

POWER POINTS

CITY COUNCIL

SPECIAL

MEETING

SEPTEMBER 21, 2022

Special City Council Meeting September 21, 2022



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Pledge of Allegiance



2

Special City Council Meeting
September 21, 2022

RECESS IN PROGRESS
RECONVENE AT 5:30 P.M.



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Special City Council Meeting
September 21, 2022

PH1 – CONTINUED – Coral Mountain
Resort Project



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Background

- Council heard this item on June 7, 2022, and continued the hearing to July 5, 2022.
- On July 5, the applicant requested a continuance, and Council provided direction on additional information needed from the applicant.
- In mid-August, the applicant provided additional information, which was posted to the City's website on August 25, 2022.

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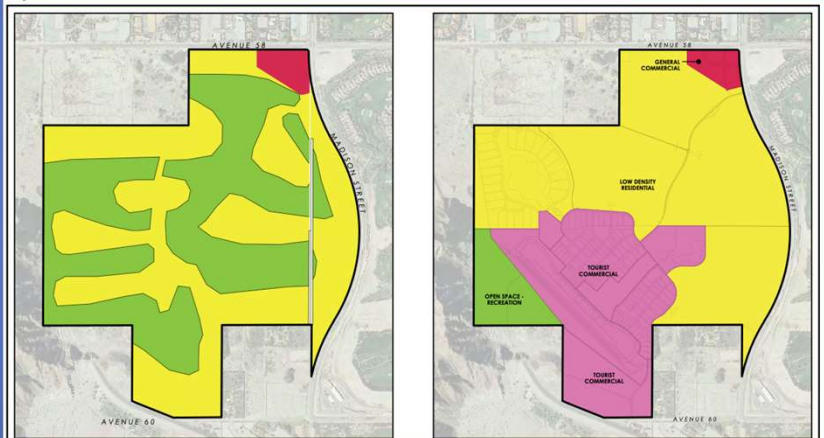
Background

- Project consists of 6 applications:
 - General Plan Amendment
 - Zone Change
 - Specific Plan Amendment – Andalusia SP
 - Specific Plan – Coral Mountain Resort SP
 - Tentative Tract Map
 - Development Agreement

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General Plan Amendment and Zone Change

Table 1 Existing and Proposed Land Uses		
General Plan/Zoning	Exist. Acres	Proposed Acres
General Commercial/ Neighborhood Commercial	8.4	7.7
Low Density Residential/ Low Density Residential	204.2	232.3
Open Space Recreation/ Golf Course	171.9	0
Open Space Recreation/ Parks & Recreation	0	23.6
Tourist Commercial/ Tourist Commercial	0	120.8



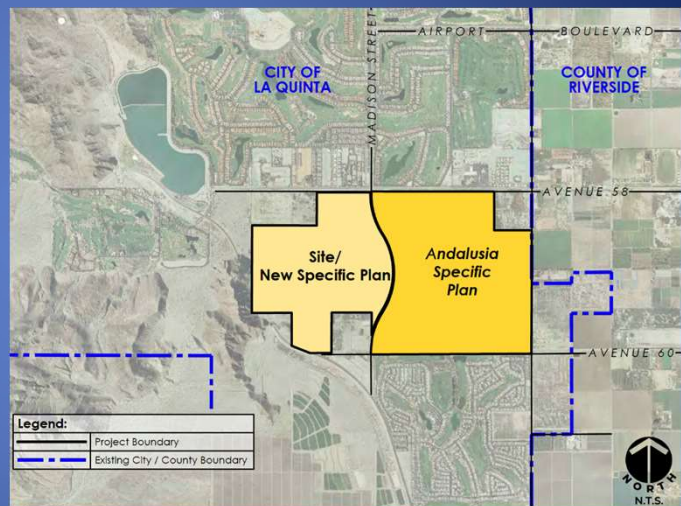
Existing

Proposed

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Specific Plan Amendment

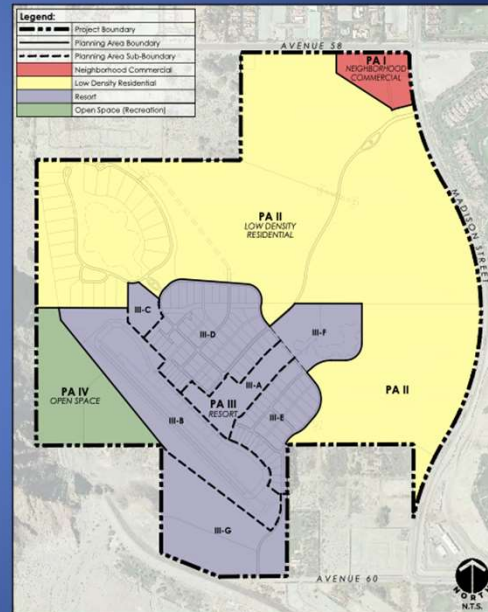
- Remove 386 acres from the 929 acre Andalusia Specific Plan
- No change to the development potential of Andalusia



