

**WRITTEN
PUBLIC
COMMENT**

**CITY COUNCIL
MEETING**

AUGUST 3, 2021

From: Alena Callimanis [REDACTED]
Sent: Tuesday, August 3, 2021 11:39 AM
To: Monika Radeva; City Clerk Mail
Subject: Alena Callimanis presentation for 4pm August 3, 2021 City Council presentation Public Comment Session
Attachments: CallimanisLaQuintaPresentation8032021V4.pdf

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I am so sorry this is late. I hope I can still present this during the public comments section today in the City Council Meeting. I would also like to get the Council at some point a copy of the presentation. Should I bring copies with me?

Thank you for your help.

P.S. I did this without a video I wanted. I was slammed at work and did not have enough time this morning to embed it. Lucky you!!! ;-)

Alena Callimanis

[REDACTED]
La Quinta, CA 92253
[REDACTED]

Coral Mountain Surf Resort

The Wrong Location in this Heat

Alena Callimanis

Bachelor of Science, Rensselaer Polytechnic Institute

Masters, Physics SUNY Stony Brook

[REDACTED]
La Quinta CA 92253

[REDACTED]

WADI Adventure Park in the United Arab Emirates

- Only other surfing park in a desert environment
- Contacted the operations manager at WADI to get insight into the challenges
- 140 mile pipeline from coast to bring in desalinated water at a rate of 1 million gallons a week for total use at the Park
- 2.8 Million gallon pool, cooled to 85 degrees in the summer
 - Pools in the 90s plus hot temperatures creates potential for heat stroke. Surfers acknowledge artificial surf wave riding more strenuous due to amount of time riding the waves
 - Warmer pools can incubate Protozoa and viruses (brain-eating amoeba)
 - Algae buildup increases significantly in hot water; chlorine requirement increase makes pool use a skin and nasal-passage irritant
 - Coral Mountain basing their chlorine needs on their Lemoore Surf Park
- 40,000 USG added daily to the Surf pool May to November and 10,000 USG from Dec to Apr

Let's look at evaporation numbers

- In the CVWD Water Assessment Coral Mountain surf pool replenishment is listed at **39 million gallons yearly**
 - Not based on any knowledge of surf pool requirements. Based on standard factor of 1.2 for moving water and pan evaporation numbers from 2005 when we had only 99 days over 100 degrees
- The World Surf League, which purchased Kelly Slater wave technology, wrote that on very hot days at Lemoore Surf Ranch, the pool lost 250,000 gallons a day. They had 27 days over 100 degrees in 2020 with hottest temperature of 107 degrees
- La Quinta had 143 days over 100 degrees in 2020. 250,000 gallons times 143 equals **36 million gallons lost to evaporation in 143 days**
- We had 56 days over 110 degrees. So how much above 250,000 gallons is the evaporation on those days?
- What about the rest of the 222 days of the year? We had 51 days over 90 degrees. Plus our very windy days adding to evaporation
- You see very quickly that the 39 million gallons calculated by CVWD is wrong

Golf Courses vs Surf Pool

- Please stop believing the developer that the Surf Basin will use 25% of the water usage of a golf course
- Please remember that golf courses can use recycled and grey water; surf pools cannot
- A local golf course decreased their water usage summer 2020 by 17% with no problem
- Surf park can't decrease their water usage or they close
- Golf courses have new designs that are environmentally friendly
- I am not advocating a golf course at this site. Lots of choices for family-friendly amenities
 - Rock wall climbing
 - Hiking trails
 - Miniature Golf
 - Tennis
 - etc.
 - Bike Trails
 - Community pool
 - Playgrounds
 - Pickleball

THIS IS THE TYPE OF FAMILY FRIENDLY RESIDENTIAL DEVELOPMENT LA QUINTA NEEDS

How can they say no noise impact



From: Wcl [REDACTED]
Sent: Monday, August 2, 2021 3:33 PM
To: City Clerk Mail
Subject: Request to speak in person/public comment: joint meeting City Council/Planning Commission
Attachments: City Council presentation W.Clarke Final 08_21.docx

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Good Afternoon, Monica and Nicole

I respectfully request to speak in person during the joint meeting of City Council and the Planning Commission's public session tomorrow, Aug 3 @ 7 pm. My written presentation is attached for distribution.

