

TO: Honorable Chair and Members of the Planning Commission

FROM: Nicole Sauviat Criste, Consulting Planner

DATE: January 22, 2024

SUBJECT: Correction to Public Hearing Item 1, Club at Coral Mountain

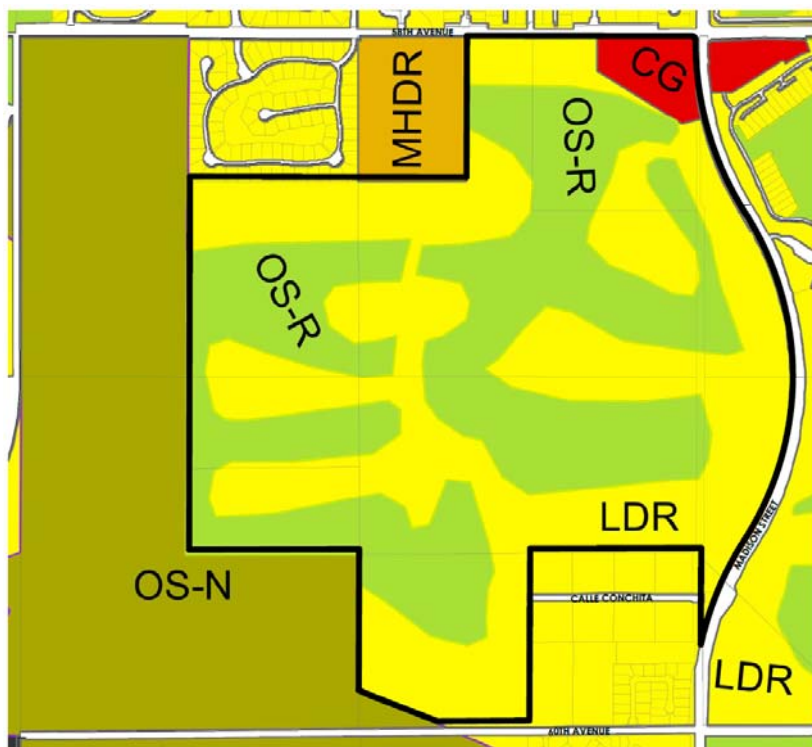
After the publication of the Agenda, staff found an error in the General Plan and Zoning Map exhibits for the Club at Coral Mountain project. Specifically, the Low Density Residential and Open Space/Golf Course colors were reversed (the yellow should be green, and the green should be yellow). The calculations of acreage and all other information is correct; this is only a mapping error.

The Planning Commission's packet is hereby corrected as follows:

1. EIR Resolution Exhibit A, page 3: the General Plan and Zoning Map Amendments have been corrected.
2. Project Resolution Exhibit A, General Plan Amendment: the colors have been corrected.
3. Project Resolution Exhibit B, Zoning Map Amendment: the colors have been corrected.

All three of these corrections are attached to this Memorandum.

Exhibit 1 General Plan Map Amendment



EXISTING GENERAL PLAN LAND USE	
	OS-R OPEN SPACE RECREATION
	CG GENERAL COMMERCIAL
	LDR LOW DENSITY RESIDENTIAL



PROPOSED GENERAL PLAN LAND USE	
	OS-R OPEN SPACE RECREATION
	CG GENERAL COMMERCIAL
	LDR LOW DENSITY RESIDENTIAL

NOTE : THIS GENERAL PLAN MAP AMENDMENT WILL ONLY REFINE EXISTING LAND USE BOUNDARIES WITHIN THE WEST TRACT OF SPECIFIC PLAN 03-067. ALL EXISTING GENERAL PLAN LAND USE DESIGNATIONS FOR THE WEST TRACT WILL REMAIN UNALTERED.

