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CITY COUNCIL AGENDA

CITY HALL COUNCIL CHAMBER
78495 Calle Tampico, La Quinta

SPECIAL MEETING
TUESDAY, JULY 5, 2022, AT 4:00 P.M.

CALL TO ORDER

ROLL CALL: Councilmembers: Fitzpatrick, Peña, Radi, Sanchez, Mayor Evans

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

At this time, members of the public may address the City Council on any matter not listed on the agenda. Please complete a "Request to Speak" form and limit your comments to three minutes (approximately 350 words). The City Council values your comments; however, in accordance with State law, no action shall be taken on any item not appearing on the agenda unless it is an emergency item authorized by Cal. Government Code § 54954.2(b).

CONFIRMATION OF AGENDA

PUBLIC HEARINGS – 4:00 p.m. or shortly thereafter

For all Public Hearings on the agenda, a completed "Request to Speak" form must be filed with the City Clerk prior to consideration of that item; comments are limited to three minutes (approximately 350 words).

Any person may submit written comments to City Council before a public hearing or appear in support or opposition to the approval of a project(s). If you challenge a project(s) in court, you may be limited to raising only those

issues you or someone else raised at the public hearing or in written correspondence delivered to the City at, or prior to the public hearing.

ADDITIONAL SPECIAL NOTICE FOR CONTINUED PUBLIC HEARING ITEM NO. 1:

In accordance with State law and City rules of procedure for conducting public meetings, the Mayor will preside over the continued Public Hearing Item No. 1 relating to the proposed Coral Mountain Resort project. Subject to any decisions issued by the Mayor at the meeting, all members of the public are welcome to speak during this continued public hearing on July 5, 2022; provided, however, that members of the public who previously spoke or previously submitted written comments, or both, during the public hearing for this item on June 7, 2022, are requested to refrain from providing duplicate comments. All verbal and written comments submitted prior to or during the public hearing for this item on June 7, 2022, are in the administrative record and are already available to Council for review.

1. **CONTINUED FROM JUNE 7, 2022:**

CONTINUE PUBLIC HEARING FOR ENVIRONMENTAL ASSESSMENT 2019-0010, SPECIFIC PLAN 2019-0003 (AMENDMENT V TO ANDALUSIA SPECIFIC PLAN), GENERAL PLAN AMENDMENT 2019-0002, ZONE CHANGE 2019-0004, SPECIFIC PLAN 2020-0002, DEVELOPMENT AGREEMENT 2021-0002 AND TENTATIVE TRACT MAP 2019-0005, AT THE APPLICANT’S REQUEST; CEQA: CORAL MOUNTAIN RESORT ENVIRONMENTAL IMPACT REPORT (SCH #2021020310); LOCATION: SOUTH OF AVENUE 58, NORTH OF AVENUE 60, AND EAST AND WEST OF MADISON STREET

MAYOR’S AND COUNCIL MEMBERS’ ITEMS

ADJOURNMENT

The next regular meeting of the City Council will be held on July 19, 2022, at 4:00 p.m. at the City Hall Council Chambers, 78495 Calle Tampico, La Quinta, CA 92253.

DECLARATION OF POSTING

I, Monika Radeva, City Clerk, of the City of La Quinta, do hereby declare that the foregoing Agenda for the La Quinta City Council meeting was posted on the City's website, near the entrance to the Council Chambers at 78495 Calle Tampico, and the bulletin boards at the Stater Brothers Supermarket at 78630 Highway 111, and the La Quinta Cove Post Office at 51321 Avenida Bermudas, on June 30, 2022.

DATED: June 30, 2022

MONIKA RADEVA, City Clerk
City of La Quinta, California

Public Notices

- The La Quinta City Council Chamber is handicapped accessible. If special equipment is needed for the hearing impaired, please call the City Clerk's office at (760) 777-7123, twenty-four (24) hours in advance of the meeting and accommodations will be made.
- If background material is to be presented to City Council during a City Council meeting, please be advised that eight (8) copies of all documents, exhibits, etc., must be supplied to the City Clerk for distribution. It is requested that this take place prior to the beginning of the meeting.
- Any writings or documents provided to a majority of the City Council regarding any item(s) on this agenda will be made available for public inspection at the City Clerk's Office at City Hall located at 78495 Calle Tampico, La Quinta, California, 92253, during normal business hours.

[CLICK HERE to Return to Agenda](#)

City of La Quinta

CITY COUNCIL MEETING: July 5, 2022

STAFF REPORT

AGENDA TITLE: CONTINUED FROM JUNE 7, 2022: CONTINUE PUBLIC HEARING FOR ENVIRONMENTAL ASSESSMENT 2019-0010, SPECIFIC PLAN 2019-0003 (AMENDMENT V TO ANDALUSIA SPECIFIC PLAN), GENERAL PLAN AMENDMENT 2019-0002, ZONE CHANGE 2019-0004, SPECIFIC PLAN 2020-0002, DEVELOPMENT AGREEMENT 2021-0002 AND TENTATIVE TRACT MAP 2019-0005, AT THE APPLICANT'S REQUEST; CEQA: CORAL MOUNTAIN RESORT ENVIRONMENTAL IMPACT REPORT (SCH #2021020310); LOCATION: SOUTH OF AVENUE 58, NORTH OF AVENUE 60, AND EAST AND WEST OF MADISON STREET

RECOMMENDATION

Request a summary of items applicant is working on during continuance and provide any additional comments or direction as appropriate and continue the hearing to a date certain: either September 20, 2022, or an alternative Special Meeting date in September.

EXECUTIVE SUMMARY

- Council considered the Coral Mountain Resort project at a duly noticed public hearing on June 7, 2022; the public hearing remained open and Council continued consideration of the item to a Special Meeting on July 5, 2022.

BACKGROUND/ANALYSIS

On June 7, 2022, Council considered the Coral Mountain Resort project at a duly noticed public hearing and received: 1) a complete presentation of the staff report, studies, and findings for the project, 2) a presentation from the applicant, and 3) extensive public testimony, both verbal and written comments. The public hearing remained open and the Council continued consideration of the item to the July 5, 2022 special meeting at 4:00 p.m.

The staff report and all attachments are provided at the following link:
<https://www.laquintaca.gov/home/showpublisheddocument/46825/637921966297358380>

On June 29, 2022, the applicant's representative requested that the application be continued to the first available meeting in September (Attachment 1). That meeting date would be September 20, 2022. The Council may wish to consider holding a Special Meeting for the project, rather than continuing to a regular meeting.

Prepared by: Danny Castro, Design and Development Director
Approved by: Jon McMillen, City Manager

Attachments:

1. Email from James Vaughn, Esq., on behalf of the Applicant, dated June 29, 2022
2. June 7, 2022, staff report, resolutions, ordinances and all attachments can be accessed at:
<https://www.laquintaca.gov/home/showpublisheddocument/46825/637921966297358380>
3. Public Comments received June 8 through June 30, 2022

Subject: Request to Continue July 5, 2022 City Council Hearing on Coral Mountain Resort
Date: Wednesday, June 29, 2022 at 4:35:22 PM Pacific Daylight Time
From: James Vaughn
To: Jon McMillen, Ihrke, Bill, Nicole Criste
CC: Cheri Flores, Danny Castro, John Gamlin, Garrett Simon, 'gculp@meriwetherco.com', 'Depalatis, Paul', 'Rowe, Mike', Witherspoon, Michelle, Tony Locacciato - Meridian Consultants LLC (tlocacciato@meridianconsultantsllc.com), Rick Zeilenga
Attachments: image001.jpg

Jon, Bill and Nicole,

We need 60 days to complete our evaluation and responses to the comments we heard at the City Council meeting on June 7th and our meeting today with Lisa Castro and Alena Callimanis. Accordingly, we are requesting that the City postpone the hearing on the Coral Mountain Resort project currently scheduled for July 5, 2022, and continue it to the first available meeting in September.

Please let me know if you have any questions.

Thanks,

Jim



James D. Vaughn, Esq.

Stowell, Zeilenga, Ruth, Vaughn & Treiger LLP

jvaughn@szrlaw.com | www.szrlaw.com

Office: 805.446.1496 | Direct: 805.446.7609 | Mobile 805.551.0688

4695 MacArthur Court
Suite 200
Newport Beach, CA 92660

4590 East Thousand Oaks Blvd.
Suite 100
Westlake Village, California 91362

ATTACHMENT 2

June 7, 2022, staff report, resolutions, ordinances, and all attachments can be accessed using the link below:

<https://www.laquintaca.gov/home/showpublisheddocument/46825/637921966297358380>

ATTACHMENT 3

From: Consulting Planner
Sent: Thursday, June 9, 2022 2:33 PM
To: Tania Flores
Subject: Fw: Wave Park

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Consulting Planner <ConsultingPlanner@laquintaca.gov>
Sent: Wednesday, June 8, 2022 11:09 AM
To: Eve Castles [REDACTED]; Linda Evans <Levans@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>; Jon McMillen <jmcmillen@laquintaca.gov>
Cc: Wes Castles [REDACTED]; Monika Radeva <mradeva@laquintaca.gov>
Subject: Re: Wave Park

Ms. Castles,

Thank you for your comments. They will be provided to the City Council as part of the public record for the project. The Council will consider the project at a continued public hearing on July 5, 2022.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Eve Castles [REDACTED]
Sent: Tuesday, June 7, 2022 8:34 PM
To: Linda Evans <Levans@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>; Consulting Planner <ConsultingPlanner@laquintaca.gov>; Jon McMillen <jmcmillen@laquintaca.gov>
Cc: Wes Castles [REDACTED]
Subject: Re: Wave Park

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

PLEASE STEP BACK AND LOOK AT THE BIG PICTURE FOR WATER USE - FOR THIS PROJECT AND OTHERS. VOTE **NO**.

Hot off the presses just 3 hours ago.

<https://www.sfchronicle.com/climate/article/California-orders-thousands-of-farms-and-cities-17225970.php>

[California orders thousands of farms and cities, including San Francisco, to stop pumping water during drought \(msn.com\)](https://www.msn.com/en-us/news/national/california-orders-thousands-of-farms-and-cities-to-stop-pumping-water-during-drought)

The Coachella valley needs to re-think ALL of our water use, not becoming the laughing stock.

VOTE NO.

[Eve Castles](#)
[REDACTED]

On Apr 30, 2022, at 7:16 PM, Eve Castles [REDACTED] wrote:

Dear La Quinta City Council Members -

I'm writing in opposition to the proposed Wave Park.

My husband and I moved to La Quinta in February, drawn by the quiet, low key vibe of South La Quinta. We were attracted to the quality of the people, the aesthetics, and amenities. Early risers, we were lulled into appreciation of the quiet, star-filled nights. We didn't purchase a home in Palm Springs, Palm Desert or any of the other cities with more 'action' for a reason.

Imagine our surprise when we discovered a Wave Park and resort might be moving in just over a mile away from us. And the amusement park would stay open until 10 pm every night? HELP!!! Do any of you live within 2 miles of the proposed wave park? If the answer is no, please think how you would feel if the development were proposed in your neighborhood

We opposed the wave park development for several reasons:

- 1) Light and noise pollution (Let's talk noise mitigation for a minute: noise will bounce off of Coral Mountain and go right over any retaining walls. There was no mention of berms to absorb any sound).
- 2) Too many short term vacation rentals
- 3) Increased traffic down Madison and Monroe
- 4) Water use inappropriate for our area.