Thank you for your help. Let me know if there is anything else you need. I look forward to meeting you.
Best regards, Wendy

Wendy Clarke
La Quinta

[REDACTED]
Public Comment/non agenda item
Opposition to Coral Mountain Wave rezoning - non agenda item
Written presentation attached, request to speak during public session.

Good afternoon Mayor Evans, Council members, Planning Commission, and staff. Thank you for your service. Mayor, it is good to see you and other familiar faces. My name is Wendy Clarke; My Family has lived full-time in the desert for 34 yrs.; 16 years ago, I moved to Trilogy.

I am here to speak to the Coral Mountain Wave rezoning request. Exempt from pass-through property tax \$\$ due to the agreement with The Thermal Redevelopment Project, this undeveloped land provides little revenue. I trust, you, the current city council, might have negotiated something different. If rezoned, LQ gains TOT and South LQ residents' quality of life is permanently, negatively impacted.

John Gamlin, project president, recently shared that he has managed S.LQ, luxury, low-density residential neighborhoods. The CMWR will not be similar in any way with a massive artificial surf wave, stadium lighting, broadcast system, music, and STVRenters.

Beyond the 4 proposed annual events, additional temporary-use permits are likely. Kelly Slater has made public his support of artificial surf waves for The Ultimate Surfer, for Olympic training and competition. LA is the 2028 Summer Olympic host. What will one special event look like? Chaos for 1,000s of residents. Our neighborhoods are not transient or a tourist destination. We intentionally purchased homes away from the commercial corridor. We relax after a busy workday, exercise, retire, enjoy nature, socialize. When we drive down Madison nearing home, there is a sense of calm. We deserve protection of this paradise.

Today, we are environmentally mindful and face a life-threatening drought: lakes reaching historic lows. Supplying 80% of the world, California's almonds are no longer being planted due to water shortages. We have been asked to reduce water consumption by 15%. Any governing body approving any project that uses a significant amount of water, is irresponsible.

This Surf Wave will deplete drinking water from our Colorado River supplied Aquifer. NPR reports, "The Colorado River is tapped out. Extremely dry conditions like the region is experiencing in 2021, make clear that the Colorado River is unable to meet all the demands communities in the Western U.S. have placed on it, and it's up to its biggest users to decide who has to rely on it less".

What are our mutual responsibilities?

Everyone reduces water consumption
CVWD transitions remaining golf courses to grey water and denies all nonessential, requests
requiring water sourced from the Colorado River.

The city supports independent studies that evaluate local evaporation rates, actual site noise, and traffic studies post pandemic.

The city observes its General Plan 2035 "Livable community" that speaks to "long- term quality of life of its residents".

It is great to think big; change is inevitable. Meriwether has spent millions, aligning with Kelly Slater and Michael Schwab. It does not justify their project. Please honor S. La Quinta's established communities and reject The Wave, rezoning request. It will have permanent, quality-of-life consequences for many 1000's of residents.

Respectfully,
Wendy Clarke

From: Diane Rebryna [REDACTED]
Sent: Monday, August 2, 2021 4:31 PM
To: City Clerk Mail
Subject: WRITTEN COMMENTS CC MEETING August 3, 2021 re: Coral Mountain Resort - Diane Rebryna and Anast Demitt wish to verbally address City Council during the open session.
Attachments: PDF FINAL REBRYNA DEMITT August 3 PRESENTATION TO CITY COUNCIL and the PLANNING COMMISSION .pdf

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Hello again,

Further to my email of earlier today, please find the written version of our comments to be presented in the Open Session in front of City Council attached.

We wish these to be part of the public record.

Thank you again for your assistance with this; again, please feel free to reach out with any questions or comments.

Kind regards,
Diane

On Aug 2, 2021, at 3:36 PM, Diane Rebryna [REDACTED] wrote:

Hello,

My name is Diane Rebryna
My husband's name is Anast Demitt.

We reside at [REDACTED], La Quinta CA 92253

Our phone number is [REDACTED].

We wish to address City Council during the open session **re the Coral Mountain Resort** - Diane would like to speak first using her 3 minutes, and to correlate, Anast would like to follow immediately thereafter with his allotted 3 minutes.

Thank you for accommodating our request.
If there is anything else that you require at this time, please do not hesitate to reach out.

Kind regards,
Diane

I will be forwarding a written record of these same comments to your attention tomorrow.

