

**WRITTEN
PUBLIC
COMMENT**

**CITY COUNCIL
MEETING**

APRIL 5, 2022

Noise will echo of Coral Mountain

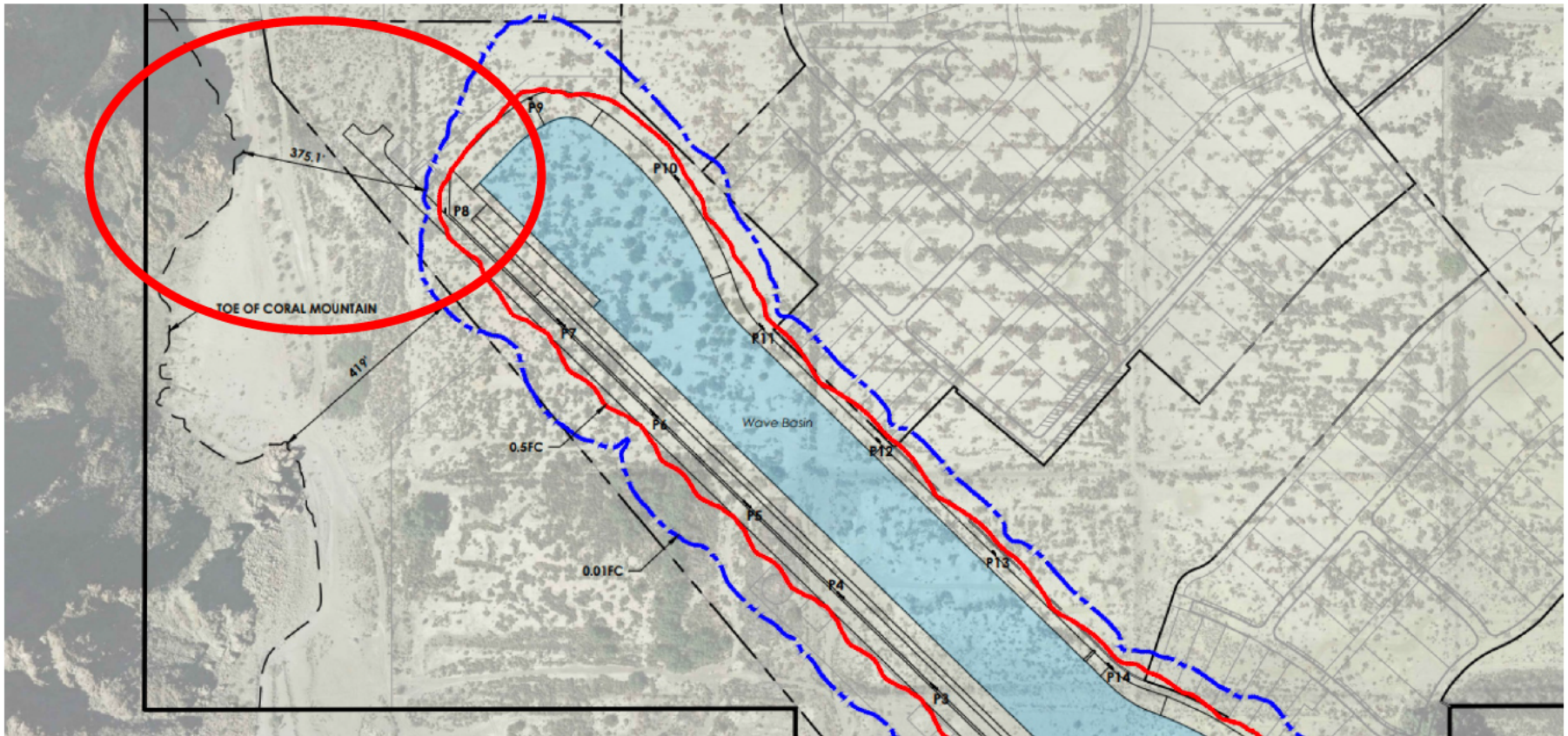
Alena Callimanis

[REDACTED]
La Quinta, CA 92253
[REDACTED]