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Specific Plan

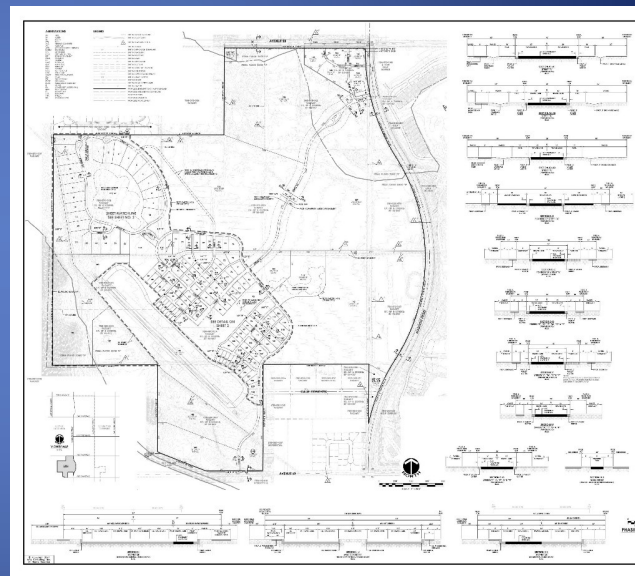
- Establishes Development Standards and Guidelines for 386 acres
- Divides the site into 4 planning areas:
 - **PA-I**: Neighborhood Commercial
 - **PA-II**: 496 low density units: single family, clustered units, condos or townhomes
 - **PA-III**: Tourist commercial, including hotel, resort residential, wave basin, resort commercial and back of house
 - **PA-IV**: Open space including passive and active recreation, trail



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Tentative Tract Map

- Subdivides entire 386 acres
 - Neighborhood commercial
 - 26 single family lots
 - 104 resort residential lots
 - Lots for hotel, wave basin
 - Backbone streets



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Development Agreement

A contract between applicant and the City that:

- Guarantees the implementation of mitigation measures and conditions of approval
- Allows STVRs for all residential units
- Establishes mitigation fees to cover costs of providing services to the project
- Proposes a development schedule
- Assures that Wave machinery would be dismantled if the basin is no longer in use
- Adds provisions relating to new information provided by applicant.

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Environmental Impact Report

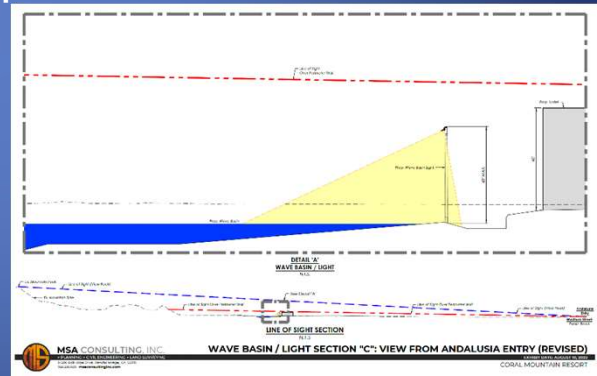
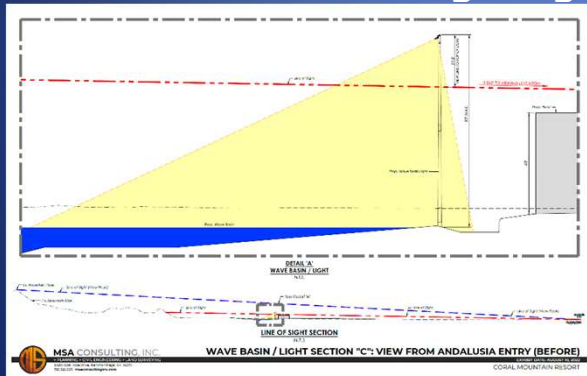
All impacts can be mitigated to less than significant levels except:

- Aesthetics - Impacts to views of Coral Mountain
- Greenhouse Gas Emissions
- These impacts remain significant and unavoidable. Under CEQA, the City Council must determine whether the benefits of the project outweigh its significant impacts.