Good afternoon Honorable Mayor and City Council Members,

Thank you for allowing me to speak today regarding Coral Mountain Resort, which I will refer to going forward as “the Project”.

My name is Diane Rebryna, and my husband Anast Demitt and I are very blessed to have our winter home here at Trilogy in La Quinta. Please know that we truly love this city, particularly its tranquil and beautiful southeast corner, which is why we chose to settle there.

At the outset, I wish to say that we’ve spent an inordinate amount of time reviewing the Draft Environmental Impact Report - which at over 1500 pages was very challenging and intimidating to the average reader to say the least. There were so many topics, with this and that “study” and these and those “mitigating factors” that were covered. Some of the DEIR was formulated with conjectures as evidenced by the statements such as “are not anticipated to,” “would not significantly impact”, etc. I certainly felt overwhelmed as I tried to extrapolate all of the potential impacts of this Project on life as we know it in South La Quinta.

To help me understand the DEIR, I also reviewed the the 2021 CEQA guidelines - a reference document based on the CA Environmental Quality Act to which is used to develop Environmental Impact Reports. It was here that I had my “eureka” moment ! This document, as part of the DEIR checklist speaks to a topic called “**Mandatory Findings of Significance**” where the following is asked: “**Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly**”?

That is when it hit me ! - this Project, **as a result of the request for REZONING to allow for it** definitely has many known and potentially unknown environmental domino type effects on the “human beings” - **those being us** - the residents of the communities nearby.

1. First of all, the Developer has asked for **Sub - Phase Development based on “market and consumer demand”**. I am overwhelmed as I think of how plans for our lives will be totally predicated on the fact that the waves and phases of construction noise and traffic could go on for years and years. We may never see the completion of this Project in our time here !

2. As a result of the rezoning change, **Special Events** asked for by the Developer could be permitted through the use of TUPs. What's to prevent the 4 that are being asked for from turning into 8, or more, per year ? City noise ordinances will be altered to accommodate these. There will definitely be access and egress challenges to most of the surrounding communities - this could impact our safety and well being, should there be traffic tie ups both during as well s before and after Special Events to allow for prep and take down days.

3. Finally, I am totally perplexed as to how this Project with its **enormous water usage with 18 million gallons of water to fill it from our aquifers would even be considered in our desert environment with its high temperatures, high evaporation rate and winds, especially during a mega-drought.** I know of no other "recreational activity" which would even be considered if there was an equivalent current and potential future threat to the environment as a consequence. There is a global movement under way to conserve water, with good reason, and we must think of our children and grandchildren.

My name is Anast Demitt and Diane is my wife. Thank you for allowing me to continue on with our presentation. This topic is of such concern to me that I felt I needed to travel here to speak to Council today and express my concerns on this proposed Development.

1. **Traffic** - Once the Tourist Commercial aspect of Coral Mountain Resort is "up and running" there will **traffic changes** that will significantly impact our day to day lives as we know them. The traffic study included in the DEIR is flawed in my opinion as it was conducted during COVID when many seasonal residents chose not to return to the valley. The base traffic volumes used in the analysis are therefore an underestimation of the actual volumes. The study shows that levels of service in some of the affected areas will be reduced to level F, the lowest possible level of service in traffic engineering. That means long delays at intersections and increased commute times regulating in more GHG emissions. The DEIR recommends that changes be implemented to reduce the impacts on the level of service. The developer indicates that they will pay for "their proportional share". The citizens of LQ Quinta are then stuck with the remainder of the costs. This does not seem to be a fair trade off as we the citizens are subsidizing a private development that we will not see any benefit from.

2. **Lighting** - The Developer proposes seventeen 80 foot tall light towers and lighting with variances in parking lots and visitor areas. **The effect of this lighting is another unknown that cannot be quantified at this location.** The proposed development will be similar to what I see when I drive by the Indian Wells Tennis Gardens at night. Furthermore, from the proposed project site, the illumination from a public park in Coachella is clearly visible in our skies. This project, with its seventeen light towers and commercial glare, is not the place that I would choose to observe the beautiful dark skies that our desert is known for. We will say good bye to that here as well.

