

**From:** [Linda Candler](#)  
**To:** [CityClerk](#)  
**Subject:** Citizen Comments for City Council Meeting Today  
**Date:** Thursday, December 12, 2024 9:26:03 AM  
**Attachments:** [We sent you safe versions of your files.msg](#)  
[Refuge clearing exhibits.pdf](#)

---

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Hello,

Please find attached my comments with exhibits for the City Council Meeting this afternoon. Please distribute to Council Members. I plan to attend and speak for 3 minutes.

Thank you.

Linda Candler

TALKING POINTS CITY COUNCIL 12/12/ 2024

We are here to ask for immediate attention to the grading of the slope behind our homes to alleviate the dust and respiratory problems that result from the steep slope. We cannot breath freely inside our home.

When the Rough Grading Plan was approved on March 5,2024 the Preliminary Grading Plan was changed. The change was significant as it moved the slope at least 10' closer to our back wall. This material information was not disclosed to us or to any adjacent homeowners. We were told by representatives of the Refuge that the only change to the Grading Plan was a 6" change to the pad height elevation. The Public Notice issued by the Planning Department and appearing in the Desert Sun also only referenced a 6" pad height change. The information about the change in the grading of the slope to create a large retention basin WAS NEVER DISCLOSED. This major change resulted in a slope at least 3' higher than what was originally portrayed in the Refuge Specific Plan approved in September 2022. I have previously submitted the Specific Plan exhibit showing the slope at 14' (based on a 7' pad height elevation gain) and ending at the back wall of the new homes. (copy attached). The slope is now more than 17' and it starts 22' from our back wall instead of 36' as specified in the original approved plans. This is due to the creation of a large retention basin and a large 5-10' flat shelf at the top of the slope.

As promised in the Specific Plan, the setback of the buffer zone was to be 50' at the East and Southern borders along the neighboring homes.

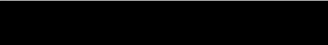
In submitting the Rough Grading Plan and the Landscape Plan, Pulte and the City concealed from us a reduction to the buffer zone from 50' to 45'. This is another significant and material fact that was not disclosed to us by either Pulte or the Planning Department. We were told that the March 5, 2024 hearing to approve the Rough Grading Plan only related to a 6" change to the pad height. When we objected to a reduction in the buffer zone at the Landscape Hearing on May 21, 2024, the Planning Commission was told that the Rough Grading plan only changed the paid height by 6" and that there was not a 7' elevation gain. This information was misleading and incorrect.

We request that Pulte be required to landscape the east and south buffer zones now, as a condition prior to approval of the Final Tract Map for Phase 2. We cannot wait 5 years for the HOA to be established and take responsibility for landscaping. And since the walking path is open to the public, the City should maintain the landscaping just as is done along Shepherd Lane. The Cotino project has already built their outer wall and installed landscaping along the outside wall. Pulte should do the same for the Refuge project.

We also request that the slope be regraded to eliminate the 5-10' flat shelf at the top of the slope. This was not per the Specific Plan. Regrading would lessen the steepness of the slope, which would reduce dust and risk of flooding.

Our final concern is with the drainage. As shown in the attached excerpts from the Rough Grading Plan, there are drainage pipes that run from the streets of the Refuge (Explore) site to the retention basin in the buffer zone behind our house. This is contrary to the representations made by Pulte that the pad height elevation was necessary to drain all water to the north end of the project, not the Southeast corner. (Lot 1). It is also contrary to repeated assurances that no water from the project drains to the buffer zone. The Southeast corner is a low point and we want the City to ensure that the water from the streets of the new development does not drain to the buffer zone at Lot 1.

Linda Candler



Palm Desert, CA. 92211

15'  
REAR YARD  
SETBACK



FUTURE RESIDENCE  
(PE = 299.2)

6'



