



Planning Commission Staff Report

DATE: May 10, 2017

Public Hearing

SUBJECT: SELENE PALM SPRINGS, LLC, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED FINAL PLANNED DEVELOPMENT DISTRICT 333 (PDD 333) AND TENTATIVE TRACT MAP 35236 FOR THE DEVELOPMENT OF A 171-ROOM HOTEL, 34 RESIDENTIAL UNITS AND A PARKING STRUCTURE LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD, (CASE NOS. 5.1132-PD 333 AMND & TTM 35236) (ER).

FROM: Department of Planning Services

SUMMARY

The Planning Commission to consider a proposed amended project that was originally approved in 2007 and amended in 2009 and 2013 by the City Council. Planned Development District 333 development standards will remain in effect; the overall size of the amended project has been reduced from 10.47 acres to 7.8 acres. Specifically, the amended project will include the following:

- The proposed amended project will now have an overall size of 7.8 acres.
- Hotel rooms reduced from 200 to 171.
- Residential units reduced from 50 to 34.
- The hotel main building design has changed.
- The condominium units previously located at the southeast corner have changed.
- The parking structure is no longer above grade.
- The addition of a greenhouse farm above proposed below grade parking structure.
- Main access into the hotel has been moved from Amado Road to Calle Alvarado.

RECOMMENDATION:

The Planning Commission to recommend the adoption of a Subsequent Mitigated Negative Declaration (MND); and approval of the "Amended Project" and modified Tentative Tract Map 35236 to the City Council.

ISSUE:

- Applicant to bring back final construction plans for a final review by the Planning Commission.

BACKGROUND INFORMATION:

Related Relevant Prior City Actions	
07.18.07	The City Council approved Planned Development District (PDD 333) for a 200-room hotel, a 143-unit condominium development and Tentative Tract Map 35236.
11.10.08	An application was submitted by the Oasi Group for the Mondrian Hotel to amend the previously approved PDD 333.
06.03.09	The City Council approved the amendment to reconfigure portions of the site plan and building elevations, and allow development of the project in phases.
04.27.11	The Planning Commission granted a one-year extension to the Planned Development District (PDD 333). The tentative map is valid for five years from its original approval date.
05.23.12	The Planning Commission granted another one-year extension to the Planned Development District (PDD 333, expiring April 21, 2013).
04.11.13	An application was submitted by CDI Ventures, LLC, to amend the previously approved Mondrian Hotel.
11.20.13	The City Council approved an amendment to preliminary PDD 333.
12.09.15	The Planning Commission granted a one-year extension of time to Planned Development District (PDD 333).
09.14.16	The Planning Commission granted a one-year extension of time to Planned Development District (PDD 333).
01.25.17	The Planning Commission conducted a Study Session on the amended project.
02.06.17	The AAC reviewed the proposed amended project and recommended approval to the Planning Commission with comments.

Most Recent Change of Ownership	
08.31.16	A purchase agreement between the City and CDI Ventures, LLC, was executed. The purchase agreement was amended by City Council on 11/04/15. The sale was completed on August 31, 2016.

Related Building Permits/Business Licenses	
N/A	None

Neighborhood Meeting	
	Applicant has met with members of the Center Court Community on several occasions to discuss the amended project.

Field Check	
04.24.17	Staff visited the site to observe current conditions of the property.

Site Area	
Net Acres	7.8 acres

Surrounding Property	Existing General Plan Designations	Proposed/Existing Land Use Stds.	Existing Zoning Designations (Section 14 Area)
Subject Property	HDR (High Density Residential),	171-Unit Hotel & 34 Condo Units.	HR (Residential High) Section 14
North	HDR (High Density Residential),	Residential Units	HR (Residential High) Section 14
South	TRC (Tourist Resort Commercial)	Convention Center	RA (Resort Attraction) Section 14
East	HDR (High Density Residential),	Residential Units	HR (Residential High) Section 14
West	HDR (High Density Residential),	Residential Units	HR (Residential High) Section 14

BACKGROUND AND SETTING:

The previously-approved project, commonly known as the Dolce Hotel (now called "Dream Hotel"), is requesting approval for an amended project. In 2007, the City Council approved the project for the development of a hotel-condo to include a five-story 200-room hotel, with 143 condominium units and an associated parking structure. On April 22, 2009, the City Council approved a proposal to amend that entitlement for a 200-room hotel, 50 condominium units and a parking structure to be constructed in three phases. A second amendment with significant changes to the design was approved by the City Council on November 20, 2013; however, the number of hotel rooms and condominium units remained the same.

The project site is L-shaped, and is bounded on three sides by City streets: Avenida Caballeros on the east, Amado Road on the south, and Calle Alvarado on the west. The northern portion of the L-shaped parcel is bounded on the north by vacant land and on the east by existing residential development. The subject site is currently developed as the Palm Springs Convention Center's north parking lot. The area is generally flat, with no significant physical features. The subject site is within the Section 14 Specific Plan Area.

Proposed Planned Development District Amendment:

The amended project proposes a significant change to the site plan, configuration and overall mass compared to the original entitlement. The amended project will have the same components consisting of the hotel which is now branded the "Dream Hotel", an urban resort with indoor and outdoor event spaces, residential use, a restaurant and swimming pools. The amended project will consist of the following changes:

- Reduction of development site from 10.47 to 7.8 acres.
- Reduction of the overall density of structures on the property.
- Reduction of hotel rooms from 200 to 171 rooms; condo units from 50 to 34 units.
- Design of main building form has changed from the "S" tower to "C" form.
- Residential units on the southeast portion of the property have been eliminated.
- Relocation of 14 residential units into the penthouse level (5th floor) of the hotel.

- Relocation of villas to the west of the main hotel building.
- Addition of a greenhouse structure with a maximum height of 30 feet.
- Above grade parking structure is eliminated; parking to be below grade.
- Back of house operations and parking relocated below grade.

Site Plan and Project Design:

The proposed amended project varies to some degree from the 2013 amended project. The new site plan, the project massing, the project design and the residential component have all changed. The number of hotel rooms has been reduced from 200 to 171 and residential units have been reduced from 50 to 34 units. The orientation and location of the main hotel structure has been changed; the swimming pool previously located at the corner of Amado Road and Calle Alvarado has been relocated to the northerly portion of the site along Calle Alvarado. However, the project is still in keeping with the intent of the original PDD in terms of development standards and requirements of Section 14 Specific Plan design requirements. The form of the main hotel building has been reduced; the villas and condominium units have been reduced and relocated. The form of the main structure was a sinuous arc running north and south on the site; the amended project now has a C-shaped scheme running north to south. Additionally, the primary C structure building is now separated at the base by 45 feet and still runs north to south of the site but with varied heights. The southern portion of the building is joined to a smaller structure that runs perpendicular east to west of the site. The stand alone villas and a garden will now be sited on the northeasterly portion of the property; these units are now designed as one-story high villas. Previously, the buildings ranged from 2-4 stories in height. Overall, the amended project is still in keeping with the original concept and the Planned Development District.

Architecture:

The main hotel building was previously approved with an S-shaped design five-story tower with a maximum height of 56 feet. The amended project has a C-shaped design running north to south and separated by 45 feet at the base of the "C" to allow for a view corridor through the building. The hotel building's new design has varied heights to allow some variation in the main building. The southern portion of the C structure building is now four (4) stories high and connects to the building that runs perpendicular east to west. This wing of the structure will contain the majority of hotel rooms; the northerly section of the C structure building will house the condominium units on floors 2, 3, 4 and 5. The first floor will contain additional hotel suites, spa, fitness room and other hotel amenities. The architectural style of the hotel remains the same with aspects of "The International Style" with emphasis on modernist minimalist attributes. Proposed building materials will include smooth stucco, decorative screens, glass handrails, frosted glazing, cast in place concrete with natural light gray color, pre-cast concrete (smooth) with slate color, precious pearls colored synthetic stucco (smooth), gloss finished colored glass mosaic with various colors and exterior wood with oil finish. Additional information and studies of proposed building materials are contained in the architectural exhibit.

Comparison of Approved Project and Proposed PD-333 Amendment

Type of Standard	2013 Approved Amended Project	Proposed PD-333 Amendment
Location	NWC of Ave Cab & Amado Rd	Same
Proposed Use	Mixed-use; Hotel & Residential	Same
Lot Size	10.47 Acres	7.8 Acres
Site Circulation	Ingress, egress, access and parking per City Standards	Same
Architecture	Mid-Century Modern / International	International Style
Phasing	N/A	N/A
Coverage	43%	36%
Front Setbacks	Amado Road: 45 feet Calle Alvarado: 32 feet	38 feet 61 feet
Side Setbacks	Avenida Caballeros: 31 feet	Varies between 41 ft. to 50 ft.
Center Court Condos Setback	80 feet	134 feet
Rear Setbacks	20 feet Avenida Caballeros: 20 feet	65 feet from villas 32 feet
Hotel Square footage (Size)	179,930 sq. ft.	164,495 Square feet
Residential/Condo Units	130,706 sq. ft.	64,000 Square feet
Hotel Tower Height	56 feet	46 feet
Condo Tower Height	43 feet	56 feet
Hotel Tower Stories	5	4
Condo Tower Stories	4	5
Hotel Overall Length	485 feet	435 feet
Condos Overall Length	210 feet	N/A
Greenhouse / Farm	None	New
Hotel Units	200	171
Residential /Condo Units	50	34
Fitness Facility	Yes	Yes
Event Spaces	Yes	Yes
Swimming Pools	2	3
Roof Top Terrace	Yes	Yes
Restaurant	2	2
Parking; Hotel	Below Grade Parking Structure	Same
Parking; Residential	Below Grade Parking Structure	Same
Total Parking Spaces	398	296
Access into hotel	Below Grade Entry Lobby	Above Grade Entry Lobby
Common Open Space	47% excluding patios & balconies	65%
Mitigation Measures	Mitigation Measures of previously adopted MND.	Mitigation Measures will apply to the amended project.

Building Height:

The project site is located within the boundaries of the Section 14 Specific Plan; per Section 6.2.5.1 (High-rise Buildings) of Section Specific Plan *“the maximum height of high-rise buildings shall be 100 feet including all appurtenances on the buildings, as measured from any point of natural elevation of the ground at the building line, before grading, to the maximum projection on top of the building above the same point”*. The maximum height of the condominium portion of the C structure building is 56 feet, five stories high; the maximum height of the hotel portion is 46 feet and four stories high. The height of the villas to the northeast is 16 feet and the maximum height of the event function and meeting spaces above the parking structure to the southeast is 30 feet.

Access:

The main entrance into the hotel lobby area has been moved to North Calle Alvarado through a gated entry; this requires driving through the perimeter road around the north and east sections of the site leading to the entrance located on the east side of the main building. Ingress and egress for guests into the hotel is through this vehicular access and will be controlled by the hotel operations and hotel security. The previously approved site plan had the main entrance into the hotel along Amado Road. A second access into the property will be off of Avenida Caballeros; this access is a service drive to be used for hotel deliveries only. There are three points of pedestrian entrance into the development. One of the points of access across from the convention center is located at the westerly portion of the site along Amado Road. A vehicular drop-off zone designed for future condominium owners is being proposed along Amado Road.

Parking:

Per Section 6.4 of the Section 14 Specific Plan, for all nonresidential uses not specifically identified in the Specific Plan, the minimum parking standards contained in Section 93.06.00 of PSZO shall apply. Pursuant to Section 93.06.00(D)(16)(a)(b), (Off-street Parking Requirements), of the Palm Springs Zoning Code, *“There shall be provided one (1) garage, carport or open parking space as an accessory for each of the first fifty (50) guest rooms in any hotel establishment”*. The Section further states...*“establishments with more than fifty (50) guest rooms shall provide 0.75 garages/carpets, or open parking space as an accessory for each guest room in excess of fifty (50)”*. The amended project is proposing a total of 171 hotel rooms and 34 condo units. With this, the applicant is required to provide 141 parking spaces (50 spaces, plus $0.75 \times 121 \text{ rooms} = 141$) for the hotel. The residential component consisting of 34 units will require 51 spaces for a total of 192 parking spaces for the hotel and condominium units. Pursuant to Section 93.06.00(D)(16)(c), *“One (1) parking space shall be provided for every sixty (60) square feet of gross floor area of dining room, bar and dancing areas, and places where the public is served. As an alternative where seating can be determined, one (1) parking space for every five (5) seats shall be provided. An additional twenty (20) percent of the above required parking spaces shall be provided for the use of the employees”*. Under this requirement, an additional 94 parking spaces for event spaces and employees are required. This will bring to an overall total of 286 parking spaces required. The applicant has provided a total of 296 parking spaces for the development, thus meeting the required number of parking spaces for the project. As mentioned earlier, all parking will be valet, therefore any parking issues can be

handled by the valets as they park and remove vehicles. Access to the hotel will be from a single access point along Calle Alvarado.

Landscape Plan:

Proposed landscape for the amended project consists of five main groups covering the site; they are the streetscape and hotel entry, the hotel Porte cochere area, the residential grounds area, the sensory courts and the farm. The proposed street frontage landscape will incorporate a desert palette utilizing a graduated massing of Yuccas, agaves, and textural and colorful groundcovers. Along North Calle Alvarado, street trees will include Date Palms, Argentine Mesquite trees and Mexican Fan Palm. To the east along Avenida Caballeros, the street planting will include Mexican Fan Palm and African Sumac trees. African Sumac trees are also planted along Amado Road. At the intersection of Amado Road and Calle Alvarado, there is a combination of decorative hardscape and Date Palms flanked by Mexican fence posts. Date Palm trees will be planted along the north and east perimeter hedges. Landscaping at the hotel Porte cochere will consist of a mix of plant selections starting with Date Palm trees, Cycads and Bougainvillea understory. The surface of the hardscape in the porte cochere is basalt with accent stone in neutral tones of grays and charcoal. The residential grounds and villas will include a series of recreational and exercise pools, spas and splash pools. Landscaping in this area of the development will include water features along with different selections of desert appropriated plantings. Proposed tree plantings around the villas include Date Palms, Argentine Mesquite and Mexican Fan Palm trees.

Sensory courtyards of fragrance and fruits are components of the project's landscaping located within the development. The Sensory courtyards include the Orange Court, Lemon Court and Olive Terraces and are designed for special functions and general hotel and condominium use. The surface area of the underground parking will be utilized as a farm house and part of the overall project landscape which will become a venue amenity as well as a horticultural nursery. Raised beds will be utilized for organic crop production and will serve as the backdrop for farm-to-table events for guests and the public. At the farm and throughout the site there will be fruit-bearing trees, including dates olives, citrus, figs, pomegranates, desert-adapted species and cultivars. Overall, the proposed landscape plant selections are drought tolerant species that will be successful in the desert climate. Also, the landscape design is consistent with the guidelines of Section 14 Specific Plan Area.

Planning Commission Review:

The amended project was presented to the Planning Commission at a Study Session meeting on January 8, 2017. Overall, the Planning Commission expressed strong support for the architectural scheme and landscape design of the amended project. However, the Commission urged the applicant to further study their concerns which included the following:

- Pedestrian linkage to the development, especially from the Convention Center.
- Pedestrian circulation within the hotel development.
- Connectivity to the Convention Center.
- Pools locations appear too close to condo units.

- Points of access into the development to be made clearer.
- The condominium wing of the project could detract from the massing.
- Music and Noise mitigation plans.
- Traffic calming plan.
- Shading, especially for pedestrians along the sidewalks.
- Massing of building at the north end to step down.
- Integration of solar panels into shade structures.

The applicant has since made modifications to the site layout by including pedestrian linkage to the development from the Convention Center and throughout the site. The applicant has also addressed concerns of the commission.

AAC Review:

On February 6, 2017, the Architectural Advisory Committee (AAC) reviewed the proposed amended project including the conceptual landscape design. Overall, the AAC commended the project design and the conceptual landscaping. The AAC voted unanimously to recommend approval to the Planning Commission with the following suggestions to the applicant.

- Improve guest sequence from the Convention Center to the hotel.
- How do locals access the restaurants/facilities? (valet only)
- Concerned about sound control and use of hedge to buffer residential.
- Verified the paving materials and details of garden on roof terrace.
- Inadequacy of Porte Cochere area for circulation and turning around.
- Verified ownership and rental of condominiums; should be rented through hotel.
- Proposed height of perimeter walls; (5' to 6' - breeze block walls)
- Concern about service entrance for condominiums.

In response to the comments and recommendations from the AAC and Planning Commission, the applicant has incorporated additional walkways and points of access to the project. Specifically, a pedestrian linkage from the corner of Amado and Alvarado leading to the development is now more prominent. Fully developed landscape plans will be brought back to the Committee for review.

Tentative Tract Map:

The applicant has also submitted an application to amend the current Tentative Tract Map 35236 which was previously approved along with PDD 333. That map was for a 10.47-acre property subdivided into a two-parcel condominium map and three lettered lots for the entire project. The applicant is now proposing to modify the condominium map by subdividing the reduced property of 7.8 acres into two parcels with three lettered lots for street purposes only. Findings and analysis in support of approval of the map are provided in the findings section of this report.

Public Benefits:

In September 2008, the City Council adopted a policy requiring that proposed Planned Development District developments provide a specific Public Benefit proportionate to

the nature, type and extent of the relief granted from the development standards and requirements. This project was originally approved in 2006 prior to the adoption of this policy, moreover, the applicant is not requesting for any new relief or deviations from the Code or the previously established standards with this amendment. The addition of a greenhouse component which will be opened to the public will be an added public benefit.

REQUIRED FINDINGS

According to Section 94.03.00(G) of the Palm Springs Zoning Code, amendments to Planned Development Districts are to be processed in the same manner as the original PDD application. Pursuant to PSZC Section 94.03.00 "*Planned Development Districts*" findings shall be made in support of approval of the PDD application in accordance with Section 94.02.00(B)(6). Those findings are listed below with Staff's analysis of the project against those findings.

- a. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

The proposed amendment to Planned Development District 333 is consistent with the High Density Residential designation of the General Plan and the Section 14 Specific Plan designation of High Residential as amended, which represents the General Plan and Zoning for the property on which the project is located.

- b. *That the use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located;*

The amended project, as planned, designed and conditioned, is consistent with the Section 14 Specific Plan and the City of Palm Springs vision of the area for the future. The density and the overall size and scope of the project have been reduced; the site is physically suitable and appropriate for the proposed project given the close proximity to the Convention Center and the downtown area. The location provides sufficient access points for all uses proposed.

- c. *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood;*

The Amended Planned Development District modifies development of the project while maintaining the original intent and purposed envisioned for the site. The project site is 7.8 acres and large enough to accommodate the hotel development. All development

standards such as setbacks, sidewalks, walls and fences are consistent with the development standards established by PDD 333 and the Section 14 Specific Plan.

- d. *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use;*

The project proposes primary vehicular access to the public streets from North Calle Alvarado. There is another entry to the easterly portion of the development from Avenida Caballero for service vehicles only; therefore the development will relate to existing streets and highways. Also, traffic and circulation within and around the development were analyzed in the proposed MND incorporated into the current document.

- e. *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards;*

A draft set of conditions of approval are proposed in the attached Exhibit A; these conditions are from different departments of the City which include Planning, Building, Fire and Public Works. Revised conditions from the original entitlement and Mitigation Measures from the proposed MND will apply to this project. Therefore, staff believes that the conditions imposed are deemed necessary to protect the public health, safety and general welfare.

Tentative Tract Map Amendment:

Additional findings are required for the proposed subdivision pursuant to Section 66474 of the Subdivision Map Act. These findings and a discussion of the project as it relates to these findings follow:

- a. *The proposed Tentative Tract Map is consistent with all applicable general and specific plans.*

The previously approved tentative tract map was for a two-parcel condominium map and three lettered lots for the 10.47-acre parcel. The applicant is now proposing to modify the condominium map by subdividing the reduced property of 7.8 acres into a two-parcel with three lettered lots for street purposes only. In terms of required lot sizes and availability of public infrastructure, the map is consistent with the City's General Plan.