3. **Short Term Vacation Rentals** - One of the biggest concerns that I have relates to the potential approval of over 700 STVR's for the site, should rezoning occur. Every room in the hotel and casitas and every house will be approved as an STVR. The proposed \$2.5M dollar homes - AND UP - will have multiple bedrooms with multiple people sharing a house. Add in a full hotel for one of the Special Events or even for Coachella or Stagecoach, and this development rapidly becomes nothing more than a large scale B&B with a rotating door. That could mean literally 5 to 6 thousand additional transient visitors in and out of the Project each day.

Is this the type of intrusive commercial development that we want "inserted" amongst the established communities of the Quarry, Trilogy, PGA West, Andalusia and Santerra, to name a few residential districts close by ?

All for the sake of the TOTS that will be collected on the STVRs? What happened to the highly touted goals for quality of life in the LA Quinta 2035 plan? Is this development and all that it brings along with it really worth the adverse impact it creates on the residents and citizens of South La Quinta?

I'm respectfully asking you today to please "stick to the plan", that is, the 2035 La Quinta General Plan - particularly the component that speaks to the "livable community" which addresses the "long- term quality of life of its residents."

This PROJECT is a square peg in a round hole! I encourage you to do as we did and please read the entire 1500 plus page DEIR. You will see that there is not enough certainty from the information presented to allow for rezoning with confidence, and to ensure that there will not be long term life impacting consequences for we, those residents - **'those human beings'** - who live nearby.

Thank you for allowing us to provide our perspective today to you. Please say no to the rezoning of this Parcel of land to Tourist Commercial.

Respectfully submitted on August 2, 2021 by:

Diane Rebryna & Anast Demitt

████████████████████,

La Quinta, CA

92253

From: Ruth Utti [REDACTED]
Sent: Thursday, July 29, 2021 4:49 PM
To: Monika Radeva
Subject: from Ruth Utti RE: public comment REL STVR AMENDMENT & PERMITS to be presented at City council meeting August 3, 2021

Follow Up Flag: Follow up
Flag Status: Flagged

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TO:
LA QUINTA CITY COUNCIL MEMBERS
RE:
Public Comment on Short Term Rental Permits
City Council meeting August 3, 2021
FROM:
Ruth Utti
Owner of [REDACTED], La Quinta

Dear Council Members,

I am writing to urge you to **amend the new amendment to Chapter 3.25 of the La Quinta Municipal Code (LQMC)** which relates to short term vacation rental permits. **Amend this LQMC to include the Tennis Villas in the General STVR rental permit program.**

Currently, I have a short term rental permit because I use the on site La Quinta Resort Leasing Management services. My La Quinta Tennis Villa condo has been in this rental program since my husband and I purchased the property in 1984. We have never had any problems with short term renters. Any problems with short term renters are directly addressed by the Leasing Management Company as well as the LQTV Homeowners' Association.

The reason why we purchased property in the Tennis Villas community was the association and proximity to the Resort Hotel. Our Tennis Villa complex is no different than Legacy Villas which has been granted the General STVR Permit status. In both communities, each condo is individually owned. Both are adjacent to the La Quinta Resort Hotel and have the same resort privileges if short term rental is arranged through on site Resort Leasing Management.

If this amendment is not amended to include the Tennis Villas in the General STVT rental program, I and other TV owners will be financially impacted. The real estate market in the Tennis Villas has always been strong and in demand because future buyers could participate in the short term rental program offered by the Leasing Company. If the Tennis Villa community is not accepted into the General STVT program, new buyers will be discouraged. Market prices and sales will drop.

It is simply unfair that Legacy Villas, La Quinta Desert Villas (Homewood Suites), Puerta Azul and Signature at PGQ West have the General STVT rental status. The Tennis Villas community was developed way before these complexes were even built! In addition,

TV rentals traditionally accomodate the Resort with extra rooms when over-flow shortages occur during big conventions. We should be given the same status as they have!

Amend the amendment to Chapter 3.25 of the LQMC to include the Tennis Villas in the General STVT rental program!

I will not be able to attend this meeting to personally convey my comments. Thank you for your time and consideration.