PLEASE take a step back for a moment. Does a wave park really belong in the desert? The answer is no.

PLEASE preserve our sense of quiet and peace in South La Quinta (said while listening to the StageCoach concert 1.5 miles down the road in the other direction).

WATER is for drinking, bathing and use inside the house. We need to shift our paradigm view of water and water use! Start with this project and vote NO!

Thank you for listening.

Eve Castles

Eve and Wes Castles

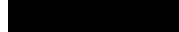


La Quinta CA 92253

SIDE NOTE:

As a landscape designer, I see lots of areas for improvements of water use in the Coachella Valley. Water is a scarce resource for California and is becoming even more so. Growing up in the SF Bay Area, I lived close to cities like Palo Alto, Los Altos, Redwood City - all named for their stately redwoods. Our annual rainfall was typically between 18-22 inches of rain. Since 2010, the average rainfall in the San Jose area has been 8.6 inches per year. Eight of every 10 redwoods is declining or dead at the lower elevations. The temperatures are too hot and there is not enough water for them to survive. It is painful to watch the number of other trees, also in decline.

Eve Castles



Landscape Design & Outdoor Living

[Find me on Houzz](#)

From: Monika Radeva
Sent: Monday, June 13, 2022 8:31 AM
To: [REDACTED]
Cc: Consulting Planner; Tania Flores; Monika Radeva
Subject: Bartlett, Tracy: Thank you - Coral Mountain

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good morning Ms. Bartlett,

Thank you for your comments. They will be provided to the City Council as part of the public record for the project. The Council will consider the project at a continued public hearing on July 5, 2022.

Monika Radeva, CMC | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

From: Tracy Bartlett [REDACTED]
Sent: Wednesday, June 8, 2022 10:03 AM
To: Council <Council@laquintaca.gov>
Subject: Thank you

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

Madam Mayor, Mayor Pro Tem, members of the City Council,

Thank you for the opportunity to speak during the public comment period regarding the Coral Mountain Wave Park project at last night's council meeting. I appreciate all of the your hard work, time and dedication to our wonderful community of La Quinta.

As a certified Climate Steward and Naturalist, my focus is on helping our community become more climate resilient to the effects of climate change, not only for residents and visitors, but for our surrounding native desert ecosystem. I especially appreciated Mayor Pro Tem Fitzpatrick's regional and long term approach to the issues facing our community. As I indicated last night, a Community Climate Action Plan, involving input from all stakeholders, would further enhance the livability and visitor experience to such a special place.

Again, thank you for your leadership and allowing me to be a part of the process.

Sincerely,

Tracy L. Bartlett
Certified Climate Steward and California Naturalist
CactusToCloud Institute

Sent from [Mail](#) for Windows

From: Consulting Planner
Sent: Thursday, June 9, 2022 3:58 PM
To: Pat Stacy
Cc: Linda Evans; Robert Radi; Kathleen Fitzpatrick; John Pena; Steve Sanchez; Jon McMillen; Danny Castro; Tania Flores
Subject: Re: Coral Mountain Wave Project - Support

Pat,

Thank you for the revised comments. They will be provided to the Council.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Pat Stacy [REDACTED]
Sent: Thursday, June 9, 2022 8:03 AM
To: Consulting Planner <ConsultingPlanner@laquintaca.gov>
Cc: Linda Evans <Levans@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>; Jon McMillen <jmcmillen@laquintaca.gov>; Danny Castro <dcastro@laquintaca.gov>; Monika Radeva <mradeva@laquintaca.gov>
Subject: Re: Coral Mountain Wave Project - Support

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

Good morning Nicole

I'm so sorry about the misnaming of the city. We have a bad habit of referring to the general area as Palm Springs. I dont know if you would accept a revised letter, but i pasted one below with the appropriate city name. I also revised wave pool to wave basin as its a more fitting word for it. Thank you all again and have a great day!

Good morning La Quinta city council members.

I hope my email finds you well and I also hope I'm not too late as I know you all met yesterday regarding the Coral Mountain resort project.

I am one of the staff photographers at the Kelly Slater wave basin in Lemoore, California, which I imagine you've been informed of, but for those of you who maybe haven't, it is the prototype and the only wave basin in existence that uses the technology that will be used at Coral Mountain.

I live in Orange County and have worked at the Kelly Slater wave basin in lemoore for 5 years. Surfing has been at the foundation of my life since I started at the age of 5. At 39 years old, I love it and appreciate it more today than ever before. It is sacred to me.

One of the things I've enjoyed most about working at the wave basin in Lemoore has been witnessing the life changing experiences people have every day there. People have these experiences in the ocean, but they are quite a bit harder to come by due to all the elements we encounter out at sea. In the wave basin, every single day, most guests experience something that they will never forget. I've seen people tear up as they watch their elderly mom or dad stand up on a wave for the first time in their life.

I've seen people with disabilities that keep them from the ocean, experience the thrill of riding the first wave of their life.

I've seen people get their first tube and come out screaming uncontrollably from exhilaration.

Basically, this new technology we're experiencing in lemoore makes people the very best version of themselves and I promise you that if you allow this to come to your beautiful town, you will have a population of people there who are floating around town elated and in awe of what they had experienced that day. This wave technology is new to us all, but I can tell you from experience, that it is a blessing to anyone who gets in the water. It's even a thrill to watch from the sidelines.

In lemoore, the culture we've had from the start have been rooted in gratitude and respect for this blessing we're all a part of. With humility and respect to you all, I encourage you to allow this beautiful place to come to life in your town. Thank you for your time

Pat Stacy

On Wed, Jun 8, 2022 at 11:15 AM Consulting Planner <ConsultingPlanner@laquintaca.gov> wrote:

Pat,

Thank you for your comments. They will be provided to the City Council as part of the public record for the project. The Council will consider the project at a continued public hearing on July 5, 2022. Please note, however, that the project is in the City of La Quinta, not the City of Palm Springs.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Pat Stacy [REDACTED]

Sent: Wednesday, June 8, 2022 10:16 AM

To: Linda Evans <Levans@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>; Jon McMillen <jmcmillen@laquintaca.gov>; Consulting Planner <ConsultingPlanner@laquintaca.gov>; Danny Castro <dcastro@laquintaca.gov>

Subject: Coral Mountain Wave Project - Support

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

Good morning Palm Springs city council members.

I hope my email finds you well and I also hope I'm not too late as I know you all met yesterday regarding the Coral Mountain resort project.

I am one of the staff photographers at the Kelly Slater wave pool in lemoore, california, which I imagine you've been informed of, but for those of you who maybe haven't, it is the prototype and the only pool in existence that uses the technology that will be used at Coral Mountain.

I live in Orange County and have worked at the Kelly Slater wave pool in lemoore for 5 years. Surfing has been at the foundation of my life since I started at the age of 5. At 39 years old, I love it and appreciate more today than ever before. It is sacred to me.

One of the things I've enjoyed most about working at the pool in lemoore has been witnessing the life changing experiences people have every day in that pool. People have these experiences in the ocean, but they are quite a bit harder to come by due to all the elements we encounter out at sea. In the wave pool, every single day, most guests experience something that they will never forget. I've seen people tear up as they watch their elderly mom or dad stand up on a wave for the first time in their life.

I've seen people with disabilities that keep them from the ocean, experience the thrill of riding the first wave of their life.

I've seen people get their first tube and come out screaming uncontrollably from exhilaration.

Basically, this new technology we're experiencing in lemoore makes people the very best version of themselves and I promise you that if you allow this to come to you're beautiful town, you will have a population of people there who are floating around town elated and in awe of what they had experienced that day. This pool is new to us all, but I can tell you from experience, that it is a blessing to anyone who gets in the water. It's even a thrill to watch from the sidelines. In lemoore, the culture we've had from the start have been rooted in gratitude and respect for this blessing we're all a part of. With humility and respect to you all, I encourage you to allow this beautiful place to come to life in your town. Thank you for your time

Pat Stacy

From: Consulting Planner
Sent: Friday, June 10, 2022 1:36 PM
To: Gary De Bay; Linda Evans; Robert Radi; Kathleen Fitzpatrick; John Pena; Steve Sanchez; Jon McMillen; Danny Castro
Cc: Tania Flores
Subject: Re: Coral Mountain Development Master Plan & the KSWC Wave Project - Support from EXPLOR Ventures/Powered by NIKE Ventures Innovation

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Mr. De Bay,

Thank you for your comments. They will be provided to the Council when they consider the matter at hearing.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Gary De Bay [REDACTED]
Sent: Friday, June 10, 2022 12:47 PM
To: Linda Evans <Levans@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>; Jon McMillen <jmcmillen@laquintaca.gov>; Consulting Planner <ConsultingPlanner@laquintaca.gov>; Danny Castro <dcastro@laquintaca.gov>
Cc: Gary De Bay [REDACTED]
Subject: Coral Mountain Development Master Plan & the KSWC Wave Project - Support from EXPLOR Ventures/Powered by NIKE Ventures Innovation

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

Dear City Planning Commission, Council & Staff

I wanted to send an email in support of the Coral Mountain resort development and master plan related to our relationship since 2009 with Kelly Slater Wave Company and in recent years with the World Surf League and Meriwether Development. My apologies for not getting this to you in advance of your June 7th session.

The proposed Coral Mountain project is a great mixed-use development alternative model for the Coachella Valley and the City of La Quinta versus the standard golf-course and pool/tennis club developments in your area and elsewhere all across the country. By diversifying beyond a traditional golf course developer residential model via a resort development master plan with a focus on action sports and outdoor recreation facilities, you will attract more young families with kids as residential owners and extended stay guests.

We have been working since 2003 with local communities, city planners, recreation department staffs, resort owners and private land owners on very similar mixed-use sports and active lifestyle redevelopment projects across a broad range of urban, suburban and resort sites under a similar public-private development model. For all of our mixed-use sports and active lifestyle community projects in Colorado, Texas, California, Oregon, Florida and Arizona, our master plans have included a Kelly Slater Wave Company facility as an ideal training, recreation and competitive amenity to make surfing accessible to everyone beyond the coast.

The Coral Mountain current development plan fills a large gap in your local community and amenity options to attract an active, outdoor lifestyle younger resident and multi-sport, guest population to your area. I would encourage you to support the CM plan to increase the diversity and overall appeal of your city. And to make it a unique destination for family-oriented vacation travel and future home ownership. We have found that a lot of avid surfers are also avid golfers. Many of the families and guests that Coral Mountain attracts to your city will also be future customers for your local golf courses, local businesses and restaurants as well.

Thank you for your consideration of the Coral Mountain development model as a valuable residential resort and multi-sports facility amenity for your city.

