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PGA
~~OAK~~ TREE WEST SPECIFIC PLAN
FINAL ENVIRONMENTAL IMPACT REPORT
SCH #83062922

RESPONSES TO COMMENTS
ON DRAFT EIR

PREPARED FOR

CITY OF LA QUINTA
78-105 CALLE ESTADO
LA QUINTA, CA 92253

PREPARED BY

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MARCH 1984

RESPONSES TO COMMENTS FROM
THE DEPARTMENT OF WATER RESOURCES
THE RESOURCES AGENCY
STATE OF CALIFORNIA

COMMENT

The Department of Water Resources' recommendations on the subject document are attached [see actual letter attached behind Responses to Comments]. The recommendations are related to water conservation and flood damage prevention.

Consideration should also be given to a comprehensive program to use reclaimed water for irrigation purposes in order to free fresh water supplies for beneficial uses requiring high-quality water.

RESPONSE

Comment noted. The required water conservation measures will be included in all future development on the site. The recommended water conservation measures will be included where applicable. It has been noted by the project applicant that projects which they previously developed included many of the recommended features. The applicant has stated that they expect to continue this trend for the future development of Oak Tree West. Compliance with these measures, according to the applicant, reduces long-term investment and also creates attractive amenities.

The proposed resort and golf course concept offers both advantages and disadvantages to water conservation. The advantages are that more pervious ground surface is maintained, thus promoting ground water recharge. In addition, with cluster development, less land is consumed for urban development. The disadvantage is the large amount of water required to irrigate golf course turf. Negotiations between the applicant and the Coachella Valley Water District will occur as more detailed plans are developed to determine implementation of sewerage programs. Consideration will be given at that time to the use of water reclaimed from the new treatment plant to assist in golf course irrigation.

The site is located in an area subject to occasional flood damage. A program to resolve flood hazards for the greater La Quinta area, including the project site, has been implemented by the City's redevelopment agency and CVWD. Implementation will assure flood protection for the project site.

RESPONSES TO COMMENTS FROM
COACHELLA VALLEY WATER DISTRICT

COMMENT

[Regarding Specific Plan 83-002 Oak Tree West]

This area is subject to stormwater flows from the La Quinta Cove area. We have been working with the La Quinta Redevelopment Agency on a plan to provide stormwater protection to this area. However, funding for the design and construction of these facilities has not been obtained.

RESPONSE

Funding for regional flood control facilities will be obtained from tax increments accrued from increased property values and from the sale of bonds sold in anticipation of future development and consequent increase in property value. Future project development within the boundaries of the redevelopment project must occur for the redevelopment process to be successful. Project approval will allow the process to proceed and will ultimately result in the securing of necessary funding.

COMMENT

The District will furnish domestic water and sanitation service to this area in accordance with the current regulations of this District.

The District will need additional facilities to provide for the orderly expansion of its domestic water system. These facilities may include wells, reservoirs, and booster pumping stations. The developer will be required to provide land on which some of these facilities will be located. These sites shall be shown on the tract map as lots to be deeded to the District for such purpose.

This area shall be annexed to Improvement District No. 55 of the Coachella Valley Water District for sanitation service.

RESPONSE

The applicant has advised that these facilities shall be provided and that full cooperation with CVMD shall occur to ensure that the systems are functioning in accordance with development phasing.

COMMENT

There may be conflicts with existing District facilities. We request the appropriate public agency to withhold the issuance of a building permit until arrangements have been made with the District for the relocation of these facilities.

RESPONSE

So noted. These conflicts will be resolved through ongoing negotiations and finalized prior to map recordation.

RESPONSES TO COMMENTS FROM
THE DEPARTMENT OF CONSERVATION
STATE RESOURCES AGENCY

COMMENT

If the Oak Tree West project is approved, approximately 1,665 acres of "Prime" agricultural lands would be lost to resort residential uses. The Department's comments in response to the Notice of Preparation for this proposal recognized this loss as a significant and adverse economic, environmental, and social impact. We recommended that the DEIR contain certain information regarding this impact (August 17, 1983). Although many of the points raised in our NOP comment were met, two of our concerns remain.

1. Assuming the project site reflects cropping and production patterns that are average for Riverside County, the 1,665 acres proposed for development contributed roughly \$6.5 million to the county's economy in 1980. This figure is based on the Riverside County Agricultural Commissioner's 1983 crop reports, and the economic multipliers developed in the study "Economic Impacts of Agricultural Production and Processing in Stanislaus County," by the University of California Cooperative Extension. We recommend that a similar figure be calculated and presented in the Final EIR using economic multipliers and more recent cropping, production, and price figures.

RESPONSE

According to CEQA Guidelines, as amended August 1, 1983, Section 15131, "Economic or social information may be included in an EIR or may be presented in whatever form the agency desires." The DEIR has excluded reference to the assessment of economic data as it pertains to agricultural production and all other environmental issues associated with project development. Should the City decide to approve this project, it will recognize the general impacts pertaining to the loss of agriculturally productive lands as required in the CEQA Statement of Findings. Also, the City will have to adopt a Statement of Overriding Considerations in light of the potential impacts offset by other benefits that will be gained with project approval.

COMMENT

2. There is no indication in the DEIR whether growth of the city of La Quinta is guided by a plan which includes a policy for agricultural land protection. If such a policy exists, the Final EIR should describe that policy and its relationship to the Oak Tree West proposal. If no agricultural land

protection policy exists for La Quinta, we recommend that one be established as a partial mitigation measure for this and future development proposals that adversely impact the Coachella Valley's rich agricultural resource.

RESPONSE

The City currently does not have such a policy to guide decision-makers when acting on future projects. To include a mitigation measure in the EIR that establishes an agricultural land protection policy would be short-sighted as it would pertain to this project only and not to other future projects with similar circumstances. In addition, the EIR (Page ix) recognizes that mitigation measures cannot be identified to reduce this impact to an insignificant level. The recently approved La Quinta Redevelopment Project and Final Environmental Impact Report examined potential programs to offset the loss of prime agricultural lands. These programs were ultimately concluded to be infeasible and that a significant adverse impact would prevail.

COMMENT

Also, the Final EIR should discuss how this proposal will meet particular housing needs in the area, and why other, less growth-inducing sites within or contiguous to the city's developed boundaries could not also meet these needs.

RESPONSE

Approval of the proposed project is expected to satisfy local demand for a "distinctive and prestigious resort/recreational/residential community of high quality." While other parcels in the city may or may not achieve a similar objective, an overriding consideration separates this from other future development proposals. This consideration involves indirect implementation of the La Quinta Redevelopment Project, which has been previously recognized by the City Council as essential to elimination of blight in the majority of the city. Denial of the Oak Tree West project would ultimately perpetuate blighted conditions as tax increments would not be generated and the Redevelopment Plan (which focuses on Oak Tree West tax increment projects) could not be implemented.

COMMENT

The Department of Conservation is concerned over the continuing problem of farmland conversion in the Coachella Valley. This valley is an extremely productive and versatile agricultural region, with a year-round growing season, that is particularly valuable for its date and citrus crops. Proposals such as Oak Tree West could set a precedent for leapfrog urban growth in an agricultural area presently unfragmented by development.

RESPONSE

Comment noted. Each project must be considered by decision-makers for its potential advantages and disadvantages, including proposals which may be non-contiguous as well as those impacting agriculturally productive lands. For projects with significant impacts, the advantages must be weighed in favor of the disadvantages and responded to accordingly before project approval occurs.

RESPONSES TO COMMENTS FROM
CITY OF LA QUINTA

CITY ENGINEER

Comment. I have reviewed their EIR of the Specific Plan. If this request is granted, then they should adhere to the recommendations outlined in the above reports. We will condition their development in more detail at the time of submittal of the tentative map.

Response. Comment noted.

