideration of my comments.

Sincerely,
Rob Michiels

Rob & Ria Michiels
81301 Andalusia
La Quinta, CA 92253
Mailing address:
114 Via Toluca
San Clemente, CA 92672
Cell + 1949 677 4165
Email rmichiels@consiliumassociates.net

Mike Charles

All:

I asked to be on the city's permitting process notification list for the wave park. I received a DVD at my house in Wa. I was able to download onto my computer to be able to resend via email. Please note the 80 foot high lighting towers found in **Section: 4.2.1 "Aesthetics" page 31. Deadline for submission to comment is March 19.**

The city's email to send your comments to is:

consultingplanner@laquintaca.gov

Thanks, Mike

Mike Charles

mgacharles@yahoo.com

cell: 253-381-4565

Subject: Zoning of water park

Date: Saturday, March 20, 2021 at 4:03:53 PM Pacific Daylight Time

From: Sharon Nigro

To: consultingplanner@laquintaca.gov

Ms. Nicole Sauviat Criste

My husband and I recently moved to the development of Andalusia this fall. Last year I suffered a heart attack, my husband retired and we felt we needed peace, quiet and safety especially during Covid-19.

It has been a lifesaver living in a low impact residential area. We had no idea the zoning is due to change and there is going to be a water park in the future. This will bring large crowds, high noise levels, traffic. Everything we left behind.

This project should not go forward.

Thank you for any assistance in this matter.

Sharon Nigro

18644 Andalusia

La Quinta, California 92253

310-270-6913

Kbunkbch@gmail.com

Sent from my iPhone

TO: City of La Quinta
FROM: Bridgett & Philip Novak
DATE: 3/31/2021
RE: Coral Mountain proposed Wavepark development

We are homeowners in Andalusia.

We are VERY concerned about the proposed Wavepark development.

We attended yesterday's Zoom Scope Meeting and want to echo ALL of the concerns expressed by our La Quinta neighbors. Notice that not one person showed up in support of the project. And we are confident that the people who did attend represent just a small percentage of the thousands living in the surrounding residential developments who also oppose the project.

We feel we must point out that the categories scheduled to be addressed in the EIR omit several very important issues. For instance, LIGHT POLLUTION. Why, oh why, isn't this being addressed? For the developers to casually claim that their 80-foot towers will have "directional" lights pointed towards the water is totally insufficient. A) How many light towers will there be? B) A study needs to be conducted with actual water and a backdrop of a rock-wall mountain (like Coral Mountain) to determine how much deflected light will bounce off the water and the mountains...and from how far away the light towers and their bulbs will be visible. Our home is deep within Andalusia and we can see the entire face of Coral Mountain from our backyard. Those light towers and their bulbs will now be visible. That is NOT acceptable. C) What about other lights throughout the development? There are walking paths, outdoor dining/entertainment areas, bike paths, homes, a hotel, a restaurant, etc. planned for this project. All will have outdoor lighting that has to be measured and evaluated. D) Are there going to be big screens (aka jumbotrons) showing surfers every day the wave basin is open and entertainers for their special events? Those light emissions will also have to be evaluated.

The ability to see surrounding mountains, palm trees, and the night sky is a HUGE part of what makes La Quinta the "gem of the desert". This is a very serious issue and MUST be studied in the EIR process.

Other topics that MUST be added to the EIR are:

- 1) FLOOD RISK – how does the addition of a 20-acre, 18-million-gallon basin of water impact the flood risk / insurance costs of the surrounding residential communities?
- 2) THE EFFECT OF COACHELLA VALLEY'S STRONG WINDS – this effect needs to be studied in relation to the water in the wave basin, to the wave-making machinery, to the tall public announcement and light towers, to equipment that would be negatively impacted by blowing wind and sand.

Water usage is on the EIR list, but we want to add a strenuous endorsement to Diane Rebryna's presentation about the HUGE amounts of water required by a wave basin, the evaporation concerns and the fact that the developer intends to tap into the aquifer which supplies the drinking water for Coachella Valley residents...likely affecting its quality and quantity. As they say in Texas, where one of us is from, "Don't mess with my water!"

Did you know that this project plans to create “the biggest, rideable open barrel, human-made waves in the world” (see <https://wavepoolmag.com/california-desert-updates-surf-parks-still-target-2022-23-launch/>) and “the world’s largest manmade waves” (see <https://www.travelandleisure.com/trip-ideas/yoga-wellness/kelly-slater-coral-mountain-wave-pool>)

As other speakers pointed out, how can this HUGE amount of water usage (we’re not even counting the water used by the private homes, hotel, restaurant, landscaping, etc.) be contemplated for a BIG project when the city, county and state are asking ALL residents and businesses to conserve? Even the golf courses around here are urged to recycle and/or use reclaimed water. What is Coral Mountain’s developer being asked to do?

We also believe the developer is far too cavalier with regard to NOISE concerns. It is really laughable that the developer points to casual noise studies they conducted at Lemoore. As Kathy Weiss said, “that’s apples and oranges”. First of all, Lemoore is surrounded by flat agricultural fields and no residential developments. They apparently intend to build this wave basin right up against Coral Mountain. Noises created in that basin will echo off the rock face and reverberate far and wide!!! And today’s presentation didn’t even talk about the grinding sound of the train-like rail system that moves back and forth or the hydrofoils that help create the waves.

And what about the tower where the Public Announcer sits and from where he/she broadcasts upcoming waves, musical choices, safety warnings, etc.? It will be a public announcement system with loud speakers! Funny that the drawings shown today did NOT even show that tower...or address the NOISE and public eyesore that will be created by it.

And what about the jet ski(s)? Those weren’t mentioned in the presentation either!! Their own description of how their wave basin operates describes at least one jet ski full-time to run surfers back to the beginning of the wave experience. The above-mentioned “Travel & Leisure” article says the basin will accommodate 25 surfers at a time...so there will have to be multiple jet skis ferrying surfers back & forth and available for emergencies. And there will likely be other jet ski-type devices in the water, too, to rescue people who are injured and to take photographs of the surfers (since everyone will, no doubt, want a visual memory of their experience...and which will likely be another way for the developers to make money).

Utilities are on the EIR, but we’d like to ask if the project’s need for huge amounts of continuous power will affect the cost, availability and/or dependability of electricity, water, gas, Internet and WiFi in surrounding residential communities and if the current IID facility on Avenue 58 will have to be expanded – and thus be noisier – which will negatively impact the PGA-Legends and Andalusia neighborhoods in particular (we already hear noise from that facility whenever they have any kind of construction/expansion project taking place, including just paving the parking lot, making roof repairs, etc.).

Also on the EIR list, and worthy of expert, in-depth analysis is a thorough SOIL STUDY / SEISMIC ACTIVITY / HYDROLOGY / GEOLOGY report, addressing among other things, questions like how could local quakes impact the wave basin and alluvial soil of the Coral

Mountain landscape and how will the wave basin's machinery and continuous pounding impact local foundations, pools & soil stability.

We're also concerned about a possible conflict of interest by the "consultant" working on the EIR. She introduced herself as Michelle during the Zoom meeting and said she'd be preparing the EIR for the City. Apparently, she is with MSA Consultants. But who was the man who described the development? Is he also with MSA Consultants? Or is he with Meriweather? As Anast Demitt stated, experts in the various areas that need to be studied for this project should be the ones preparing the EIR...NOT a "consultant" who works for a company that is skilled at getting projects approved by cities. MSA appears to have a preferred outcome. There is not nearly enough "third party, independent" expertise at the table or being brought into this process!

There were LOTS of VERY important issues brought up yesterday...and ALL of them deserve careful study, analysis and review BEFORE wasting more public money on any further consideration of this project. As many said, the City is likely to face many lawsuits at every stage of this project, so PLEASE take everything said today seriously...and push the timeline out in order to make sure ALL of these issues are adequately and thoroughly considered by independent analysts/experts. This project should NOT be approved as currently planned!!

Please add us to the list to receive ALL updates about this project.

Thank you,

Bridgett & Phil Novak
58235 Carmona
La Quinta, CA 92253
Bnovak26@comcast.net
novak@dominican.edu

Subject: RE: Coral Mountain project
Date: Friday, April 2, 2021 at 11:05:20 AM Pacific Daylight Time
From: bnovak26@comcast.net
To: 'Consulting Planner'
CC: 'Philip Novak'

Hello Nicole,

We would like the following to be added to our submission...and we hope that everyone at the City views this video, too.

The following video is from a party held at Kelly Slater's Surf Ranch in Lemoore, CA. After a full day (starting at daybreak) of surfing, and a music-filled outdoor party, all the surfers went back in the basin, along with the jet ski(s) and music, to surf at night.

NOTICE HOW MANY LIGHT POLES THERE ARE...ALONG THE ENTIRE LENGTH OF THE BASIN...AND THAT THE LIGHT POLES ARE ON BOTH SIDES OF THE BASIN...AND THAT THERE APPEAR TO BE LIGHTS ON THE "TRAIN TRACK" TOO.

The NIGHT portion of the video starts at 34:00. The LIGHT POLES can be seen best at 34:25 and 34:42.

<https://wavepoolmag.com/youtubed-vlog-elite-descend-on-kellys-wave-for-birthday-fete/>

Thank you.

Bridgett & Philip Novak

From: Consulting Planner <ConsultingPlanner@laquintaca.gov>
Sent: Wednesday, March 31, 2021 4:04 PM
To: bnovak26@comcast.net
Cc: 'Philip Novak' <novak@dominican.edu>
Subject: Re: Coral Mountain project

Mr. and Mrs. Novak,

Thank you for your comments. They will be included in the EIR Notice of Preparation comments for the project.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: bnovak26@comcast.net <bnovak26@comcast.net>
Sent: Wednesday, March 31, 2021 3:58 PM
To: Consulting Planner <ConsultingPlanner@laquintaca.gov>
Cc: 'Philip Novak' <novak@dominican.edu>
Subject: Coral Mountain project

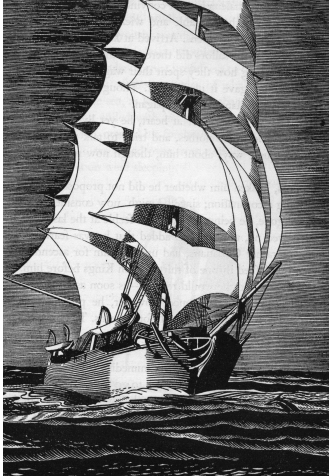
EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Hello,

We are La Quinta homeowners and are submitting the attached letter for the City to add to its review of the proposed wavepark project at Coral Mountain.

Thank you,

Bridgett & Philip Novak
58235 Carmona
La Quinta, CA 92253
Bnovak26@comcast.net
novak@dominican.edu



4483 Philbrook Square
San Diego, California 92130

81520 Carbonera,
La Quinta, California 92253

March 23, 2021

Ms Nicole Sauviat Criste
Consulting Planner, City of La Quinta
74-495 Calle Tampico
La Quinta, California 92253

Re: Coral Mountain Resort Development (CMR)

Dear Ms Sauviat Criste:

I am writing to you concerning the development of the Coral Mountain Resort Development (CMR) across Madison Avenue from my home in Andalusia at Coral Mountain. We chose our home for the beauty of our valley, the mountains and desert vistas. We love the privacy and quiet life afforded by our country club and community of our neighbors. Now it seems we have a transient resort developing across Madison Avenue which has the potential of polluting this desert ambience in too many ways.

For example, we appreciate the "sound of silence" afforded by our distance from downtown and Hwy 111. In past rare evenings there brought the sound of drum-beats from the Coachella Music and Arts Festival four miles away. This was charming, rather than noisome. It was rare. Now I fear we may be attacked by daily music and announcements from the Wave Park planned in the CMR development across the street. Not rare, and certainly no charm. Our view of the Coral Mountain to the west apparently may be marred by a four-story hotel uglifying our desert view of Coral Mountain. The "bait and switch" proposals counter the presentation given by the developers last year to our Andalusia homeowners. How about the 80-foot lights, apparently planned to illuminate the wave park, backed up against the Coral Mountain beyond, surly a challenge to the developer's EIR. Our view of the Indio Mountains across

the valley was recently marred by construction of the 5-G tele-communications tower constructed behind our homes to the north. Everyone mentions the potential traffic problems in our neighborhood.

I am realistic about development in our valley. But it must continue in a responsible fashion. Responsible commercial development should respect neighbors and respect our environment. It is called comity. I challenge the City Council to amend the Coral Mountain Resort Notice of Preparation such that the mammon of a few does not trump tangible and intangible losses to near-by rest.

The decision of the City Council will affect our neighborhood and City for many decades to come. It will influence development in the southern portion of our city for generations.

Kenneth Ott, M.D., F.A.C.S.
Mirta Ott, R.N.

81520 Carboneras
La Quinta, CA 92215
619 990 3320
kennott@gmail.com

Subject: Wave Park

Date: Monday, March 15, 2021 at 5:45:57 PM Pacific Daylight Time

From: Karen

To: consultingplanner@laquintaca.gov

Dear Nicole,

My name is Karen Owen. I have lived in Trilogy for ten years now and was planning to retire here. I am hoping that I am not forced by the City of La Quinta to move elsewhere because they approved this horrific wave park. I have been going to write you for a while now and just today drove home from a doctors appointment in Palm Desert. The wind and terrible dust blowing around the Silverock area was terrible. This was just a "once in a while occurrence ". If this wave park is approved to be built we will have to put up with this horrendous dust for ten years.

There are many additional reasons to not change the zoning and permit this project!

I am sure that you have heard them all from the loud noises, increased traffic, and many many other reasons that this project should be denied. There is much better land and accessible places to build this down by the 10 freeway without disturbing the existing residents here.

Thank you for listening to me!

Karen Owen
81885 Sun Cactus Lane
La Quinta, Ca 92253

408 832 0878
karen.owen1@gmail.com

Sent from my iPhone

Subject: Coral Mountain Development

Date: Wednesday, March 10, 2021 at 9:15:15 AM Pacific Standard Time

From: Eva Parker

To: consultingplanner@laquintaca.gov

Ms. Nicole Cristi,

We want to express our strong opposition to the planned Coral Mountain Development and Wave Park. My husband and I moved to La Quinta and purchased our retirement home here in a 55 and over community so we could enjoy our final years in peace and quiet. We specifically purchased in Trilogy La Quinta as it was far away from the hustle and bustle and traffic of the downtown area. We anticipated other housing developments and hotels would eventually be built in the surrounding open spaces, but we never imagined a Tourist/Commercially-zoned mega resort with a Wave Machine, professional competitions, and entertainment stages would be built a few blocks from our quiet retirement community. This is so unfair to the surrounding homeowners who moved here expecting a quiet and peaceful environment.

We ask that you please put yourself in our place and vote against this project as it is currently planned.

Thank you for your consideration.

Eva Parker
60162 Angora Court
La Quinta, CA 92253
714-814-1973

Subject: PROPOSED WAVE PARK ACROSS FROM ANDALUSIA

Date: Thursday, March 25, 2021 at 10:03:11 AM Pacific Daylight Time

From: Tony Perone

To: consultingplanner@laquintaca.gov

Ms Criste,

I am concerned about the proposed wave park that is being considered to be built across the street from Andalusia.

My concerns are, but not limited to, the Light Pollution, tremendous increase in traffic, also noise pollution which is something Andalusia residents should not have to deal with. To even consider allowing a wave/water park to be inserted in the middle of any residential area is ludicrous.

I ask that you and the city council reconsider this plan to disrupt our community. I'm sure there are many other locations this wave park could be built with no disturbances at all to any residents. Come on, it's the desert!

Tony Perone
58440 Mijas
La Quinta
626-926-0600

John S. Perry

81796 Rustic Canyon Drive
La Quinta, CA 92253
jsperry760@gmail.com

March 6, 2021

Nicole Sauviat Criste
Consulting Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, Ca. 92253

Subject: In Support of Coral Mountain Resort

We are writing in support of the proposal by The Meriwether Companies to develop vacant land west of Andalusia between Avenues 58 and 60. We have been homeowners in Trilogy since 2007 and full-time residents of La Quinta since 2017. We have reviewed Meriwether's proposals for the property as they have been submitted to the city, as the city clerk's office can verify. Here are our reasons for supporting this project:

- Meriwether Companies has a well-earned reputation for building quality developments in Southern California and other regions. We've been particularly impressed with the developer's outreach to residents through informal briefings, site tours and responses to emails and phone calls.
- The proposal for Coral Mountain would support property values for this part of the city by providing a nearby high-end community of residences, a boutique hotel and small commercial stores.
- Developing these 377 acres would significantly reduce the amount of dust that affects Trilogy and would provide this stretch of Madison Avenue with a welcome facelift.
- The surf-oriented environment and artificial wave pool are in keeping with the city's stated vision "to preserve La Quinta's vibrant community through enhanced amenities, exceptional quality of life, full spectrum housing supply, and a robust, year-round economic base; that will act as a beacon to the community for the future."
- Coral Mountain is a venture that, with SilverRock, will allow La Quinta to market itself as a destination market for more than golfers. This is critical for post-pandemic tourism as drive-to destinations become more popular.

Some Trilogy homeowners are opposed to the plan. Here are our responses to some of the concerns they have expressed to us and on social media:

- A “surf park” is not consistent with the character of this part of the city where there are “retirement communities.” While many residents chose to retire here -- including the two of us -- many of us were drawn to this area’s abundance of outdoor activities. We’re not living in nursing homes -- yet.
- A “surf park” will bring too much traffic and too many people making too much noise. These are assumptions. The city’s review process will determine whether the city’s standards for traffic and noise are met. Evidence, not conjecture should rule. The density of Coral Mountain -- residences and hotel rooms -- is half that of Trilogy. Meriwether has assured residents of Trilogy and neighboring communities that the wave basin is reserved for residents and guests, not the general public. That is stated in the Specific Plan as submitted, with limited exceptions for special events.
- Construction activity will bring trucks to our streets and kick up dust. True, but construction activity is subject to city regulation and eventually ends. The dust and pollen kicked up from 377 acres of vacant land has no expiration date.
- We’ll lose the “public” trails to Coral Mountain. The property is already private and marked with “No Trespassing” signs.

We look forward to the city’s review of the Specific Plan and public hearings down the road.

Regards,

A handwritten signature in black ink, appearing to be "J. B. Meriwether", with a long horizontal flourish extending to the right.

Subject: Coral mountain wave park

Date: Thursday, March 25, 2021 at 9:19:41 AM Pacific Daylight Time

From: Marc Pinkus

To: consultingplanner@laquintaca.gov

As a resident of Andalusia for the past 10 years, I strongly object to the proposed Wave park planned for Coral mountain across the street. How on earth would the City even consider this? The zoning change alone raises many concerns, are the developers in your pockets? I was under the impression La Quinta is a progressive city, with forward and fair thinking leaders, which is why I chose to live here. Let's hope common sense prevails before it's too late. The initial plan put forward last year in no way resembles what is being proposed now.... I suspect another attempt by the developers to sneak this by. Please consider all the negatives associated with this project, they far outweigh the positives of which there are none. Marc Pinkus, 58306 Aracena, La Quinta. 613-360-3095

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Subject: La Quinta Surf Park Resort

Date: Tuesday, March 9, 2021 at 12:40:11 PM Pacific Standard Time

From: Peter Plaza

To: consultingplanner@laquintaca.gov, Peter Plaza, Maria Plaza

Hello,

My name is Pete Plaza and I'm a homeowner in Trilogy at La Quinta.

My unbiased comments below come from 40 years of experience in the development and construction industry. I trust many of my comments are being considered by City officials, planners, developer and EIR responses, and are not in any order, priority or choosing sides as to what/who is right and wrong. Typically, when a project has gotten to this point the dice have been rolled and the game moves forward regardless of what the opposition has to say. It seems that the City has made the decision that there are NO ALTERNATE LOCATIONS for the Surf Park Development in La Quinta or for that matter, the entire Coachella Valley? One would wonder why all the open acreage that is visible throughout the Coachella Valley is not an alternate consideration, especially along Interstate 10, where the property is already zoned for this type of development, and more importantly, no major issues with the EIR Report, certainly to a lesser degree.....NO, the City of La Quinta chooses to put this development right in the middle of multi-million dollar homes and in proximity to some of the most beautiful golf courses in the nation. I and others in the surrounding communities are at a total loss as to why this location has been chosen and no other locations are acceptable? As stated earlier, the train has left the station and picking up speed. Can the residents surrounding this development stop this project...absolutely! Below are my construction "gotcha" impacts that everyone will experience, should the project move forward. These "gotcha's" must be a topic of discussion at future meetings and address EIR comments:

CONSTRUCTION

1. Tranquility in the community.....not for 10 years! Constructing a major development of 377 acres is no easy task, nor does it come without impacts to the surrounding community. There will be lots of heavy construction equipment, dirt trucks with tandem (pups), cranes, bulldozers, supply trucks, tradesman vehicles, and the list goes on and on. This constant and increased flow of vehicle traffic on our roadways will cause noise, diesel fumes, disruption to local traffic, increase in potential accidents/injuries, airborne dust, pollution, smog, loud-speaker noise from construction activities (safety meetings), and overall general construction noise. This will be the "NEW NORMAL" for our local communities many years to come.
2. It's important to point-out that one of the biggest nemesis for any construction project is DUST, especially so when a large parcel of land is being cleared, grubbed, and excavated. Due to the prevailing winds our communities experience in a westerly to easterly direction, DUST will be driven towards Trilogy at La Quinta and Andalusia. This is always a daunting task for the construction crews, and in the case of the Surf Resort Development, it will not be an exception. Yes, the developer will use water trucks to wet-down the dry-soil surface, but they will not have enough water trucks to cover 377 acres in a short period of time, nor can they cover 100% of the development due to inaccessibility. There is no-doubt wind driven dust will occur during construction and considering the development will be done in "phases", this problem will be permanent throughout the entire 10-year duration.

3. The first impact the community will experience are the tandem dirt trucks. There are 377 acres in the development. Assuming an average 1-foot cut of organic soil exported off-site (some topsoil will be reused) and 2-foot of engineered fill imported on-site, and the site is a balanced cut and fill calculation. Assume an average dump truck carries 14 cubic yards of dirt and (30 cubic yards with a tandem carrier).
 - a. $377 \text{ acres} \times 43,560 \text{ sf.} \times 3.0 \text{ ft.} / 30 \text{ cubic yards per tandem dump truck} =$ That's approximately 1,650,000 tandem trucks on our local roadways, spanned over 10 years: 165,000 tandem truck each year, or 13,750 tandem dump trucks each month!
4. It's important to ask, "what is the truck route for these trucks? Who is buying the dirt? What is the destination of that dumpsite? Is the truck route on Jefferson, or 58th Street to Madison?
5. Tandem trucks drop residual dirt, stones, and rocks from the rear of the truck. The developer's solution to this is using road sweepers. Truck hauling operation will begin early morning. The road sweepers will be hard at work starting at 6:30AM and clean Jefferson and/or 58th Street. Like any dirt hauling operation, it's not perfect, so residual dirt and gravel will remain on the roadways leaving an obvious patch of travel in its wake.
6. Road damage will occur from the quantity and weight of the dirt trucks over the 10 years. This will require major repairs to the roadways. The damage will not be continuous, so repairs will be done by "patching" segments of the roadway resulting in changing the aesthetic appearance of a continuous and smooth asphalt road to multiple patches (change in color) and the possibility of the asphalt cracking, breaking apart and causing "potholes". The City will be left with patching the potholes with cold-asphalt patch which is only a temporary solution. Over-time, vehicle will loosen-up the cold-asphalt patch, causing another pothole and the process repeats itself. This is a classic repair process due to city budget constraints. Bottomline, our roadways will never look the same. A typical solution to counter-act this issue is requiring the developer to put a Roadway Bond in place, should the City need the funds to repair the roadways in the future.
7. Multiple utility connections will be required for this development, requiring roadways to be closed at Jefferson, 58th Street and 60th Street and local traffic re-routed to Monroe Street. Again, cutting-up the existing asphalt roadways will be required and patched. The City must include "entitlements" in the agreement with the developer to remove the existing asphalt roadways, by scarifying the top layer of the roadways and installing a "new" paved surface. This needs to be applied to all the roadways affected on Jefferson, 58th Street, 60th Street and Monroe.
8. Parking for all construction vehicles must be maintained on the development site and not outside the construction fence line.
9. Will the developer "guarantee" and be fully liable for any impact to the aquifer water supply and/or disruptions to the water supply serving residents? If not, there should be!

SURF RESORT DEVELOPMENT AND OPERATION

1. Many of the operational issues have been brought to the table that need to be address in the EIR and forth-coming meeting. Consider this: Let's look down at this development from 5,000 feet, getting the full perspective of what the community will look like and experience once an event is in full operation:
 - a. All the roadways converging to this parcel of land, surrounded by beautiful, serene

residential communities and golf courses will be backed-up with cars coming from Interstate 10, Highway 111, Jefferson Street, Madison Street, Monroe Street, 58th Street, 60th Street and alternate roads snaking through and avoiding the traffic jam. There will be police vehicles and flashing lights everywhere, attempting to control traffic with barricades and traffic policemen. Any local resident that needs to do normal shopping along the Highway 111 corridor may find it easy to leave their communities but will face the wrath of traffic jams on every available artery roadway coming back home. IT WILL TAKE YOU HOURS TO RETURN! The community residents will have no other choice but to stay at home until all the event spectators have entered the Surf Resort parking area. Of course, the reverse will occur once the event is finished.

- b. The EIR refers to off-site parking and a shuttle service will be transporting spectators to and from the parking lot to the event. What happened to the developers' plan to provide all the necessary parking stalls for the permanent residents, temporary residents, hotel guests, event staff, surfing professionals/participants, security personnel, NBC media personnel, etc., etc., etc.? OH! BY THE WAY, WHERE IS THIS PARKING LOT LOCATED?
- c. All the local shopping centers will be consumed by event spectators, making shopping a very unpleasant experience.
- d. Alcohol will be consumed in tremendous quantities, thus creating other problems: drunk and disorderly individuals, fighting and attacks on individuals, traffic accidents, injuries because of alcohol, late night parties, loudspeaker music, shouting, screaming and police and ambulance sirens responding to these occurrences. As far as the residents are concerned, we will be facing the full effect of this development every time there's an event well into the future.
- e. Re-Zoning for this development will create a "slippery slope" for allowing other developments in the area. So, it's OK to allow the City of La Quinta to surround Trilogy at La Quinta with commercial developments? I don't think so! My wife and I were planning to retire in Trilogy at La Quinta the rest of our lives. This development may change that if approved.

PROPERTY APPRECIATION

- 1. There has been a lot of discussions concerning the impact the Surf Resort Development will have on the home values in the surrounding communities. I for one, don't believe home prices will increase soon, certainly until the development is complete and what the full affect this facility will have on the sale of homes during "disclosure". Potential buyers looking at Trilogy at La Quinta and Andalusia are +55 seniors are looking for a quiet neighborhood to retire. They will not buy a home that puts them in the same high-congestion environment they came from. The potential buyers will know that this facility is under construction (if approved), and what it brings to the local communities when it's fully operational. Will this resort force potential buyers to look elsewhere? If I was looking to buy in Trilogy at La Quinta, I would have seriously considered this Surf Resort as a negative and looked elsewhere.
- 2. If there will be property appreciation, when will it happen? How much, and at what price do we pay for this appreciation? Is it worth it?

CONCLUSION

I ask again, why has the City of La Quinta approved this development in our neighborhood when there are many other locations, such as Interstate 10, to consider that are zoned for this type of

development, environmental affects are minimal, and will give the developer improved visibility and marketing attraction? It's beyond my comprehension why this isn't the case.
Relocating this facility gives the residents peace-of-mind and develops trust in those City officials we elected, to make sure the City of La Quinta maintains the highest standard of living and that a balance of community is always maintained.

Thank you.

Peter W. Plaza
Trilogy at La Quinta Resident

Sent from [Mail](#) for Windows 10

Subject: Fw: "The Inertia" Magazine Article (Correction)

Date: Saturday, March 27, 2021 at 12:34:38 PM Pacific Daylight Time

From: pwayneplaza@yahoo.com

To: Consulting Planner, Monika Radeva, Terra Nova Planning & Research

CC: Kathy Weiss, Bob Lasser, Karen Owen, Ilan Ben-David, Anast Demitt, Lew Gleason, Nancy Bruce, Kathleen Bogan, Dale Tyerman, Diane Rebryna, Bob Ouellette, Carol Jensen, Carolyn Winnor, Kelly Welton, Derek Wong, Sheila Warren, Lori Kilburn, Coleen Coger, Alena Callimanis, Bobbie Fleury, Jeanne Chalfont, Ron Coffee, Virginia Nelson

Nicole and Monika,

CORRECTION:

"This article will be **read** verbatim at the Tuesday Scoping Meeting."

Regards,

Pete Plaza
(949) 835-2993

----- Forwarded Message -----

From: pwayneplaza@yahoo.com <pwayneplaza@yahoo.com>

To: Consulting Planner <consultingplanner@laquintaca.gov>; Monika Radeva <mradeva@laquintaca.gov>; admin@terranovalplanning.com <admin@terranovalplanning.com>

Cc: Kathy Weiss <kathy@crystalspringsranch.co>; Bob Lasser <capezio44@san.rr.com>; Karen Owen <karen.owen1@gmail.com>; Ilan Ben-David <ilan.bendavid@gmail.com>; Anast Demitt <anast.demitt@protonmail.com>; Lew Gleason <lewatduke@gmail.com>; Nancy Bruce <nbruce@me.com>; Kathleen Bogan <kathleenbogan@me.com>; Dale Tyerman <dalekarent@aol.com>; Diane Rebryna <drebryna@telusplanet.net>; Bob Ouellette <rkouellette@gmail.com>; Carol Jensen <lqtampico@yahoo.com>; Carolyn Winnor <cwinnor@dc.rr.com>; Kelly Welton <kelwelrt@gmail.com>; Derek Wong <derekwong745@yahoo.com>; Sheila Warren <sheilawarren25@yahoo.com>; Lori Kilburn <lori.kilburn92@gmail.com>; Coleen Coger <cccoger@yahoo.com>; Alena Callimanis <acallimanis@gmail.com>; Bobbie Fleury <bobbie@fleury.tv>; Jeanne Chalfont <jeannennoel@gmail.com>; Ron Coffee <ron@jdcoffee.com>; Virginia Nelson <vmn813@gmail.com>

Sent: Saturday, March 27, 2021, 12:17:39 PM PDT

Subject: "The Inertia" Magazine Article

Nicole and Monika,

Our Group would like to submit this to you and formally add it to comments you are receiving in Opposition to the Surf Wave Park.

This article will be written verbatim at the Tuesday Scoping Meeting. We have allocated the appropriate amount of time.

Please make copies of this article and copy all applicable City Officials, developer and others.

[Surfrider Europe Takes a Stance on Wave Pools: It's Just Not That Into Them | The Inertia](#)





Surfrider Europe Takes a Stance on Wave Pools: It's Just Not That Into T...