EIR States there will be no adverse noise impact

- *The noise engineer explained that based on Federal Highway Administration guidance and studies, noise bouncing off a hard surface can cause noise increases of no more than 1-2 dBA, which is not perceptible to the human ear. Given the distance between the **Wave Basin and Coral Mountain (approximately 650 feet)**, the soft surfaces over that distance that absorb sound, and the maximum, worst-case noise levels generated at the Wave Basin (75.7 dBA), the Wave Basin will not cause significant noise levels or noise impacts at Coral Mountain or in the surrounding communities.*

Location of light closest to Coral Mountain during demo - shows 375.1 feet not 650 feet plus the wave mechanism is even closer – see the black outline



Echo Test

**I could hear my “hello hello” from the spot
where the light was set up for the test**

**PLEASE PLAY THE VIDEO FROM A SOUND EXPERT
ABOUT ECHOS OFF OUR MOUNTAINS**

THIS PROJECT MAKES NO SENSE AT THIS
LOCATION (Obviously for more reasons than just
noise)

PLUS WE FIND THESE TYPES OF DISCREPANCIES
ALL THROUGHOUT THE EIR

From: Clay Huntington <[REDACTED]>
Sent: Sunday, April 3, 2022 10:58 AM
To: City Clerk Mail
Subject: WRITTEN COMMENTS
Attachments: T1 Title Sheet Huntington Residence.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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1. CLAYTON B. HUNTINGTON; 2. DANA POINT (OWN LOT IN LA QUINTA); 3. [REDACTED]; 4.PUBLIC COMMENT. 5. NEW SHORT-TERM RENTAL PERMITS.

Dear City Counsel members, my wife and I purchased a lot on Eisenhower Dr. (adjacent to [REDACTED]) in February of 2021 and have spent \$10,000 on plans to build our DREAM vacation home and spent another \$110,000 to purchase the lot. We intended to live in the home during winter cold days (we only live 1.8 hrs away) and rent the home out with short-term rentals when we are not occupying the home. However, we can not afford to keep the home if we can not rent it out on a short-term basis.

Since we purchased the lot prior to the moratorium on new STR permits, will the board consider grandfathering us in by amending the rules to allow for new short-term rental permits to purchasers of land prior to the law coming into effect who had intended to build a new home and apply for a STR permit? Otherwise, our dream of an oasis in the desert will be destroyed and we will have wasted a substantial amount of money. It also seems vastly unfair that the home next to us has its permit and we will be denied ours for no other reason other than we could not build our home fast enough. Finally, our home will be a beautiful mid-century modern home and will be a gorgeous addition to the Cove and look much nicer than a vacant lot. Attached is the view of our proposed home from the street. Can you help us?

Best regards,
Clay

CLAY HUNTINGTON, ESQ.
[REDACTED]

La Quinta City Council and Planning Commission

My name is Tom McDaniel. Our La Quinta home is located in PGA West at [REDACTED]

I plan to cover my comments tonight in two sections. First, our reasons for supporting the Coral Mountain Resort project and the second my observations regarding the Environmental Impact Report.

We have owned our home in PGA West for the past 22 years. We have been full golf and tennis members at PGA West during this time and I have also been a member of The Quarry for the past 10 years.

Our home is on the fourth fairway of the Nick Private course. We face the mountains which are illuminated every night for at least 30 years. We and others along this stretch of Riviera consider the illumination a plus and it certainly hasn't adversely impacted the Big Horn Sheep population since we frequently have a herd of up to 30 Big Horn Sheep grazing off our back patio.

We are also a couple of hundred yards from Lake Cahuilla and have lived compatibly with the occasional outburst from the Riverside County Law Enforcement Firing Range and the various sounds associated with marathons and ancillary Coachella and Stage Coach events held at the Park and as well as the American Express golf tournament and concerts.

We don't find the sounds from these events excessive or detracting from our desert home experience.

Why support a wave pool as part of the Coral Mountain Resort?

Our main home is in Huntington Beach, AKA Surf City USA, where my wife and I have lived for over forty years .

The family has now grown to 10. My wife and I, our two married children and four Grandkids. Our family members are all active in golf, tennis and notably surfing.

Our second and third generation families all see surfing and health/fitness as a desired component of their recreational options.

Our son in law is a former professional surfer and remains very active in the surf industry. He currently coaches past US Open surfing champion Courtney Conlogue as well as other up and coming young surfers.

He is a key contributor to the California Board Riders Association and founder of the nonprofit Operation Open Water whose mission is to address the physical and mental health challenges of our first responders....military, police and fire through surfing and other ocean/water based programs. Coral Mountain would be a great facility to support this program.