COMMUNITY SAFETY COORDINATOR

Comment. The magnitude of this project will impact city safety services in several ways. Fire protection is a paramount concern and has, in my opinion, been addressed satisfactorily in preliminary studies on this project. Paramedical ambulance services are also a consideration. If the Fire Department provides the paramedics, they also count as firefighters for insurance purposes. Special events plus increased traffic volumes in general will require increased traffic enforcement by the policing agency (RCSO). The increase in developed land in terms of more structures and more people will generate a proportional increase in crime. This will create a need for additional police protection. Minor impact on animal control services. Dedicated roadways will create additional maintenance for the City.

Response. Comment noted. The impacts identified are discussed in the EIR. Mitigation measures are proposed to reduce these impacts to a level of insignificance.

RESPONSES TO COMMENTS FROM
DESERT SANDS UNIFIED SCHOOL DISTRICT

COMMENT

All schools in the Desert Sands Unified School District are overcrowded. Currently our students are housed in permanent and portable facilities to capacity and any additional housing units will have a serious impact on school facilities.

On August 30, 1983, the Riverside County Board of Supervisors approved the collection of developers' fees for the Desert Sands Unified School District under both SB 201 (County Ordinance 575) and CEQA at \$628 per dwelling unit. In the near future we expect to request the same mitigation within the boundaries of the city.

Since we are unable to absorb any additional students without additional school facilities, and there are no financial resources at this time to provide additional facilities, we urge that the developer enter into voluntary CEQA mitigation with the School District.

RESPONSE

Comment noted. Mitigation Measure #30 of the DEIR recognizes payment of a per-unit school fee by the applicant as determined by the School Districts.

RESPONSES TO COMMENTS FROM
SUZANNE KENNEDY
LETTER DATED FEBRUARY 22, 1984

COMMENT

As you can see from my address above, my brother and sister and I own property adjacent to the planned community, "Oak Tree West," on Jefferson Street and 54th Avenue in La Quinta. We have lived in our home since 1948, and before our father died all of the surrounding property was called the "Kennedy Ranch."

Our concern is regarding what plans have specifically been made as to the proposed development of the frontage on 54th Avenue. I see from their plans that a fire station is being considered for the southwest corner of Jefferson Street. We would rather they placed this station down on the corner of Madison and 54th. Also, where specifically do they plan to place their "Maintenance Yard"? We would object to its being situated on 54th Avenue, near Jefferson Street.

RESPONSE

The precise location of these public facilities will be determined at the tentative map level. Measures to mitigate potential use conflicts as well as to identify aesthetic treatment of proposed facilities will be considered by the City during Precise Plan of Design submittals.

COMMENT

It is our hope that the proposed development of 54th Avenue will enhance the value of adjacent property rather than decrease its value. We believe that both the fire station and the maintenance yard should be placed inside the new community or in some more distant and unpopulated area of the project.

RESPONSE

Comment noted. In the Specific Plan, the applicant has identified goals, policies, and objectives, as well as design guidelines, to promote a high standard for appearance, aesthetics, safety, and convenience.

RESPONSES TO COMMENTS FROM
DIETRICH AND INGRID WERNER

COMMENT

We hereby object to the following conditions put upon the above project:

1. The closing of Jefferson Street between Ave. 54 and Ave. 58 and the closing of Airport Blvd. between Jefferson and Madison Street.

We believe the closing of these roads would be a public inconvenience. Jefferson Street is the main connecting road to Hwy. 111 and I-10 for this area. It handles all the traffic to Lake Cahuilla, the gravel pit, etc. Airport Blvd. is the main road to and from Thermal Airport.

We also recommend that Jefferson Street be widened instead of being closed to handle all the extra traffic created by this project. Jefferson Street and Airport Blvd. are public roads and should absolutely remain that way.

RESPONSE

A Lake Cahuilla User Survey was conducted by LSA, Inc. in February/March 1984. Survey results conclude that there is no substantial inconvenience to park users. Jefferson Street will be widened in the future to its master-planned width north of Avenue 54. Similarly, other areawide roadways will ultimately be improved to their master-planned status.

COMMENT

2. Overhead power lines along Madison Street.

There are no power lines along Madison Street at the present time, and we believe putting them there would be an eyesore to the public. If power lines along Madison Street are necessary, they should be underground just like inside the proposed project.

RESPONSE

Local and regional power line systems and networks are installed and maintained according to the Public Utilities Commission's regulations and procedures. Generally, all new power lines are installed underground except for lines which carry high voltage.

RESPONSES TO COMMENTS FROM
RIVERSIDE COUNTY PLANNING DEPARTMENT

COMMENT

Thank you for affording our department the opportunity to comment on the Draft EIR for the City of La Quinta Specific Plan No. 83-002 relating to the proposed Oak Tree West development. The County Planning Department's concerns consist primarily of impacts on existing agricultural lands, the effect of proposed traffic rerouting on use of the adjacent County Park facility and Road Department quarry, and the ultimate impact of project approval on the eventual patterns of land use in the project vicinity which at the present time is sparsely developed and devoted to agricultural production.

First, our department would like to point out that it is understood that an application for annexation to the City of La Quinta will be initiated for that portion of the Oak Tree West project site which presently lies within the unincorporated portion of Riverside County. Our department by these comments is not indicating a predisposition or narrowing of review scope for portions of the project proposal which remain within County land use jurisdiction. Any approval sought by the project developer for a portion of the project prior to its annexation into the city of La Quinta would be subject to filing such application(s) under existing Riverside County ordinances, policies, and General Plan standards as would be necessary.

RESPONSE

Comment noted. We are aware that the annexation proceedings require separate environmental review. In preparing the EIR, however, annexation concerns have been addressed. Consequently, we believe the EIR can serve as a "Program EIR" addressing more than one processing action, and will not require the preparation of an additional EIR for LAFCO review.

COMMENT

The County Planning Department is concerned that a development project of this magnitude, including 5,000 dwelling units and a substantial commercial and resort center, would exert major impacts on adjacent land uses within unincorporated areas in the future. Much of this adjacent area is devoted to substantial agricultural production, which is a major economic activity providing substantial income and employment in the county's economy. Subsequent to adoption of the new Riverside County Comprehensive General Plan, which is expected in the very near future, the Planning Department is anticipating the

formulation of community land use maps for the Coachella Valley which would guide and direct the long-range location and pattern of specific land uses in this portion of the county. We feel that approval of a combined residential, commercial, and resort project as proposed in Oak Tree West could have a substantial impact on projected patterns of land use in the area, as well as long-range planning goals. We recommend that the developer, or the City of La Quinta as the lead agency, contact Ms. Aleta Rohlehr of our Community Planning Section in order to coordinate the project proposal with anticipated land use projections in adjacent unincorporated county areas. Ms. Rohlehr is located in our main office at the County Administrative Center, 4080 Lemon St., 9th Floor, Riverside 92501. Her telephone number is (714) 787-2140.

RESPONSE

Comment noted. Development of Oak Tree West is proposed as a substantially self-contained, private community. As such, its impact on surrounding land uses will be less than if developed as a typical subdivision. Special exterior wall treatment and landscape amenities are proposed in the Specific Plan which will isolate the community from exterior influence. In addition, because of the centralized resort orientation proposed in the development concept, most residents will be drawn to the interior of the community for services rather than creating such demand external to the community. Consequently, the City does not feel that the proposed development will have a major impact on adjacent uses.

COMMENT

We would also like to express our department's concern with the rerouting of existing traffic patterns which would result from the closure of portions of Jefferson Street and Airport Boulevard to through traffic as envisioned in the Specific Plan. The Department understands that the Riverside County Parks Department has expressed concern over inconvenience to public use of the Lake Cahuilla Park which may be occasioned by the Jefferson Street rerouting. This recreational facility is presently economically successful and serves as a major recreational resource for both Coachella Valley residents and visitors to the area. If the proposed rerouting is to be retained as part of project approval, the Parks Department requests that the following concerns be addressed in the Final EIR and project design: 1) there will be a need for a new system of directional signs to guide motorists to the Lake Cahuilla facility; 2) access routes to the park are not to be blocked for extensive periods of time during project construction; and 3) the final access route to the park should meet pavement and improvement standards which equal or exceed those of existing improvements on Jefferson Street. Project plans should give attention to providing a buffer between the existing park and proposed development

boundary to alleviate the effect of possible conflicting adjacent land uses. Also, plans for utility systems, including water and sewer lines within the Oak Tree West project, should provide for the convenient connection of County park facilities to these utility services. For more information on these concerns, please contact Mr. Sam Ford of the County Parks and Recreation Department at (714) 787-2551.