Sincerely,

Ruth Utti
Tennis Villas:

[REDACTED]

C: [REDACTED]

Mailing: [REDACTED]

From: Kathy Weiss [REDACTED]
Sent: Tuesday, August 3, 2021 4:52 PM
To: Monika Radeva; Consulting Planner
Subject: Wave Opposition Speech to LQ City Council Aug3 2021
Attachments: Wave Oppostion Speech to LQ City Council Aug3 2021 (002)final.pdf

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Please add my comments to the Public Record of comments on the DIR- Coral Mountain Park.
Thank you,
Kathy Weiss

Kathy Weiss, Owner/Director
Crystal Springs West
83698 67th St, Thermal, Ca, 92274
(Use above address for GPS)
Mailing Address:
1609 County Road 112
Carbondale, Co. 81623

[REDACTED]
Fax-970-963-1695

[REDACTED]
<http://crystalspringsranch.co;>

Kathy Weiss comments to LQ City Council Meeting Aug 3,2021

Honorable Mayor Evans, Members of the Council, staff. Thank you for the opportunity to speak on the Coral Mountain project. My name is Kathy Weiss. I am a homeowner /resident at the Quarry.

#1. Location

Many of you might think The Quarry won't be impacted because the DIR said there was nothing to The West of the project.

For the record, The Quarry is to The West of the proposed Wave Basin at Coral Mountain.

#2. Noise

Everyone who lives near Coral Mountain knows that sound reverberates throughout this area. I can hear the murmur of simple conversations between the hikers in Coral Mountain Park, and at Lake Cahuilla Camper Park. From my home at The Quarry, I can hear the music, the bass beat, and the roar of the crowds during Coachella and StageCoach. In fact, from inside my home, I can tell you if the vehicle rumbling down west of 58th & Madison has a gasoline or diesel engine.

Just like my neighbors, I hear the sounds of coyotes and hoot owls every evening.

I ask any sound engineer, that has NOT been hired by the Developer, to demonstrate sound trajectory to La Quinta Mayor & City Council members. The finding of "no significant" noise impact in the DIR illustrates what a one-sided publication this is.

#3 Side effects of Tourist/Commercial Zoning

Louder noise allowances, longer business hours, overnight stays, special events, bigger and taller buildings, and public safety commercial lighting are permitted, and sometimes required under Tourist/Commercial zoning.

Here is just one example- the Wave Basin requires an audible (not visual) 30-second alarm if there is an emergency, followed by another 30-second audible alarm to signal the emergency has ended. California State mandated Alarm can be as loud as it needs to be in order to be heard over "The Tub and The Train," (nickname given to the Wave Basin by Kelly Slater's peers), the screaming and cheering crowds, the crashing of waves onto concrete flooring, and the jet skis zipping up and down the Basin. As the Tub is geared for the Novice Surfer Tourist, the alarms could be going off several times a day.

If I had wanted to live in a noisy, tourist/commercial neighborhood, I certainly wouldn't have built a home at The Quarry.

#4 STVR's

As La Quinta City Council and its residents know, STVR's are a big nuisance, not only here in La Quinta, but elsewhere in Coachella Valley, and wherever people want to Vacation. The vast majority of people who propose short term vacation rentals do not live in this town. Most are out of towners or Commercial investors.

If City Council chooses 750 more STVRs over our tranquil South La Quinta Community, you are voting against your own Community. Are we a community or a Commodity to you?

To remind everyone, the Development Agreement proposes:
“Short term vacation rentals will be an allowable use in all planning areas within the Project “.

In “Developer Speak”- That means 100% of the 600 “Dwelling Units” (per the Developer’s words) built on this property can be STVR’s. In essence an overnight Hotel Room with a shared kitchen. The developer states “Dwelling Unit” prices will start at \$2.5 million and go to \$5 million. That tells me the Dwelling Units are going to be McMansions w/ 3 to 10 bedrooms each. Add the massive 150 room key hotel and we have “Surf City Party- land” with (a potential overnight) population of 4-5,000 lodgers at our doorsteps. Simply put, 750 STVR dwellings and 4-5,000 lodgers will be throbbing in the middle of Andalusia, Trilogy, The Quarry, Santerra, Puerta Azul and PGA West (which has a section on 58th), plus the other resident communities lining 58th Street West of Madison. This Meriwether project goes against every single zoning statement in the La Quinta General Plan 2035.

