

# 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.

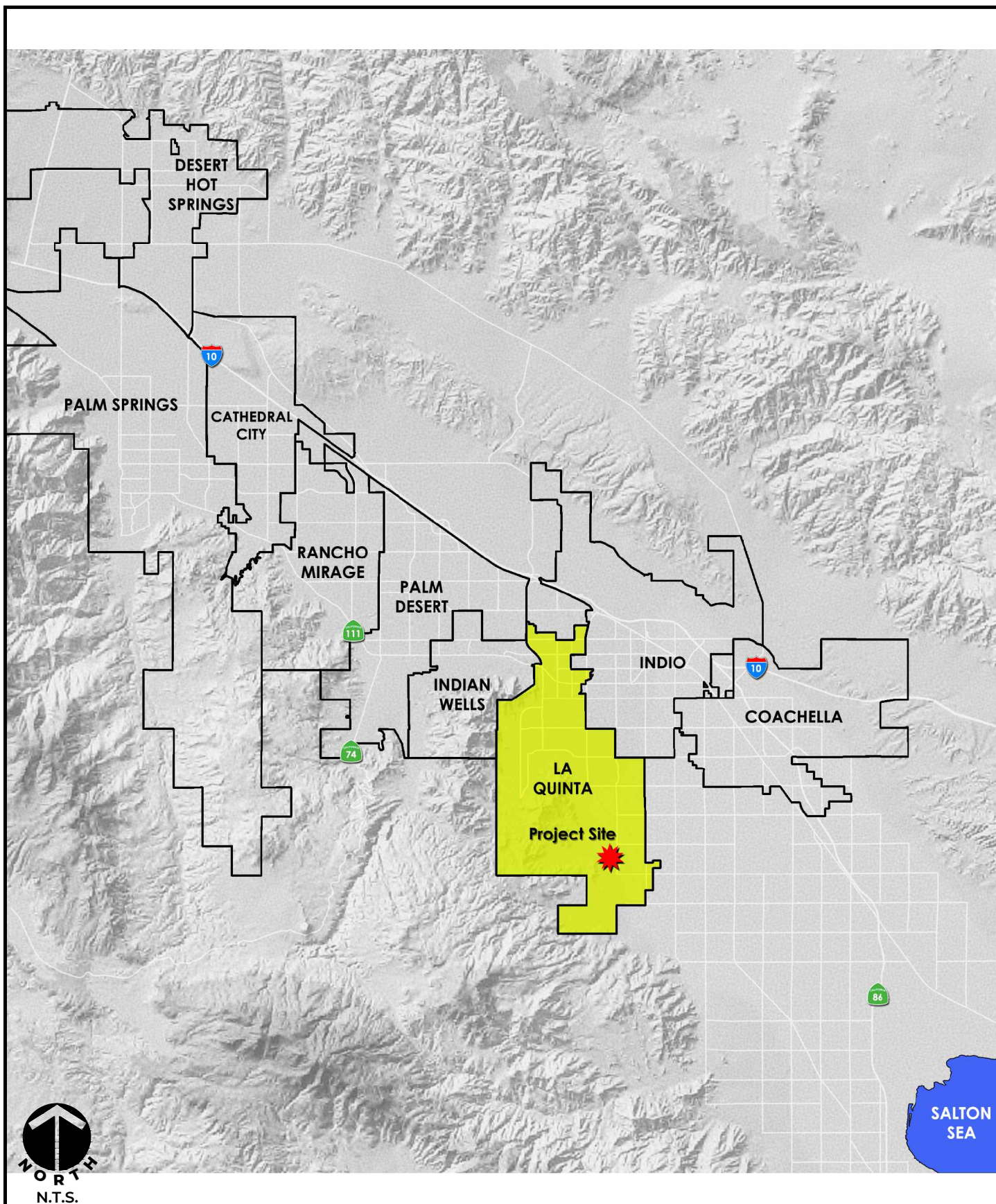
The proposed project includes a General Plan Amendment, Change of Zone, Specific Plan Amendment and new Specific Plan, as well as a Tentative Tract Map and Site Development Permit(s) leading to the development of a mix of uses including residential, resort, commercial, and recreational uses on 386 acres. 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.



**MSA CONSULTING, INC.**

> PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 [msaconsultinginc.com](http://msaconsultinginc.com)



