

**WRITTEN  
PUBLIC  
COMMENT**

**CITY COUNCIL  
MEETING**

**OCTOBER 5, 2021**

**From:** Nancy Dunn [REDACTED]  
**Sent:** Monday, October 4, 2021 8:17 PM  
**To:** City Clerk Mail  
**Subject:** Fw: Short Term Vacation Rental license moratorium

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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----- Forwarded Message -----

**From:** Nancy Dunn [REDACTED]  
**To:** City Clerk Mail <cityclerkmail@laquintaca.gov>  
**Sent:** Monday, September 20, 2021, 05:54:36 PM PDT  
**Subject:** Short Term Vacation Rental license moratorium

*Dear City Council Members:*

*My patience is wearing thin with your stance on continually extending the city's moratorium on procuring licenses for short term vacation rentals. I have written to you several times during the past year and not a single one of you has extended the courtesy of responding to my concerns or of answering the very specific questions that I have posed. I will try again today and hope that I will get some type of response.*

*First and foremost, I run a bed and breakfast business, in which I am on site during my guests' stay. In six years, I have never received any type of contact from the City of La Quinta law enforcement or noise enforcement in regards to noise, garbage, or parking at my home. The entire homes that are rented out to visitors should be in a totally different category from homes such as mine, in which the owner is on site for the duration of the visit. As you are well aware, many La Quinta homeowners rent out a room or two in their home or a casita to make ends meet during retirement and your decision to lump together both types of vacation rentals in the same category is truly unfair and unjustified to all of them.*

*Secondly, some areas of the city have been allowed to apply for permits because they are located in a Tourist Commercial or Village Commercial zone. What constitutes a Tourist Commercial or Village Commercial zone? One area that has been given the exemption is Center Pointe-La Quinta Desert Villas (Homewood Suites). I live in Acacia La Quinta, whose entrance is two tenths of a mile from La Quinta Desert Villas. My house is located five tenths of a mile from that complex. **Why are they eligible to apply for and receive a new permit when I am not?***

*I would appreciate hearing from one or all of you within the week in response to my concerns. Thank you. Nancy Dunn*

Edward Lister Smilow

La Quinta

Environmental Report for Surf Park Development

Subject: Comparison with Golf Course Development

I am the former Executive Director of the California Golf Course Owners Association and Board Member of the California Alliance for Golf. Throughout my tenure, I participated in, attended and produced numerous seminars and programs related to the environmental impact and environmental stewardship of golf courses here in Coachella Valley as well as the rest of California. After listening and studying from experts in the field, especially water usage, which is of course most critical to the golf industry, I can state unequivocally that water usage by a golf course cannot in any way be compared with water usage at the proposed development.

The water used on a golf course is recirculated into ground water. Most of the water is filtered by the earth back into the water table and aquifer. That is why a golf course can utilize recycled water and act in much the same way as a water treatment facility does. Aeration through spraying provides a purifying process as well. Simply measuring the amount initially utilized without factoring in the return is an inaccurate measure of water usage.

The environmental impact of water usage on a golf course goes far beyond the recreational value. The amount of oxygen produced by the grass that is grown has a significant effect on the atmosphere. The grass areas have a cooling effect as well. The golf course habitat created promotes animal and insect life which is a necessary component for the desert ecology, and is an essential component for agricultural production as pollinators thrive in the golf course environment while the growing fields lie barren and dormant.

As the State of California has struggled to master the effects of drought conditions, the golf industry has been at the forefront of conversation. These efforts have consisted of adoption of its own consumption standards that exceeded the rationing imposed by the State, utilization of advanced technology to monitor water usage, utilization of advanced watering valves and heads, extensive turf reduction and introduction of heat tolerant grasses to reduce water consumption. Operation conservational use consumption practices now recycle the water used for the daily washing of carts and surrounding building areas.

Environmental impact cannot be separately considered from the economic impact of golf in La Quinta. In 2015, the California Alliance for Golf concluded an extensive study of the economic impact of golf in the Coachella Valley. I have attached a copy of that report for your consideration. In sum, the economic impact of golf is essential to the economy in this region because of its value to the second home industry, tourism and travel, which brings millions upon millions of dollars to local businesses and those that are employed. As a matter of return on investment, no industry in the Valley produces a greater return than golf.