- b. *The design and improvements of the proposed Vesting Tentative Tract Map are consistent with the zone in which the property is located.*

The design of the map is consistent with the allowable uses under the Planned Development District for this property, and is consistent with the development standards of the Section 14 Specific Plan.

c. The site is physically suited for this type of development.

The 7.8-acre site is physically suited for the amended project. The site currently serves as a parking lot for the City of Palm Springs Convention Center and it is surrounded by existing development and City streets. The construction of hotel building on the site is appropriate at this location.

d. The site is physically suited for the proposed density of development.

The site can accommodate the 171-room hotel and the 34-unit residential uses as proposed. The approximately 7.8-acre site is physically suited for the size, scope and density of the proposed hotel and residential uses.

e. The design of the subdivision is not likely to cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitats.

The Amended Tentative Tract Map and associated Planned Development District have been reviewed under the California Environmental Quality Act, and a Mitigated Negative Declaration has been prepared and proposed for adoption by the Planning Commission. Mitigation measures have been included which will reduce potential impacts to less than significant levels. The site has been previously disturbed and developed as parking lot for many years, and does not include any natural habitat. The project will therefore not damage or injure fish, wildlife or their habitats.

f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The subdivision is designed to meet or exceed City standards. The development of the hotel and residential uses will be required to meet or exceed City building codes. The project will not cause public health problems.

g. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

There are no known public easements or access across the subject property, therefore the design of the subdivision will not conflict with easements for access through the property. Any utility easements can be accommodated within the project design.

ENVIRONMENTAL DETERMINATION:

On July 18, 2007, the City Council adopted Mitigated Negative Declaration (MND) No. 2006109032 for the previously approved project; City Council adopted an Addendum to the MND on November 20, 2013. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162, the City prepared a Subsequent Initial Study/ Mitigated Negative Declaration (IS/MND) for the amended project to identify whether or not any significant environmental impacts may result from the proposed amended

project. Specifically, the Subsequent IS/MND evaluated the following environmental factors: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emission, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, and utilities and service systems.

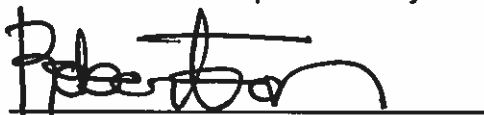
The Subsequent IS/MND determined that the amended project would not result in any significant environmental impacts that could not be mitigated. Mitigation measures were incorporated to ensure that the amended project would have a less than significant impact on the environment. Pursuant to CEQA Guidelines, a Notice of Intent to adopt a Subsequent Mitigated Negative Declaration was prepared. The Notice of Intent (NOI) was circulated for public review and comments. The review and comments period commenced on April 20, 2017, and closed on May 9, 2017. Comments were received from reviewing agencies and other interested parties; responses to the comments have been completed.

NOTIFICATION

A public hearing notice was advertised and was mailed on April 20, 2017, to all property owners within 500 feet of the subject property/adjacent property owners. Pursuant to the requirements of the City's Ordinance, the applicant posted a sign of the proposed project at the site. The neighborhood organizations within one half mile of the project site were notified of the public hearing meeting date.

CONCLUSION:

The amended project will result in a design with reduced massing, reduced density and more open space. Also, the amended project meets or exceeds required setbacks and conforms to the height limit of the previously approved development standards. Proposed materials are harmonious and compatible with desert surroundings. Staff is recommending that the Planning Commission recommend adoption of a Subsequent Mitigated Negative Declaration (MND) and approval of the amended project and tentative tract map to the City Council subject to the attached conditions of approval.



Edward Robertson
Principal Planner



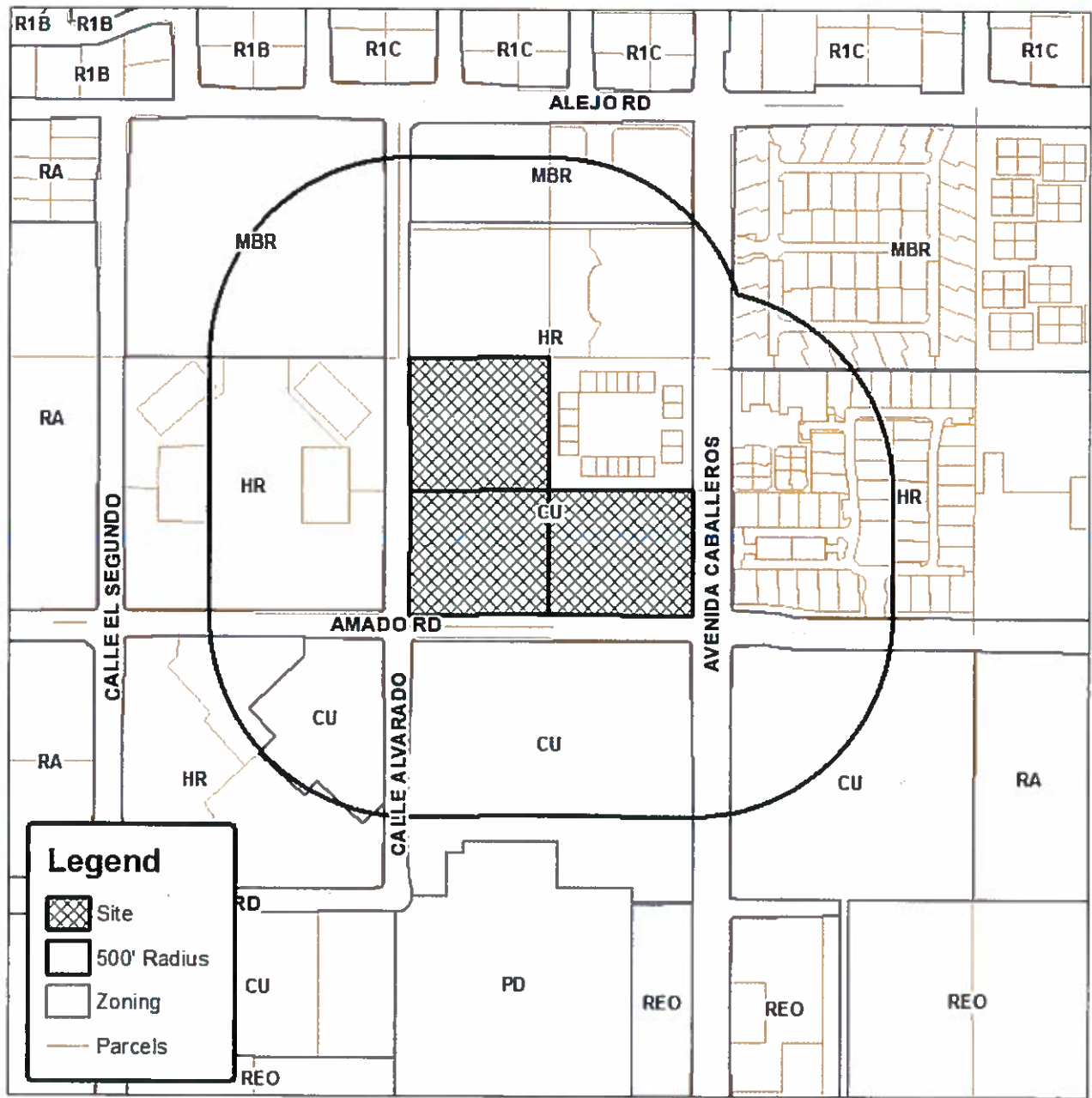
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Planning Commission Draft Resolution
3. Draft Conditions of Approval
4. Planning Commission Minutes from Study Session meeting of Jan. 25, 2017
5. AAC Minutes from the meeting of February 6, 2017
6. Environmental Initial Study / MND
7. Booklet of Site Plan, Elevations, Landscape Plans and Material Board



Department of Planning Services Vicinity Map



Legend

- Site
- 500' Radius
- Zoning
- Parcels

CITY OF PALM SPRINGS
5.1132 – PD 333 AMND / TTM 35236
Amado Road and Avenida Caballeros

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THE ADOPTION OF A SUBSEQUENT MITIGATED NEGATIVE DECLARATION AND APPROVAL OF A PROPOSED AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 333, AND TENTATIVE PARCEL MAP 35236, TO THE CITY COUNCIL AS PROPOSED BY SELENE PALM SPRINGS, LLC, TO DEVELOP A PROPOSED 171-ROOM HOTEL, 34 RESIDENTIAL UNITS AND A PARKING STRUCTURE ON 7.8 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. Selene Palm Springs , LLC, (the "Applicant") has filed an application with the City to amend the previously approved Planned Development District 333 and Tentative Parcel Map 35236 pursuant to the provisions of Section 94.02.00 (B) of the Palm Springs Zoning Code.
- B. The City Council of the City of Palm Springs originally approved Planned Development District 333 (PDD 333), on July 18, 2007, for a 200-room hotel and 143-unit condominium units ("Initial Project").
- C. The project applicant timely submitted a request for an extension of the Initial Project and applied for amendments to the PDD 333 and Tentative Parcel Map 35236 (TPM 35236) (collectively the "Amended Project").
- D. On February 6, 2017, the proposed amendment to PDD 333, was reviewed by the Architectural Advisory Committee (AAC), and recommended approval to the Planning Commission with a unanimous vote.
- E. On May 20, 2017, a public hearing on the Amended Project was held by the Planning Commission in accordance with applicable law.
- F. The Amended Project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and a Subsequent Mitigated Negative Declaration has been prepared for the Amended Project and was distributed for public review and comments in accordance with CEQA.
- G. A draft Subsequent Mitigated Negative Declaration has been prepared pursuant to CEQA and submitted to the Planning Commission for its review and consideration.
- H. The Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the meeting on the Amended Project, including but not limited to the staff report, the Mitigated Negative Declaration and the final

Addendum, and all written and oral testimony presented.

I. Pursuant to Section 66412.3 of the Subdivision Map Act, the Planning Commission has considered the effect of the proposed project on the housing needs of the region, and has balanced these needs against the public service needs of residents and available fiscal and environmental resources.

J. The Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the Amended Project, including but not limited to the staff report and all written and oral testimony presented.

K. Pursuant to Section 94.03.00 of the Palm Springs Zoning Code, the Planning Commission finds as follows:

- a. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

The proposed amendment to Planned Development District 333 is consistent with the High Density Residential designation of the General Plan and the Section 14 Specific Plan designation of High Residential as amended, which represents the General Plan and Zoning for the property on which the project is located.

- b. *That the use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located;*

The amended project, as planned, designed and conditioned, is consistent with the Section 14 Specific Plan and the City of Palm Springs vision of the area for the future. The density and the overall size and scope of the project have been reduced; the site is physically suitable and appropriate for the proposed project given the close proximity to the Convention Center and the downtown area. The location provides sufficient access points for all uses proposed.

- c. *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood;*

The Amended Planned Development District modifies development of the project while maintaining the original intent and purposed envisioned for the site. The project site is 7.8 acres and large enough to accommodate the hotel development. All development standards such as setbacks, sidewalks, walls and fences are consistent with the development standards established by PDD 333 and the Section 14 Specific Plan.

- d. *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use;*

The project proposes primary vehicular access to the public streets from North Calle Alvarado. There is another entry to the easterly portion of the development from Avenida Caballero for service vehicles only; therefore the development will relate to existing streets and highways. Also, traffic and circulation within and around the development were analyzed in the proposed MND incorporated into the current document.

- e. *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards;*

A draft set of conditions of approval are proposed in the attached Exhibit A; these conditions are from different departments of the City which include Planning, Building, Fire and Public Works. Revised conditions from the original entitlement and Mitigation Measures from the proposed MND will apply to this project. Therefore, staff believes that the conditions imposed are deemed necessary to protect the public health, safety and general welfare.

Tentative Tract Map Amendment:

Additional findings are required for the proposed subdivision pursuant to Section 66474 of the Subdivision Map Act. These findings and a discussion of the project as it relates to these findings follow:

- a. *The proposed Tentative Tract Map is consistent with all applicable general and specific plans.*

The previously approved tentative tract map was for a two-parcel condominium map and three lettered lots for the 10.47-acre parcel. The applicant is now proposing to modify the condominium map by subdividing the reduced property of 7.8 acres into a two-parcel with three lettered lots for street purposes only. In terms of required lot sizes and availability of public infrastructure, the map is consistent with the City's General Plan.

- b. *The design and improvements of the proposed Vesting Tentative Tract Map are consistent with the zone in which the property is located.*

The design of the map is consistent with the allowable uses under the Planned Development District for this property, and is consistent with the development standards of the Section 14 Specific Plan.

- c. *The site is physically suited for this type of development.*

The 7.8-acre site is physically suited for the amended project. The site currently serves as a parking lot for the City of Palm Springs Convention Center and it is surrounded by existing development and City streets. The construction of hotel building on the site is appropriate at this location.

d. The site is physically suited for the proposed density of development.

The site can accommodate the 171-room hotel and the 34-unit residential uses as proposed. The approximately 7.8-acre site is physically suited for the size, scope and density of the proposed hotel and residential uses.

e. The design of the subdivision is not likely to cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitats.

The Amended Tentative Tract Map and associated Planned Development District have been reviewed under the California Environmental Quality Act, and a Mitigated Negative Declaration has been prepared and proposed for adoption by the Planning Commission. Mitigation measures have been included which will reduce potential impacts to less than significant levels. The site has been previously disturbed and developed as parking lot for many years, and does not include any natural habitat. The project will therefore not damage or injure fish, wildlife or their habitats.

f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The subdivision is designed to meet or exceed City standards. The development of the hotel and residential uses will be required to meet or exceed City building codes. The project will not cause public health problems.

g. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

There are no known public easements or access across the subject property, therefore the design of the subdivision will not conflict with easements for access through the property. Any utility easements can be accommodated within the project design.

NOW, THEREFORE, BE IT RESOLVED that based upon the foregoing, the Planning Commission hereby approves the proposed amendment to Planned Development District 333 and recommends approval of modified Tentative Parcel Map 35236 to the City Council, for the development of a 171-room hotel, 34 residential units and a parking structure on an approximately 7.8 acres of undeveloped lands located at the northwest corner of Avenida Caballeros and Amado Road subject to the Conditions of Approval attached hereto as Exhibit A and such approvals shall be valid for two years, unless otherwise extended in a manner authorized under applicable provisions of the Palm Springs Municipal Code.

ADOPTED THIS 10th day of May 2017.

CITY OF PALM SPRINGS, CALIFORNIA

ATTEST:

Flinn Fagg, AICP
Director of Planning Services

EXHIBIT A

Case No. 5.1132 – PD 333 AMND & Tentative Parcel Map 35236
Selene Palm Springs, LLC

Northwest corner of Avenida Caballeros and Amado Road
(The Dream Hotel Palm Springs)

CONDITIONS OF APPROVAL

May 10, 2017

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS:

- ADM 1. Project Description. This approval is for the project described per Case 5.1132-PDD 333 & TTM 35236; except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped May 1, 2017, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Department except as modified by the approved Mitigation Measures and conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.1132-PDD 333 & TTM 35236. The City of Palm Springs will promptly notify the applicant of any such claim, action, or

proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of the Amended Project shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.
- ADM 10. Tribal Fees Required. As the property is Indian reservation land, fees as required by the Agua Caliente Band of Cahuilla Indians Tribal Council,

including any applicable habitat conservation plan fees shall be paid prior to consideration of this project by the Planning Commission.

- ADM 11. CC&R's The applicant prior to issuance of building permits shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning for approval in a format to be approved by the City Attorney. These CC&R's may be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances
- ADM 12. CC&R's. Prior to recordation of a Final Map or issuance of building permits, the applicant shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning for approval in a format to be approved by the City Attorney. The draft CC&R package shall include:
- a. The document to convey title
 - b. Deed restrictions, easements, of Covenant Conditions and Restrictions to be recorded.
 - c. Provisions for joint access to the proposed parcels, and any open space restrictions.
 - d. A provision, which provides that the CC&R's may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.

Approved CC&R's are to be recorded following approval of the final map. The CC&R's may be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances,

- ADM 13. CC&R's Deposits & Fees. The applicant shall submit to the City of Palm Springs, a deposit in the amount of \$3,640, for the review of the CC&R's by the City Attorney. A \$1,165 filing fee shall also be paid to the City Planning Department for administrative review purposes.

ENVIRONMENTAL ASSESSMENT CONDITIONS:

- ENV 1. All the Mitigation Measures contained in the adopted Mitigated Negative Declaration (MND) shall be part of the conditions of approval.
- ENV 2. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- ENV 3. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and

Game Code. This CFG impact fee plus an administrative fee for filing the action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at www.dfg.ca.gov for more information.

- ENV 4. Mitigation Monitoring. The mitigation measures of the environmental assessment shall apply. The applicant shall submit a signed agreement that the mitigation measures outlined as part of the MND will be included in the plans prior to issuance of building permits.
- ENV 5. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.
- ENV 6. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities.
- a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.
- b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

PLANNING DEPARTMENT CONDITIONS:

- PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 3. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00.
- PLN 4. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 5. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 6. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 7. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 8. Provide 'smart controllers' for all irrigation systems.

- PLN 9. Encourage employees to ride bicycles and utilize public transit in order to reduce parking demand. The hotel should communicate the benefits of bicycle riding and public transit to employees. This is a cost effective, eco friendly option that reduces parking demand.
- PLN 10. Information about transit, "Palm Springs Buzz" trolley, Uber/Lyft and taxi services should be readily available to guests staying at the resort. This information should also be easily found on the hotel website. This will encourage guests to utilize alternate modes of transportation.
- PLN 11. Parking for the hotel shall be valet-only. Such a requirement shall be recorded concurrent with the recordation of the Final Map on lots 1 and 2 as depicted on Tentative Tract Map 35236.
- PLN 12. Parking for condominium guests shall meet Zoning Ordinance requirements. The parking, if gated, shall include an intercom system to the units, and adequate turn-around area for guests unable to contact the resident they are seeking.
- PLN 13. Avenida Caballeros shall have minimum 8' sidewalks with shade trees on private property pursuant to Fig. 5-7 in Section 14 Specific Plan. (Added by PC on 6.12.13)
- PLN 14. Amado Road shall have a minimum 5' sidewalk, 4' parkway and shade trees spacing out 30' or less per Section Specific Plan. (Added by PC on 6.12.13)
- PLN 15. On Amado Road and Avenida Caballeros, the planting materials along the street frontages shall be pursuant to Tables 5-5 and 5-6 of Section 14 Specific Plan. (Added by PC on 6.12.13)
- PLN 16. Streetscape furniture shall be provided along Avenida Caballeros subject to the approval of Director of Public Works pursuant to Section 14 Specific Plan. (Added by PC on 6.12.13)
- PLN 17. Crosswalks at Avenida Caballeros and Calle Alvarado shall meet paving requirements of Section 14 Specific Plan. (Added by PC on 6.12.13)
- PLN 18. The grading plan shall show the disposition of all cut and fill materials. Limits of site disturbance shall be shown and all disturbed areas shall be fully restored or landscaped.
- PLN 19. Construction of any residential unit shall meet minimum soundproofing requirements prescribed pursuant to Section 1092 and related sections of Title 25 of the California Administrative Code. Compliance shall be demonstrated to the satisfaction of the Director of Building and Safety.

PLN 20. The street address numbering/lettering shall not exceed eight inches in height.