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New Information - Lighting

- Change to wave basin lighting:
17 80-foot high light poles replaced by
55 40-foot high light poles.



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New Information – Turf Reduction

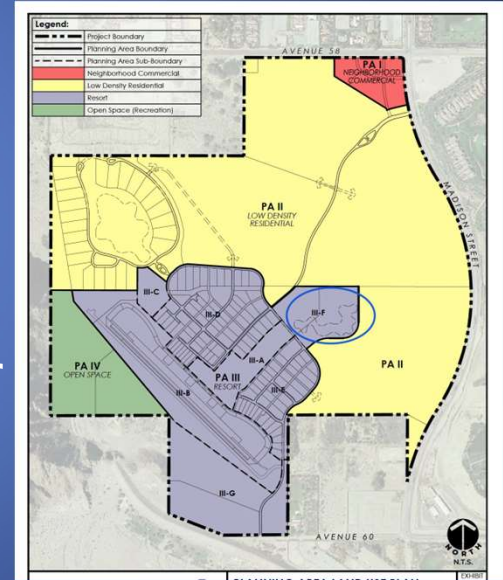
- Applicant to fund match for CVWD turf reduction:
 - a. \$1.5 million in 3 installments.
 - b. 0.25% fee on the purchase price of each new Coral Mountain home at the close of escrow of each home.

The funds could total \$6 million at build out, depending on the value of the homes, and replace up to 2 million square feet of turf (2.6 times the annual evaporation).

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New Information - Water

- To further reduce water demand, the east side lake was removed.
- Three memoranda were provided regarding evaporation, Colorado River water rights and canal water.



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New Information

- Building height in the Tourist Commercial reduced to 40 feet/3 stories from 45 feet/4 stories.
- Additional information on noise provided as it relates to the speakers at the wave basin, reiterating that the City's noise level of 65 dBA CNEL will not be exceeded.

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New Information – Special Events

- Moratorium for 2 years.
- Monitoring of noise and traffic during regular operations.
 - Staff recommends twice-yearly, multiple locations, at applicant's expense, to be added as a Condition to the Specific Plan.

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New Information

Park Fees

- Park component of DIF fee and Quimby fees for 104 resort residential units and 26 home lots (Phase 1) to be provided by City to Desert Recreation District for Coral Mountain Park.

Surf Foundation

- Applicant to establish 0.25% fee on resale of homes. Funds to be distributed to non-profit organizations by foundation.

Charitable Use of Wave Basin

- Applicant to donate 1,000 hours of surf time per year (donations as auction prizes, surf camp, other).

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Special City Council Meeting
September 21, 2022

RECESS IN PROGRESS
RECONVENE AT 11:30 P.M.



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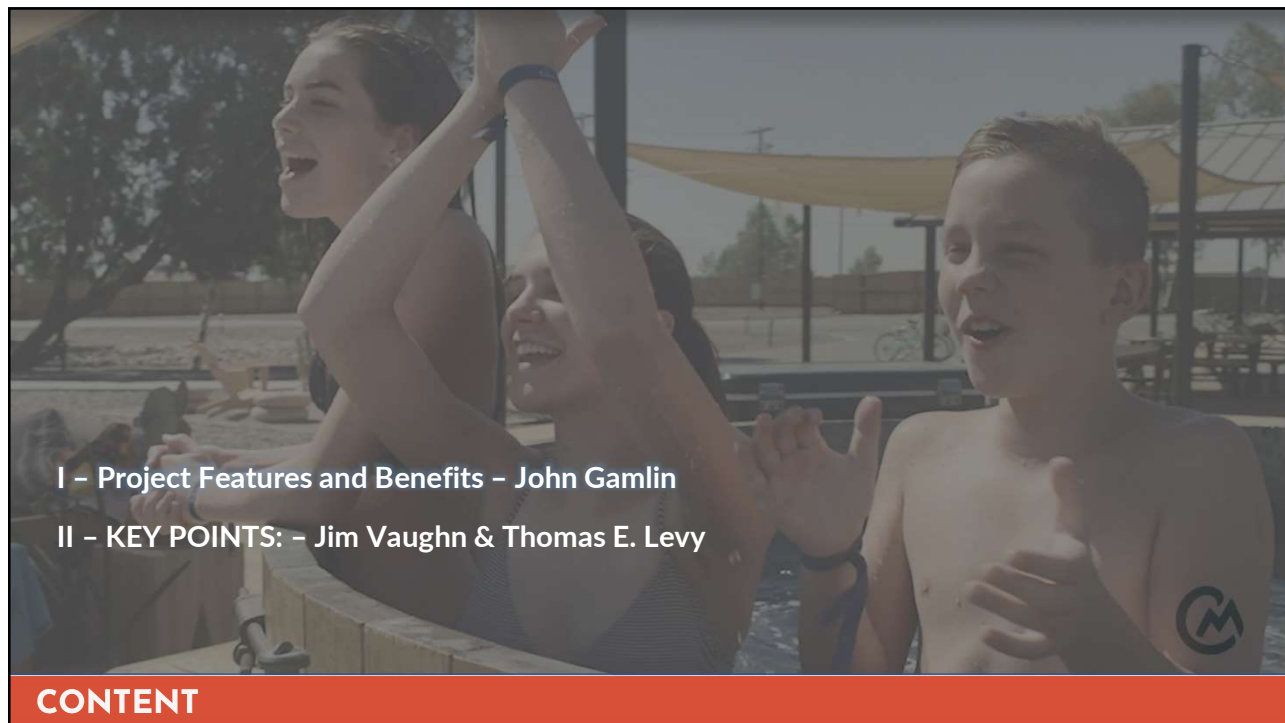
CORAL MOUNTAIN
La Quinta, CA