I urge the City of La Quinta to consider the current zoning plan for the area of the proposed development as a commitment to a well thought out design which has proven successful when well operated over half a century of time. There appears no good reason to change this plan in terms of environmental and economic impact. In fact, the addition of new housing without additional green space may compromise the welfare of current inhabitants.

Thank you for your consideration,

Edward L. Smilow

TO: Members of the City Council

FROM: Kay Wolff

DATE: October 12, 2021

Regarding the Community Services Commission allocation of funds:

I would respectfully request that the Galilee Center be funded for the maximum amount of \$5000. I have visited there many times and invest the majority of my own charitable giving to them. It fills a tremendous need in our community.

The Galilee Center serves the workers who plant, tend and harvest our food. They work in our hotels, hospitals country clubs and restaurants. They are mostly paid minimum wages and cannot afford housing nor the food they have cultivated. We all rely on this often unseen hard-working people.

This grant is an opportunity to support a very worthy charity in our community. They were awarded a Community Services Grant in 2018/19. If they are not funded for the full amount this year, there will be a long wait to ask again.

There are no other grants on the approval list that address food, clothing and shelter for the poor. At this critical time, the City needs to step up to help fill this tremendous need.

The need is great. The recipients are the neediest. La Quinta is in a position to support an amazing organization. Please, let's give the maximum to this Center which gives its maximum every day of the week.

*(I haven't read the application, but here's some background that I have gleaned from my association with the Galilee Center:)*

- 1. This Center was founded and is managed by Gloria Gomez and Claudia Castorena, founders of the original Martha's Kitchen. They have a proven track record and know how to organize to get the biggest bang for your buck.*
- 2. After retiring from Martha's, Claudia and Gloria started distributing food baskets to farmworkers and families under a shade tree on a corner in rural Thermal. They immediately saw the need for more extensive services.*
- 3. A local grower made a large packing shed available to initiate services for the community of working poor.*

4. *The Galilee Center currently provides multiple services to the working poor and their families who would otherwise be sleeping in their cars, trucks, ditches or under bridges. An air-conditioned space to sleep overnight, laundry room, restrooms and showers, two meals a day, medical referrals when needed and assistance with legal documentation.*
5. *The Center receives both monetary and used goods. It has two large thrift shops (Mecca and Coachella) which sell items to the community for \$1.00. Donated items of value are sold on eBay by staff. Large items can be picked up from the donor's home. Profits from the thrift stores support the food distribution program.*
6. *On Thursdays, food baskets are distributed to needy families. Once a year there is a bicycle give-away and backpack distribution. Baby supplies are provided as needed, purchased in bulk at the most economical cost.*
7. *Emergency services are provided, such as rental and utility assistance, clothing vouchers and various services for children and seniors.*
8. *The Center coordinates with Border Patrol to accommodate refugees who have future immigration court dates and who need temporary housing and transportation across the U.S.*
9. *There is currently a drive to raise \$2 million for an addition which will expand the sleeping quarters from the current 75 to 150. Due to the generosity of major donors who appreciate the important work of the Galilee Center, the drive for the addition is half way met!*
10. *It is my understanding that the Center receives funding from the State and/or County to support services, in addition to having a base of devoted support organizations and donors.*

**The residents listed below gave verbal presentations of the enclosed materials, which are also included as Written Comments:**

(Presentations are in the order in which the residents spoke)

- Robert (Bob) Lasser
- Carolyn Winnor
- Nancy Bruce
- Alena Callimanis
- Robin Nenninger

INTRO SLIDE

# 2035 City of La Quinta General Plan

## **LIGHTING**

**Robert Lasser**

**Carolyn Winnor**

**Nancy Bruce**

Slide #1

## **Developer Proposes:**

- General Plan Amendment (GPA 2019-0002)
- Zoning Change (ZC 2019-0004)
- Specific Plan (SP 2020-0002)
- Tentative Tract Map (TTM 2019-0005)
- Site Development Permit (SDP 2021-0001)
- Development Agreement (DA 2021-0002)



Slide #2

- ✿ **A Commercial entertainment-based venue endeavor;  
not a residential development community**
- ✿ **Commercial /high-density development**
- ✿ **Entitlements that are severely understated by the  
Applicant so that approval can be obtained**
- ✿ **Not in keeping with the character and entitlements  
envisioned by the City and its residents**

Slide # 3

## **One element of the Project - LIGHTING...**

- Commercial lighting levels and light pollution to an existing residential area
- Dusk to dawn basis 365 days per year in perpetuity, where currently there is no light
- View of Coral Mountain from Lisa Castro's home at night:



Slide #4

## **General Plan re: Lighting**

**DEIR did not consider the “dark skies”  
of the “Gem of the Desert”**

- A guiding principle of the General Plan, **which is to reduce light pollution**
- Project is blatantly inconsistent with this principle
- 17, 80-foot-high light fixtures to illuminate the wave basin **365 days per year from dusk to 10pm**

Slide #5

- **Commercial lighting** to illuminate the large-scale commercial development including separately 47,000 square feet and 60,000 square feet of mixed commercial uses included in the overall project
- Will be **in operation 365 days per year from dusk to dawn in perpetuity.** A direct conflict with the surrounding residential areas
- per DEIR, there will be **multiple 25-foot light poles, 40-foot light poles and 80-foot light poles, due to TC zone change**
- **✳ Significant change from the current Municipal Code which allows 8-foot light pole heights**  
**(per TABLE 4-1-8 in DEIR)**

Slide # 6

## **Minagar & Associates Inc.:**

- 28 years of experience in ITS (Traffic/Civil Electrical Engineering- Transportation Planning- Homeland Security- EM Consultants)

## **Prepared a response to the DEIR & Appendix B.**

### **Says that LED Lighting:**

- provides an **extremely high lumen output**, and **glare** is one of the most common and annoying results of LEDs
- **typically emits too much light** which creates **light pollution**
- can have a negative effect and **adverse impacts on humans and nocturnal animals**

Slide # 7

## **the Minegar report continues...**

- The DEIR did not address that desert has **high winds** - resulting in **silica particulate** blown about in the area of the proposed project

- Silica particulate is highly reflective**

- Applicant should be required to **install mock-ups of every type of lighting** to confirm visual comfort of concerned parties affected by such installation

Slide # 8

**By DEIR's own admission:**

Wave parks impact scenic vistas, the visual character, or quality of the site, scenic resources...and **light and glare**  
**\*would be significant and unavoidable**

Slide 9

**2035 La Quinta General Plan (P-1-3):**

***Request*** by the Applicant to change the zoning from its current Low-Density Residential with Golf, to Commercial -Tourism to allow this project to move forward **should be denied.**



Slide 10

## **Coral Mountain Wave Park Project is in direct conflict with the 2035 La Quinta General Plan**

- Will **not** provide the **best quality of life** for all its surrounding residents
- Will **not** assure a **consistent and compatible land use pattern**
- Will **not** assure that **subdivision and development plans are compatible with existing residential areas**
- The Project does **not** protect the **quiet noise level and light pollution environment, to preserve the quality of life for all its residents**
- the proposed Project does **not** represent **compatible development adjacent to, existing neighborhoods and infrastructure.**

**The above are all requirements of the  
2035 La Quinta General Plan**

SLIDE 11

## **In Conclusion... Why is City of La Quinta interested in the Coral Mountain Wave Park Project?**

- a Project that **violates the 2035 La Quinta General Plan**
- a Project that promotes **the grossly irresponsible use of a natural resources that is in critical short supply.... Water**
- a Project that is **so strongly opposed by La Quinta's own citizens** being considered by our city leaders?

## SLIDE 12

Answer is:

### Potential Transient Occupancy Tax Income

- Comply with the will of the constituents who elected you
- Deny the zone change