Alexander Haro

Surfrider Europe releases wave pool statement

Regards,

Pete Plaza
(949) 835-2993



SURF ([HTTPS://WWW.THEINERTIA.COM/CATEGORY/SURF/](https://www.theinertia.com/category/surf/))

Surfrider Europe Takes a Stance on Wave Pools: It's Just Not That Into Them

TUESDAY AUGUST 18, 2020



Alexander Haro (<https://www.theinertia.com/author/alexander-haro/>)

Senior Editor

STAFF

@ (<https://www.instagram.com/alexanderpeterharo/>)



Surfrider Europe has taken an official stance on wave pools. Photo: [World Surf League \(https://www.worldsurfleague.com/\)](https://www.worldsurfleague.com/)



In the last few years, wave pools have exploded in popularity. The ball was a slow roll, but once a bunch of smart people figured how, exactly, one could recreate one of nature's most impressive features, that ball became a juggernaut. They're a divisive topic, though — turns out that making a perfect wave in a pool leaves a very large environmental footprint. Surfrider Europe has officially taken a side: It does not support artificial surfing wave pool projects.

"Though many arguments exist for their recreational benefits, Surfrider Foundation Europe, a nonprofit created by surfers, takes the stance that the environmental concerns outweigh their value," Surfrider wrote in mid-June (<https://surfrider.eu/en/learn/news/surfrider-europe-responds-to-entreaties-about-artificial-surfing-waves-121611202476.html>).

It's a tough position for a lot of surfers. Most, of course, are at least slightly concerned about the myriad environmental issues we're facing. But most, of course, love surfing a good wave. And while surfing a good wave is indeed very fun, it pales in comparison when it comes to real-life importance. Surfing, aside from being fun, is useless. Utterly and completely useless. Its sole purpose is fun. Which is a wonderful thing, isn't it? One could argue that the only really important thing in life is to have a good time, since none of us are making it out alive and only a select few will make any lasting difference. Face it: within a few generations, unless you do something huge, you will be dust in the wind and no one will remember you, so you might as well have a really good time while you're here. But wave pools, while extraordinarily fun, will have lasting effects on the environment, and those future generations that will have forgotten all about you are going to need the environment to survive.


"Their construction implies land artificialization (pool, parking, roads) on natural or agricultural areas," Surfrider continued. "This artificialization contributes to habitat destruction and adds to the decline of biodiversity... Operating them implies a huge water consumption, with pools containing anywhere from 25 to 35.000m3 (equal to 10 to 14 Olympic pools), it is unnecessary and irresponsible to build these operations in the current context of climate change where water availability is on high alerts."

ADVERTISEMENT

Wave machines are indeed an enormous energy suck. According to Surfrider Europe, the Waco wave pool's wave generator, which uses American Wave Machine technology, uses 450 kW of electricity. That's the same average consumption as 800 French households. "In the framework of energetic transition and renewable energy development," Surfrider wrote, "consuming less energy is a priority for our society."

It must be noted here that Surfrider's Los Angeles chapter was the recent recipient of \$10,000 from the WSL's (<https://www.worldsurfleague.com/>) Rumble at the Ranch, which, of course, was held at a wave pool. The Surf Ranch in particular does a few things to offset the inherent environmental issues: back in 2016, it was announced that The Kelly Slater

Surfrider Europe addressed that in a roundabout way in its announcement. “Now is not a time for excess consumption, economic growth-seeking, or projects disconnected from the environmental issues we are facing today,” it said. “The reality of climate change should force us to rethink our growth models to reduce natural resource consumption and reconcile our relationship with nature.”

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Johnathan

18 August, 2020

There could be a way to build wave park but not hurt the environment.

Reply

S SS

18 August, 2020

"If you are willing to accept the assertion that surfing is a colossal waste of time, then I'll concede I've wasted my life. But in a better and more graceful manner than any of my two legged counterparts".

"Surfing , aside from being fun, is useless. Utterly and completely useless."

someone's sounding quite a bit like el Gato.....

Reply

R

Rneycraft

19 August, 2020

450 KW a day? or what is that consumption rate per day? Respond if you know

Reply

grapesofwrath > Rneycraft

19 August, 2020

Operating load, I'd imagine. A normal kettle has a load of 3kW so its like 150 kettles on the go... like a small village in Ireland at breakfast time...

Reply

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Watch Conner Coffin's Beautiful Party Wave With a Pod of Dolphins at The Box

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33 Awful Tattoo Fails (Take A Deep Breath Before No. 18)

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Debate: Did Maya Gabeira or Kai Lenny Score the Biggest Wave of the Year at Nazaré?

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JFK's Grandson Is All Grown Up And The Resemblance Is Uncanny

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([https://zenherald.com/pop-culture/celebrities/jfks-grandson-is-now-all-grown-up-family-resemblance-just-uncanny/?l=a&utm_medium=CPC&utm_content=\[{ad_title}\]&utm_source=taboola-adrizer&utm_campaign=357136&utm_term=theinertia](https://zenherald.com/pop-culture/celebrities/jfks-grandson-is-now-all-grown-up-family-resemblance-just-uncanny/?l=a&utm_medium=CPC&utm_content=[{ad_title}]&utm_source=taboola-adrizer&utm_campaign=357136&utm_term=theinertia))

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Ocean Ramsey Wants to Teach You Everything She Knows About Sharks and Safety

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3/27/21, 3:49 PM

Subject: Opposition to Surf Park Resort

Date: Thursday, March 18, 2021 at 9:58:27 AM Pacific Daylight Time

From: Peter Plaza

To: Consulting Planner

My name is Peter Plaza, and this is an amendment to my first list of comments on March 9th.

There has been a lot of comments opposing the construction and operation of the Surf Park, but there are no comments regarding the 190 acres of vacant land shown on the current Master Plan Design. Currently, "The Plan" shows approximately half of the parcel of land being developed, leaving approximately 190 acres of land as future residential development. The main roadway coming into the development goes through the undeveloped parcel of land, with apparent berms on both sides of the roadway with trees and landscaping. One would assume that the designers and developers want to create a vision-perception for the residents and guest that they are going through the Surf Park that is completed and fully developed. This certainly is not the case, and one would assume that it opens-up a host of questions and concerns by City Planners, Consultants and all of us that are members of the Opposition to the Surf Park Development, including me. I ask that the following talking-points be considered at the March 30th Meeting:

1. It is quite apparent that only half the parcel of property is planned for development now and the remaining 190 acres will be vacant and developed in "Phases" over-time. This opens up a lot of questions:
 - a. Will the Master Plan remain for future residential homes, or, does the developer plan on amending the Master Plan in the future by adding more surf wave runs, once the first wave run proves to be successful? There is a potential, the developer is creating a "foot-in-the-door" scenario now with plans keep their options open for the future. This scenario can't play out, and must be stopped in it's tracks now by not allowing this development to be a Surf Park be built and only approved this parcel of land for what it is currently zoned for; residential homes and a golf course.
 - b. How long will the 190 acres be left vacant?
 - c. Will the City of La Quinta
 - d. How is the 190 acres of vacant property be treated? Will the property be landscaped, or leave the existing vegetation intact, clear and grub the property and leave the surface dirt, or apply a surface treatment that will require maintenance over time?
 - e. How do you prevent 190 acres from becoming a "dust-bowl" over the life of this condition?
 - f. Future construction of the vacant parcel of property will now open-up the entire development, it's residents, guests, visitors and the community at large to repeated exposure to construction impacts again, again and again.
 - g. The main roadway and entrance into the development will become the main thoroughfare for construction vehicles and equipment, resulting in disruption to the local residents and traffic patterns throughout the area. To prevent this from occurring, a new service entrance will be required on 58th Street to detour trades, construction vehicles, supply deliveries and heavy equipment from the main roadway. This will put pressure on the traffic pattern along this highly traveled roadway.
 - h. Hauling, importing and exporting of dirt and gravel will be necessary during future development phases, as a result of limited lay-down areas and remote stockpile areas as the construction continues over a 10-year period.
 - i. How will the developer control natural water run-off, erosion, drainage, ponding and flooding while the parcel of property remains dormant?
 - j. Will there be standing water that will be a host for mosquito infestation, rodents, odors and other environmental impacts to the development and surrounding communities?

These are just some of the major concerns this development will create and represents the “tip-of-the-iceberg” scenario that will require all parties, consultants, etc., to consider these concerns and address them when developing, reviewing and approving the final Environmental Impact Report.

CONCLUSION

It is without any reservation by me and surely all those opposed to this Surf Park Development, that the City of La Quinta REJECT this proposed Master Plan, REJECT the re-zoning of this parcel of land and REJECT the multiple phases of construction over-time. This development should be reviewed for a residential development with a golf course. Nothing more-nothing less!

Peter Plaza
Trilogy at La Quinta Resident

Sent from [Mail](#) for Windows 10

Subject: Coral Mountain Development

Date: Monday, March 8, 2021 at 2:20:06 PM Pacific Standard Time

From: Grant Raeburn

To: consultingplanner@laquintaca.gov

CC: consultingplanner@laquintaca.gov

Please note we have been petitioned regarding the so-called 'disadvantages' of this planned development.

Please note that we have lived in the area for the last 10 years, and have in that time seen next to no development almost anywhere in La Quinta except some housing being completed – a welcome addition. Right now the Coral Mountain area is just a wasteland, sometime shooting range for drunken denizens (shell cartridges and beer cans abound), and dumping ground for the odd mattress. ANY development there will improve the community.

You would have our wholehearted support for this to proceed in whatever category Council determines is best for the area.

Bring it on!

Jayne & Grant J. Raeburn

E: grant.raeburn@gmail.com

C: 1-604-230-7477

A: 80806 Via Puerta Azul, La Quinta, Ca 92253

Subject: Fw: Coral Mountain Resort

Date: Friday, March 12, 2021 at 10:52:27 AM Pacific Standard Time

From: Dick Ramage

To: consultingplanner@laquintaca.gov

CC: Dick Ramage

March 12,2021

**To: Nicole Sauviat Criste, Consulting Planner
City of La Quinta, CA**

Re: Coral Mountain Resort

Dear Ms. Criste

My name is Richard Ramage and my wife Gail and I built our home and moved to Andalusia in April of 2016. We have been residents of California since 1975 and Andalusia is our permanent residence.

Once we decided to relocate from the Pasadena area to the desert, we spent many days over a number of months looking at existing homes and areas where we could buy or build. We elected to build in Andalusia for a number of reasons but the main driver was the location which provided the beauty of the Coral & Santa Rosa Mountains and the solitude and quietness of desert living and not surrounded by commercial activities.

I am writing to inform you that I am very much opposed to this project and its request to rezone the proposed 386 acres from low density residential housing and golf course to commercial/ tourist, which will allow a four-story hotel, a 17-acre wave pool with 80-foot lights surrounding the wave pool, 7.7 acres devoted to commercial shops open to the public, and 496 homes, 104 rental homes with its own rental office. They have also requested 16 days for special events which is more than Coachella and Stagecoach combined. Everything surrounding the 386 acres is zoned only for residential housing and golf. This is like dropping Disneyland into a residential area, and will most definitely have an impact on home values.

I very much appreciate the fact that the City is requiring an environmental impact study in compliance with the California Environmental Quality Act. In reviewing what you plan to include in the Environmental report, I urge you to weigh heavily on the impact to surrounding residential communities. I also request sufficient notice be provided to the public before it is presented to the Planning Commission and the City Council and that these sessions be open to the public.

Would you please update me on any changes that occur during this process.

I appreciate your assistance on this very important matter.

Best regards,

**Richard & Gail Ramage
59095 Almeria
La Quinta, CA 92253**

Subject: Proposed Coral Mountain Resort and Water/Wave Park, La Quinta, CA
Date: Saturday, March 27, 2021 at 12:31:27 PM Pacific Daylight Time
From: Jeffrey Rasak
To: Consulting Planner
CC: Kim Rasak, Rob Michiels, Mike Charles

Good morning Christe. On behalf of JCR Resources, LLC and its Members, thank you for confirming receipt of our correspondence dated March 24, 2021 and for sending the Notice of Scoping Meeting. I will do my best to attend the March 30 meeting, however, in the event I am unable to do so, nevertheless wanted to provide you, City Staff and Council Members with additional comments and concerns JCR would like to see addressed. As supplement to its March 24 letter, please allow this correspondence to become a part of the record in these land use proceedings.

If it was not clear from my earlier correspondence, I would like to make clear that JCR is **opposed to the construction, development and operation of a hotel or hospitality component** on the 386 acre Andalusia at Coral Mountain Specific Plan property proposed for development as the Coral Mountain Resort Project (including Water Park). **We are also strongly opposed to construction, development and operation of a wave basin/water park** on the property. Were this 386 acre Specific Planned property to be developed, we believe and maintain the highest and best use and well as the most consistent and compatible use for the property would be a high end single family residential development, including golf course, with open space, bike and walking trails and other public/community amenities. Andalusia and Madison Club two cases in point. All things considered, it is hard to imagine how City Planners and Council Members would even consider development and operation of a hotel and water park on the property. That is especially true given the changes and revisions that would be needed in the existing land use designations and zoning code. Quite frankly, hotel and recreational uses, including water park are more suited for development along I-10 near Fantasy Springs (not in the middle of prime residential/golf communities in La Quinta up against beautiful and scenic Coral Mountain.

Here in San Diego Nicole, JMI and Hyatt have been working for 20 years to secure entitlement and project approvals to construct and develop a small 130 room hotel near the beach in Encinitas. Yes, it has taken **20 years** for those entitlements and approvals to be granted. The result is a well planned, high end boutique hotel (**not exceeding two stories or 24 feet in height**). For your information, I have attached a recent article and photo from Coast News describing the Alila Marea Beach Resort.

Should the City capitulate and decide to entitle and approve development and operation of a hotel or hospitality component on the 386 acre property, JCR would like to correct its March 24 letter and make clear that any such hotel should be limited in size/keys and not exceed 24 feet in height. Further, any such hotel should truly be first class (five star) with renowned and stunning architecture and design. The community should have input in those designs and architecture.

Concerning lighting and to the extent the City were to entitle and approve construction and operation of a wave basin/water park, **no lighting should be allowed or permitted.** Given the existing character and uses in the community/neighborhood, there simply is no reason why any wave basin or water park should be allowed to operate past dusk/dark. I live in San Diego and have surfed my whole life. I don't surf at night and can tell you that night time surfing is simply a stretch and bridge too far. It should never be allow in La Quinta and expressly prohibited either by deed restriction or in any conditions of approval for the Project.

Further and concerning the environmental effects of the proposed wave basin/water park in La Quinta, the developer incorrectly points to Kelly Slater's Wave Ranch in Lemoore, CA as some reliable indicator. It is not. Using the Wave Ranch in Lemoore, CA as some yardstick or weathervane for a wave basin/water park in La Quinta is simply wrong and nothing more than mixing apples and oranges. In these regards, I urge the City not to take the developer's bait and accept such self-serving non-sense as fact or as any reliable indicator of the adverse and detrimental environmental effects on such a project in La Quinta. With all due respect, using and comparing Lemoore, CA to La Quinta, CA is not only out of place, but wholly inappropriate in so many respects.

Insofar as scoping for the EIR, please note JCR's concerns above, below and in its March 24 letter, all of which we believe and request be thoroughly investigated and properly addressed:

1. aesthetics;
2. preservation of desert and mountain views as well as open space;
3. preservation of desert habitat as well as native and indigenous plant material and trees;
4. noise and sound;
5. traffic (both during construction and post construction, including each phase of develop.;
6. protection and/or degradation of existing streets/roads and off-site improvements;
7. light and dark skies;
8. storm water treatment, discharge, run-off;
9. pollution (air quality, water quality and trash;
10. crime/security (increased and armed 24 hour security guards needed at Andalusia);
11. means and methods to be employed by contractors/subcontractors for dust control;
12. effect on property values at Andalusia and Club Membership (based on actual design, size, quantity, quality, phasing, and uses developed within of the Project;
13. quality of life (for those outside of the proposed Project and at Andalusia);
14. deliveries and storage of all goods, supplies and materials, including gravel, base, asphalt, concrete, lumber and other construction materials (during each phase of construction, including for the neighborhood commerical component, both during

and after construction);

15. fate of and/or loss of the proposed Coral Mountain Regional Park;

16. loss of the existing open space, walking and mountain biking trails;

17. loss of direct access to Coral Mountain from Andalusia and other surrounding communities;

18. potential alcohol and drug use at the wave basin/water park;

19. effect of the Project (by phase) on all public services, including fire, water, police, utilities, trash/refuse pick up, etc.

20. comparative benefit/burden to the existing homeowners of having a residential golf community developed on the subject property (like Madison Club) versus a hotel/wave park;

Nicole, I want to reiterate JCR's strong concern and objection to the developer's misdirection concerning phasing of the Project. More specifically and not surprisingly, the developer proposes to first secure entitlement for construction of the wave basin/wave park, before delivering on the other promises/components, including development of a high end first class neighborhood Shopping Center on the hard corner of Madison and 58th. Is this just a typical developer "bait and switch? If this developer is unable or unwilling to first or simultaneously design and develop a much needed first class neighborhood Center as proposed on the 7.7 acres, including a quality anchor tenant like Whole Foods, Trader Joe's or Sprouts and some great restaurants, indeed I'd be very skeptical (and so too should the City).

Lastly Nicole, I have not received any information whatsoever about the hotel or commercial retail component? Who will operate the hotel? How many hotels has this developer successfully completed and operated and where are those hotels? Other than conceptual eye candy, has the developer prepared preliminary colored exterior building design elevations?

Does this developer have all of the funding necessary to complete the entire Project (both debt and equity)? Has the City been provided with copies of the developer's Operating and Development Proformas? Other than Project entitlements, is the developer proposing or seeking any form of public assistance?

Thank you Nicole. Kindly share a copy of the letter with the appropriate City Staff and with each Council Member.

Jeffrey C. Rasak

President and Chief Executive Officer

Sterling Development Corporation

Rancho Santa Fe Plaza

162 S. Rancho Santa Fe Rd., Suite B-85

Encinitas, CA 92024

ph: (760) 633-0006 fax: (760) 633-0072

e-mail: sterlingdevelopment@yahoo.com

Luxury beach resort in Encinitas celebrates grand opening

by Dustin Jones

ENCINITAS — The Alila Marea Beach Resort finally opened its doors March 17 and welcomed members of the public to tour the hotel grounds.

The 130-room hotel sits between South Ponto and Grandview beaches, complete with a pool deck overlooking the ocean, a bar and restaurant, ballrooms, meeting areas and more.

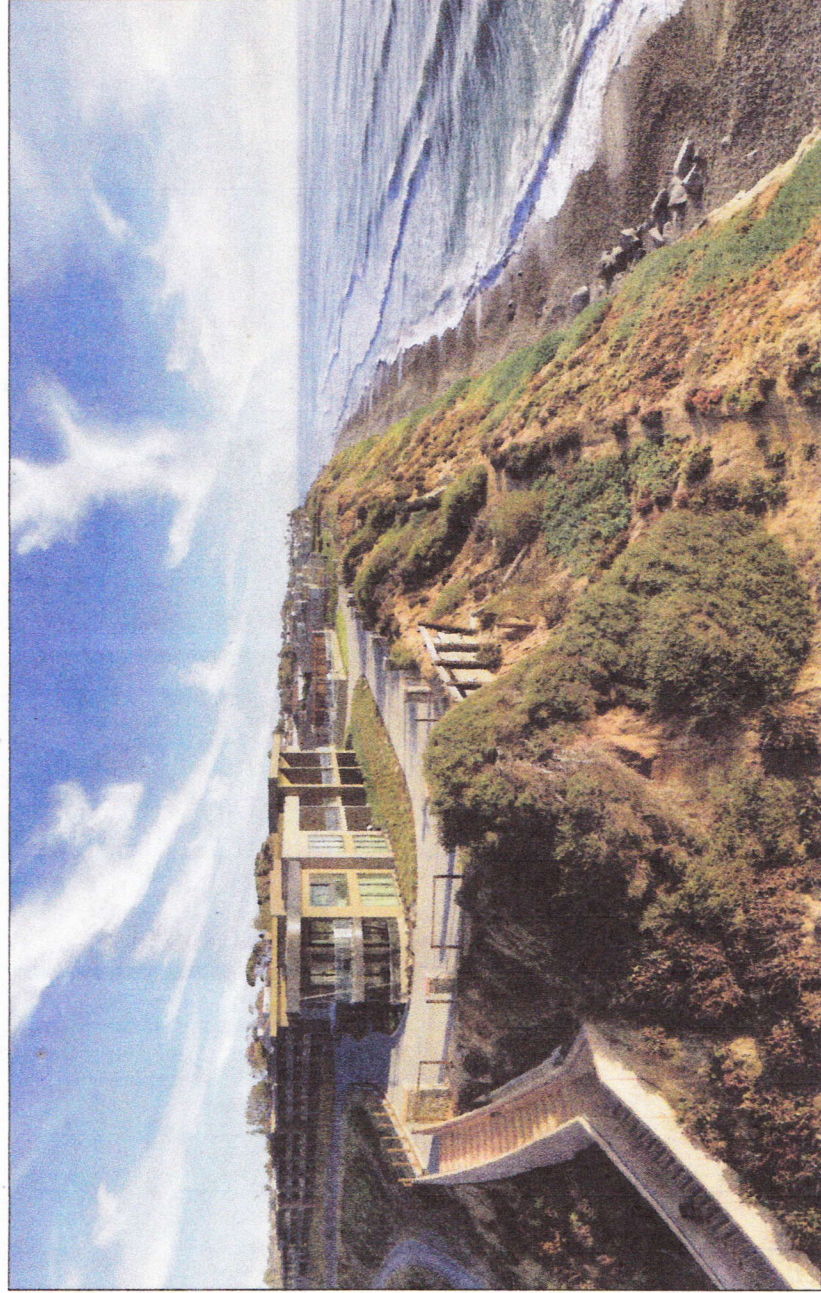
The resort will utilize local businesses for many of its guest services, including Elektra Bikes, Lofty Coffee and Vuori.

The Alila Marea also worked with the Rob Machado Foundation to promote sustainability practices.

No single-use plastics can be found anywhere on the property, General Manager Benjamin Thiele said.

The resort hopes to embody what the city of Encinitas stands for, working with residents and local businesses to better the community.

"Our team is honored to open our doors to the local community and travelers to experience our new luxury resort in this breathtaking



AN AERIAL view of the new Alila Marea Beach Resort in Encinitas. The luxury beachfront resort has worked with several local businesses and organizations, including the Rob Machado Foundation, to promote sustainability. *Courtesy photo*

100 jobs to Encinitas and the transient occupancy tax expects to bring in \$2 million a year to the city.

"It's exciting for us to be able to elevate the level of accommodations that we can offer," Blakespear said. "I appreciate the integration into the seaside bluffs, the earth tone colors, and the integration with the local businesses to provide services on site."

Hotel developers have been working to develop the seaside bluff for over 20 years. Time and time again, projects were considered and then fell through for one reason or another.

The Alila Marea dream became a reality through collaborative work from JMI Realty, Fenway Capital Advisors, Suffolk Construction and Hyatt.

"It is incredible to see Alila Marea Beach Resort Encinitas, a project over two decades in the making, come to fruition," said John Kratzer, CEO of JMI Realty. "We look forward to sharing this special place with our guests and neighbors in the San Diego community."

location," Thiele said. ning Commission attended spear participated in the a hotel or resort of this capacity, she explained. The resort brought over

Members of the Encinitas City Council and Planning Commission attended the grand opening, and ribbon-cutting ceremony. The city has never had

JCR Resources, LLC

March 24, 2021

Via email: consultingplanner@laquintaca.gov and US Mail

CITY OF LA QUINTA

c/o Nicole Sauviat Christe

Consulting Planner

78-495 Calle Tampico

La Quinta, CA 92253

RE: Coral Mountain Resort; General Plan Amendment (GPA 2019-0002), Zone Change (ZC2019-0004), Specific Plan Amendment to SP 03-067, Specific Plan (SP 2019-0003), Tentative Tract Map (TTM 2019-0005) and Site Development Permit (SDP)

Dear Ms. Christe:

With reference the above captioned project ("the Project") and the proposed entitlements and changes to the City's General Plan, current Zoning Code, Specific Plan 03—067 as well as the proposed Tentative Tract Map and Site Development Permit, and on behalf of JCR Resources, LLC ("JCR"), a property owner within Andalusia and the area covered under the Andalusia Specific Plan, please be advised that JCR is vigorously opposed to the Project as planned and the City's consideration of the entitlements that would be needed and required to develop and construct the Project.

With respect to notice and an opportunity to be heard in these land use/entitlement proceedings and for development of the Project (including but not limited to the City's Notice of Preparation for the required environmental document under CEQA), which would result in removal of 386 acres from and within the existing 929 acre Andalusia at Coral Mountain Specific Plan, we have heretofore received no notice, no communication and/or no correspondence from the City, Andalusia (Sunrise LQ, LLC) or from the developer. In fact, when we purchased our home at Andalusia in October, 2020, we have no recollection or documentation evidencing disclosure having been made concerning these proposed, non-conforming and inconsistent uses. In fact, the disclosures set forth in our purchase and sale documents with Sunrise LQ, LLC reference development of a proposed Park (Coral Mountain Regional Park) by the Coachella Valley Recreation and Park District adjacent to the northwest boundary of the "Master Community." Instead of getting the public Park which was referenced and disclosed, we now understand that public/community Park may be jettisoned in lieu of a private development generally inaccessible to the public and community members. The first JCR learned of the proposed Project and changes needed to the City's General Plan, Zoning Code and Specific Plan was an email we received last Saturday, March 20th from another

homeowner in Andalusia (who, as you might imagine, is also strongly opposed to the Project as planned and City's grant of the required Project entitlements).

Notwithstanding the foregoing and the apparent effort to fly this project under the radar and deny affected property owners/stakeholders the right to be heard and participate in the process, we request that moving forward, JCR be provided with or have access to any and all information, documentation, reports, studies, site plans, engineering, design elevations, environmental reports/studies, geotechnical reports and all other information concerning the Project. We are particularly interested in receiving a complete copy of the EIR to insure it has been prepared by a qualified firm, without bias and in strict accordance with applicable law (CEQA) and that it properly, thoroughly and accurately addresses all of the environmental impacts and concerns resulting from the proposed Project. JCR's contact information is as follows:

JCR Resources, LLC
Attention: Jeffrey C. Rasak, Manager
162 Rancho Santa Fe Road, Suite B85
Rancho Santa Fe Plaza
Encinitas, CA 92024
(t) 760.633.0006
(f) 760.633.0072
Email: sterlingdevelopment@yahoo.com

JCR's property in La Quinta is located at 81-762 Andalusia.

Needless to say, JCR takes exception and vigorously objects to the City's consideration and/or grant of entitlements for development and construction of the Project as currently envisioned, not only due to its non-conforming and wholly inconsistent uses, but also due to the as yet undetermined effects on;

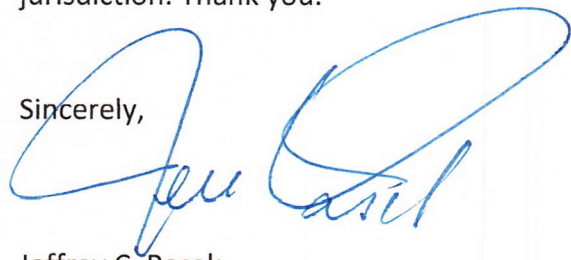
aesthetics and preservation of views, open space and dark skies
noise/sound
light
traffic
environmental impacts/pollution
crime/security
construction traffic and degradation of roads
air quality
property values
quality of life
deliveries and truck traffic
alcohol and drug use

In addition to the above, JCR has great concern about the height of the proposed hospitality or hotel component as well as the proposed development of a 7.7 acre 60,000 square foot neighborhood commercial retail Shopping Center on the southwest corner of Madison Street and Avenue 58. Any hotel or other commercial buildings developed within the Project must be limited to two-stories in height or 28 feet (excluding cupolas and other design features). We also strongly object to any light towers or other site improvements which exceed 20 feet in height.

Based on the proposed phasing for the Project, it appears the developer is seeking entitlement to first develop and construct its all important Wave Basin without any formal and definitive plans or anchor tenant commitment for the commercial retail component of the Project. Any commercial retail center at the southwest corner of Madison and Ave 58 should include a high quality national credit tenant to anchor the Project, such as Whole Foods, Sprouts, Trader Joe's or Gelsons. We certainly do not want to see a 7-Eleven or C-Store in our neighborhood and there should be very tight restrictions and strict guidelines imposed by the City as to the quality, type and mix of tenant uses as well as the design criteria and site planning for any commercial retail component of the Project. Any neighborhood commercial component must be a high end, first class retail Center with stunning design elevations and plenty of amenities for the surrounding communities.

Finally, and on behalf of JCR, we expressly reserve all of our rights and remedies concerning the proposed Project and any actions taken by the City of La Quinta or other agencies having jurisdiction. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Rasak", is written over the word "Sincerely,".

Jeffrey C. Rasak
Manager

Subject: Re: Proposed Coral Mountain Resort and Water/Wave Park, La Quinta, CA
Date: Saturday, March 27, 2021 at 6:07:47 PM Pacific Daylight Time
From: Jeffrey Rasak
To: Consulting Planner
CC: Kim Rasak, Rob Michiels, Mike Charles
Attachments: Coral Mountain Resort Scoping Meeting Ad 3.17.21.pdf

Thank you Nicole. Hopefully, Sunday is a day of rest for you.

Concerning the scope of work for the EIR, I will make every effort to attend the the Zoom Meeting on March 30. Nevertheless, JCR intends that its previous communications and correspondence as well as this correspondence be duly noted and taken into consideration by the City and its Consulting Engineers in determining scope.

In order to ensure the integrated use of natural and social sciences in the EIR and give due consideration to all of the qualitative as well as the quantitative factors involved, I assume the Report will be prepared using an interdisciplinary approach? This is critically important to properly establish and support the various disciplines involved as well as the interrelationships among and between those disciplines in order to ultimately determine the true and real environmental effects of this ill-conceived Project. As you know, the National Environmental Policy Act requires that the subject EIR consider qualitative factors as well as quantitative, economic and technical factors.

In keeping with and in furtherance of the aforementioned objectives, would you please provide JCR with the name of the firm(s) or individual(s) that will be providing professional/consulting engineering services to the City for this public disclosure document. While I can probably find their respective CV or company biography online, to the extent you have that information, it would certainly be helpful and instructive.

Finally Nicole, since I have been kept in the dark about this Project until very recently, I am trying to get up to speed as quickly as possible. Toward that goal, I have posed numerous questions concerning the proposed Coral Mountain Resort and Water Park which remain unanswered. Will you or someone from the City be providing JCR with a reply or response to those questions?

Thanks again Nicole. We appreciate your cooperation and assistance thus far.

Jeffrey C. Rasak
President and Chief Executive Officer
Sterling Development Corporation
Rancho Santa Fe Plaza

162 S. Rancho Santa Fe Rd., Suite B-85
Encinitas, CA 92024
ph: (760) 633-0006 fax: (760) 633-0072
e-mail: sterlingdevelopment@yahoo.com

On Saturday, March 27, 2021, 04:08:38 PM PDT, Consulting Planner <consultingplanner@laquintaca.gov> wrote:

Mr. Rasak,

Thank you for your comments. I received both your email, and will append the attachment to your first email. They will be included in the EIR Notice of Preparation comments for the project.