The developer, when asked about the noise and light pollution, has been very careful to always reply, “we don’t want the noise to impact our residents.” From reading the DIR and the DA, this project is not catering to have many residents. I want to emphasize the developer plans to build the Wave Basin, Hotel and Casitas first. After completion in 2-5 years down the road, only then will developer construct dwelling units on the sold Lots. A “Dwelling Unit “- per the developer’s own words, in the DIR, has an Owner(s), but not necessarily a Resident. A Rental has an “Owner”, a Home has a “Resident.” **Keep in mind, The “Dwelling Unit” owners that chose to buy and build at Coral Mountain Wave Park, plus the tourists booking a stay, do so knowing that the “Tub and Train”, announcer, jet skis, crowds, entertainment venues, etc. will be going non-stop 15 hours daily with 1,000’s of tourist/lodgers milling around outside all over the place.**

It’s easy for the Wave Park lodgers to leave and go back home when tired of the noise, crowds, and commotion. For the neighboring homeowners, it is not so easy. WE will have to soundproof our lives, unable to hear the birds, bees and other native wildlife. We will be stuck in a nightmare that never ends.

The surrounding neighborhood property owners and I bought &/or built homes in South La Quinta because we wanted a peaceful, low-key residential atmosphere. We enjoy the light traffic, no hustle-bustle, being outside listening to the sounds of nature. Our homes and daily life will be impacted negatively in which way.

Before I chose the location of where I live in La Quinta, I asked my realtor what the West Andalusia parcel was zoned for. The realtor told me “Low-Density Residential w/18 -hole golf course. It is planned to be Andalusia’s higher-end homes with their own golf-course.” I did more due diligence by visiting the Andalusia Sales site, looked at their Master Plan 3-D model and confirmed the

zoning with the Developer's representative. Finally, after studying the LQ City zoning map, I felt confident to purchase my lot and commence building a home at The Quarry.

If any of us wanted to live next door to a "Surf City Mega- Event Complex" we would have done so. The majority of the homeowners in South La Quinta moved here by choice, (as we were not born and raised in La Quinta.)

Permitting this Zone change is slap in the Face to every single person that chose to live, buy, and/or build in South La Quinta.

LQ City Council would be showing us that we, your South La Quinta residents, just don't matter.

I thought City Governments were designed to protect its residents and their properties, and make its Residents pleased to be living there.

You can call me naive, because I never thought our local government would cater to an out of state rookie-developer, that has only been in business for 8 years. For the record- This developer has already pulled the plug on one La Quinta based, City owned development: SilverRock.

La Quinta Government should stand by their thousands of residents. Not the Out-of-Town developer that has a dubious history w/ La Quinta.

#5. Developer Agreement

For the record, the developer's proposed time frame, as proposed in the DA, is 40 years.

That is 4 – 0. F O R T Y.

I quote this 6- year old article from the Desert Sun dated October 21, 2015, regarding the SilverRock project.

"Robert Green Jr., of Robert Green Co., and **John Gamlin**, of Sofia Investments, will keep SilverRock moving forward **after Meriwether Co. withdrew to pursue other interests**, city Economist McMillen said."

(For the record, this is the same **John Gamlin** we heard speak on Meriwether's behalf at the last open City Council Meeting)

In other words, Meriwether, the same developer that dropped Silver Rock to pursue "Other interests", wants a 40- year time frame in the Development Agreement.

That is alarming. What if Meriwether drops this one too?

Yes, I am well aware that Developers, City, State & Public entities, Planning Business, Consultants, Realtors, etc. have interacted, networked & fraternized with each other on a daily basis for many, many years. In fact, most of LQ City Council members are involved in these types of pursuits. When it comes to assembling DIRs for City Review, it is definitely a stacked deck in favor of the Developer. The "no significant impact" stated over and over in the DIR clearly illustrated this bias. LQ Government's easy acceptance of the more than 1,000- page DIR cemented the fact. The repetitive "No significant Effect" would be laughable if the thousand pages+ plus DIR wasn't so blatant in its lack of transparency, readability, and comprehension.

Having personally met and known many Developers, a good, responsible, and successful Developer looks to invest and “develop” where there is a real need, the timing is right, and there is an overwhelming neighborhood desire for the “Development” to happen. That is certainly not the case here. All which makes me ask why the Developer and their financial backers bought a parcel that did not have the desired Zoning already in place for their Project?

Who, in LQ government, gave them the “greenlight”?

Why would La Quinta government even think this is “in character” of the existing neighborhood zoning?

In summation, I beg of you, Mayor Evans, and La Quinta City Council Members to vote NO on granting the Property Commercial/Tourist zoning. A zone change permit would be absolute disaster in the making for the many thousands of residents close to this proposed Tourist/Commercial Mega-development.

Sincerely,
Kathy Weiss