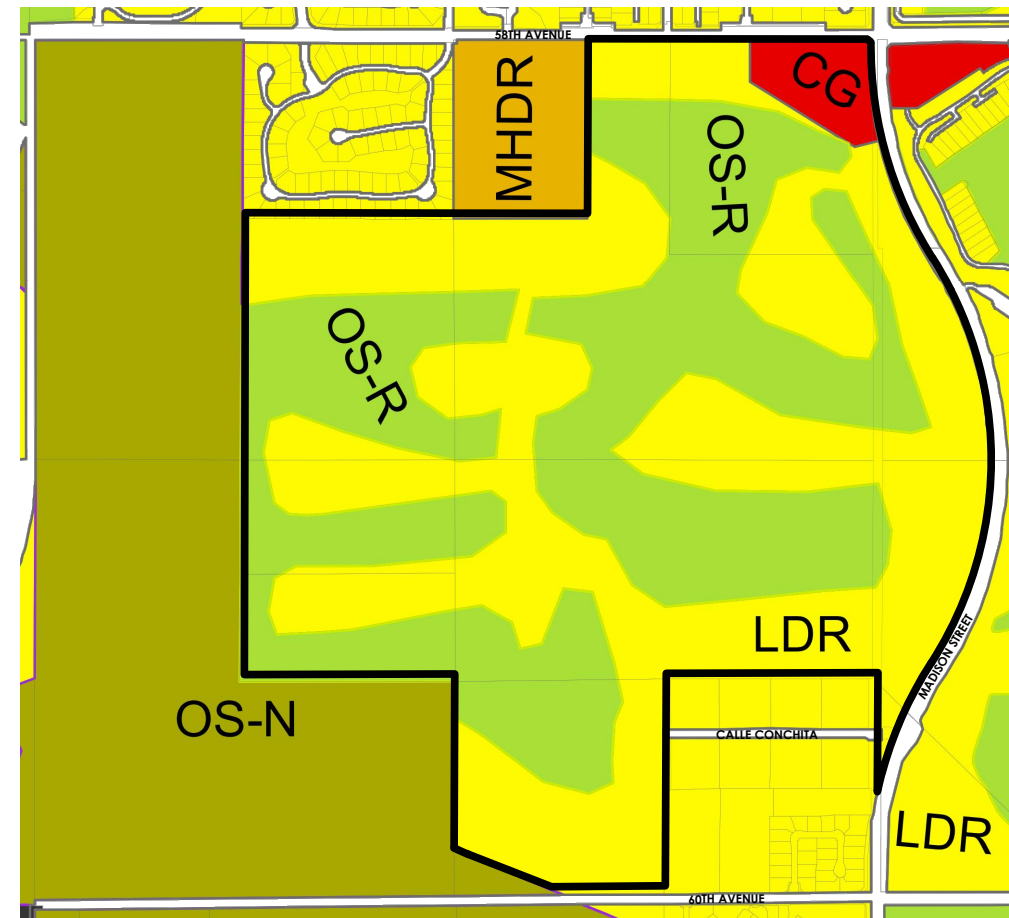
IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

GENERAL PLAN MAP AMENDMENT FOR TENTATIVE TRACT MAP NO. 37815

EXHIBIT DATE: NOVEMBER 1, 2023

DATA TABLE

APPLICANT / LAND OWNER:	CM WAVE DEVELOPMENT, LLC.		
ADDRESS:	2440 JUNCTION PLACE, SUITE 200 BOULDER, COLORADO 80301		
CONTACT:	GARRETT SIMON	TELEPHONE:	(970) 596-6642
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811
ASSESSOR'S PARCEL NUMBER:	764-200-076, 764-210-007, 764-210-028, 764-210-029, 766-070-003, 766-070-006, 766-070-012, 766-070-014, 766-080-001, 766-080-002, 766-080-004 & 766-080-005		
LEGAL DESCRIPTION:	PORTIONS OF SECTIONS 27 & 28, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN.		