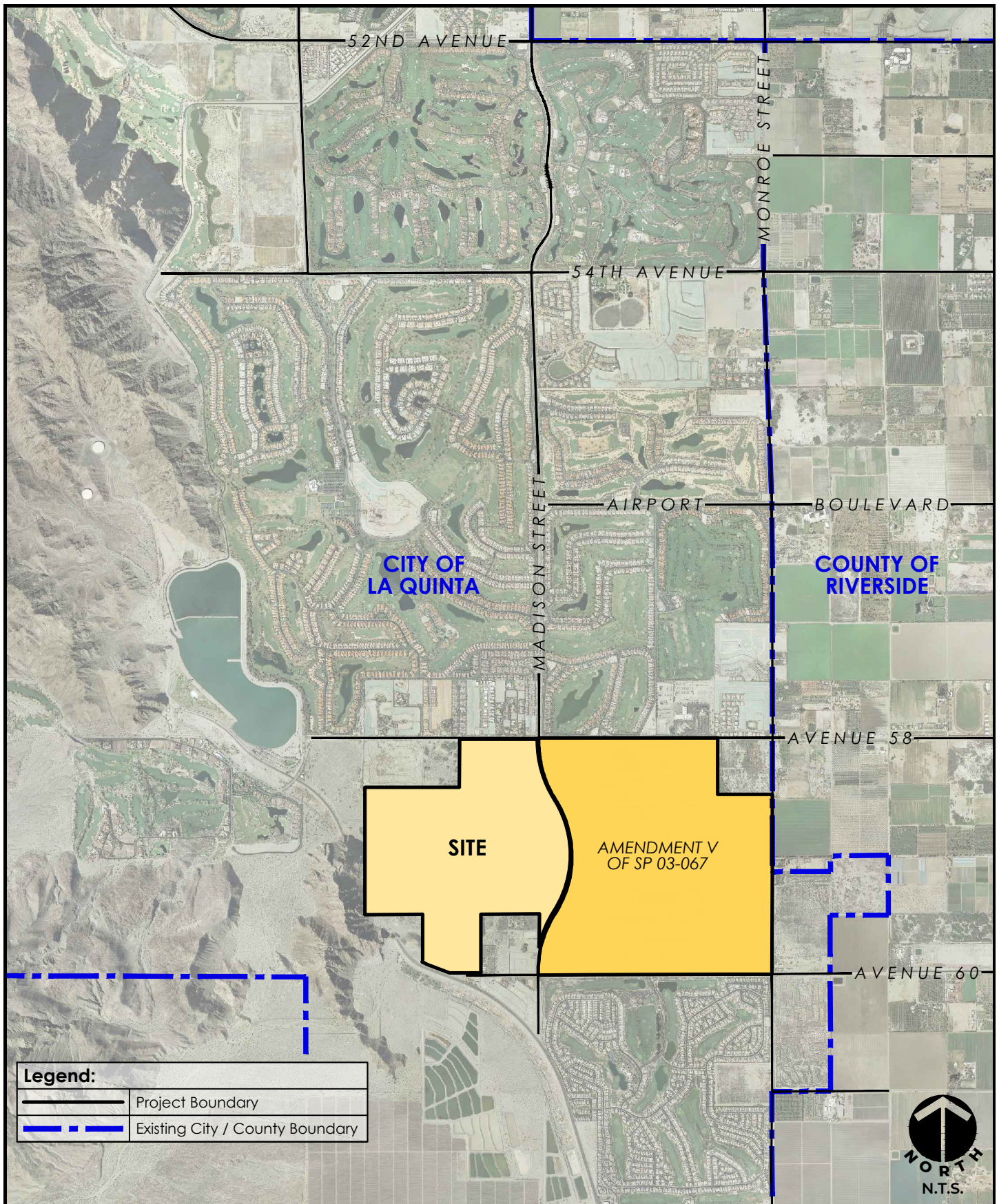
## REGIONAL LOCATION MAP

**CORAL MOUNTAIN RESORT**  
ENVIRONMENTAL IMPACT REPORT

EXHIBIT

1





Legend:	
	Project Boundary
	Existing City / County Boundary

**MSA CONSULTING, INC.**  
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
 34200 Bob Hope Drive, Rancho Mirage, CA 92270  
 760.320.9811 [msaconsultinginc.com](http://msaconsultinginc.com)



## VICINITY MAP

**CORAL MOUNTAIN RESORT**  
 ENVIRONMENTAL IMPACT REPORT

EXHIBIT

2





**MSA CONSULTING, INC.**

> PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 [msaconsultinginc.com](http://msaconsultinginc.com)



## SITE LOCATION MAP

**CORAL MOUNTAIN RESORT**  
ENVIRONMENTAL IMPACT REPORT

EXHIBIT

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



## 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:

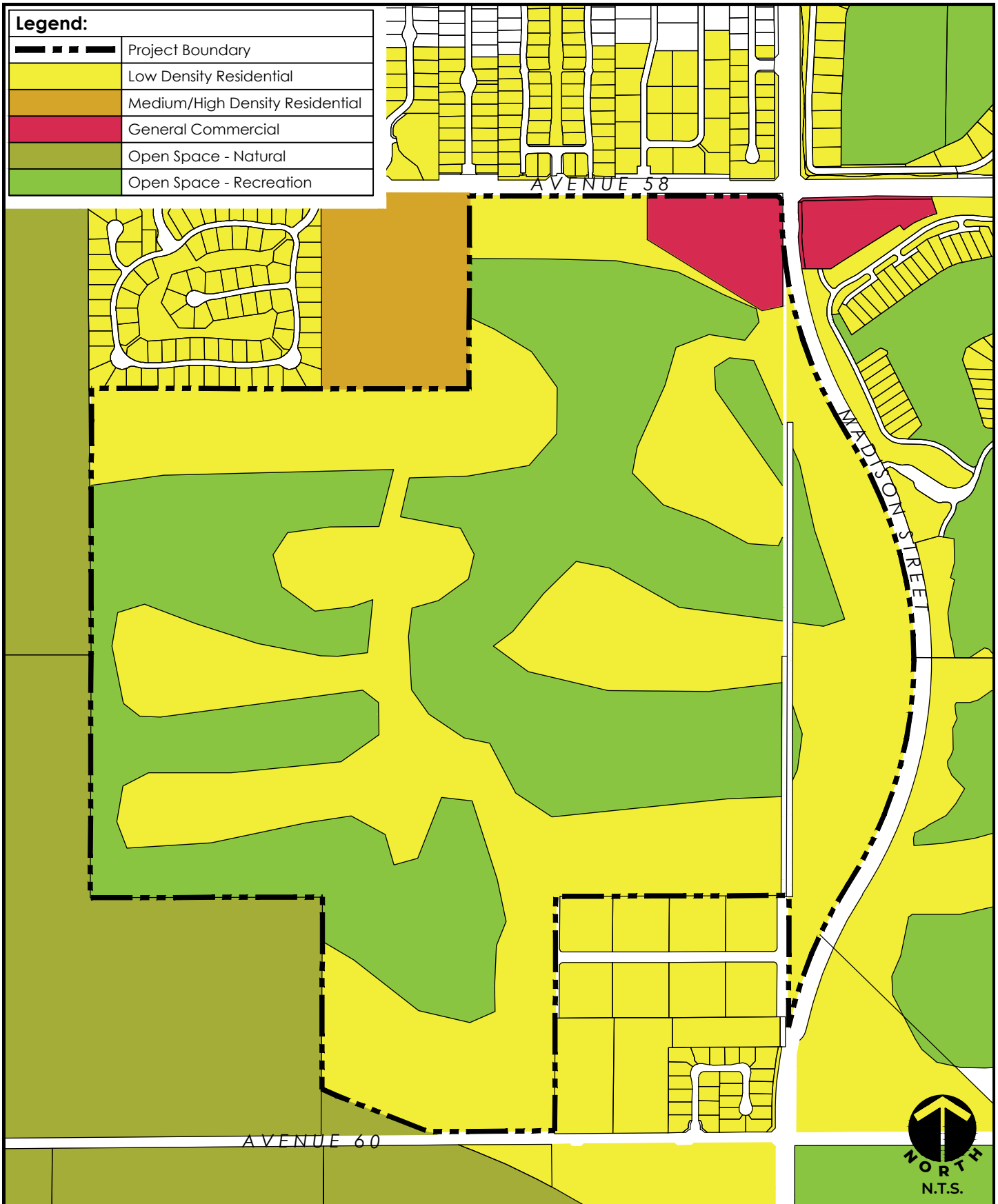
**Table 1**  
**Specific Plan Summary 1988-2017**

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

**MSA CONSULTING, INC.**

> PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 [msaconsultinginc.com](http://msaconsultinginc.com)

**EXISTING GENERAL PLAN LAND USE**

**CORAL MOUNTAIN RESORT**  
ENVIRONMENTAL IMPACT REPORT

EXHIBIT

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 <sup>1</sup>		
PA II	LDR	232.3		496	
PA III	TC	120.8	57,000 <sup>2</sup>	104	150
PA IV	OS-R	23.6			
Right of Way		1.5			
<b>Total</b>		<b>385.9</b>	<b>117,000</b>	<b>600</b>	<b>150</b>