RESPONSE

Comments noted. A Park User Survey was prepared to determine the impact of rerouting major park access from Jefferson Street. The conclusions state that while some inconvenience will occur for park visitors, it will not be a deterrent to park usage. Most of the visitors surveyed come from locations outside the city of La Quinta and will not experience significant total time or travel difference to visit park facilities. In addition, because Lake Cahuilla Regional Park has facilities and attractions unique to the region, park usage should not suffer.

With regard to the remaining comments, the project applicant, City of La Quinta, and Parks Department are coordinating the precise timing and phasing of the proposed rerouting. This is necessary to avoid significant inconvenience to park users as well as to retain "good faith" cooperation between all parties. The project applicant has offered to install a new system of directional signs, as well as provide major roadway improvements to facilitate park access. In addition, other offerings, including but not limited to improving the park buffer, have been endorsed by the applicant. Utility service planning and coordination will occur as a requirement of future project processing.

COMMENT

The Department also understands that the Riverside County Road Department is concerned with the impacts of proposed traffic reroutings associated with the project on their quarry facility located adjacent to Lake Cahuilla Park. At the present time, approximately 50 trucks per day utilize Jefferson Street to reach the quarry. The Final EIR should more fully address the impacts of the project on access to and usage of this County facility, as well as the compatibility of this truck traffic with the proposed residential/resort development. Please contact Mr. Ed Studor of the County Road Department at (714) 787-2519 for more information.

RESPONSE

See previous comment. Access to the quarry will be affected in a manner similar to access to the regional park.

COMMENT

Finally, the County Planning Department feels that in certifying this EIR document, the City of La Quinta would need to make an overriding social and economic finding regarding the adverse impact identified for the project in terms of loss of prime agricultural soils for production. Furthermore, approval of the project would have growth-inducing impacts on adjacent agricultural lands due to the extension of urban infrastructure facilities as pointed out on Page 124 of the Draft EIR. We do not feel that this project impact on existing agricultural use within both the project site and adjacent areas can be adequately mitigated as a part of project development. Although the need for additional tax increment financing for the construction of area-wide flood control facilities under the auspices of the City's Redevelopment Agency may be used as justification for project approval, construction of these same facilities would only enhance the growth-inducing impacts on adjacent sparsely developed land areas. In addition, the Draft EIR should make a more specific analysis of alternatives to the proposed project, preferably using development scenarios containing specific numbers of dwelling units and developed acreage percentages.

RESPONSE

The EIR points out that the proposed development would have an adverse impact on loss of prime agricultural soils to production. As required by CEQA, the City will have to make this finding and adopt overriding considerations prior to project approval. As stated in an earlier response to comment from the Department of Conservation, State Resources Agency, each project must be considered by decision-makers on a project-by-project basis. Inasmuch as most potentially developable agricultural land adjacent to the site remains under County jurisdiction, future approvals will occur in response to recognized County development policy.

Additional information regarding the potential effect of alternative development is unnecessary for the City to determine which alternatives are superior to the proposed project.

LAKE CAHUILLA USER SURVEY

INTRODUCTION

The City of La Quinta is considering a development project by LML Development Corporation covering an area bounded by 54th Avenue on the north, Madison Street on the east, 58th Avenue on the south, and the Coachella Canal and Lake Cahuilla Regional Park on the west. The project proposes to vacate Jefferson Street which provides access to the regional park for users originating from the north and northwest. Access to the park for the affected users is proposed to be routed from Jefferson Street easterly along 52nd Street, southerly along Madison to 58th Street, and then westerly to the park entrance. Madison Street from 52nd to 54th Avenues is proposed to be improved to accommodate this revised access plan. This revised access route is approximately two miles longer and requires an additional three minutes in travel time. This report documents a park user survey to determine the proportion of users affected by the revised access plan and discusses the seasonal variation in park user characteristics.

SURVEY METHODOLOGY

Surveys were conducted at the park entrance on Friday, February 17, Saturday, February 18, and Wednesday, February 29, 1984. The first two days represent a peak winter weekend, with the Date Festival in progress, and the last date represents a typical winter midweek day. The survey obtained information from all park users entering the park for day use or overnight relative to their trip origin, day or overnight use of the park, and number of people in their party. Persons driving through the park only (i.e., not paying) are not included in this survey.

Table 1 presents the results of the survey in terms of visitors affected by the street vacation, broken down into day and overnight use. On the peak weekend, about 75% of the 194 vehicles and 473 visitors are impacted by the proposed street vacation. A breakdown of day and overnight users indicates that about 65% of the 92 day-use vehicles and 230 respective visitors are impacted, while 85% of the 102 overnight vehicles and respective 243 visitors are affected.

On the weekday, about 77% of 66 vehicles and 87% of the 183 visitors are impacted by the proposed street vacation. A breakdown of day and overnight users indicates that about 74% of the 58 day-use vehicles and 85% of the same visitors are impacted, while 100% of the 8 overnight vehicles and respective 16 visitors are affected.

TABLE 1

RESULTS OF PARK USER SURVEY

LSA

| Origin | Day Use | Overnight | Total |
|---------------------------------|-----------------|------------------|------------------|
| <u>FEBRUARY 17-18, 1984</u> | | | |
| Affected by street vacation | 60 (143) | 87 (207) | 147 (350) |
| Not affected by street vacation | <u>32 (87)</u> | <u>15 (36)</u> | <u>47 (123)</u> |
| Total | <u>92 (230)</u> | <u>102 (243)</u> | <u>194 (473)</u> |
| <u>FEBRUARY 29, 1984</u> | | | |
| Affected by street vacation | 43 (143) | 8 (16) | 51 (159) |
| Not affected by street vacation | <u>15 (24)</u> | <u>0 (0)</u> | <u>15 (24)</u> |
| Total | <u>58 (167)</u> | <u>8 (16)</u> | <u>66 (183)</u> |

persons
 (XX (YY)) ↗
 vehicles ↙

Combining the survey results indicates that about 75% of the vehicles and visitors using the facility during the winter would be impacted by the proposed street vacation.

La Quinta residents represent a small percentage of the winter users of the facility. On the weekend there were 6 vehicles from La Quinta, representing 3% of the total vehicles, and on the weekday 2 vehicles, representing 3% of the total.

SEASONAL VARIATIONS

Use of Lake Cahuilla County Regional Park varies significantly during a 12-month period. Attendance figures supplied by the County Parks Department for 1983 are as follows:

| | |
|-----------|-------|
| January | 5,869 |
| February | 5,368 |
| March | 8,200 |
| April | 9,039 |
| May | 4,158 |
| June | 3,870 |
| July | 2,507 |
| August | 377 |
| September | 2,730 |
| October | 840 |
| November | 1,410 |
| December | 2,835 |

The figures demonstrate a higher use during the winter and spring months and relatively lower use during the summer season. As noted earlier, about 75% of the visitors utilizing the facility during the spring and winter would be impacted by the proposed street vacation. Based on interviews with the park ranger, it appears that the origin of summer users shifts from the north or northwest direction to the east, predominantly from the Indio and Coachella Valley area. It is estimated by the park ranger that these users increase to 50-75% of the total users during the summer period and they would not be impacted by the proposed street vacation. The park ranger has no estimate of the number of La Quinta residents who use the park during the summer months.

In conclusion, it does not appear that use of the regional recreation facility would be impacted by the proposed street vacation, due primarily to the lack of local proximity of alternative similar use facilities.