We have added a Scoping Meeting on March 30 at 4 PM. I have attached the Notice, which includes instructions on receiving the Zoom link if you would like to participate. If you would like to watch the meeting but not speak, it will also be livestreamed on the City's website.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Jeffrey Rasak <sterlingdevelopment@yahoo.com>
Sent: Saturday, March 27, 2021 12:36 PM
To: Consulting Planner <ConsultingPlanner@laquintaca.gov>
Cc: Kim Rasak <kimmmasak@yahoo.com>; Rob Michiels <rmichiels@consiliumassociates.net>; Mike Charles <mgacharles@yahoo.com>
Subject: Re: Proposed Coral Mountain Resort and Water/Wave Park, La Quinta, CA

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

My apologies Nicole, I forgot to attach the article and photo concerning the Alila Marea Beach Hotel in Encinitas that was referenced in my letter. I have attached a copy for your information and review. Thanks.

Jeffrey C. Rasak
President and Chief Executive Officer
Sterling Development Corporation
Rancho Santa Fe Plaza
162 S. Rancho Santa Fe Rd., Suite B-85
Encinitas, CA 92024
ph: (760) 633-0006 fax: (760) 633-0072
e-mail: sterlingdevelopment@yahoo.com

On Saturday, March 27, 2021, 12:31:27 PM PDT, Jeffrey Rasak <sterlingdevelopment@yahoo.com> wrote:

Good morning Christe. On behalf of JCR Resources, LLC and its Members, thank you for confirming receipt of our correspondence dated March 24, 2021 and for sending the Notice of Scoping Meeting. I will do my best to attend the March 30 meeting, however, in the event I am unable to do so, nevertheless wanted to provide you, City Staff and Council Members with additional comments and concerns JCR would like to see addressed. As supplement to its March 24 letter, please allow this correspondence to become a part of the record in these land use proceedings.

If it was not clear from my earlier correspondence, I would like to make clear that JCR is **opposed to the construction, development and operation of a hotel or hospitality component** on the 386 acre Andalusia at Coral Mountain Specific Plan property proposed for development as the Coral Mountain Resort Project (including Water Park). **We are also strongly opposed to construction, development and operation of a wave basin/water park** on the property. Were this 386 acre Specific Planned property to be developed, we believe and maintain the highest and best use and well as the most consistent and compatible use for the property would be a high end single family residential development, including golf course, with open space, bike and walking trails and other public/community amenities. Andalusia and Madison Club two cases in point. All things considered, it is hard to imagine how City Planners and Council Members would even consider development and operation of a hotel and water park on the property. That is especially true given the changes and revisions that would be needed in the existing land use designations and zoning code. Quite frankly, hotel and recreational uses, including water park are more

suited for development along I-10 near Fantasy Springs (not in the middle of prime residential/golf communities in La Quinta up against beautiful and scenic Coral Mountain.

Here in San Diego Nicole, JMI and Hyatt have been working for 20 years to secure entitlement and project approvals to construct and develop a small 130 room hotel near the beach in Encinitas. Yes, it has taken **20 years** for those entitlements and approvals to be granted. The result is a well planned, high end boutique hotel (**not exceeding two stories or 24 feet in height**). For your information, I have attached a recent article and photo from Coast News describing the Alila Marea Beach Resort.

Should the City capitulate and decide to entitle and approve development and operation of a hotel or hospitality component on the 386 acre property, JCR would like to correct its March 24 letter and make clear that any such hotel should be limited in size/keys and not exceed 24 feet in height. Further, any such hotel should truly be first class (five star) with renowned and stunning architecture and design. The community should have input in those designs and architecture.

Concerning lighting and to the extent the City were to entitle and approve construction and operation of a wave basin/water park, **no lighting should be allowed or permitted**. Given the existing character and uses in the community/neighborhood, there simply is no reason why any wave basin or water park should be allowed to operate past dusk/dark. I live in San Diego and have surfed my whole life. I don't surf at night and can tell you that night time surfing is simply a stretch and bridge too far. It should never be allow in La Quinta and expressly prohibited either by deed restriction or in any conditions of approval for the Project.

Further and concerning the environmental effects of the proposed wave basin/water park in La Quinta, the developer incorrectly points to Kelly Slater's Wave Ranch in Lemoore, CA as some reliable indicator. It is not. Using the Wave Ranch in Lemoore, CA as some yardstick or weathervane for a wave basin/water park in La Quinta is simply wrong and nothing more than mixing apples and oranges. In these regards, I urge the City not to take the developer's bait and accept such self-serving non-sense as fact or as any reliable indicator of the adverse and detrimental environmental effects on such a project in La Quinta. With all due respect, using and comparing Lemoore, CA to La Quinta, CA is not only out of place, but wholly inappropriate in so many respects.

Insofar as scoping for the EIR, please note JCR's concerns above, below and in its March 24 letter, all of which we believe and request be thoroughly investigated and properly addressed:

1. aesthetics;
2. preservation of desert and mountain views as well as open space;
3. preservation of desert habitat as well as native and indigenous plant material and trees;
4. noise and sound;
5. traffic (both during construction and post construction, including each phase of develop.);
6. protection and/or degradation of existing streets/roads and off-site improvements;
7. light and dark skies;
8. storm water treatment, discharge, run-off;
9. pollution (air quality, water quality and trash;
10. crime/security (increased and armed 24 hour security guards needed at Andalusia);
11. means and methods to be employed by contractors/subcontractors for dust control;
12. effect on property values at Andalusia and Club Membership (based on actual design, size, quantity, quality, phasing, and uses developed within of the Project;
13. quality of life (for those outside of the proposed Project and at Andalusia);
14. deliveries and storage of all goods, supplies and materials, including gravel, base, asphalt, concrete, lumber and other construction materials (during each phase of construction, including for the neighborhood commercial component, both during and after construction);
15. fate of and/or loss of the proposed Coral Mountain Regional Park;
16. loss of the existing open space, walking and mountain biking trails;
17. loss of direct access to Coral Mountain from Andalusia and other surrounding communities;
18. potential alcohol and drug use at the wave basin/water park;
19. effect of the Project (by phase) on all public services, including fire, water, police, utilities, trash/refuse pick up, etc.
20. comparative benefit/burden to the existing homeowners of having a residential golf community developed on the subject property (like Madison Club) versus a hotel/wave park;

Nicole, I want to reiterate JCR's strong concern and objection to the developer's

misdirection concerning phasing of the Project. More specifically and not surprisingly, the developer proposes to first secure entitlement for construction of the wave basin/wave park, before delivering on the other promises/components, including development of a high end first class neighborhood Shopping Center on the hard corner of Madison and 58th. Is this just a typical developer "bait and switch? If this developer is unable or unwilling to first or simultaneously design and develop a much needed first class neighborhood Center as proposed on the 7.7 acres, including a quality anchor tenant like Whole Foods, Trader Joe's or Sprouts and some great restaurants, indeed I'd be very skeptical (and so too should the City).

Lastly Nicole, I have not received any information whatsoever about the hotel or commercial retail component? Who will operate the hotel? How many hotels has this developer successfully completed and operated and where are those hotels? Other than conceptual eye candy, has the developer prepared preliminary colored exterior building design elevations?

Does this developer have all of the funding necessary to complete the entire Project (both debt and equity)? Has the City been provided with copies of the developer's Operating and Development Proformas? Other than Project entitlements, is the developer proposing or seeking any form of public assistance?

Thank you Nicole. Kindly share a copy of the letter with the appropriate City Staff and with each Council Member.

Jeffrey C. Rasak
President and Chief Executive Officer
Sterling Development Corporation
Rancho Santa Fe Plaza
162 S. Rancho Santa Fe Rd., Suite B-85
Encinitas, CA 92024
ph: (760) 633-0006 fax: (760) 633-0072
e-mail: sterlingdevelopment@yahoo.com

Subject: Re: Proposed Coral Mountain Resort and Water/Wave Park, La Quinta, CA
Date: Sunday, March 28, 2021 at 12:19:35 PM Pacific Daylight Time
From: Jeffrey Rasak
To: Consulting Planner
CC: Kim Rasak, Rob Michiels, Mike Charles

Thanks Nicole. I appreciate you providing the names of those tasked with preparing the EIR. While you dodged my question about qualitative and quantitative factors, I'm sure we will have other opportunities to review, comment and, if need be, challenge the sufficiency and findings set in the EIR. Would you please add to my list of JCR's concerns/issues to be included in the Report: Biology, Geology, Hazards, Hydrology and Minerals. Thanks again Nicole and have a great Palm Sunday.

Jeffrey C. Rasak
President and Chief Executive Officer
Sterling Development Corporation
Rancho Santa Fe Plaza
162 S. Rancho Santa Fe Rd., Suite B-85
Encinitas, CA 92024
ph: (760) 633-0006 fax: (760) 633-0072
e-mail: sterlingdevelopment@yahoo.com

On Sunday, March 28, 2021, 10:23:25 AM PDT, Consulting Planner <consultingplanner@laquintaca.gov> wrote:

Mr. Rasak,

The meeting will be recorded, so if you cannot attend you should be able to watch it through the City's website. Please request a Zoom link by return email if you think that you may attend.

Your letter has been made part of the record for the Notice of Preparation, will be included in the EIR, and as you requested will be distributed to City Council members. Responses to your questions will be incorporated into the EIR. We do not plan to respond individually to commenters.

Please note that the EIR is being prepared under the authority of the California Environmental Quality Act (CEQA), not NEPA. There are no federal permits involved in this application, and NEPA does not apply. The EIR is being prepared by the following:

MSA Consultants: applicant's planners, engineers and environmental consultants responsible for drafting the EIR itself
Urban Crossroads: Air quality, GHG, Noise and Traffic impact analyses
CRM Tech: Cultural and paleontological resources analyses

Sladden Engineering: Soils and geology
LSA Associated: Biological resource analysis

If you are able to attend or listen to the meeting, a presentation of the project will be made, which should answer many of your questions. If any remain, please feel free to contact me or to file a Public Records request for any additional information you may need.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Jeffrey Rasak <sterlingdevelopment@yahoo.com>
Sent: Saturday, March 27, 2021 6:07 PM
To: Consulting Planner <ConsultingPlanner@laquintaca.gov>
Cc: Kim Rasak <kimmmasak@yahoo.com>; Rob Michiels <rmichiels@consiliumassociates.net>; Mike Charles <mgacharles@yahoo.com>
Subject: Re: Proposed Coral Mountain Resort and Water/Wave Park, La Quinta, CA

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Thank you Nicole. Hopefully, Sunday is a day of rest for you.

Concerning the scope of work for the EIR, I will make every effort to attend the the Zoom Meeting on March 30. Nevertheless, JCR intends that its previous communications and correspondence as well as this correspondence be duly noted and taken into consideration by the City and its Consulting Engineers in determining scope.

In order to ensure the integrated use of natural and social sciences in the EIR and give due consideration to all of the qualitative as well as the quantitative factors involved, I assume the Report will be prepared using an interdisciplinary approach? This is critically important to properly establish and support the various disciplines involved as well as the interrelationships among and between those disciplines in order to ultimately determine the true and real environmental effects of this ill-conceived Project. As you know, the National Environmental Policy Act requires that the subject EIR consider qualitative factors as well as quantitative, economic and

technical factors.

In keeping with and in furtherance of the aforementioned objectives, would you please provide JCR with the name of the firm(s) or individual(s) that will be providing professional/consulting engineering services to the City for this public disclosure document. While I can probably find their respective CV or company biograph online, to the extent you have that information, it would certainly be helpful and instructive.

Finally Nicole, since I have been kept in the dark about this Project until very recently, I am trying to get up to speed as quickly as possible. Toward that goal, I have posed numerous questions concerning the proposed Coral Mountain Resort and Water Park which remain unanswered. Will you or someone from the City be providing JCR with a reply or response to those questions?

Thanks again Nicole. We appreciate your cooperation and assistance thus far.

Jeffrey C. Rasak
President and Chief Executive Officer
Sterling Development Corporation
Rancho Santa Fe Plaza
162 S. Rancho Santa Fe Rd., Suite B-85
Encinitas, CA 92024
ph: (760) 633-0006 fax: (760) 633-0072
e-mail: sterlingdevelopment@yahoo.com

On Saturday, March 27, 2021, 04:08:38 PM PDT, Consulting Planner <consultingplanner@laquintaca.gov> wrote:

Mr. Rasak,

Thank you for your comments. I received both your email, and will append the attachment to your first email. They will be included in the EIR Notice of Preparation comments for the project.

We have added a Scoping Meeting on March 30 at 4 PM. I have attached the Notice, which includes instructions on receiving the Zoom link if you would like to participate. If you would like to watch the meeting but not speak, it will also be livestreamed on the City's website.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

Subject: ATTN: Ms. Sauviat Criste RE: OBJECTION to requested Zoning Designation Change in South La Quinta / Meriwether COMMERCIAL proposal

Date: Monday, March 15, 2021 at 7:17:20 AM Pacific Daylight Time

From: Diane Rebryna

To: consultingplanner@laquintaca.gov

Attachments: PDF REBRYNA EMAIL MAR 15, 2021 .pdf

March 15, 2021

Ms. Nicole Sauviat Criste
Consulting Planner, City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

BY EMAIL: consultingplanner@laquintaca.gov

RE: **Applicant Meriweather Developments request for a zoning change in South La Quinta from "Low Density Residential w/golf course" to "Tourist Commercial".**

MY OPPOSITION, as a South La Quinta resident - for the following reasons:

Ms. Sauviat Criste,

I am writing today as a concerned South La Quinta (Trilogy) resident to **voice my opposition** to the application for a rezoning designation which would allow for the the **Coral Mountain Wave Park Resort** ("CMWP") development in La Quinta.

I have also attached a PDF of the exact content of this email for your easy reference and reading.

I will not repeat in great detail the many developments as presented by Meriwether Development, published press releases, and local newspaper articles.

It is likely however that you and other planning and Council members seen and heard most, if not all, of the following concerns, as summarized below.

1. **Concerns for the Coral Mountain Area** : is there potential for destruction and/or desecration of this area during construction and ongoing usage - with adverse effects on that natural historical components (including the artefacts), wildlife, topography, etc. **on an existing recreational area that is currently accessible to ALL La Quinta residents**, not just an elite few can afford this type of "adventure sport resort"?
2. **Water concerns** - there will be a continuous sourcing of the water required for this project (including the accounting for evaporation in the heat and hygiene requirements for a human use recreational area); especially when residents of the desert are asked to be "water conscious".
3. **Traffic concerns:** basically the "5 W's and a How" - *who, what, where, when and why and how* ... who will handle the requirement for **upgrades and maintenance to existing roadways/ who will pay for these**, how will **safety** for persons be accounted for with the increased traffic, who will **monitor the speed zones that must be in place**, how will **emergency vehicles** (fire, ambulance) still provide the excellent service that they are known to provide without obstruction.
4. **"Sewer" services and "wastewater" management?** An area like this could have in the range of 5000 plus people in it at any given time - many more than an originally proposed residential community would hold. Notwithstanding that there must be waste water considerations for the wave pool itself.
5. **Noise Pollution:** Construction noise for "10 - 20 years"(!), noise of the Wave Pool itself including the 30 second "announcements" and "wave breaking crashing" sounds at 75 decibels. In addition, there will be permanent ongoing noise from wave generators, guests, loudspeakers and entertainment venues on site. **NOTE: 365 days per year - 7 AM - 10 PM ... in and amongst quiet residential communities! The noise from similar parks has been measured at 85dB. This level of noise 365 days per year is unacceptable in a residential area**
6. **Elevated Structures: 80 foot tall stadium style light towers and others** illuminating the wave pool, swimming pools, skateboard park, BMX track, parking lots, etc. - imagine **"multiple 8 story-ish towers" in other parts of the Coachella valley**, notwithstanding situated among quiet residential communities. This is not in keeping with our beautiful desert valley.
7. **Light Pollution:** Most of La Quinta has dark beautiful desert skies at night. 80 foot **illuminated** towers are an inconceivable consideration, especially combined with the noise.
8. **Special Events:** On top of the 365 days - "all day every day" - of all of the above, the Developer speaks of an **additional 16 days and nights for special events** - likely over 4 days of long weekends. This begs some additional discussion:

As La Quinta residents, we are well aware of the additional demands placed on our community infrastructure by events like Coachella, Stagecoach and even the Triathlon. Having said that, these events are only a few weeks a year and these events BENEFIT THE ENTIRE

COACHELLA VALLEY.

“Special events” at the CMWP will likely be limited only to its residents or guests who book and travel there. **These will not benefit La Quinta residents as a whole.** Public transportation will be limited to allow for off site enjoyment of other La Quinta attractions by the guests - so cars will be necessary - there come the parking, bottleneck traffic concerns and the ripple effect described as per 3) above. The residential areas however around this development would be severely impacted - not only during the “special events” but in prep time leading up to and take down time following.

9. IN ADDITION, I have an additional concern which has not been mentioned in detail: **This will be a private facility apparently not open to anyone other than hotel guests.** What benefit is there for the “residents” neighbouring communities. Our kids and grandkids who come to stay with us cannot even access or utilize the facility on a daily basis. We would have all of the headaches as surrounding communities with none of the benefits, such as “proximity”... At least if you live close to Disneyland, you can go there with your kids and grandkids !

Executive Summary of Reasons for my Opposition:

I strongly request of and urge the City of La Quinta to PLEASE NOT change the zoning from the current designation Low-Density Residential w/ 18-hole golf course to TOURIST/COMMERCIAL to allow for this CMWP or any other commercial venture / development to go forward for the following reasons:

1. When we and our neighbours bought in South La Quinta (Trilogy), we sought out the peace and quiet and the “almost reverence” for nature that this area allows for. We (thought we) bought with confidence knowing that the zoning of the surrounding areas zoning would be in keeping with this. We can speak with certainty that the residents of our other neighborhood communities share this same sentiment. A recent publication stated *“According to the city, the land in question is currently zoned for Low Density Residential and Golf Course. The existing 2003 plan for the site allows for residential development and a golf course. **Hotels and wave parks are not allowed.** That means the city would need to amend the existing plan. The city’s General Plan and zoning designations would also need to be changed”*. **The CMWP is a COMMERCIAL VENTURE - A MEGA RESORT. It would directly benefit the Developer however in turn, it will absolutely devastate the residential communities around it.** We as homeowners will suffer financially and in terms of enjoyment of the serene and quality life style / recreational opportunities that South La Quinta is noted for.
2. This proposed Coral Mountain Wave Park Resort is exactly the WRONG type of development for this location. **This would be a literal “drop” of a COMMERCIAL tourist amusement park venue resort amongst the several quiet and ESTABLISHED residential communities of South La Quinta.**
3. With respect to other La Quinta residents / citizens: This type of Commercial development that will have a “pricey” admission ticket **will not benefit the average La Quinta resident**, only those who will basically travel in to La Quinta to a “theme park” type of destination as a guest / resident.

As City Planners and City Council Members, I ask that you please consider how you might feel if a city should allow for a change in zoning to permit a commercial “Guests Only Wave Theme / Amusement Park” as your immediate “neighbor”, and again please, I ask that do not allow this project to move forward by allowing for the zoning change application.

Thank you for your consideration.

Sincerely,

Diane Rebryna
Trilogy La Quinta Resident
60149 Honeysuckle Street
La Quinta, CA 92253

PS - as per <https://www.meriwetherco.com/ventures/coral-mountain/> - while I understand and am respectful of those persons who "eschew a gated country club in favour of a next generation offering of community, wellness and sports anchored by a wave basin from the Kelly Slater Wave Company" - If I could respectfully suggest an option - a development of this kind might be better suited somewhere along the I10 corridor to the East of La Quinta in a commercial zone with high visibility and draw potential , recognizing it for what it is - a commercial venture that appeals to those who would like a different way to “live and travel” as stated by Meriwether et al.

Subject: DIANE REBRYNA SUBMISSION APRIL 2, 2021 Project: Coral Mountain Resort
Date: Friday, April 2, 2021 at 9:50:35 AM Pacific Daylight Time
From: Diane Rebryna
To: Consulting Planner
Attachments: REBRYNA SUBMISSION .pdf

April 2, 2021 / 10:51 AM MST

Ms. Nicole Sauviat Criste
Consulting Planner, City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

BY EMAIL: consultingplanner@laquintaca.gov

RE: Applicant Meriweather Developments request for a zoning change in South La Quinta from "Low Density Residential w/golf course" to "Tourist Commercial".

MY OPPOSITION, as a South La Quinta resident.

Ms. Sauviat Criste,

Please accept the following PDF document attached which includes comments and questions to be considered for the preparation of the DRAFT EIR.

I realize that this is a long and comprehensive document, therefore I have tried to categorize my comments in keeping with those in the Notice of Preparation.

I hope that this will be helpful to you.

I would appreciate acknowledgment of receipt.

Thank you for your consideration.

Kind regards,
Diane Rebryna
60149 Honeysuckle Street
La Quinta, CA
92253
1 403 287 8417

RE: 3.2 PROJECT DESCRIPTION, listed in the ORIGINAL N of P, on page 10.

The N of P document states the following, on Page 10

“Low Density Residential Land” uses will occupy approximately 232 acres - a maximum of 496 dwelling units.... Tourist Commercial Land ...@ 120.8 acres and, “General Commercial land uses will occupy approximately 7.7 acres (out of 386) with up to 60,000 square feet of retail commercial uses available to the general public” (This data is also referred to in 3.3 Planning Areas chart of the N of P page 16)

Question :

What exactly will be available to the general public in terms of “commercial space”. There is mention of restaurants. What other commercial ventures are being considered? Are firm arrangements with the Developer in place at this time ? (there are concerns about “ pot shops, liquor stores, or the like” - although legal, these could potentially contribute to a“rowdiness” factor by virtue of easy access by consumers during day to day operations as well as during Special Events)

The N of P document states the following, on Page 10

*... that **Open Space Recreation** land uses will occur on 23.6 acres in the SW portion of the site*

Questions are:

Will this “recreational space” be open to the public ? - or only to guests and residents of the Project.

It is likely that the public is currently using this space now for recreation, so in other words, is it possible that the recreational space that has been available up to now to the residents of La Quinta will be “usurped” for exclusive use by the guests and residents of this PRIVATE resort ...

Comments are made in the N of P there will be hiking, biking and ropes courses - again ONLY for residents and guests ?

Will there be rock climbing on Coral Mountain ?

The N of P document speaks to Construction and Vacant Land, on Page 11 re: SUB-PHASES ACCORDING TO MARKET CONDITIONS

... According to the Coral Mountain Specific Plan, project construction will occur in eight (8) primary development areas with buildout anticipated to occur in three primary phases over approximately 4 to 6 years.

Each primary development area may be broken into sub-phases in response to market conditions and consumer demand. For example, the hotel of up to 150 keys may be constructed in multiple sub-phases.

The Conceptual Development Plan ... reflects the anticipated construction sequence and may be non-sequential and adjusted subject to market conditions.

Phasing is conceptual and subject to refinement with final engineering design and changes in sequence in response to market conditions.

Comments and Questions are:

My interpretation of this is that - “market conditions and consumer demand” are essentially what drives this entire Project.

There could be a possibility that land could remain vacant for years and years to come - “*all depends*”...

It appears that the Developer receives all of the “benefits and breaks” to make “any and all encompassing decisions” without any firm time commitment, and the residents of South La Quinta are provided no assurance as to when and how this Project will be developed out.

Where is the accountability here and commitment in keeping with the Project Objectives that were outlined in the N of P? Especially the “motherhood and apple pie” statement that a Project Objective is to “implement a plan that recognizes and responds to the natural and aesthetic character of the property”. It won’t be aesthetic if parts of the Development sit vacant/undeveloped for years and years.

N of P says... “project construction will occur in eight (8) primary development areas with buildout anticipated to occur in three primary phases over approximately 4- to 6-years. Each primary development area MAY be broken into sub-phases ... (again) IN RESPONSE to MARKET CONDITIONS and CONSUMER DEMAND.” The residents in surrounding communities will be at the mercy of the Developer with no end in sight to the construction. Additionally the Developer apparently will have the right to keep asking and asking for changes to the original plan. I take no comfort with the word “MAY”.

In the same vein, as a result of the Developer’s proposal to finish the Project in phases, there will likely be ... **ONGOING “UNFINISHED CONSTRUCTION RELATED ISSUES” FOR YEARS TO COME.**

For your ease of reference to this particular topic , I am addressing these here rather than in EIR Category: Transportation.

Comments and Questions are:

1. The construction of a 380-acre major development is no easy task, nor does it come without impacts to the surrounding community - especially when there is no commitment to finish it by a certain time.
2. There will be likely be constant and increased flow of vehicle traffic on our roadways for several years which will cause noise, diesel fumes, disruption to local traffic, increase in potential accidents/injuries, airborne dust, pollution, smog, loud-speaker noise from construction activities and overall general construction noise.
3. There are long term effects of construction to consider - especially in an “open ended” project that is proposed to be developed over a long period of time, perhaps with several stops and starts (*depending on “market conditions and consumer demand “...*). These include dust , soil transport and storage issues, including its transport by tandem trucks which can cause significant road damage, and also potential damage by road sweepers that will be necessary.

4. Construction traffic potentially for several years is also a concern. What is the planned truck route(s) for construction ? Where is the dumpsite going to be situated ? Where will construction vehicles be parked ? Will the City require all parking for all construction vehicles must be maintained on the development site and not outside the construction fence line?
5. It is a given that road damage will occur. In all cases when major developments damage roadways, Cities have a typical solution by requiring the developer to put a Roadway Bond in place. Is this what the City plans to do with this Developer?
6. Where will the construction entrance be ? Does the developer intend to use the main roadway and entrance into the development as the main thoroughfare for construction vehicles and equipment, resulting in disruption to the local residents and traffic patterns throughout the area?
7. How will the main roadway areas coming into the undeveloped vacant land be designed for ingress and egress from the developed portion of the property? To mitigate the traffic quagmire within the development, will a new service entrance be required on 58th Avenue to detour trades, construction vehicles, supply deliveries and heavy equipment in and out of the development? Could this put pressure on the traffic pattern along this highly traveled roadway?
8. Increased construction traffic and resultant road damage will occur at Ave 58, Madison and Ave 60.

In summary, the above 1 - 8 are questions please about how will this "open ended construction project" and how increased construction will impact the residential communities around it.

ONGOING UNFINISHED "VACANT LAND ISSUES" FOR YEARS TO COME

The "Plan" shows approximately half of the parcel of land being developed, leaving approximately 190 acres of land as future residential development, again vacant and developed over time. There will be vacant land issues ongoing for years, as a result of the Developer's proposal to finish the Project in phases that are "open ended".

Comments and Questions are:

1. How will the proposed VACANT land be handled by the Developer ? How long will the land be left vacant by the Developer?
2. Vacant land (proximal to construction) is subject to becoming a dust bowl. How will the Developer mitigate this ?
3. How will the Developer handle future construction of the vacant parcel of property, should this development be approved. What will the impact of ongoing construction on the vacant land be to the success of the development ? How will it impact residents, guests, visitors and the community at large, all who will be subjected to repeated construction impacts again and again ?
4. Will the vacant land become a "staging area" for ongoing construction for years and years - in other words an eyesore ?
5. How will the developer control natural water run-off, erosion, drainage, ponding and flooding and construction waste while the parcel of property remains dormant? Will there be standing water that will be

a host for mosquito infestation, rodents, odours, etc and therefore negatively impact the surrounding communities ?

6. Will the Developer be required to install a finished wall and landscape the entire perimeter prior to construction on the Project ?

The N of P document states the following, on Page 12 re: SPECIAL EVENTS

... The project applicant anticipates the potential occurrence of special events involving attendance of up to 2,500 guests per day for up to 4 days (up to 4 events per year), and

AND

on Page 28 re: (Temporary Use Permits) TUPs for Special Events

... are required by the City to accommodate special, unique, or limited duration activities that might otherwise be outside the provisions of normal zoning. Temporary uses are anticipated and allowed by the Specific Plan. TUPs are reviewed administratively by the Design and Development Director and do not require a public hearing.

Comments and Questions are:

Special Events will impact the surrounding residential communities mostly with respect to the NOISE and TRAFFIC / TRANSPORTATION categories as per the EIR.

The holding of “Special Event”’s means more people - up to 2500 - in a given location at given times. It is a given that there will be NOISE ISSUES that will affect the proximal residential communities . I will address some of the NOISE concerns and questions regarding Special Events later in the EIR component of this document, however I will provide some other comments and questions here:

1. How do we know that there will not be an application by the Developer to hold events more than 4 days per year ? Would the entitlement that is being considered permit an uncontrolled number of special events, without any public consultation ? ... because they are anticipated and allowed by the Specific Plan ?
2. Immediate concerns raised are increased traffic, parking issues and the anticipated resultant congestion not only for the Special Events themselves but for “set up and take down time” - a few days before and a few days after .
3. With Special Events, increased Traffic will occur and there will be resulting congestion issues:

During Surfing and/or Special Events, all the roadways converging to this parcel of land, surrounded by beautiful, serene residential communities and golf courses will be backed-up with cars coming from Interstate 10, Highway 111, Jefferson Street, Madison Street, Monroe Street, 58th Street, 60th Street and alternate roads snaking through and avoiding the traffic jam.

There will police vehicles and flashing light everywhere, attempting to control traffic with barricades and traffic police. Who is going to pay for all these services? Does the City of La Quinta realize that this could be “real” problem and have a plan on how this will be handled ?

Our neighborhoods already experience challenges with Ironman, numerous running and cycling events, Coachella / Stagecoach Festivals etc. and the coming of SilverRock and Pendry hotels along with their intended events.

Has the number of events already in play for this area taken into account the stressors on the environment ?

There will likely be parking jams with bottlenecks and effects of congestion in the area. We often see this with PGA Special events - typically held only once a year - what about 4 or more additional Special Events added to this mix ?

6. With Special events, there will be Parking / Pedestrian safety concerns

There have been references made to off-site parking and a shuttle service that will be transporting spectators to and from the parking lot to the event. What is the Developer's plan to provide all the necessary parking stalls for the permanent residents, temporary residents, hotel guests, hotel and event staff, surfing professionals/ participants, security personnel, media personnel, etc. required for Special Events ?

If off-site parking is approved by the City, where will this parking lot be located? If it is off site, there will also be safety concerns for the pedestrian attendees - as they try to exit the area and walk down the existing roadways. Mayhem could result with emergency police and EMT vehicles attempting to deal with the impacts of congestion with people and vehicles.

This will significantly impact our community and will require additional safety security and police resources. Has the impact of these demands been considered ?

7. Will all of these Special events be open to the Public ?

If not, what is the benefit of PRIVATE Special Events to the residents of the City of La Quinta ?

I am concerned because there appears to be no straight answer as to who can attend these proposed Special Events. So, I pose the question, will these Special Events be closed or open to the Public ?

We've heard the argument that as La Quinta residents, we are well aware of the additional demands placed on our community infrastructure by events like Coachella, Stagecoach and even the Triathlon, and these Special Events will be no different.

However, and I feel this is the big difference, these events above are only a few weeks a year and these events benefit commerce in all of La Quinta enormously.

Special Events at this Surf Park , if Private, will ONLY benefit its residents and guests.

I wonder if it is highly likely that the target market for these Special Events will be tourists so that they can come and stay and partake in the activities in the Private Resort and of course increase the Developer's revenue, and not benefit the entire City of La Quinta's residents and merchants.