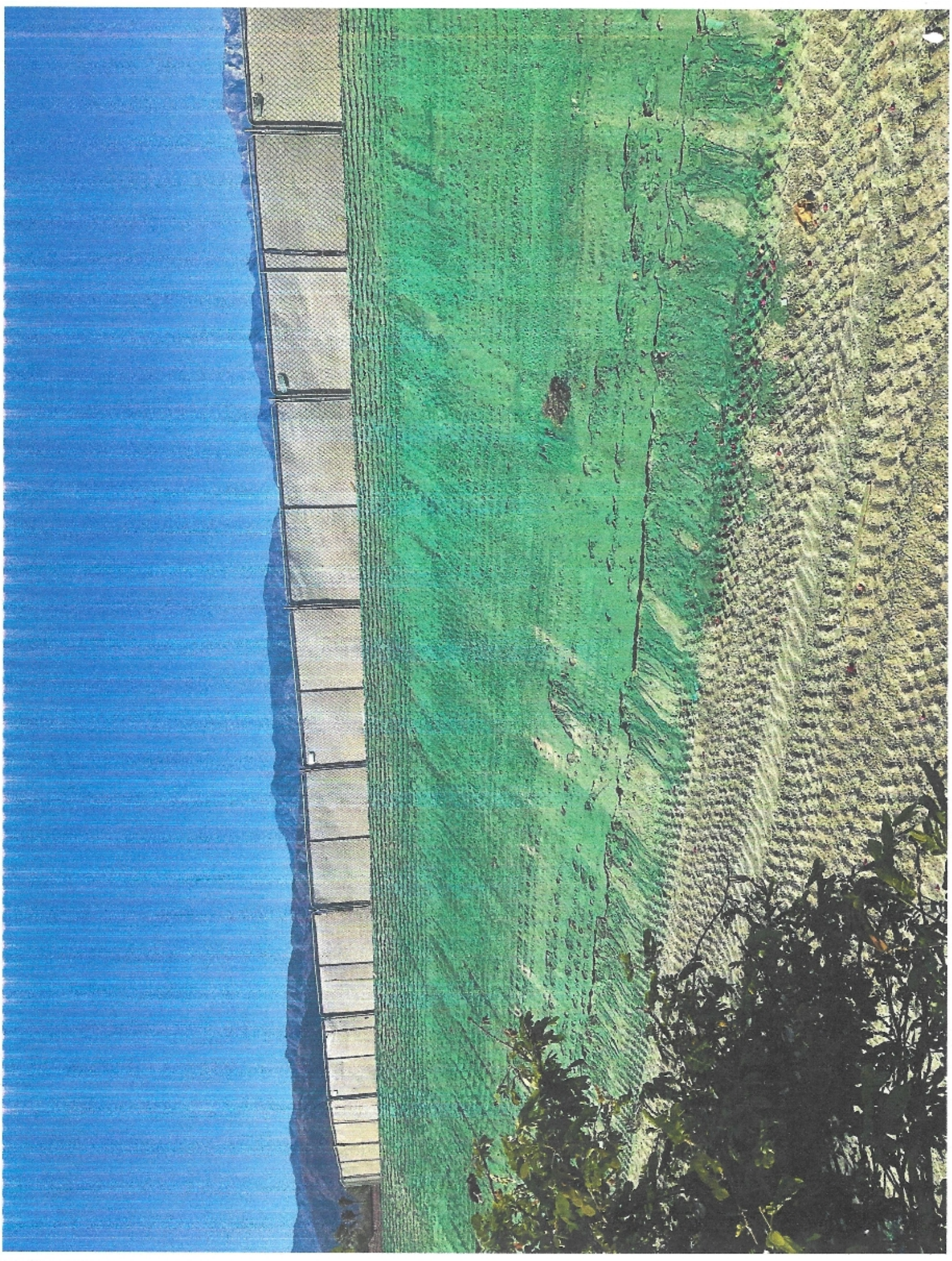
②

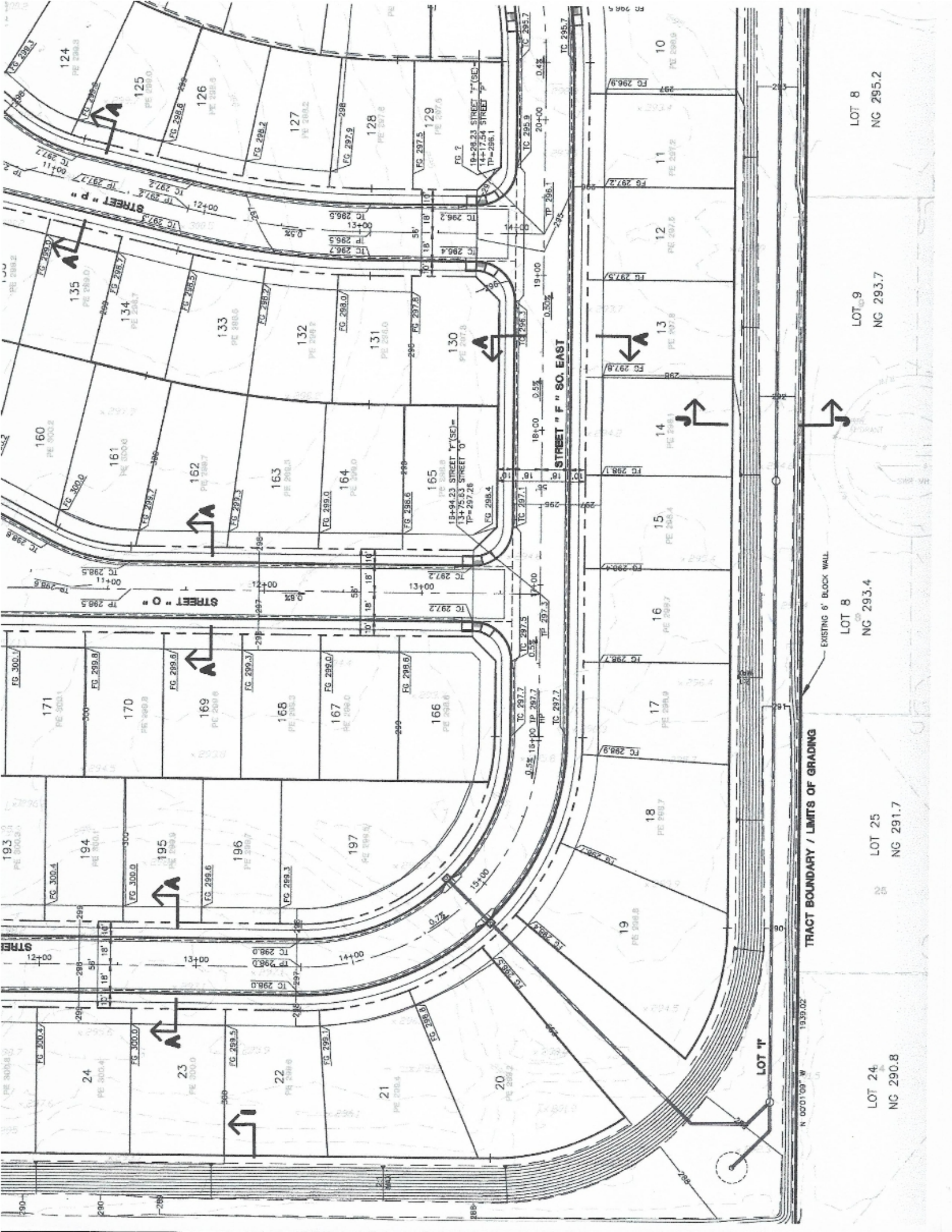
EXISTING RESIDENCE  
(NG = 291.8)