**\*\*This is the Wrong Project,  
in the Wrong Place,  
at the Wrong Time**

This is the wrong way to increase tax revenue for the City

**Just say NO to a zoning change!**

# Comments on Evaporation, Drought and Golf Course Benefits

Alena Callimanis – Trilogy  
Robin Nenninger – PGA West

## WavePoolMag.com August 13, 2021 Article “Coral Mountain Meets Resistance from Neighbors”

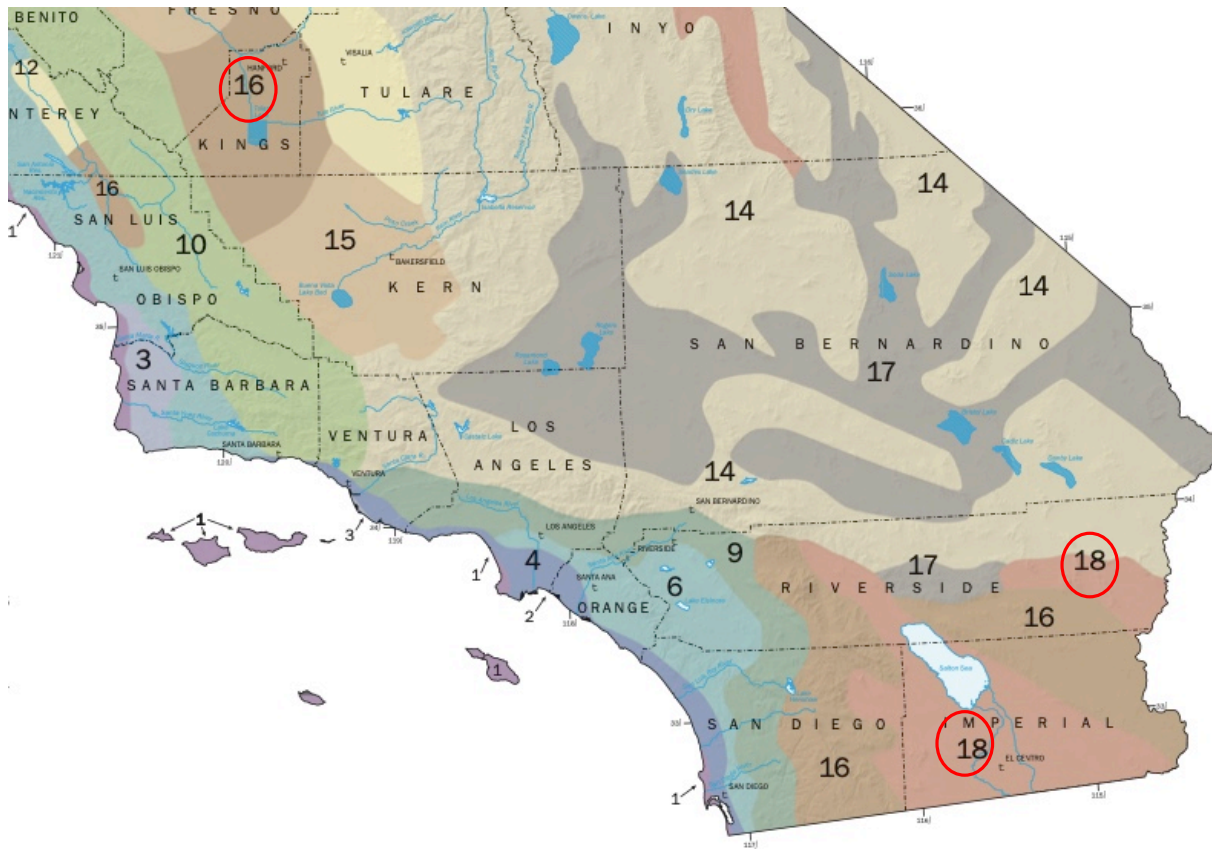
- The developer **John Gamlin** provided input into the article
  - It’s worth noting that on a typical winter day the SilverRock golf course in La Quinta needs around 500,000 gallons of water. On a cool day it’s likely to use 400,000 gallons and on hot, windy days it could be up to 600,000 gallons. And this is with a new computer system that’s pumping out, on average, 25% less water than the course was using prior to a computer ‘smart systems’ upgrade.

## A look at CVWD evaporation numbers

- CVWD did the best they could based on the fact there is no modeling for wave pools
- CVWD needs to use local Coachella Valley conditions and numbers when they do their wave pool evaporation calculation
- For example, Pan Evaporation numbers are a part of that calculation, though those numbers stopped being collected in 1995 when we only had 99 days over 100 degrees
- CVWD cannot use the information on evaporation at the Kelly Slater Surf Ranch in Lemoore because the site is not located in CVWD's Evapotranspiration Zones (aka water surface evaporation, soil moisture evaporation, and water vapor from plants)

# From the California Water Resources Board

Note: CVWD breaks this down locally for their areas



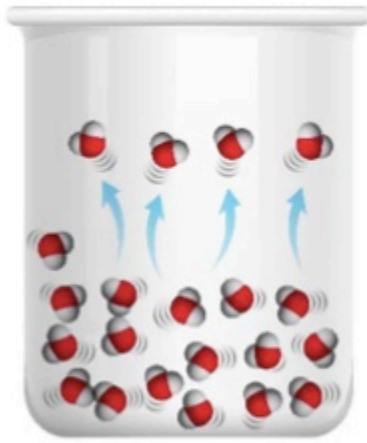
Per this map, the higher the number the higher the evapotranspiration