RE: 3.7 PROJECT IMPLEMENTATION , listed in the ORIGINAL N of P, on page 28

RE: a General Plan Amendment & 2. RE: the Zone Change:

... both for which approval is sought by the Applicant ...and both require hearings before the Commission and Council

... requesting approval of a General Plan Amendment to change the Land Use Map for the project area to General Commercial, Low Density Residential, Tourist Commercial, and Open Space Recreation;

... a Zone Change to revise the City's Zoning Map to Neighborhood Commercial, Low Density Residential, Parks and Recreation, and Tourist Commercial;

Comments and Questions are:

The Project simply does not fit with the character of the “neighbourhood”. It would be a “theme park like” environment essentially “inserted” right into the middle of multiple quiet residential communities.

Rezoning will create a “slippery-slope” with no end in sight. Once this parcel of property is rezoned to T/C, the surrounding vacant parcels of land would likely be vulnerable to other commercial developments that will either support the Surf Park or attempt to compliment it with other developments that will adversely affect the entire character of this region.

Re-zoning is the crux of the issues that are concerning. Rezoning will allow for the Developer’s “foot in the door” and then possibly for changes to the original plan. At one point, the management of this proposed project represented that they planned this to be a high end residential community compatible with surrounding residential areas, but with more information, it now appears to be morphing into a short term vacation rental property with a strong commercial “theme park” character.

“Sub phases” have been referred to previously as the build out starts only on part of the parcel. This allows the Developer the latitude discussed earlier. There are concerns that the Developer will ask the City of La Quinta for variances to add additional Wave Pools, more commercial structures, stadiums for music concerts and another hotel to the remaining vacant 200 acres. It is understood that this is being done at Kelly Slater Surf Ranch, Lemoore, Calif. I am concerned that this will be easy for the Developer, should they get the requested zoning change to Tourist / Commercial.

On the issue of the proposed Tourist Commercial Zone Change and STVRs :

In La Quinta, in the case of Tourist Commercial zoning, there are 345 acres currently zoned T/C of which 138 acres are not developed (*40% not developed*). It has been argued that we need more T/C zoning to support tourism and help deal with the short term rental problem.

It has been proposed that, from an environmental perspective, rather than expanding the acreage under T/C, there should be a drive to get the current acreage developed. There is no need for additional TC zones if what we have is not being used. In our particular area of South La Quinta, there are three T/C zoning areas relatively near to us already.

Another interesting fact to note is that the highest vacancy rate in La Quinta is office space - 26%. It is given that the City is concerned about STVR and assuring enough supply as the City curtails STVR permits. Developers and the City are looking at ways to convert unused office space for rentals. For example some of the offices above Old Town could be rental units. All without major new zoning.

The City does not need to rezone the Meriwether property to T/C to add to supply of short term rental, it can work with developers to convert some of the vacant commercial properties to rental. They are located in the right place, like Old Town, not in amongst quiet communities. Again this resort will be PRIVATE, so it will offer no benefit to offset the shortage of STVR issues that the City faces.

In summary, we do not need additional T/C zones in our residential neighbourhood. There are other solutions that that the City should consider.

RE: a TENTATIVE TRACT MAP, which approval is asked for by the Applicant - The N of P document states the following, on Page 28

*"... future TTMs **MAY*** be filed with each phase of development as necessary to implement the balance of the project" (*my underline and embolden)*

Question:

What exactly does the word "MAY " imply - "change after change after change" with delays interjected ?

Again, how can our residential communities have a comfort level with the word "MAY " ?

RE: 4.0 Environmental Impact Report (EIR) listed in the ORIGINAL N of P, on page 30 It is acknowledged that

... The EIR will

- ***evaluate the environmental effects of the project in accordance with the latest regulatory requirements,***
- ***determine whether significant impacts will occur,***
- ***identify feasible mitigation measures to minimize or avoid any potentially significant environmental effects of the proposed project, and***
- ***evaluate a reasonable range of alternatives to the proposed project.***

A. EIR - Aesthetics, on page 31

The following is stated in the N of P

... The proposed uses and structures would have a potential effect on aesthetic resources.

... The proposed project's impact on existing scenic vistas as well as the scenic quality in the area will be evaluated in the EIR. This evaluation will analyze the proposed features, such as the Wave basin, associated structure heights, building character, mass and heights, and project landscaping.

... Historic structures occur on the project site, as does the significant rock outcropping that is Coral Mountain. Therefore, the project's impact to scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway will also be analyzed in the EIR.

...The project will introduce **light and glare** associated with commercial, residential and resort development to a site that is currently vacant and does not emit any light or glare. The project proposes a recreational Wave basin, including 80-foot light poles, to illuminate the Wave basin in the evenings. Therefore, potential light and glare impacts to daytime and nighttime views in the area as a result of project development will be analyzed in the EIR.

Comments and Questions are:

This Project proposes a PRIVATE mixed use community that essentially centres around a Surf Resort that, in essence, is equivalent to a theme park environment.

This Project does not "fit" here - it will challenge, obliterate and take away from how the scenic vistas of this area will appear in the future.

It is incompatible with the surrounding environment and will forever challenge the peaceful ambience in an area that is revered for both recreational opportunities and its serenity for both La Quinta residents and visitors alike.

People are in awe when they come to visit this area, as the Coral Mountain area with its access to Lake Cahuilla and the Coral Mountain Park has been described as some of the best scenery in the world. This is the "quintessential rocky desert" - with the added benefit of containing and being surrounded by incredible features of historical, paleontological and archeological significance.

Why is it even being considered that a "a fossilized reef from an ancient coastline" form a backdrop to a surf resort ? The Developer makes reference to this in one of its many promotional "youtube videos" - there is one is entitled "Coral Mountain on Location" ... (I would encourage a look at this - sorry, link will not copy and paste !) From this promotional video ... "The Coral Mountains will soon become the backdrop to the world's most consistent and perfectly designed Surfing Wave ".

As of this time, the Developer has already placed signage indicating this is private property - particularly ominous in light of what is being proposed.

Regarding the N of P acknowledged "light and potential glare" concerns - 80 foot (essentially 8 stories !) illuminated towers will "pepper" the day skies because of their visibility over the 6 foot fence (imagine cell towers like this everywhere ...) and forever challenge La Quinta's beautiful desert night skies.

B. EIR - Air Quality and Greenhouse Gas Emissions, on page 32

The following is stated in the N of P...

... The project has the potential to generate criteria emissions and greenhouse gas emissions in excess of SCAQMD (South Coast Air Quality Management District) standards.

Comments and Questions are:

It is assumed that, because of proprietary concerns, that Kelly Slater et al is reluctant to make public any information regarding general and required chemical maintenance of the wave basin and its water contained therein. Therefore the impacts are not known at this time with respect to the applicable air quality plan.

It is not known whether sensitive receptors will be exposed to substantial pollutant concentrations.

It is not known if there will be any associated lingering pollutants or odors that will impact the environment or impact the people or the biology of the area, and what could be an issue with dispersion as a result of the prevailing winds that this area is known for.

I look forward to the results of the EIR analyses including a “stand alone air quality study “ and a “green gas house study” .

It is concerning, however, that there are no other wave pool parks situated in a comparable desert environment that allow for comparison regarding ambient air conditions and wind conditions - so how will these studies will be conducted. Will there be a comparison of “apples” to “apples”?

C. EIR - Biological Resources , on page 33 The following is stated in the N of P..

... The project is NOT anticipated to have a substantial adverse effect on any riparian habitat or other sensitive natural communities, since there are no jurisdictional waters and no lakes, rivers, or stream beds onsite.

Comments and Questions are:

I am looking forward to the results of the “biological survey and records search” regarding sensitive or special status animal species located within the boundaries of the Project and hope that this category will be addressed in the EIR in a fulsome manner.

There are species that could be significantly adversely effected by this Project. Big Horn Sheep are known to frequent this area. What will the effects of the Wave Park be on their population? Desert mountain sheep are on the endangered list. Coral Mountain (and its surrounding areas) is their habitat. It is known that human activity is not good for them.

The following comments are of note from 2.24 CVCC LaQ Barrier FEIR Final 4.10.19 : “Bighorn sheep populations fluctuate over time, and although the local bighorn sheep population may increase over short periods, it is clear that bighorn sheep do not benefit in the long-run from access to urbanized areas... The hills and mountains of the La Quinta region provide suitable habitat for PBS, with numerous natural water sources and a variety of forage occurring at different times and at different locations. PBS have occupied the region continuously for thousands of years. The attraction of PBS to urban lands ... for forage and water has made them vulnerable to hazards including ... oleander poisoning, vehicles, and the spread of disease. While bighorn sheep populations will fluctuate, conditions that are found in urban areas are detrimental to the long-term health of the local herd and the species”.

This Project as proposed will be built out as the “ultimate” urban area - which is obviously of concern.

Additionally, a local tour guide advised me that the biological effects to flora and fauna of this Project on this area will be “horrible”. Reference was also made to a desert thrush /warbler bird that lives here and is protected. Although this person may not be viewed as an expert , nor someone who can speak with authority, this comment is very concerning to me.

D. EIR - Cultural and Tribal Cultural Resources

... In addition to the project-specific Geotechnical Investigation, a project specific Paleontological Resources Assessment will be included in the EIR to identify any significant, non-renewable paleontological resources that may exist within or adjacent to the project site (see also F below under Geology and Soils)

Comments and Questions are:

I am looking forward to information in the EIR that will address whether the Project will cause a substantial adverse change in the significance of an historical resource, cause a substantial adverse change in the significance of an archaeological resource or disturb any human remains, including those interred outside of formal cemeteries.

Additionally, there is substantial interest in whether the the Project, DURING CONSTRUCTION and OPERATIONALLY, will cause an adverse change in the significance of a tribal cultural resource ... in that it would affect a site, feature, place, or cultural landscape, sacred place, or object with cultural value...

How will the archeological, tribal and paleontological artefacts located in the area of the Project be protected?

What will the impact of the Project’s proposed adjunctive private recreational activities (beyond the surfing experience) be on the historical artefacts, features and landmarks of Coral Mountain and surrounding areas ?

How will residents and visitors who currently enjoy access to these cultural and historical amenities be restricted from continuing to access and enjoy these artefacts, features and landmarks, once this Project is built out? There are discussions that these areas will be closed and private, accessible only to the private residents and guests of the Project. Again, the Developer has already posted signage that indicates that this is Private Property.

E. EIR Category - Energy Resources

Comments and Questions are:

It is hoped that there will be a fulsome EIR report with respect to this Category including the analysis of Project related impacts to the energy resources during both construction activities AND operation.

What about the impacts of off-sight improvements that will be necessary ?

It is also hoped that there will be details provided as to where the energy for this project will come from - noting that the N of P states the following: "The project site, located at the southwest corner of Avenue 58 and Madison Street, lies within the service area boundaries of Imperial Irrigation District (IID) for electricity and Southern California Gas Company for natural gas". Will the Wave Pool require natural gas to heat it in the winter ?

On the matter of energy, desert residents are routinely asked to conserve energy. There have been rolling blackouts periodically in So Cal to accommodate extreme energy requirements. What kind of energy load will this Project - both during construction and operationally - put on So. La Quinta residents ? It is extremely difficult to find this information out due likely to proprietary constraints.

In other words, it is known that the existing infrastructure is capable of supporting the additional loads?

Who will pay for the upgrades identified in the N of P stated here: "... the project will be required to install an off-site transformer bank at an existing IID substation located at 81600 Avenue 58 as part of proposed upgrades. Construction for the conduits and line extension would occur in the existing right-of-way." .

F. EIR Category - Geology and Soils

The following is stated in the N of P..

... A site-specific Geotechnical Investigation is required for the project property, to investigate the geotechnical and soil conditions at the site.

*... The project site is not located within an Alquist-Priolo fault zone. However, seismic activity that may occur on either the San Andreas fault zone (approximately 7.75 miles northeast of the project site), or San Jacinto fault zone (approximately 14 miles southwest of the project site) **could result in severe ground shaking***

as PER: Excerpts From the Zoom Scoping Meeting of March 30, 2021 ...

It is common practice that a geotechnical investigation is performed by a Professional Engineer prior to development plans proceeding for a project. The purpose of the geotechnical investigation is to determine the nature and condition of the existing subsoils and to determine if they are suitable for the proposed development. It is surprising that we are speaking of a project significantly progressed in its planning stage without having a geotechnical investigation performed to determine if the site is even suitable from a soils perspective for the proposed use.

The city's own La Quinta 35 Document provides information that indicates that the proposed development will be situated on comparatively young Alluvial soils that have a moderate to high liquefaction potential. The document also states that liquefaction can occur during seismic events or from ground vibrations of relatively long duration with an intensity over 0.2g." <https://www.laquintaca.gov/home/showpublisheddocument?id=33565>

This document also states that this site will be adversely affected by liquefaction by a seismic event on the San Andreas or San Jacinto fault line. Additionally, there are two currently inactive rock faults adjacent to the proposed wave park's location which may also come into play. Has there been any consideration given to the energy induced in the ground by repetitive wave action and vibration from the wave generation equipment ?

The alluvial soils in the Coachella Valley have a long history of subsidence as they are a relatively young deposits, particularly near the base of mountains where fluvial deposits may also exist. The wave park may trigger localized subsidence of these weak deposits by the constant energy release from the waves.

What steps will be taken to ensure that the wave park does not permit seepage of water into the ground? Any loss of water into the ground will create a perched groundwater conditions which will only exacerbate the liquefaction potential of the soil and may induce localized settlements or subsidence.

If there is water seepage into the ground, an assessment of the impact the seepage may have on the subsidence of adjacent structures and communities is necessary.

The US Forest Service has published a document entitled “Don’t bust the biological soil crust: Preserving and restoring an important desert resource”. This document describes the vital importance of the biological soil crust in arid areas in preventing soil erosion and creating an ecosystem for the desert flora and fauna to establish. What impact will the development have on the soil crust and what steps will the Developer take to prevent irreversible damage to this vital ecosystem?

What is most concerning to me is the phrase from the above - “It is surprising that we are speaking of a project significantly progressed in its planning stage without having a geotechnical investigation performed to determine if the site is even suitable from a soils perspective for the proposed use”. The Developer purchased this property - was this an afterthought that a Surf Resort with a Wave Pool be placed here ? Perhaps like what happened in Florida ? <https://www.floridatoday.com/story/news/local/2019/05/31/plans-sink-wsls-kelly-slater-designed-wave-pool-florida-surfers/1298225001/>

I look forward to the results of the site-specific Geotechnical Investigation.

G. EIR Category - Hazards and Hazardous Materials

The following is stated in the N of P...

*... “Implementation of the project would facilitate new growth and development throughout the project area. Resort, commercial, residential, and recreational developments would result in an increased population of residents and non-residents **that would have both the potential to be susceptible to hazards, and to utilize hazardous materials**”*

Comments and Questions are:

It is expected that a fulsome EIR analysis will be performed regarding the Project-related impacts to the transport, use, or disposal of hazardous materials, and the release of hazardous materials into the environment that can impact the environment, people and wildlife, both during construction and operation.

It has not been made public what hazardous materials WILL be used in the operational aspect of the Project. For example, what chemicals will be used to keep the water clean in the wave pool ?

Will a workplace Hazard Assessment(s) as per OSHA be performed and the results made public ? ... The gentleman who spoke at the Scoping meeting indicated that there will be a review of potential safety concerns for construction workers with respect to hazardous materials, amongst other concerns, at the Project workplace.

Additionally, will potential biological hazards to the public be addressed and assessed for ? <https://people.com/health/man-dies-brain-eating-parasite-swimming-wave-pool/>

Will there be information in the EIR regarding the implementation of an emergency response or evacuation plan due to inadvertent hazardous material release.?

H. EIR Category - Hydrology and Water Quality

The following is stated in the N of P...

... The EIR analysis will consider how the flood protection solutions will be incorporated into the site design, storm drain infrastructure, and water quality management practices in relation to the applicable regulatory standards that apply during construction and operation of the proposed development.

... The EIR will analyze the project's site design measures to prevent interference with existing groundwater recharge facilities located south of the project.

Comments and Questions are

To make sure that my comments were reasonable in the context of an EIR, I am using this definition of "Hydrology" from Wikipedia. ... is the scientific study of the movement, distribution, and management of water on Earth... and other planets, including the water cycle, water resources, and environmental watershed sustainability"

While I will not attempt to address all details that relate to Hydrology (which I understand could include Water Conservation Measures; you will remember that I made a presentation at the Scoping Meeting on this topic), I would like to ask this question please...

Since the Developer continually asserts that the "Project will use less water than a golf course"....

Can the EIR please address this statement and its ramifications please ?

Based on information received regarding water evaporation at the Kelly Slater Surf Park in LeMoore California, I and other residents are concerned that the water consumption for this new Wave pool has been significantly underestimated by the Coachella Valley Water District.

This is of great concern during a California Drought, considering the Coachella Valley is in the process of approving four Surf Parks and has relied on the same information.

AS PER: Excerpts From the Zoom Scoping Meeting of March 30, 2021 ...The majority of the drinking water consumed by the residents of the Coachella Valley is from the underground aquifer. Water for irrigation primarily comes from the Colorado River. The aquifer is recharged by a canal bringing water from the north and then introducing it into the aquifer just to the south of the site's proposed location... How will the aquifer be impacted considering as well that the N of P states that" the source of the water for the project is from two wells proposed for the site". Can the EIR please address the impact of TWO wells.

Can the EIR please comment on the environmental effects on the residential communities surrounding it, in the event of a flooding of the contents of the Wave Basin due to seismic activity ?... considering the following information below in small font :

With respect to a potential flooding event from the Wave Pool in the event of seismic activity, there are possible insurance issues to all residential communities' residents... If there was an earthquake and a flood resulted from this Project, I have been provided the following information ... "Earthquake policy would cover only earthquake damage. In the scenario where there is an earthquake followed by a flood you would need flood coverage as well. The standard NFIP flood policy provides 250k for the dwelling and 100k for contents.. the cost around \$500 annually. There could be liability on the water park and City of La Q if water escaped from there and damaged neighbouring homes... " .

Where would the discarded water from the water basin go ? - is it of a quality that it could be “recycled” for use elsewhere ?

I. EIR Category - Land Use Planning

The following is stated in the N of P...

... the N of P states The surrounding developments are gated and operate separately from each other. The proposed project occurs on vacant land, and will not impact operation of surrounding residential projects, currently or in the future, and development of the proposed project will not divide an established community.

Questions and Comments are as follow:

While an EIR assessment of this particular category “Land Use Planning” may not be planned for, I wish to be on record that I strongly object to this broad statement above in the N of P which is highlighted in yellow.

There are indeed many environmental impacts as a result of this Project - related to both construction and the operation - on the surrounding residential communities as a result of zoning changes that are ALL outlined with in this document including aesthetics, noise, circulation / traffic, drain emergency services and public utilities etc.

Also, just because an established community is “not divided”, does not mean that there is no impact to the surrounding residential projects - now or in the future.

J. EIR Category - Noise

The following is stated in the N of P...

... “The proposed project is consistent with the City’s residential and resort character.”, and that

... A project-specific noise impact analysis will be prepared.

... Potential impacts of noise associated with project construction and operation will be analyzed and addressed in the EIR ... Additionally, project-generated groundborne vibration and groundborne noise levels will also be analyzed in the EIR

Comments and Questions are:

NOISE is one of my and my fellow residents’ greatest concerns and its impact on the residential neighbourhoods that surround the proposed Project MUST please be considered in a fulsome manner in the EIR.

With respect, I fail to understand the comment highlighted above from the N of P as to how this Project is “consistent with the City’s residential and resort character” ...

How has that determination been made ?

There are no other operational surf/wave parks to compare it to and I seriously doubt that this can be compared to say, for instance, the “La Quinta Resort “both in terms of the ambient air noise and noise that is generated by the people and the activities that take place there. <https://www.laquintaresort.com>

Interestingly, and perhaps as an aside, when one goes online to view wave pool videos, there is never any operational sound, only visuals. That seems consistent with a lot of noise being generated by the waves and possible vibration - so that the speakers are essentially drowned out.

I am very concerned about how a noise analysis will accurately capture the sound of the actual wave basin itself. Even if one was to visit another surf/wave complex, this Project purports to be different - "bigger and better". The noise generated could be unique to this location in that many experts feel that Coral Mountain acts to amplify noise. For example, local residents who are not even that close by, report hearing hikers speaking. What impact will the mountains have on directing the operational noise back towards the existing communities ? Will the mountains act like a "bandshell" and exacerbate this ?

Compound this with all of the additional noise that will come from a theme-park setting like this; noise will be generated by the guests and those who partake in the other activities being offered up.

The "noise categories" as per the analysis for the EIR and their impact on the surrounding residential communities must please include reference to the following:

1. The construction noise associated with the actual construction of the wave basin itself. This will not be your average residential development - where houses and a golf club will be built. This is a massive construction project.
2. The noise from "Special Events" : As addressed prior, at least 4 are proposed - perhaps there may be more? These Special Events will include portions that will likely be broadcast on major networks or filmed. What will be required for filming or broadcasting ; for example, will there be helicopters circling the area with negative impacts on the residential communities that surround the Project ?
3. The day to day operational noise: In addition to the waves "crashing(?) " at the Project, there will /could be:

Surface water craft used in the day to day operation of the wave pool - jet skis constantly in use.

Loudspeaker systems used to announce the waves - "EVERY THREE MINUTES - ALL DAY EVERY DAY" ... when the wave pool is active - which will be be from 7 AM - 10 PM.

Music playing continuously ?

Noise from a Jumbotron? It's been said that that a Jumbotron will be installed. If so, will its picture be accompanied by commentary? How loud with this commentary be? During what hours ?

Various numbers and types of sound generating equipment will be used to generate the waves i.e. noise from the Hydrofoils as per the following which copied off the Lemoore Wave Park website: "The 100 ton hydrofoils run down a track with the help of more than 150 truck tires at around 18 miles per hour" . This wave pool is BIGGER than that at Lemoore. What will the impact of this be?

Noise from other recreational activities ? - what would this be ?

To summarize ...

Will there be a CUMULATIVE noise analysis performed that will look at all of the above, particularly the impact of those point in (3. above, and 2. and 3 above) , that is,

When Operational (3.), and

When both Operational AND when Special Events (2.and 3.) are taking place.

In other words, how will all of the noise together in the worst case scenarios impact the surrounding residential areas?- particularly when there is the potential to echo off of Coral Mountain.

It is also hoped that operational aspects during both day and evening hours will be considered as part of a comprehensive noise study.

In addition to the noise that will be generated when Operational, the proposed Project sub phase development is another important consideration. Residents of surrounding communities could be subject to construction noise over the course of many years, should this Project be approved as proposed. If sub phase development is approved, there will be times that we will be required to endure BOTH construction and operational noise.

We wish to state emphatically in conclusion that the NOISE impacts will be considerable and negative in terms of impact to the residential communities that surround it.

FYI, The City of La Quinta has published a document entitled "La Quinta 2035 General Plan Environmental Hazards" and includes NOISE in that category. This document states the following:..."Careful consideration of each future project will be required to assure that compatibility is maintained. The City's ongoing efforts to preserve the quality of life for all its residents, present and future, must include the protection of a quiet noise environment"

K. EIR Category - Population and Housing

For the record, and acknowledging that Population and Housing will not be considered in the EIR...

The following two statements are made in the N of P ... and I believe that they contradict each other:

Under PUBLIC SERVICES (CATEGORY FOLLOWS NEXT) it says the following "Implementation of the proposed project WILL increase the permanent population which could have an impact on the City's public services";

YET IN THIS POPULATION AND HOUSING SECTION, it says: "The project is not anticipated to result in an indirect growth inducing impact because the existing infrastructure has been sized to accommodate long term growth"

I believe that there is some merit to addressing this inconsistency for the purpose of ongoing accurate communications.

L. EIR Category - Public Services

Comments and Questions are:

Will this Category in the EIR address required burdens due to the following which are necessary:

Law enforcement and emergency response personnel

Vehicles and supplies

Infrastructure, including buildings

Will the budget be studied - now or later?

Are the local medical emergency facilities prepared to potential increased usage and associated types of common injuries

M. EIR Category - Recreation

For the record, and acknowledging that Recreation will not be considered in the EIR ...

Comments and Questions are:

There is a concern here that I wish to register for the record ... as per CEQA checklist (b) and the N of P, this Project **DOES** include recreational **facilities** which **COULD** likely have an adverse physical effect on the environment, (particularly the water in the wave pool / basin).

Other proposed activities include “hiking, biking and ropes courses”. Will these have the potential to damage Coral Mountain and its terrain, as well as its paleontological and archeological amenities. For example, could this Project damage the “Ancient Coral Reef” - either during construction or during its operation.

Why was the decision made the decision to exclude this EIR Category: RECREATION from the EIR ?

N. EIR Category - Transportation (including traffic)

The following is stated in the N of P...

... the City is ... preparing a traffic impact analysis, vehicle miles traveled analysis, and Hazard Assessment”

*... The project will generate trips associated with residential, commercial and resort development, **which could impact the City’s circulation system.***

*... In addition, the project includes **special events at the wave basin facility which would result in increases in trip generation during short periods of time.***

Comments and Questions are:

TRAFFIC is one of my and my fellow residents’ greatest concerns and its impact on the residential neighbourhoods that surround the proposed Project **MUST** please be considered in a fulsome manner.

Undoubtedly, we will see and be subject to an increase in traffic as would be expected to occur when a commercial venture is “inserted” into what was originally zoned as a residential area.

Some questions and concerns at this time are listed here and undoubtedly more will present as we receive more information:

1. Does the developer intend to use the main roadway and entrance into the development as the main thoroughfare for construction vehicles and equipment, resulting in disruption to the local residents and traffic patterns throughout the area ?
2. The main entrance into the Surf Park development is only from the south-bound lanes of Madison, south of the intersection of 58th Street. How does the developer plan to allow vehicles to egress when there is a landscaped median preventing exiting in a north-bound direction? Will this require vehicles to perform a U-turn at the intersection of Madison and 60th Street? If the developer plans on modifying the median to allow this turn in the north-bound direction, how is this feat accomplished so close to the intersection? Will the 58th Street and Madison intersection require a signal system in all directions?
3. We have no public transportation in this area ... what is the impact of this on the traffic impact analysis ?
4. Because of the sub-phase development proposal we will have increased construction traffic for YEARS
5. Who will pay for these modifications ?
6. Can the Project provide adequate parking and other needs for all planned activities, including Special events on site; if not, why would this be acceptable ?

O. EIR Category - Utilities and Service Systems

The following is stated in the N of P...

*... The development of the proposed Coral Mountain Resort project **would** increase the demand for utilities in the City. The service, location, timing and construction of on- and off-site improvements required for all utilities will be included in the EIR analysis.*

*... The project will require **two well sites** to adequately serve the site.*

The EIR and DRAFT EIR will address the following:

... The City determined that the proposed project requires the preparation and approval of a

Water Supply Assessment and Water Supply Verification

*... The **well sites** will be located within the project's existing footprint and will be analyzed in*

the EIR.

*... **stormwater management** (linked to Hydrology and Water Quality Section of EIR)*

... The service, location, timing and construction of on- and off-site improvements required for all utilities will be included in the EIR analysis.

... Project design features and mitigation measures during construction and operation would be identified in the Draft EIR.

Comments and Questions are:

It is hoped that the EIR will be fulsome and address the following:

1. That there is and can be sufficient capacity in the current or expanded utility network to accommodate the additional load placed by this Project - during Construction and when Operational - including anticipated sub-phase loads.
2. Is it possible or anticipated that there will be further “incremental” infrastructure required for adequate utility delivery ? In other words, the Developer wants to develop in sub phases - do we need to incrementally add on to existing utilities network. This could be expensive so who will pay for this ?
3. What happens if the resort is not completed or not fully developed and we have bought and paid for all of this ?

P. EIR Category - Mandatory Findings of Significance

Although this Category is not addressed in the N of P, it is referenced in the CEQA Appendix G Checklist.

I will close my comments and questions with the following: In my opinion, I believe that this PROJECT has impacts that may be viewed as individually limited, but when one stands back and assesses, these are cumulatively considerable.

There is no other Project like this in our desert to currently compare to.

In my opinion, there are many potential environmental effects that could adversely affect the residents of the communities around it; many of which I have provided my opinion on in the foregoing document.

I am emphatically NOT in favour of this Project with its proposed entitlement changes as well as the potential and identified environmental impacts laid out herein.

Thank you very much for your consideration of my comments.

Diane Rebryna,

60149 Honeysuckle Street

La Quinta, CA 92253

1 (403) 870 2109

Subject: Water Park Objection

Date: Saturday, March 20, 2021 at 1:46:47 PM Pacific Daylight Time

From: Sharisse Rehring

To: consultingplanner@laquintaca.gov

Dear Ms Nicole Sauviat Criste

We are owners and residents of the Andalusia community and both have deep concerns about the planned water park and want to voice the following objections, shared by many in our community. We would like this to remain a low impact residential area and feel this high impact commercial plan is extraordinarily disruptive to our community:

1. Light pollution. This tract is in one of the last unspoiled areas of La Quinta where total darkness survives and our Andalusian observation of the beautiful desert night sky is uncompromised. This project proposes the installation of 80 ft high light poles all along the wave trench to allow for nighttime commercial activity which will likely completely obliterate the night sky. The area where the poles will sit is already about 20ft higher than Andalusia, which increases the likelihood that the emitted light will shine straight into our development. All desert cities have specific and strict rules on light pollution, so how come this can be tolerated by the city planners? And make no mistake, this will be 7 days per week all year long.
2. Traffic and visual pollution. This tract was zoned to be a low density residential area (with full golf) and this new proposal will create substantial additional traffic to/from a full fledged commercial sports complex, hotel, multiple restaurants and higher density residential housing (up to 600 units – many likely short term rentals). The hotel, which was originally presented as two story maximum, is now planned as 4-story and will obstruct view of Coral Mountain from pretty much every residence with that view. Traffic on Madison will increase by many hundreds of vehicles.
3. Noise pollution. The proposed wave equipment generates substantial and constant noise (minimum 75 decibels) that will travel far in the desert and is pretty much as if you are living next to a busy freeway. The developers admit that the wave operation will involve loudspeaker announcement of every wave. Noise pollution should be investigated more vigorously than stated in section 4.2.12.
4. Seismic disturbance. The proposed wave equipment by its very nature generates vibration (not to mention the additional seismic disturbance generated by the resulting wave crashing) which will easily travel long distances in the loose desert soil. Pool and jacuzzi leaks for the neighboring properties will not be far behind. Seismic disturbance should be investigated more vigorously than stated in section 4.2.12.
5. Quality of life reduction. The hours of operation of this facility have been insufficiently clarified but there is a distinct impression the wave operation may be started as early as 6 in the morning and go well into the night? This should be considered unacceptable in a once peaceful residential area. It totally ignores the original zoning intent for this tract. The zoning change request should be more thoroughly investigated and the change to commercial should be opposed.