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:

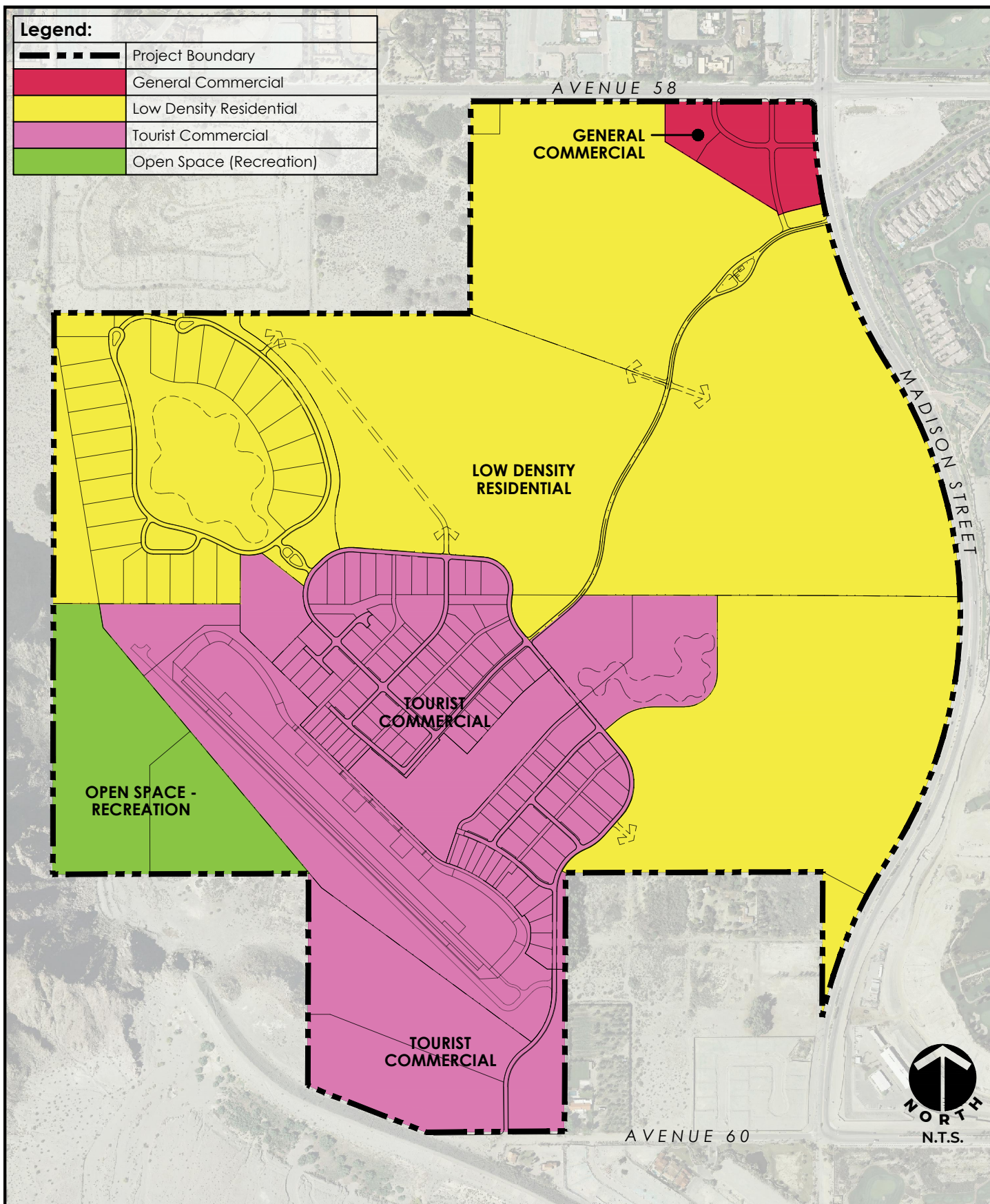
- 600 Dwelling Units of varying types
  - 496 single family attached and detached dwellings and affiliated amenities (Low Density Residential land use)
  - Low Density Residential product types may include estate compounds, single-family

- 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)



**MSA CONSULTING, INC.**

> PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 [msaconsultinginc.com](http://msaconsultinginc.com)



**PROPOSED GENERAL PLAN LAND USE**

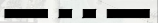
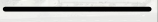
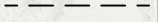