Engineering Department

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

STREETS

- ENG 1. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.
- ENG 2. All Grading Plans, Improvement Plans, Required Studies and Documents listed below, must be submitted to Engineering Services Department for review and approval.
- ENG 3. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit. All improvements are subject to inspection and a 24 to 48 hour inspection notification is required.
- ENG 4. Master planned roadways (Avenida Caballeros, Amado Road, and Calle Alvarado) shall be improved to the *Final Section 14 Master Development Plan/Specific Plan* design standards on and adjacent to the site, as generally identified herein, or to alternative design standards proposed by the applicant and approved by the City.

AVENIDA CABALLEROS

- ENG 5. Remove the existing driveway approach and replace with new street improvements (curb and gutter, and sidewalk) to match existing street improvements, in accordance with applicable City standards.
- ENG 6. Construct a 24 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 205. The centerline of the driveway approach shall be located approximately 380 feet from the centerline of Amado Road.
- ENG 7. Construct a 30 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 205. The centerline of the driveway approach shall be located approximately 210 feet from the centerline of Amado Road.
- ENG 8. Avenida Caballeros street improvements shall be installed consistent with the streetscape standards and guidelines in the *Section 14 Master Development Plan/Specific Plan (November 2004)*, which includes a landscaped private setback of variable width and an 8 feet wide pedestrian sidewalk with double palm trees planted approximately 60 feet apart. The specific street improvements described in this

condition may be modified by the applicant, in consultation with the City, provided that the intent of the Section 14 Specific Plan guideline is maintained.

- ENG 9. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

AMADO ROAD

- ENG 10. Dedicate additional right-of-way of 15 feet to provide the ultimate half street right-of-way width of 40 feet along the entire frontage, together with a property line - corner cut-back at the northwest corner of the intersection of Amado Road and Avenida Caballeros, and at the northeast corner of the intersection of Amado Road and Calle Alvarado, in accordance with City of Palm Springs Standard Drawing No. 105.
- ENG 11. Construct a 5 feet wide sidewalk and 4 feet wide landscaped parkway behind the curb along the entire frontage and concentric with the "Drop Off" turn outs to be consistent with the Section 14 Master Plan related to Amado Road in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 12. Dedicate additional right-of-way concentric with the back of the proposed vehicle "Drop off" turn-outs, with the back of right-of-way located at the back of sidewalk.
- ENG 13. Remove the existing driveway approach and replace with new street improvements (curb and gutter, and sidewalk) to match existing street improvements, in accordance with applicable City standards.
- ENG 14. Construct pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed turn out to clean sawcut edge of pavement. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 15. Construct the proposed vehicle turn-out bay in accordance with applicable City standards. The vehicle turn-out bay shall be a minimum of 12 feet wide where there is no parallel parking allowed and a minimum of 20 feet wide when there is one traffic lane with parallel parking on the north side of the turn-out. The vehicle turn-out bay shall be constructed with new curb, gutter, and sidewalk to match existing improvements, in accordance with applicable City standards.
- ENG 16. Amado Road street improvements shall be installed consistent with the streetscape standards and guidelines in the *Section 14 Master Development Plan/Specific Plan (November 2004)*, which includes a 4 feet wide landscaped parkway that includes shade trees in an informal pattern at a spacing of 30 feet or less and a 4 feet wide pedestrian sidewalk. The specific street improvements described in this condition may

be modified by the applicant, in consultation with the City, provided that the intent of the Section 14 Specific Plan guideline is maintained.

- ENG 17. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

CALLE ALVARADO

- ENG 18. Remove the existing driveway approaches as necessary and replace with new street improvements (curb and gutter, and sidewalk) to match existing street improvements, in accordance with applicable City standards.
- ENG 19. Remove the existing street improvements as necessary to construct a minimum 24 feet wide driveway approach located approximately 695 feet north of the centerline of Amado Road, respectively. The driveway approach shall be constructed in accordance with City of Palm Springs Standard Drawing No. 205.
- ENG 20. Construct a Type A curb ramp meeting current California State Accessibility standards on each side of the driveway approaches in accordance with City of Palm Springs Standard Drawing No. 212. The applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveways, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.
- ENG 21. Construct an 5 feet wide sidewalk behind the curb along the entire frontage (where not already existing) in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 22. Calle Alvarado street improvements shall be installed consistent with the streetscape standards and guidelines in the *Section 14 Master Development Plan/Specific Plan (November 2004)*, which includes a 5 feet wide landscaped parkway and a 5 feet wide pedestrian sidewalk. The specific street improvements described in this condition may be modified by the applicant, in consultation with the City, provided that the intent of the Section 14 Specific Plan guideline is maintained.
- ENG 23. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE

- ENG 24. The on-site private street shall have a minimum travel way width of 24 feet, and shall be constructed with standard 6 inch curb and gutter, a wedge curb, or other approved curbs along both sides of the street, as necessary to accept and convey on-site stormwater runoff to the on-site drainage system, in accordance with applicable City standards. Note that one-way sections of the roadway (including ramps) shall be a minimum of 16 feet wide.

- ENG 25. The on-site private street shall have a minimum centerline radius of 50 feet.
- ENG 26. The minimum pavement section for all on-site pavement shall be 2½ inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 27. Parking shall be restricted along the two-way drive aisle as necessary to maintain a 24 feet wide clear two-way travel way. Regulatory Type R26 "No Parking" signs or red curb shall be installed along the drive aisle as necessary to enforce parking restrictions. A Home Owners Association shall be responsible for regulating and maintaining required no parking restrictions, which shall be included in Covenants, Conditions, and Restrictions required for the development.
- ENG 28. An accessible pedestrian path of travel shall be provided throughout the development, as may be required by applicable state and federal laws. An accessible path of travel shall be constructed of Portland cement concrete, unless alternative materials meeting state and federal accessibility standards is approved by the City Engineer.

SANITARY SEWER

- ENG 29. All sanitary facilities shall be connected to the public sewer system via the on-site private sewer system. Existing sewer service laterals to the property may be used for new sanitary facilities. New laterals shall not be connected at manholes.
- ENG 30. All on-site sewer systems shall be privately maintained by a Home Owners Association (HOA). Provisions for maintenance of the on-site sewer system acceptable to the City Engineer shall be included in the Covenants, Conditions and Restrictions (CC&R's) required for this project.
- ENG 31. The project is subject to the Section 14 Sewer Impact Fee. The sewer impact fee at the present time is \$696.00 per acre. The fee shall be paid prior to, or concurrently with issuance of building permits.

GRADING

- ENG 32. Submit a Precise Grading & Paving Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading & Paving Plan shall be approved by the City Engineer prior to issuance of grading permit.
- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter

8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.

- b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Tentative Tract Map; a copy of current Title Report; a copy of Soils Report; a copy of the associated Hydrology Study/Report; and a copy of the project-specific Final Water Quality Management Plan.

ENG 33. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist (a copy of the written approval must be provided to the City) . The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at ACBCI-THPO@aquacaliente.net to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.

ENG 34. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.

ENG 35. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.

ENG 36. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be

permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.

- ENG 37. Prior to issuance of grading permit, the applicant shall provide verification to the City that the Tribal Habitat Conservation Plan (THCP) fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the THCP.
- ENG 38. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 39. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.
- ENG 40. This project requires the preparation and implementation of a stormwater pollution prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in accordance with the current Construction General Permit. Where applicable, the approved final project-specific Water Quality Management Plan shall be incorporated by reference or attached to the SWPPP as the Post-Construction Management Plan. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.
- ENG 41. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 42. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 43. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.

- ENG 44. The applicant shall provide pad elevation certifications for all building pads in conformance with the approved grading plan, to the Engineering Division prior to construction of any building foundation.
- ENG 45. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan. The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

WATER QUALITY MANAGEMENT PLAN

- ENG 46. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&Rs) required for the development.
- ENG 47. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to the adjacent property or public streets is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.
- ENG 48. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific WQMP. Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions

(CC&Rs); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to the issuance of any grading or building permits.

- ENG 49. Prior to issuance of certificate of occupancy or final City approvals (OR of "final" approval by City), the applicant shall: (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable)

DRAINAGE

- ENG 50. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. No more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.
- ENG 51. Submit storm drain improvement plans for all on-site storm drainage system facilities for review and approval by the City Engineer.
- ENG 52. Construct storm drain improvements, including but not limited to catch basins, and storm drain lines, for drainage of on-site private street and underground parking garages into the on-site underground retention system, as described in the Preliminary Drainage Study for Tentative Tract Map No. 35236, prepared by Fomotor Engineering, dated December 2006. The hydrology study for Tentative Tract Map 35236 shall be amended to include catch basin sizing, storm drain pipe sizing, and underground retention system sizing calculations and other specifications for construction of required on-site storm drainage improvements. (study to be updated to reflect changes to project)
- ENG 53. All on-site storm drain systems shall be privately maintained by a Homeowners Association (HOA). Provisions for maintenance of the on-site storm drain systems

acceptable to the City Engineer shall be included in Covenants, Conditions and Restrictions (CC&Rs) required for this project.

- ENG 54. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$9,212 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

- ENG 55. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, Mission Springs Water District, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.
- ENG 56. All proposed utility lines shall be installed underground.
- ENG 57. All existing utilities shall be shown on the improvement plans for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 58. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 59. The original improvement plans prepared for the proposed development and approved by the City Engineer shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 60. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

ENG 61. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

MAP

ENG 62. The developer shall apply for an annexation to the City of Palm Springs Community Facilities District established for public safety services and submit required applications, waivers, and consent forms to the annexation prior to approval of a final map. Payment of an annexation fee (\$7,500) and shall be made at the time of the application. The annexation shall be completed by action of the city council in a public hearing, prior to processing a final map for approval.

ENG 63. A Final Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Final Map to the Engineering Division as part of the review of the Map. The Final Map shall be approved by the City Council prior to issuance of building permits.

ENG 64. A copy of draft Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City Attorney for review and approval for any restrictions related to the Engineering Division's recommendations. The CC&Rs shall be approved by the City Attorney prior to approval of the Final Map, or in the absence of a Final Map, shall be submitted and approved by the City Attorney prior to issuance of Certificate of Occupancy.

ENG 65. Upon approval of a final map, the final map shall be provided to the City in G.I.S. digital format, consistent with the "Guidelines for G.I.S. Digital Submission" from the Riverside County Transportation and Land Management Agency." G.I.S. digital information shall consist of the following data: California Coordinate System, CCS83 Zone 6 (in U.S. feet); monuments (ASCII drawing exchange file); lot lines, rights-of-way, and centerlines shown as continuous lines; full map annotation consistent with annotation shown on the map; map number; and map file name. G.I.S. data format shall be provided on a CDROM/DVD containing the following: ArcGIS Geodatabase, ArcView Shapefile, ArcInfo Coverage or Exchange file (e00), DWG (AutoCAD 2004 drawing file), DGN (Microstation drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variations of the type and format of G.I.S. digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

TRAFFIC

ENG 66. As determined by the Westin Hotel and Residences Traffic Impact Study prepared by Endo Engineering (as revised March 5, 2007) and a revised focused traffic study

by KOA Corporation (March 3, 2017) have determined that the following mitigation measures will be required:

- a) Install a 24 inch stop sign, stop bar, and "STOP" legend for traffic exiting the development at all project egress points, in accordance with City of Palm Springs Standard Drawing Nos. 620-625.
- b) A clear unobstructed sight distance shall be provided at all project access points; a clear sight triangle inside the property measuring 8 feet by 8 feet shall be provided at each access driveway, with screening fences or landscaping restricted to maintain the require sight distance.

ENG 67. Submit traffic striping plans for Amado Road, prepared by a California registered civil engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed in conjunction with required street improvements, to the satisfaction of the City Engineer, and prior to issuance of a certificate of occupancy.

ENG 68. A minimum of 48 inches of clearance for handicap accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development. Minimum clearance on public sidewalks or pedestrian paths of travel shall be provided by either an additional dedication of a sidewalk easement (if necessary) and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the Avenida Caballeros, Amado Road, and Calle Alvarado frontages of the subject property.

ENG 69. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.

ENG 70. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

ENG 71. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

Waste Disposal

1. Trash cans shall be screened from view and kept within fifty (50) feet of the street.

Police Department

1. Developer shall comply with Article II of Chapter 8.04 of the Palm Springs Municipal Code.

Building Department

1. Prior to any construction on-site, all appropriate permits must be secured.

Fire Department Conditions:

FID 1 These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review. Initial fire department conditions have been determined on the resubmitted plans received and dated February 1, 2017. Additional requirements may be required at that time based on revisions to plans.

FID 2 Fire Department Conditions were based on the *2013 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code, PSFD Appendix "O" Development Requirements and latest adopted NFPA Standards. Three (3) complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal. No deferred submittals accepted.

FID 3 **Conditions of Approval** – "Conditions of Approval" received from the Palm Springs Planning Department must be submitted with each plan set. Failure to submit will result in a delay of plan approval.

FID 4 **Plans and Permits (CFC 105.1):**

Permits and scaled drawings are required for this project. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.

Plans shall be submitted to:

City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall include all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supporting data, (calculations and manufacturers technical data sheets) including fire flow data, shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

FID 5

Access During Construction (CFC 503): Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.

FID 6

Required access (CFC 504.1): Exterior doors and openings required by this code or the *California Building Code* shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.

FID 7

Aerial Fire Access Roads (CFC Appendix D105.1): Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

- **Aerial Fire Access Road Width (CFC Appendix D105.2):** Fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height.
- **Aerial Access Proximity to Building (CFC Appendix D105.3):** At least one of the required access routes for buildings or facility exceeding 30 feet in height above the lowest level of fire department vehicle access shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.

Project Note: Site plan does not show aerial apparatus access roads

FID 8 **Turning radius (CFC 503.2.4):** Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet. Radius must be concentric.

FID 9 **Traffic Calming Devices (CFC 503.4.1):** Traffic calming devices shall be prohibited unless approved by the fire code official.

FID 10 **Key Box Required to be Installed (CFC 506.1):** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.

- **Key Box Contents (CFC 506.1):** The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.

FID 11 **Required Water Supply (CFC 507.1):** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

FID 12 **Water Plan (CFC 501.3 & 901.2):** A water plan for on-site and off-site is required and shall include underground private fire main for fire sprinkler riser(s), public fire hydrant(s), public water mains, Double Check Detector Assembly, Fire Department Connection and associated valves.

FID 13 **Location of Fire Department Connections:** The connection inlets must face the street, and be located on the street side of the building. The face of the inlets shall be 18 inches horizontal from the back edge of sidewalk (or back of curb, if no sidewalk), and shall be 36 to 44 inches in height to center of inlets above finished grade. No landscape planting, walls, or other obstructions are permitted within 3 feet of Fire Department connections. The FDC and supporting piping shall be painted OSHA safety red.

The address of the building served shall be clearly indicated on the Fire Department Connection (FDC). A sign with this information shall be placed on or near the FDC. The sign shall be constructed of metal. The sign face, lettering, and attachment shall be made of weather and vandal resistant materials. Sign background will be bright red. Letters will be bright white. Sign format will be substantially as follows:

FDC SERVES
354 N PALM CANYON
[Designate Buildings Served]

FID 14 **Fire Hydrant & FDC Location (CFC 912.2):** A public commercial fire hydrant is required within 30 feet of the Fire Department Connection (FDC). Fire Hose must be protected from vehicular traffic and shall not cross roadways, streets, railroad tracks or driveways or areas subject to flooding or hazardous material or liquid releases.

FID 15 **Fire Department Connections (CFC 912.2.1 & 912.3):** Fire Department connections shall be visible and accessible, have two 2.5 inch NST female inlets, and have an approved check valve located as close to the FDC as possible. All FDC's shall have KNOX locking protective caps. Contact the fire prevention secretary at 760-323-8186 for a KNOX application form.

FID 16 **Location of Class I standpipe hose connections (CFC 905.4):**
Class I standpipe hose connections shall be provided in all of the following locations:

1. In every required stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at an intermediate floor level landing between floors, unless otherwise *approved* by the fire code official. See *Section 909.20.3.2 for additional provisions in smoke-proof enclosures.*

2. On each side of the wall adjacent to the exit opening of a horizontal exit.
Exception: Where floor areas adjacent to a horizontal exit are reachable from exit stairway hose connections by a nozzle attached to 100 feet of hose, *as measured along the path of travel*, a hose connection shall not be required at the horizontal exit.

3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

Exception: Where floor areas adjacent to an exit passageway are reachable from exit stairway hose connections by a 30-foot hose stream from a nozzle attached to 100 feet of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

4. N/A

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), a hose connection shall be located to serve the roof or at the highest landing of a stairway with stair access to the roof provided in accordance with Section 1009.16.

6. Where the most remote portion of a non-sprinklered floor or story is more than 150 feet from a hose connection or the most remote portion of a sprinklered floor or story is more than *150 feet* from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations. *The distances from a hose connection shall be measured along the path of travel.*

FID 17 **NFPA 13 Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13, 2013 Edition, as modified by local ordinance.

FID 18 **NFPA 13R Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13R, 2013 Edition, as modified by local ordinance.

FID 19 **Floor Control Valves (CFC 903.3.8 & Ordinance 1781: Item 42):** Floor control valves and water flow detection assemblies shall be installed at each floor in buildings three or more stories in height. Valve locations will be determined and approved by the fire code official.

FID 20 **Identification (CFC 509.1):** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, roof access, electrical rooms, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

FID 21 **Fire Sprinkler Supervision and Alarms System (CFC 903.4/4.1):** All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all fire sprinkler systems shall be electrically supervised by a listed Fire Alarm Control Unit (FACU). The listed FACU alarm, supervisory and trouble signals shall be distinctly different and shall be monitored at a UL listed central station service. The fire sprinkler supervision and alarms system shall comply with the requirements of NFPA 72, 2013 Edition. All control valves shall be locked in the open position.

FID 22 **Fire Alarm System:** Fire alarm system is required and installation shall

comply with the requirements of NFPA 72, 2013 Edition.

- FID 23 Central Station Protective Signaling Service (CFC 903.4.1):** A UL listed and certified Protective Signaling Service (Central Station Service) is required. Provide the Fire Department with proof of listing and current certificate. The Fire Department shall be notified immediately of change in service.
- FID 24 HVAC Duct Smoke Detection/Shut Down with a Fire Sprinkler Supervision & Alarm System or Fire Alarm System (CFC 907.4.1, CMC 609.0 & NFPA 72):** All HVAC systems supplying greater than 2,000 CFM shall require a duct detector and HVAC shut down when smoke is detected. HVAC shut down shall be on an individual basis, not global. These systems shall supervise the Duct Detectors and activate the notification appliances. An accessory module shall be installed for each unit, including alarm LED, pilot LED and key-operated test/reset switch.
- FID 25 Smoke Alarm or Detector Locations - R-1 Occupancy (CFC 907.2.11.1):** Single or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:
1. In sleeping areas.
 2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
 3. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- FID 26 Groups R-1 and R-2.1 Accessibility Requirements (CFC 907.6.2.3.3):** Group R-1 and R-2.1 dwelling units or sleeping units in accordance with Table 907.6.2.3.3 shall be provided with a visible alarm notification appliance, activated by both the in room smoke alarm and the building fire alarm system. Also comply with Section 1111B.4.5, Table 11B-3, and Table 11B-4 of the California Building Code.
- FID 27 Fire Extinguisher Requirements (CFC 906):** Provide one 2-A:10-B:C portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Show proposed extinguisher locations on the plans. Extinguishers shall be mounted in a visible, accessible location 3 to 5 feet above floor level. Preferred location is in the path of exit travel or near an exit door.

Portable Fire Extinguishers for Food Processing Equipment (CFC 906.1 & 4): In addition to the fixed system, a fire extinguisher listed and labeled for Class K fires shall be installed within 30 feet of commercial food heat processing equipment, as measured along an unobstructed path of travel.