Sharisse and Thomas Rehring
81585 Ronda
La Quinta 92253
720-218-3480 //303-888-1998

Ms Nicole Sauviat Criste,
Consulting Planner,
City of La Quinta,
78-495 Calle Tampico,
La Quinta, Ca. 92253,

Sent via Email
consultingplanner@laquintaca.gov

Dear Ms. Sauviat Criste:

I am the owner of a single-family home, 81-357 Andalusia Drive, in the Andalusia at Coral Mountain community.

I am writing today to express my deep concern about the proposed amendments to the Coral Mountain Resort proposed development near my home. This project will undoubtedly destroy the natural beauty of the Coral Mountains that draw so many visitors to our beautiful city and will have detrimental environmental and economic impacts to the areas surrounding the project. This project does not serve ANY of the goals that are listed in the "Notice of Preparation.

The first goal listed is "To implement a plan that recognizes and responds to the natural and aesthetic character of the property." There is nothing about a man-made surf park and resort that is natural to the aesthetic of desert mountains.

The property in question is zoned for low-density single homes with a golf course. As seen throughout the Coachella Valley, low-density homes and golf courses can be designed to have a natural aesthetic that complements the nature surrounding them. However, the proposed development of the property in question has no ability to "respond to the natural and aesthetic character of the property", as surfing, 80 foot high light towers, loud public announcement speakers, and four story hotels are wholly unnatural to desert regions.

The City of La Quinta should be focused on preserving the immense natural beauty that surrounds it. Instead, the City is ramming through a large development project that is not natural to its environment, nor will it serve any of the city's existing residents. This project will be extremely disruptive to the environment and to city residents. Loud noises after sunset, 8-story high light towers, and vibrations from the wave pool itself will completely ruin the entire environment that have drawn so many residents and tourists alike to the area; not to mention the enormous potential damage, both real and economic, to properties surrounding this proposed project.

This project should be wholly rejected, and the property in question should be developed as it is currently zoned.

Sincerely,

Lisa Reinhard

Subject: proposed wave park across from Andalusia golf Community
Date: Monday, March 29, 2021 at 12:22:04 PM Pacific Daylight Time
From: Mike Riley
To: consultingplanner@laquintaca.gov
Attachments: image001.jpg

Ms Nicole Sauviat Criste, Consulting Planner, City of La Quinta-

Please review this project plan with these issues that relate to us in our community across the street.

Following also a short summary of issues:

1. Light pollution. This tract is in one of the last unspoiled areas of La Quinta where total darkness survives and our Andalusian observation of the beautiful desert night sky is uncompromised. This project proposes the installation of 80 ft high light poles all along the wave trench to allow for nighttime commercial activity which will likely completely obliterate the night sky. The area where the poles will sit is already about 20ft higher than Andalusia, which increases the likelihood that the emitted light will shine straight into our development. All desert cities have specific and strict rules on light pollution, so how come this can be tolerated by the city planners? And make no mistake, this will be 7 days per week all year long.
2. Traffic and visual pollution. This tract was zoned to be a low density residential area (with full golf) and this new proposal will create substantial additional traffic to/from a full fledged commercial sports complex, hotel, multiple restaurants and higher density residential housing (up to 600 units – many likely short term rentals). The hotel, which was originally presented as two story maximum, is now planned as 4-story and will obstruct view of Coral Mountain from pretty much every residence with that view. Traffic on Madison will increase by many hundreds of vehicles.
3. Noise pollution. The proposed wave equipment generates substantial and constant noise (minimum 75 decibels) that will travel far in the desert and is pretty much as if you are living next to a busy freeway. The developers admit that the wave operation will involve loudspeaker announcement of every wave. Noise pollution should be investigated more vigorously than stated in section 4.2.12.
4. Seismic disturbance. The proposed wave equipment by its very nature generates vibration (not to mention the additional seismic disturbance generated by the resulting wave crashing) which will easily travel long distances in the loose desert soil. Pool and jacuzzi leaks for the neighboring properties will not be far behind. Seismic disturbance should be investigated more vigorously than stated in section 4.2.12.
5. Quality of life reduction. The hours of operation of this facility have been insufficiently clarified but there is a distinct impression the wave operation may be started as early as 6 in the morning and go well into the night? This should be considered unacceptable in a once peaceful residential area where the only disturbance might be an errand golf ball. It totally ignores the original zoning intent for this tract. The zoning change request should be more thoroughly investigated and the change to commercial should be opposed.

Thanks for taking the time to read this request for help. We hope you will join us in ensuring our way of life at Andalusia is not negatively impacted, not to mention the value of our properties.

Mike and Tracy Riley
58475 Carmona
La Quinta
909-208-5065

Mike Riley



(909)981-6110 Fax (909)982-7599
1800 W. 11th St. Unit C, Upland, Ca 91786
www.rileyelectricinc.com

Subject: Wave park Development

Date: Monday, March 15, 2021 at 1:20:06 PM Pacific Daylight Time

From: Isabel Roberts

To: consultingplanner@laquintaca.gov

Ms Nicole Sauviat Criste

Hi Ms Criste:

I usually don't write letters to persons making decisions for new projects coming into our community. I always assume the people in charge have our best interest in mind when making decisions that have an impact on so many. BUT this time I feel it is so important that you hear from us, the community of many that will negatively affected by this Wave Park Development. A project like this will have such a catastrophic affect on so many levels, for the residents, the environment, for our way of life, it can not happen. I won't go into the long list of how it would affect everyone, I'm sure you know.

All I ask is that you please dig deep in your heart, and realize how much is at risk here in this beautiful desert we call La Quinta!

Thank you,
Isabel Roberts
Trilogy

Sent from my iPad

Subject: proposed Coral Mountain zoning Change

Date: Thursday, March 18, 2021 at 12:55:45 PM Pacific Daylight Time

From: farhoco@aol.com

To: consultingplanner@laquintaca.gov

our names are Frank & Sandy Rossi and we reside at 79500- Tom Fazio Ln N. in the Quarry development in La Quinta. We have been at this address for 16 years and prior to then for 25 years we owned a residence on Coachella Drive in the La Quinta CC. I guess one could say we have shown a long term commitment to La Quinta. During our years in La Quinta we have been very satisfied with the way city leaders have operated to respect the interests of residents, guests, and visitors.

We are writing to you to express our very grave concern for the proposed zoning change at the Coral mountain development from low density residential to Resort, Commercial. This change would not at all be compatible with the low density surrounding neighborhood or and the natural flow of the desert floor environment to the slopes of the Santa Rosa Mountains.

At one point, the management of this proposed project represented they planned this to be a high end residential community compatible with surrounding properties, but now appears to be morphing into a short term rental , commercial proposition

From what we understand of the project, there is nothing but negatives (noise, air, traffic light and multiple pollution factors) that would affect the Quarry and other surrounding properties. This project would in no way be compatible with the Coral Mountain location.

We could go on and on with a litany of concerns about the negative impact on our property and enjoyment of the serenity it provides, but our main point to you is to express our strong opposition to the proposed zoning change and proposed project at Coral mountain.

Frank Rossi is our contact person at 760-564-8630. We appreciate your consideration of our viewpoint as we have no desire to have to think about a change of residence, but if this project is approved and proceeds forward we believe it is a consideration we will have to make.

Thank you for taking the time to carefully consider our views on this matter.

Sincerely Frank & Sandy Rossi

Subject: As residents of Andalusia Country Club, we oppose current Wave Park plans
Date: Saturday, March 20, 2021 at 11:15:03 AM Pacific Daylight Time
From: Rick Roth
To: consultingplanner@laquintaca.gov

Ms Nicole Sauviat Criste
Consulting Planner, City of La Quinta,
78-495 Calle Tampico, La Quinta, Ca. 92253

Dear Ms. Criste,

We attended a briefing on the project last year provided by the developer and followed by a walk-through. They have apparently done a bait-and-switch. We were told that the planned hotel would be a maximum of 25 feet high and would not impede our views of Coral Mountain. We were not informed about 80' high light towers that would destroy the dark night skies. Nor were we told about constant noise from loudspeakers announcing each arriving wave or any plans for large crowd events. In short, we were told the property would be for residents only and would not disturb our existing residential neighborhood, quiet, or dark night skies.

We oppose a zoning change from low impact residential to high impact commercial use. How does this occur with clear negative impacts on the existing neighbors? We anticipate incurring losses from reductions in our quality of life, reduced property value, and increases in noise, traffic and light pollution. Those were the essential objectives that made us purchase our home in this part of La Quinta.

Thank you for your attention to these concerns,

Rick and Suzanne Roth
58002 Aracena
760-564-8499 home
650-817-5009 Rick mobile

RECEIVED

MAR 19 2021

CITY OF LA QUINTA
DESIGN AND DEVELOPMENT DEPARTMENT

• Ms. Nicole Sauviat Criste
Consulting Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

March 14, 2021

I am writing today as a Trilogy La Quinta resident to voice my opposition to the proposed Coral Mountain Wave Park Resort development in La Quinta. Below is the summary of the development as presented by Meriwether Development, published press releases, and local newspaper articles:

Coral Mountain Wave Park Resort will be a mega resort for over 4,800 overnight tourists, with a 17- Acre Wave Pool as the main attraction.

1. The Coral Mountain Resort will not be a residential neighborhood **as it is currently zoned**. It instead will be a high energy Resort containing a 600+ person occupancy hotel complete with restaurants, bars, and entertainment all available on a per night basis.
2. The 600 "Dwelling Units" with unlimited number of bedrooms & bathrooms available for overnight rental, could easily have 4 bedrooms, allowing 8 guests per unit. 600 Units x 8 people= 4,800 people potentially staying in the Units. All units are available on an overnight Basis the same as the Hotel. The people coming to Coral Mountain are Vacationers, not Residents.
3. The Wave Park Coral Mountain will not be a Residential Neighborhood. This will be a commercial Resort with The Wave Park as the main feature.
4. The Wave Pool will cover 17 acres, a length of 2,600 feet, needing 18 million gallons of water to work. The Wave Pool water evaporation rate is 30,000 to 180,000 gallons of water daily. Plans include stadium bleacher seating on each long side, and many 80' tall stadium- style lighting towers for Night Surfing. **Land subsidence from depletion of our water table is a significant issue. Taking water from Lake Mead and the Colorado River is an ethically and environmentally reprehensible and unacceptable solution that we have already implemented to refill our water table. Now we want to plan to take more harmful measures by implementing the Wave Park?**
5. Plans have the Wave Pool running 365 days a year from 7 am to 7 pm (some newspaper articles have stated it will run nightly until 10 pm) for the 4,800 tourists staying at the hotel or in a dwelling unit.
6. Loudspeakers projecting above The Wave Pool in all directions are needed for the Wave Pool Announcer to call the 30 second countdown for every single wave with up to 12 waves per hour. The surfer needs to be alerted for the coming Wave, as there is no Ocean to watch or feel until "the big one" comes. A Wave is manufactured every 5 to 6 minutes. The noise level of the Wave crashing has been measured at 75 decibels at Kelly Slater Surf Ranch. This noise level is comparable to the sound of cars traveling on a busy interstate highway. The

generators creating the waves will be running non-stop, every day.

7. Plans include Music Stages for Entertainment at each end of The Wave Pool, and other locations in the Resort.

8. In addition to the Wave Pool, there will be more artificial lagoons and lakes for E-Foiling (a motorized hydrofoil paddle board that you stand on, not lie on) and Stand -Up paddle boarding.

9. Concrete sports parks for the Bike park with pump tracks for skateboarding, BMX, and mountain bikes – all with stadium style light towers. **So much for La Quinta's magical views and atmosphere.**

10. Coral Mountain Resort has requested 16 days and nights for Special Events. 16 days is more days than Coachella Fest and Stagecoach combined! To make matters worse, the 16 days are spread out over four 4- day long weekends. Set up and take down for each Special Event Weekend will easily add another 32 days of high traffic conditions.

11. The 80' tall stadium style light towers illuminating The Wave Pool, swimming pools, Skateboard Park, BMX Track, other Sports Courts, acres of parking lots, streets, and 117,000 square feet of Commercial Buildings will be lit inside and out. The spill lighting will affect the surrounding community. No more dark skies....**What has happened to La Quinta's anti-light pollution stance?**

12. The approval of this project will permanently bring light pollution, noise, and traffic. There will be permanent and on-going noise from the wave generators, breaking waves, the lodgers, guests, loudspeakers and entertainment venues on-site every day until late in the evening.

13. Heavy Construction equipment will be working at 85 decibels or more, non-stop all day long, for the next 10-20 years- (according to Coral Mountain developers own projection). Property values cannot be sustained with the long term pollution, noise, and traffic of the Wave Park. **Lower property values will lower property taxes and La Quinta's financial health.**

14. The project will scrape away every inch of "biocrust", creating the need for even more Water Trucks to keep the dust down. "Biocrust" "is to the Desert what "Tundra"

is to the high elevations. Both tundra and biocrust take many hundreds of years to replace once damaged. Think of the impact on the Deserts already questionable water supply as just 2 years ago we were asked to dramatically cut back on water usage. Demands for water will only increase in future years.

15. This project will forever mar the stunning natural topography of the area, forever erasing the absolute silent evenings and dark skies enjoyed currently by all residents of the area.

This Coral Mountain Resort project does not have any of the characteristics of the surrounding low- density up-scale residential neighborhoods. This is a Mega Resort, not a residential neighborhood. **This type of development is completely not compatible with any of the surrounding neighborhoods for miles in every direction.**

City Planners and City Counsel Members, ask yourself, would you want to live next door to a Water Sports-Themed Amusement Park with 80 foot high stadium

lighting, noise from concert venues, BMX motor bike racing, and wave machines and traffic 24/7?

The approval of the proposed Coral Mountain Wave Park Amusement Park style Resort will permanently cause the irreplaceable loss of the peaceful, quiet, serene atmosphere that this part of La Quinta is renowned for. Allowing this extremely large Tourist/Commercial Resort into our quiet low-density residential, golf-oriented neighborhoods, will negatively affect every Homeowner for miles around. There will be no coming back. The value of our homes and the quality of life of living and being in the "Quite Zone" of La Quinta will be forever degraded. I urge the City of La Quinta NOT to change the zoning **from the current designation Low-Density Residential w/ 18-hole golf** course to TOURIST/COMMERCIAL . I urge you not to allow Short Term Vacation Rentals (STVR) and the problems that accompany them.

This proposed Coral Mountain Wave Park Resort is exactly the WRONG type of develop for this location. You are literally planning to drop a tourist amusement park resort in the middle of a quiet residential zone. Please do not allow this project to move forward.

Sincerely,

Trilogy Resident
Richard Rous
60562 White Sage Dr
La Quinta, CA 92253
rrous221@yahoo.com

Subject: Objection to Coral Mountain Wave Park Development

Date: Sunday, March 14, 2021 at 4:48:45 PM Pacific Daylight Time

From: Robert Runge

To: consultingplanner@laquintaca.gov

CC: bobrunge@gmail.com

Ms. Nicole Sauviat Criste

Consulting Planner

City of La Quinta

78-495 Calle Tampico

La Quinta, CA 92253

March 14, 2021

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7. Plans include Music Stages for Entertainment at each end of The Wave Pool, and other locations in the Resort.

8. In addition to the Wave Pool, there will be more artificial lagoons and lakes for E-Foiling (a motorized hydrofoil paddle board that you stand on, not lie on) and Stand -Up paddle boarding.

9. Concrete sports parks for the Bike park with pump tracks for skateboarding, BMX, and mountain bikes – all with stadium style light towers.

10. Coral Mountain Resort has requested 16 days and nights for Special Events. 16 days is more days than Coachella Fest and Stagecoach combined! To make matters worse, the 16 days are spread out over four 4- day long weekends. Set up and take down for each Special Event Weekend will easily add another 32 days of high traffic conditions.

11. The 80' tall stadium style light towers illuminating The Wave Pool, swimming pools, Skateboard Park, BMX Track, other Sports Courts, acres of parking lots, streets, and 117,000 square feet of Commercial Buildings will be lit inside and out. The spill lighting will affect the surrounding community. No more dark skies.

12. The approval of this project will permanently bring light pollution, noise, and traffic. There will be permanent and on-going noise from the wave generators, breaking waves, the lodgers, guests, loudspeakers and entertainment venues on-site every day until late in the evening.

13. Heavy Construction equipment will be working at 85 decibels or more, non-stop all day long, for the next 10-20 years- (according to Coral Mountain developers own projection).

14. The project will scrape away every inch of "biocrust", creating the need for even more Water Trucks to keep the dust down. "Biocrust" "is to the Desert what "Tundra"

is to the high elevations. Both tundra and biocrust take many hundreds of years to replace once damaged. Think of the impact on the Deserts already questionable water supply as just 2 years ago we were asked to dramatically cut back on water usage. Demands for water will only increase in future years.

15. This project will forever mar the stunning natural topography of the area, forever erasing the absolute silent evenings and dark skies enjoyed currently by all residents of the area.

This Coral Mountain Resort project does not have any of the characteristics of the surrounding low- density up-scale residential neighborhoods. This is a Mega Resort, not a residential neighborhood. **This type of development is completely not compatible with any of the surrounding neighborhoods for miles in every direction.**

City Planners and City Counsel Members, ask yourself, would you want to live next door to a Water Sports-Themed Amusement Park with 80 foot high stadium lighting, noise from concert venues, BMX motor bike racing, and wave machines and traffic 24/7?

The approval of the proposed Coral Mountain Wave Park Amusement Park style Resort will permanently cause the irreplaceable loss of the peaceful, quiet, serene atmosphere that this part of La Quinta is renowned for. Allowing this extremely large Tourist/Commercial Resort into our quiet low- density residential, golf-oriented neighborhoods, will negatively affect every Homeowner for miles around. There will be no coming back. The value of our homes and the quality of life of living and being in the "Quite Zone" of La Quinta will be forever degraded.

I urge the City of La Quinta NOT to change the zoning **from the current designation Low-Density Residential w/ 18-hole golf** course to TOURIST/COMMERCIAL . I urge you not to allow Short Term Vacation Rentals (STVR) and the problems that accompany them.

This proposed Coral Mountain Wave Park Resort is exactly the WRONG type of develop for this location. You are literally planning to drop a tourist amusement park resort in the middle of a quiet residential zone. Please do not allow this project to move forward.

Sincerely,

Trilogy Homeowners

Robert and Nancy Runge

81555 Monarch Ct.

La Quinta, CA 92253

Subject: Coral Mountain Resort

Date: Sunday, March 21, 2021 at 1:57:02 PM Pacific Daylight Time

From: Al Russello

To: consultingplanner@laquintaca.gov

Dear Ms. Christe,

We are very concerned after reading the Coral Mountain Resort Notice of Preparation. When the developer presented the initial project to the homeowners at Andalusia, he indicated that it would be a low density high end residential community with a two story exclusive hotel and surf park. There was no mention of 80' light standards or the noise and vibration from the surf park. We purchased our home in Andalusia because we love the tranquility, peacefulness and uncongested traffic in our area. We knew that the Coral Mountain Resort site would eventually be developed, but assumed that development would be a low density golf community. We ask that you please thoroughly investigate all the issues that negatively impact the Andalusia community and do not change the current zoning to allow the Coral Mountain Resort and commercial development.

Thank you,

--

Al and Ann Russello

58420 Mijas

La Quinta, CA 92253

760.296.1322

russelloa@gmail.com

MICHAEL & PAULA SEIBEL
81671 ANDALUSIA,
LA QUINTA, CA 92253
MPSEIBEL@ME.COM
707-787 7242

22 March 2021

Ms. Nicole Sauviat Criste
Consulting Planner
City of La Quinta
La Quinta, CA 92253

Subj.: Notice of Preparation - Coral Mountain Resort

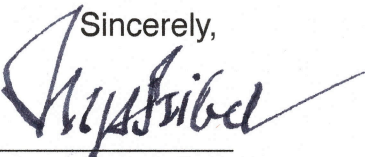
Dear Ms. Sauviat Criste;

We are permanent year-round residents in the Andalusia at Coral Mountain development. When we purchased our home in May of 2018 we purposely researched the environmental conditions in and around the Andalusia development by studying , among others, the then existing and approved *Andalusia Specific Plan*, in order to ascertain that our most important requirement for quiet and nature-connected living would be met.

The changes now under consideration, as set forth in the Notice of Preparation dated 17 February 2021, present in our view an unacceptably drastic change from the the original plan we relied upon on in 2018. We therefore wish **to place on record our objections** to the presented project in general, and to the specific entitlement applications: General Plan amendment (GPA 2019-0002; Zone Change (ZC2019-0004); Specific Plan Amendment to SP03-067; Specific Plan (SP2019-003); Tentative Tract Map (TTM 2019-0005) and the Site Development Plan.

All of these plans propose changes seemingly without any consideration given to environment and to nature. Currently beautiful and still relatively unobstructed views mountains and the night time sky would be largely destroyed by the hight of the proposed hotel and the lighting masts that are to serve the wave pool. An all-year close to 24/7 operation of the sporting facility would noticeably and substantially impact the very quiet atmosphere the neighboring residential areas currently enjoy. All residential communities along the more Southern blocks of both Madison and Monroe Streets would be subjected to a substantial increase in road traffic and suffer the associated increase in noise and air pollution, particularly during times of the apparently planned large events at the proposed site.

We respectfully request that the City of La Quinta **fully consider our objection(s)** when determining the scope of the Environmental Impact Report.

Sincerely,

Michael P. Seibel

Subject: Re: Coral Mountain Resort Project
Date: Thursday, April 1, 2021 at 12:34:25 PM Pacific Daylight Time
From: Michael P. Seibel
To: Consulting Planner

Dear Ms. Sauviat Criste;
Thank you for hosting that very interesting meeting last Tuesday.

One additional point for consideration in your EIR would be impact that the movement of construction equipment and material would have on the roads and the general environment around the proposed development site, specifically the massive amount of cement and gravel necessary to build the wave pool basin.
Please be so kind to **make sure that I will be on your department's mailing list for all future notifications** and publications concerning this project.
Best regards.

Michael P. Seibel
81671 Andalusia
La Quinta, CA 92253
mpseibel@me.com
(707) 787 7242

On Mar 23, 2021, at 4:42 PM, Consulting Planner <ConsultingPlanner@laquintaca.gov> wrote:

Mr. Seibel,

Thank you for your comments. They will be included in the EIR Notice of Preparation comments for the project.

We have added a Scoping Meeting on March 30 at 4 PM. I have attached the Notice, which includes instructions on receiving the Zoom link if you would like to participate. If you would like to watch the meeting but not speak, it will also be livestreamed on the City's website.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Michael P. Seibel <mpseibel@me.com>
Sent: Tuesday, March 23, 2021 2:26 PM
To: Consulting Planner <ConsultingPlanner@laquintaca.gov>
Subject: Coral Mountain Resort Project

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

Attn. Ms. Nicole Sauviat Criste
Consulting Planner
City of La Quinta, CA92253

Dear Ms. Sauviat Criste;

I would be very grateful if you could please acknowledge receipt of this email
and the attached letter, so that I can rest assured that I have met your extended deadline of 02
April 21 for this communication.
Thank you very much.

Michael P. Seibel

<Coral Mountain Resort Scoping Meeting Ad 3.17.21.pdf>

Subject: Coral Mountain

Date: Tuesday, March 9, 2021 at 9:34:44 AM Pacific Standard Time

From: Henry Siegel

To: consultingplanner@laquintaca.gov

Simply...

a zoning change to permit the proposed Coral Mountain development would be catastrophic not just to the residential nature of that area but also commercially, environmentally, culturally.
There are numerous areas in that part of the State that are more favorable to what is being considered.

Please exercise good judgement with regard to future generations going forward.

Thank you.

Henry Siegel
hjsiegel1@yahoo.com
303 435-7258

Subject: Proposed Wave Park Development - Coral Mountain Resort
Date: Thursday, March 25, 2021 at 1:01:19 PM Pacific Daylight Time
From: Caroline Simmons
To: consultingplanner@laquintaca.gov
CC: jrose@buchalter.com

Dear Ms. Criste:

My name is Caroline Rose Simmons. I own property at 59595 Seville, La Quinta in the Andalusia development. I've recently learned of the proposed Coral Mountain Resort project. In order for the City to approve this project it must approve a General Plan Amendment, a Zoning Amendment, and a Specific Plan Amendment, all of which materially vary and are in fact in direct conflict with the current General Plan Requirements and Zoning Plan Requirements for this area.

The material impacts that this development will have on our quiet residential community defies explanation. I am voicing my strongest objection to this project. Some of the project highlights that are of the most concern to me are the four story hotel which will block the view of the Santa Rosa Mountains to all residents at the Andalusia development, up to 600 new residential units, 80 foot high light towers along a length of about 8 football fields, and loud speakers at the wave park. This view, air, light, traffic, and noise pollution will materially affect the quality of life and create an ongoing public and private nuisance. The material impacts that this project will have simply cannot be mitigated.

I am copying my attorney on this e-mail and should this project be approved by the City I will file an action an action against the City of La Quinta. Please put me on any notices for any public hearings so that my attorney and I can be present.

Respectfully,

Caroline Simmons
CSimmons10s@aol.com

Subject: Wave Project

Date: Wednesday, March 10, 2021 at 11:59:14 AM Pacific Standard Time

From: Anne Smith

To: consultingplanner@laquintaca.gov

Hello,

My husband, Ron Smith, and I moved into our home in Trilogy, La Quinta last July of 2020. We love it here. We bought our home due to the beauty, the peace and quiet, the lovely dark sky at night, and an easy drive into town with light traffic.

We have just heard about the prospective Wave Theme Park to be built in the area adjacent to Trilogy, and are extremely alarmed by the thought that this development could be on our doorstep.

The thought of 10-20 years of construction ahead is unimaginable. All of the dust and noise and traffic on this pristine spot with fragile petroglyphs is horrifying.

Even more horrifying is the thought of hearing the wave machine going off 12 hours a day. Noise bounces and echoes off the rocks and mountains here already. I am a half mile away from the pickle ball court, and can easily hear the balls bouncing. Cannot *imagine* what the sound of an industrial water machine will do. It will be like living next to a freeway. A nightmare.

EVERYTHING about this project sounds WRONG for the area. I fear for our home equity, and if we are able, we will put our house on the market if the project is approved. If the land is developed at all, it should be as a high end residential community like current neighborhoods.

PLEASE, please, do not let this project go through!

Thank you for reading. Hoping our voices will be heard,

Anne and Ron Smith
61120 Topaz Drive
La Quinta, CA. 92253



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Subject: Objection to Coral Mountain Wave Park Development

Date: Monday, March 15, 2021 at 12:21:51 PM Pacific Daylight Time

From: Dave Smith

To: consultingplanner@laquintaca.gov

CC: levans@laquintaca.gov

Ms. Nicole Sauviat Criste,

I live in the Trilogy La Quinta community and have become aware of the Coral Mountain Wave Park Resort development in La Quinta that, I understand, may be discussed at the March 16th, 2021 La Quinta City Council Meeting.

One of my fellow residents has summarized the characteristics of this development as presented by Meriwether Development, published press releases, and local newspaper articles. These characteristics are included in the following comments:

Coral Mountain Wave Park Resort will be a mega resort for over 4,800 overnight tourists, with a 17- Acre Wave Pool as the main attraction.

1. The Coral Mountain Resort will not be a residential neighborhood as it is currently zoned. It instead will be a high energy Resort containing a 600+ person occupancy hotel complete with restaurants, bars, and entertainment all available on a per night basis.

2. The 600 "Dwelling Units" with unlimited number of bedrooms & bathrooms available for overnight rental, could easily have 4 bedrooms, allowing 8 guests per unit. 600 Units x 8 people= 4,800 people potentially staying in the Units. All units are available on an overnight Basis the same as the Hotel. The people coming to Coral Mountain are Vacationers, not Residents.

3. The Wave Park Coral Mountain will not be a Residential Neighborhood. This will be a commercial Resort with The Wave Park as the main feature.

4. The Wave Pool will cover 17 acres, a length of 2,600 feet, needing 18 million gallons of water to work. The Wave Pool water evaporation rate is 30,000 to 180,000 gallons of water daily. Plans include stadium bleacher seating on each long side, and many 80' tall stadium-style lighting towers for Night Surfing.

5. Plans have the Wave Pool running 365 days a year from 7 am to 7 pm (some newspaper articles have stated it will run nightly until 10 pm) for the 4,800 tourists staying at the hotel or in a dwelling unit.

6. Loudspeakers projecting above The Wave Pool in all directions are needed for the Wave Pool Announcer to call the 30 second countdown for every single wave with up to 12 waves per hour. The surfer needs to be alerted for the coming Wave, as there is no Ocean to watch or feel until "the big one" comes. A Wave is manufactured every 5 to 6 minutes. The noise level of the Wave crashing has been measured at 75 decibels at Kelly Slater Surf Ranch. This noise level is comparable to the sound of cars traveling on a busy interstate highway. The generators creating the waves will be running non-stop, every day.

7. Plans include Music Stages for Entertainment at each end of The Wave Pool, and other locations in the Resort.

8. In addition to the Wave Pool, there will be more artificial lagoons and lakes for E-Foiling (a motorized hydrofoil paddle board that you stand on, not lie on) and Stand -Up paddle boarding.

9. Concrete sports parks for the Bike park with pump tracks for skateboarding, BMX, and mountain bikes – all with stadium style light towers.

10. Coral Mountain Resort has requested 16 days and nights for Special Events. 16 days is more days than Coachella Fest and Stagecoach combined! To make matters worse, the 16 days are spread out over four 4- day long weekends. Set up and take down for each Special Event Weekend will easily add another 32 days of high traffic conditions.

11. The 80' tall stadium style light towers illuminating The Wave Pool, swimming pools, Skateboard Park, BMX Track, other Sports Courts, acres of parking lots, streets, and 117,000 square feet of Commercial Buildings will be lit inside and out. The spill lighting will affect the surrounding community. No more dark skies.

12. The approval of this project will permanently bring light pollution, noise, and traffic. There will be permanent and on-going noise from the wave generators, breaking waves, the lodgers, guests, loudspeakers and entertainment venues on-site every day until late in the evening.

13. Heavy Construction equipment will be working at 85 decibels or more, non-stop all day long, for the next 10-20 years- (according to Coral Mountain developers own projection).

14. The project will scrape away every inch of "biocrust", creating the need for even more Water Trucks to keep the dust down. "Biocrust" "is to the Desert what "Tundra" is to the high elevations. Both tundra and biocrust take many hundreds of years to replace once damaged. Think of the impact on the Deserts already questionable water supply as just 2 years ago we were asked to dramatically cut back on water usage. Demands for water will only increase in future years.

15. This project will forever mar the stunning natural topography of the area, forever erasing the absolute silent evenings and dark skies enjoyed currently by all residents of the area.

Please note that I oppose any Council action to change the zoning of the area involved from its current zoning as a Residential Neighborhood for the purpose of accommodating the development characterized above.

I have resided in this lovely city for over ten years and I would re-consider La Quinta as my permanent residence should a development like the above move forward.

I urge the City of La Quinta NOT to change the zoning from the current designation Low-Density Residential w/ 18-hole golf course to TOURIST/COMMERCIAL . I urge you not to allow Short Term Vacation Rentals (STVR) and the problems that accompany them.