**CORAL MOUNTAIN RESORT**  
ENVIRONMENTAL IMPACT REPORT

EXHIBIT

5

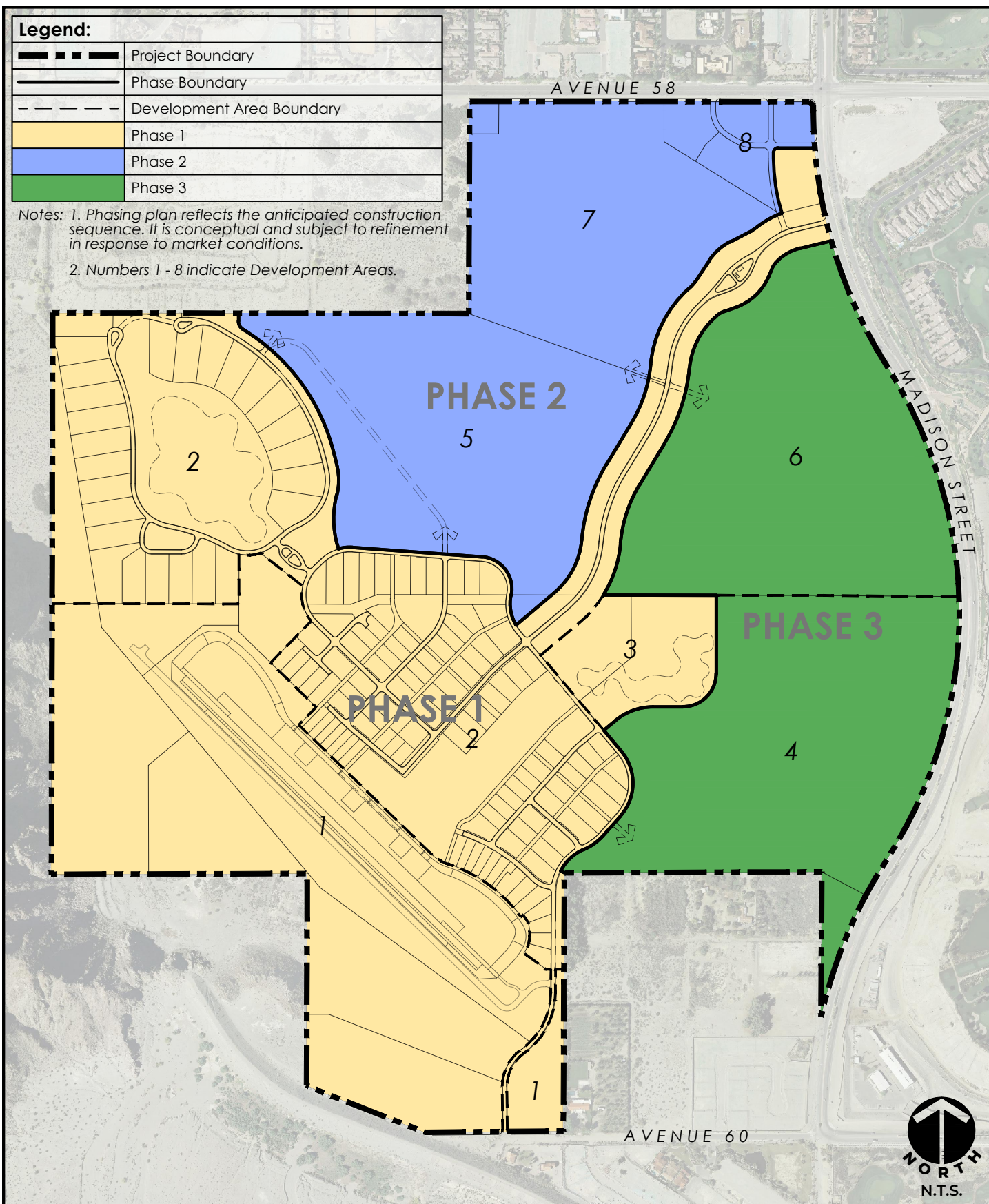


# Legend:

	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.



**MSA CONSULTING, INC.**

> PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 [msaconsultinginc.com](http://msaconsultinginc.com)



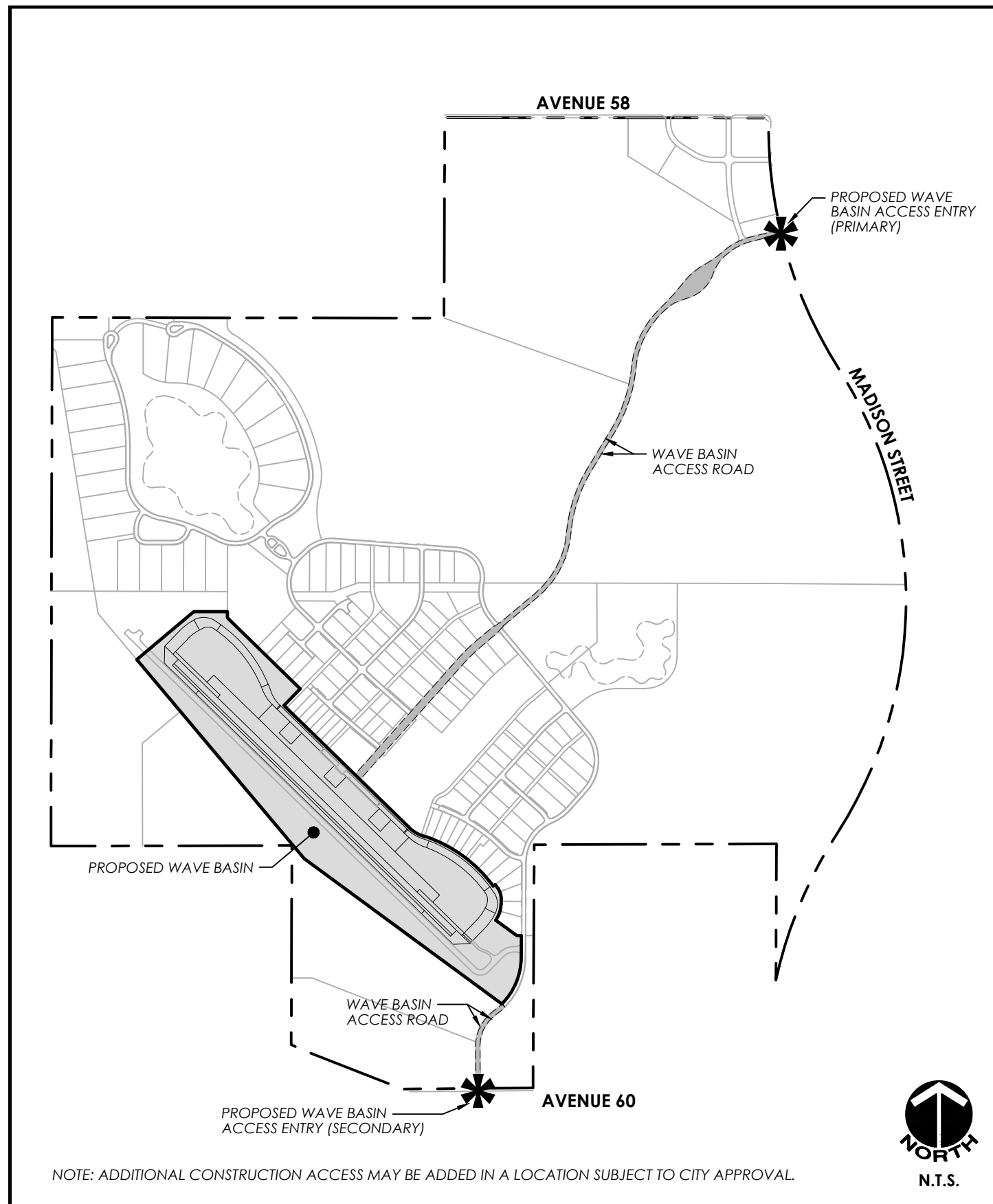
**CONCEPTUAL DEVELOPMENT PLAN**

**CORAL MOUNTAIN RESORT**  
ENVIRONMENTAL IMPACT REPORT

EXHIBIT

6





**MSA CONSULTING, INC.**

> PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 [msaconsultinginc.com](http://msaconsultinginc.com)



**WAVE BASIN SDP**

**CORAL MOUNTAIN RESORT**  
ENVIRONMENTAL IMPACT REPORT

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

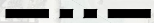
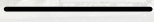
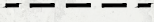