He has been to the Kelly Slater wave pool in the Central Valley of California many times as a surfer and coach and is very familiar with its operation.

In short, we have a deep knowledge of the surf community and industry. We can attest that the surfing culture of today is health and fitness oriented and multi-generational. The surf business is large and global in scope. The sport has far outgrown early images that were far from flattering.

Why is a wave pool of interest to the surfing community?...predictability.

In the ocean, waves are unpredictable...sometimes flat and the wait time can be bone chilling and excruciating. Sometimes too big and very dangerous and when conditions are perfect you are competing with many other surfers to catch a single wave.

Competitive surf events, such as the US Open of Surfing, may or may not have competitive wave conditions.

With the wave pool you have predictability and will always get a great wave to test and perfect your abilities and the wave is all yours!!! It also takes the risk out of hosting competitive surf events. A real plus in the surf and related industry support of surfing events.

I have met with the Coral Mountain Project developers on several occasions to get a full review of the project scope. To be clear, I have no financial interest in the project or with the developers.

The family has stayed at a resort they developed in Big Sky Montana several times and it is an outstanding development.

I am satisfied that their design concept is sound, their diligence comprehensive and professionally done.

I truly believe that the private upscale nature of the Coral Mountain project will be a welcome addition to the community and diversify the type of recreation and lifestyle options beyond a strictly golf oriented environment.

I know my family is excited about the multi-generational recreational options that Coral Mountain will bring to La Quinta.

Comments on the Environmental Impact Report

I have more than 50 years of experience in developing, permitting, constructing and operating energy projects both in the US and internationally.

Preparing and gaining approvals of environmental impact reports and mitigation measures was an important element of the many projects developed during my tenure as the CEO of a global developer and operator of all forms of power generation and as a Director of a leading manufacturer and developer of utility scale, commercial and residential solar and energy storage systems.

I have reviewed the final Environmental Impact Report for the Coral Mountain Resort development prepared under the direction of the City of La Quinta and assisted/reviewed by many consultants and agencies that are experts in their fields.

I found the environmental impact assessment and mitigation measures for the five key impact areas of the Coral Mountain Resort: 1)resort generated light and glare, 2) biological resources, 3)water resources, 4) noise and 5)traffic to be comprehensive, thorough and balanced.

I also reviewed the extensive list of comments touching on the key impact areas and the responses to concerns raised by agencies and individuals who reviewed the final EIR. I found the responses from the planning staff to be thoughtful and compelling. The Staff conclusion that the Coral Mountain project with mitigations would be of minimal environmental impact is amply supported by their exhaustive review.

The drought in California is a relevant concern. I found the developer's review of the extensive water conservation efforts designed into the project to be comprehensive and responsive to effective water conservation. Compared to the older developments such as PGA West and Andalusia, Coral Mountain, even with the wave pool will be a model for efficient water usage. If there are water constraints in the future, it would seem logical to first look to older less efficient developments to reduce their wasteful usage.

Since I live close to the project, I understand why noise is of particular concern to many.

It is relevant and important that the consultants reviewing this area had access to an existing working wave pool at Surf Ranch and could get real time data to populate their models which utilize advanced mapping techniques that take into consideration the character and topography surrounding the Coral Mountain project.

The resulting conclusion of this work was that noise levels from the projects operations and event plans were not significant and fall within City regulations, requirements and oversight which I support.

I would also like to address another area that is briefly mentioned in the report.

The California Energy Commission recently unanimously approved updated Title 24 energy efficiency standards for new homes and commercial buildings. These updated standards will take effect on January 1, 2023.

New homes are still required to have roof top solar and now be "energy storage ready" and also include building elements to accommodate new energy efficiency

technologies, an area that I am quite familiar with. Similar standards will also apply to commercial buildings including hotels.

The Coral Mountain Resort project will be required to meet Title 24 standards. Thus, the project will be one of the most energy efficient and environmentally friendly developments in the area.

In summary, I reiterate my support for the Coral Mountain project because it expands the lifestyle choices within the city, the environmental impact with mitigation plans is minimal. I also believe the economic and lifestyle benefits to La Quinta and its residents will positive and sustainable. The City Planning Commission should vote in favor of the Coral Mountain Project.

Respectfully,
Tom McDaniel