Sincerely,

Dave Smith

81522 Castlerock Ct
La Quinta, CA 92253
Phone: 562-279-4603

Subject: Wave Park Bad Idea

Date: Saturday, March 6, 2021 at 9:32:20 AM Pacific Standard Time

From: John Spath

To: consultingplanner@laquintaca.gov

I'm a Trilogy resident. The adverse effects of the development on surrounding communities is unbelievable. It has to be stopped

John Spath

Subject: Re: Wave Park Bad Idea

Date: Sunday, March 7, 2021 at 11:26:21 AM Pacific Standard Time

From: John Spath

To: Consulting Planner

Can we get an absolute 100% guarantee that noise from the water park, loudspeakers and traffic will not impact Trilogy

John Spath

On Mar 7, 2021, at 8:56 AM, Consulting Planner <ConsultingPlanner@laquintaca.gov> wrote:

Mr. Spath,

Thank you for your comments. They will be included in the EIR Notice of Preparation comments for the project.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: John Spath <john.spath@icloud.com>

Sent: Saturday, March 6, 2021 9:32 AM

To: Consulting Planner <ConsultingPlanner@laquintaca.gov>

Subject: Wave Park Bad Idea

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

I'm a Trilogy resident. The adverse effects of the development on surrounding communities is unbelievable. It has to be stopped

John Spath

Subject: Coral Mountain

Date: Saturday, March 27, 2021 at 12:23:27 PM Pacific Daylight Time

From: SSTRATTON@dc.rr.com

To: 'ConsultingPlanner@laquintaca.gov'

To Whom it may concern,

I am an 11 year resident of Trilogy La Quinta, a 55+ Active Community. We are as far South as you can go in what I consider to be a fabulous city. I chose La Quinta, the Gem of the Desert because it is upscale. Old Town is a favorite spot. We have just about everything we need in this city. Now we have our own movie theater, which will re-open soon hopefully. A Wave Park does not fit with the image of our city.

My home in particular faces 60 Avenue and I have a clear view of where this Wave Park would be built. I cannot believe that our City would permit this type of amusement park be built to destroy the quiet, upscale area where we live. For a multitude of reasons this should not be permitted. The noise and traffic would be on the top of my list of negatives, followed closely by the wasteful use of our precious water resources. We can hear the race cars at the Thermal Club while on our golf course. I can't even imagine the noise we would get from the wave machine which is just a block away.

That land is right in the midst of Trilogy, Andalusia, the Quarry, PGA West. All of these are golf communities. I don't believe any would have residents who would use this park. This is a golf mecca not a surfing mecca. I moved from Manhattan Beach and there are surfers galore enjoying the Pacific Ocean. Anyone who wants a surfing vacation will go to the beach not the desert. I also absolutely do not believe that expensive homes would sell around an artificial surfing venue. This could end up being an unsightly relic and a blight on our neighborhoods.

I understand that the developers have applied in just about every city in the Coachella Valley, hoping one would be approved. Let them go near the Thermal Club where land is readily available. It does not belong in a residential area period!

This property is already zoned for residential and that is how it should remain.

My husband and I strongly oppose the building of a Wave Park in the City of La Quinta.

Sandra Stratton
81302 Barrel Cactus Rd
La Quinta

Subject: Wave basin/pool

Date: Friday, April 2, 2021 at 2:09:37 PM Pacific Daylight Time

From: Carol Strop

To: Consulting Planner

Hi Nicole,

My name is Carol Strop. My husband, Richard Strop, and I live in Trilogy La Quinta. We missed the zoom meeting on March 30, 2021 but I am sure you have had much response related to the disruption of the residents' quality of life here, Big Horn sheep, and the Lake Cahuilla Campground. I only have a few brief comments.

First, last night I researched Kelly Slater's Surf Ranch in Lemoore, CA. I read comments from the surfers themselves regarding the whine and noise of the machinery. It does not sound like something you would get used to. Then I looked at the area. The ranch sits out in the middle of wide open farm land. That is where it belongs, not in a high-end residential resort town amid many housing developments.

Second, I believe the City would be gambling on the economic success of the development as proposed but I did not read any raving reviews of the wave. Additionally, the wealthy residents are likely to implement law suits against the City and the builder. Time and money lost for all.

Third, does La Quinta not have any commercial open spaces to consider that would be better utilized for the Wave?

And last, independent of short term rentals, traffic, etc., the main issue is the noise. Why not hire a van from a radio station, park it at the base of the mountains and test how the sound travels? Do it on a weekend when the residences are most likely to be occupied. You could station city employees to record the sound in the closest and furthest spots in every one of the surrounding developments, including the entrance to PGA West on 54th. Then blare away with music and a constant sound, perhaps a loud train recording, for an hour or two. Play the recordings for the council members and ask them if they would buy a home anywhere near here.

Thanks for listening. I've been coming to the desert since I was a small child when there was nothing much between Palm Springs and Indio. It's wonderful how the valley has grown, especially La Quinta. I love living here.

Carol

Carol L. Strop, CPA, A Professional Corporation

60499 Juniper Lane

La Quinta, CA 92253

760 445-9911 Cell

760 619-3372 (Fax)

Subject: Objection to Coral Mountain Wave Park Development

Date: Sunday, March 14, 2021 at 11:16:15 AM Pacific Daylight Time

From: JoAnne Thompson

To: consultingplanner@laquintaca.gov

Ms. Nicole Sauviat Criste
Consulting Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

March 14, 2021

Dear Ms. Criste,

I am writing today as a Trilogy La Quinta resident to voice my opposition to the proposed Coral Mountain Wave Park Resort development in La Quinta. Below is the summary of the development as presented by Meriwether Development, published press releases, and local newspaper articles:

Coral Mountain Wave Park Resort will be a mega resort for over 4,800 overnight tourists, with a 17- Acre Wave Pool as the main attraction.

1. The Coral Mountain Resort will not be a residential neighborhood **as it is currently zoned**. It instead will be a high energy Resort containing a 600+ person occupancy hotel complete with restaurants, bars, and entertainment all available on a per night basis.
2. The 600 "Dwelling Units" with unlimited number of bedrooms & bathrooms available for overnight rental, could easily have 4 bedrooms, allowing 8 guests per unit. 600 Units x 8 people= 4,800 people potentially staying in the Units. All units are available on an overnight Basis the same as the Hotel. The people coming to Coral Mountain are Vacationers, not Residents.
3. The Wave Park Coral Mountain will not be a Residential Neighborhood. This will be a commercial Resort with The Wave Park as the main feature.
4. The Wave Pool will cover 17 acres, a length of 2,600 feet, needing 18 million gallons of water to work. The Wave Pool water evaporation rate is 30,000 to 180,000 gallons of water daily. Plans include stadium bleacher seating on each long side, and many 80' tall stadium- style lighting towers for Night Surfing.
5. Plans have the Wave Pool running 365 days a year from 7 am to 7 pm (some newspaper articles have stated it will run nightly until 10 pm) for the 4,800 tourists staying at the hotel or in a dwelling unit.
6. Loudspeakers projecting above The Wave Pool in all directions are needed for the Wave Pool Announcer to call the 30 second countdown for every single wave with up to 12 waves per hour. The surfer needs to be alerted for the coming Wave, as there is no Ocean to watch or feel until "the big one" comes. A Wave is manufactured every 5 to 6 minutes. The noise level of the Wave crashing has been measured at 75 decibels at Kelly Slater Surf Ranch. This noise level is

comparable to the sound of cars traveling on a busy interstate highway. The generators creating the waves will be running non-stop, every day.

7. Plans include Music Stages for Entertainment at each end of The Wave Pool, and other locations in the Resort.

8. In addition to the Wave Pool, there will be more artificial lagoons and lakes for E-Foiling (a motorized hydrofoil paddle board that you stand on, not lie on) and Stand-Up paddle boarding.

9. Concrete sports parks for the Bike park with pump tracks for skateboarding, BMX, and mountain bikes – all with stadium style light towers.

10. Coral Mountain Resort has requested 16 days and nights for Special Events. 16 days is more days than Coachella Fest and Stagecoach combined! To make matters worse, the 16 days are spread out over four 4- day long weekends. Set up and take down for each Special Event Weekend will easily add another 32 days of high traffic conditions.

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12. The approval of this project will permanently bring light pollution, noise, and traffic. There will be permanent and on-going noise from the wave generators, breaking waves, the lodgers, guests, loudspeakers and entertainment venues on-site every day until late in the evening.

13. Heavy Construction equipment will be working at 85 decibels or more, non-stop all day long, for the next 10-20 years- (according to Coral Mountain developers own projection).

14. The project will scrape away every inch of "biocrust", creating the need for even more Water Trucks to keep the dust down. "Biocrust" is to the Desert what "Tundra" is to the high elevations. Both tundra and biocrust take many hundreds of years to replace once damaged. Think of the impact on the Deserts already questionable water supply as just 2 years ago we were asked to dramatically cut back on water usage. Demands for water will only increase in future years.

15. This project will forever mar the stunning natural topography of the area, forever erasing the absolute silent evenings and dark skies enjoyed currently by all residents of the area.

This Coral Mountain Resort project does not have any of the characteristics of the surrounding low- density up-scale residential neighborhoods. This is a Mega Resort, not a residential neighborhood. **This type of development is completely not compatible with any of the surrounding neighborhoods for miles in every direction.**

City Planners and City Counsel Members, ask yourself, would you want to live next door to a Water Sports-Themed Amusement Park with 80 foot high stadium lighting, noise from concert venues, BMX motor bike racing, and wave machines and traffic 24/7?

The approval of the proposed Coral Mountain Wave Park Amusement Park style Resort will permanently cause the irreplaceable loss of the peaceful, quiet, serene atmosphere that this part of La Quinta is renowned for. Allowing this extremely large Tourist/Commercial Resort into our quiet low- density residential, golf-oriented neighborhoods, will negatively affect every Homeowner for miles around. There will be no coming back. The value of our homes and the quality of life of living and being in the "Quite Zone" of La Quinta will be forever degraded. I urge the City of La Quinta NOT to change the zoning **from the current designation Low-Density Residential w/ 18-hole golf** course to TOURIST/COMMERCIAL . I urge you not to allow Short Term Vacation Rentals (STVR) and the problems that accompany them.

This proposed Coral Mountain Wave Park Resort is exactly the WRONG type of develop for this location. You are literally planning to drop a tourist amusement park resort in the middle of a quiet residential zone. Please do not allow this project to move forward.

Sincerely,
Trilogy Resident
JoAnne Thompson

Bob Ruehl

60475 Staghorn Drive

La Quinta, CA 92253

joswabt555@gmail.com

>



Virus-free. www.avg.com

Subject: Coral Mountain Wave Park objection

Date: Sunday, March 7, 2021 at 3:30:41 PM Pacific Standard Time

From: Helen Thompson

To: consultingplanner@laquintaca.gov

CC: Helen Thompson

To Whom it May Concern,

I am writing to OBJECT to the Coral MountainWave Park project. I moved out to Trilogy LaQuinta to get away from tourist traffic and noise. I also don't understand why the adjoining communities were NOT given the complete impact of this development and would like to have a Townhall meeting to express our concerns.

Regards,

Helen Thompson

(760) 777-9898

email: helenthompson7@gmail.com

--

Helen

Subject: Coral Mountain Wave Park objection

Date: Sunday, March 7, 2021 at 2:15:00 PM Pacific Standard Time

From: Valerie Thompson

To: consultingplanner@laquintaca.gov

Attention: City of La Quinta planning dept.

I am absolutely furious and flabbergasted that this project has even made it this far without being voted on by the neighboring developments of Andalusia, Trilogy and the Quarry. Doesn't such a large project such as this require the approval of the neighboring communities? There are a lot of us homeowners in all three of these developments that are totally unaccepting of this kind of project amongst these high-end homes. The noise level and traffic will be astronomical. Any little bit of noise in this area Echoes off of Coral Mountain. Many of us moved out here for the peace and quiet and how far away it is from all of the noise and traffic from Highway 111. This is not an acceptable location by any means for such a project! Why can't they put it out off Highway 86 for easy access and in an area where there's lots of open land with no housing developments near by?

Is it too late to get a petition going on this issue and how many signatures would be needed?

Valerie Thompson
60553 Juniper Lane,
La Quinta, California 92253
(661) 755-7600
(760) 777-9898
realtorvaleriethompson@gmail.com

March 12, 2021

Nicole Sauviat Criste, Consulting Planner
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

Dear Ms. Sauviat Criste:

Comments on the Notice of Preparation for the Coral Mountain Resort

The issues of primary concern to us as residents of Andalusia and neighbors of the new Coral Mountain Resort are highlighted below:

- A. Light Pollution. The Notice of Preparation indicates that the project proposes a 16.62 acre recreational Wave basin, including 80-foot light poles, to illuminate the Wave basin in the evenings. Currently, the evening sky facing the Coral Mountains is dark, allowing for uninterrupted observation of the stars and planets. The lights necessary to illuminate a 16.62 acre wave basin in the evening would definitely make an impact on the night sky, the wildlife in the area and the view from our homes.

The Notice of Preparation also indicates that the project will be required to comply with the lighting and landscape requirements in the City of La Quinta Municipal Code. However, the Code does not appear to allow for lighting at a height of 80, especially across from a residential area. Is a variance being issued to allow this lighting?

- B. Noise Pollution. It is unclear if the Wave Basin will generate noise that will carry to our neighborhood. It appears that there will be a PA system that will announce the wave approximately every 6 minutes. Will this announcement be audible to our community every 6 minutes every day? There is also concern over the actual wave noise. Every six minutes a wave will run the length of the wave basin. What is the noise generated and how far will that noise carry?
- C. Traffic. Although the Notice of Preparation indicates that this site, which was originally approved for a golf course and single resident homes, will not bring in more traffic than the original proposed use, it will bring in a different type of use. As a hotel destination, traffic patterns will change as it attracts users for the hotel, surfing, restaurants, shopping, spa, entertainment, etc. There will no longer be light traffic conditions driving from our homes to our grocery store, cleaners, and other neighborhood stops. As residents of La Quinta, we already experience the impact of traffic from events such as tennis and concerts. We certainly do not want that in our backyard.

Currently, we live in a quiet residential area. We purchased our home in this part of the Coachella Valley because of the natural beauty and peacefulness of the area. We encourage the City to look closely at these potential issues in the EIR. Thank you for the opportunity to review the Notice.

Sincerely,

Theresa Toohey
81469 Andalusia Drive
La Quinta, CA
916-768-5638

Subject: Wave park at 58th and Madison

Date: Sunday, March 21, 2021 at 1:22:06 PM Pacific Daylight Time

From: DONALD TURNER

To: consultingplanner@laquintaca.gov

CC: RMichels@consiliumassociates.net

Dear council,

This idea of a wave pool in this location is ridiculous. We at Andalusia spent Millions of dollars for our properties, and expected the neighborhood would be as represented. We did not feel a developer would attempt to change the entire character of the area. We support the City of La Quinta in many ways and would expect the city to support us. Please cure this abnormality so we all may continue to enjoy our life style in La Quinta.

Donald Turner

58290 Aracena

248-931-0040

DAN & BRENDA VATLAND

79345 Toronja

LaQuinta, C A 92235 | 952-210-2237 | bdvatland@gmail.com

March 25, 2021

Ms Nicole Sauviat Criste
Consulting Planner
City of LaQuinta
78495 Calle Tampico
LaQuinta, CA 92253

RECEIVED

MAR 30 2021

CITY OF LA QUINTA
DESIGN AND DEVELOPMENT DEPARTMENT

Dear Ms Nicole Sauviat Criste:

We are writing to express our disappointment with the proposed WavePark development in La Quinta. The 4 story hotel is two stories too tall and should be limited in height to not interfere with residents views of the beautiful mountains.

The decibel level of the wave making equipment is unacceptable. We love our quiet golf community, and are disturbed by the thought of announcements broadcast to announce waves arriving. The visual pollution of the night sky is also deeply concerning.

We chose to live in this area for the golf and beautiful landscapes. We feel that this location on Madison is not appropriate for a commercial development. We hope that the concerns of residents are considered by the city of LaQuinta.

Sincerely,



Dan & Brenda Vatland

Subject: Attention Ms. Nicole Sauviat Criste - RE: LQ wave park proposal Coral Mountain Resort
Date: Thursday, March 11, 2021 at 4:22:35 PM Pacific Standard Time
From: Duncan Warden
To: consultingplanner@laquintaca.gov
CC: Duncan Warden

Dear Ms. Sauviat Criste,

I have recently learned the above project is still in the process of being reviewed for approval by the city of La Quinta.

Many of the homeowners and potential investors in the Andalusia community, directly across Madison Street from the property, strongly object to the development based on the following points, referenced in the notice of preparation.

A primary concern is the increase in light and noise pollution if this development is approved. I have spoken with the staff here in Andalusia; the lighting for our tennis courts is 36' high. This causes a modest but perceptible glow in the evening. The proposed lighting around the wave pool is for many 80' high bright lights situated on ground approximately 20 feet higher than that in Andalusia. These will surround not only the wave pool itself but also all the other activity areas - skateboard parks, paddle lakes, concert areas, etc., with a potential for severe impact on nocturnal and diurnal wildlife native to the region, as well as property values and future real estate development and sales.

To date, car noise from the Thermal Race Track seems limited to daytime hours, primarily weekends. The Wave Park proposal is not adequately clear but gives the impression of utilization all day every day, and both earlier in the morning and later into the night. The wave pool also includes a loudspeaker system which will count down before every wave. This will occur every six minutes all day every day from early in the morning until late into the evening.

The proposed development abuts the path leading to the Boo Hoff Hiking Trail which bans mountain bikes as it is a protected area for Big Horn Sheep. The impact of this development and the light and noise generated would seem to be a far greater impact on the habitat of the Big Horn Sheep than the occasional mountain bike.

This proposed development requests zoning to be changed from Low Density Residential to Tourist/Commercial to allow a hotel as well as housing available for short term (even single night) rental. This means greatly increased traffic, well over the current zoning designation and all other communities in the immediate area. This area of La Quinta is extremely popular with walkers and cyclists because the low traffic levels have made it one of the safest areas in which to walk or ride. The traffic generated by this development would reduce that safety significantly. Another point that has been insufficiently investigated is the potential damage from the repetitive shock of the wave machine.. This could cause damage to pools, foundations, roads, and even other unimagined areas. Further study should be completed on this prior to any approval for the project.

We and many other owners and potential buyers in the community are concerned and very hopeful that the proposal will not be approved unless and until impact studies evaluating these specific issues are completed.

Thank you for your attention.

Best regards,

Duncan Warden

DUNCAN WARDEN - MSC, CSCS
USA TRIATHLON CERTIFIED COACH
RRCA CERTIFIED COACH
WWW.TRI-FYT.COM
DCWARDEN@COMCAST.NET
508-245-1447

Subject: Proposed Wave Park on Madison Street in La Quinta

Date: Monday, March 29, 2021 at 10:58:23 AM Pacific Daylight Time

From: Cassandra Warren

To: consultingplanner@laquintaca.gov

I am writing regarding the proposed Wave Park on Madison Street in La Quinta. As a seasonal resident of Trilogy for the past eleven years, I would like to register my objection to this Wave Park Project. Currently, the parcel of land that this Wave Park would be built on is zoned Residential/Golf Course. I do not believe the zoning should be changed to allow the Wave Park to be built. Currently, that land is surrounded by upscale residential developments including The Quarry and Andalusia plus the 55 plus community of Trilogy. This Wave park would negatively impact the quality of life for the current residents in the area. The excessive amount of traffic it would bring to this quiet residential area is unacceptable. In addition, the proposed light poles will bring extreme light pollution to this area. The wave machine and sound system would bring noise pollution to our peaceful residential area. This parcel of land should remain zoned for residential. Changing the zoning to allow this Wave Park would not be in the interest of the residents of this area who are the tax payers. The City Council should represent the best interests of the current residents of this area and not allow this Wave Park project to be built.

Sincerely,
Cassandra Warren

Subject: Fw: Opposition to Surf Park Resort

Date: Wednesday, March 10, 2021 at 6:23:18 PM Pacific Standard Time

From: Sheila Warren

To: consultingplanner@laquintaca.gov

My name is Sheila Warren and I'm a homeowner at Trilogy La Quinta.

I have lived here for a year and a half and one of the reasons I chose Trilogy was because of the upscale, sophisticated and quiet atmosphere of La Quinta. I was aware of the vacant land close to us but it was zoned low-density residential so I was not concerned about the future development.

Changing the zoning to tourist-commercial and allowing the development of this resort will adversely impact all of the homeowners surrounding this development. The construction of the project will go on for years with the associated noise, dust and added traffic. Heavy trucks needed to haul material in and out will damage our pristine roads. Once the construction is completed on the wave it will be in operation from 7am to 7pm every single day. The stadium lights, noise from the wave and the announcers will disrupt the peacefulness of this beautiful area for all within miles of this project for twelve hours a day every day! Added to this problem will be issues with the rental of the houses. The majority of the surrounding communities with homeowners associations restrict rentals to no less than 30 days. There will be no such restriction on these houses so instead of being primary or second homes as the majority of the houses are in the immediate vicinity the majority of these houses will most likely end up being short term rentals as how many wealthy people will want to live full or part time in a surfer's and extreme sports fan's Disneyland. These will be large houses with most with 4 or 5 bedrooms. With La Quinta allowing up to eight to ten occupants in a 4 bedroom house and ten to twelve in a 5 bedroom house on short term rentals we are looking at 4,800 to 6,000 or more people here daily in addition to the occupants of the 150 room hotel which would potentially add another 300 or more people. Besides the "normal" daily usage the developer is asking for 16 days of special events. Added to that will be additional days needed to set up and take down the structures required for these events which will result in at least another ten or more days of additional heavy traffic. Cities in all of the surrounding desert communities are looking to eliminate or restrict short term rentals due to the associated problems - noise, disruptive traffic, etc. When there are so many problems with the short term rentals in the Cove why would La Quinta want to give the OK to a project which will have the majority of the homes being short term rentals? I can just imagine what the streets leading up to and exiting this project will look like -heavy partying surfers and other extreme sports fans racing up and down Madison causing chaos and traffic accidents. Many of us moved away from Los Angeles and other big cities to La Quinta to get away from traffic jams and just this type of behavior. If this project goes through it will be at our front door. This project will also adversely effect the value of houses in the surrounding communities. Who would be interested in buying in an area with a surfer's Disneyland in their backyard and flood lights looming over everything night after night. Instead of seeing stars at night our new view will be stadium lights, instead of piece and quiet we will have loud music bouncing off the mountains, instead of having wild animals enjoying this area we will have wild surfers. I think the majority of us are not opposed to the original plans for 750 houses and a golf course as the majority of these houses would probably be owner occupied or second homes. It is the Wave and the party people it will attract that is the problem for us.

Thank you in advance for your further consideration of this project which will so adversely effect so many people in the surrounding communities. I look forward to your reply.

Sincerely,

Sheila Warren
818-422-9560

[Sent from Yahoo Mail for iPad](#)

Subject: Coral Mountain Development

Date: Thursday, April 1, 2021 at 7:14:10 PM Pacific Daylight Time

From: Sheila Warren

To: Consulting Planner

Dear Ms. Criste,

I live in Trilogy full time and have several concerns about this proposed use of the Coral Mountain parcel some of which were not addressed in the March 31 meeting.

Upon completion millions of gallons of water will be held in the wave basin, what would happen to all that water in the event of a major earthquake? Has or will a study be done to determine how far the water would spread in the event of the total destruction of the wave basin? This is imperative. We live just a few short miles from the San Andreas fault and the epicenter of the Landers earthquake was just 70 miles from here. If the wave basin ruptured who would be responsible for the removal of all that water and the financial costs to the affected homeowners? By that time the developer could be long gone or in bankruptcy - would the City of La Quinta be responsible then as it was their shortsightedness for allowing a massive wave pool close to an active earthquake fault? Along this same line has an extensive geological as well as a EIR study been done on this parcel of land? I am not a geologist but I was under the impression that this area at one time may have been under water and in addition to being near active earthquake faults is subject to liquefaction. I was in the mortgage industry for over 30 years, when clients purchased hillside houses or often just expensive properties not just one but often two geological reports were done. Due to the nature of this proposed development I would think at the very least two in depth geological studies should be done and who will be paying for them? If one is provided by the developer at the very least the City of La Quinta should be hiring their own impartial geologist to do a second in depth report.

The developer states "By committing to a private community, we are able to maintain similar traffic levels as the currently approved project." This is a fallacy, as originally zoned there would be 750 houses and a golf course. At best maybe 50% of the houses would be primary residences with the remainder being second homes and at any one time maybe 50% of the second homes would be occupied which would add maybe 600 - 700 additional cars traveling up and down Madison daily. The proposed project would have 150 hotel rooms and 600 homes. The developer has made it very clear that short term rentals will be allowed going so far as to say there will be an onsite management company to handle the rentals. In the propose price range of these houses I would anticipate they will have 4 bedrooms or more. La Quinta short term rental guideline allows 8 to 10 people to occupy a 4 bedroom house. There are not that many surfers that will be able to afford these houses and entertainment people are notoriously private (I handled many of their mortgages over the last 19 years) so who would purchase these houses in a surfer's Disneyland? I would venture to say mainly investors. As a result in full occupancy we could be looking at 150 additional cars from the hotel and maybe 2,400 additional cars from the rentals as unrelated people maybe occupying the houses with separate cars. This is a far cry from any 600 - 700 daily car trips if the project stays at is currently zoned and that is before the four "events" per year with associated additional traffic. Who will be enforcing speed limits, alcohol use etc at what would now appear to be party central? The existing homeowners purchased in this part of La Quinta for the peaceful vibe of the area, we did not plan on being neighbors to a private amusement park.

Meriwether states "Our business plan is predicted upon the sale of luxury single family residences. We will not be successful if our amenities and programming are detrimental to future on-site residents and, by extension, we cannot negatively impact neighboring communities." In response I see no positive for the neighboring communities, we will have additional traffic, noise and light pollution and the project is "private" so no one in the surrounding communities would even be able to use the wave pool unless the buy or rent a house or take a room in the hotel, how can they say that benefits us? It is my understanding that at least one homeowner in Andalusia has already lost a sale due to the buyer being made aware of this proposed project, how many more people will lose sales as a result and if the sale does go through the value of the property could very well be depressed as a result of this development

for the benefit of a few not the many homeowners in this area.

Finally the developer states "perimeter landscaping on our property along Madison and Ave 58 will be included in the initial phase of construction." Andalusia opened in 2006 and after much effort the homeowners in Trilogy got them to finally landscape their side of 60th this year. Besides empty promises how do we really know this will be done?

Along the same line Andalusia is 15 years old and still has not been completed. How do we know that there really is a market for this type of development? A competing project is already in the works in Thermal and another is proposed in Palm Desert. How many buyers are really interested in this type of development and what happens if after the wave pool is built they don't have buyers for the surrounding homes, are we stuck with a white elephant in our beautiful part of La Quinta? How would that positively impact our house values?

Thank you in advance for your careful consideration of my points and my many neighbors who also are not in favor of this development. I look to further information from the City.

Sincerely,

Sheila Warren
818-422-9560

81856 Rustic Canyon Drive

[Sent from Yahoo Mail for iPad](#)

Subject: Coral Mountain

Date: Wednesday, March 17, 2021 at 10:58:53 AM Pacific Daylight Time

From: Dorothy Webster

To: consultingplanner@laquintaca.gov

This is to express my alarm and dismay at the possibility of the approval of the Coral Mountain project. I am a full-time Trilogy resident. I chose Trilogy because it is a 55+, quiet, secluded, safe community. My expectation was that it would remain so. The 55+ aspect of this location becomes moot if the Coral Mountain development becomes our neighbor. The negative environmental impact on this location is so monumental that the developer's proposal should have been dismissed without question by the City Council.

Dorothy Webster
Trilogy La Quinta

Subject: Comments regarding Coral Mountain Development

Date: Thursday, March 11, 2021 at 12:09:00 AM Pacific Standard Time

From: Kathy Weiss

CC: ConsultingPlanner@laquintaca.gov

To Nicole Sauviat Criste,

An Environmental Impact Report is being prepared for the City Of La Quinta to review The Coral Mountain Development that is planned for just outside the Quarry Gates, Trilogy at La Quinta, Andalusia, and PGA WEST, at the base of Coral Mountain.

I am sending this to you, Nicole Criste, La Quinta City Planner, to convey the impact and negative effects to the Coral Mountain area.

What "Coral Mountain Resort" has planned will have a huge and mostly negative and tragic effect to The Quarry, Trilogy at La Quinta and Andalusia & PGA WEST.

The major significant impact on our environment and peaceful existence will be the Zoning Change from Low-Density Residential w/ 18-hole golf course to TOURIST/COMMERCIAL.

Coral Mountain will be a mega resort with lodging potential for over 5,400 overnight tourists, with a 17- Acre Wave Pool that needs 18 million gallons of water to work. Coral Mountain Resort will not be a residential neighborhood. It will be a high energy Resort focused on attracting the young, affluent -travel -adventurer and Surfer. An enormous Surf/Extreme Sport Themed Adventure Park will be in front of the Quarry Gates and next to Trilogy at La Quinta , Andalusia, and PGA WEST.

Plans for the Tourists in a "Commercial Environment", aka "Resort" are:

#1. 600- person occupancy hotel complete w/ restaurants, bars, and entertainment all available on a per night basis.

#2. 600 "Dwelling Units" with unlimited number of bedrooms & bathrooms- available for overnight rental. A dwelling unit could easily have 4 bedrooms, allowing 8 guests per unit. 600 Units x 8 people= 4,800 people staying in the Units. All units are available on an overnight basis- same as the Hotel.

The staggering number of overnight rentals (STR's), 750, are the most impactful part of the project and the least discussed. The people coming to Coral Mountain are Vacationers, not Residents. Today's Short- Term vacationer is a different type than the kind I grew up knowing. Many vacationers of today are young, affluent, traveling with friends, want to have a good time and feel entitled to Party, Party, Party, no matter who or what is affected. La Quinta City Government is very aware of this new type of Short-Term Renter due to the 10th STR Moratorium issued in the past year.

I am perplexed as to why LQ City Council would even consider allowing a zone change from Low-Residential to Tourist/Commercial amid Low-Residential, golf oriented, Zoned communities for miles in each direction.

Coral Mountain will have the potential to lodge 5,400 people on an overnight basis. (as explained below) Imagine the mayhem and chaos created by 5,400 people staying right next door coming and going on a single night rental basis. Add the workforce needed to keep all running. That is what we will have after having endured the 10-20 year build out of constant heavy construction traffic, dust all day long, and pollution. Heavy traffic will dominate the Streets, where there were only light traffic conditions before.

Coral Mountain will not be a Residential Neighborhood just because it has “dwelling units.” This will be a 5,400-person capacity Tourist/Commercial Resort with The Wave Park and other water sports as the main feature. To attract more than just Surfers, Coral Mountain plans to have kid-friendly Roller Skate parks, BMX tracks, and ponds for hydrofoil and paddle board activities.

Coral Mountain plans to have their own Vacation Rental website for booking reservations. The nightly rental business will be a huge part of their operation and income.

Meriwether is quoted as saying “Coral Mountain is PRIVATE. The Wave Pool, etc. is open ONLY to members and guests. (Not “THEIR GUESTS”). There is an enormous difference. This is a word play wanting to portray a more “exclusive” type Resort.