**Table 3**  
**Proposed Planning Area Summary**

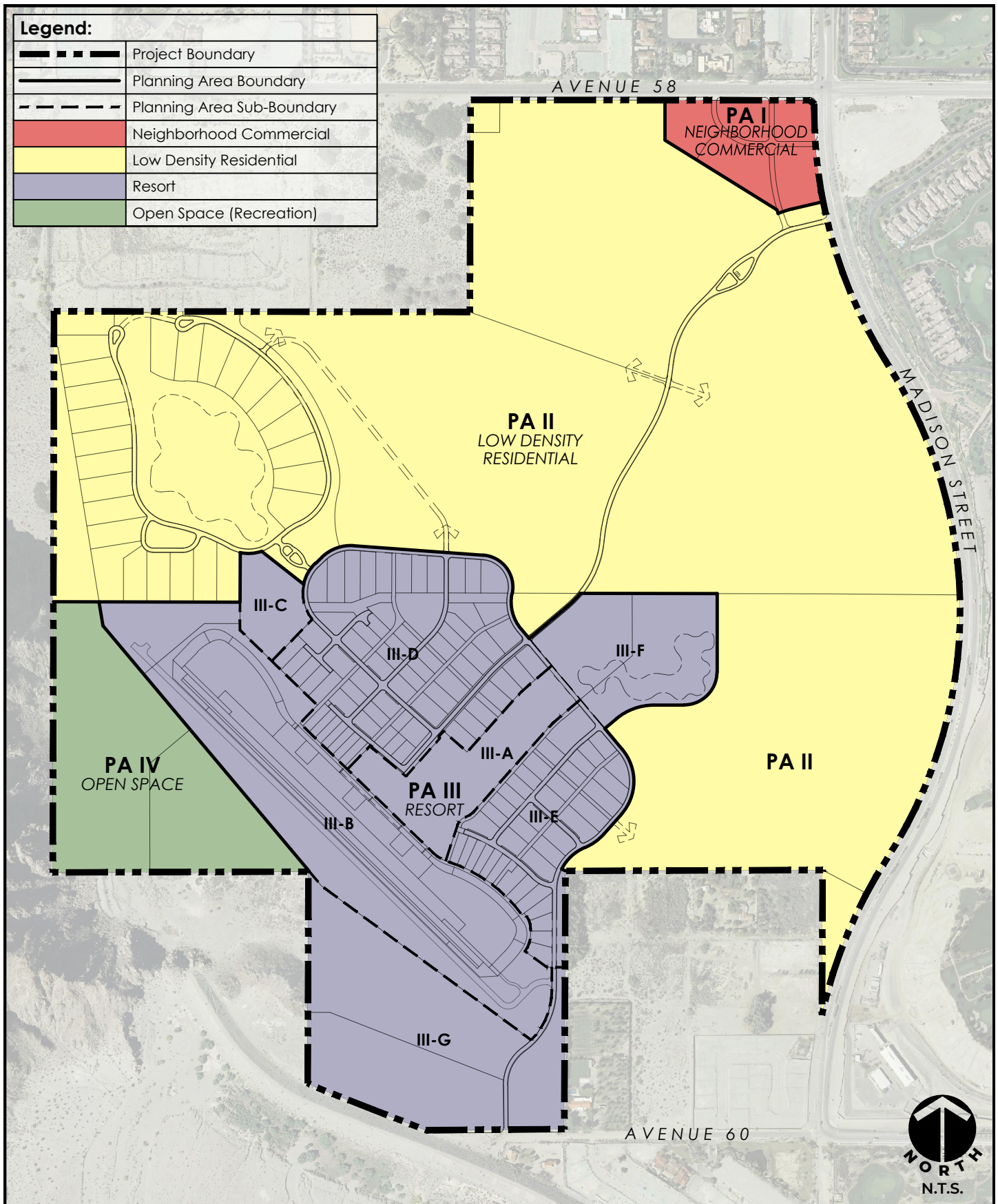
PA	Land Use (Zone) <sup>1</sup>	Acres	Commercial (SF)	Max. Units
I	Neighborhood Commercial (CN)	<b>7.7</b>	60,000 SF	
II	Low Density Residential (RL)	<b>232.3</b>		496 Units
III	Resort (TC)			
	<i>III-A: Resort Hotel</i>	8.5		150 rooms
	<i>III-B: The Wave</i>	31.2 <sup>2</sup>		
	<i>III-C: Wave Club</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	<b>120.8</b>	57,000 SF	
IV	Open Space Recreational (PR)	<b>23.6</b>		
	Roads	1.6		
<b>Total</b>		<b>386</b>	<b>60,000 CN</b> <b>57,000 TC</b>	<b>600 DU</b> <b>150 rooms</b>

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.

-

**Legend:**

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





### 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**.

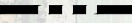










### ***Non-Vehicular Circulation***

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.

**MSA CONSULTING, INC.**

> PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 [msaconsultinginc.com](http://msaconsultinginc.com)