RESPONSES TO COMMENTS FROM
RIVERSIDE COUNTY FIRE DEPARTMENT

COMMENT

The developer will be expected to donate land, construct a fire station, and purchase a 1,250 gpm fire engine and a telesquirt engine with a 60-foot boom. An assessment district is to be set up to finance upkeep, maintenance, and manpower costs. The assessed value of land improvements is to be deducted from fire mitigation fees.

RESPONSE

Comment noted. These items will ultimately be included as conditions of approval (various processing actions) or by other appropriate means.

RESPONSES TO COMMENTS FROM
RIVERSIDE COUNTY PARKS DEPARTMENT

COMMENT

The Riverside County Parks Department is concerned about the proposed closure of Jefferson Street, which currently is the main access road to the Lake Cahuilla County Regional Park facility. Any proposed rerouting of park visitors to and from the park will be a definite inconvenience. If rerouting to the park were to occur, a new system of directional park signs would have to be provided to assist the public traveling to and from the park facility. Public access shall be provided to the park facility at all times. No access disruption will be allowed. Jefferson Street, being a County arterial highway, is providing good access to the travelers visiting Lake Cahuilla Park. If proposed rerouting were to occur, then the same roadway standard should be provided for the travelers using the park facility.

RESPONSE

See response to identical comments made by the Riverside County Planning Department.

RESPONSES TO COMMENTS FROM
CALTRANS DISTRICT II

COMMENT

Page 35 describes State Route 111 as currently averaging 13,400 vehicles per day. That was true in 1982, but the count for 1983 was 16,200.

RESPONSE

Comment noted.

COMMENT

In Table I (Page 56), the intersection capacity utilization of 0.39/D shown for Jefferson Street and Highway 111 is apparently a misprint of 0.89/D. The table shows no mitigation for that condition, on the reasoning that the intersection could theoretically remain within acceptable limits if only project-related traffic is considered. CalTrans traffic counts, however, show that there are now about 800 vehicles per hour eastbound on Route 111 during the afternoon peak. Because existing hourly volumes are already higher than the 20-year projection used in the traffic analysis (Appendix E), the intersection cannot be expected to remain within acceptable limits. The Final EIR should include a specific commitment to the mitigation measures needed at the intersection of Jefferson Street and Route 111.

RESPONSE

Table I should read 0.89/D. Vehicle counts for this intersection were collected manually by Linscott, Law, and Greenspan, traffic engineers for the proposed project. A letter from the consultant is attached to provide additional information. Seasonal or daily variation may account for the difference in vehicles per hour eastbound on Route 111 as documented by CalTrans. Using 800 vehicles per hour for the ICU calculations results in Level E vehicular service. To avoid this situation, the mitigation as proposed for the "2003 Base Year + Project + Cumulative" condition would have to be completed for the "2003 Base Year + Project" condition. All mitigation commitments identified in Table I will be constructed per Mitigation Measure #16 on Page 74 of the DEIR.

COMMENT

The eastbound right-turn lane proposed as a mitigation measure on Page 56 will probably require widening of Route 111 in addition to modification of

striping. Widening for westbound left-turn lanes will also require widening of the Route 111 bridge at La Quinta Channel. Our contact for discussion of the intersection design is Sheldon Craig, District Project Management Engineer, (619) 237-6708.

RESPONSE

Comment noted.

COMMENT

Page 74 anticipates establishment of a program to fairly allocate costs on an incremental basis to those generating the need. The acquisition of State or Federal road funds is mentioned. It should be understood that CalTrans has no resources in the foreseeable future to mitigate the impacts of new development. Such mitigation will generally need to be funded by local government or project sponsors. Federal assistance may require the preparation of additional Federal environmental documents.

RESPONSE

Comment noted.

LINSCOTT, LAW & GREENSPAN, INC., ENGINEERS
 TRANSPORTATION TRAFFIC, PARKING, CIVIL ENGINEERING

150 C PALMARINO AVENUE SUITE 120 COSTA MESA CALIFORNIA 92626 • (714) 641-1567

March 7, 1984

PHILIP M. LINSCOTT P.E.
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Mr. Bill Mayer, Project Manager
 LSA
 500 Newport Center Drive, Suite 600
 Newport Beach, California 92660

Subject: RESPONSE TO CALTRANS COMMENTS
 OAK TREE WEST

Dear Mr. Mayer:

As you requested, this letter will respond to the Caltrans comments, dated February 16, 1984, on the Oak Tree West EIR. Comments 1, 3, and 4 are noted and should be incorporated by references into the EIR. These are basically clarification inputs. Comment 2 relates the Jefferson/Highway 111 intersection, an apparent typo in the EIR (0.39/D which should have been 0.89/D), and mitigation measures necessary to support the 2003 Base Year Plus Project condition based on available Caltrans data. Item 2 is thus the focus of our response.

Caltrans questioned the need for intermediate term mitigation at the intersection, based on their apparent current PM peak hour count of 800 vehicles eastbound, which they indicate exceeds our 20 year projection without the project. We would point out that our projection is based on a straight line increase of current volumes which we counted by turning movement on Tuesday, June 28, 1983. Those volumes were presented in Exhibit 3 of our report, which indicated 442 through vehicles, 14 turning left, and 69 turning right. These obviously total less than the referenced Caltrans count of 800 at the same location. We're at a loss to completely explain these differences, but do note the potential for seasonal variation. Unfortunately, due to the report preparation time frame, we were not able to perform the counts during the winter "high" season, but we are confident as to their overall accuracy and used them in our analysis on that basis.

Assuming the stated Caltrans volume, the Base Year Plus Project only volumes could produce an ICU/LOS value in excess of 0.89/D as suggested by Caltrans staff. However, the EIR's cumulative mitigation measures of an eastbound right turn lane would mitigate that condition to an estimated 0.82/D, assuming the EIR turning percentage splits applied to the Caltrans volume and use of the traffic growth factors described in our analysis. Thus, by interim implementation of the added turn lane, an acceptable service level would be provided based on Caltrans data. In addition, should Madison Street be completed per the traffic study discussion, an acceptable ICU/LOS would also be envisioned at the Jefferson/Highway 111, without this turn lane, even using Caltrans volume data.

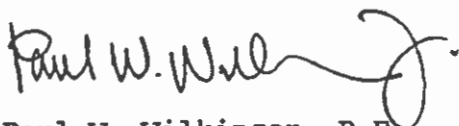
Page 2
LSA
March 7, 1984

As for "specific commitment to mitigation measures needed at the intersection", there appears to us to be several considerations in such a commitment, the most significant of which is the unlikely event of full Oak Tree West Development prior to any of the other cumulative projects. We suggest that this applicant, as well as all other project applicants in the area, participate in the monitoring of evolving traffic conditions to the assumed development horizon year, and implement needed improvements on a fair share basis as their physical need is apparent.

Please contact us if you require any further data or analysis.

Very truly yours,

LINSCOTT, LAW, & GREENSPAN, INC.



Paul W. Wilkinson, P.E.
Senior Vice President

PWW/nlw

cc: Mr. D. Kaye Chandler, Landmark Land Company

COMMENTS RECEIVED ON
OAK TREE WEST SPECIFIC PLAN

OFFICE OF RESOURCES, ENERGY, AND PERMIT ASSISTANCE
400 TENTH STREET
ACRAMENTO, CA 95814



February 24, 1984

Mr. Frank Usher
City of La Quinta
78-105 Calle Estado
La Quinta, CA 92253

RECEIVED FEB 27 1984

Subject: SCH# 83062922 Oak Tree West

Dear Mr. Usher:

The State Clearinghouse submitted the above named draft Environmental Impact Report (EIR) to selected state agencies for review. The review period is closed and the comments of the individual agency(ies) is(are) attached. If you would like to discuss their concerns and recommendations, please contact the staff from the appropriate agency(ies).


When preparing the final EIR, you must include all comments and responses (CEQA Guidelines, Section 15146). The certified EIR must be considered in the decision-making process for the project. In addition, we urge you to respond directly to the commenting agency(ies) by writing to them, including the State Clearinghouse number on all correspondence.