Cheers, Gary

GARY De BAY

President & Co-Founder
EXPLOR Ventures LLC
Powered by NIKE Ventures Innovation
Boulder, Colorado USA
C: 1+720.272.1249 / E: gary@explorventures.com
<http://www.linkedin.com/in/explorventures1>



From: Monika Radeva
Sent: Tuesday, June 14, 2022 10:28 AM
To: Consulting Planner; Tania Flores
Cc: Cheri Flores; Monika Radeva
Subject: Winnor, Carolyn Coral Mountain Resort - Information - CVWD, Drought, Colorado River

Follow Up Flag: Follow up
Flag Status: Flagged

Please include in the project record. Thank you.

Monika Radeva, *CMC* | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

From: John Pena <jpena@laquintaca.gov>
Sent: Tuesday, June 14, 2022 8:48 AM
To: Carolyn Winnor [REDACTED]
Cc: Monika Radeva <mradeva@laquintaca.gov>; Jon McMillen <jmcmillen@laquintaca.gov>; bihrke@rutan.com
Subject: RE: Coral Mountain Resort - Information - CVWD, Drought, Colorado River

Carolyn,

Thank you for taking the time to express your views on the Coral Mountain project. Although council members cannot pre-determine how we will vote on a project, I can assure you that as a lifelong desert resident I take very seriously the effects of any project that comes before the city council, it's impact on our natural resources, the environment, traffic, crime and public safety and benefit to the community. As with all items that come before the council, I will consider all the information presented by all interested parties for this project. Also, for future reference, please feel free to send or copy the City Clerk's Office so that your communications can conveniently be included as part of the record for correspondence received in connection with this project, which can be sent to: CityClerkMail@laquintaca.gov. Thank you again for reaching out to share your concerns.



John Peña | Member of the City Council
City of La Quinta
78-495 Calle Tampico | La Quinta, CA 92253
Ph. 760.777.7030
www.laquintaca.gov
www.playinlaquinta.com

From: Carolyn Winnor [REDACTED]
Sent: Monday, June 13, 2022 6:53 PM
To: Linda Evans <Levans@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>
Cc: Monika Radeva <mradeva@laquintaca.gov>; City Clerk Mail <CityClerkMail@laquintaca.gov>
Subject: Coral Mountain Resort - Information - CVWD, Drought, Colorado River

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

Good Evening

The Desert Sun article, dated June 9, 2022, stated, the La Quinta City Council delayed making a decision on the proposed 386 acre wave basin as its centerpiece because council members said they still have key questions, mostly related to water usage and the dire drought outlook after listening to staff, the developer and residents.

At the end of the meeting the City Council asked the Consulting Planner and the Planning Department to contact CVWD to get updated information on the drought. The Consulting Planner, Planning Department and Developer continue to agree that CVWD did a conservative estimate of the water supply for the next 20 years. I believe you need the additional information I provided in this email to help you make an informed decision

Axios Article dated June 10, 2022 <https://www.axios.com/2022/06/10/drought-discovered-severe-colorado-river>

I have copied a portion of this article below and encourage you to read **it**:

“A new [study out Thursday](#) sheds new light on the drought history of the Colorado River Basin, and only adds to current concerns about the ongoing Southwest megadrought.”

“Driving the news: Based on tree-ring records of historical streamflow in the Upper Colorado River Basin, the study uncovered a drought in the second century that was more severe than the ongoing 22-year region-wide drought event.”

- The recently discovered 24-year drought between 129-150 CE likely ranks as the most severe drought in the past 2,000 years for this region, the study finds.

“Why it matters: The newly found drought stands as an example of how much worse things can get, driven by natural climate fluctuations alone. If such a drought were to occur today, it would undoubtedly be even worse, researchers told Axios, due to the added effects of human-driven climate change.”

- In addition, the results would be **catastrophic**, given the demand for water and energy in the booming Southwest.

“The big picture: Right now, [the entire West is experiencing drought conditions](#), not just part of the Colorado River Basin. Ninety-percent of New Mexico is in the two worst drought categories, and 60% of California and 55% of Nevada are in the same situation, for example. All of each of these states are in some form of drought as of this week.”

- California just had its driest first five months of a year on record, raising fears about the upcoming wildfire season.

Desert Sun Article dated March 25, 2022 “Could drought derail Surf Parks, Lagoons?”

“The high end projects being **proposed** and **approved** while low income largely Latino residents in mobile home parks at the eastern edge of the valley, in some cases not far from new luxury projects, continue to live with contaminated wells or no running water.”

“Water officials say state laws and policies leave them no choice. Under **Proposition 218**, passed by voters in 1996 to limit potential tax dollar abuse, they cannot use a dime of hefty reserves to hook up low-income communities that can’t afford to pay for new pipes.”

“At the same time, they say they must issue “will serve” letters to new projects that can afford the infrastructure if city councils, planning commissions or the Riverside County Board of Supervisors approve them, as long as a careful assessments show they will have enough supply on hand for 20 years for the project.”

“Unless there’s a huge change in state water laws, that’s the law as written said CVWD, Lorraine Garcia.”

State could ban new construction hook-ups

“The California Water Resources Control Board could halt water hook-ups for new construction here or anywhere else in the state under emergency provisions of health and safety codes.”

“The State Water Board has authority to initiate a connection ban on new water connections to a public water system in extreme cases where there is a danger of a water outage due to inadequate source capacity” said spokeswoman Jackie Carpenter.

“However, she said the board would probably only do so on a selective basis, after other measures failed.”

“But Carpenter said that **local governments can take action on their own.**”

Careful planning for all types of service

“Local water officials say they have planned carefully to ensure supply is available long-term for all types of projects. CVWD and other water districts sent updated ground water sustainability plans to the California Department of Water Resources by Jan 1, concluding the vast Indio sub-basin aquifer that underlies much of the valley is in good shape, with plenty on tap through 2045.”

“Some experts note that the **plan relies on increased supplies from the Colorado River** and far larger supplies from the State Water Project than are currently being offered. University of Saskatchewan hydrology professor Jay Famiglietti, global water scarcity expert who tracks water in the West, in December called the **desert water districts ’strategy “a dream, not a plan”.**”

Please read the article, I have only quoted portions that I believed might peak your interest.

Please open the attachment **“ConserveCRW Fact Sheet, from the CVWD”**

The question for the City Council, how can CVWD put out a fact sheet asking residents to conserve water and yet you would approve Coral Mountain?

“Ongoing drought & declining water levels threatening quality of life in the Colorado River Basin..... Colorado River System was 95% full in 2000 vs 35% in 2022

This quote is directly from the CVWD website <http://www.cvwd.org/580/Colorado-River-Water-Conservation-Progra> “The Colorado River Basin has been in historic drought conditions since the early 2000s. Currently, the combined storage in Lake Powell and Lake Mead are at their lowest levels (below 35%) since Lake Powell initially began filling in the 1960s”.

Does the Council believe the Colorado River will continue to provide water for the next 20 years? Will the inflow from the Colorado River keep up with the outflow or will the Coachella Valley pump water from the aquifer until the land subsides?

The Council will receive the same answer from CVWD until the drought becomes so severe that the State steps in and stops this wasteful use of a precious resource. CVWD isn’t allowed to give City Planners or City Councils their opinion due to **Proposition 218**.

CVWD Landscape Ordinance No. 3.15.020

“Water feature” means any water applied to the landscape for non-irrigation, decorative purposes. Fountains, streams, ponds and lakes are considered water features. Water features use more water than efficiently irrigated turf grass and are assigned a plant factor of 1.1 for a stationary body of water and 1.2 for a moving body of water.

CVWD used the factor of 1.2 for a moving body of water for the evaporation calculation for the Coral Mountain Wave, which is defined as **fountains, streams, ponds and lakes**.

Question: The Wave Pool is considered a “lake”, a moving body of water producing waves up to 6 feet in height, for 15 hours a day, so how can CVWD use the factor of 1.2 for evaporation?

The La Quinta City Council will make **the final decision**. If you vote “YES” and approve this project, you cannot point your finger at CVWD, since you have been given the facts and heard both sides of the issue.

The Residents of La Quinta did NOT ask the City to build a Wave Park.

As a permanent resident of La Quinta I have a question and comments:

1. If the developer's "chosen experts" are **not** correct in their findings related to: lighting, noise (sound), traffic, Green House Gases (GHG) and water, where exactly do disgruntled residents go to complain?

How difficult or costly would it have been for the Developer to do an actual Sound Test on the proposed property? I am sure it would have been easier and cheaper than their lighting demo. I am sure that the Sound Test would not meet the requirements in the DEIR or EIR. The Developer showed a video of Lemoore at the Council meeting last week, did you hear any background sounds from the Wave Park? NO, you cannot find a video online with Lemoore's actual background sounds, only videos with voice or music, over the video. WHY?

I have attended all the meetings, the Joint Study Meeting, Planning Commission Meetings and last week's City Council Meeting. I have never been involved in City Planning/Politics but I find extremely disturbing listening to the Developer and his attorney, making false or misleading statements to appease the City Officials. Mr. Gamlin stated last week they were considering installing water recycling equipment, which was brought up by a Council member, another spin on the truth or a bold face lie to say anything that would appease you?

Thank you for your time.

Carolyn Winnor

La Quinta Permanent Resident



CVWD's COLORADO RIVER WATER CONSERVATION PROGRAM

CONSERVE COLORADO RIVER WATER IN 2022 AND 2023, GET PAID \$200/AF

Program starts October 1, 2022

WHY?

Ongoing drought & declining water levels threatening quality of life in the Colorado River Basin

Colorado River System was 95% full in 2000 vs 35% in 2022

COLLABORATIVE EFFORT

AZ, CA & NV working with USBR to bring sustainability to the Colorado River

PROGRAM DETAILS

(CRW USERS ONLY)

Voluntary, temporary & compensated

Demonstrated water savings in 2022-23

No groundwater substitution

\$200/af funding from external sources

IWAA temporarily waived for participants

CVWD administers

6 STEPS TO PARTICIPATION

1 PLAN

SURVEY OPENS AFTER 4/13
Complete the survey and return it to CVWD by one of the following ways:

- 1) Complete survey on-line at www.cvwd.org
OR
- 2) In person at our workshop in May
OR
- 3) Scan & email to ConserveCRW@cvwd.org

For more information, attend the workshop on 5/17 at 9:00 a.m. CVWD's Coachella office: 51501 Tyler St, Coachella

2 APPLY

APPLICATION PROCESS OPENS AFTER 6/28
Application available at www.cvwd.org or at CVWD facilities

Complete the application and return it to CVWD by one of the following ways:

- 1) Complete application on-line at www.cvwd.org
OR
- 2) In person at our workshop in May
OR
- 3) Scan & e-mail to ConserveCRW@cvwd.org

3 SELECTION

SELECTION PROCESS STARTS AFTER 6/28
CVWD processes applications & determines eligibility

Qualifying applicants will be notified by e-mail (2-3 weeks after application submittal)

4 IMPLEMENTATION

IMPLEMENTATION PROCESS STARTS 2-3 WEEKS AFTER APPLICATION SUBMITTAL

CVWD provides documents listing participation requirements

Executed contract needed before starting

Meters & gates will be locked during participation period

5 VERIFICATION

VERIFICATION PROCESS STARTS AFTER CONTRACT EXECUTION

FIELD CHECKS

- Initial
- Mid-term
- Final

6 PAYMENT

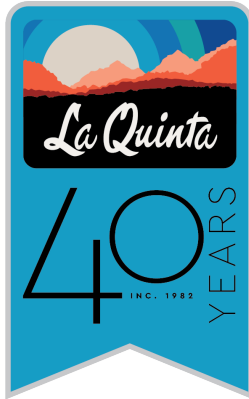
2 PAYMENTS DURING PROGRAM

First payment after mid-term field check

Second payment after final field check

Subject: FW: JUST IN DESERTSUN- FYI-THE WATER FOR CORAL MOUNTAIN SURF PARK IS NOT THERE AND WON'T BE FOR THE FORSEEABLE FUTURE:
Date: Wednesday, June 15, 2022 at 8:18:28 AM Pacific Daylight Time
From: Cheri Flores
To: Tania Flores, Consulting Planner
Attachments: image001.png

Public comment.