## VEHICULAR CIRCULATION PLAN

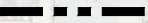




**CORAL MOUNTAIN RESORT**  
ENVIRONMENTAL IMPACT REPORT

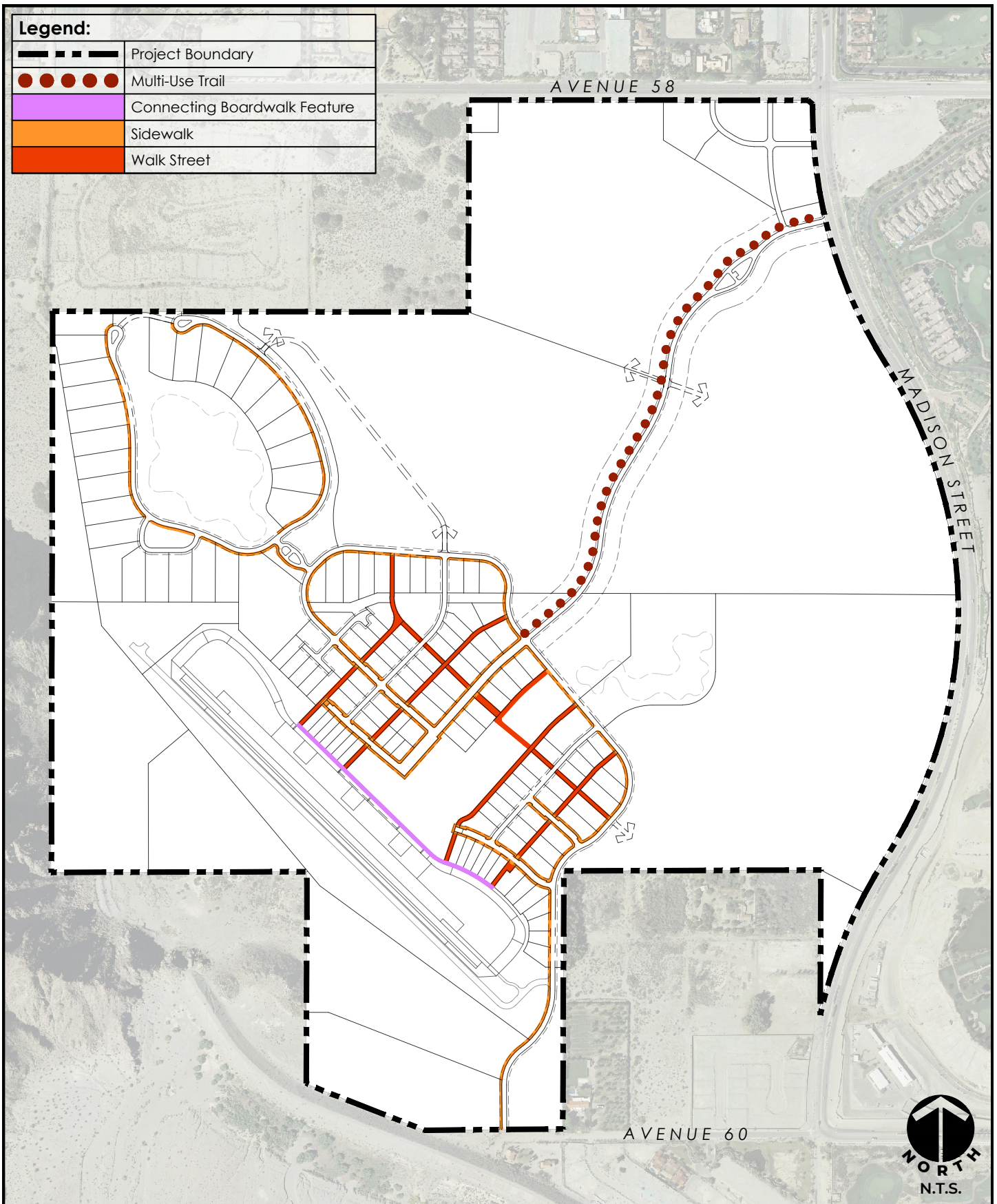
EXHIBIT

9



**Legend:**

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



**MSA CONSULTING, INC.**

> PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 [msaconsultinginc.com](http://msaconsultinginc.com)



**NON-VEHICULAR CIRCULATION PLAN**

**CORAL MOUNTAIN RESORT**  
ENVIRONMENTAL IMPACT REPORT

EXHIBIT

10

### 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:

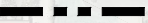




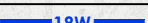
- Water and Sewer: Coachella Valley Water District (CVWD)
- Electricity: Imperial Irrigation District (IID)
- Gas: Southern California Gas Company

#### ***Water and Sewer***

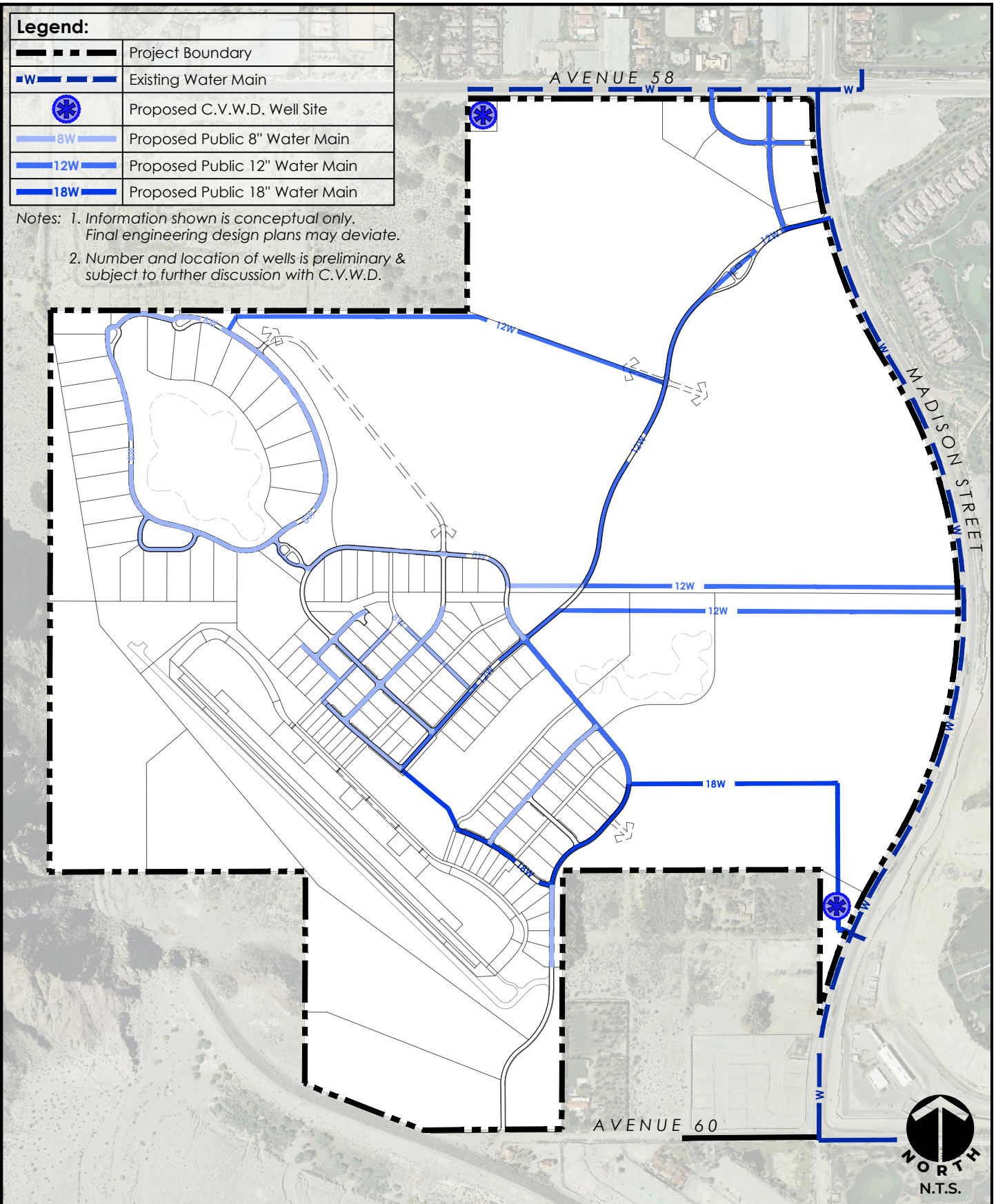
Water and sewer service for the Specific Plan area are provided by the Coachella Valley Water District (CVWD). The CVWD provides domestic water from wells. Non-potable water sources are intended to be used for the irrigation of common landscape areas. The project proposes to connect to the existing water 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.