A 1981 Appellate Court decision in Clery v. County of Stanislaus (118 Cal. App. 3d 348) clarified requirements for responding to review comments. Specifically, the court indicated that comments must be addressed in detail, giving reasons why the specific comments and suggestions were not accepted. The responses must show factors of overriding significance which required the suggestion or comment to be rejected. Responses to comments must not be conclusory statements but must be supported by empirical or experimental data, scientific authority or explanatory information of any kind. The court further said that the responses must be a good faith, reasoned analysis.

In the event that the project is approved without adequate mitigation of significant effects, the lead agency must make written findings for each significant effect and must support its actions with a written statement of overriding considerations for each unmitigated significant effect (CEQA Guidelines Section 15088 and 15089).

If the project requires discretionary approval from any state agency, the Notice of Determination must be filed with the Secretary for Resources, as well as with the County Clerk. Please contact Chris Goggin at (916) 445-0613 if you have any question about the environmental review process.

Sincerely,


Terry Roberts
Manager
State Clearinghouse

cc: Resources Agency
attachment

Memorandum

To : 1. Gordon F. Snow
Assistant Secretary for Resources
2. City of La Quinta
78-105 Calle Estado
La Quinta, CA 92253

Attention: Frank Usher
City Manager

From : Department of Water Resources
Los Angeles, CA 90055

Date : JAN 26 1984

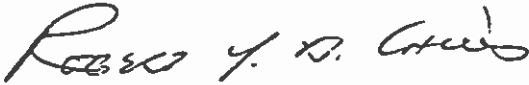
File No.:

Subject: Oak Tree West
SCH 83062922

The Department of Water Resources' recommendations on the subject document are attached. The recommendations are related to water conservation and flood damage prevention.

Consideration should also be given to a comprehensive program to use reclaimed water for irrigation purposes in order to free fresh water supplies for beneficial uses requiring high quality water.

For further information, you may wish to contact John Pariewski at (213) 620-3951.



Robert Y. D. Chun, Chief
Planning Branch
Southern District

Attachments

RECEIVED
FEB 22 1984
OFFICE OF PLANNING
& RESEARCH

Department of Water Resources Recommendations
for Water Conservation and Water Reclamation

To reduce water demand, the following water conservation measures should be implemented:

Required by law:

1. Low-flush toilets (see Section 17921.3 of the Health and Safety Code).
2. Low-flow showers and faucets (California Administrative Code, Title 24, Part 6, Article 1, T20-1406F).
3. Insulation of hot water lines in water recirculating systems (California Energy Commission regulations).

Recommendations to be implemented where applicable:

Interior:

1. Supply line pressure: recommend water pressure greater than 50 pounds per square inch (psi) be reduced to 50 psi or less by means of a pressure-reducing valve.
2. Flush valve operated water closets: recommend 3 gallons per flush.
3. Drinking fountains: recommend equipped with self-closing valves.
4. Pipe insulation: recommend all hot water lines in dwelling be insulated to provide hot water faster with less water waste and to keep hot pipes from heating cold water pipes.
5. Hotel rooms: recommend posting conservation reminders in rooms and rest rooms.* Recommend thermostatically-controlled mixing valve for bath/shower.
6. Laundry facilities: recommend use of water-conserving models of washers.
7. Restaurants: recommend use of water-conserving models of dishwashers or retrofitting spray emitters. Recommend serving drinking water upon request only.*

Exterior:

1. Landscape with low water-consuming plants wherever feasible.
2. Minimize use of lawn by limiting it to lawn dependent uses, such as playing fields.

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& RESEARCH

*The Department of Water Resources or local water district may aid in developing these materials.

3. Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
4. Preserve and protect existing trees and shrubs. Established plants are often adapted to low water conditions and their use saves water needed to establish replacement vegetation.
5. Install efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are a few methods of increasing irrigation efficiency.
6. Use pervious paving material whenever feasible to reduce surface water runoff and aid in ground water recharge.
7. Grading of slopes should minimize surface water runoff.
8. Investigate the feasibility of utilizing reclaimed waste water, stored rainwater, or household grey water for irrigation.
9. Encourage cluster development which can reduce the amount of land being converted to urban use. This will reduce the amount of impervious paving created and thereby aid in ground water recharge.
10. Preserve existing natural drainage areas and encourage the incorporation of natural drainage systems in new developments. This would aid in ground water recharge.
11. Flood plains and aquifer recharge areas which are the best sites for ground water recharge should be preserved as open space.

Department of Water Resources Recommendations for Flood Damage Prevention

In flood-prone areas, flood damage prevention measures required to protect a proposed development should be based on the following guidelines:

1. All building structures should be protected against a 100-year flood.
It is the State's policy to conserve water. Any potential loss to ground water should be mitigated.
2. In those areas not covered by a Flood Insurance Rate Map or a Flood Boundary and Floodway Map, issued by the Federal Emergency Management Agency, the 100-year flood elevation and boundary should be shown on the Environmental Impact Report.
3. At least one route of ingress and egress to the development should be available during a 100-year flood.
4. The slope and foundation designs for all structures should be based on detailed soils and engineering studies, especially for all hillside developments.
5. Revegetation of the slopes should be done as soon as possible.
6. The potential damage to the proposed development by mudflow should be assessed and mitigated as required.
7. Grading should be limited to dry months to minimize problems associated with sediment transport during construction.

Memorandum

To : Executive Officer
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Date: February 16, 1984

File :

From : DEPARTMENT OF TRANSPORTATION
District 11

Subject: SCH #83062922, Oak Tree West

Caltrans District 11 comments on the draft EIR for this 1,665 acre planned community in and near the City of La Quinta are as follows:

1. Page 35 describes State Route 111 as currently averaging 13,400 vehicles per day. That was true in 1982, but the count for 1983 was 16,200.
2. In Table I (page 56) the intersection capacity utilization of 0.39/D shown for Jefferson Street and Highway 111 is apparently a misprint of 0.89/D. The table shows no mitigation for that condition, on the reasoning that the intersection could theoretically remain within acceptable limits if only project-related traffic is considered. Caltrans' traffic counts, however, show that there are now about 800 vehicles per hour eastbound on Route 111 during the afternoon peak. Because existing hourly volumes are already higher than the twenty-year projection used in the traffic analysis (Appendix E), the intersection cannot be expected to remain within acceptable limits. The final EIR should include a specific commitment to the mitigation measures needed at the intersection of Jefferson Street and Route 111.
3. The eastbound right-turn lane proposed as a mitigation measure on page 56 will probably require widening of Route 111 in addition to modification of striping. Widening for westbound left-turn lanes will also require widening of the Route 111 bridge at La Quinta Channel. Our contact for discussion of the intersection design is Sheldon Craig, District Project Management Engineer, (619) 237-6708.

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& RESEARCH

4. Page 74 anticipates establishment of a program to fairly allocate costs on an incremental basis to those generating the need. The acquisition of State or Federal road funds is mentioned. It should be understood that Caltrans has no resources in the foreseeable future to mitigate the impacts of new development. Such mitigation will generally need to be funded by local government or project sponsors. Federal assistance may require the preparation of additional Federal environmental documents.


James T. Cheshire, Chief
Environmental Planning Branch

OFFICE OF RESOURCES, ENERGY, AND PERMIT ASSISTANCE
400 TENTH STREET
ACRAMENTO, CA 95814



February 27, 1984

(916/445-0613)

Mr. Frank Usher, City Manager
City of La Quinta
78-105 Calle Estado
La Quinta, CA 92253

RECEIVED MAR 1 1984


Subject: SCH# 83062922, Oak Tree West

Dear Mr. Usher:

The enclosed comments on your draft environmental documents were received by the State Clearinghouse after the end of the state review period. We are forwarding these comments to you because they provide information or raise issues which you may wish to address in the final environmental document.