The preferred location is near the exit from the cooking equipment area.

- FID 28 **Emergency responder radio coverage in new buildings (CFC 510.1):** All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- FID 29 **Elevator Stretcher Requirement (CBC 3002.4):** Elevators shall be designed to accommodate medical emergency service. The elevator(s) so designed shall accommodate the loading and transport of an ambulance gurney or stretcher 24 inches by 84 inches in the horizontal position. The elevator entrance shall have a clear opening of not less than 42 inches wide or less than 78 inches high. The elevator car shall be provided with a minimum clear distance between walls or between walls and door excluding return panels not less than 80 inches by 54 inches, and a minimum distance from wall to return panel not less than 51 inches with a 42 inch side slide door.
- FID 30 **Elevator Emergency Operation (CFC 607.1):** Existing elevators with a travel distance of 25 feet or more shall comply with the requirements in Chapter 46. New elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with California Code of Regulations, Title 8, Division 1, Chapter 4, Subchapter 6, Elevator Safety Orders and NFPA 72.
- **Elevator Keys (CFC 607.4):** Keys for the elevator car doors and fire-fighter service keys shall be kept in an approved location for immediate use by the fire department.
 - **Elevator System Shunt Trip (CFC 607.5):** Where elevator hoistways or elevator machine rooms containing elevator control equipment are protected with automatic sprinklers, a means installed in accordance with NFPA 72, Section 21.4, Elevator Shutdown, shall be provided to disconnect automatically the main line power supply to the affected elevator prior to the application of water. This means shall not be self-resetting. The activation of sprinklers outside the hoistway or machine room shall not disconnect the main line power supply.
 - **Fire Sprinklers at Bottom of Elevator Pit (NFPA 13: 8.15.5.1):** Sidewall spray sprinklers shall be installed at the bottom of each elevator hoistway not more than 2 ft above the floor of the pit.

- **Elevator Hoistways and Machine Rooms (NFPA 13: 8.15.5.3):** Automatic fire sprinklers shall be required in elevator machine rooms, elevator machinery spaces, control spaces, or hoistways of traction elevators.
- **Fire Sprinklers at the Top of Elevator Hoistways (NFPA 13: 8.15.5.6):** The sprinkler required at the top of the elevator hoistway by 8.15.5.5 shall not be required where the hoistway for passenger elevators is noncombustible or limited-combustible and the car enclosure materials meet the requirements of ASME A17.1, Safety Code for Elevators and Escalators.
- **Elevator Recall for Fire Fighters' Service with Automatic Fire Detection (NFPA 72: 21.3.3):** Unless otherwise required by the authority having jurisdiction, only the elevator lobby, elevator hoistway, and elevator machine room smoke detectors, or other automatic fire detection as permitted by 21.3.9, shall be used to recall elevators for fire fighters' service.
- **Exception:** A water-flow switch shall be permitted to initiate elevator recall upon activation of a sprinkler installed at the bottom of the elevator hoistway (the elevator pit), provided the water-flow switch and pit sprinkler are installed on a separately valved sprinkler line dedicated solely for protecting the elevator pit, and the water-flow switch is provided without time-delay capability.
- **Elevator Recall with Fire Sprinkler in Elevator Pit (NFPA 72: 21.3.7):** When sprinklers are installed in elevator pits, automatic fire detection shall be installed to initiate elevator recall in accordance with 2.27.3.2.1(c) of ANSI/ASME A.17.1/CSA B44, Safety Code for Elevators and Escalators, and the following shall apply:
 - Where sprinklers are located above the lowest level of recall, the fire detection device shall be located at the top of the hoistway.
 - (2) Where sprinklers are located in the bottom of the hoistway (the pit), fire detection device(s) shall be installed in the pit in accordance with Chapter 17.
 - (3) Outputs to the elevator controller(s) shall comply with 21.3.14.
- **Elevator Systems Automatic Detection (NFPA 72: 21.3.9):** If

ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be permitted.

- **Detector Annunciation at the Building Fire Alarm Control Unit (NFPA 72: 21.3.10):** When actuated, any detector that has initiated fire fighters' recall shall also be annunciated at the building fire alarm control unit, or other fire alarm control unit as described in 21.3.2, and at required remote annunciators.

FID 31 **"Exit Analysis Plans" required (CFC 104.7.2):** Prepared, stamped and signed by a state licensed architect in ¼" = 1' scale. The floor plans shall address the following for all assembly occupancies including swimming pool enclosures:

- Provide *net* occupant load calculations for interior (restaurant & bar) and outdoor patios. The occupant load determination shall be made by the Fire Marshal
- Seating/table diagram with compliant aisle widths
- Minimum required egress width to accommodate occupant load
- Exit access travel distance
- Egress paths to public way
- Means of egress illumination locations
- Illuminated EXIT sign locations
- Compliant exit doors/gates and door/gate hardware (panic hardware)
- Note any elevation changes in the exit discharge
- Locations of fire extinguishers (minimum rating 2A-10BC).

FID 32 **Interior Finish, Decorative Materials and Furnishings (CFC 801.1):** Scope. The provisions of this chapter shall govern interior finish, interior trim, furniture, furnishings, decorative materials and decorative vegetation in buildings. Existing buildings shall comply with Sections 803 through 808. New buildings shall comply with Sections 804 through 808, and Section 803 of the *California Building Code*.

- Report submittal to be prepared by a registered design professional acceptable to the fire code official

FID 33 **Hazardous Materials (CFC 5004.1):** Storage of hazardous materials in amounts exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 shall be in accordance with Sections 5001, 5003 and 5004. Storage of hazardous materials in amounts not exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 shall be in accordance with Sections 5001 and 5003. Retail and wholesale storage and display of nonflammable solid and nonflammable and

noncombustible liquid hazardous materials in Group M occupancies and Group S storage shall be in accordance with Section 5003.11.

- Pool Chemicals – dedicated, compliant storage cabinets, rooms, or areas required
- Liquid Petroleum Gas (LPG) – dedicated, compliant storage cabinets, rooms, or areas required

END OF CONDITIONS

Planning Commission Study Session
25 January 2017

Chair Calerdine called the meeting to order at 11:05 a.m.

Roll Call: Doug Donenfeld, Michael Hirschbein, Doug Hudson, Randy Lowe, Lisa Middleton, Kathy Weremiuk, Lyn Calerdine

Chair Calerdine requested that the order of the agenda be revised to allow public comment after the presentation by the applicant on item #2A; the commissioners supported the revision to the order of the agenda. Mr. Calerdine then recused himself from the proceedings, as he owns property within the 500-foot notification radius of the subject site. Vice Chair Weremiuk conducted the rest of the proceedings.

Edward Robertson gave a brief presentation on the proposed modifications to the approved plan, noting reductions to the intensity of development, increases in certain setbacks, and a reduction in the overall building area.

Commissioner Hirschbein questioned the 150 parking spaces being allocated to the City.

Lori Kibby, applicant, gave an overview of the project and the proposed changes. James London (not sure on last name?), landscape architect, discussed the landscape scheme and materials proposed for the development site. Darryl Long (last name?), project architect, discussed the site plan, building layout, and architectural details.

Vice Chair Weremiuk opened the public comment portion of the agenda, with the following speakers addressing the commission:

Frank Tyson stated that he was impressed with the developer working with adjacent residents to address concerns, and noted that where we need hotels is by the convention center.

David Powell, of the Center Court HOA, stated that the developer has been open to concerns and feedback from residents, and that they still have concerns relative to noise, views, and traffic. He also mentioned that moving the valet area to the back of the hotel will have impacts to their condominiums, but improves their views of the mountains with the increased setback.

Louis Brinello (last name?), Center Court HOA, noted that there are bedrooms facing the back of the hotel and the perimeter wall, and their views will be obstructed.

Phyllis (didn't get last name), Deauville Condominiums, questioned if the developer considered putting a wall around the pool area (the applicant later noted that a wall and large landscape buffer will screen the pool from the condominiums across the street).

Lyn Calerdine requested that consideration be given to safe pedestrian access between the hotel and the convention center.

Tom Jakeway, SOL Condominiums, commended the developer for working closely with neighbors, supported the proposal for the urban garden proposed on top of the underground garage, and also offered support for the public spaces at the front of the property. He noted his concerns with

pedestrian connections to the convention center, the north end of the building needs to step down like the east end of the building, and their needs to be restrictions against outdoor amplification of music.

Vice Chair Weremiuk closed the public comment portion of the agenda.

The Planning Commissioners raised the following questions and issues:

Commissioner Donenfeld commended the developer on the changes to the project and the proposal for the urban farm concept. He noted his concerns with the condominium wing of the building, in that it detracts from the massing of the hotel building. He also stated that the entry sequence is confusing, the site needs more openness and connections to the convention center, and questioned if the pool area and other site amenities would impact residents of the condominium wing of the building.

Commissioner Hirschbein requested additional information as to how pedestrians will circulate from the convention center to the lobby of the building, and how users from the parking garage will walk to the convention center. He stated that it was a mistake to place restrooms and mechanical spaces on the ground floor of the condominium wing at the front of the site. Commissioner Hirschbein questioned if the hedge at the back of the building would be an adequate sound buffer; the applicant responded that they would be replacing windows on certain units at the Center Court Condominiums in order to mitigate noise issues. The commissioner suggested that the condominium wing of the building needs to be more architecturally significant, and that the parking structure needs to be opened up in places to allow for daylight and assist with pedestrian orientation.

Commissioner Hudson expressed his strong support for the architectural scheme and landscape architecture for the project. He stated that the condominium wing is in the right location, but needs more study as to how it joins the main hotel building, and that additional consideration should be given to the end wall of the condominium wing which needs to be a signature piece that may include artwork. He noted concerns with the roof scape of the building and stated that it needs to be stronger, and noted concerns with the parking structure and access points.

Commissioner Middleton concurred with the comments made by Commissioner Hudson, and commended the applicant for working closely with neighborhood groups. She questioned why the garage structure wasn't placed on the north side of the property as it would have less impact on the views from the Center Court Condominiums (the applicant replied that they looked at a number of alternatives, but there was a balancing act in complying with the setback requirements). She asked if the condo owners would be able to rent their units, and the applicant responded that the condo units could be rented, but only through the hotel reservation system. Commissioner Middleton also requested information on the construction timeframe; the applicant responded that the City is requiring that the final PD be approved in May 2017, and that they are expected to be open in 2019.

Commissioner Lowe noted that his biggest concern with the project is the pedestrian traffic on Amado, and that the City needs to review pedestrian safety and perhaps implement traffic calming measures. He questioned how solar panels might be integrated with the project; the applicant responded that flat panels may be utilized on top of the roof, and other panels might be integrated with the shade structures.

Commissioner Weremiuk reiterated the concerns of the other commissioners with the pedestrian entry sequence and lobby access. She requested that the applicant provide adequate shading along the sidewalks for pedestrians walking to the convention center, and that shade trees be added behind the sidewalk on Avenida Caballeros. She also stated that solar shading would be necessary on the western exposure of the building, and encouraged the applicant to look at movable shade structures for the garden areas. She would like the massing of the building to step down at the north end of the building, and expressed concern about potential noise impacts at the rear of the building and the need for a noise study.

There being no other comments from the commissioners, Vice Chair Weremiuk adjourned the study session at 12:51 p.m.

materials.)

~~Member Secoy-Jensen verified if the applicant has reviewed the staff recommendations. She asked if there were any strong arguments against any of the recommendations. (Agree with recommendations.)~~

Member Purnel supports staff's recommendations and made the following comments:

- Inert material colors are not compatible to the site and needs to relate to the Chino Salt.
- Salt River cobble is not compatible with Apache decomposed granite.
- A little more organization to the design is desired.
- No boulders or much larger in size - 3' and up.
- Show existing materials on plans.

Member Lockyer suggested increasing the size of the: Japanese Oleander, boulders, variety of tree specimens and include site features on the site plan.

Member Secoy-Jensen commented that the new trees need to respond to the existing features.

Member Rotman suggested integrating the dry riverbed more into the middle section.

Vice-Chair Cassidy agreed that the inert decomposed groundcover needs to relate well.

~~M/S/O (Purnel/Lockyer, 6-0-2 absent Fredricks/Song) Resubmit plans with AAC comments and continue~~

4. SELENE PALM SPRINGS, LLC, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED PLANNED DEVELOPMENT DISTRICT PROJECT CONSISTING OF A 200-ROOM HOTEL, 50 RESIDENTIAL UNITS AND A PARKING STRUCTURE LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD (CASE 5.1132-PD 333). (ER)

Principal Planner Robertson provided background information on the proposed amended project.

Member Lockyer questioned if this is the final landscape plan.

LAURIE KIBBY, DARRYL LONG, MARIA FRY, Selene Palm Springs, LLC, provided a PowerPoint presentation of the proposed changes to the development.

Vice-Chair Cassidy verified if date palms will be harvested. (yes)

Member Secoy-Jensen questioned if the amenities will be open to the public or for hotel use only. (Yes, will be open to the public.) She requested clarification and/or commented on:

- Guest sequence from the Convention Center to the hotel.
- Arrival sequence via car.
- How do locals access the restaurants/facilities? (valet only)

Member Purnel commented that the farmhouse is intriguing, but is skeptical that crops can be sustained. He requested clarification and/or commented on:

- Concerned about sound control and use of hedge to buffer residential.
- Verified the paving materials.
- Concerned about the adequacy of Porte Cochere for circulation and turning around.
- Details of garden on roof terrace.

Member Rotman said the changes are terrific and likes the entry sequence. He requested clarification and/or commented on:

- Verified ownership and rental of condominiums (must be rented through hotel)
- Verified the height of perimeter walls. (5' to 6' - breeze block walls)
- Will there be valet parking for condominiums on Amado Road? (yes, short term only)
- Concern about service entrance for condominiums.
- Any amenities for public use on Amado frontage?

Member Secoy-Jensen verified the materials/colors for the hardscape/building exterior.

Vice-Chair Cassady verified details of the "farmhouse" construction.

Member Lockyer said the Porte Cochere needs definition (median for circulation and turn-around).

Vice-Chair Cassady asked about the water features and existing drought. (Looking at re-use of condensate and other re-use.)

Member Secoy-Jensen said it's a beautiful convergence of art and architecture; architecture is understated and hopes to see more information on the entry sequence.

Member Purnel supports the concepts generally; water features will be a challenge; plant materials are appropriate; eyebrow planting beds will also be a challenge; needs

more details on the landscape design especially on the pocket park and perimeter landscape.

Member Lockyer said he needs to see more details but would like to move the project forward. He would like to see more details on the mural and vehicular entry.

Member Rotman said it needs more permeability to convention center for the public and more accessible. The art piece should be more integrated with the architecture.

Member Miller noted concern about the vehicular access and the check-in process. She would like to see more detail about how it works.

Vice-Chair Cassady said he's less concerned about how the condominium integrates based on the presentation drawings and discussion.

M/S/C (Secoy-Jensen/ Purnel, 6-0-2 absent Fredricks/Song) Approve as submitted with conditions:

1. The Architectural Advisory Committee to review the final detailed drawings prior to the building permit.

COMMITTEE MEMBER COMMENTS: None.


STAFF MEMBER COMMENTS:

Director Fagg reminded the AAC of the upcoming joint meeting with the Planning Commission at 1:30 pm on February 22, 2017.

ADJOURNMENT: The Architectural Advisory Committee adjourned at 5:03 pm to the next regular meeting at 3:00 pm on *Tuesday, February 21, 2017*, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.


Flinn Fagg, AICP
Director of Planning Services

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	<p align="center">SUBSEQUENT INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION</p>
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Project Title:	Dream Hotel	
City Project No.:	5.1132-PD 333 TTM 35236	
Assessor's Parcel No.:	508-034-011, -012, -013, & -014	
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Way Palm Springs, California 92262	
Project Location:	Northwest corner of Amado Road and Avenida Caballeros, Palm Springs, CA 92262	
Project Sponsor's Name and Address:	City of Palm Springs	3200 E. Tahquitz Way Palm Springs, California 92262
General Plan Designation(s):	Residential High (HR)	
Zoning:	Resort Attraction (RA)	
Contact Person:	Edward Robertson	
Phone Number:	(760) 323-8245	
Date Prepared:	April 2017	

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CHAPTER 1: INTRODUCTION AND PROJECT DESCRIPTION

Description of the Project

The proposed project will result in the construction of a 175-room hotel and 30 condominium units. The project site is located in the High Density Residential land use designation under the Section 14 Master Plan. This designation allows development to a density of up to 43 units per acre. The proposed project occurs on lands totaling approximately 10.47 acres.

The project consists of the following components:

- 5-story hotel, including:
 - 165 hotel rooms (totaling 150,772 square feet)
 - 10 hotel villas (totaling 11,040 square feet)
 - 80 seat hotel restaurant/bar (included in the hotel square footage)
 - 60 seat speakeasy (included in the hotel square footage)
 - 8,450 square foot greenhouse
 - Spa (included in the hotel square footage)
 - 50 seat Theatre (included in the hotel square footage)
- 30 2-story condominiums units (totaling 64,000 square feet)
- 232 parking spaces in a two-story parking structure
- 16 surface parking spaces for temporary parking (8 on Amado Road, 8 on Calle Alvarado)

It is important to note that the analysis provided below, and that considered in the 2007 and 2013 environmental reviews for the project site, include the hotel restaurant, bar, spa and theatre as ancillary uses to the hotel, and not as additional land uses. Sources of data used in this study, including but not limited to water demand and sanitary sewer generation, traffic, air quality, etc. consider these land uses as integral parts of a hotel project, and not as additional land uses.

Avenida Caballeros is currently built to its ultimate half width at the project site. Amado Road will be widened to its ultimate half width (40 feet) with development of the project. Curb, gutter and sidewalk currently occur on both streets. Curb, gutter and sidewalk will be reconstructed on Amado Road to build out standards. Calle Alvarado will be improved with development of the project site, including the construction of sidewalks.

The Farm

The Farm is an integral part of the project and utilizes the surface area of the underground parking. The Farm House is a venue amenity as well as a horticultural nursery. Raised beds will be utilized for organic crop production and year-round rotation with a permanent fruit espalier, and will serve as the backdrop for farm-to-table events for guests and the public. Spa services will also utilize the Farm's herbs and medicinals, and the potential for product development will be explored. Throughout the site, palms and fruit-bearing trees, including dates olives, citrus, figs, pomegranates, desert-adapted species and cultivars, will be planted.

Sensory Courts

Sensory courtyards of fragrance and fruit are proposed for special functions and general hotel and condominium use, including the "Lemon Court," "Orange Court," and "Olive Terraces" flanking the lobby-bar and restaurants. Other edible fruits will be incorporated throughout the grounds as espalier, villa and spa garden plantings, and in containers. They are all part of the "Farm" component of the hotel, in which organic fruit is grown on-site.

The Planned Development District application is required to consider modifications in the development code relating to setbacks for high-rise buildings and open space.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

In addition to the Planned Development District application, a Tentative Tract Map (TTM 35236) has also been submitted to divide the existing parcels into 5 lots. A Development Agreement is also proposed. The project site is located within the boundaries of the Section 14 Master Plan.

Project History

On July 18, 2007, the Palm Springs City Council adopted Mitigated Negative Declaration (MND No. 200700845, "MND") for a proposed 200-room hotel and 145 condominiums on an approximately 10.47-acre parcel. The hotel included an 8,000 square foot ballroom, a 2,760 square foot restaurant, a 4,260 square foot bar, an 8,400 square foot spa, a 2,035 square foot gourmet market, and a 511-space parking structure (hereafter, the "2007 Project"). Primary access was from Amado Road. The MND studied the potential impacts of the 2007 Project on aesthetics, biological resources, hazards and hazardous materials, mineral resources, noise, population, public services, recreation, transportation and traffic, and utilities. The City Council determined that the 2007 Project would not have a significant effect on the environment after implementation of mitigation measures.