**MSA CONSULTING, INC.**

> PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 [msaconsultinginc.com](http://msaconsultinginc.com)



## CONCEPTUAL WATER PLAN

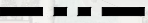
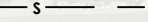
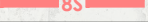


**CORAL MOUNTAIN RESORT**  
ENVIRONMENTAL IMPACT REPORT

EXHIBIT

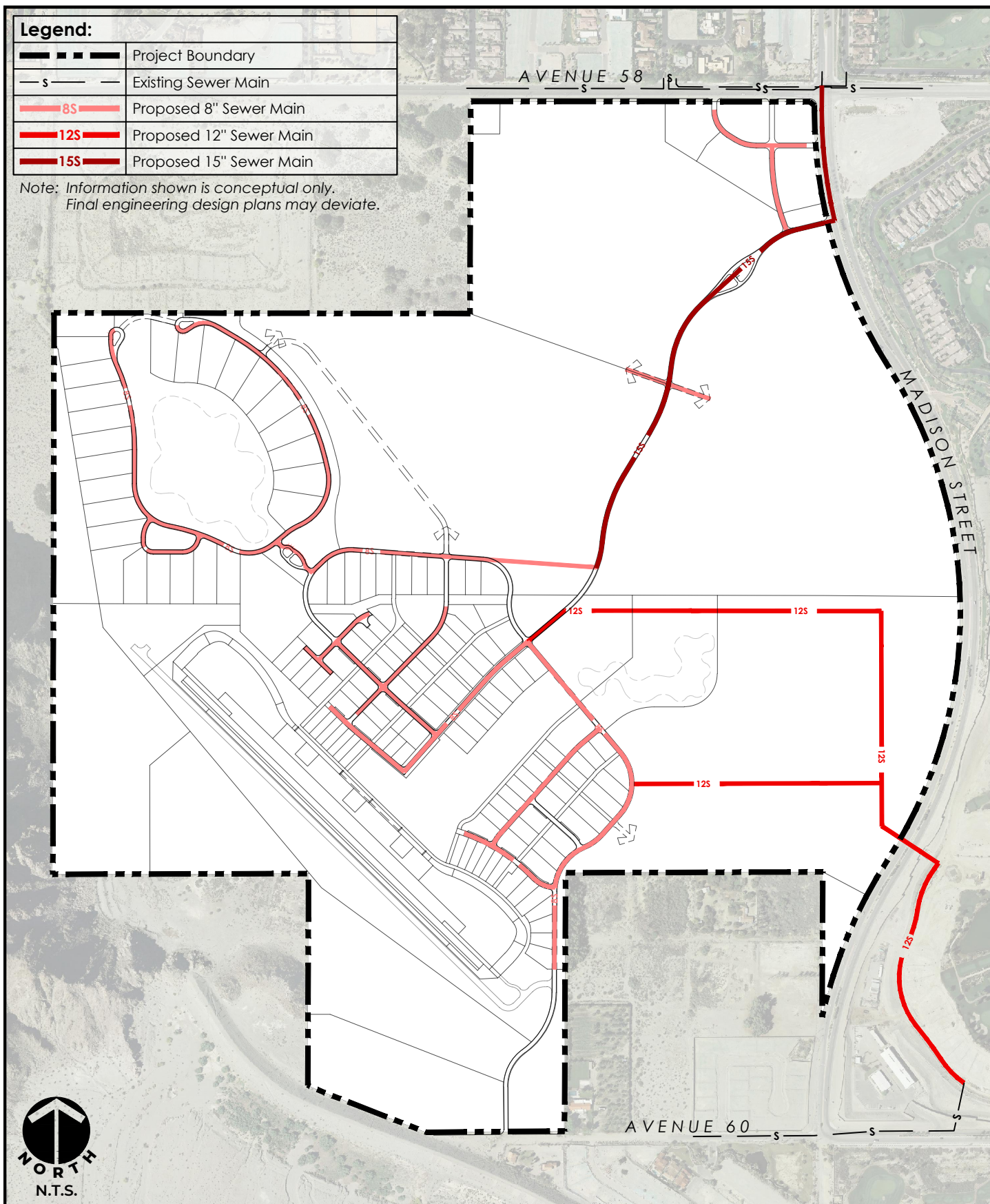
11



# 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.



**MSA CONSULTING, INC.**  
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 [msaconsultinginc.com](http://msaconsultinginc.com)



**CONCEPTUAL SEWER PLAN**  
**CORAL MOUNTAIN RESORT**  
ENVIRONMENTAL IMPACT REPORT

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***

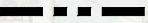




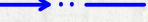
Electric utilities for the site are provided by the Imperial Irrigation District (IID). The project EIR will analyze the improvements in further detail. **Exhibit 14, *Off-Site Electrical Improvements***, illustrates the location of the existing substation and proposed distribution line(s) and upgrades.