Cheri Flores | *Planning Manager*
Design & Development Department
City of La Quinta
78495 Calle Tampico | La Quinta, CA 92253
Ph. (760)777-7067
CLFlores@LaQuintaCA.gov
www.LaQuintaCA.gov

From: [REDACTED]
Sent: Tuesday, June 14, 2022 8:14 PM
To: Linda Evans <Levans@laquintaca.gov>; Cheri Flores <clflores@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>
Subject: JUST IN DESERTSUN- FYI-THE WATER FOR CORAL MOUNTAIN SURF PARK IS NOT THERE AND WON'T BE FOR THE FORSEEABLE FUTURE:

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If it wasn't obvious last week. It should be painfully obvious this week. The CORAL MOUNTAIN EIR AND CVWD WSA is not worth the paper it's printed on concerning water availability.

The WSA Projections are based on 45% SWP Allocations. CVWD has only received 5% for the last 2 years and in the 2023 October 1st Water Year they cannot expect anymore. In fact, since all CVWD water deliveries come from the Colorado River not only are future SWP allotments in jeopardy but the QSA

allotments are now in jeopardy based on the Bureau Of Reclamation Statements Below.

Exactly how is CVWD going to comply with SGMA/GSA mandates to balance outflows of the aquifer with inflows if they haven't got a clue as to the future inflows available?

Serious consideration of this Project's water availability cannot be SERIOUS based on the dire catastrophic Mega-Drought and the complete uncertainty about future Colorado River Water Deliveries.

<https://www.desertsun.com/story/news/environment/2022/06/14/iid-wants-salton-sea-aid-feds-warn-huge-water-cuts-needed-shore-up-lake-mead/7625558001/>

Bureau of Reclamation Commissioner Camille Touton testified early Tuesday to the Senate Committee on Energy and Natural Resources Committee that levels at the reservoir have dropped to an all-time low of 28% of capacity, with no relief in sight.

"There is so much to this that is unprecedented," Touton said.

•But unprecedented is now the reality and the normal in which Reclamation must manage our system, for warmer, drier weather is is what we are facing

She issued a veiled warning to Imperial Irrigation District, the Coachella Valley Water District, the Los Angeles Metropolitan Water District and other districts in the Golden State, Arizona and Nevada that rely on Lake Mead, urging them to complete another major voluntary reduction agreement by mid-August.

"Between 2 and 4 million acre feet is

needed just to protect critical levels in 2023. It is within our authorities to act unilaterally to protect the system. But today we are pursuing a path of partnership with states and tribes ...that has worked for a century."

From: Consulting Planner
Sent: Friday, June 17, 2022 7:33 AM
To: Kathy Weiss
Cc: [REDACTED]; Linda Evans; Robert Radi; Danny Castro; Kathleen Fitzpatrick; John Pena; Steve Sanchez; Planning WebMail; City Clerk Mail; Tustin Larson - City of La Quinta (cityoflaquinta@gmail.com); John Burgeson- Reporter; Tania Flores
Subject: Re: FYI- OutThere NEWS <newsletter@outtherecolorado.com>

Ms. Weiss,

Thank you for your comments. They will be provided to the Council at their next hearing on the project.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Kathy Weiss [REDACTED]
Sent: Thursday, June 16, 2022 9:49 PM
Cc: [REDACTED] Consulting Planner <ConsultingPlanner@laquintaca.gov>; Linda Evans <Levans@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Danny Castro <dcastro@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>; Planning WebMail <Planning@laquintaca.gov>; City Clerk Mail <CityClerkMail@laquintaca.gov>; Tustin Larson - City of La Quinta (cityoflaquinta@gmail.com) <cityoflaquinta@gmail.com>; John Burgeson- Reporter [REDACTED]
Subject: FYI- OutThere NEWS <newsletter@outtherecolorado.com>

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6/16/22

The commissioner for the U.S. Bureau of Reclamation told a U.S. Senate committee Tuesday that the seven states of the Colorado River Basin must come up with an emergency deal – and fast – to conserve between 2 and 4 million acre-feet of water in the next year in order to protect the entire Colorado River system.

If the seven states fail to agree on a plan, the bureau will step in and impose water cuts on the states, Camille Calimlim Touton warned during a U.S. Senate Committee on Energy and Natural Resources hearing on short and long-term solutions to drought in the Western United States. Sen. John Hickenlooper, D-Colo., is a member of that committee.

The timeline for the states to come up with an emergency deal for the water reductions is drastic: Touton gave them only 60 days.

The commissioner gave her testimony amidst persistent drought conditions that have hammered western states and compelled them to voluntarily reduce their allocations from the Colorado River, which supplies water to nearly 40 million people in cities from Denver to Los Angeles and farmlands from the Rocky Mountains to the U.S.-Mexico border. The river has long been over-allocated, and its reservoirs have

declined dramatically since 2000 during a severe drought that research shows is being intensified by global warming and that some scientists describe as the long-term “aridification” of the Southwest.

Touton underscored the gravity of the challenge, saying it is unlike any other in the bureau's 120-year history.

"The science of the system across the West and especially in the Colorado River basin indicate one of immediate action," she said. "But in the Colorado River basin, more conservation and demand management are needed in addition to the actions already underway."

Touton's testimony indicated that Colorado might have to resume looking at demand management, a program of compensation for voluntary water use reductions and which the state had put on pause.

Four million acre-feet of water is not just a drop in the bucket. Indeed, the magnitude of the cuts to water allocation brought into sharp focus the peril facing the seven states that rely on the Colorado River to provide water to millions of Americans.

Andy Mueller, general manager of the Colorado River District, told Colorado Politics the four upper basin states — Colorado, Wyoming, New Mexico and Wyoming — consume about 3.5 million acre-feet annually from the river. The three lower basin states — California, Nevada and Arizona — consume about 8.5 million acre-feet annually, he said.

Even if Nevada and Arizona were to give up their entire annual water allocation from the river, it wouldn't be enough to cover 4 million acre-feet of water.

In a statement, head of Arizona's water department called for a "united approach," saying the commissioner's description of the situation "should remove any remaining doubt that the Colorado River states and our federal partners have a duty to take immediate action – no matter how painful - to protect the system from crashing."

"I have seen the data Commissioner Touton has seen and I agree with her conclusions," Tom Buschatzke, director of the Arizona Department Of Water Resources, said in a statement, adding the states must come up with a proposal and avoid having the federal government take "drastic action unilaterally."

Buschatzke also cited U.S. Sen. Mark Kelly of Arizona, who noted Arizona's “junior” water-rights status and said if his state absorbed the loss of 2 to 4 million acre-feet of water, it would "wipe out water deliveries to cities, tribes and farms in Phoenix and in Tucson."

Touton told the U.S. Senate committee the bureau announced two drought response plans to raise water levels in Lake Powell by 1 million acre-feet within the next year. The first is to release 500,000 acre-feet of water from Utah's Flaming Gorge Reservoir, tied to the drought contingency plan approved by the four upper basin states in 2019. Another 480,000 acre-feet will be left in Lake Powell by reducing Glen Canyon Dam's annual release volume from 7.48 million acre-feet to 7 million acre-feet, and that's tied to the 2007 interim guidelines that control the operations of both Glen Canyon and Hoover dams.

Colorado's Blue Mesa Reservoir in Gunnison County was tapped last year, along with Flaming Gorge and Navajo Reservoir in southwestern Colorado, to put more water into the system to keep electricity going at Lake Powell. Blue Mesa is now at its lowest level since it was first filled in the 1960s, according to Karl Wetlaufer of the USDA's Natural Resources Conservation Service. It will take significant snow and rainfall to raise those water levels, he said during a meeting of the state's Water Availability Task Force last month.

Touton noted the bureau has the authority to act unilaterally to protect the system.

"And we will protect the system," she said, adding that, for now, the bureau is trying to work cooperatively with the states and tribes in reaching a consensus in the next 60 days. "Faith is not enough. We need to see the action."

Demand management, referenced by Touton during her testimony, was a key part of the Drought Contingency Plan the basin states agreed to in 2019. Under the plan, the Upper Basin states — Colorado, New Mexico, Utah and Wyoming — would look into paying people to conserve water and store it in Lake Powell.

Mueller said the four Upper Basin states are already doing their part, reducing consumption from 4.5 million acre-feet to 4 million.

"It's been declining because of drought, when the water is not there, either legally or physically," Mueller said, adding ranchers and farmers on the Western Slope are just not taking their full allotment.

The push for a new emergency deal to cope with the Colorado River's shrinking flow comes just seven months after officials from California, Arizona and Nevada signed an agreement to take significantly less water out of Lake Mead, and six weeks after the federal government announced it is holding back a large quantity of water in Lake Powell to reduce risks of the reservoir dropping to a point where Glen Canyon Dam would no longer generate electricity.

Despite those efforts and a previous deal among the states to share in the shortages, the two reservoirs stand at or near record-low levels. Lake Mead near Las Vegas has dropped to 28% of its full capacity, while Lake Powell on the Utah-Arizona border is now just 27% full.

Ian James of the Los Angeles Times contributed to this report.

Kathy D. Weiss

[REDACTED]

Summer Residence

[REDACTED], Carbondale, CO 81623

Winter Residence:

[REDACTED], La Quinta, CA 92253

From: Monika Radeva
Sent: Friday, June 24, 2022 3:50 PM
To: Consulting Planner
Cc: Tania Flores; Monika Radeva; Cheri Flores
Subject: Lisa Castro Meeting Request

Comments by Lisa Castro below and City's response included below for the project file record. Thank you.

Monika Radeva, *CMC* | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

From: Jon McMillen <jmcmillen@laquintaca.gov>
Date: Tuesday, June 21, 2022 at 4:49 PM
To: Lisa Castro [REDACTED]
Subject: meeting request

Hello Lisa, I was asked by Council to respond to your email requesting a meeting with them and the developer prior to July 5th. Unfortunately this is not possible as this would be considered a public meeting and require the public to be noticed and invited. I tried calling you earlier this afternoon to discuss and will make sure to call back to have a conversation regarding your concerns.

Regards

jon mcmillen
[REDACTED]

Sent from my iPhone

From: Lisa Castro [REDACTED]
Sent: Friday, June 17, 2022 4:34:13 PM
To: Linda Evans <Levans@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>
Subject: Coral Mountain Surf Park

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Good Afternoon La Quinta City Council Members,

Thank you so much for acknowledging my email during the City Council meeting. John, I especially thank you for your time and letting me know that you recognize how this will impact

me more than anyone else. Please also note that Guillermo Castillo, who lives right across the street from me and the new Cantera development which is the North West Corner are very close to Coral Mountain, on the south side of 58th, and will also be significantly impacted.