On April 11, 2013, the owner of the previously approved 2007 Project submitted an application to modify the 2007 Project. The modified Project proposed a 200-room hotel, 50 residential units, and a 398-space parking structure. On June 12, 2013, the Planning Commission reviewed and unanimously approved the proposed Planned Development District amendment for the construction of the proposed project. An Addendum to the 2007 Initial Study evaluated the modified project under CEQA and made a finding that the preparation of a subsequent MND was not necessary since the changed circumstances of the project would not result in any new significant environmental effects. The same mitigation measures that were proposed for the 2007 project were proposed for the 2013 project.

Like the 2013 project, the currently proposed project evaluated in this Subsequent IS/MND will result in the development of 25 fewer hotel rooms/villas, 20 fewer residential (condominium) units, and 166 fewer parking spaces.

Environmental Setting and Surrounding Land Uses

North: Vacant lands, condominiums.
South: Amado Road, Palm Springs Convention Center.
East: Avenida Caballeros, vacant land, condominiums.
West: Calle Alvarado, condominiums.

Other public agencies whose approval is required

None.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

CALIFORNIA

PACIFIC OCEAN

MEXICO



RIVERSIDE COUNTY





Source: Google Earth, 2017



Dream Hotel – 5.1132 PD 333
Project Vicinity Map
Palm Springs, California

Exhibit

2



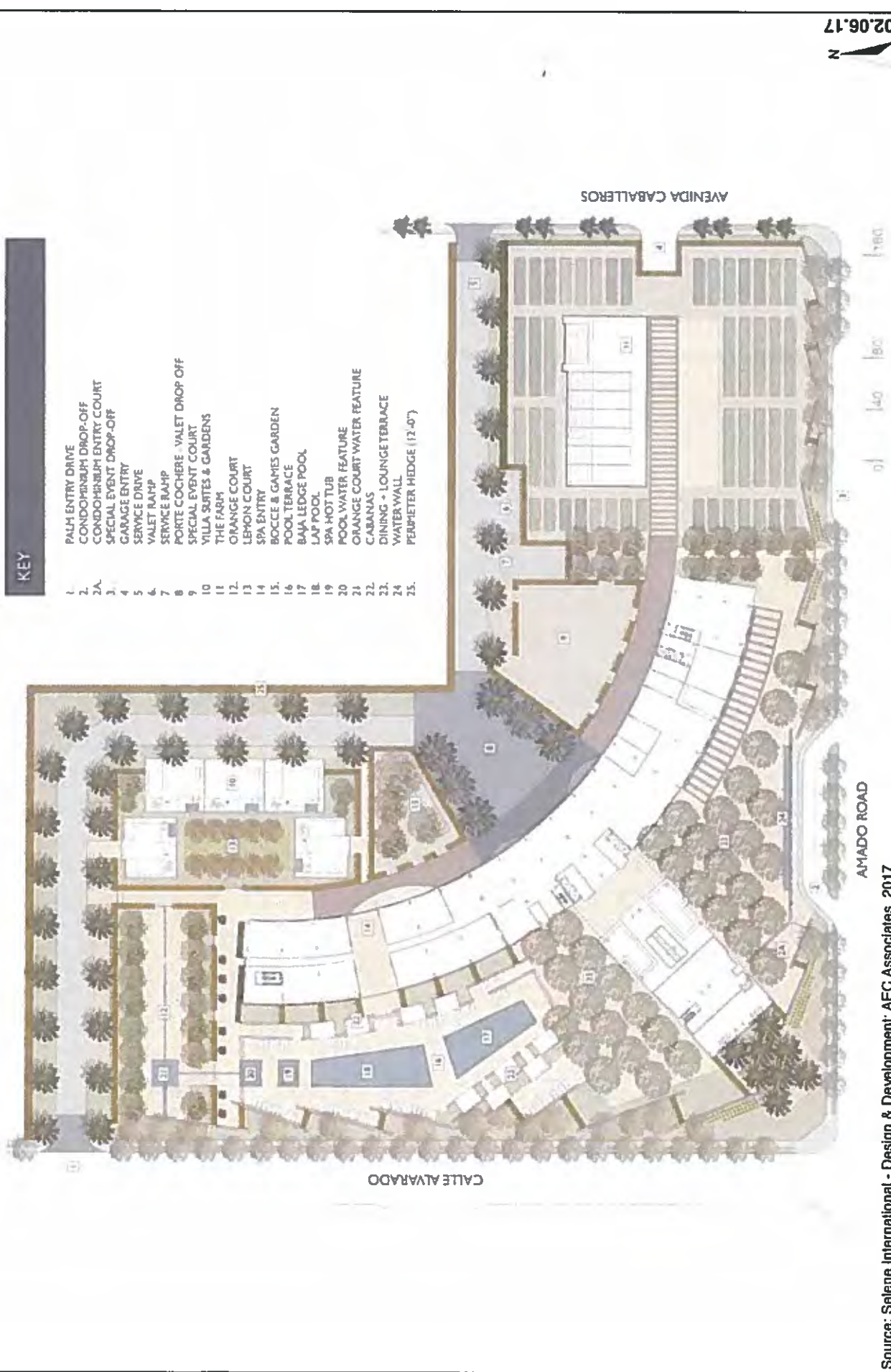
Source: Google Earth, 2017



Dream Hotel – 5.1132 PD 333
Project Location Map
Palm Springs, California

Exhibit

3



KEY

- 1. PALM ENTRY DRIVE
- 2. CONDOMINIUM DROP-OFF
- 2A. CONDOMINIUM ENTRY COURT
- 3. SPECIAL EVENT DROP-OFF
- 4. GARAGE ENTRY
- 5. SERVICE DRIVE
- 6. VALET RAMP
- 7. SERVICE RAMP
- 8. PORTE COCHERE - VALET DROP OFF
- 9. SPECIAL EVENT COURT
- 10. VILLA SUITES & GARDENS
- 11. THE FARM
- 12. ORANGE COURT
- 13. LEMON COURT
- 14. SPA ENTRY
- 15. BOCCIE & GAMES GARDEN
- 16. POOL TERRACE
- 17. BAJA LEDGE POOL
- 18. LAP POOL
- 19. SPA HOT TUB
- 20. POOL WATER FEATURE
- 21. ORANGE COURT WATER FEATURE
- 22. CABANAS
- 23. DINING - LOUNGE TERRACE
- 24. WATER WALL
- 25. PERIMETER HEDGE (12'-0")

02.06.17
N

0 40 80 160

AMADO ROAD

CAJLE ALVARADO

AVENIDA CABALLEROS

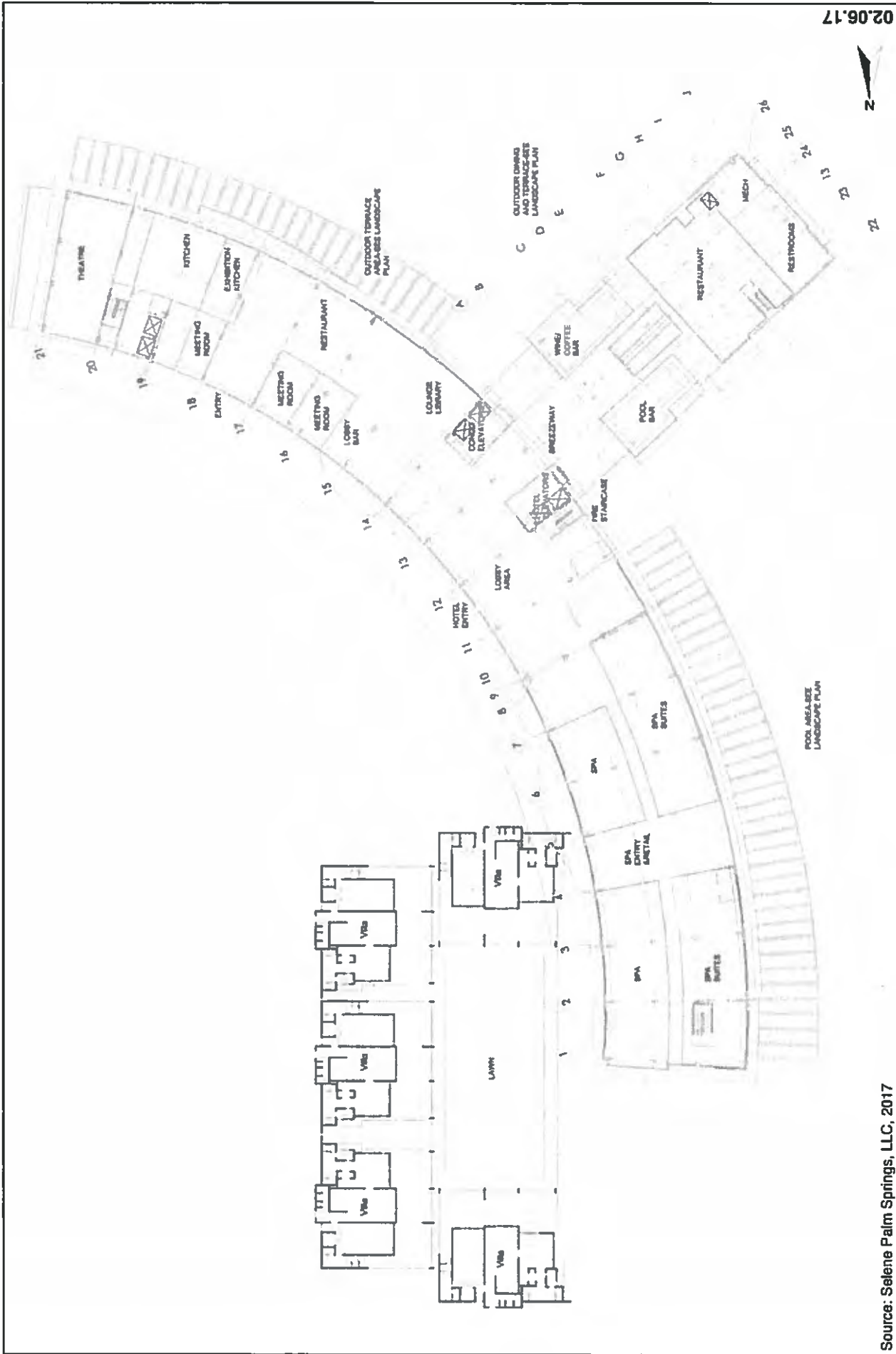
Source: Selene International - Design & Development; AEC Associates, 2017



Dream Hotel – 5.1132 PD 333
Project Site Plan
Palm Springs, California

Exhibit

4



02.06.17

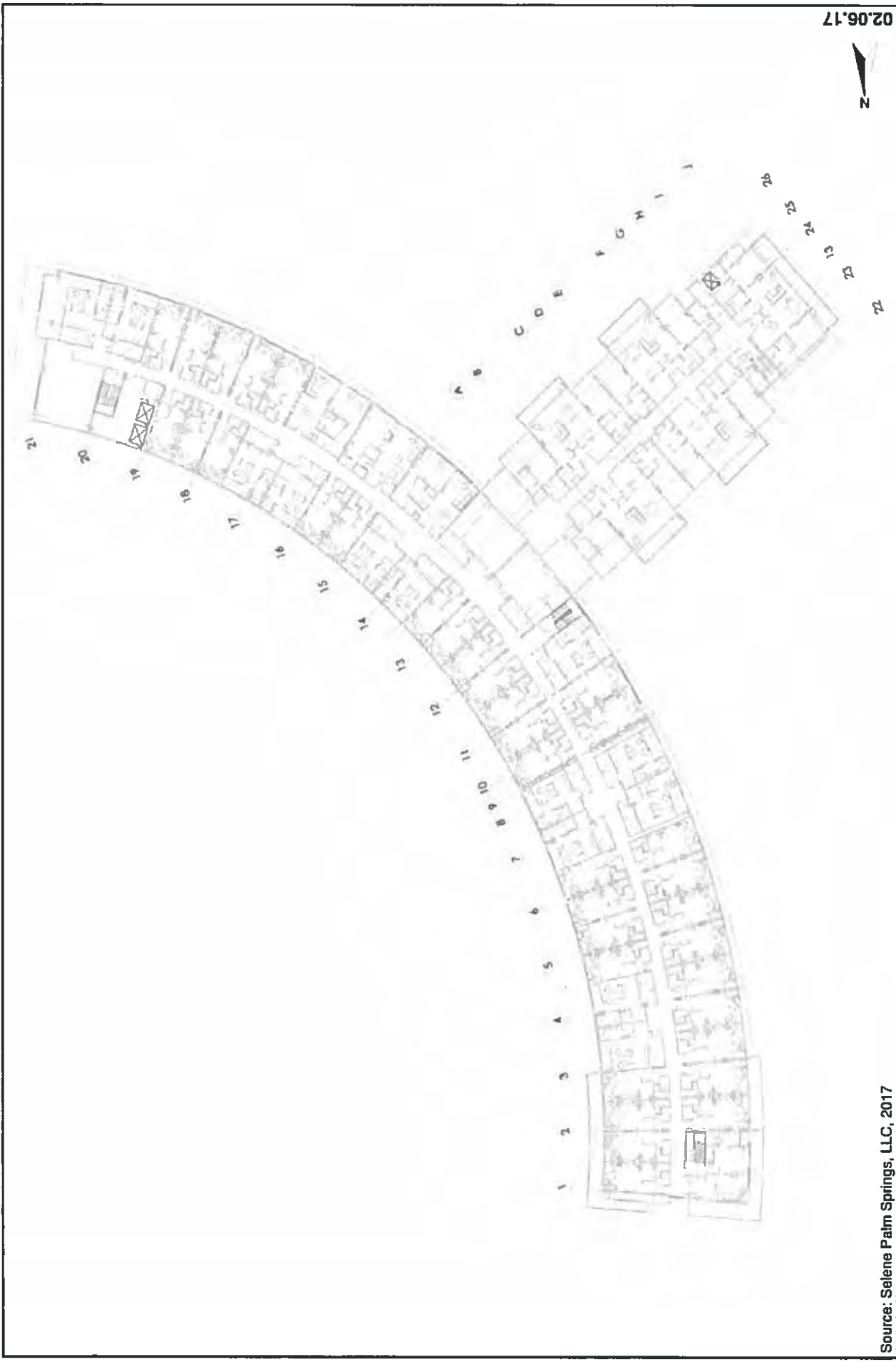
Exhibit

5

Dream Hotel – 5.1132 PD 333
 First Floor Plan
 Palm Springs, California

Source: Selene Palm Springs, LLC, 2017





Source: Selene Palm Springs, LLC, 2017

Dream Hotel – 5.1132 PD 333
Second Floor Plan
Palm Springs, California



02.06.17



Exhibit

7



Source: Selene Palm Springs, LLC, 2017

Dream Hotel – 5.1132 PD 333
Third Floor Plan
Palm Springs, California



02.08.17



Exhibit

8

**Dream Hotel – 5.1132 PD 333
Fourth Floor Plan
Palm Springs, California**

Source: Selene Palm Springs, LLC, 2017



02.08.17

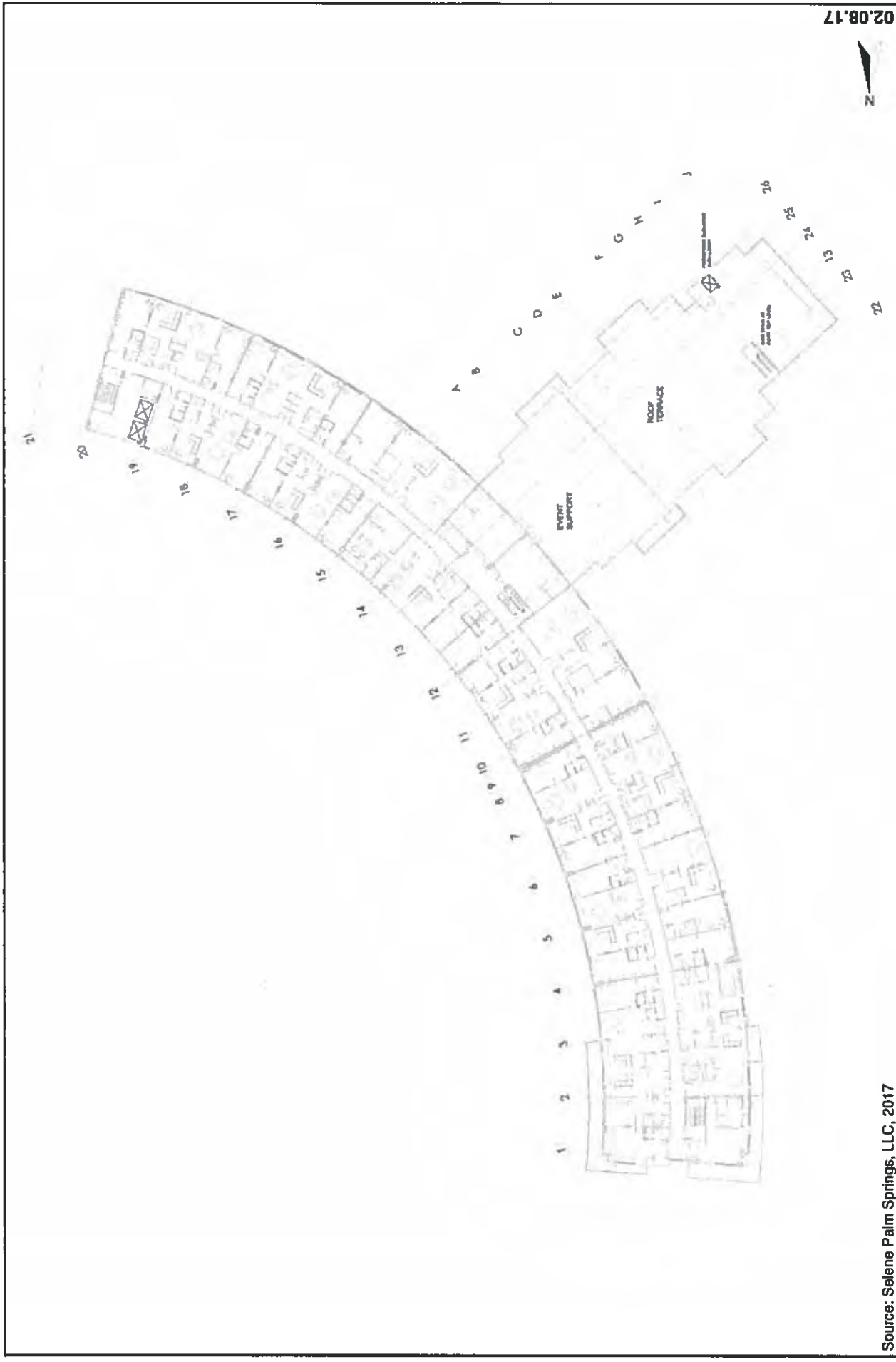


Exhibit

9

Dream Hotel – 5.1132 PD 333
Fifth Floor Plan
Palm Springs, California

Source: Selene Palm Springs, LLC, 2017



SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

CHAPTER 2: ENVIRONMENTAL ANALYSIS AND DETERMINATION

DETERMINATION: The City of Palm Springs Planning Department

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature

Date



4.19.17

Edward Robertson, Principal Planner

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

PURPOSE OF THIS INITIAL STUDY

The purpose of this Subsequent Initial Study/Mitigated Negative Declaration (IS/MND) is to identify the potential environmental impacts associated with the modifications to the proposed project and to describe measures that will avoid or mitigate impacts to a less than significant level. The IS/MND includes information to substantiate the conclusion made regarding the potential of the proposed project to result in less than significant impacts with mitigation incorporated. It has been prepared consistent with CEQA Guidelines Section 15063 to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration.