## Cross-Section E-E

- ① Property Wall
- ② Proposed 5' Meandering Trail







124  
PE 298.5  
FG 298.5

125  
PE 298.6  
FG 298.6

126  
PE 298.7  
FG 298.7

127  
PE 298.8  
FG 298.8

128  
PE 298.9  
FG 298.9

129  
PE 299.0  
FG 299.0

133  
PE 298.3  
FG 298.3

134  
PE 298.4  
FG 298.4

135  
PE 298.5  
FG 298.5

130  
PE 297.8  
FG 297.8

131  
PE 297.9  
FG 297.9

132  
PE 298.0  
FG 298.0

160  
PE 298.2  
FG 298.2

161  
PE 298.3  
FG 298.3

162  
PE 298.4  
FG 298.4

163  
PE 298.5  
FG 298.5

164  
PE 298.6  
FG 298.6

165  
PE 298.7  
FG 298.7

170  
PE 298.8  
FG 298.8

171  
PE 298.9  
FG 298.9

169  
PE 299.0  
FG 299.0

168  
PE 299.1  
FG 299.1

167  
PE 299.2  
FG 299.2

166  
PE 299.3  
FG 299.3

193  
PE 299.3  
FG 299.3

194  
PE 299.4  
FG 299.4

195  
PE 299.5  
FG 299.5

196  
PE 299.6  
FG 299.6

197  
PE 299.7  
FG 299.7

23  
PE 299.0  
FG 299.0

22  
PE 299.1  
FG 299.1

21  
PE 299.2  
FG 299.2

20  
PE 299.3  
FG 299.3

24  
PE 299.4  
FG 299.4

201  
PE 299.5  
FG 299.5

202  
PE 299.6  
FG 299.6

10  
PE 296.9  
FG 296.9

11  
PE 297.0  
FG 297.0

12  
PE 297.1  
FG 297.1

13  
PE 297.2  
FG 297.2

14  
PE 298.1  
FG 298.1

15  
PE 298.2  
FG 298.2

16  
PE 298.3  
FG 298.3

17  
PE 298.4  
FG 298.4

18  
PE 298.7  
FG 298.7

19  
PE 298.8  
FG 298.8

25  
PE 299.0  
FG 299.0

26  
PE 299.1  
FG 299.1

LOT 8  
PE 293.4  
FG 293.4

LOT 9  
PE 293.7  
FG 293.7

LOT 25  
PE 291.7  
FG 291.7

LOT 24  
PE 290.8  
FG 290.8

LOT 8  
PE 295.2  
FG 295.2

LOT 9  
PE 293.7  
FG 293.7

LOT 25  
PE 291.7  
FG 291.7

LOT 24  
PE 290.8  
FG 290.8

STREET "P"

STREET "O"

STREET "F" SO. EAST

TRACT BOUNDARY / LIMITS OF GRADING

EXISTING 6' BLOCK WALL

N 02°01'00" W  
13.93.02

LOT 'T'