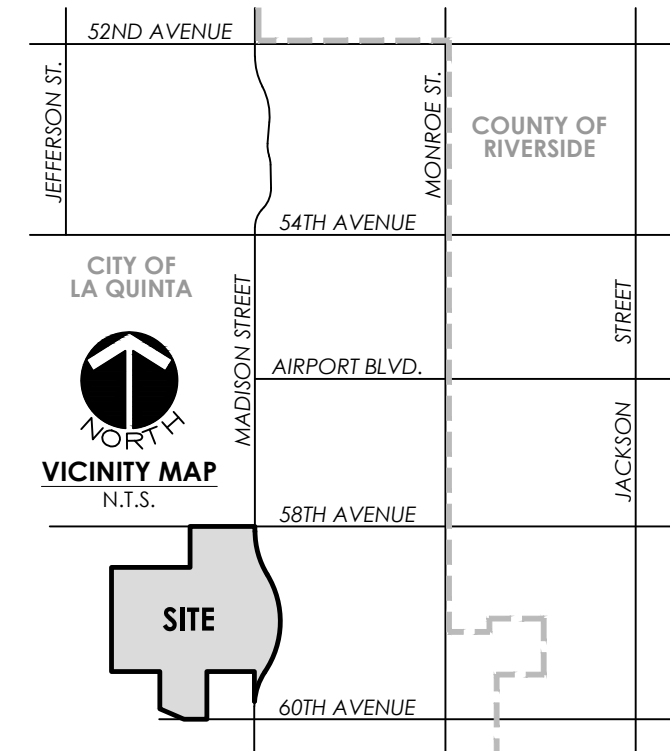
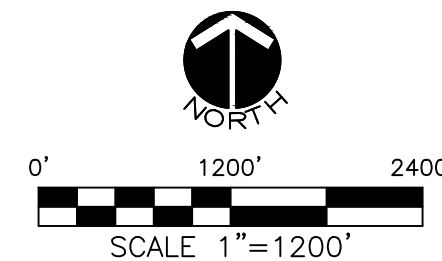


EXISTING GENERAL PLAN LAND USE	
	OS-R OPEN SPACE RECREATION
	CG GENERAL COMMERCIAL
	LDR LOW DENSITY RESIDENTIAL



PROPOSED GENERAL PLAN LAND USE	
	OS-R OPEN SPACE RECREATION
	CG GENERAL COMMERCIAL
	LDR LOW DENSITY RESIDENTIAL

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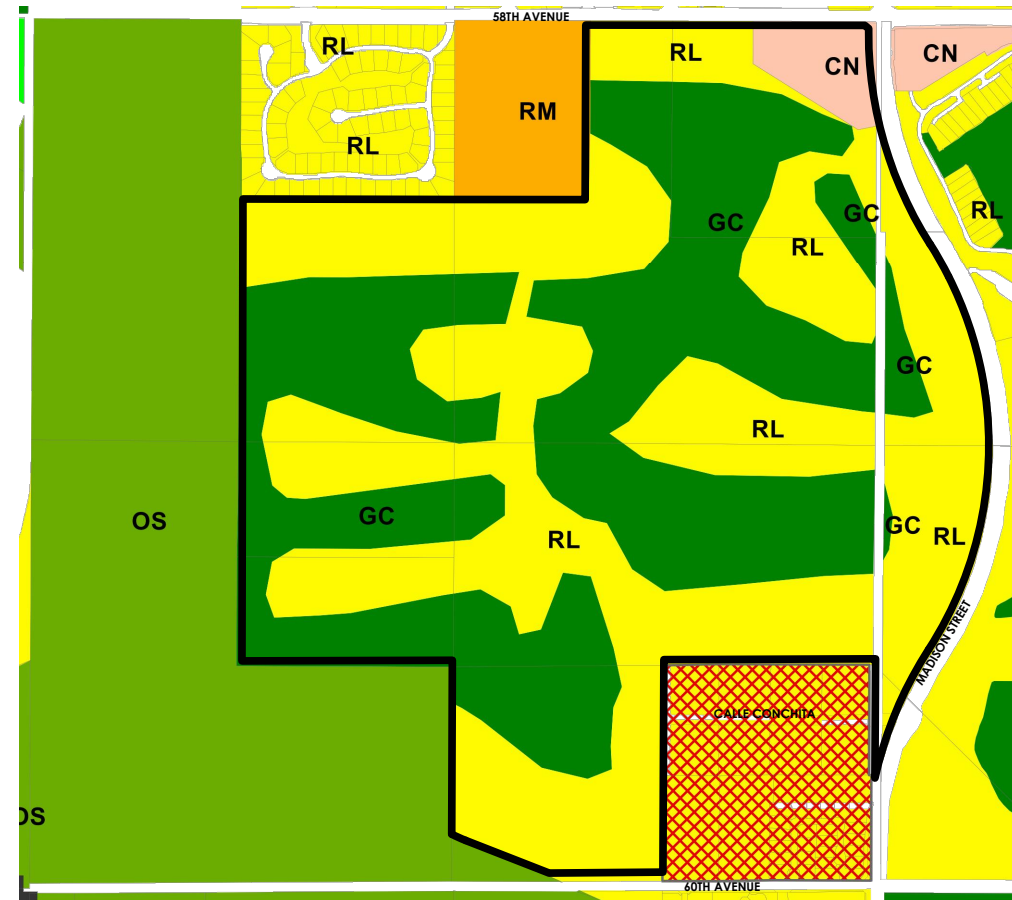
IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ZONING MAP AMENDMENT FOR TENTATIVE TRACT MAP NO. 37815

