

From: [Jana Bennehoof Koroczynsky](#)
To: [CityClerk](#)
Subject: CITY COUNCIL COMMENTS
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Attachments: [REFUGE MARCH 13, 2025 City Council.docx](#)

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Please find attach my comments to council for March 13, 2025.

Jana Bennehoof Koroczynsky

REFUGE/DEL WEBB EXPLORE – A PUBLIC NUISANCE CREATED FOR TWO EXISTING COMMUNITIES IN PALM DESERT

We understand that the developer of Refuge/Del Webb Explore has followed all the plans approved by the city council and that the city is powerless to make revisions to the plans after the fact. However, considering all the confusion and misrepresentations to the adjacent neighborhoods, city commissions, and to the city council, we believe the developer should, at the very least, lower the elevations to those approved in November 2022; ensure all slopes are at the 2:1 ratio; and landscape the walkway sooner than planned.

We want to be on record that we feel the drainage plans for the southeast corner of the Refuge/Del Webb Explore are inadequate should there be a downpour like we experienced in August 2023. Both trails on the east and south walls, along with the runoff from their sloped escarpments, channel to a corner that has no drain, counting solely on percolation.

Despite our presenting to council twice this past year how there was confusion about neighborhood meeting invitations due to them either arriving in envelopes easily mistaken as junk mail or not received at all, the latest invitation to the meeting held on January 7th arrived in envelopes from MSA Consulting. This is an example of the very confusion we talked about. We believe a simple fix for this problem is for the city to send out, in city envelopes, all such future communications to affected residents. We also believe that neighborhood meetings should not be held in months when many residents are not even here, nor be held during the dinner hour.

Because we cannot afford to sue Province West and BlackRock, developers with unlimited money and powerful corporate attorneys, or the city for public nuisance created because this project was approved in 2022, we would like assurances in writing from the city that the developer will be held accountable for damages to our properties.