We have explained to the departments preparing late comments that according to a 1981 Appellate Court decision, Cleary v. County of Stanislaus, you are not required to respond to these comments in the final document. However, to ensure the adequacy of the final document and compliance with the intent of CEQA, you should attempt to incorporate these additional comments into the preparation of your final environmental document.

Sincerely,


Terry Roberts
Manager
State Clearinghouse

Enclosure

cc: Resources Agency

m o r a n d u m

Dr. Gordon F. Snow
Assistant Secretary for Resources

Date : FEB 22 1984

Ms. Sandra Bonner, Planner
La Quinta Community Development Department
P.O. Box 1504
La Quinta, CA 92243

Subject Oak Tree West
La Quinta Community
Development DEIR,
SCH #83062922.

From : Department of Conservation—Office of the Director

The Department of Conservation has reviewed the Draft Environmental Impact Report (DEIR) on the Oak Tree West development proposal. The Department is responsible for monitoring conversions of agricultural lands on a statewide basis. As proposed, the Oak Tree West project could result in the direct, and indirect, loss of valuable agricultural land. Therefore, we are submitting the following comments on the DEIR:

If the Oak Tree West project is approved, approximately 1,665 acres of "Prime" agricultural lands would be lost to resort residential uses. The Department's comments in response to the Notice of Preparation for this proposal recognized this loss as a significant and adverse economic, environmental and social impact. We recommended that the DEIR contain certain information regarding this impact (August 17, 1983). Although many of the points raised in our NOP comment were met, two of our concerns remain.

1. Assuming the project site reflects cropping and production patterns that are average for Riverside County, the 1,665 acres proposed for development contributed roughly \$6.5 million to the County's economy in 1980. This figure is based on the Riverside County Agricultural Commissioner's 1981 crop reports, and the economic multipliers developed in the study "Economic Impacts of Agricultural Production and Processing in Stanislaus County", by the University of California Cooperative Extension. We recommend that a similar figure be calculated and presented in the Final EIR using economic multipliers and more recent cropping, production and price figures.
2. There is no indication in the DEIR whether growth of the City of La Quinta is guided by a plan which includes a policy for agricultural land protection. If such a policy exists, the Final EIR should describe that policy and its relationship with the Oak Tree West Proposal. If no agricultural land protection policy exists for La Quinta, we recommend that one be established as a partial mitigation measure for this and future development proposals that adversely impact Coachella Valley's rich agricultural resource.

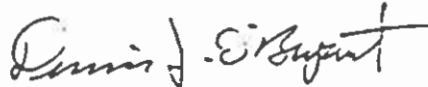
Also, the Final EIR should discuss how this proposal will meet particular housing needs in the area, and why other, less growth-inducing sites within or contiguous to the City's developed boundaries could not also meet these needs.

RECEIVED
FEB 24 1984
OFFICE OF
S. B. ...

Dr. Gordon F. Snow
Ms. Sandra Bonner
Page 2

The Department of Conservation is concerned over the continuing problem of farmland conversion in the Coachella Valley. This valley is an extremely productive and versatile agricultural region, with a year-round growing season, that is particularly valuable for its date and citrus crops. Proposals such as Oak Tree West could set a precedent for leapfrog urban growth in an agricultural area presently unfragmented by development.

I hope that these restated concerns are addressed in your Final EIR. If my assistance would be helpful in preparing your response, please feel free to contact me at (916) 322-5673.



Dennis J. O'Brvant
Environmental Program Coordinator

cc: Art Mills, Chief, Division of Land Resource Protection
Ken Trott, Division of Land Resource Protection

40643-2



CITY OF LA QUINTA

Department of Community Development
78-105 Calle Estado
La Quinta, CA 92253

REQUEST FOR COMMENT

DATE JANUARY 31, 1984

TO: City Engineer Desert Sands Unified School District
Fire Marshall Coachella Valley Water District
Health Department Southern California Water Company
Building Department General Telephone
Water Quality Control Board Southern California Gas Company
County Planning Postmaster
City of _____ Homeowners Association
Cal Trans Chamber of Commerce

FROM: Sandra Bonner, Principal Planner

SUBJECT: Request for Comments on the Following Project:
SPECIFIC PLAN NO: 83-002, Oak Tree West; Applicant, IML Development
Corporation of California

This case is scheduled for hearing on March 13, 1984

Comments are requested by February 15, 1984

COMMENTS:

NO COMMENTS.

Submitted By: Carmen Richards

Telephone No. 714-781-6116

Title: CARMEN RICHARDS
Planning Aide

Date 2-15-84



CITY OF LA QUINTA

Department of Community Development
78-105 Calle Estado
La Quinta, CA 92253

RECORDED
FEB 27 1983
City of La Quinta

REQUEST FOR COMMENT

DATE February 15, 1984

| | |
|-------------------------------------------------------|---------------------------------------------------------------|
| TO: <input checked="" type="checkbox"/> City Engineer | <input type="checkbox"/> Desert Sands Unified School District |
| <input type="checkbox"/> Fire Marshall | <input type="checkbox"/> Coachella Valley Water District |
| <input type="checkbox"/> Health Department | <input type="checkbox"/> Southern California Water Company |
| <input type="checkbox"/> Building Department | <input type="checkbox"/> General Telephone |
| <input type="checkbox"/> Water Quality Control Board | <input type="checkbox"/> Southern California Gas Company |
| <input type="checkbox"/> County Planning | <input type="checkbox"/> Postmaster |
| <input type="checkbox"/> City of _____ | <input type="checkbox"/> Homeowners Association |
| <input type="checkbox"/> Cal Trans | <input type="checkbox"/> Chamber of Commerce |

FROM: Sandra Banner, Principal Planner

SUBJECT: Request for Comments on the Following Project:

Change of Zone Case No 84-007; LML Development Corp.
of California, Applicant Title: "Oak Tree West"

This case is scheduled for hearing on March 13, 1984

Comments are requested by March 2, 1984

Related Cases: Proposed Specific Plan 83-002, General Plan Amendment

COMMENTS: Sandra: I have review their E.I.R. & the
Specific Plan. If this request is granted then they
should adhere to the recommendations outlined in the
above reports. We will condition their development in
more detail at the time of submittal of the Tent. Map.

Submitted By: File / [Signature] Telephone No. 675-4487

Title: City Eng. Date Feb 23 1984



CITY OF LA QUINTA

Department of Community Development
78-105 Calle Estado
La Quinta, CA 92253

RECEIVED

FEB 24 1983

City of La Quinta

REQUEST FOR COMMENT

DATE JANUARY 31, 1984

TO: X Community Safety Coordinator
City Engineer Desert Sands Unified School District
Fire Marshall Coachella Valley Water District
Health Department Southern California Water Company
Building Department General Telephone
Water Quality Control Board Southern California Gas Company
County Planning Postmaster
City of Homeowners Association
Cal Trans Chamber of Commerce

FROM: Sandra Bonner, Principal Planner

SUBJECT: Request for Comments on the Following Project:

SPECIFIC PLAN NO: 83-002, Oak Tree West; Applicant, IML Development
Corporation of California

This case is scheduled for hearing on March 13, 1984

Comments are requested by February 15, 1984

COMMENTS: THE MAGNITUDE OF THIS PROJECT WILL IMPACT CITY SAFETY
SERVICES IN SEVERAL WAYS. FIRE PROTECTION IS A PARAMOUNT
CONCERN AND HAS, IN MY OPINION, BEEN ADDRESSED SATISFACTORILY
IN PRELIMINARY STUDIES ON THIS PROJECT. PARAMEDICAL AMBULANCE
SERVICES ARE ALSO A CONSIDERATION. IF THE FIRE DEPARTMENT
PROVIDES THE PARAMEDICS THEY ALSO COUNT AS FIREFIGHTERS FOR
INSURANCE PURPOSES. SPECIAL EVENTS PLUS INCREASED TRAFFIC
VOLUMES IN GENERAL WILL REQUIRE INCREASED TRAFFIC ENFORCEMENT
BY THE POLICING AGENCY (R.C.S.O.). THE INCREASE IN DEVELOPED
LAND IN TERMS OF MORE STRUCTURES AND MORE PEOPLE WILL
GENERATE A PROPORTIONAL INCREASE IN CRIME. THIS WILL CREATE
A NEED FOR ADDITIONAL POLICE PROTECTION. MINOR IMPACT ON
ANIMAL CONTROL SERVICES. DEDICATED ROADWAYS WILL CREATE
ADDITIONAL MAINTENANCE FOR THE CITY.