JUSTIFICATION FOR SUBSEQUENT MND

The City of Palm Springs was the lead agency responsible for preparing the 2007 IS/MND and 2013 Addendum, and is the public agency that has the primary responsibility for approving the currently proposed project modifications. Therefore, the City is the appropriate lead agency to evaluate the potential environmental effects of the currently proposed project modifications. A Subsequent IS/MND is the appropriate document for the proposed project modifications.

CEQA Guidelines require the completion of either a Subsequent Mitigated Negative Declaration or Addendum to a Mitigated Negative Declaration when changes outside the scope of the original project are proposed and were not covered in the original Mitigated Negative Declaration (State CEQA Guidelines 15162, 15164).

This Subsequent IS/MND has been prepared in accordance with the requirements of CEQA and its guidelines for implementation. The 2007 IS/MND and 2013 Addendum that were prepared to evaluate the proposed project's potential to result in significant impacts to the environment support this Subsequent IS/MND. These documents are available at the Planning Department, at City Hall, for review.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impacts to less than significance.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

I. AESTHETICS		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project materials; Dream Hotel Visual Simulations, VisionScape; Google Earth aeriels.

Setting

The San Jacinto Mountains provide a dramatic visual backdrop to the south and west throughout the city. From the project site and properties in the project vicinity, scenic views are primarily to the west and south, looking toward the San Jacinto Mountains. Surrounding existing development consists of one and two-story condominiums to the east, west, and north, and the Palm Springs Convention Center to the south.

Discussion of Impacts

- a) **Less Than Significant Impact.** In 2013, the City made a finding that the previously approved (2007) Mitigated Negative Declaration No. 200700845 sufficiently addressed the potential environmental impacts of the 2013 project modifications.

Like the 2013 project, the currently proposed project will result in a 5-story hotel and residential units. To analyze the potential visual impacts of the currently proposed project on scenic vistas, a series of visual simulations was prepared. The simulations are based on photographs taken at several locations surrounding the subject property, and the super-imposition of the corresponding portion of the proposed project. A photo location key map and the "before" and "after" photos/simulations are provided in Exhibits 10 through 15.

View 1

View 1 is taken from the easterly entry of the Deauville at Calle Alvarado, looking east. Currently the foreground views from this location include an existing parking lot, mature trees, and vacant land on the subject property, with condominiums beyond. The Indio Hills and Little San Bernardino foothills may be vaguely visible in the far distance (10+ miles) from upper floors at the Deauville, but are largely obscured by intervening urban development and vegetation. No significant vistas are visible at this viewpoint; therefore, the proposed project will not adversely impact scenic vistas from View 1. The project will add a 5-story hotel to foreground views, but views from most condominium units near View 1 will be obscured by existing mature trees along the Deauville perimeter. Impacts will be less than significant.

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Views 2 and 3

Views 2 and 3 are taken from a west-facing vantage point from the condominium project immediately adjacent to the subject property. From View 2, views include a perimeter wall in the foreground, urban development in the middle ground, and scenic vistas of the San Jacinto Mountains in the distance; the mountain foothills are less than one mile to the west. The proposed hotel and condominiums will occur immediately west of View 2 and will range in height from two to five stories. From this location, views of the lower and middle elevations of the San Jacinto Mountains will be eliminated for ground level units and partially blocked second level units. The upper elevations of the mountains will generally remain visible. The Palm Springs General Plan designates the project area as HDR (High Density Residential) as stipulated by the Section 14 Specific Plan. This designation allows multiple-family developments and resort hotels to have a height of up to 30 feet. In the event that a three-story building would be constructed, views of the lower and middle elevations of the San Jacinto Mountains from View 2 would be blocked. Furthermore, the Zoning Ordinance allows heights of up to 100 feet, as does Section 14, which designates this area for urban development. Urban environments are subject to view blockages and changes in the surrounding vistas. Therefore, impacts to scenic vistas resulting from the proposed development will be similar to those that would occur if a development with a height of 30 feet were constructed.

View 3 is taken from the condominiums' courtyard facing west. Current views include condominiums in the foreground and high elevations of the San Jacinto Mountains behind the condominiums. Construction and development of the proposed project would result in some loss of mountain visibility. However, the highest elevations of the San Jacinto Mountains would still be visible. Impacts to scenic vistas would be less than significant.

Views 4 and 5

Views 4 and 5 are taken from the second-story terrace of the condominiums immediately east of the subject property. Views from View 4 include the existing perimeter block wall, vegetation, and parking lot in the foreground and middle ground, and the San Jacinto Mountains in the background. The project proposes two-story condominiums and a five-story hotel where the parking lot currently exists. Views of the San Jacinto Mountains to the southwest will be blocked by the hotel; however, views of the Santa Rosa Mountains to the south will remain visible.

View 5 is taken from a similar perspective. Currently, views from this vantage point include the existing parking lot, vegetation, and partial views of the San Jacinto Mountains. Mature trees in the parking lot obstruct views of the mountains to some extent. The proposed project would replace the existing trees with a cohesive landscaping plan and result in two-story condominiums and a five-story hotel in the middle ground. Views of the San Jacinto Mountains will be partial obscured but the top of the mountains will be preserved, and the Santa Rosa Mountains to the south will be more visible than under existing conditions. Impacts to scenic vistas will be less than significant.

- b) **No Impact.** Onsite conditions are largely unchanged since the 2013 project was evaluated, and impacts associated with the currently proposed project will be the same. The southerly portion of the subject property currently consists of a paved parking lot with trees and perimeter landscaping. The northerly portion is vacant land with sparse vegetation. There are no significant trees, rock outcroppings, historic buildings, State scenic highways, or other significant aesthetics resources on the project site. No impact will occur.
- c) **Less Than Significant Impact.** The subject property is in the urban core of Palm Springs and designated for urban land uses. It is surrounded by development, including roads, infrastructure, and buildings, including the Palm Springs Convention Center to the immediate south. It is

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partially developed with parking lot facilities. The proposed project will result in a change to the visual character of the site compared to existing conditions; however, the proposed uses are consistent with existing residential and resort development in the vicinity and land use designations that facilitate future urban development. Therefore, the development of the proposed project will have a less than significant impact on the visual character of the area.

- d) **Less Than Significant Impact.** Impacts associated with lighting and glare are expected to be similar to that anticipated by the 2013 project, but somewhat less given the currently proposed reduction in the number of hotel rooms, residential units, and parking spaces. Currently, the subject property is partially developed as a parking lot for the Convention Center. As the Convention Center currently operates into the evening hours, light is generated by vehicles accessing the site. The proposed project will result in condominium units, hotel facilities, and a parking structure that will generate light from building interiors, outdoor landscaping and security lighting, and onsite vehicles. Parking facilities will be either below ground or inside the parking structure. These facilities will reduce the amount of light emitted from traffic onsite, insofar as the walls will shield car headlights, and limit light impacts on surrounding properties. In addition, all lighting on the project site will be subject to the requirements and standards of the City's Municipal Code, which are designed to limit potential impacts on adjoining properties. As a result, impacts associated with light and glare will be less than significant.

Mitigation Measures

None required.

Mitigation Monitoring and Reporting

None required.



Source: VisionScape Imagery, 2017



Dream Hotel - 5.1132 PD 333
Visual Simulations Key Map
Palm Springs, California

Exhibit

10



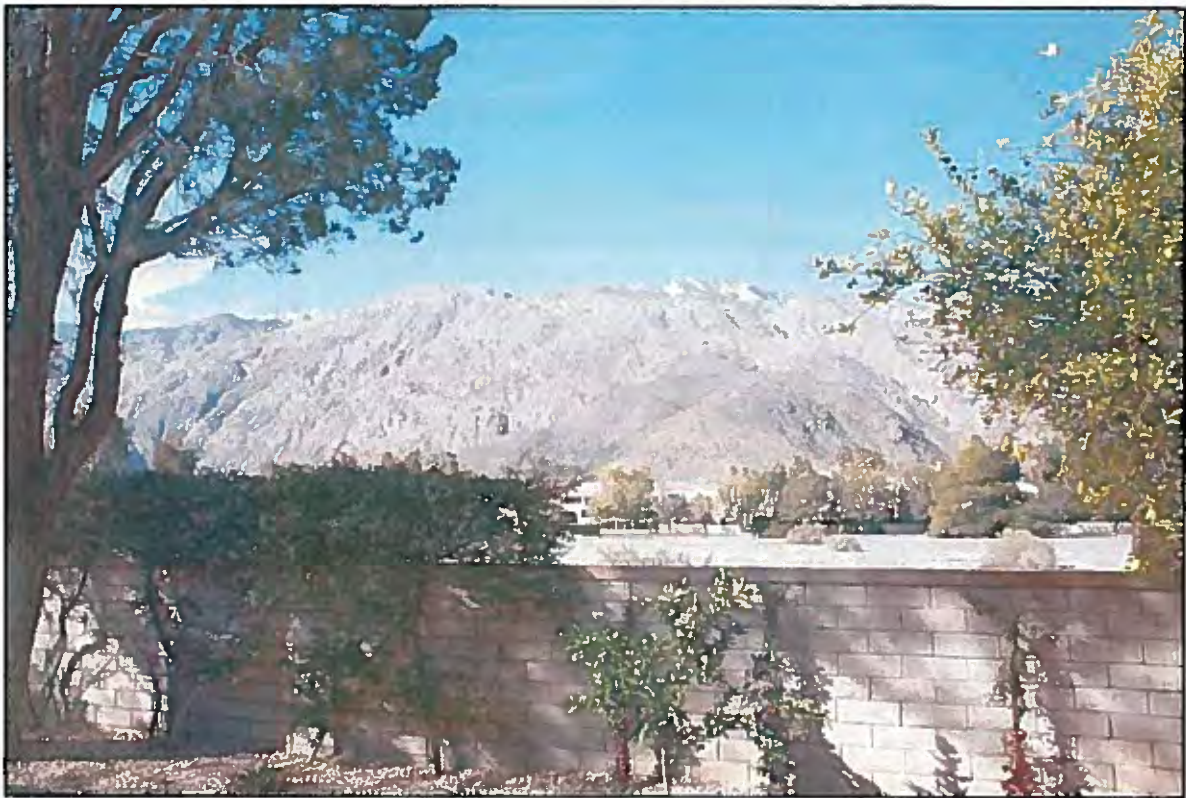
Existing View



Proposed View

Source: VisionScape Imagery, 2017

N
03.29.17



Existing View



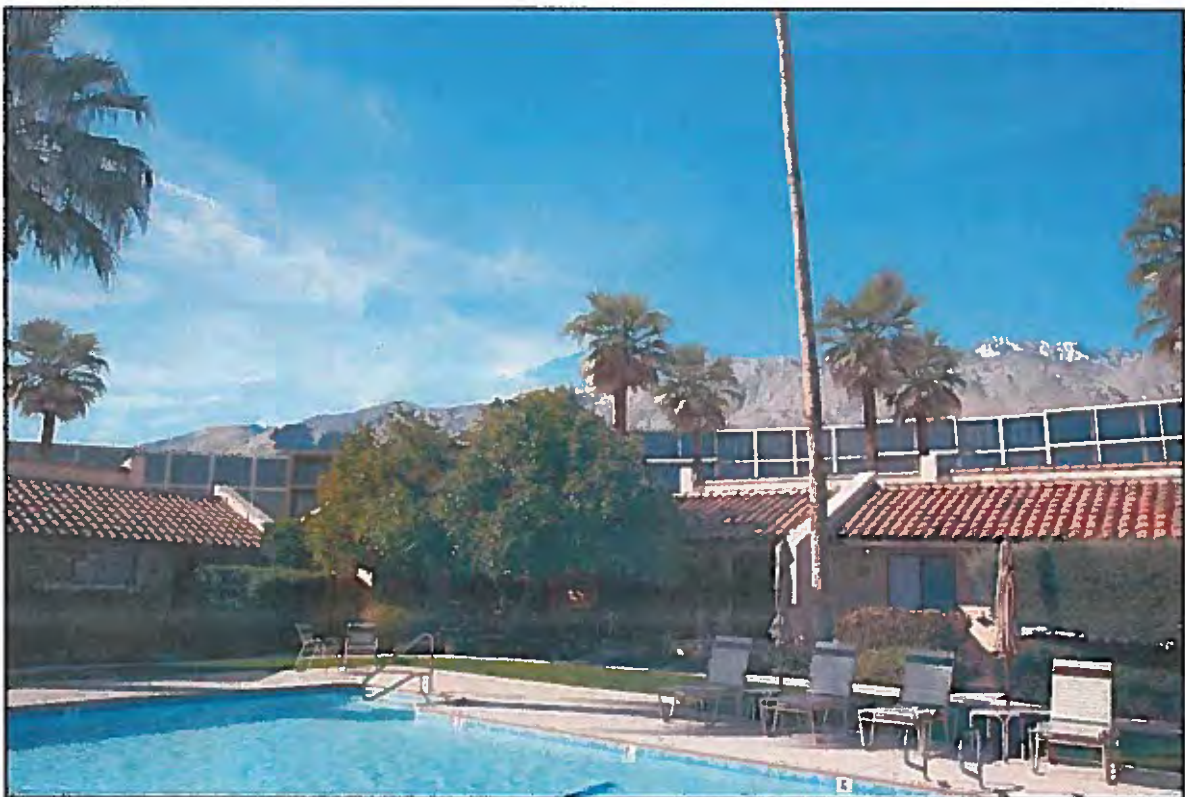
Proposed View

Source: VisionScape Imagery, 2017

03.29.17

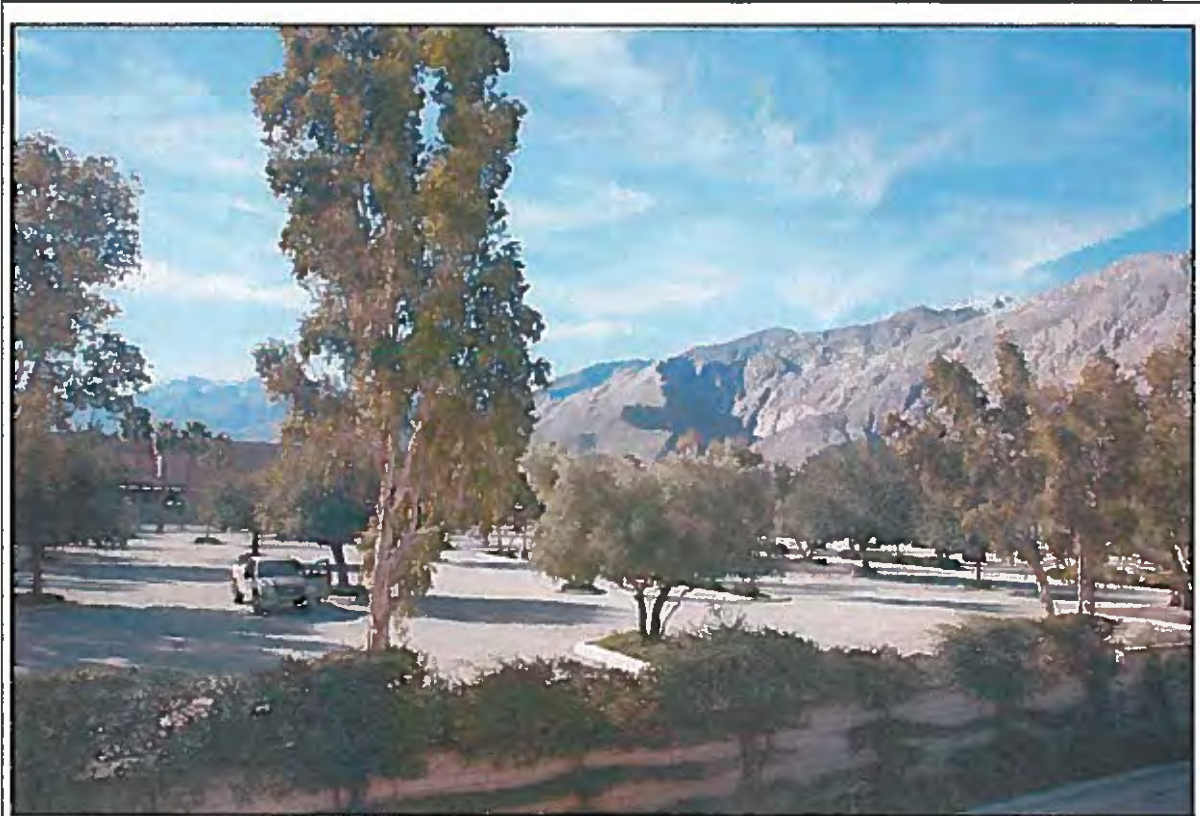


Existing View



Proposed View

Source: VisionScape Imagery, 2017



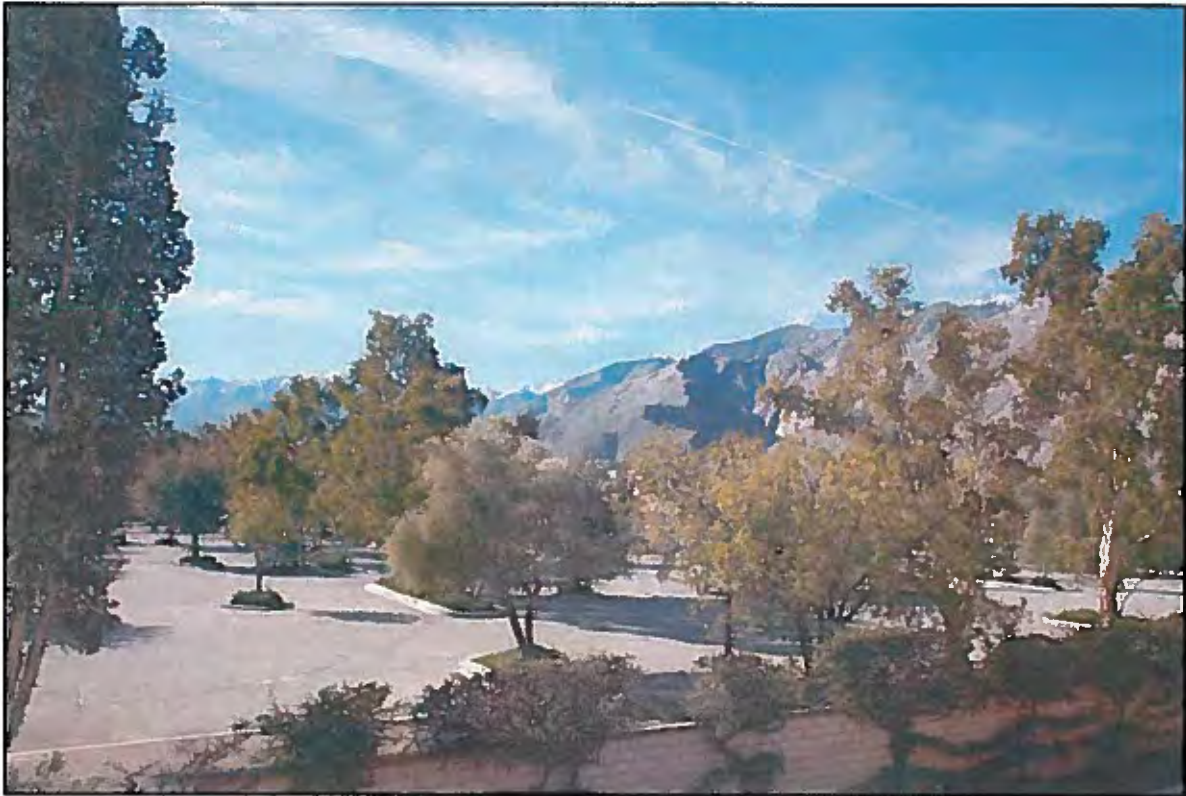
Existing View



Proposed View

Source: VisionScape Imagery, 2017

03.30.17



Existing View



Proposed View

Source: VisionScape Imagery, 2017

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II. AGRICULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Palm Springs General Plan, 2007; California Department of Conservation; Farmland Mapping & Monitoring Program, 2001.