I wanted to make sure everyone understood that my note I had sent you was not an endorsement of the project. I just wanted to show you that the developer keeps trying to apply their experiences at Lemoore to our area, which is not reasonable.

I really wanted to speak on Tuesday, but I am petrified of public speaking. I don't know if you remember but in September, I just rambled. I hope you will indulge me and let me make the points in this email that I should have said at the last City Council meeting.

I would like to schedule a joint meeting with me, John Gamlin, Garrett Simon and the City Council as soon as possible to answer questions that will directly impact me and my property. We must have this meeting before July 5 to understand all of my concerns. My number is [REDACTED]

Here are some of my issues:

- 1) There is no question that the 80 foot lights, including the reflection off the water and particulates in the air, all the street and sidewalk lighting along the road right next to my house, will provide constant illumination of my house and will destroy my night sky views. My right to peace and quiet will be permanently destroyed.

- 2) I heard the Iron Man speaker announcements from Lake Cahuilla very clearly - literally word for word. It was not a windy day. Those speaker announcements here at the surf basin, jet ski noises, wave mechanism noises, people cheering, warning countdown and horn warning blares will impact not only me but all the developments along 58th, Andalusia and Trilogy. Sound carries. The developer continuously tries to say that those noises will be low and stopped by perimeter walls. That might pertain to the wave, but all the speaker announcements and warning horn will be coming from the control tower, 60 or so feet up, so it will be much higher up, because by law they need to make sure surfers will hear them. This will make the sound travel even further than the speaker noise from Coachella. Cheering will be coming from the stands. Those noises will travel far. And as you know, all the tamarisks on the property will be removed for development and all this noise that is reported to be blocked by trees will no longer be stopped. You cannot approve a project that has not done a legitimate noise test on site.

- 3) Before the LQRRD folks did the air horn test, they did stop to let me know what they were doing so I would not be surprised. At that point, I decided to go onto my back patio to listen for the test and did some recordings myself. When I listened to the recording later, I could hear birds chirping and then the big blare of the air horn, which was more than a quarter of a mile away from me. I can send you the recordings if you wish. I heard the folks say they heard it in Trilogy. I believe it, and I am sure it will be worse since the announcements and warning horns will come from the tower. That is why the developer did not do an actual noise

test on site. They knew it would show a significant noise impact. These required warning horns will exceed the La Quinta General Plan requirement of 65 decibels because they can go up to 90 decibels. It is required by the State Wave Park Public Safety requirements. And blaring every 5 minutes, from 7AM to 10PM? From high up so that surfers can hear it? This constant noise will be horrible both for me, Cantera residents and all the residents around. It is not a one time deal. If you look at their software based noise test, they averaged the noise between 7AM and 10pm and then they averaged the noise between 10PM and 7PM. That is ridiculous and not valid for this site. Everyone knows sound drops significantly by the afternoon. You heard the evening recordings. I remember John saying he forgot” how dark it gets”. And is so quiet in this area. So the data they used for the noise test was totally invalid.

4) If you look at a map of the development, the north side of the development is almost two miles long. The south side is less than a quarter mile wide because it was the only spot they could put the wave pool because of all the CVWD pipes in this area. They are stuffing so much between my house and Coral Mountain. I am really concerned that this noise will impact the BigHorn Sheep. They are at Lake Cahuilla eating grass and drinking water all summer long in the afternoons.

5) I am concerned that I will lose my organic certification for my dates because the water vapor will have chlorine. And now that I am thinking about it, dates thrive in the desert because it is dry. So the constant water vapor could cause my dates to mold. I will likely lose my business.

6) I have had up to two inches of sand at the bottom of my pool after a big wind storm. I am in a wind tunnel and so is the wave. I saw the information on Chad Maye’s bill. I can tell you cleaning sand and debris from a pool that is 13 football fields will be impossible.

7) If you go to the site, you will see that right along 60th is a high rise of land, about 20 feet above the desert floor. That is dirt from Trilogy that Shea got permission to dump there. It is mind boggling that they will dig away 1/2 mile long, 400 feet wide and at least 10 feet deep of our precious desert floor. And Mr. Simon said that the sand will stay on site. Where will they pile all that sand?

8) I am wondering if they are going to replace my fence on the west side of my property? What will they do with my chain link fence and the bushes I have there? I have a CVWD access gate on the west side also. It allows CVWD employees to open the water gates to allow the Canal water to flow. I use this water to irrigate my dates trees.

9) I keep looking at what they say is “back of house” which is all that area behind the wave pool going to 60th. Where are they going to put all the employee parking, the chlorine storage, the maintenance storage, back of pool structures, event parking, etc.? Since there must be a wall and a gated entrance on 60th because of safety issues, keeping kids from sneaking on the property, these cars will be lining up outside my house by 6:15AM if they need to have wave pool operators, life guards, employees at the rental stores, etc. all there before 7AM for a 7AM start. If you look at the June 7 agenda, pages 791 to 794, the map shows you PA III G, back of house. You can see the odd shape of the south end of the property since there are multiple owners and the different uses of the land. Then if you go to page 794, you can see what they are cramming into this area. My favorite line is “*parking is*

estimated at about 18 spaces based on existing operations at the Lemoore Surf Ranch, a comparable wave basin". Lemoore has 18 Airstreams on the property to house visiting surfers. It is not a resort. Eighteen parking spaces is ridiculously low considering you will have people running the equipment, people in the towers, jet ski drivers, lifeguards, hotel employees, commercial employees, etc. etc. Even if it is just for the wave area, it is not adequate enough. Plus, buses for special events will be idling on 60th. For safety and security, this can't be an open area. It has to be gated.

10) I hear all day long the "beep, beep, beep" of the construction trucks working at Cantera. So that noise will be louder and even more constant for up to a 23 years buildout and continuous during the phased developments ?

11) The constant sand coming from the construction site will be in my pool, in my air conditioning system, my swamp cooler, and my house all the time. I am worried about my health.

12) The 18 million gallons of water weighs 150 million pounds. They can't convince me that 150 million pounds of water moving back and forth all day long won't cause ground movement and vibrations that can affect my pool and home foundation. It may potentially impact the ground beneath the wave basin to shift and cause a lot of problems.

13) Mr. Simon tried to tell me that the water will absorb the light. I know that with the sand and the water vapor particles, the light from the 80 foot towers will just reflect and cause a massive swath of light (again, 1/2 mile long and 400 foot wide). Again, light which was shielded during the light demonstration will be visible throughout the adjacent community as they clear cut the property.

14) Evaporation is a huge problem. CVWD has no experience modeling water evaporation from 6 foot waves and with our wind and our heat. I heard a presentation that said CVWD treats it like a moving lake.

I am sorry for this long rambling list. But I just don't understand how this project can be approved with so many issues that not only affect me but all the communities surrounding it. Additionally, the 600 STVRs times 6 - 8 people each STVR, times two to three cars is a very real concern.

This project will change the character of this whole area and Coral Mountain in particular, forever.

Please consider the points that I've raised above and I really hope you will be able to arrange the meeting that I am requesting.

Thanks very much again for your consideration.

Sincerely,

Lisa Castro

La Quinta, CA



From: Consulting Planner
Sent: Sunday, June 19, 2022 1:52 PM
To: Rick Roth; Linda Evans; Robert Radi; Kathleen Fitzpatrick; John Pena; Steve Sanchez; Jon McMillen; Danny Castro
Cc: Tania Flores
Subject: Re: I am requesting the financial pro forma and financial viability evidence for the proposed Wave Park

Mr. Roth,

Thank you for your comments. They will be provided to the Council when they hear the matter again at hearing.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Rick Roth [REDACTED]
Sent: Friday, June 17, 2022 1:42 PM
To: Consulting Planner <ConsultingPlanner@laquintaca.gov>; Linda Evans <Levans@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>; Consulting Planner <ConsultingPlanner@laquintaca.gov>; Jon McMillen <jmcmillen@laquintaca.gov>; Danny Castro <dcastro@laquintaca.gov>
Subject: Re: I am requesting the financial pro forma and financial viability evidence for the proposed Wave Park

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Ms. Criste and City Council members:

I've been informed that: (1) the city has obtained NO financial pro forma nor evidence of financial viability for the proposed wave park; (2) unprecedented negative financial changes have occurred over the past 24 months and experts cannot forecast when things will improve; (3) whatever costs the developers might have originally imagined have increased dramatically; (4) forecasts for revenues based on luxury home sales, Canadian snow bird spending, and weekend road trips have declined significantly as mortgage rates increase, the Canadian dollar slips, and the price of gas exceeds \$6/gal.

As a result, the public can have NO confidence in the viability of the proposed development. In such a case, why would the City benefit from giving new entitlements to an owner/developer for an unjustified proposal?

I therefore request that the City ask the staff to prepare a current pro forma covering costs, revenues, and build-out rates given current and anticipated factors (e.g., the Fed will raise rates another 0.75% next month) and address the project's financial viability. Please share these data before the July 5, as soon as possible.

Thank you for helping us all get to a judicious decision regarding this enormous project,

Sincerely,

Rick Roth

[REDACTED], LQ

On Jun 17, 2022, at 12:23 PM, Consulting Planner <ConsultingPlanner@laquintaca.gov> wrote:

Mr. Roth,

I believe you are asking for developer pro formas or construction cost estimates in your request below. The City does not request or require this type of information from developers of private sector projects. We do not, therefore, have the information you are requesting.

Please let me know if there is anything else with which I can assist.

Nicole

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Rick Roth [REDACTED]
Sent: Friday, June 17, 2022 10:37 AM
To: Consulting Planner <ConsultingPlanner@laquintaca.gov>
Subject: I am requesting the financial pro forma and financial viability evidence for the proposed Wave Park

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

Nicole,

I assume there must be documents in the public record supplied by the developer for the proposed wave park. I'm assuming these were prepared many months ago, based on prevailing rates at that time.

(1) Please furnish me electronically all data submitted by the developer in this regard so that I may analyze them before the July 5 City Council meeting. Please be sure to tell me the date when those data were provided to the city. I will require at least 10 days to do my analysis, so please provide them as soon as possible.

(2) What, if any, adjustments have been made since those data were submitted to the city, and how have those data changes been reflected in the proposal and development agreement?

(3) We can see that costs of all sorts have increased from 30% to more than 100% over the last two years. Has the city reassessed the financial aspects of the proposed project during that time, to adjust the plan for these rising costs? If so, please provide me the resulting updated documents. If not, how would the city council be expected to assess the proposed project?

I appreciate your diligent work on behalf of the city and hope we can all reach a reasonable and prudent decision.

Thanks,
Rick

 mobile

From: Monika Radeva
Sent: Tuesday, June 21, 2022 7:30 AM
To: Alena Callimanis
Cc: Consulting Planner; Cheri Flores; Tania Flores; Monika Radeva
Subject: Callimanis, Alena - Coral Mountain Special Assessment

Good morning Ms. Callimanis,

Thank you for your comments. As they have been provided to the City Council, the comments will also be included as part of the public record for the project. The Council will consider the project at a continued public hearing on July 5, 2022.