The Coral Mountain Guest is not like a typical Private Golf Club Guest. A Private golf club guest is accompanied by the Golf Course Member when using the facility. A Coral Mountain Guest is anyone that can pay the price of a room. With a daily 5,400 tourist/lodger capacity - there will be no need to be “open to the public.” Word play again.

#3. The Wave Pool covers 17 acres, a length of 2,600 feet, needing 18 million gallons of water to work. The Wave Pool water evaporation rate is 30,000 to work. The Wave Pool water evaporation rate is 30,000 to 180,000 gallons of water daily. Plans include stadium bleacher seating on each long side, and many 80’ tall light towers for Night Surfing and entertainment. Plans have the Wave Pool running 365 days a year from 7 am to 7 pm for the 5,400 tourists staying at the hotel or in a dwelling unit. We will be living next door to a Las Vegas experience every single night. Goodbye Dark Skies- Hello Lights, Music, Action! We did not buy homes here to be blindsided by this Project.

#4. Loudspeakers projecting above The Wave Pool in all directions are needed for the Wave Pool Announcer to call the 30 second countdown for every single wave. At \$500 a Wave, 20 Waves per hour, the surfers need to be alerted for the coming Wave, as there is no Ocean to watch or feel until “the big one” comes. A Wave is manufactured every 3 minutes. The Lifeguards, videographers, photographers, will be riding motor driven Jet skis to handle their duties. A jet ski is 100 to 150 decibels on the noise chart. No one can control the screams & shouts of the Surfers, skateboarders, BMX bikers, etc. and spectators. With a minimum of 2,500 ticket buying- people, plus the lodgers already staying there, for each of the 16 days of Televised events- complete with Special Event Hours- we will experience the constant hum and effects of huge numbers of human activity just around the corner.

The noise level of the Wave crashing at Kelly Slater Surf Ranch has been measured at 75 decibels. 75 decibels is comparable to the sound of cars traveling on a busy interstate highway. Diesel trucks traveling at 40 mph are 84 decibels. Average Rock Band is 110 decibels.

#5. As previously mentioned, Coral Mountain wants 16 days of “Special Events” spread out over 4, four- day weekends, complete with NBC filming the Events. That is 4 days MORE than Coachella Fest and Stagecoach combined. In no way, shape, or form does Coral Mountain fit in with the existing neighborhood.

Tourist/Commercial Zoning allows a higher noise level. Low-Density Residential zoning does not. Coral Mountain Resort will be our loudest and most chaotic neighbor.

Only 23 acres (3%) of the 386- acre site is set aside for Open Space.

All workforce (3 eight- hour shifts daily) will commute as there is no employee housing on site.

Environmental Damage

The Resort is open 24/7, 365 days a year. There is no downtime. If approved, La Quinta City Council will forever burden the existing surrounding neighborhoods with:

1. Noise Pollution- that will NEVER CEASE- heavy Construction equipment working at 85 decibels or more, non-stop all day long, for the next 10-20 years- (according to Coral Mountain's own projection). The beep-beep of heavy construction equipment and trucks in reverse. Diesel engines always idling. Once completed, there will be noise from: constant traffic, horns honking, screeching tires, wave generators, breaking waves, the plethora of lodgers and guests, entertainment venues, crowds cheering & shouting, loudspeakers, and music broadcasting non-stop 12 hours or more daily. The lodger/guest can leave Coral Mountain Resort and go home when tired of the noise and activity. The homeowners and residents nearby cannot leave when tired of it. (Unless they sell and no longer live here). The people that invested and live in their homes here did so because of the quiet, peaceful, off the beaten path neighborhood that surrounds us. Most of the homeowners would have never bought in this area had we known La Quinta would allow this Zoning Change.

2. Road and Traffic Congestion- no more light traffic conditions driving to the grocery store, restaurants, or shopping. Vehicles full of tourist/guests and the large workforce to keep Coral Mountain Resort running smoothly- will be driving to and from the intersection of 58th/60th and Madison on a daily, round the clock basis. No employee housing is planned at the Resort. Add the Shuttle Buses & Semis for bringing in people and supplies for the Public Events- driving will be a nightmare. Heavy traffic induces stress. More sitting in traffic, not moving one's body due to longer driving times, more air pollution when in traffic, all cause more stress and faster heart rate, which leads to tension, heart problems, and poor health. Heavy traffic has a negative effect on the desirability of a Residential Community. Driving to and from 58/60th & Madison will require vigilance, alertness, and quicker reaction time due to the increased number of vehicles, bicyclists, and pedestrians near 58th/60th and Madison. Cars speeding, driving under the influence, car accidents, honking horns, tires screeching, and Crime will increase.

#3 Chaos and Mayhem

NBC network owns the television rights to World Surf League (WSL). NBC will be announcing, recording, and televising the 16 days of Special Events and the World Surf League Competitions. Events will be open to the paying public (people that do not have a room/unit rented at Coral Mountain) and to Coral Mountain lodgers. These events, like most large events, will draw both good and bad types of people to our neighborhood.

4. Air Pollution: diesel and gas fumes, constant dust during Meriwether's projected 10–20-year build -out. The project will scrape away every inch of "biocrust", creating the need for even more Water Trucks to keep the dust down. Even if there were 100 hundred water trucks operating all day long- it is impossible to keep all the dust all the time. 17 acres will be dug deep to accommodate just the Wave Pool. Add the Hotel, Commercial buildings, 600 dwelling Units, more pools and water features-, utilities, roads, all require digging and moving dirt to build. 400 acres of dirt, rocks and vegetation will be loaded onto trucks and driven to another on- site spot where it will be dumped until needed. Then the dirt will be moved again. The winds still blow at night. Our neighborhoods and homes will be inundated with dirt, dust, pollens, allergens, and diesel fumes. "Biocrust" is to the Desert what "Tundra" is to the high elevations. Both tundra and biocrust take many hundreds of years to replace once damaged. Dust will be a big issue at Coral Mountain for eons to come.

#5. Light Pollution- 80' tall light towers illuminating The Wave Pool, swimming pools,

Skateboard Park, BMX Track, other Sports Courts, acres of parking lots, streets, all lit for nighttime safety, and 117,000 square feet of Commercial Buildings lit inside and out. At night, Coral Mountain light spill will be equal, if not more, than the light emanating from several shopping centers. The spill light will affect the surrounding community. No more dark skies. Goodbye nocturnal wildlife. No more sitting out on the porch gazing at the stars.

6. Road & street Damage; The infrastructure needed to ensure adequate water, sewer, electric, natural gas, and wi-fi is huge. Utilities will be buried under the newly paved 58th and 60th Streets and Madison or in trenches to be dug. Once an asphalt road is damaged, cracking and potholes develop. The newly paved 58th & 60th Streets by Madison will be trashed by 10 +years of heavy construction traffic. When heavy construction finally ends, the roads will need to be re-constructed for miles in every direction.

7. What about the Elephant in the Room? Drought Conditions are dire in the Western States. What happens if the Colorado River is unable to fulfill the needs of the CVWD All American Canal after 5 to 10 years of drought conditions? Agriculture and new homes, to accommodate population growth, will take precedence of water allocation. Amusements and Sports will be at the bottom of the water allocation list.

Who wants to live next to a stinky 17- acre Cement Pool that is full of run-off, mud, plants, insects, algae, dead animals, and trash? We know what the Salton Sea looks like today. That could happen here. Would not that be an eyesore for "The Gem of the Desert"?

Adding to water woes is the fact that the Aquifer is refilling at a slow pace, due to local soil conditions. The aquifer water level has been dropping every year despite the water reclamation projects recently enacted.

Coral Mountain Resort does not have any of the characteristics of the surrounding low-density residential neighborhoods. This is a high energy Mega Resort, open 24/7, 365 days a year, planning high profile televised events, totaling more days than Coachella Fest and Stagecoach combined!

This Project is much better suited in an existing high Density, Tourist/Commercial area, with easy on and off access from the interstate , not needing to drive through miles of residential neighborhoods affecting every household and road on the routes.

La Quinta has many acres of vacant land, with Commercial/Tourist zoning already in place, closer to the Interstate or Hwy 111.

Coral Mountain development is not compatible with the surrounding neighborhoods near 58th and Madison for miles in every direction.

If LaQuinta City Council approves Coral Mountain, the surrounding neighborhood homeowners and Club members will suffer irreparable permanent and irreplaceable loss of the reasons why we bought here in the first place: for the peaceful, quiet, serene atmosphere this corner of La Quinta is renowned for. Allowing this extremely large Tourist/Commercial High- Density Resort into a quiet low- density residential, golf-oriented neighborhood, will negatively affect every Homeowner and Golf Member. There will be no coming back. The value and quality of life living and being in this special corner of the La Quinta will be tragically degraded forever.

Sincerely,
Kathy Weiss
Quarry Winter Resident & Homeowner since 2005
58617 Quarry Ranch Rd.
La Quinta, Ca. 92253

970-309-7037 mobile

KATHY WEISS' QUESTIONS IN RED IN RESPONSE TO GARRETT SIMON LETTER.

Please add to EIR Scope comments & questions. Thank you.

March 26, 2021

Dear Neighbors,

On behalf of the development team at Coral Mountain, thank you for this opportunity to provide clarity on our proposed development of the Coral Mountain Resort on the vacant land west of Madison Street. We are grateful for the many supporters of our project who understand the upscale nature of our development and its benefits to the surrounding community. We have been made aware of misinformation being circulated to neighboring communities that is leading to confusion and questions. This letter will provide detailed information on our approval process, opportunity for public comment and

a list of Frequently Asked Questions.

Since our in-person community presentations in early 2020, our ability to process permits and entitlements was slowed due to the pandemic. However, our development plans have not changed since

those presentations and we continue to work diligently with the City of La Quinta towards approval of the project.

As many of you know, at the request of the City of La Quinta, we are completing and processing a full Environmental Impact Report (EIR). We welcome this increased analysis of our proposed project to ensure

the outcome yields the best possible project for the community. The EIR requires that third party independent professionals

who hires and pays for the independent professionals?

Has Meriwether or Sunrise hired any of them in any capacity prior?) study all key elements and any possible impacts of the proposed project. The

first step is the Notice of Preparation document recently advertised by the City to ensure all appropriate components of the project are fully evaluated. Through the Notice of Preparation, the City is accepting public and agency comments on the EIR scope and has extended the comment period until April 2.

(The City Planner said DEADLINE needed to be extended due to Meriwether requesting a Developer's Agreement after the Scope Meeting Notice was sent out. Is that correct?)

All

comments can be sent to the City via email at ConsultingPlanner@laquintaca.gov. The City is hosting a virtual meeting on March 30 at 4:00 pm PST as an additional venue for comments on the EIR scope. You may receive the virtual meeting link by emailing the City at the email referenced above.

There will be multiple opportunities for the public to review and comment on the information over the remainder of 2021. We are committed to keep all the surrounding communities fully informed and ensure

(Will you keep the same people informed of future dates and deadlines, that you sent this email to?)

that you understand the process and timing. As summarized below, the anticipated timeline from today to final action by City Council is 7 – 8 months.

Why do the press releases and brochures portray that this project is already approved, and construction has started, when in fact, it is still in the approval stage?

Majority of my neighbors think the approval process is over and City approval was given.

I consider this purposeful deception by the Developer in all-out effort to squash the public from questioning project. I respectfully request that Meriwether amends its press releases to the public and not insinuate that Coral Mountain construction has started.

- *Draft EIR* – Once the EIR scope is approved, the Draft EIR will be finalized and circulated for public review and comment for a period of 45 days. We anticipate this will occur in May or June.

Will you alert the same list of people you sent this letter to ?

- *Final EIR* – All comments will then be addressed and a Final EIR will be circulated to commenting agencies prior to consideration by the City. Please Define “commenting agency.”

- *Public Hearings* – Once the EIR is complete, comments addressed, and any plan revisions made, the City will schedule a public hearing before the Planning Commission. Following action by the Planning Commission (one or more meetings) the matter will move to a public hearing before the City Council with final action to be taken after one or more meetings.

To summarize, public comments will be invited and received:

- On the Notice of Preparation through April 2.
- After completion and circulation of the Draft EIR.
- At one or more Planning Commission hearings.
- At one or more City Council hearings.

The overall objective is to create an upscale private resort community that will complement the City of Meriwether contradicts itself. Press releases and brochures have said it is Public, others say it is private.

What is your definition of a ‘GUEST’? Is a GUEST sponsored & accompanied by a Member?

Is a GUEST a person that rents a hotel room?

Please Define “MEMBER”. What type of Memberships will be offered?

Meriwether definition of MEMBER & GUEST are of utmost importance.

How many memberships will be available?

Explain what Amenities come with each type of membership.

Is a homeowner automatically a Member?

What are the rules for membership?

Cost of a membership?

Are the Special Events PRIVATE or PUBLIC? Members Only? GUESTS?

What is total number days of private events?

4 four-day weekends is 16 days of Public Events. Coachella Fest and Stagecoach are 12 days total.

Meriwether is requesting the neighbors be burdened with the collateral nuisance and damage that comes with crowds coming all day and night to a Special Event.

Explain how this “compliments” this low key neighborhood.

What are the public hours of Special Event days?

What are the operating hours of the workforce and equipment required to set up a Special Event?

La Quinta, and, more specifically, the immediate area around our property. Our business plan is predicated

upon the sale of luxury single family residences. If project is predicated on sale of luxury homes, why did Meriwether change the # of “HOMES” to “CASITA RENTALS”? by adding 104 Casita Rentals to the 150 Hotel Keys (hotel rooms= 254 total) That is more than 1/3 of total “DWELLING UNITS”.

As your project is driven by sale of luxury homes, not lots, who is the builder?

Is this Builder in any way connected to Sunrise and or Andalusia Corporations?

Will Meriwether allow other builders to build high end homes for lot buyers?

We will not be successful if our amenities and

Wave Park is now 33% Hotel rooms & Suites, 33% high priced lots, & 33% lower priced lots. This is a RESORT.

programming are detrimental to future on-site residents and, by extension, we cannot negatively impact

neighboring communities. All people buying at The Wave Park are doing so to be close to the Wave Basin. The neighbors bought their homes knowing Andalusia West was zoned low- density residential community with golf course. I did my due diligence before purchasing my home- the parcel was not zoned for Tourist/Development.

Explain how Meriwether will mitigate the concerns, after all is built and operating?

With fewer COVID restrictions in place, we are happy to meet with neighbors in person to continue sharing

details on our project and the process to ensure accurate information is being disseminated to the community. I am also personally available by email or phone at gsimon@meriwetherco.com or (970) 596-

6642.

Sincerely,

Garrett Simon

Partner, Meriwether Companies

FREQUENTLY ASKED QUESTIONS KATHY WEISS ASKS MORE QUESTIONS BELOW:

How big is the project?

Coral Mountain is situated on approximately 400 acres and is currently approved for 750 homes and a golf course. Our proposed project is a private community that includes 600 (104 Rental Casitas are not homes) and up to a 150-key Hotel. = 254 Overnight Rentals, built at once, 496 dwelling units -built by market demand.

Wave Park is now 254 hotel rooms or Rental Casitas.

hotel with a wave basin and other community amenities.

Are the community amenities private?

Are public amenities inside the Wave Park development? If amenities are inside Wave Park, explain how the Wave Park is PUBLIC?

The public will have access to the hotel, how is that PRIVATE?

Will the public be allowed to watch the Wave Basin Surfers when dining? Will there be Patio dining?

How many bars and restaurants?

How far are the restaurant(s) and bars from the Wave Basin?

What type of entertainment will be offered to dining and bar guests? Music?

What are restaurants and bars operating hours?

How many people will restaurants seat?

How many people will Bars seat?

Will Hotel Guests & Homeowners have priority over other dining reservations?

restaurant and bar on a reservation basis along with the commercial development at the Southwest Corner of Ave 58 and Madison. By committing to a private community, we are able to maintain similar traffic levels as the currently approved project.

What about increased traffic for Special Events?

How will that be controlled? By LQ City police and Riverside Sheriff?

There will be an increase of speeding, accidents, driving DUI, and crime. All causing stress to local residents. How is that complimentary to the neighborhood?

What are the hours of Special Events?

When will landscaping be installed along Madison?

Perimeter landscaping on our property along Madison and Ave 58 will be included in the initial phase of construction.

Construction of The Wave Pool? Too vague.

This area is the "front door" to our community, requiring early completion to ensure the

property looks great for the home sale process.

What are the anticipated prices for lots and homes at Coral Mountain?

Similar to other

exclusive private residential communities do not have public hotel rooms, nor un-escorted guests. in La Quinta, our homesites are large with most ranging in size from 12,000 to 40,000 sf. Prices for large estate lots will begin at more than \$2 million and finished homes in the village core will range from \$2-\$5 million.

What type of Dwelling Units planned for outside the Core?

How tall is the hotel?

The hotel is still planned to have a portion of the rooms and facilities in a 2-story configuration, with a majority of the rooms in 1 story casitas. A 3-story slender structure with a footprint of approximately 1,000 sf is currently planned on the edge of the wave basin for viewing and operations.

How many feet, not stories, high is the hotel and Viewing tower/aka Slender Structure?

What are dimensions of "slender structure"?

What are operating hours of "Slender Structure?"

Where is the Wave Announcer speaking from?

Will Wave Announcer voice be amplified? How many speakers are needed for Wave Announcer to be heard over 17 acres?

Will TV crews be filming from the 'Slender structure'?

Will lights and amplified noise come from the 'slender structure'?

Will short term rentals be allowed?

Short term rentals (at the option of the homeowner) are proposed for the community; however, we plan to manage 100% of the rentals through an onsite 24/7 management program. While we are confident we

can address the issues related to short term rentals through onsite management and security, we understand this is a hot topic in La Quinta and look forward to working with the City to ensure compliance

with all regulations. Extremely vague.

Will you go by LQ STR rules and regs, even though you are not obligated to?

Why are lights for the wave basin required?

Due to the short daylight hours during the winter, directional lights are planned to allow for operations to

18- hole Golf courses, as zoned, do not need lights nor announcers to be useable.

continue into the early evening hours.

What are time is "evening hours"?

The proposed lighting has been designed to meet the City of La Quinta requirements

(vague, I need specifics. Will lighting be under Residential Guidelines or Tourist/Commercial Guidelines?) and ensure there is no light spillage outside of the basin property.

What is the Basin Property? The entire parcel of land?

Please provide light spill charts.

The proposed

lighting plan consists of single-mounted poles with directed LED lights with full cutoff and will not appear

anything like stadium lights for tennis or athletic courts. The lights and sounds produced by the activities

are meant to be confined to the areas they are being produced, and not disturb the residences within this project let alone those that are bordering our project.

Are "Public" areas of the Hotel and Rental Casitas lit at dark ?

Are parking areas lit?

How large are the parking lots? How many parking lots?

What is surface of parking lots? Asphalt? Gravel? Sand? Grass?

Will I hear the wave basin?

The noise generated from the wave basin is the movement of water, similar to the ocean. The existing facility in Lemoore has been recorded by the sound engineer and this information has been incorporated

Oceans can be deafening. Beach goers can leave the ocean and return home to a quiet home. Wave Park neighbors cannot unless they sell their home.

into the noise study for the project. We expect the findings from the final report to confirm all City of La Quinta noise standards are met.

This sound study is not professional nor scientific. It was not done on premises.

It is comparing apples to oranges.

Surf Ranch has soft ground. Coral Mt is hard ground. Surf Ranch is flat and green with agricultural crops. Coral Mountain has valleys, Mountains, and flat desert floor.

Surf Ranch does not contain: a 150- room hotel, 154 Rental Casitas, restaurant, bars, and 456 dwelling units, each with people staying overnight.

The guests, by invitation only, arriving at Surf Ranch, are on their best behavior.

3-4 Travel Campers are parked at Kelly Slater Surf Ranch.

This is not a scientific study and is misleading to the Public.

While not scientific like the above-mentioned study, last year we coordinated a site visit for a concerned neighbor which resulted in confirmation that the wave basin was barely audible at 300' distance with only

an 8' wooden fence in between. His sound level meter recorded readings less than 50 decibels at this distance, significantly lower than the City of La Quinta's 65 decibel threshold for single family residential use. At 2,600' from the site, he was unable to hear any noise. It is important to note that the area surrounding the Lemoore facility is undeveloped flat land, very different than the plans at Coral Mountain

Apples and oranges again. This is hearsay and not sufficient for an EIR report.

This sound test was performed by amateurs, not professionals, nor w/ professional measuring devices. Sounds were not measured at intervals throughout the day, and only in 1 location. Your information is not valid.

which will contain buildings and landscaping to further insulate the wave basin.

The following notes the approximate shortest distance from the wave basin to the closest homes in each neighborhood:

The Quarry – 2,400' (Coral Mountain sits in between the wave basin and all homes at The Quarry)

Trilogy – 2,600'

Andalusia – 4,100'

Ave 60 Private Residence – 870'

Will speakers be used to communicate with surfers in the basin?

The existing wave basin operation in Lemoore, CA utilizes a speaker system to make periodic (every 150 seconds, for 30 second duration) safety.

How many speakers are used in the speaker system?

What are hours for Wave operation? What are hours for Wave maintenance?
How will this noise be mitigated?

Kelly Slater, Mike Schwab, Kelly Slater Wave Design Company, and Ca. Assemblyman, Ian Calderon, sponsored legislation # AB 1161, to change the Calif. Health & Safety Code, June 13, 2019. Coral Mt parcel was purchased May 2019. KSWDC and Mike Schwab's Big Sky companies retracted the Wave Pool Permit application in West Palm Beach, Fla. On an 80- acre parcel Mike Schwab purchased. #AB1161 legislation requests that hygienic standards of water in the Wave Pool/Basin be **lowered**. (Even though brain-eating amoebas have been found and verified in Wave Pool water.)
Is this what La Quinta City Council wants for The Jewel of the Crown, South La Quinta?

announcements and has been included in the noise analysis for our EIR. While we are confident the noise

study will show the speakers will not be audible off of our property, we will continue to look for alternatives to ensure this does not become a nuisance. These speakers are NOT used to project music across the wave basin.

How will the music be projected? Amplified?

What type of music? D.J., live bands, Opera, Symphony?

How many different sources of music will be allowed to play at same time? Will the music being played be the same song at the same time? Or different streams of music? A "Battle of the Bands" atmosphere? Where will music emanate from?

How many music/entertainment stages?

Where and How many locations?

Will short term guests be able to amplify music outside?

Will personal watercraft (jet skis) operate in the wave basin?

Currently in the existing facility, one jet ski is used to reposition surfers within the basin and for life safety

Again, that does not answer the question. This Wave Pool is larger and operating 365 days/year. Surf Ranch is by invitation only. Apples to Oranges.

In Surf Ranch videos, the jet-ski operates non-stop. I expect it will be similar, if not more.

What other water vessels will be used?

What are the hours of usage? Are jet skis used for pool maintenance?

If more than 1 jet ski is needed, how will the extra noise be mitigated? Jet skis have been measured at 95-165 decibels. That noise level is higher than City Regs.

purposes. We anticipate this will also be the case at Coral Mountain. **Vague- not fact.**

Need to know exact sound levels of all: jet-skis, wave, train, announcer, music over 24- hour day combined., and when and where sound readings were taken. They will be noise from the spectators and surfers added.

How will impacts from the four proposed annual public events impact the neighborhood?

It is imperative to note the application as submitted does not give us the unilateral right to host an event. **What "rights" does the application give the Developer?**

Nonetheless, Meriwether plans to have Special Events, totaling more days than Coachella Fest and Stagecoach combined.

The EIR will study impacts should be applied for Special Events. we apply for and receive approval for events. We will be required to go

through the City of La Quinta's special use permit process which requires significant detail to address items such as noise, traffic, etc. This would be a public process and include input from the community.

What is nature of Special Events? What are the components of Special Events?

How many days per year? Special Event Hours, # of attendees? # of cars allowed to park on site?

What type of extra activity is associated when holding a Special Event?

I look forward to the EIR professionals' answers to my questions.

Sincerely,

Kathy Weiss

kathy@crystalspringsranch.co

Subject: Proposed Waterpark
Date: Sunday, March 21, 2021 at 3:06:37 PM Pacific Daylight Time
From: Jim Welch
To: consultingplanner@laquintaca.gov
Attachments: image001.jpg

Hi Nicole,

We are Jim & Mary Welch 81450 Carboneras La Quinta CA 92253 303-886-7578. We purchased a home in Andalusia about 2 years ago because we preferred the quiet pace of this neighborhood to Palm Springs. We like stop signs rather than stop lights. We like being able to ride our bikes on the street without having to fear for our life due to heavy traffic. We enjoy the beautiful dark sky at night and we really enjoy the peace and quiet !

If you want to keep receiving the high property taxes we are paying, please do not allow our neighborhood to be ruined. We will not continue to pay these taxes if this is approved.

WE WILL LEAVE !

We agree with our neighbors concerns below and do not want our neighborhood to turn into a "shit show".

1. Light pollution. This tract is in one of the last unspoiled areas of La Quinta where total darkness survives and our Andalusian observation of the beautiful desert night sky is uncompromised. This project proposes the installation of 80 ft high light poles all along the wave trench to allow for nighttime commercial activity which will likely completely obliterate the night sky. The area where the poles will sit is already about 20ft higher than Andalusia, which increases the likelihood that the emitted light will shine straight into our development. All desert cities have specific and strict rules on light pollution, so how come this can be tolerated by the city planners? And make no mistake, this will be 7 days per week all year long.
2. Traffic and visual pollution. This tract was zoned to be a low density residential area (with full golf) and this new proposal will create substantial additional traffic to/from a full fledged commercial sports complex, hotel, multiple restaurants and higher density residential housing (up to 600 units – many likely short term rentals). The hotel, which was originally presented as two story maximum, is now planned as 4-story and will obstruct view of Coral Mountain from pretty much every residence with that view. Traffic on Madison will increase by many hundreds of vehicles.
3. Noise pollution. The proposed wave equipment generates substantial and constant noise (minimum 75 decibels) that will travel far in the desert and is pretty much as if you are living next to a busy freeway. The developers admit that the wave operation will involve loudspeaker announcement of every wave. Noise pollution should be investigated more vigorously than stated in section 4.2.12.
4. Seismic disturbance. The proposed wave equipment by its very nature generates vibration (not to mention the additional seismic disturbance generated by the resulting wave crashing) which will easily travel long distances in the loose desert soil. Pool and jacuzzi leaks for the neighboring properties will not be far behind. Seismic disturbance

should be investigated more vigorously than stated in section 4.2.12.

5. Quality of life reduction. The hours of operation of this facility have been insufficiently clarified but there is a distinct impression the wave operation may be started as early as 6 in the morning and go well into the night? This should be considered unacceptable in a once peaceful residential area where the only disturbance might be an errand golf ball. It totally ignores the original zoning intent for this tract. The zoning change request should be more thoroughly investigated and the change to commercial should be opposed.

Thanks,

Jim Welch
POWER CONTROLS
1205 W Center Ave.
Denver, CO 80223
(303) 777-3100 office
(303) 886-7578 cell

Subject: Wave Park

Date: Friday, March 12, 2021 at 1:50:19 PM Pacific Standard Time

From: kelly welton

To: consultingplanner@laquintaca.gov

Hello Nicole,

My name is Kelly Welton, I am a resident of Trilogy. I moved here a year ago to enjoy the peace and quiet that South La Quinta has to offer. I am vehemently opposed to anything that will disturb the tranquility of this area. Why such a nuisance has to be built right in the middle of a residential area is puzzling at best. There are many other locations, with nothing else around but dirt, closer to Interstate 10, where no one will be bothered by the noise, to consider that can be zoned for this type of development. The mere thought of listening to constant truck traffic and construction every day for the next 5 years is distressing, at the very least.

We, the residents of Trilogy, want to make sure the City of La Quinta maintains the highest standard of living possible. Allowing this kind of attraction in our community will only bring traffic, trash, noise, and trouble. Please spend time reconsidering this proposal.

Sincerely,

Kelly Welton

--

Kelly Welton

www.AcademyofNeonatalCare.org

877-884-4587

<https://www.linkedin.com/in/kelwel>

"A Healthy Person has a thousand wishes; a sick person has but one".

-Indian proverb

Subject: Wave Park

Date: Sunday, March 7, 2021 at 9:55:43 AM Pacific Standard Time

From: TEEUU1447

To: consultingplanner@laquintaca.gov

I just wanted to state that I am against the park. Too much noise, too much traffic. I moved here from Los Angeles to get away from just that reason.

Terry Werdann
60387 Lavender Court.... Trilogy
760 289 7602
TeeUU1447@aol.com

Subject: Wave Park Proposal

Date: Tuesday, March 9, 2021 at 12:24:13 PM Pacific Standard Time

From: Dave Wiezel

To: consultingplanner@laquintaca.gov

Date: March 9, 2021

To: Nicole Criste

From: Dave Wiezel and Bruce Tersiner

Subject: Wave Park Proposal

We are full time residents of Andalusia Country Club at 58540 Aracena for nearly eight years now. When we purchased, we were told of the plans to develop an adjoining custom home golf course community across Madison Street below Coral Mountain. This certainly made sense as the area surrounding Andalusia for many miles is comprised of golf course communities.

We learned a year ago that the property for the proposed golf course community at Coral Mountain had been sold and the developers were planning a wave park community. The developers met with concerned Andalusia homeowners and shared their plans. Andalusia homeowners shared their concerns which include traffic, noise, and appearance. Generally we want the new development to blend in with the surrounding community as inconspicuously as possible, in a manner similar to all of the surrounding golf course communities.

We recently learned that the wave park developer is proposing to include 80 foot lighting towers in their plans, and to operate the wave park at night. We believe this is totally inappropriate and inconsiderate to all surrounding developments and neighborhoods. There are not such stadium lights for a football, baseball, soccer or any other stadium within many miles of this planned development, and for good reason. We believe that operating the wave park at night will create a carnival-like atmosphere inconsistent with that of the quiet residential surrounding areas. We would respectfully request that these lights not be permitted, nor the operation of the wave park at night be allowed.

We understand that other Andalusia owners have sent in letters expressing concerns regarding building heights, paint colors, landscape screening, etc. We share those concerns as well.

Thank you for your consideration. Feel free to contact us if you have any further questions or concerns.

Sincerely,

Dave Wiezel
Bruce Tersiner

Subject: La Quinta Wave Proposed Wave Park

Date: Saturday, March 6, 2021 at 7:27:26 AM Pacific Standard Time

From: Carolyn Winnor

To: consultingplanner@laquintaca.gov

Attention: Nicole Sauviat Criste

I live in Trilogy at La Quinta, our backyard faces 60th Avenue and I am opposed as others in our community to the Proposed Wave Park. I attended the presentation given to our community by the developer. After doing further research and actually seeing how the waves are produced I became very concerned. The first Wave Park developed by Kelly Slater is located in Lemoore, Ca, currently sitting in an agricultural area, the Palm Desert development is surrounded by the Desert Willow Golf Course and the proposed Thermal development is near the private race track in the middle of an agricultural area. In the city of La Quinta, Mr. Slater is proposing placing a Wave Park in the middle of a residential area. I am against the rezoning of the property known as Andalusia West. I believe this project will have a negative impact on housing values:

1. Continuous noise of the wave machine, lighting after dusk, the park running 12 hours a day, 7 days a week.
2. Additional traffic, 4 special events per year, attracting an additional 2,500 people per event. Additional traffic for the Hotel and Restaurant daily.
3. Short term rentals, Coachella and Stage Coach attendees and constant traffic.
4. Our area in La Quinta should be considered the Quiet Zone. We enjoy the quiet evenings, the stars and tranquility.