There are no substantial changes in the proposed project, or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts, or substantial increases in the severity of previously identified significant effects related to agriculture or forest resources. As stated below, the proposed development would have no impact on agriculture resources, which was the conclusion made in the 2013 Addendum. In the 2013 Addendum, forest resources were not analyzed since they were not included in Appendix G of the CEQA Guidelines at the time. The subject property is located in an urban area. Consequently, impacts related to forest resources would not result in a new potentially significant environmental effect that was not identified in the 2013 Addendum.

Discussion of Impacts

a-b) No Impact. There are no agricultural lands within the City of Palm Springs. For this reason there will be no impact to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) nor will it conflict with the Williamson Act contract. The proposed project would not result in the conversion of farmland to non-agricultural uses. Therefore, the proposed project will not result in impact to agricultural resources. No impact will occur.

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- c-e) No Impact.** The project site located in an urban area and is not classified as forestland or timberland. There will be no loss of forest land or conversion of forest land to non-forest use. Given that the project area is located in an urban environment, the proposed project will not include the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

Mitigation Measures

None required

Mitigation Monitoring and Report

None required

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III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City of Palm Springs General Plan, 2007; Final 2012 Air Quality Management Plan," prepared by South Coast Air Quality Management District, December 2012; "Final Localized Significance Threshold Methodology," prepared by the South Coast Air Quality Management District, Revised, July 2008; "2003 Coachella Valley PM10 State Implementation Plan," August 1, 2003; "Palm Springs Dream Hotel: Air Quality and Greenhouse Gas Impact Study" prepared by Terry A. Hayes Associated Inc., March 2017; CalEEMod 2016.3.1.

There are no substantial changes to the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified significant impacts related to air quality. As explained below, the proposed project would result in less than significant impacts to the region's air quality, which is consistent with the conclusions made in the 2013 Addendum. Therefore, the proposed project would not result in any new potentially significant air quality impacts that were not analyzed in the 2013 Addendum or a substantial increase in the severity of any previously identified air quality effects.

An Air Quality and Greenhouse Gas Impact Study was prepared for the currently proposed project in March 2017. Appendix A includes the full report and CalEEMod output tables. Its findings were used to analyze potential project-related air quality impacts, as summarized below.

Setting

The Coachella Valley, including the City of Palm Springs and project site, is located within the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). All development within the SSAB is subject to SCAQMD's 2012 Air Quality Management Plan (2012 AQMP) and the 2003 Coachella Valley PM₁₀ State Implementation Plan (2003 CV PM₁₀ SIP). The

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SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction. The proposed site is located within Source Receptor Area (SRA) 30, which includes monitoring stations in Palm Springs and Indio. The Indio site has been operational since 1985 and the Palm Springs site since 1987.

Criteria air pollutants are contaminants for which the state and federal air quality standards have been established. Currently, the Coachella Valley is classified as being in non-attainment for both ozone (O₃) and PM₁₀.

Discussion of Impacts

- a) **Less Than Significant Impact.** According to SCAQMD, there are two key indicators of consistency with the applicable air quality plan: 1) whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emissions reductions specified in the air quality plan; and 2) whether the project will exceed the assumptions in the air quality plan based on the year of project buildout. The final consistency criterion refers to violations of the CAAQS. Construction emissions would be temporary and would not have a long-term on the region's ability to meet State and federal air quality standards. As shown under discussion c, maximum daily emissions of air pollutants from construction activities would not exceed regional or localized significance threshold values. In addition, the proposed project would comply with State and local strategies designed to control air pollution, such as Rule 403 for (Fugitive Dust), Rule 1113 (Architectural Coatings), and Rule 1186 (PM₁₀ Emissions from Paved and Unpaved Roads). By adhering to SCAMD rules and regulations pertaining to fugitive dust control within the Coachella Valley, project construction activities would be consistent with the goals and objectives of the applicable air quality plan to improve air quality in the SSAB. Also, shown under discussion d, operational emissions (worker trips and building envelope utility demand) would not exceed the SCAQMD significance thresholds, and would not interfere with attainment or maintenance of ambient air quality standards.

The second consistency criterion requires that the proposed project not exceed the assumptions in the applicable air quality plan. The most applicable air quality plans for the proposed project are the Palm Springs 2007 General Plan and the SCAQMD's 2016 AQMP, which is based on the SCAG 2016-2040 RTP/SCS. Projects that are consistent with the SCAG's 2016-2040 RTP/SCS employment projections and population forecasts are considered consistent with the AQMP growth projections since these forecasts were used by SCAG's modeling section to forecast travel demand and air quality for planning activities such as the RTP/SCS, the 2016 AQMP, and the Regional Housing Needs Assessment.

The land uses proposed by the project are consistent with existing General Plan and Section 14 Specific Plan designations and growth projections and, therefore, growth associated with the project was considered as part of SCAG's 2016-2040 RTP/SCS. The proposed project is also consistent with the section 14 Specific Plan, as it will add employment to a densely populated residential neighborhood and the project site is in proximity to accessible public transit options for future employees. The proposed project would also comply with the City's Transportation System Management/Transportation Demand Management ordinance to reduce vehicle trips. The proposed project is consistent with growth assumptions included in the SCAG's 2016-2040 RTP/SCS, and it would comply. Therefore, the proposed project would result in a less than significant impact related to conflicting with or obstructing implementation of the applicable air quality management plan.

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- b) **Less Than Significant Impact.** Construction of the proposed project has the potential to create air quality impacts through the use of heavy-duty construction equipment and vehicle trips generated by construction workers traveling to and from the project site. Fugitive dust emissions would primarily result from site clearing, and excavation and grading activities. NOx emissions would primarily result from the use of construction equipment and truck trips. The assessment of construction air quality impacts considers each of these potential sources. Construction emissions can vary substantially from day to day, depending on the level of activity, specific types of operation, and dust from the prevailing weather conditions.

It is mandatory for all construction projects in the SSAB to comply with SCAQMD Rule 403 for Fugitive Dust and Rule 403.1 specific to the Coachella Valley. Rule 403 requirements include measures to prevent the generation of visible dust plumes. Measures include, but are not limited to, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system or other control measures to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas. Application of water to unpaved and disturbed areas as well as open storage piles for dust suppression would reduce fugitive PM10 and PM2.5 emissions associated with construction activities by approximately 61 percent.

Construction of the proposed project is expected to begin in September 2017 and last for approximately 17 months. Construction activities on the project site would include clearing excavation and grading to accommodate the subterranean parking structure, and construction of the parking structure and overlying hotel, condominiums, and amenities. The proposed project is expected to be complete and ready for guest accommodations by the end of 2018.

The California Emissions Estimator Model (CalEEMod) software was utilized to estimate maximum daily and total annual emissions of air pollutants during each phase of construction. This is a different model from that used to estimate emissions in the 2007 IS/MND and 2013 Addendum, but is an approved method for analyzing air quality impacts by the South Coast Air Quality Management District (SCAQMD) and California Air Resources Board (CARB).

Maximum daily emissions for each activity were estimated based on heavy-duty equipment use (on-site) and vehicular travel to and from the project site (assumptions used in the model are shown in the Air Quality model run, available for review from the Planning Department). It was estimated that demolition and removal of the existing parking structure would result in approximately 54,450 cubic feet of debris to be hauled off-site and disposed. During the excavation and grading phase, all material would be displaced on-site and no off-site hauling would occur. Architectural coating would occur as building structures are completed, following installation of the subterranean parking structure. Emissions modeling assumed overlap between the building construction and architectural coating phases. Detailed input and output data for the emissions modeling can be found in Appendix A. Table 1 shows the projected construction-related emissions in comparison to the SCAQMD daily thresholds.

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**Table 1
Dream Hotel
Maximum Daily Construction-Related Emissions Summary
(pounds per day)**

Construction Emissions ¹	CO	NO _x	ROG	SO ₂	PM ₁₀	PM _{2.5}
2017	24.10	50.69	4.40	0.05	5.51	3.58
2018	31.65	46.36	43.13	0.07	5.25	3.33
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No

¹ Average of winter and summer emissions, mitigated, 2017-2018.

Source: CalEEMod model, version 2016.3.1 output tables generated 03.01.17.

Operational impacts of the proposed project would generate regional mobile source emissions from hotel patrons and employee vehicle trips as well as stationary sources emissions from the use of consumer products reapplication of architectural coating during building maintenance, and utility demand. The CalEEMod software relies upon trip generation factors from the Institute of Transportation Engineers (ITE) to produce mobile source emissions estimates for each land use type. Please see the Air Quality Report, for a full description of the assumptions used for the analysis. As shown in Table 2, the proposed project would not result in daily operational emissions that exceed any applicable SCAQMD thresholds. Impacts would be less than significant.

**Table 2
Dream Hotel
Operation-Related Emissions Summary
(pounds per day)**

	CO	NO _x	ROG	SO ₂	PM ₁₀	PM _{2.5}
Operational Emissions ¹	31.93	23.65	9.65	0.10	5.07	1.77
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No

¹ Average of winter and summer emissions, unmitigated, 2018.

Source: CalEEMod model, version 2013.2.2 output tables generated 01.13.16.

- c) **Less Than Significant Impact.** The subject area is located in the Coachella Valley portion of the Salton Sea Air Basin, which is classified as a "non-attainment" area for PM₁₀ and ozone. The 2003 Coachella Valley PM₁₀ State Implementation Plan was adopted in order to achieve attainment. This Plan established strict standards for dust management for development proposals. The proposed project will contribute to an incremental increase in regional PM₁₀ and ozone emissions. Even so, due to its limited size and scope, the overall cumulative impacts are not expected to exceed SCAQMD thresholds for PM₁₀ or ozone precursors (NO_x and CO). The project will not conflict with any attainment plans and will result in less than significant impacts.
- d) **Less Than Significant Impact.** As shown in Table 1, above, the proposed project will not exceed SCAQMD thresholds during construction. This represents a decreased level of impacts compared to the 2007 and 2013 projects, which were determined to require mitigation measures to reduce impacts to less than significant levels.

Nonetheless, the City requires that all projects prepare PM₁₀ management plans prior to the issuance of grading permits. These plans are required to be consistent with the SCAQMD PM₁₀ Management Plan, and implement best management practices, including site watering, soil

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stabilization for inactive areas, and other measures to reduce PM10 emissions during grading. The project proponent will be required to submit, and the City Engineer will review and approve, PM10 Management Plans for the grading of the site. The following mitigation measures were set forth in the 2007 IS/MND and 2013 Addendum to reduce PM10 emissions at the site. The same measures are provided below for the currently proposed project to assure that PM10 emissions remain at less than significant levels.

Minimization Measures

MM III-1. Apply non-toxic soil stabilizers according to manufacturers' specification to all inactive construction areas (previously graded areas inactive for ten days or more).

MM III-2. Enclose, cover, water twice daily or apply non-toxic soils binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt) with 5% or greater silt content.

MM III-3. Water active sites at least twice daily.

MM III-4. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.

MM III-5. Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).

MM III-6. Replace ground cover in disturbed areas as quickly as possible.

- e) **Less Than Significant Impact.** The nearest sensitive receptors are multi-family residential units in the Palomino development immediately east of the subject property. During construction, localized exposure of sensitive receptors to pollutant concentrations would range from weeks to months depending on the construction phase and proximity of emissions sources. Construction equipment will not be constantly in close proximity to any one sensitive receptor throughout the duration of construction activities. Maximum localized emissions were quantified for each construction activity. The results of emissions modeling from on-site construction sources were based on SCAQMD guidance regarding the equipment fleet. The LSTs selected for comparison values are for a 2-acre site in SRA 30 and a sensitive receptor within 25 meters. Maximum on-site emissions during project construction would not exceed the applicable LST values. The proposed project will not include a new source of operational emissions, such as diesel sources like truck stops or gas stations, and there is no potential for residents of adjacent developments to be exposed to levels of air pollutants that would cause public health hazards, because parking areas will be located a minimum of 200 feet from sensitive receptors. The proposed project would result in a less than significant impacts related to localized construction emissions.

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- f) **Less Than Significant Impact.** Like the 2013 project, the currently proposed project is not expected to generate objectionable odors at project build out. Project construction has the potential to result in short-term odors associated with asphalt paving and heavy equipment; however, any such odors would be quickly dispersed below detectable levels as distance from the construction site increases. The residential and hotel uses may generate occasional cooking odors that are detectable, but they are not expected to be unduly unpleasant or substantial. The parking structure will generate odors associated with vehicle exhaust, but it will be required by Building Code standards to be properly vented, either mechanically or naturally, and will not result in concentrated odors at the site. Therefore, impacts from objectionable odors are expected to be less than significant.

Mitigation Measures

None required.

Monitoring and Reporting

None required.

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IV. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan, 2007; Tribal Habitat Conservation Plan, 2010.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in new significant impacts or substantial increase in the severity of previously identified impacts related to biological resources. As explained below, the proposed project would have no impacts to biological resources, which is consistent with the findings of the 2013 Addendum. The proposed project would not result in any new potentially significant biological impacts that were not identified in the 2013 Addendum or a substantial increase in the severity of any previously identified significant biological resources impacts.

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Setting

The proposed development occurs within the boundaries of the Section 14 Master Plan. Undisturbed parcels in this area of the City typically consist of Sonoran creosote bush scrub. The project site, however, consists of an existing parking lot, with only ornamental vegetation present in landscaping planters, and vacant lands which have cleared and graded and contain very little native vegetation.

Discussion of Impact

- a-d) No Impact.** The 2013 addendum found that the project site is located in a developed, urban area and that no project-related biological impacts would occur. Conditions are the same for the currently proposed project. Two-thirds of the site are developed and covered in asphalt. Approximately one third of the site is undeveloped. However, the majority of the undeveloped lands are significantly disturbed, having been cleared and graded. This area is not identified as having potential habitat for any sensitive species. No impacts are expected to sensitive resources. There is no riparian habitat or other sensitive natural community on the site. No wetlands occur on the property. The site surrounded by roadways and urban development, which creates no potential for the site's use a wildlife migratory corridor or nursery site. The proposed project will not interfere with any City policies regarding the preservation of plants or animals. No impact will occur.
- e-f) No Impact.** The proposed project will not conflict with local policies or ordinances pertaining to the preservation of biological resources. The subject property is within the boundaries of the Tribal Habitat Conservation Plan (THCP) of the Agua Caliente Band of Cahuilla Indians. The THCP indicates that Section 14, in which the subject property is located, does not contain viable habitat for any candidate, sensitive, or special status species. However, the proposed project will be required to pay the Valley Floor Planning Area (VFPA) Fee, consistent with THCP requirements. No impact will occur.

Mitigation Measures

None required

Monitoring

None required

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V. CULTURAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City of Palm Springs General Plan, 2007.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts of substantial increase in the severity or previously identified significant impacts related to impacts to cultural resources. As explained below, the proposed project would have less than significant impacts to the City's cultural resources with the implementation of Mitigation Measure V-1. This is consistent with the 2013 Addendum. Therefore, the proposed project would not result in any new potentially significant cultural resources effects that were not identified in the 2013 Addendum or a substantial increase in the severity of any previously identified significant cultural resources impacts.

Setting

The City occurs in the traditional territory of the Desert Cahuilla, with a history dating back to 1,000 BC. Evidence of Cahuilla occupation in the Coachella Valley dates to over 500 years ago, when the Tribe settled around ancient Lake Cahuilla, in the area of present day La Quinta and Indio. The canyons surrounding Palm Springs also have yielded evidence of use by the Tribe, which took advantage of water sources, food sources from plants and animals, and rock for tool-making.

The City's modern history began in the early 1870s, when John Guthrie McCallum purchased land in the area, and later subdivided it. Rapid expansion in the area began in the 1920s, with the City's spreading reputation as a health resort, and the increased interest from the Hollywood movie community. Until the end of World War II, architecture in the town site consisted primarily of Mission Revival and Spanish Colonial Revival structures. Development was centered on Palm Canyon Drive, as hotels and shops were constructed.

The City occurs well outside the boundary of ancient Lake Cahuilla, an area where paleontological resources have occurred. Further, soils in the City are generally post-Pleistocene age alluvium from the surrounding mountains, too new in the context of paleontology to yield fossilized remains.

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Discussion of Impacts

- a) **No Impact.** The subject property is located in a developed, urban area and on the same parcel as the 2007 and 2013 projects which was previously developed and disturbed. No historic structures occur on any portion of the site. No impacts to historic resources are expected.
- b) **Less Than Significant Impact with Mitigation Incorporated.** As was the case when the 2007 and 2013 projects were evaluated, the project site occurs within the historic boundaries of the Agua Caliente Band of Cahuilla Indians reservation and the boundaries of the Section 14 Master Plan. The IS/MND and Addendum prepared for those projects identified the potential for buried resources to occur throughout the area, including the project site. This was identified as a potentially significant impact, which required mitigation. Mitigation Measure V-1 will reduce potential impacts to archaeological resources to less than significant levels.
- c) **No Impact.** The city and project site are located outside the shoreline of ancient Lake Cahuilla. The site is underlain by alluvium, which is post-Pleistocene, and not suitable for paleontological resources. Development of the project site will have no impact paleontological resources.
- d) **Less than Significant Impact.** No known burial grounds or cemetery occurs within the project site. The portion of the site, which is currently occupied by the parking lot, has been previously excavated for its construction, and no remains were identified at the time.

In the event human remains are discovered during construction of the proposed project, the project contractor would be subject to State law regarding the discovery and disturbance of human remains, which require the project contractor immediately notify law enforcement, and allow the coroner to determine the nature of the remains (historic or pre-historic, human or not). The coroner is also responsible for the proper removal and potential re-burial of the remains, and consultation with Tribal officials, if the remains are determined to be Native American. As a result of these State requirements, impacts to human remains are expected to be less than significant.

Mitigation Measures

- MM V-1.** As there is always a possibility of buried cultural resources in a project area, a Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. The Agua Caliente Band of Cahuilla Indian Cultural Office shall be contacted for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning Services. Following consultation, the Director shall have the authority to halt destructive construction and shall notify a qualified archaeologist to investigate the find. If necessary, the qualified archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval. Human remains discovered shall be handled consistent with state law provisions.

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VI. GEOLOGY AND SOILS	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan, 2007. "Preliminary Geotechnical Investigation for Due Diligence Purposes Proposed Westin Hotel and Residences," prepared by Leighton Consulting, Inc., November 2006.

There are no substantial changes in the project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified significant impacts related to geology and soils. As explained below, the proposed project would have a less than significant impact or no impact to geology and soils, which is consistent with the 2013 Addendum. For this reason, the proposed project would not result in any new potentially significant geology impacts that were not identified in the 2013 Addendum or substantial increase in the severity of any previously identified significant geology and soils impacts.

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Setting

The proposed project site is partially developed. The site is underlain by windblown (Aeolian) sand deposits as well as alluvial soil eroded from the nearby mountains and deposited in the site vicinity. The San Andreas Fault zone is the major fault in the Coachella Valley. Breaks associated with the Fault cover a generally northwest-southeast trending zone approximately 10 miles wide, north and east of the project site. The onsite geologic conditions are unchanged. For this reason, the conclusions in the IS/MND and Addendum that the previously proposed projects would have no impact on geology and soils also apply to the currently proposed project.