Answering the Challenge

La Quinta City Council
September 21, 2022

The slide features a large, stylized logo for Coral Mountain La Quinta, CA, which consists of a large 'C' containing a stylized 'M'. The logo is set against a dark background with the words 'CORAL MOUNTAIN' and 'LA QUINTA, CALIFORNIA' written in a circular pattern around it. Below the logo is an aerial photograph of the resort, showing a large, open area with a road and some buildings in the distance.

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I - Project Features and Benefits - John Gamlin
II - KEY POINTS: - Jim Vaughn & Thomas E. Levy

CONTENT

The slide shows a photograph of three people (two women and one boy) at a swimming pool, smiling and clapping. The image is dimmed. A small logo is visible on the boy's arm. The text is overlaid on the bottom left of the image.

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I - Project Features



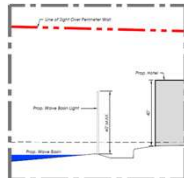
WATER



LIGHT



NOISE



BUILDING HEIGHT



SPECIAL EVENTS



Innovations in Project Design Features

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I - Public Benefits



LQ TURF REDUCTION
WB - No Water from Aquifer



CORAL MOUNTAIN SURF FOUNDATION
Social Impact & Health Programs in LQ and E. Valley



WAVE ACCESS
NPOs/Rec Programs



PARKS & TRAILS
CM park



POWER
Funded Substation Upgrades



Coral Mountain provides numerous benefits to the City & Community

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II - KEY POINTS

Summary of Key Points Associated with the Coral Mountain Project



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CORAL MOUNTAIN



Water



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The Project's Water Supply Assessment is Current and Valid



- The WSA approved by CVWD accurately describes available water supplies
- CVWD'S long-term supply projections fully account for climate change and extended drought periods
- The project's water demands, including the Wave Basin, are included in CVWD's planning documents

Bottom line: the project's WSA is valid, accurate, and accounts for current conditions



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The Wave Basin Evaporation Calculations are Conservative



The project WSA assumed the Wave Basin is an 18.72-acre water body

The Wave Basin water body is now 12.14 acres; more than 1/3 smaller

Under two independent expert evaporation calculations, the Wave Basin evaporation will be less than the 120 acre-feet evaluated in the WSA



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The Colorado River Water Negotiations



CVWD and the other stakeholders have been addressing the drying of the Colorado River basin for years

CVWD's long-term planning documents assume the worst-case scenario under the 2019 Drought Contingency Plan

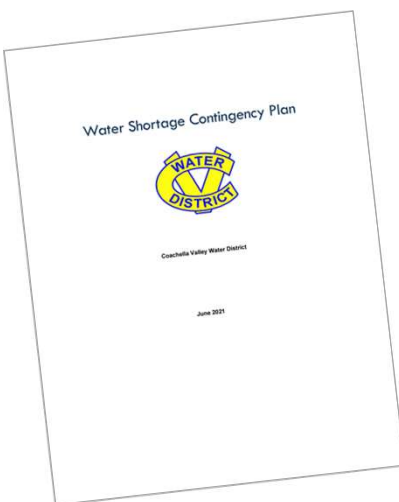
CVWD's share of any cuts to California's allocations would be approximately 7%, which would amount to a very small portion of CVWD's water supplies



