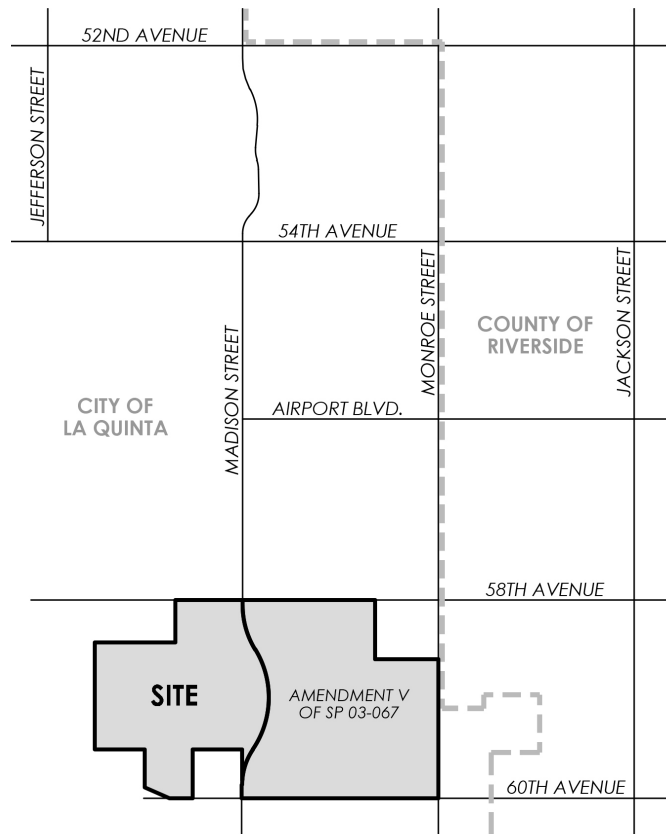


CITY OF LA QUINTA NOTICE OF PREPARATION

Project Title: Coral Mountain Resort

Project Location: Within the City of La Quinta, the project encompasses an area of approximately 929 acres south of Avenue 58, north of Avenue 60, and east and west of Madison Street. As a part of the proposed project, the 386-acre portion of the site west of Madison Street is proposed to be removed from the existing Andalusia Specific Plan (SP 03-067) and developed under Specific Plan 2019-0003. This area is generally bounded by the Avenue 58 to the north; Madison Street to the east; the extension of Avenue 60 to the south; and Coral Mountain to the west. Located in portions of Section 27 and 28, Township 6 South, Range 7 East, San Bernardino Base Line and Meridian; Latitude 33° 37' 15" N Longitude 116° 15' 21" W (approximate geographic center of the site).

Project Description: The proposed project would result in the development of a master planned resort community, and the removal of the 386-acre development site from the existing 929-acre Andalusia at Coral Mountain Specific Plan. The project proposes to develop the 386-acre site with a mix of uses including up to 600 dwelling units of varying product types, a resort facility with up to 150 rooms, 57,000 square feet of tourist commercial uses, 60,000 square feet of neighborhood commercial uses, and open space recreational uses on approximately 23.6 acres. In addition, the project proposes a 16.62-acre artificial wave basin for recreational purposes. The project consists of the following entitlement applications: a General Plan Amendment (GPA 2019-0002), a Zone Change (ZC 2019-0004), a Specific Plan Amendment to SP 03-067, a Specific Plan (SP 2019-0003), a Tentative Tract Map (TTM 2019-0005), and a Site Development Permit (SDP) for a portion of the project consisting of an artificial wave basin.



The City of La Quinta, acting as the Lead Agency, has determined that an Environmental Impact Report (EIR) should be prepared for the proposed project. The EIR will be prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the project.

This Notice of Preparation also solicits comments and questions from responsible agencies, trustee agencies, federal, State and local agencies and the general public, on the scope and content of the environmental document to be prepared to analyze the potential environmental impacts of the proposed project. Comments received in response to this Notice of Preparation will be reviewed and considered in determining the scope of the EIR.

The time period to submit comments will begin February 17, 2021 and will end March 19, 2021.

Comments and questions may be directed to: Nicole Sauviat Criste, Consulting Planner, City of La Quinta, 78-495 Calle Tampico, La Quinta, CA 92253, or consultingplanner@laquintaca.gov. Please include the name, phone number, and address of your agency's contact person in your response.

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1/8 PAGE DISPLAY AD