Monika Radeva, CMC | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

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

From: Alena Callimanis [REDACTED]
Sent: Monday, June 20, 2022 8:38 AM
To: Linda Evans <Levens@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>
Cc: Rosemary Hallick <rhallick@laquintaca.gov>; Monika Radeva <mradeva@laquintaca.gov>
Subject: Ms. Hallick's review of Stone Creek La Quinta Assessment

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

Mayor Evans, Council Members and Staff,

I want to express my deep appreciation for the excellent sleuth work by Rosemary Hallick regarding the La Quinta Special Assessment in the Stone Creek Development brochures. I asked Ms. Hallick before the June 7th Council Meeting if she knew about the Assessment. She did not, but she called multiple people over many days at the Stone Creek offices and finally found someone who knew about the La Quinta assessment. It turns out it was a marketing error. The dollar amount was the total assessment above the 1% property tax that deals with mostly Riverside and a small number of La Quinta special assessments. Thanks to Ms. Hallick's work, Stone Creek has submitted changes to the corporate office to have the wording corrected in their sales brochures.

However, in my discussions with a developer at Cantera about special assessments, the developer told me that special assessments are built into sales prices all the time. So if you build just houses on the Coral Mountain site, without a surfing pool, the Development Agreement can easily include a provision for the price of the house to include the La Quinta portion of the

property tax multiplied by the number of years until 2033 and that portion can be given to the City.

We all now realize that La Quinta can obtain revenue from new developments by negotiating a special assessment with the developer, and this means you can obtain reliable revenue from a low-risk residential development rather than proceeding with the high-risk surf park so many residents oppose.

Respectfully,

Alena Callimanis
La Quinta Residents for Responsible Development

[REDACTED]
La Quinta, CA 92253
[REDACTED]

From: Monika Radeva
Sent: Tuesday, June 21, 2022 7:30 AM
To: Alex Simmons
Cc: Tania Flores; Consulting Planner; Cheri Flores; Monika Radeva
Subject: Simmons, Alex - Coral Mountain Comments

Good morning Mr. Simmons,

Thank you for your comments. They will be provided to the City Council as part of the public record for the project. The Council will consider the project at a continued public hearing on July 5, 2022.

Monika Radeva, CMC | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

From: Alex Simmons [REDACTED]
Sent: Monday, June 20, 2022 10:13 PM
To: Linda Evans <Levans@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>; City Clerk Mail <CityClerkMail@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>
Subject:

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And we are still considering allowing Coral Mountain to use this water??????



Alex

6-21-2022 @ 2:58

[CLICK HERE to Return to Agenda](#)

phone call LISA CASTRO, [REDACTED], LA Quinta
[REDACTED]

stated she was present at Council Mtg until 1:30 a.m. re:
surf Park. Said she submitted a 3 page public
comment. Said her questions were not answered.
Was concerned about impact on her 5 acre
property (see photo).

Requested a call back



From: Consulting Planner
Sent: Wednesday, June 22, 2022 1:22 PM
To: Bert Inch; Linda Evans; Robert Radi; Kathleen Fitzpatrick; John Pena; Steve Sanchez; Jon McMillen; Danny Castro
Cc: Tania Flores
Subject: Re: Coral Mountain Wave Project - Support

Mr. Inch,

Thank you for your comments. They will be provided to the Council when they hear the matter on July 5.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Bert Inch [REDACTED]
Sent: Wednesday, June 22, 2022 11:57 AM
To: Linda Evans <Levans@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>; Jon McMillen <jmcmillen@laquintaca.gov>; Consulting Planner <ConsultingPlanner@laquintaca.gov>; Danny Castro <dcastro@laquintaca.gov>
Subject: Coral Mountain Wave Project - Support

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

La Quinta City Council,

I'd like to express my enthusiastic support for the Coral Mountain Wave project. As a frequent La Quinta visitor, I could not be more excited about this opportunity for unique and exciting recreation for my entire family. My wife and I spend a lot of time at La Quinta and it's sometimes a struggle to convince our young adult children to join us. With the addition of Coral Mountain, I know for a fact they'd be begging me to fly them down there as often as I could.

We live in Northern California and travel extensively, and really love the Thermal airport for visits to La Quintal. We have a choice of literally hundreds of wonderful golf and beach communities to visit, but there is nothing like what is being proposed in this project. I really hope it will be approved and come to fruition soon.

Feel free to contact me with any questions, or to let me know any other way I can support the project.

Best,
Bert



Bert Inch | CEO
+1 408 640 9493 | TransPak.com | We Make It Happen

From: Consulting Planner
Sent: Thursday, June 23, 2022 12:03 PM
To: Kathy Weiss; Linda Evans; Danny Castro; [REDACTED]; Robert Radi; Kathleen Fitzpatrick; John Pena
Cc: Tania Flores
Subject: Re: Lake Mead nears dead pool status as water levels hit another historic low

Ms. Weiss,

Thank you for your comments. They will be provided to the City Council when they consider the matter at hearing.

Nicole Sauviat Criste
Consulting Planner
City of La Quinta

From: Kathy Weiss [REDACTED]
Sent: Thursday, June 23, 2022 10:51 AM
To: Consulting Planner <ConsultingPlanner@laquintaca.gov>; Linda Evans <Levans@laquintaca.gov>; Danny Castro <dcastro@laquintaca.gov>; dalekarent@aol.com <dalekarent@aol.com>; acallimanis@gmail.com <acallimanis@gmail.com>; Robert Radi <Rradi@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>
Subject: Lake Mead nears dead pool status as water levels hit another historic low

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

FYI- for Wave public record City Hall.
Kathy Weiss

Subject: Lake Mead nears dead pool status as water levels hit another historic low

https://news.yahoo.com/lake-mead-nears-dead-pool-193518416.html?soc_src=social-sh&soc_trk=ma

Kathy Weiss
Owner/Director
Crystal Springs Ranch & Saddlery
Carbondale, CO
Crystal Springs West,
Thermal, Ca.

[REDACTED]

From: Monika Radeva
Sent: Monday, June 27, 2022 11:24 AM
To: [REDACTED]
Cc: Tania Flores; Cheri Flores; Consulting Planner; Monika Radeva
Subject: Straubinger, Robert 2022-06-24 - Comments - Water Park

Good morning,

Thank you for your comments. They will be provided to the City Council as part of the public record for the project. The Council will consider the project at a continued public hearing on July 5, 2022.

Monika Radeva, *CMC* | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

From: Robert Straubinger [REDACTED]
Date: June 24, 2022 at 7:04:17 PM MST
To: Council <Council@laquintaca.gov>
Subject: Water Park

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

I recently read that your council is considering approval for a large water park in your near by desert land. Please consider NON APROVAL for this project. California does not have the water in its reservoirs nor in the aquifer for such a wasteful purpose. Whatever money this project may contribute to your coffers, it can't possibly be justified to use precious water that is quickly draining away. I pray that you will not approve this project. Sincerely, Dr. Robert Straubinger

Sent from [Mail](#) for Windows

From: Monika Radeva
Sent: Saturday, June 25, 2022 10:48 AM
To: John Allen
Cc: Tania Flores; Consulting Planner; Cheri Flores; Monika Radeva
Subject: Allen, John - Surf Park Comments

Good morning Mr. Allen,

Thank you for your comments. They will be provided to the City Council as part of the public record for the project. The Council will consider the project at a continued public hearing on July 5, 2022.

Monika Radeva, CMC | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

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

From: John Allen [REDACTED]
Sent: Saturday, June 25, 2022 10:13 AM
To: City Clerk Mail <CityClerkMail@laquintaca.gov>
Subject: Surf Park

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

Due to the continued drought conditions in the State of California and the Coachella Valley, the Surf Park project must be declined. It's simply not a good use of scarce resources. I live in La Quinta on Avenida Madero in The Cove. 😎🌵 John Allen

Sent from my iPhone

From: Monika Radeva
Sent: Saturday, June 25, 2022 8:01 PM
To: John Perry
Cc: Consulting Planner; Tania Flores; Cheri Flores; Monika Radeva
Subject: Perry, John: Letter to City Council Regarding Coral Mountain Resort
Attachments: CM Letter to City Council.pdf

Good afternoon Mr. Perry,

Thank you for your comments. They will be provided to the City Council as part of the public record for the project. The Council will consider the project at a continued public hearing on July 5, 2022.

Monika Radeva, *CMC* | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

From: John Perry [REDACTED]
Sent: Saturday, June 25, 2022 11:24 AM
To: City Clerk Mail <CityClerkMail@laquintaca.gov>
Subject: Letter to City Council Regarding Coral Mountain Resort

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

Please accept this letter regarding the project that is the subject of the July 5 City Council Meeting.

--
John S. Perry
La Quinta, CA

John S. Perry

La Quinta, CA 92253

June 25, 2022

**TO: Mayor Linda Evans
& Members of the La Quinta City Council**
RE: Coral Mountain Resort

We've been homeowners since 2007 and full-time residents in Trilogy at La Quinta for the past five years. We support the proposed Coral Mountain Resort on Madison between Avenues 58 and 60.

We've followed this project since it was announced more than two years ago. In that time, we've read the analysis from city staff, and both the draft and final environmental reviews. We've attended forums on the project, walked the property, and listened carefully to the objections raised by opponents. We encourage the City Council to approve the project. Our reasoning – in summary – follows.

THE DEVELOPER

Meriwether Companies has a well-earned reputation for building quality developments in Southern California and other regions. Their proposed Coral Mountain Resort is a high-end residential and commercial project which, according to local Realtors we have spoken with, will increase property values at this end of the city. The resort is unlike the other half-baked projects that litter the corner of Madison and Avenue 60 – projects that are unbuilt or partially built and detract from Trilogy and Andalusia.

THE PROJECT

We welcome this project's plan to bring neighborhood-level retail and stores to the corner of Madison & Avenue 58th – something that has been promised for years. The proposed hotel and surf basin, like SilverRock / Talus, fits in with the city's vision to be a destination for more than golfers. The project is gated. The hotel, restaurant and surf basin are located within the interior of the property, surrounded by low-density residential,

perimeter walls and landscaping, consistent with the surrounding communities. The perimeter walls will be set back along Madison Street and Avenue 58 “in excess of the city’s existing requirements, to further reduce impacts on views of Coral Mountain and the Santa Rosa Mountains,” according to city staff.

THE PROCESS

The developer has complied fully with state CEQA requirements. City staff has issued a mitigated negative declaration for the project and has recommended its approval. The Planning Commission voted to approve the project after holding extensive public hearings, hearing from residents pro and con as well as the developer.

OPPOSITION

Opponents of the project have been organized and vocal. However, most of the criticism falls into two categories: Either the opponent a) doesn’t accept the findings of staff or the final environmental review or b) they want the city to deny the application based on universal concerns, such as climate change, drought and open space preservation. In both cases, they are asking city officials to disregard the science and procedures prescribed by state and city regulations. Or they want city officials to take on an activist function outside the role of La Quinta government. Other opponents have used social media and the press to promote erroneous information about the project. Some have even questioned the professionalism and honesty of city staff and elected officials.