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The Colorado River Water Negotiations



CVWD's share of any cutbacks would be very close to the current assumptions in its long-term plans

Colorado River water reductions will not interfere with CVWD's municipal services, including for planned future development



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CORAL MOUNTAIN

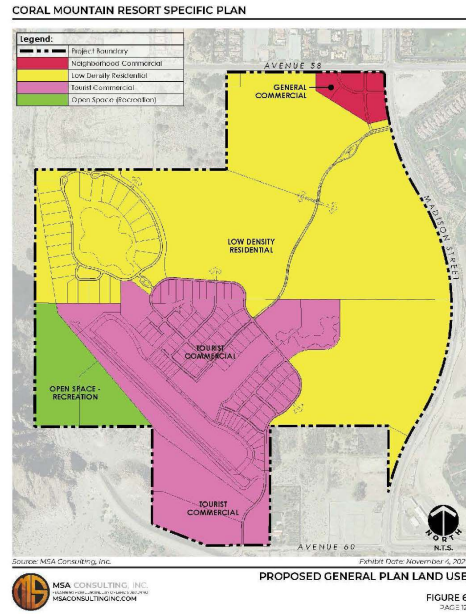


Land Use



Coral Mountain Specific Plan

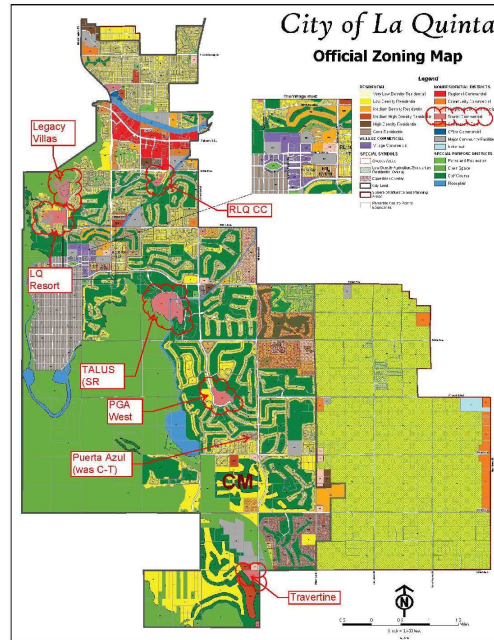
PROPOSED ZONING



CITY OF LA QUINTA

Examples of C-T zoned areas in neighborhood context

OFFICIAL ZONING MAP



LA QUINTA RESORT/LEGACY VILLAS
C-T ZONE: 65 AC./45AC.



CORAL MOUNTAIN
C-T ZONE: 114.5 AC.



Land Use Compatibility - Impact Radius

CORAL MOUNTAIN

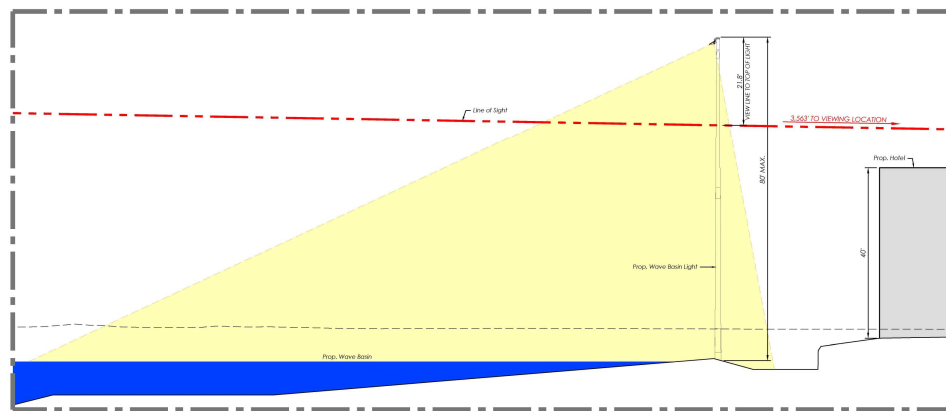


Wave Basin Lighting

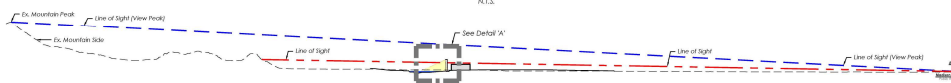


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DETAIL 'A'
WAVE BASIN / LIGHT
N.T.S.



LINE OF SIGHT SECTION
N.T.S.