Submitted By: DOUGLAS BROWN Telephone No. 564-2246

Title: COMMUNITY SAFETY COORDINATOR Date 2-24-84



CITY OF LA QUINTA

Department of Community Development
78-105 Calle Estado
La Quinta, CA 92253

RECEIVED
FEB 2 1984
D.S. U.S.D.
BUSINESS SERVICE

REQUEST FOR COMMENT

DATE JANUARY 31, 1984

- TO: _____ City Engineer
 _____ Fire Marshall
 _____ Health Department
 _____ Building Department
 _____ Water Quality Control Board
 _____ County Planning
 _____ City of _____
 _____ Cal Trans
- _____ Desert Sands Unified School District
 _____ Coachella Valley Water District
 _____ Southern California Water Company
 _____ General Telephone
 _____ Southern California Gas Company
 _____ Postmaster
 _____ Homeowners Association
 _____ Chamber of Commerce

FROM: Sandra Bonner, Principal Planner

SUBJECT: Request for Comments on the Following Project:
SPECIFIC PLAN NO: 83-002, Oak Tree West; Applicant, LML Development
Corporation of California

This case is scheduled for hearing on March 13, 1984

Comments are requested by February 15, 1984

COMMENTS: See attached.

Submitted By: _____ Telephone No. _____

Title: _____ Date _____

RECEIVED
FEB 9 1983

City of La Quinta



Desert Sands Unified School District

82-879 HIGHWAY 111 • INDIO, CALIFORNIA 92201-5678 • (619) 347-8631

February 7, 1984

Ms. Sandra Bonner, Principal Planner
City of La Quinta
Department of Community Development
78-105 Calle Estado
La Quinta, CA 92253

Re: Specific Plan No. 83-QQ2, Oak Tree West

Dear Ms. Bonner;

All schools in the Desert Sands Unified School District are overcrowded. Currently our students are housed in permanent and portable facilities to capacity and any additional housing units will have a serious impact on school facilities.

On August 30, 1983, the Riverside County Board of Supervisors approved the collection of developers' fees for the Desert Sands Unified School District under both SB201 (County Ordinance 575) and CEQA at \$628 per dwelling unit. In the near future we expect to request the same mitigation within the boundaries of the city.

Since we are unable to absorb any additional students without additional school facilities, and there are no financial resources at this time to provide additional facilities, we urge that the developer enter into voluntary CEQA mitigation with the school district.

Sincerely,

A handwritten signature in dark ink, appearing to read "John D. Brooks".

John D. Brooks
Assistant Superintendent
Business Services

JDB/crm

RECEIVED

FEB 9 1983

City of La Quinta

4600 Crestmore Road, P.O. Box 3507, Riverside, CA 92519, (714) 787-2551



RICHARD E. SIMONS
Director

RECEIVED FEB 21 1984

February 17, 1984

Mr. Frank M. Usher, City Manager
City of La Quinta
78-105 Calle Estado
P.O. Box 2504
La Quinta, CA 92253

Dear Mr. Usher:

At our meeting of February 15, 1984, you requested monthly attendance figures at our Lake Cahuilla County Regional Park. The following figures cover the last twelve months' attendance. As you can see, the figures vary from a low of 377 visitors during the hot summer month of August to a high of 9,039 during the prime springtime month of April.

| <u>Month - 1983</u> | <u>Visitors</u> |
|---------------------|-----------------|
| January | 5,869 |
| February | 5,368 |
| March | 8,200 |
| April | 9,039 |
| May | 4,158 |
| June | 3,870 |
| July | 2,507 |
| August | 377 |
| September | 2,730 |
| October | 840 |
| November | 1,410 |
| December | 2,835 |
| January, 1984 | 5,712 |

I hope this information will assist you in your study.

Sincerely,

A handwritten signature in cursive script that reads "Sam W. Ford".

Sam Ford
Associate Park Planner

SF:jm

cc: Dick Simons
Jeff Stone



CITY OF LA QUINTA

Department of Community Development
78-105 Calle Estado
La Quinta, CA 92253

RECEIVED

MAR 5 1984

City of La Quinta

REQUEST FOR COMMENT

DATE February 15, 1984

TO: Community Safety Coordinator
City Engineer
Fire Marshall
Health Department
Building Department
Water Quality Control Board
County Planning
City of _____
Cal Trans
 County Parks

County Roads Dept
Imperial Irrigation District
Desert Sands Unified School District
Coachella Valley Water District
Southern California Water Company
General Telephone
Southern California Gas Company
Postmaster
Homeowners Association
Chamber of Commerce
Coachella Valley Unified School Dist

FROM: Sandra Banner, Principal Planner

SUBJECT: Request for Comments on the Following Project:

General Plan Amendment No 84-002; LML Development Corporation of California, Applicant

This case is scheduled for hearing on March 13, 1984

Comments are requested by March 2, 1984

Related Case - Proposed Specific Plan 83-002, "Oak Tree West" - - -

COMMENTS: The Riverside County Parks Department is concerned about the proposed closure of Jefferson Street, which currently is the main access road to the Lake Cahuilla County Regional Park facility.

Any proposed rerouting of park visitors traveling to and from the park will be a definite inconvenience. If rerouting to the park were to occur, a new system of directional park signs would have to be provided to assist the public traveling to and from the park facility. Public access shall be provided to the park facility at all times. No access disruption will be allowed. Jefferson Street, being a County arterial highway, is providing good access to the travelers visiting Lake Cahuilla Park. If proposed rerouting were to occur, then the same roadway standard should be provided for the travelers using the park facility.

Submitted By: Sam Ford *SOF*

Telephone No. 787-2551

Title: Associate Park Planner

Date February 28, 1984

*Suzanne Kennedy
79700 Fifty-fourth Avenue
Indio, California 92201*

February 22, 1984

La Quinta Planning Commission
attn: Ms. Sandra Bonner
La Quinta City Hall
La Quinta, CA 92253

Dear Ms. Bonner:

As you can see from my address above, my brother and sister and I own property adjacent to the planned community, "Oak Tree West" on Jefferson Street and 54th Avenue in La Quinta. We have lived in our home since 1948, and before our father died all of the surrounding property was called the "Kennedy Ranch".

Our concern is regarding what plans have specifically been made as to the proposed development of the frontage on 54th Avenue. I see from their plans that a fire station is being considered for the southwest corner of Jefferson Street. We would rather they placed this station down on the corner of Madison and 54th. Also, where specifically do they plan to place their "Maintenance Yard"? We would object to its being situated on 54th Avenue, near Jefferson Street.

Suzanne Kennedy
79700 Fifty-fourth Avenue
Indio, California 92201

Page 2

It is our hope that the proposed development of 54th Avenue will enhance the value of adjacent property rather than decrease its value. We believe that both the fire station and the maintenance yard should be placed inside the new community or in some more distant and unpopulated area of the project.

We shall be attending the meeting on March 13th, and will look forward to hearing more about the plans for Oak Tree West.

Thank you for your attention.

Sincerely,

Suzanne Kennedy
SUZANNE KENNEDY, and
THOMAS A. KENNEDY, and
MARLO L. KENNEDY

564-4484 or
346-8081

City Of La Quinta Planning Commission
78-105 Calle Estadao
La Quinta Calif.

Regarding:
Oak Tree West project by L.M.L.

We hereby object to the following conditions put upon the
above project:

1. The closing of Jefferson Street between Ave. 54 and Ave 58 and
the closing of Airport Blvd. between Jefferson and Madison Street.