WATER

Much attention has been placed on water supply. While we all are aware of drought conditions in the West, the final EIR confirms that Coachella Valley Water District has “correctly calculated for, and demonstrated that it can supply the water demand generated by the proposed project, as well as all other existing and projected future demands.” Again, opponents of the project question the accuracy of the data as well as the honesty of CVWD.

If the facts about the water supply were otherwise, La Quinta and other valley cities should look to restrict all future development, not this one project. To reject Coral Mountain Resort on the basis of unsubstantiated

fears about water supply would penalize a developer who has successfully followed the process required by state and local regulations.

LIGHTS

The final EIR concludes that “operation of the Wave Basin will not have any significant light and glare impacts because the lighting is oriented directly onto the Wave Basin, complies with all Municipal Code requirements for lighting, and avoids spillage of light or glare outside of the planning Area.”

NOISE

While the project will generate short-term construction noise and long-term noise from increased traffic and operations – including from the Wave Basin – these increases are not significant under current city noise standards, according to the final EIR.

CONCLUSION

The property on Madison between Avenues 58 and 60 won't remain vacant forever. It is zoned to be developed – for residential, commercial and recreational purposes. It will be developed at some point. The question before the City Council is really what that development will be, who the developer will be, and how well the development adheres to city and state standards. Coral Mountain Resort – with the proper mitigation and conditions – will be a quality development for this property. We encourage the City Council to approve the project.

Thank you.

John & Diane Perry



La Quinta, CA 92253

From: Cheri Flores
Sent: Monday, June 27, 2022 8:38 AM
To: Tania Flores
Cc: Consulting Planner
Subject: FW: I OPPOSE CORAL MOUNTAIN RESORT



Cheri Flores | *Planning Manager*
Design & Development Department
City of La Quinta
78495 Calle Tampico | La Quinta, CA 92253
Ph. (760)777-7067
CLFlores@LaQuintaCA.gov
www.LaQuintaCA.gov

From: hirohata [REDACTED]
Sent: Sunday, June 26, 2022 3:43 PM
To: Cheri Flores <clflores@laquintaca.gov>
Subject: I OPPOSE CORAL MOUNTAIN RESORT

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

Dear Ms. Flores,
Please see Yahoo News article that voices the opinion that we in La Quinta feel.
<https://www.yahoo.com/news/given-water-crisis-la-quinta-120507086.html>

Given Our water crisis, La Quinta surf park should have been laughed out the door.
Please cancel this project for the good of our city and state.
Joyce Gonzales - [REDACTED], La Quinta CA 92253



From: Monika Radeva
Sent: Sunday, June 26, 2022 12:21 PM
To: Cher Van Wagenen
Cc: Consulting Planner; Tania Flores; Cheri Flores; Monika Radeva
Subject: Van Wagenen, Jeff & Cher: Newsom's Statement re Water Conservation

Good afternoon,

Thank you for your comments. They will be provided to the City Council as part of the public record for the project. The Council will consider the project at a continued public hearing on July 5, 2022.

Monika Radeva, *CMC* | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

From: Cher Van Wagenen [REDACTED]
Sent: Sunday, June 26, 2022 8:36 AM
To: City Clerk Mail <CityClerkMail@laquintaca.gov>
Subject: Fwd: Newsom's Statement re Water Conservation

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

Subject: Re: Newsom's Statement re Water Conservation

John

Thank you for your response to my email regarding Gov. Newsom's plea to reduce water usage to a 15% reduction. As you should know, within the week, Gov. Newsom is prepared to mandate conservation to far more stringent requirements to all California residents and businesses.

Since Coral Mountain Wave Project uses potable water, using 80 million gallons to fill the lagoon, but has not included the 2022 stats of evaporation, the project is obscene to consider in this multi year drought.

Additionally, when East Coachella Valley residents (Oasis, Thermal, North Shore, etc.) have arsenic tainted ground water, using potable water for "the largest Wave/Surf Project" in the world is unconscionable.

I see few reports on the electrical draw of the Coral Mountain project. Logistically, with the light standards and electrical energy to generate the waves it must consume enormous electricity.. Over the last years, the Coachella Valley has suffered repeated brown outs and complete electrical outages. Coral Mountain Wave Project will drain our already taxed electric grid.

I beg you to reconsider this project, do not fall prey to the big moneyed developers, who's only interest is a landslide dollar return at the detriment of the future of La Quinta and the Coachella Valley at large. The Aquifer reserve may not survive years of the Coral Mountain water waste.

Most emphatically,

Jeff Van Wagenen
[REDACTED]

Cher Van Wagenen
[REDACTED]

[REDACTED], La Quinta, CA 92253

On May 25, 2022, at 1:17 PM, John Pena <jpena@laquintaca.gov> wrote:

Thank you for taking the time to express your views on the Coral Mountain project. Although council members cannot pre-determine how we will vote on a project, I can assure you that as a lifelong desert resident I take very seriously the effects of any project that comes before the city council, it's impact on our natural resources, the environment, traffic, and benefits to the community. As with all items that come before the council, I will consider all the information presented by all interested parties for this project. Also, for future reference, please feel free to send or copy the City Clerk's Office so that your communications can conveniently be included as part of the record for correspondence received in connection with this project, which can be sent to: CityClerkMail@laquintaca.gov. Thank you again for reaching out to share your concerns.



John Peña | Member of the City Council
City of La Quinta
78-495 Calle Tampico | La Quinta, CA 92253
Ph. 760.777.7030
www.laquintaca.gov
www.playinlaquinta.com

From: Cher Van Wagenen [REDACTED]
Sent: Tuesday, May 24, 2022 7:38 AM
To: Linda Evans <Levans@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>
Subject: Newsom’s Statement re Water Conservation

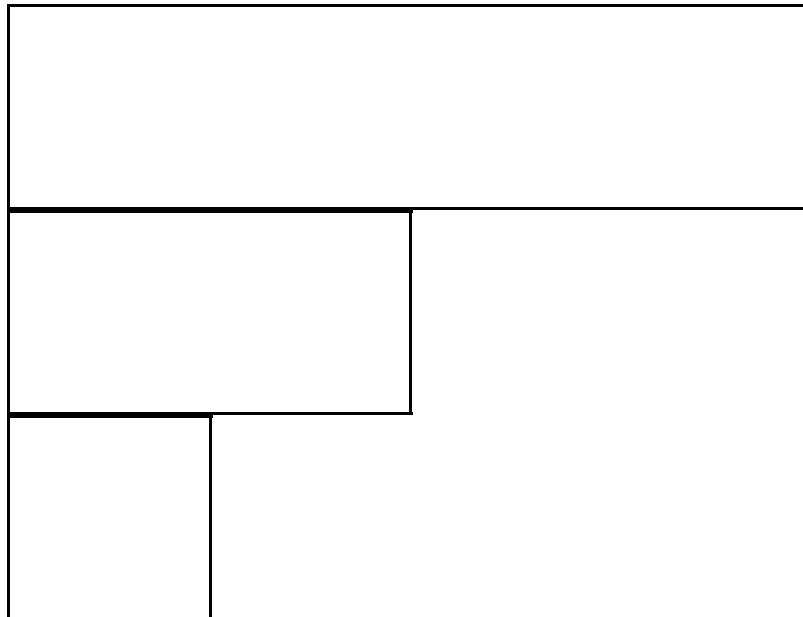
EXTERNAL: This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Gov. Gavin Newsom renewed his calls for strict water conservation measures across California in a meeting on Monday, May 23, with the state’s largest urban water suppliers — warning that if local efforts don’t save enough water, the state will have to enact mandatory restrictions.

“Every water agency across the state needs to take more aggressive actions to communicate about the drought emergency and implement conservation measures,” Newsom said.

“Californians made significant changes since the last drought but we have seen an uptick in water use, especially as we enter the summer months. We all have to be more thoughtful about how to make every drop count.”

Newsom will meet with the agencies again in two months to get an update on conservation efforts. He also asked them to submit water use data more frequently and increase transparency so the state can more accurately measure whether it is meeting its conservation goals.



The State Water Resources Control Board is scheduled to vote Tuesday on a statewide ban on watering non-functional turf at commercial, industrial and

institutional locations. The board will also consider requiring local agencies to implement water use restrictions. Local water agency restrictions currently only cover about half of California's population.

The city of Los Angeles will enact two-day outdoor watering restrictions starting on June 1, down from the current three, with watering permitted at odd-numbered street addresses on Mondays and Fridays, and at even-numbered addresses on Thursdays and Sundays.

On Friday, Mayor Eric Garcetti met with California Natural Resources Agency Secretary Wade Crowfoot to highlight the need to protect the region's trees, even with water restrictions, amid the historic drought. Trees can capture stormwater, improve water quality and reduce flood risk, along with helping air quality and the impacts of heat waves.

Once the watering restrictions take effect in Los Angeles, outdoor watering with sprinklers will be limited to eight minutes per station. Sprinklers with water-conserving nozzles will be limited to 15 minutes per station. All watering will have to be done in the evening or early morning, with no watering permitted outdoors between 9 a.m. and 4 p.m.

The two-day watering restrictions will be enforced by the Conservation Response Unit, which will focus on areas that are using the most water, according to DWP General Manager and Chief Engineer Marty Adams. He said when the restrictions were announced that the department will re-assign employees to ensure coverage in all areas of the city, and might bring on additional personnel during the summer.

RELATED ARTICLES

- **Riverside County fire officials ban outdoor burning amid megadrought, early wildfire season**
- **Gov. Newsom visits Carson to discuss drought response, including proposed wastewater plant**
- **California drought: March water usage the worst so far, up 19%**
- **What rainy season? Southern California sees little relief on drought**

-
- **America's love affair with the lawn is getting messy**

Garcetti also said the water restrictions' enforcement will begin with education for people who are violating the ordinance, but it will escalate with fines and tickets if needed.

The city's policy is less strict than some parts of L.A. County, which will be limited to one-day per week watering.

According to Newsom's office, banning watering of decorative lawns would save between 156,000 acre-feet and 260,000 acre-feet per year, the equivalent of water used by 780,000 households in a year.

The governor's office also urged people to shower for only five minutes or less, stop taking baths, only wash full loads of clothes and use a broom instead of a hose to clean outdoor areas.

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Cher Van Wagenen



From: Monika Radeva
Sent: Monday, June 27, 2022 2:13 PM
To: Kathy Weiss
Cc: Consulting Planner; Tania Flores; Cheri Flores; Monika Radeva
Subject: Weiss, Kathy: FYI- Water per John Oliver Please share

Good afternoon,

Thank you for your comments. They will be provided to the City Council as part of the public record for the project. The Council will consider the project at a continued public hearing on July 5, 2022.

Monika Radeva, CMC | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

From: Kathy Weiss [REDACTED]
Sent: Monday, June 27, 2022 2:10 PM
Subject: FYI- Water per John Oliver Please share

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

<https://youtu.be/jtxew5XUVbQ> TONIGHT WITH JOHN OLIVER!