## A look at evaporation numbers – 250,000 gallons/day on hot days in Lemoore

- Lemoore in 2020 had 40 days between 100 degrees and 109 degrees
- La Quinta in 2020 had 140 days between 100 degrees and 119 degrees
- 140 days x 250,000 gallons = 35 Million gallons evaporation
- **CVWD states in DEIR Appendix M: Yearly evaporation is 39 Million gallons**
- What about wind evaporation? Sand? Wave action? Wave pool maintenance? ***The other 225 days of the year? HEAT?***



## Quick Science Slide



**Adding energy (heating) increases the rate of evaporation**  
Although water can evaporate at low temperatures, the *rate* of evaporation increases as the temperature increases. This makes sense because at higher temperatures, more molecules are moving faster; therefore, it is more likely for a molecule to have enough energy to break away from the liquid to become a gas.

**Increased Rate of Evaporation**

# WADI Adventures in United Arab Emirates

- Similar Hot Weather evaporation percentage like Lemoore
- WADI cools their pool to 84 degrees in the summer
  - Required for comfort and safety of surfers (heat stroke in hot water/weather)
  - Algae unmanageable at high pool temperatures, with chlorine levels too high for surfers
  - “Warmer pools can incubate nasties like Protozoa and viruses”
- WADI warms their pools to 74 degrees in the winter
- By the way La Quinta Resort has coolers on their 41 pools to cool between 82 degrees and 84 degrees “because otherwise, the guests can’t use the pool”



## 2035 La Quinta General Plan

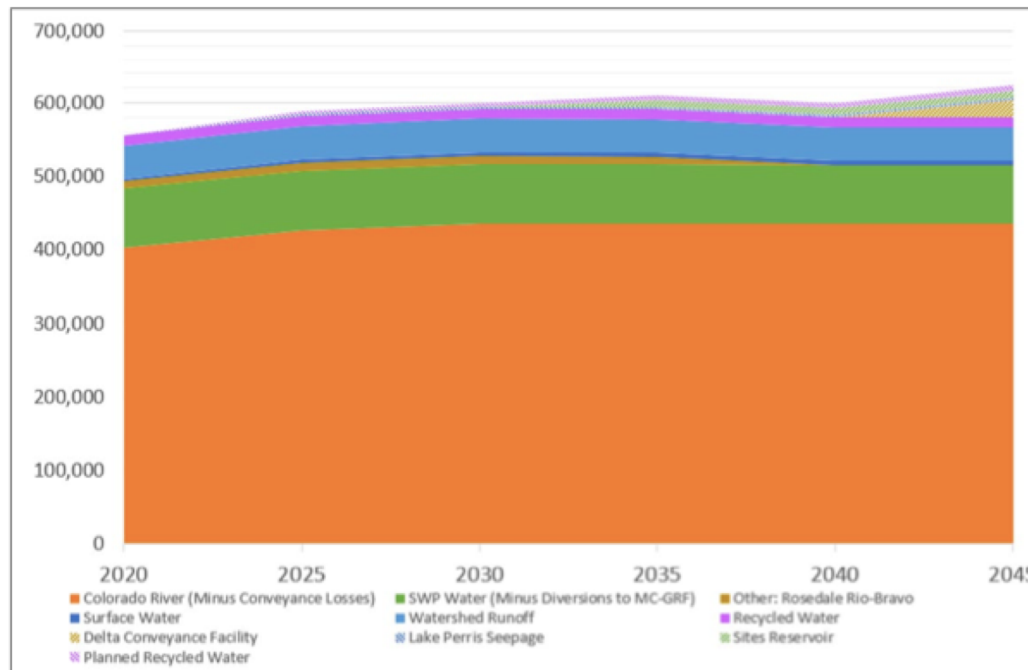
- Water consumption for the Coral Mountain project is NOT in keeping with **2035 La Quinta General Plan**
  - **Water conservation in La Quinta is essential to reduce the overdraft of local groundwater and protect future resources. II-138**

# Public Review Process for the Indio Subbasin Sustainable Groundwater Management Act Alternative Plan – lots on Climate Change, not enough on Colorado River issues

Executive Summary

**DRAFT**

**Figure ES-5: Indio Subbasin Supply Forecast Projected Future Supplies with Climate Change**



Edward Lister Smilow  
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