WAVE BASIN / LIGHT SECTION "C": VIEW FROM ANDALUSIA ENTRY (BEFORE)

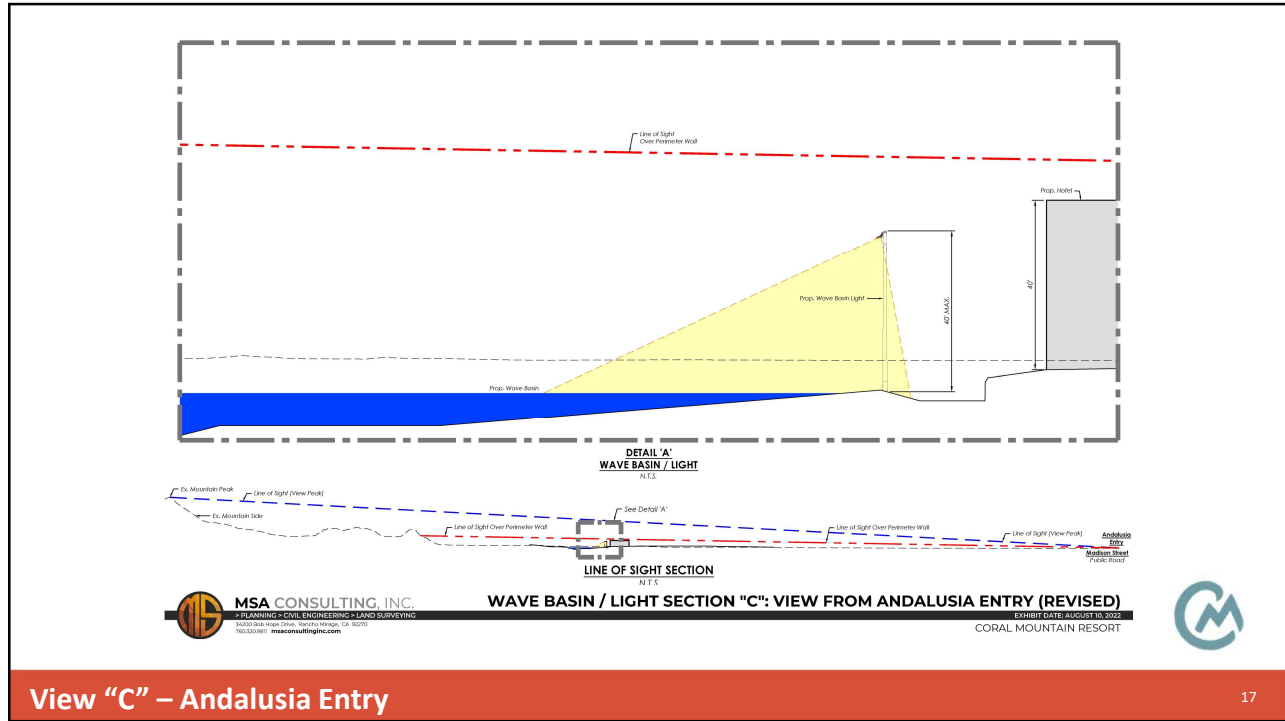
EXHIBIT DATE: AUGUST 10, 2022
CORAL MOUNTAIN RESORT



View "C" – Andalusia Entry

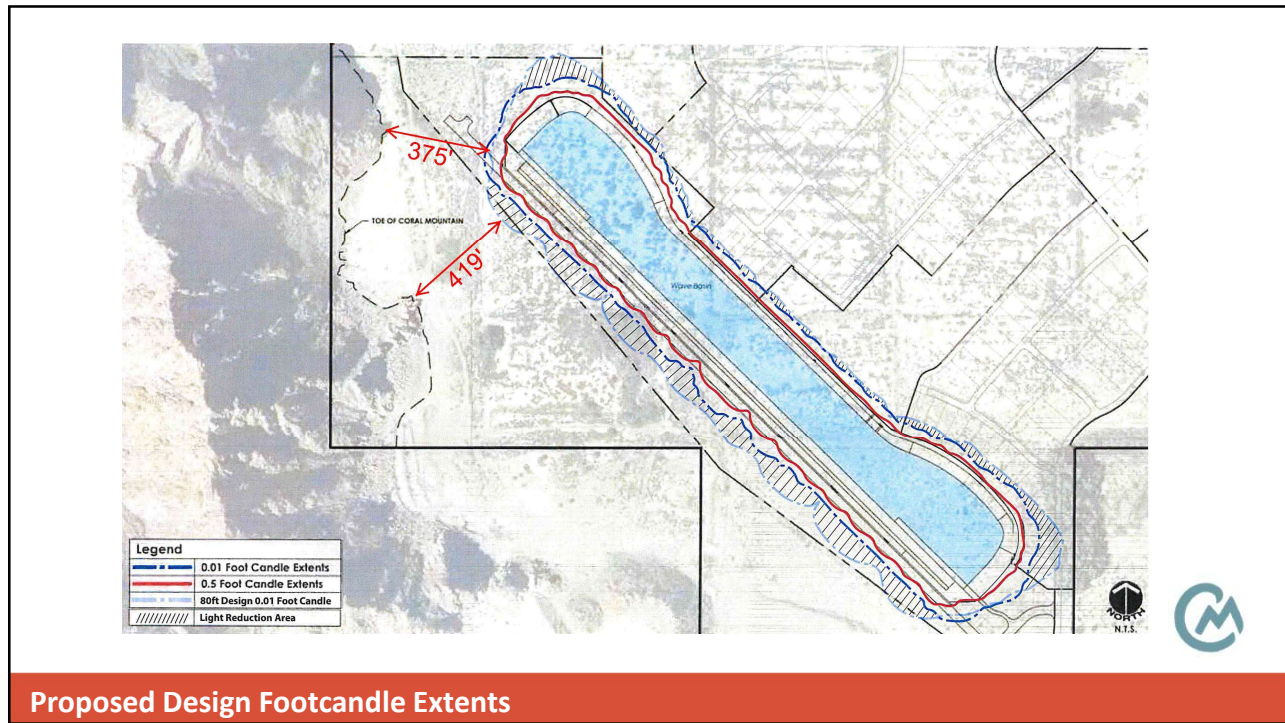
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View "C" – Andalusia Entry 17

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Proposed Design Footcandle Extents 18

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Existing Conditions