Please consider placing this development elsewhere in La Quinta, if you need the tax revenue; not next door to a 55 and older Residential Community located in the La Quinta Quiet Zone. We understand the property will need to be developed, please leave this parcel zoned as "Residential" not "Commercial Property".

How many Wave Parks can the Coachella Valley Support?

Thank You,
Carolyn Winnor
81134 Barrel Cactus Road.
La Quinta, CA 92253
760-238-4779

Subject: La Quinta proposed and/or approved projects at Coral Mountain
Date: Tuesday, March 9, 2021 at 1:43:30 PM Pacific Standard Time
From: Derek Wong
To: consultingplanner@laquintaca.gov

Dear Nicole Sauviat Criste,

I recently was made aware of the full scope and impact of the Wave park/hotel/homes/stores/restaurants/rentals in the eastern portion of La Quinta bordering Trilogy and Andalusia and am profoundly troubled on its decades long magnitude of disruption to our low-key communities. As a planner, I'm sure you're aware of the laundry list of issues so I won't rehash them here but the list is long, verifiable and formidable.

I and presumably many others have no opposition to new developments as that's the natural course of things but they should be a continuation of what's here: upscale single family residences and not enormous projects that will overtax our streets, intersections, water consumption, endanger the local ecology and above all, disrupt our peaceful way of life.

In reviewing the projects listed on the City of LQ website, I found no mention of the Wave park nor of the rental development between Ave. 60 and Ave. 62 off Monroe and find this quite odd. My understanding was that the project off Monroe had been approved for ~90 residential family homes but new information says the plan is now to build 200+ STVR's. I do not see how this can be acceptable on any level: this would devalue our homes in Trilogy as there are dozens of homes backing up to this property. If my home was located here, I would sell and move without haste.

We already have issues here; racing on 60th, Monroe and 62nd streets: daily donut practice on Madison and 60th and the dumping ground on Monroe and 60th. I really hope that other departments within the city are taking a hard look at these concerns but I have my doubts as these are years old already and the problems persist to this day.

I'm not sure what impact this letter might have but I sincerely hope that you apply due consideration.

Thank you,

Derek Wong
81183 Caspian Ct.
La Quinta, CA 92253
669-333-1818

Subject: Coral Mountain Wave Pool development
Date: Friday, April 2, 2021 at 1:39:35 PM Pacific Daylight Time
From: Derek Wong
To: Consulting Planner
CC: kathy@crystalspringsranch.co, capezio44@san.rr.com, karen.owen1@gmail.com, ilan.bendavid@gmail.com, anast.demitt@protonmail.com, lewatduke@gmail.com, nbruce@me.com, kathleenbogan@me.com, dalekarent@aol.com, drebryna@telusplanet.net, rkouellette@gmail.com, lqtampico@yahoo.com, cwinnor@dc.rr.com, kelwelrt@gmail.com, sheilawarren25@yahoo.com, lori.kilburn92@gmail.com, cccoger@yahoo.com, acallimanis@gmail.com, bobbie@fleury.tv, jeannennoel@gmail.com, vmn813@gmail.com, derekwong745@yahoo.com, pwayneplaza@yahoo.com
Attachments: Screen Shot 2021-04-02 at 11.39.43 AM.png

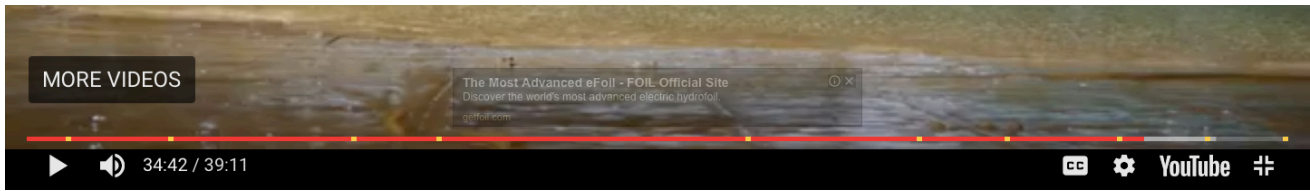
Nicole,

By now, you have undoubtedly received innumerable communications from several communities and individuals opposing the building of this Wave Park. The evidence and anathema on this project increases daily: one of the worst drought years ever for California, 3 other wave parks already green-lit, potential equity loss for dozens of neighboring homes, nightmare traffic scenarios with no remedy planned, pollution from construction vehicles, elimination of dark skies, non-stop parties with no definitive oversight, long-range permit plan changes, the right to quiet enjoyment effectively eliminated, potential of increased crime & accidents and noise, noise, noise...everyday without end.

Grow the community yes but adhere to the approved zoning of residential developments. Look at this picture: do these light towers really not intrude into the evening sky? How many home views will this affect? Ask yourself and the council members if they want this in their backyard.

Thank you,
Derek Wong





Subject: Opposition to the Water Park: The Coral Mountain Development

Date: Monday, March 8, 2021 at 11:53:08 AM Pacific Standard Time

From: Duncan Woodfin

To: consultingplanner@laquintaca.gov

March 8, 2021

Nicole Sauviat Criste, Consulting Planner: City of La Quinta
78-495 Calle Tampico
La Quinta, Ca. 92253

Good Morning:

I write in opposition to the zoning change on The Coral Mountain Development from low-density residential w/ 18-hole golf course to a tourist oriented, commercial resort.

This mega resort with short term nightly rentals and amusement park type activities will disrupt the tranquil environment of our stable residential community. There will be constant guest turnover, short term overnight stays, noise, crime and traffic and the destruction of a stable neighborhood. This sort of development belongs in a commercially zoned area.

Please do not destroy our residential zoned section of the Coachella Valley with events, amusement attractions, adventure park, extreme sporting activities and a Wave Machine measuring noise of 75 decibels at a similar Kelly Slater Surf Ranch. Noise levels akin to living along a freeway.

And also, I thought California was in a drought crisis? Construction of a huge wave machine demanding precious water resources. How can we justify water use like this in a desert? How can government approve such a wanton waste of water when they continue to demand conservation from its residents? Is all this drought news fake?

Finally, most galling to me, per numerous admissions by their Company Spokesman, the walking path along the base of the Coral Mountains will be walled off and gated to be used only by the privileged guest able to afford the resort charges. Signs posted by the US Federal Bureau of Land Management along this hiking path encourage the enjoyment of this beautiful walk for all citizens, not just the special few. How is it possible that a private, well financed land owner is able to control public land?

The development company clearly does not care at all how this mega resort will impact the neighbors as well as the increased costs of police/sheriff personal.

I am not unreasonable. Change happens and development is inevitable. But not the inappropriately huge scale with a negative neighborhood impact this commercial nightmare will have. It will bring massive, detrimental changes to the the environment and the residential lifestyle. The only benefit will be to the development company, not to citizens of La Quinta.

Please deny the zoning change to allow this Disneyland oriented development. Thank you.

Sincerely,

Duncan Woodfin

60482 Desert Shadows Dr.
La Quinta, CA 92253
400 422 3524

Subject: FW: Zoning for Meriwether Development at Coral Mountain
Date: Thursday, April 1, 2021 at 11:18:12 AM Pacific Daylight Time
From: Cheri Flores
To: Nicole Criste
CC: Planning WebMail, Danny Castro
Attachments: image001.png

Nicole,
Another comment for the record.



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

PLEASE NOTE: City Hall is closed to the public due to the current Stay-At-Home orders regarding COVID-19. All services are available via phone, email or online web portal. Please contact City staff if you need assistance at (760) 777-7125.

From: Wrobbel, Scott <swrobbel@deloitte.com>
Sent: Thursday, April 1, 2021 11:12 AM
To: Planning WebMail <Planning@laquintaca.gov>
Cc: scott.wrobbel@outlook.com; Jean Wrobbel <jwrobbel@wi.rr.com>
Subject: Zoning for Meriwether Development at Coral Mountain

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

La Quinta Planning Commission,

I am writing in regards to the proposed zoning change for the Meriwether Development at Coral Mountain. I understand there was a virtual meeting on March 30, 2021 that I was unable to attend.

As a La Quinta resident and homeowner in the Andalusia development, I am opposed to any change in the current zoning of that property. The proposed development, which includes a water basin (surf park) and a hotel, would cause irreparable damage to the beauty and landscape of that portion of La Quinta. Specifically, the light that will be emitted from the park and

related noise will damage the desert serenity and peacefulness that currently exists.

I know that the La Quinta tag line is the "gem of the desert". This development will cause a step backwards from that aspiration. As an example, would the planning commission be supportive of such a surf park in the Sliver Rock development?

Please accept my input. I look forward to further information and hope the Planning Commission evaluates the consequences of the proposed zoning change to the Meriwether development very thoroughly.

Kind regards,

Scott A. Wrobbel
59505 Seville
La Quinta, CA 92253
414.573.2117

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v.E.1

Subject: Wave Park Impact on Andalusia Homeowners.

Date: Tuesday, March 9, 2021 at 3:16:03 PM Pacific Standard Time

From: Sarah Zappas

To: consultingplanner@laquintaca.gov

CC: Greg Zappas, Sarah Zappas

>

> Hi Nicole Cristi,

> My name is Sarah Zappas a homeowner in Andalusia for the last 8 years. I am writing this letter to communicate our displeasure with the Wave Park development going in across the street. One reason for our decision to move to Andalusia was the quiet nature of the surrounding area and the lack of major commercial building.

>

> We learned of not only the wave park coming in across the street but the hotel that was originally going to be 2 stories. We have concerns about what the additional size of the hotel will do to our views as well the 80 foot lighting polls that will illuminate the sky at night which goes completely against the desert dark that has been enforced for as long as we have lived in La Quinta.

>

> I feel having the wave park open at night is a very one sided decision, that is not taking into consideration, Andalusia's property owners and how this will effect our property values going forward. Many of the streets in the development have views that will look on to the hotel and the 80 foot lighting structures. I don't think that the developers have our best interest at heart, quite the contrary. Andalusia was here first and to build something that would be detrimental to our property, is corporate greed at its worst.

>

> Please confirm what the status is of both the hotel height and the 80ft lighting structures.

>

> Best Regards,

> Sarah Zappas

Petition to Oppose the Wave Park Project 03-067 – March 2020

<p>Petition summary and background</p>	<p>We, the (residents) of La Quinta (All surrounding communities) oppose the request of Resort developer Meriwether Companies, acting under the name CM Wave Development LLC, to modify the actual zoning Plan 03-067, from "Low Density Residential" to "Coral Mountain Tourist Commercial/Parks & Recreation", in order to accommodate the construction of a large scale Surf Park and demand the City Council and the Mayor to reject the request for such a project for the following reasons:</p> <ol style="list-style-type: none"> 1. Extensive and continuous noise of the wave machine and music 12 hours a day, 7 days a week. 2. Dramatic negative impact on the peaceful and serene quality of life of all neighborhoods 3. Increase of traffic volume of cars and buses, to both 60th, Madison and Monroe Streets, especially during weekends and the park's multiple large scale events. 4. Added pollution due to land activities, as well as light pollution if the wave park is open after dusk. 5. Environmental impact on local habitat including endangered species. 6. Potential negative major impact on housing values in all communities adjacent to the new Surf Park caused by noise and nuisance. 7. Extra water use by the Wave Park which would only add to the diminution of the water table and aquifers which has already apparently caused 1-2 feet of land subsidence.
<p>Action petitioned for</p>	<p>We, the undersigned, have read and understand the above. By signing this document, I authorize my name and contact information to be used in opposition of the Wave Park Project</p>

[illegible]

Petition to Oppose the Wave Park Project 03-067

Petition summary and background	<p>We, the residents of La Quinta (All surrounding communities) oppose the request of Resort developer Meriwether Companies, acting under the name CM Wave Development LLC, to modify the local zoning Plan 03-067, from Low density residential to Coral Mountain tourist commercial, in order to accommodate the construction of a large scale Surf Park and demand the City Council and the Mayor to reject the request for such a project for the following reasons:</p> <ol style="list-style-type: none"> 1. Extensive and continuous noise of the wave machine and music 12 hours, 7 days a week. 2. Dramatic negative impact on the peaceful serene quality of life of all neighborhoods 3. Increase of traffic volume of cars and buses on both 60th, Madison and Monroe Streets, especially during weekends and the park's multiple large scale events. 4. Added outdoor lighting as light pollution if the wave park is open after dusk. 5. Potential negative impact on local habitat and endangered species. 6. Potential negative impact on housing values in all communities adjacent to the new Surf Park caused by noise and nuisance. 7. Excess water use by the wave park which would only add to the diminution of the water table and aquifers which has already approximately caused 1-2 feet of land subsidence.
Action petitioned for	I have read and understand the above statement and authorize my name to be used in opposition of the The Wave Park Project

Printed Name	Signature	Address	Date
Sheila Warren	<i>Sheila Warren</i>	81856 Rustic Canyon Dr. La Quinta 92253	3/16/20
John Helmund	<i>John Helmund</i>	81688 Rustic Canyon Dr. La Quinta 92253	3/16/20
Laura DuMaurier	<i>Laura DuMaurier</i>	61545 Living Stone Dr. La Quinta 92253	3/16/20
CAROLYN GRAY	<i>Carolyn Gray</i>	81420 Greenwood Way La Quinta 92253	3/16/20
LOW KLEMONS	<i>Low Klemons</i>	81419 Greenwood Way La Quinta 92253	3/16/20

Petition to Oppose the Wave Park Project 03-067 – March 2020

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<p>Action petitioned for</p>	<p>We, the undersigned, have read and understand the above. By signing this document, I authorize my name and contact information to be used in opposition of the Wave Park Project</p>

[illegible]

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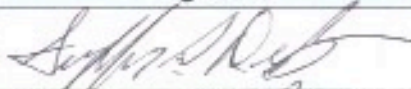
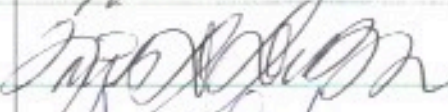
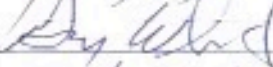
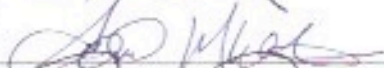

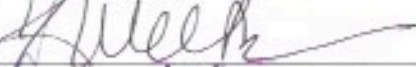
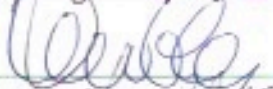

Printed Name	Signature	Address	Date
Victoria Wilcox	Victoria Wilcox	La Quinta CA 92253 52238 Harmony Sky Lane	3-10-20

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<p>Action petitioned for</p>	<p>We, the undersigned, have read and understand the above. By signing this document, I authorize my name and contact information to be used in opposition of the Wave Park Project</p>

[illegible]

Petition to Oppose the Wave Park Project 03-067 – March 2020

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Printed Name	Signature	Address	Date
Geoffrey P. DeBoer		81731 Charismatic Way La Quinta, CA 92253	03/12/2020
Faith D. DeBoer		81731 Charismatic Way La Quinta, CA 92253	03/12/2020
SARY E Whitney		81759 Brittlebush Ln La Quinta, CA 92253	6/6/2020
Tom M Whitney		81759 Brittlebush Ln La Quinta, CA 92253	6/6/2020
Jane E Palmer		60367 Desert Shadows La Quinta, CA 92253	6/7/2020
Kelly E Welton		60106 Alvarado Cir La Quinta, CA 92253	6/9/2020
Lewis Gleason		61325 Lund Stone Rd La Quinta, CA	6-17-2020
HAROLD MAUSER		81742 JUN CR 76 Ln LA QUINTA, CA	7-13-2020

Petition to Oppose the Wave Park Project 03-067 - March 2020

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Printed Name	Signature	Address	Date
Nancy Zibyock	Nancy Zibyock	81885 Four Seasons Pl La Quinta, CA 92253	6-10-2020
Nicholas Zibyock	N Zibyock	81885 Four Seasons Pl La Quinta, CA 92253	06/10/2020
Jane Wilson	Jane Wilson	81845 Four Seasons Pl La Quinta, CA 92253	6/10/2020
Carolyn Witthoft	Carolyn Witthoft	81925 Four Seasons Place La Quinta, CA 92253	6/10/20
CHANE WITTHOFF	CJ	81925 FOUR SEASONS PL LA QUINTA CA 92253	6/10/20
Michelle Fairman	Michelle Fairman	81845 Four Seasons Pl LA Quinta CA 92253	6/10/20
BARBARA ANDERSON	Barbara E. Anderson	55120 Spring Creek La Quinta, CA 92253	6/11/20
Chiquita Bell	Chiquita Bell	55140 Autumn Valley Ct La Quinta 92253	6/10/20
DAWN Lawrence	Dawn Lawrence	61265 Living Stone La Quinta	6/11/20
KEVIN LAWRENCE	Kevin Lawrence	61265 Living Stone La Quinta	6/11/20

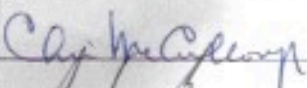
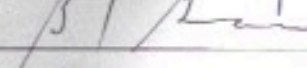
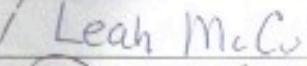
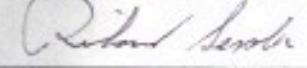
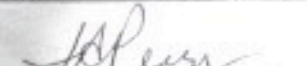


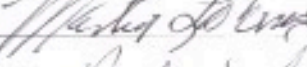
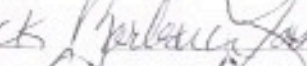
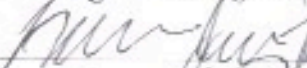
Petition to Oppose the Wave Park Project 03-067

<p>Petition summary and background</p>	<p>We, the residents of La Quinta (All surrounding communities) oppose the request of Resort developer Meriwether Companies, acting Under the name CM Wave Development LLC, to modify the actual zoning Plan 03-067, from Low density residential to Coral Mountain tourist commercial, in order to accommodate the construction of a large scale Surf Park and demand the City Council and the Mayor to reject the request for such a project for the following reasons:</p> <ol style="list-style-type: none"> 1. Extensive and continuous noise of the wave machine and music 12 hours, 7 days a week. 2. Dramatic negative impact on the peaceful and serene quality of life of all neighborhoods 3. Increase of traffic volume of cars and buses, to both 60th, Madison and Monroe Streets, especially during weekends and the park's multiple large scale events. 4. Added pollution due to land activities, as well as light pollution if the wave park is open after dusk. 5. Environmental impact on local habitat including endangered species. 6. Potential negative major impact on housing values in all communities adjacent to the new Surf Park caused by noise and nuisance. 7. Extra water use by the wave park which would only add to the diminution of the water table and aquifers which has already apparently caused 1-2 feet of land subsidence.
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Printed Name	Signature	Address	Date
Lynn V. Smilow		61523 Topaz Dr La Quinta	18 Jun 2020
Edward L. Smilow		61523 TOPAZ DR. CA 94048	18 JUN 2020

Petition to Oppose the Wave Park Project 03-067 - March 2020

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Printed Name	Signature	Address	Date
Chris McCullough		60775 Livingstone Dr	6/17/2020
Brian Gault		61590 Topaz	6-19-20
Leah McCullough		60775 Livingstone	6-19-20
Richard Scsster		81178 Santa Fe Ct	6-19-20
Joakim Perry		81268 Cambria Dr.	6-19-20
Mark Perry		81268 Cambria Ct	6-19-20
Martin Lashenick		61032 Fire Barrel Dr.	6-19-20
MARTHA LASHENICK		61032 Fire Barrel Dr.	6-19-20
FRANCISCO DIAZ		81635 PRISON	6/19/20
MARTHA B. PLASCENCIA		81635 PRISON	6/19/20

Petition to Oppose the Wave Park Project-03-067

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[illegible]

SANDRA LANHAM Sandra Lanham 6-18-2020
KENNETH LANHAM Ken 6-18-2020
61775 MESQUITE CT.
LA QUINTA, CA 92253





Petition to Oppose the Wave Park Project 03-067

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Printed Name	Signature	Address	Date
RICHARD J. OWEN		81886 SUN CACTUS LN, CA 91704	9/5/20
Karen L. Owen		81886 Sun Cactus Lane CA 91704	9-5-20
CAROL WINNOR		81134 Dandelion Ct, La Quinta	10-7-20
Wendy L Moran		81457 Monrovia Ct, La Quinta	10/12/20
Jean Thompson		60475 STAG HORN DR, CA 91704	3/24/21

Petition to Oppose the Wave Park Project 03-067

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Printed Name	Signature	Address	Date
Patricia Jones		60179 Honeyuckle St La Quinta CA 92253	10/14/20
Kenneth Jones		60179 Honeyuckle St La Quinta, CA 92253	10/14/20
Shirley Warren		81556 Rustic Canyon Dr. La Quinta, CA 92253	10/15/20
Susana C. Guerrero			
Richard Guerrero		81171 CASPIAN CT LA QUINTA 92253	3/27/2021

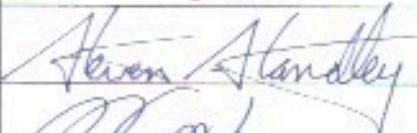



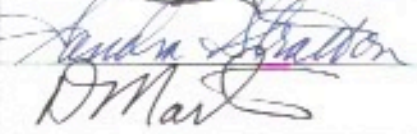
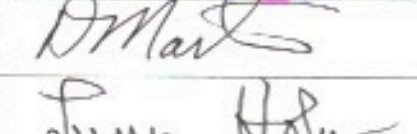
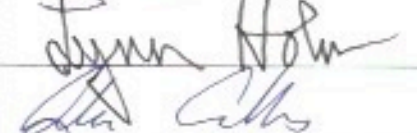



Petition to Oppose the Wave Park Project 03-067 – March 2020

Petition summary and background	<p>We, the (residents) of La Quinta (All surrounding communities) oppose the request of Resort developer Meriwether Companies, acting under the name CM Wave Development LLC, to modify the actual zoning Plan 03-067, from "Low Density Residential" to "Coral Mountain Tourist Commercial/Parks & Recreation", in order to accommodate the construction of a large scale Surf Park and demand the City Council and the Mayor to reject the request for such a project for the following reasons:</p> <ol style="list-style-type: none"> 1. Extensive and continuous noise of the wave machine and music 12 hours a day, 7 days a week. 2. Dramatic negative impact on the peaceful and serene quality of life of all neighborhoods 3. Increase of traffic volume of cars and buses, to both 60th, Madison and Monroe Streets, especially during weekends and the park's multiple large scale events. 4. Added pollution due to land activities, as well as light pollution if the wave park is open after dusk. 5. Environmental impact on local habitat including endangered species. 6. Potential negative major impact on housing values in all communities adjacent to the new Surf Park caused by noise and nuisance. 7. Extra water use by the Wave Park which would only add to the diminution of the water table and aquifers which has already apparently caused 1-2 feet of land subsidence.
Action petitioned for	We, the undersigned, have read and understand the above. By signing this document, I authorize my name and contact information to be used in opposition of the Wave Park Project

Printed Name	Signature	Address	Date
SONIA DREYER	<i>Sonia Dreyer</i>	8196 RED ROCK RD	3/25/21
CASSANDRA WARREN	<i>Cassandra Warren</i>	81841 BOWSTRING CR	3/25/21
RONALD WARREN	<i>Rd Warren</i>	81841 BOWSTRING CR	3/25/21
NINA BONITAM	<i>Nina Bonitam</i>	81172 LAGUNA CT	3/25/21
PETE FLEURY	<i>Pete Fleury</i>	81586 DESERT WILLOW DR	3/25/21
Bryan Weiden	<i>Bryan Weiden</i>	60387 LAUREL	3/25/21
Richard Jorski	<i>Richard Jorski</i>	81153 DESERT SAGE CT.	3/25/21
Mary Anne Helfrich	<i>Mary Anne Helfrich</i>	60560 LIVINGSTONE	3/25/21
WILLIAM E. FITZ	<i>William E. Fitz</i>	60560 LIVINGSTONE	3/25/21
Donna Ambrose	<i>Donna Ambrose</i>	81280 CAMBRIDGE	3/25/21

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Printed Name	Signature	Address	Date
Steven Standley		81370 Rustic Canyon Dr.	03-25-21
Robert W. Garrett		60587 Desert Shadows	03/25/21
Jeanne M. Garrett		60587 Desert Shadows	3-25-21
Duncan Woodfin		60482 DESERT SHADOWS	3/25/21
SAVOKA STRATTON		81302 Barrel Cactus	3-25-21
DON MARTIN		81895 GOLDEN STAR	3/25/21
LYNN HOLM		61216 TOPAZ DR	3/25/21
Alena Callimanis		81469 Rustic Canyon Dr	3/25/2021
BRIAN AMBROSE		81280 CAMERA CT	3/25/2021
DAN BERNIS		81478 Garden Poppy	3/25/2021





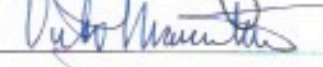
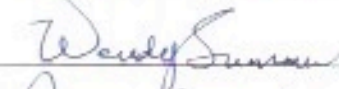
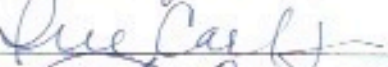
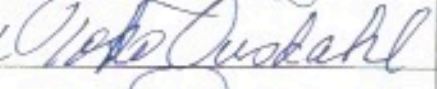


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Printed Name	Signature	Address	Date
CARYN SHUBIN	Caryn B. Shubin	81428 Jaramanda Ct	3/27/21
Susan Spies	Susan N. Spies	61080 Talea Dr	3/27/21
Marilynn Francis	Marilynn Francis	81256 Victoria Lane	3/27/21
Linda Eng	Linda Eng	81574 Desert Willow	3/27/21
David Eng	David Eng	81574 Desert Willow	3/27/21
Kay Brennwald	Kay Brennwald	60495 Juniper	3/27/21
Jane's Brennwald	Jane's Brennwald	60494 Juniper	3/27/21
Ellen Kimmel	Ellen Kimmel	60476 Juniper	3/27/21
Gwen Palmer	Gwen Palmer	81321 New Canyon	3-27-21
FRANK SHUBIN	Frank Shubin	81708 Jaramanda Dr	3/27/2021

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Printed Name	Signature	Address	Date
CAROL MARCHETTI		81830 Golden Star Way	3/27/2021
ANTHONY MARCHETTI		81830 Golden Star Way	3/27/21
GAIL LEVY		81214 Santa Rosa Ct	3/27/21
BRIAN LEVY		81214 Santa Rosa Ct	3/27/21
VICKI MARCINKO		61235 Ruby Court	3/27/21
WENDY SUMMER		61370 TOPAZ DR	3/28/21
SUE CARLSON		60194 HONEY SUCKLE	3/28/21
TOKO OUSDAHL		81922 Sun Cactus Ln.	3/27/21
ILAN BED-BAVIS		61601 TULARE LN	3/27/2021
NOORITHA BED-BAVIS		61601 TULARE LN	3/27/2021

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Printed Name	Signature	Address	Date
MARY TENNANT	Mary Tennant	81457 JACARANDA CT.	3/27/21
MARVIN TENNANT	Marvin Tennant	81457 JACARANDA CT	3/27/21
MIKE KNOX	Mike Knox	60550 Desert Rose	3/27/21
SUSAN KNOX	Susan Knox	60550 Desert Rose	3/27/21
BRUCE FRANCIS	Bruce Francis	81256 VICTORIALANE	3-27-21
JOAN MARCINKO	Joan Marcinko	61235 RUBY CT.	3-27-21
TOM MARGRO	T. Margro	81627 Brittlebush Lane	3/27/21
JOAN MARCINKO	T. MARGRO	"	3/27/21
JIM NEWMAN	Jim Newman	60705 WHITE SAGE DRIVE	3/27/21

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Printed Name	Signature	Address	Date
Judy Gavigan	Judy Gavigan	81195 Caspian Ct. LQ	3-25-21
SHERYLL WAISS	Sheryll Weiss	81702 Caspian Ct.	3-27-21
TERI RUBY	Teri Ruby	81200 Caspian Ct.	3-27-21
PAUL NAVRATIL	Paul Navratil	81219 CASPIAN CT.	3/27/21
Diana C Navratil	Diana C Navratil	81219 Caspian Ct	3/27/21
Joanne Dellovo	Joanne Dellovo	60134 Honeycreek St	3/27/21
Robert J. Dellovo	Robert J. Dellovo	60134 Honeycreek St	3/27/21
BRIAN J. FOLMER	Brian J. Folmer	61721 Toro Canyon Way	3/27/21
Deborah D Carruth	Deborah D Carruth	81744 Impala Dr. LQ	3/27/21
Rosette Kivel	Rosette Kivel	61345 Fire Barrel Rd	3/27/21

Printed Name	Signature	Address	Date
Julie Rose	Blanche Julie Rose	81152 Caspian Court La Quinta CA 92253	3-24-2001
JOHN ROSE	John Rose	81152 CASPIAN CT LA-QUINTA CA 92253	3/24/2001
Janet Andrews	Janet Andrews	81159 Caspian Ct La Quinta 92253	3/24/2001
Margie Bunker	m Bunker	81550 Eagleclaw Dr. L.Q. 92253	3/24/21
Rei Soos	Rei Soos	81550 Eagleclaw LQ 92253	3/24/21
Bobbie Fleury	Bobbie Fleury	81586 DESERT WILLOW DR. LA QUINTA 92253	3/25/21
MARCIA ABRAMSON	Marcia Abramson	81953 DANIEL DR LA QUINTA CA 92253	3/25/21
PHIL ABRAHAMSON	Phil Abrahamson	81953 DANIEL DR LA QUINTA, CA 92253	3/25/21
Bruce Shifrin	Bruce Shifrin	81928 Jacaranda CT La Quinta CA 92253	3/25/21
LOIS BLOCK	Lois Block	81254 Barrel Castles La Quinta, CA 92253	3-25-21
GERALD BLOCK	Gerald Block	81254 Barrel Castles La Quinta, CA 92253	3-25-21
STEPHEN M. RENNINGTON	Stephen M. Rennington	81413 Golden Poppy Way La Quinta CA 92253	3-25-21
Deborah Rennington	Deborah Rennington	60350 Living Stone Dr La Q	3-25-21
Christine Mazze	Christine Mazze	60350 Living Stone Dr La Q	3-25-21
William Mazze	William Mazze	60350 Living Stone Dr La Q	3-25-21
Anne Smith	Anne Smith	61120 Topaz Drive LA 92253	3-25-21

Printed Name	Signature	Address	Date
Ronald Smith		6440 TOPAZ DR. L. Q. 92253	3-25-21
Edward Smilow		61523 TOPAZ DR LA QUINTA 92253	3-25-21
LYNN Smilow		61523 Topaz Dr La Quinta 92253	3-25-21
HOLLY SHARPS		61216 TOPAZ LQ 92253	3-25-21
Helen Thompson		60553 JUNIPER LANE LA QUINTA CA. 92253	3-25-21
HEERIE THOMPSON		60553 JUNIPER LANE LA QUINTA CA. 92253	3-25-21
JAMIE ESQUIVEL		81370 Rustic Canyon Dr La Quinta, CA 92253	3-25-21