We believe the closing of these roads would be a public inconvenience.
Jefferson Street is the main connecting road to HWY 111 and I 10
for this area. It handles all the traffic to Lake Cahullia,
the Gravel Pit ect. Airport Blvd. is the main road to and from
the Thermal Airport.

We also recommend that Jefferson Street be widened instead of being
closed to handle all the extra traffic created by this project.
Jefferson Street and Airport Blvd. are public roads and should
absolutly remain that way.

2. Overhead Powerlines along Madison Street.

There are no powerlines along Madison Street at the present time,
and we believe putting them there would be an Eyescore to the public.
If powerlines along Madison Street are necessary they should be
underground just like inside the proposed project.

Sincerly:
Dietrich and Ingrid Werner
55-400 Madison Street
Thermal Calif. 92274

Ingrid Werner

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

March 5, 1984
PFC:9003D0

RECEIVED

MAR 5 1984

City of La Quinta

Ms. Sandra Bonner
Principal Planner
City of La Quinta
78-105 Calle Estado
La Quinta, CA. 92253

RE: Comments on Draft EIR for proposed Oak Tree west project, Specific Plan No. 83-002.

Dear Ms. Bonner:

Thank you for affording our department the opportunity to comment on the Draft EIR for the City of La Quinta Specific Plan No. 83-002 relating to the proposed Oak Tree West development. The County Planning Department's concerns consist primarily of impacts on existing agricultural lands, the effect of proposed traffic rerouting on use of the adjacent County Park facility and Road Department quarry, and the ultimate impact of project approval on the eventual patterns of land use in the project vicinity which at the present time is sparsely developed and devoted to agricultural production.

First, our department would like to point out that it is understood that an application for annexation to the City of La Quinta will be initiated for that portion of the Oak Tree West project site which presently lies within the unincorporated portion of Riverside County. Our department by these comments is not indicating a predisposition or narrowing of review scope for portions of the project proposal which remain within County land use jurisdiction. Any approval sought by the project developer for a portion of the project prior to its annexation into the City of La Quinta would be subject to filing such application(s) under existing Riverside County ordinances, policies and General Plan standards as would be necessary.

The County Planning Department is concerned that a development project of this magnitude, including 5,000 dwelling units and a substantial commercial and resort center would exert major impacts on adjacent land uses within unincorporated areas in the future. Much of this adjacent area is devoted to substantial agricultural production, which is a major economic activity providing substantial income and employment in the County's economy. Subsequent to adoption of the new Riverside County Comprehensive General Plan, which is expected in the very near future, the Planning Department is anticipating the formulation of community land use maps for the Coachella Valley which would guide and direct the long range location and pattern of specific land uses in this portion of the County. We feel that approval of a combined residential, commercial and resort project as proposed in Oak Tree West could have a substantial impact on projected patterns of land use

- 1 -

Letter to S. Bonner
City of La Quinta
Date: March 5, 1984
Pg. 2.

in the area, as well as long range planning goals. We recommend that the developer, or the City of La Quinta as the lead agency, contact Ms. Aleta Rohlehr of our Community Planning Section in order to coordinate the project proposal with anticipated land use projections in adjacent unincorporated County areas. Ms. Rohlehr is located in our main office at the County Administrative Center, 4080 Lemon St., 9th Floor, Riverside 92501. Her telephone number is (714) 787-2140.

We would also like to express our department's concern with the rerouting of existing traffic patterns which would result from the closure of portions of Jefferson Street and Airport Boulevard to through traffic as envisioned in the Specific Plan. The Department understands that the Riverside County Parks Department has expressed concern over inconvenience to public use of the Lake Cahuilla Park which may be occasioned by the Jefferson Street rerouting. This recreational facility is presently economically successful and serves as a major recreational resource for both Coachella Valley residents as well as visitors to the area. If the proposed rerouting is to be retained as part of project approval, the Parks Department requests that the following concerns be addressed in the Final EIR and project design: (1) There will be a need for a new system of directional signs to guide motorists to the Lake Cahuilla facility; (2) access routes to the park are not to be blocked for extensive periods of time during project construction; and (3) the final access route to the park should meet pavement and improvement standards which equal or exceed those of existing improvements on Jefferson Street. Project plans should give attention to providing a buffer between the existing park and proposed development boundary to alleviate the effect of possible conflicting adjacent land uses. Also, plans for utility systems, including water and sewer lines within the Oak Tree West project, should provide for the convenient connection of County park facilities to these utility services. For more information on these concerns, please contact Mr. Sam Ford of the County Parks and Recreation Department at (714) 787-2551.

The Department also understands that the Riverside County Road Department is concerned with the impacts of proposed traffic reroutings associated with the project on their quarry facility located adjacent to the Lake Cahuilla Park. At the present time approximately 50 trucks per day utilize Jefferson Street to reach the quarry. The Final EIR should more fully address the impacts of the project on access to and usage of this County facility, as well as the compatibility of this truck traffic with the proposed residential/resort development. Please contact Mr. Ed Studor of the County Road Department at (714) 787-2519 for more information.

Finally, the County Planning Department feels that in certifying this EIR document, the City of La Quinta would need to make an overriding social and economic finding regarding the adverse impact identified for the project in terms of loss of prime agricultural soils to production. Furthermore, approval of the project would have growth inducing impacts on adjacent agricultural lands due to the extension of urban infrastructure facilities as pointed out on Page 124 of the Draft EIR. We do not feel that this project impact on existing agricultural use both within the

Letter to S. Bonner
City of La Quinta
Date: March 5, 1984
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project site and adjacent areas can be adequately mitigated as a part of project development. Although the need for additional tax increment financing for the construction of areawide flood control facilities under the auspices of the City's Redevelopment Agency may be used as a justification for project approval, construction of these same facilities would only enhance the project's growth inducing impacts on adjacent sparsely developed land areas. In addition, the Draft EIR should make a more specific analysis of alternatives to the proposed project, preferably using development scenarios containing specific numbers of dwelling units and developed acreage percentages.

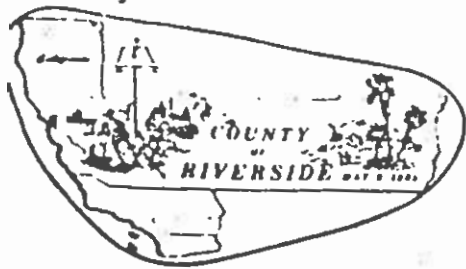
Please do not hesitate to contact my office should you need any clarification of our comments on the Oak Tree West Specific Plan EIR at (619) 342-8277.

Very truly yours,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Roger S. Streeter, Planning Director


Paul F. Clark, Supervising Planner

CC: Supervisor Patricia Larson
Roger S. Streeter, Planning Director
Conrad Guzkowski, Deputy Director
Todd Beeler, Deputy Director
Joe Richards, Deputy Director
Aleta Rohlehr, Supervising Planner
Richard MacHott, Associate Planner
Sam Ford, County Parks and Recreation
Ed Studor, County Road Department



RIVERSIDE COUNTY
FIRE DEPARTMENT
IN COOPERATION WITH THE
CALIFORNIA DEPARTMENT OF FORESTRY

DAVID L. FLAKE
FIRE CHIEF

February 15, 1984



210 WEST SAN JACINTO AVENUE
PERRIS, CALIFORNIA 92370
TELEPHONE: (714) 657-3183

Sandy Bonner
Principal Planner
City of La Quinta
P.O. Box 1504
La Quinta, Ca. 92253

Re: E.I.R. for Oak Tree West - Fire Protection

Dear Sandy,

The Riverside County Fire Department would like to submit the following comments to t report:

The developer will be expected to donate land, construct a fire station, purchase a 1 GPM fire engine and a telesquirt engine with a 60 foot boom. An assesment district is be set up to finance up keep, maintenance, and man power costs. The assessed value of land improvements is to be deducted from fire mitigation fees.

Sincerely,

David L. Flake

By, Jim Johnson
Fire Marshal

cc: Cowie
Pheiffer

RECEIVED

MAR 6 1984

City of La Quinta