Madison & 58th



Ambient Lighting in Local Area

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Existing Conditions



Madison & 60th



Madison & Andalusia Entry



Ambient Lighting in Local Area

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CORAL MOUNTAIN

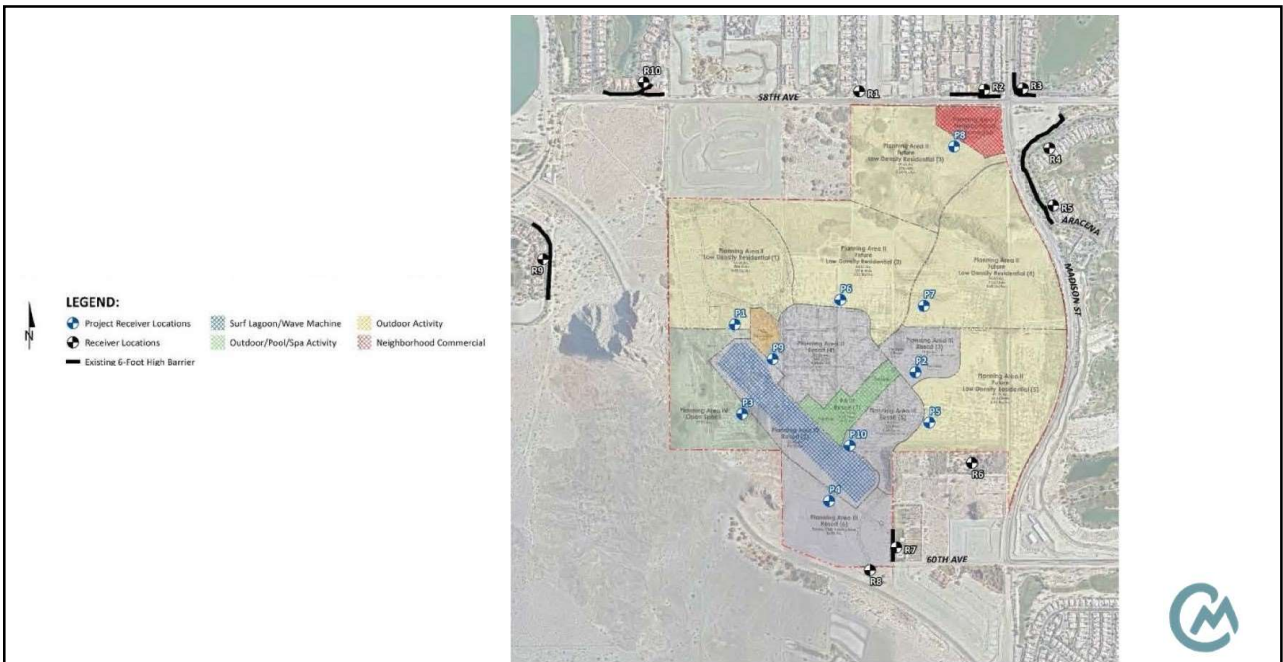


Noise



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NOISE: Exhibit 10-A: Operational Noise Source and Receiver Locations