Kathy D. Weiss
[REDACTED]

Summer Residence

[REDACTED] Carbondale, CO 81623

Winter Residence:

[REDACTED] La Quinta, CA 92253

From: Monika Radeva
Sent: Wednesday, June 29, 2022 7:19 AM
To: jburgie@mac.com
Cc: Consulting Planner; Tania Flores; Cheri Flores; Monika Radeva
Subject: Burgeson, John: Wave Project Opposed
Attachments: Comment - Burgeson - Opposed.pdf

Good morning,

Thank you for your comments. They will be provided to the City Council as part of the public record for the project. The Council will consider the project at a continued public hearing on July 5, 2022.

Monika Radeva, CMC | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

From: Teresa Thompson <Tthompson@laquintaca.gov>
Sent: Tuesday, June 28, 2022 11:17 AM
To: Teresa Thompson <Tthompson@laquintaca.gov>
Cc: Monika Radeva <mradeva@laquintaca.gov>; Jon McMillen <jmcmillen@laquintaca.gov>
Subject: COMMENT: Wave Project Opposed - Burgeson

Madam Mayor and Councilmembers,
For your information/review, please see the attached comment letter from an interested person in Connecticut.
Teresa



Teresa Thompson | Management Specialist
City Manager's Office
City of La Quinta
78495 Calle Tampico • La Quinta, CA 92253
Ph. 760.777.7030
www.laquintaca.gov
www.laquintaca.gov/covid19
www.playinlaquinta.com

As always you can find a full list of resources and information by visiting www.laquintaca.gov

[REDACTED]
Stratford, Conn. 06614

June 24, 2022

La Quinta City Council
City Hall
78-495 Calle Tampico
La Quinta, Calif. 92253-2839

Dear Mayor and Members of the City Council:

You may be wondering why a person from Connecticut is writing you about an issue in your city. I am close friends with several people in La Quinta who told me about the Coral Mountain Resort proposal. It was clear, after studying the developer's impact reports, that this ranks among the most wrongheaded economic development proposals in the United States.

Last year I wrote to the La Quinta Planning Commission about this matter; that letter focused on the entire development's 860,000 gallon-per-day water consumption — according to the developer's own figures — in light of the continuing aridification of the West.

Today I'd like to address the issues of noise. Even if you're leaning in favor of the CMR idea, I think that you would agree with me that you wouldn't want to make a decision that you'd regret later on.

I'm sure that all of you have had the experience of standing about a mile from a high school or college football stadium while a game was in progress, and you may have clearly heard the announcements from the public address loudspeakers. Now, that experience isn't objectionable because you'd know that the game would be over in a couple hours and quietude would soon return to the neighborhood.

As I understand it, the CMR wave pool would also employ announcements, in this case to warn its clients when the next wave will arrive. There also would be music as well. But unlike a football game, these announcements wouldn't end; neighbors would be subjected to them 365 days a year and for more than 15 hours a day. And, even though they wouldn't be loud at a distance of a mile, their permanency could prove exceedingly bothersome to the residents of nearby neighborhoods.

With that in mind, I think it would be wise to conduct a two-week demonstration of the loudspeaker announcements and music — one that accurately reflects what CMR would sound like if it were built. Now, perhaps this will prove that any wave park announcements would be inaudible to nearby neighborhoods. But perhaps they would indeed prove irritating. A demonstration would be the best and only way to find out.

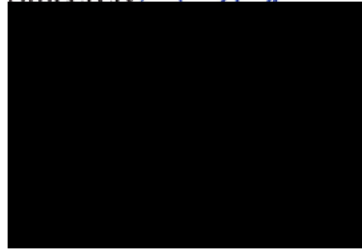
And, I think it would be best to stage that over at least two weeks so the council can get a good idea of what you'd be in for. Ideally, the sound of the wave itself should be simulated as well.

Unwanted human-caused noise is a form of torture used by military interrogators; this is why most cities have noise ordinances on the books. There have been scores of studies on this subject, and all agree that even low-level noise pollution causes stress, depression, trouble sleeping and anxiety. Property values might also plummet; who would want to buy a house near that withering cacophony?

Human-caused noise also has complex and detrimental effects on wildlife; this month's *Atlantic* has an excellent story on that subject.

I hope this letter will be of some help to the council as it deliberates this matter.

Sincerely,

A large black rectangular redaction box covering the signature of John Burgeson.

John Burgeson

A black rectangular redaction box covering the contact information of John Burgeson.

From: Monika Radeva
Sent: Wednesday, June 29, 2022 10:46 AM
To: cathy
Cc: Consulting Planner; Tania Flores; Cheri Flores; Laurie McGinley; Monika Radeva
Subject: Giles, Catherine: Written comments for July 5th Coral Mountain meeting

Good morning,

Thank you for your comments. They will be provided to the City Council as part of the public record for the project. The Council will consider the project at a continued public hearing on July 5, 2022.

Monika Radeva, CMC | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

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

From: cathy [REDACTED]
Sent: Wednesday, June 29, 2022 9:46 AM
To: City Clerk Mail <CityClerkMail@laquintaca.gov>
Subject: Written comments for July 5th Coral Mountain meeting

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

Dear City Council Members,
My name is Catherine Giles and I am an owner in Andalusia community adjacent to the proposed Coral Mountain wave park. I'm opposed to the wave park idea for this property. The noise and light pollution and the irresponsibly high water evaporation rates mean this project is not in the best interest of La Quinta. I hope you will consider the feelings of the majority of us and please vote this down when the time comes.

Sincerely,
Catherine Giles
[REDACTED]
La Quinta CA 92253
[REDACTED]

From: Monika Radeva
Sent: Wednesday, June 29, 2022 7:05 AM
To: Sylvia Lasser
Cc: Consulting Planner; Tania Flores; Cheri Flores; Monika Radeva
Subject: Lasser, Sylvia: Opposition to the Coral Mountain Wave Park

Good morning,

Thank you for your comments. They will be provided to the City Council as part of the public record for the project. The Council will consider the project at a continued public hearing on July 5, 2022.

Monika Radeva, CMC | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

From: Sylvia Lasser [REDACTED]
Sent: Wednesday, June 29, 2022 12:17 AM
To: Linda Evans <Levans@laquintaca.gov>; Robert Radi <Rradi@laquintaca.gov>; Kathleen Fitzpatrick <kfitzpatrick@laquintaca.gov>; John Pena <jpena@laquintaca.gov>; Steve Sanchez <ssanchez@laquintaca.gov>; City Clerk Mail <CityClerkMail@laquintaca.gov>
Subject: Opposition to the Coral Mountain Wave Park

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

Hello City of La Quinta Leaders,

I don't know if you have been keeping up with the news this week, but over the last 10 days La Quinta has appeared in the National news three times. All articles have panned La Quinta City officials for letting the "absurd" idea of a Wave Park in the desert get as far as it has. I am sure other La Quinta citizens have sent you the articles. Below is another La Quinta letter that made it to Yahoo national news just today.

You must reject the Coral Mountain Wave Park project.

Thank you,
Sylvia Lasser

[REDACTED]
La Quinta

Please see article below:

If officials OK surf park, no one is going to conserve water

I find it interesting that households have to watch how much water they are using for washing clothes, watering lawns, washing cars, etc. You tell golf courses how much water they can use, but one of the largest wave basins in the world is acceptable?

If officials approve this, the backlash will result in everyone using as much water as we care to. Don't bother sending notices on conservation; they will be ignored. We have to conserve water, but not a ridiculous wave park that will probably go bankrupt? Who is going to come to the desert and use it?

Senior citizens don't go to wave parks. Makes me wonder how this got this far, whose interests are being served and who's benefiting. Certainly not the surrounding communities. Every day, we hear about water conservation, restrictions. Anyone who thinks we can drain the aquifer and survive is grossly misinformed.

What if our droughts get worse? Has no one noticed how much hotter the desert is getting, not to mention the increase in fires in our area.

We are already in a severe drought. We need to protect our water supply, at all costs, and forgo our financial gains.

Christine Mazza, La Quinta

This article originally appeared on Palm Springs Desert Sun: [Sharing Mississippi water with California would help feed America](#)

Sent from [Mail](#) for Windows

From: Monika Radeva
Sent: Wednesday, June 29, 2022 8:11 AM
To: Consulting Planner
Cc: Tania Flores; Cheri Flores; Monika Radeva
Subject: Levy, Brian - Radi Response: Coral Mountain Surf Resort

Please add to the project file. Thank you.

Monika Radeva, *CMC* | City Clerk
City of La Quinta
78495 Calle Tampico, La Quinta, CA 92253
Tel: (760) 777-7035
MRadeva@laquintaca.gov

From: Robert Radi <Rradi@laquintaca.gov>
Sent: Wednesday, June 29, 2022 8:00 AM
To: Brian Levy [REDACTED]
Cc: Monika Radeva <mradeva@laquintaca.gov>; Jon McMillen <jmcmillen@laquintaca.gov>
Subject: Re: Coral Mountain Surf Resort

Dear Mr. Levy,

Thank you for your email and the links you have provided.

To reciprocate, I am sharing this website: <https://www.climate.gov/> as it is maintained under the auspices of NOAA. Specifically, I have been following the monthly ENSO updates by Dr. Emily Backer.

Yes, I did watch John Oliver's report and did find the "magic water" allocation of interest.

Have a wonderful 4th of July weekend.

Kind Regards,

Robert

Robert Radi, Ph.D., MBA

Council Member
City of La Quinta
Direct [REDACTED]

On Jun 28, 2022, at 2:13 PM, Brian Levy

[REDACTED] wrote:

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

Dear Council Member Radi:

My name is Brian Levy, and I live full time in Trilogy in La Quinta. During the June 7, 2022 public hearing on the proposed Coral Mountain Surf Resort that I attended, I recall that you mentioned that we live in the desert and we are always in a drought. How true! I also recall that you went on to say that we are in La Niña now, and you opined that we will be in El Niño next year and will likely benefit from significant rainfall from El Niño. I believe that you also mentioned that you were looking for an expert who could help answer your questions about our climate and water situation.

If you are still looking for a reliable and well qualified expert, Janet Wilson, the environmental reporter for the Desert Sun, interviewed Dr. Jay Famiglietti, for an article she did for the Desert Sun. This was an article from March 25, 2022, "How can desert surf parks, lagoon resort be approved amid drought?" Dr. Famiglietti is a well recognized global expert who tracks water in the West. Here is a link to his website, <https://jayfamiglietti.com>. Here is a link to Dr. Famiglietti's CV <https://jayfamiglietti.com/about-2/>

Here are his email addresses if you want to contact him.

Jay Famiglietti [REDACTED]

Jay Famiglietti [REDACTED]

I hope this information is helpful for you.

By the way, I hope that you have taken the time to view John Oliver's report on the Colorado River. It was the best report I have heard (though a bit irreverent) on why the Colorado River is in the condition it is in right now. Given that the Colorado River is how we replenish our underground aquifer, it is incredibly disconcerting to think of what will happen to our aquifer if our Colorado River water supply is cut off.
<https://www.youtube.com/watch?v=jtxew5XUVbQ>

Thank you very much for your time and consideration.

Respectfully,

Brian Levy
La Quinta resident

[CLICK HERE to Return to Agenda](#)