### ***Other Utilities***

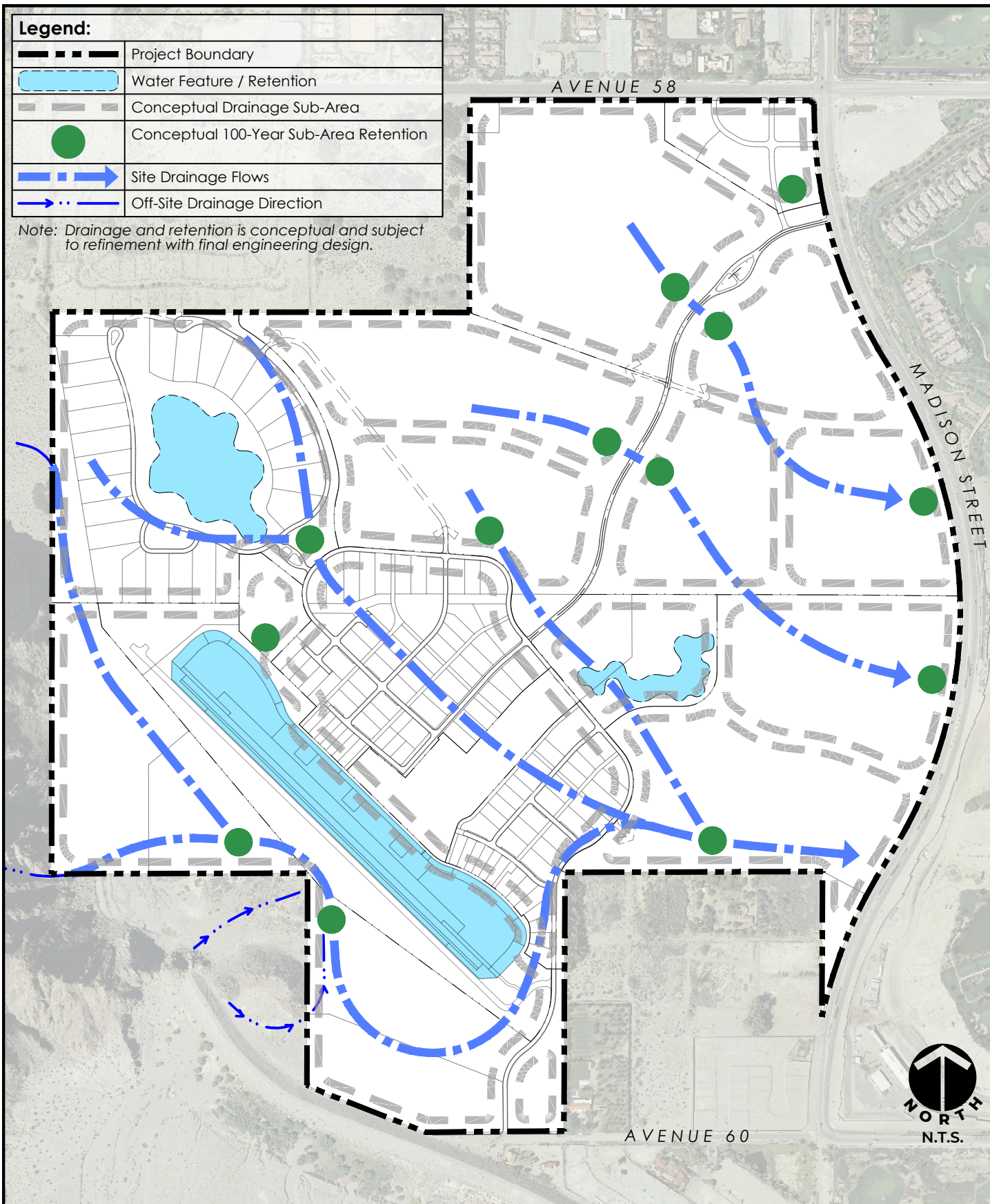
The site is within the Southern California Gas Company's service area for natural gas, and Frontier and Charter Communications for telecommunications. The project will tie into the existing cable, gas and telecommunications lines located along Avenue 58 and Madison Street. The project will not require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



**MSA CONSULTING, INC.**  
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
 34200 Bob Hope Drive, Rancho Mirage, CA 92270  
 760.320.9811 [msaconsultinginc.com](http://msaconsultinginc.com)






**CONCEPTUAL DRAINAGE PLAN**  
**CORAL MOUNTAIN RESORT**  
 ENVIRONMENTAL IMPACT REPORT

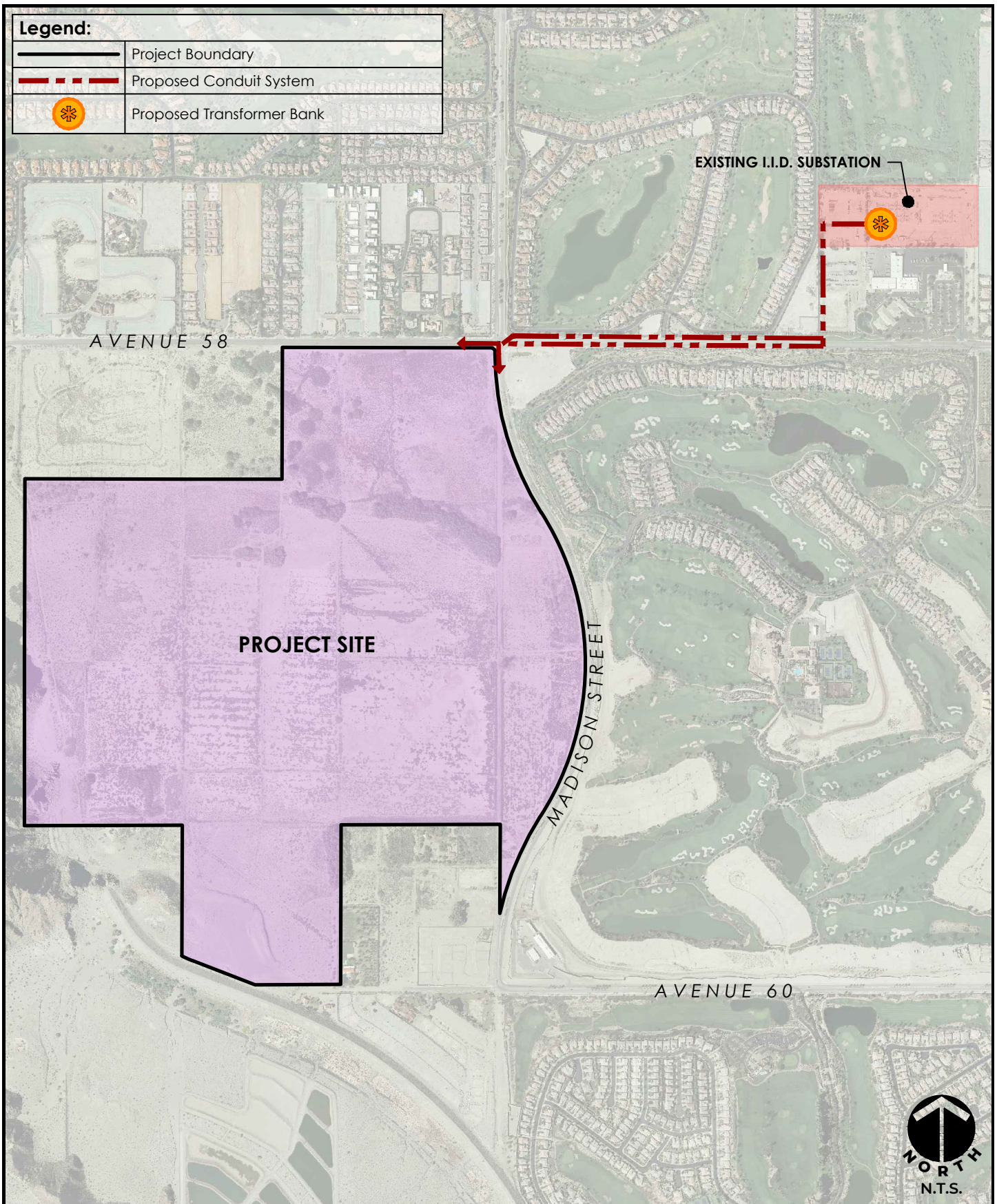
EXHIBIT

13



**Legend:**

	Project Boundary
	Proposed Conduit System
	Proposed Transformer Bank



### 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.