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TABLE 10-4: DAYTIME PROJECT OPERATIONAL NOISE LEVEL INCREASES

Receiver Location ¹	Total Project Operational Noise Level ²	Meas. Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Increase ⁶	Threshold ⁷	Threshold Exceeded? ⁷
R1	46.6	L1	54.2	54.9	0.7	5.0	No
R2	46.5	L2	62.5	62.6	0.1	3.0	No
R3	43.8	L3	61.2	61.3	0.1	3.0	No
R4	43.0	L4	54.5	54.8	0.3	5.0	No
R5	42.1	L5	59.7	59.8	0.1	5.0	No
R6	52.2	L6	58.7	59.6	0.9	5.0	No
R7	46.0	L7	57.9	58.2	0.3	5.0	No
R8	47.0	L8	43.8	48.7	4.9	5.0	No
R9	41.5	L9	51.7	52.1	0.4	5.0	No
R10	39.8	L10	61.9	61.9	0.0	3.0	No

Source: Coral Mountain Resort DEIR Appendix K.1 Noise Study



NOISE: Ambient Noise Levels and Project Increases

CORAL MOUNTAIN



Traffic



“4.13.7 Level of Significance After Mitigation

With the implementation of the Mitigation Measures described above, and the imposition of conditions of approval, impacts will be reduced to less than significant levels.

Implementation of the project will result in reduced Citywide VMT for service population and will not increase VMT at the regional level.”

Final EIR Conclusion – All Transportation Impacts are fully mitigated.



Source: Coral Mountain Resort DEIR Chapter 4.13 Transportation

TRAFFIC: City General Plan Transportation Requirements Satisfied

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CORAL MOUNTAIN



Short-Term Vacation Rentals



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Coral Mountain Resort: STVR Complaint Ratios by Area

AREA	STVR PERMITS AS OF 12/20/2021	TOTAL NUMBER OF PARCELS	TOTAL NUMBER OF COMPLAINTS IN 2021	COMPLAINTS PER PERMIT	PARTICIPATION RATE
So. La Quinta /PGA West	354	3,040	281	0.79	11.6
The Cove	252	4,711	288	1.14	5.30
STVR Exempt Areas	321	911	52	0.16	35.20

Source: Data compiled from City of La Quinta – STVR Presentation to City Council by City Staff, 3/1/2022



STVR Exempt Areas Exhibit Very Low Complaint Ratios

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Revenue to the City from STVRs

Table 3 depicts TOT revenues for each area for the 2nd half of 2021:

- Permit Ban areas generated 82.65% of STVR TOT revenues (\$2,341,271.09).
- Exempt areas generated 17.35% of STVR TOT revenues (\$491,452.96).

	July	Aug	Sept	Oct	Nov	Dec	TOTALS per AREAS
Exempt	\$ 64,385.61	\$ 47,697.56	\$ 46,487.81	\$ 75,907.01	\$ 126,579.86	\$ 130,395.11	\$ 491,452.96
Cove	\$ 122,660.92	\$ 108,411.73	\$ 88,051.86	\$ 81,148.65	\$ 117,380.42	\$ 107,377.74	\$ 625,031.32
Mid LQ	\$ 50,195.20	\$ 33,114.83	\$ 33,135.23	\$ 49,358.26	\$ 78,392.90	\$ 71,366.52	\$ 315,562.94
North LQ	\$ 68,884.96	\$ 54,133.68	\$ 47,824.56	\$ 49,964.72	\$ 64,369.69	\$ 65,673.75	\$ 350,851.36
South LQ	\$ 168,361.52	\$ 116,965.67	\$ 112,282.07	\$ 136,705.52	\$ 264,681.34	\$ 250,829.35	\$ 1,049,825.47

*TOT revenue list collections current as of February 2022
Table 3

Source: City of La Quinta – STVR Presentation to City Council by City Staff, 3/1/2022



STVR Revenue to the City is a Crucial Component of Gen. Fund Revenue

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Conclusion



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