EXHIBIT DATE: NOVEMBER 1, 2023

DATA TABLE

APPLICANT / LAND OWNER:	CM WAVE DEVELOPMENT, LLC.		
ADDRESS:	2440 JUNCTION PLACE, SUITE 200 BOULDER, COLORADO 80301		
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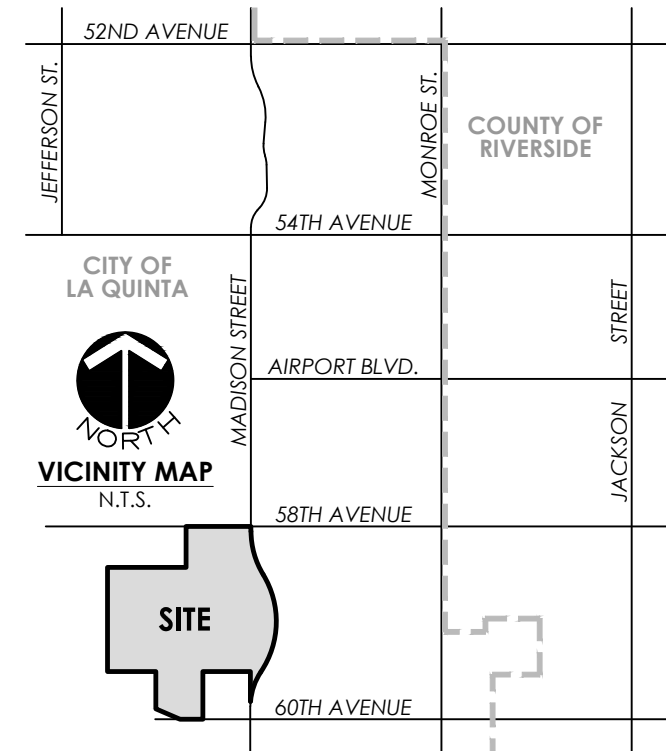
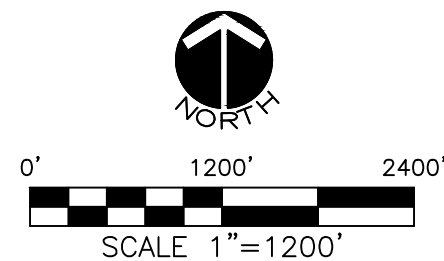


EXISTING ZONING	
	GC GOLF COURSE
	CN NEIGHBORHOOD COMMERCIAL
	RL LOW DENSITY RESIDENTIAL



PROPOSED ZONING	
	GC GOLF COURSE
	CN NEIGHBORHOOD COMMERCIAL
	RL LOW DENSITY RESIDENTIAL

NOTE : THIS ZONING MAP AMENDMENT WILL ONLY REFINE EXISTING ZONE BOUNDARIES WITHIN THE WEST TRACT SPECIFIC PLAN 03-067. ALL EXISTING ZONING DESIGNATIONS FOR THE WEST TRACT WILL REMAIN UNALTERED.



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