Discussion of Impacts

a)

- I. **No Impact.** The San Andreas Fault System is located approximately five miles northeast of the project site, and the San Jacinto Fault System is approximately five miles south of the site. However, there are no Alquist-Priolo hazards zones on the project site. Fault rupture is not expected to occur on the project site.
- II. **Less Than Significant Impact.** During a significant seismic event on either the San Andreas or the San Jacinto faults, the subject site, as well as the rest of the city, will experience significant ground acceleration. All structures are required to be constructed to Uniform Building Code (CBC) requirements for Seismic Zone 4 by the City. These standards are designed to ensure that impacts associated with earthquakes are reduced to less than significant levels. The proposed project will be required to conform to these standards. Therefore, the impacts associated with seismic ground motion are expected to be less than significant.
- III. **No Impact.** Liquefaction is caused by the loss of soil cohesion due to exposure to shallow groundwater in a seismic event. Liquefied soils cannot support structures, and may cause failure of these structures. According to the project-specific geotechnical report, ground water is estimated to be more than 225 feet underground. The potential for liquefaction on the site is negligible. No impacts associated with liquefaction are expected as a result of project implementation.
- IV. **No Impact.** The project site is flat and is surrounded by lands which are equally flat. There is no potential for landslide hazards on the project site.

- b) **Less Than Significant Impact.** The project area will be subject to both water and wind soil erosion during grading and construction. The analysis and mitigation measures included in the Air Quality section will reduce the impacts associated with erosion from wind to less than significant levels.

The City implements the requirements of the National Pollution Discharge Elimination System (NPDES) for all projects of more than one acre. NPDES requirements include the implementation of best management practices (BMP's) to assure that during construction, sediment displaced by rainstorms is not transported off the site. Through the preparation of a Storm Water Pollution Prevention Plan (SWPPP), the project proponent will implement these best management practices to meet the City's NPDES standards. These standards will assure that impacts associated with water erosion are reduced to less than significant levels.

In addition, the subject site is located in an area categorized as having a high susceptibility to wind erosion and will be required to prepare a fugitive dust control plan, as described above under Air Quality. The control of soil erosion due to water will be a required component of the

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erosion control plans required by the City which will be included with a grading permit for the proposed project. Since the City's standards for the control of erosion during construction will be applied to the project, the impacts associated with erosion during construction will be less than significant.

- c) **No Impact.** As explained in VI.a.iii, above, the potential for liquefaction to occur on the subject site is negligible. The subject property is flat and sufficiently distant from the San Jacinto Mountain foothills that it is not susceptible to landslide. Although ground settlement has been documented in the eastern valley, it has not occurred on the subject property. No impact will occur.
- d) **No Impact.** According to the project specific geology report, soils located on the proposed project are not expansive. No impact is expected.
- e) **No Impact.** Like the previously proposed 2007 and 2013 projects, the proposed project will be required to connect to the City's sanitary sewer system. No septic tanks will occur on the site. There will be no impact to area soils associated with septic tanks.

Mitigation Measures

None required

Mitigation Monitoring and Reporting

None required

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VII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Palm Springs General Plan, 2007; "Palm Springs Dream Hotel: Air Quality and Greenhouse Gas Impact Study" prepared by Terry A. Hayes Associated Inc., March 2017; CalEEMod 2016.3.1.

Greenhouse gas emissions were not analyzed in the 2013 Addendum. However, project-generated greenhouse gas emissions would be considered to have a less than significant impact, as explained below. The findings are based on the project-specific air quality and greenhouse gas impact study prepared in March 2017.

Setting

Air pollution is a chemical, physical or biological process that modifies the chemistry and other characteristics of the atmosphere. The primary contributor to air pollution is the burning of fossil fuels used in transportation, power and heat generation, and industrial processes. The byproducts from the combustion of fossil fuels can contain a number air polluting substances. These emissions are responsible for the poor air quality that is evident in industrial centers worldwide.

California was the first state to establish regulations that require the reduction of emissions of GHGs from motor vehicles. On September 24, 2004, the California Air Resources Board adopted a bill that requires all motor vehicles of 2009 vintage or later to reduce their greenhouse gas emissions by about 30% by the year 2016. On June 1, 2005 Governor Arnold Schwarzenegger issued executive order S-3-05, which calls for reduction in GHG emission to 1990 levels by 2020 and for an 80 percent reduction below 1990 levels by 2050.

The California Global Warming Solutions Act (AB 32) was adopted by the state legislature in 2006. It sets forth a program to achieve 1990 emission levels by 2020 and requires CARB to proclaim 1990 GHG emissions and develop a Scoping Plan, which sets forth GHG reduction methods. CARB has reported that 1990 GHG emissions totaled 427 million metric tons (MMT) for the state of California; CARB adopted a GHG scoping plan on December 11, 2008. The Scoping Plan includes a cap and trade program, green building strategies, recycling and waste reduction, and Voluntary Early Actions and Reductions. More recently, Executive Order B-30-15 was issued by Governor Brown on April 29, 2015 establishing a new California goal to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030 ensuring the state will continue its efforts to reduce carbon pollution.

California SB 375 was signed by the Governor in September 2008 and is intended to, at least in part, implement greenhouse gas reduction targets set forth in AB 32. The bill encourages regional land use planning to reduce vehicle miles traveled and requires jurisdictions to adopt a sustainable communities strategy.

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a, b) Less Than Significant Impact. There are currently no officially adopted City or SCAQMD thresholds of significance pertaining to greenhouse gas emissions generated by construction or operation of project of this nature. The proposed hotel and condominiums would generate greenhouse emissions during construction from heavy-duty equipment use and vehicle trips and during operations from vehicular traffic and utilities demand. CalEEMod was used to estimate annual greenhouse gas emissions for the proposed project. Table 3 presents the estimates of greenhouse gas emissions that would be released into the atmosphere on an annual basis by the proposed project. The estimates represent a conservative estimate, as it is likely that patrons will utilize local transportation programs which will reduce project-generated GHG emissions.

**Table 3
Projected GHG Emissions Summary
(Metric Tons)**

Phase	CO2e
Construction (1.5 year)	771.95
Operational 2018 (Annually)	3,724.02

Source: annual mitigated construction and operation, CalEEMod Version 2013.2.2.

Construction of the proposed project would generate approximately 771.95 MTCO_{2e} of GHG emissions or 26 MTCO_{2e} annually over a 30-year period. The total annual operating emissions would be approximately 3,724.02 MTCO_{2e} per year. The determination of significance is not based on the annual GHG emissions that would be generated by the proposed project, but instead on the consistency of the proposed project with city wide and regional GHG emissions reduction goals. The proposed project would be designed in accordance with the 2016 Title 24 Energy Efficiency Standards for all its buildings, which represent an approximate improvement of 30 percent beyond the 2008 Standards that were used in assumptions for the City's 2013 CAP GHG analysis. The 2013 CAP determined that a reduction in GHG emissions of approximately 1 percent by 2020 would achieve consistency with the provisions of AB32, and a reduction of approximately 8 percent by 2020 would achieve consistency with Kyoto Protocol. Adhering to the 2016 Standards would result in a 5 percent reduction in GHG emissions from the proposed project relative to the 2013 Title 24 Standards, which are considerably more stringent than the 2008 with the 2016 Standards is consistent with the City's objectives to reduce GHG emissions to meet regional and statewide emissions reduction targets. Therefore, the proposed project would result in a less than significant impact related to GHG emissions.

Mitigation Measures

None required.

Monitoring and Reporting

None required.

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VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan, 2007; "Phase One Environmental Site Assessment for Property Located at Northeast Corner of Calle Alvarado and Amado Road," prepared by MSA Consulting, September 2006.

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There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified significant impacts related to hazards and hazardous materials. As explained below, none of the proposed project's construction activities or operating services would result significant impacts associated with hazards or hazardous materials. Consequently, the proposed project would result in any new potentially significant hazardous impacts that were not identified in the 2013 Addendum or a substantial increase in the severity of any previously identified significant hazardous impacts.

Setting

The proposed project site is partially developed. Prior to the construction of the parking lot, the site was vacant. No chemical or hazardous waste disposal has been documented on the site. There are no known underground tanks or buried materials on the project site.

Discussion of Impacts

- a-b) Less Than Significant Impact.** The proposed project will include the development of a 175-room hotel and 30 condominiums on approximately 10.47 acres of land. Compared to the 2013 project, this represents a decrease of 25 hotel rooms/villas and 20 residential units. Similar types of cleaners and chemicals are expected to be used onsite; however, the quantities used by the currently proposed project can be expected to be proportionately reduced.

The hotel and residential units are expected to use and store small quantities of typical household cleaners and chemicals, as well as those used for community swimming pool operations. The City contracts with Palm Springs Disposal Services for the disposal of household hazardous waste. These programs include an ABOP (Acid, Batteries, Oil, Paint) facility, located on Alejo Road, approximately 1.5 miles from the project site. In addition, regional household hazardous waste programs are held throughout the year in the Coachella Valley. These programs are offered to ensure that household hazardous waste is disposed of properly, and that potential impacts associated with disposal of these materials are less than significant.

The proposed hotel will store and utilize cleansers and chemicals used in housekeeping and commercial cleaning activities and swimming pool operations. Although quantities are expected to be larger than for the condominium portion of the project, the hotel will be required to store these materials consistent with City and County requirements. In addition, the Fire Department will inspect the hotel for compliance with its standards. Impacts will be less than significant.

The parking structures on the project site will have the potential to collect small amounts of oils and chemicals from leaking vehicles. The structures will be required, however, to meet City standards for such facilities, including the proper cleaning of impermeable surfaces, and the disposal of storm water within the structure. Any disposal facility will be required to separate the oils and chemicals which may accumulate on the concrete surfaces so that they are not allowed to enter surface or ground waters. These standards and requirements will assure that the impacts associated with hazardous materials in the parking structures are reduced to less than significant levels.

- c) No Impact.** There are no schools located or planned within ¼ mile of the project site. The nearest school, Catherine Finchy Elementary, is located approximately 0.5 miles north of the project site. No impact will occur.

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- d) **No Impact.** A Phase I Environmental Site Assessment (ESA) was prepared for the 2007 project. The ESA included research on State and federal databases, which determined that the project site is not listed as having been contaminated, or having underground storage tanks. No impacts associated with past hazardous materials contaminations are expected on the project site.

- e, f) **No Impact.** The Palm Springs International Airport is located 1.5 miles east of the project site. The project site is not located within the boundaries of the airport's land use plan. There are no private airstrips in Palm Springs. The project will not result in a safety hazard for people living or working in the project area.

- g) **No Impact.** As was the case when the previous projects were proposed, the proposed project will be accessed by existing City streets, including Avenida Caballeros and Amado Road. The project does not propose alteration of this existing street system, and will have no adverse impact on emergency response or evacuation plans. Circulation within the site will be reviewed by the Fire Department to ensure that the internal driveways are adequate for emergency vehicles. Since the proposed project does not propose changes to the existing circulation system there will be no impacts associated with the implementation of or physically interfere with an adopted emergency response resulting from project build out.

- h) **No Impact.** The subject property is in an urban area, and there are no wildlands in the vicinity. The slopes of the San Jacinto Mountains occur approximately 1.5 miles west of the project site, with intervening urban development occurring between them and the project site. Development of the proposed project will not expose people to injury or death from wildland fires. There will be no impact associated with wildland fires at the project site.

Mitigation Measures

None required.

Mitigation Monitoring and Reporting

None required.

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IX. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Source: Palm Springs General Plan 2007; Desert Water Agency 2015 Urban Water Management Plan; Flood Insurance Rate Map #06065C1588G, Federal Emergency Management Agency, August 28, 2008; "City of Palm Springs Local Hazard Mitigation Plan," August 2012; project materials.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts related to hydrology or water quality. As explained below, the proposed project would have less than significant impacts on hydrology and water quality, which is consistent with the 2013 Addendum. Therefore, the proposed project would not result in any new potentially significant hydrologic resources or water quality impacts that were not identified in the 2013 Addendum or a substantial increase in the severity of any previously identified significant hydrologic resources or water quality.

Setting

The project site will be served by Desert Water Agency (DWA), which supplies domestic water to the City. The DWA pumps water from a number of wells throughout the area for domestic use. Groundwater has historically been the principal source of domestic water in the City. DWA also recharges groundwater through recharge basins located in the northwestern portion of the City. Sanitary sewer services to the site will be provided at the City's treatment plant. The project site is located in FEMA Zone C, designating that the site is outside the 100-year flood boundary, and therefore not subject to flooding. The site and surrounding area are generally flat, with storm flows traveling through the site from north to south as sheet flows. The existing parking lot conveys storm flows to the south, into Amado Road.

Discussion of Impacts

- a) **Less Than Significant Impact.** Like the previously proposed projects, the currently proposed project will be required to connect to DWA water facilities and City sanitary sewer facilities. Both agencies are regulated by State and federal agency standards, which assure compliance with water quality and waste discharge requirements, respectively.

During construction, storm flows through and around the site will be susceptible to pollution from construction activities, including siltation. The City will require compliance with NPDES regulations for all project construction and operational activities, including the preparation of a SWPPP, which must include best management practices to assure that storm water leaving the site is not polluted, and does not impact water quality. Overall impacts associated with water quality are expected to be less than significant.

- b) **Less Than Significant Impact.** According to DWA's 2015 Urban Management Plan, the baseline is 344 gpcd for water consumption with actual water use of 271 gpcd. Currently DWA produces 36,983,801 gpd. The proposed project will amount to 175 hotel residents and 30 condominium residents based on the population analysis (see Section XIII Population and Housing), which will increase water demand by 70,520 gpd. This is a less than 1 percent increase in demand.

The Desert Water Agency (DWA), the water provider for the proposed project, uses surface water (streams in the San Jacinto Mountains), groundwater, State Water Project water, and recycled water to provide domestic water service to its customers. The reliability of DWA's water supply is excellent, since the Agency relies on groundwater sources and has imported and stored water within the Whitewater River Subbasin to meet expected demands. Historically, drought conditions in southern California have not impacted DWA's ability to meet its service demand. For future growth, DWA has also implemented water replenishment programs, for both the Whitewater River and Mission Creek Subbasins, which optimize and protect the groundwater and provide sound management of water supplies as well as put in place various water

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conservation initiatives. DWA is anticipating increasing its production of recycled water, from 4,600 acre feet per year in 2015 to 7,000 acre feet per year in 2040. DWA also recharges its groundwater basin at recharge basins located in the northern end of the City. The City also requires the implementation of water conservation measures in all new developments.

The DWA Urban Water Management Plan demonstrates that during normal water years, and single dry years, the Agency will have a cumulative water surplus from existing water sources through 2040. During multiple dry year conditions, the amount of groundwater storage will be reduced by less than 1%, depending on the amount of non-consumptive return during these time periods.

In addition, DWA has several rebate programs in place to incentivize installation of water saving fixtures and features. Xeriscape is highly encouraged in the desert area in order to further conserve water. DWA's Hospitality Conservation Program is aimed at helping local hotels reduce their water use. A 5-stage plan is in place in the event of water supply shortage. Even so, short-term droughts have historically had negligible effects on water supply in DWA's service area.

The project site is designated for high-density residential development, including resort hotel development. The proposed development is consistent with this designation. DWA's Urban Management Plan, which details the availability of water for its service area through the year 2040. Since the Plan is based on General Plan land uses, and does not exceed the maximum density allowed for hotels in this designation, the proposed project has been included in the DWA's assumptions for water use. DWA has sufficient supplies, or plans for additional supplies, to provide domestic water to its service area through that period. Project impacts to water resources will be less than significant.

- c-d) Less Than Significant Impact.** The current project proposes the same stormwater management improvements and similar building footprints as the 2007 and 2013 projects. Therefore, impacts to stormwater management are expected to be similar to those previously analyzed.

The City requires that new development projects retain the increased storm water runoff resulting from site development onsite and discharge storm flows at a rate equal to or less than the pre-development conditions. The project site is currently partially developed with a parking lot that drains to Amado Road. The northern 1/3 of the site is vacant and has been previously graded. A Preliminary Drainage Study was prepared for the proposed project. The drainage study concluded that the site is generally flat with a 1.7% gradient to the south and west. The site currently accepts flows from the property to the north.

The study analyzed storm flows from the property resulting from the 100-year, 1-hour storm, and determined that runoff from the project site at build out will result in a need to retain 27,010 cubic feet of water onsite. The study further determined that underground retention facilities planned for the proposed project, consisting of 96-inch corrugated metal pipe, 540 feet in length, will have sufficient capacity to retain the flows generated by the build out condition. The construction of this onsite storm water system will assure that impacts associated with downstream properties are reduced to less than significant levels. In addition, the proposed development will be required to comply with city standards associated with minimizing pollution of the surface waters.

The city may also require as a condition of approval that the project install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMPs). This includes mechanical or other means for pre-treating storm water runoff during long-term project operation, in compliance with the requirements of the Regional Water Quality Control Board at the time that the project is constructed.

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- e) **Less Than Significant Impact.** The project proposes a water management system, including subsurface retention facilities described in IX.c.d. above, that will retain the incremental increase in storm water resulting from the project. The proposed project will not contribute runoff that will impact off-site drainage facilities.
- f) **No Impact.** As described in IX.a, the proposed project will be required to comply with City standards for water quality, and no other water quality issues are expected to result from implementation of the proposed project.
- g-h) **No Impact.** The project site is located in Flood Zone C, indicating an area which is not subject to 100-year storm inundation. No impacts associated with flood zones are expected.
- i - j) **No Impact.** The project site is not in the vicinity of a levee or dam. The City is not located in the vicinity of a body of water, which could be subject to either seiche or tsunami. The project site is flat and surrounded by urban development, and therefore, not subject to mud flows. No impacts will occur.

Mitigation Measures

None required

Monitoring and Reporting

None required

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

X. LAND USE AND PLANNING	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Palm Springs General Plan, 2007; Section 14 Specific Plan, July 2014.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or environmental impacts or substantial increase in the severity or previously identified significant impacts related to the City's designated land uses. For this reason, the proposed project would not result in any new potentially significant land use impacts that were not identified in the 2013 Addendum, or a substantial increase in the severity of any previously identified significant land use impact.

Setting

The subject property is located within the Section 14 Specific Plan boundaries. The Specific Plan promotes an active destination resort, living, and entertainment area. Furthermore, the proposed site designates the area as High Density Residential (HR), the focus of which is a variety of residential developments as well as additional resort hotels. The subject site is zoned as the as High Density Residential (HR) and Resort Attraction (RA), which allows for multiple-family development and hotel uses with an approved conditional use permit.

Discussion of Impacts

- a) **No Impact.** As was the case when the 2007 and 2013 projects were evaluated, the subject site includes a parking lot for the Palm Springs Convention Center and vacant land to the north. It is adjacent to a self-contained multi-family residential development to the immediate east. Construction and development of the proposed project would not physically divide an established community.
- b) **Less Than Significant Impact.** The Section 14 Specific Plan allows for the development of multiple-family residential and resort hotels with an approved conditional use permit. In addition, the project proposes a Planned Development District (PDD). Planned Development Districts have the ability to adjust height standards, as well as allowed ancillary uses. The approval the PDD will not result in the increase density. The proposed restaurant and greenhouse will need to receive final approval as ancillary uses. Impacts to land use plans will be less than significant.
- c) **No Impact.** Like the previously proposed projects, the project proponent will be required to comply with the requirements of the Tribal Habitat Conservation Plan (THCP) of the Agua Caliente Band of Cahuilla Indians. No impacts will occur.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Mitigation Measures
None Required

Monitoring and Reporting
None Required

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan, 2007 Figure 5-3, Palm Springs General Plan, 2007: "Mineral Land Classification Map, Aggregate Resources Only, Palm Springs Production-Consumption Region," California Division of Mines and Geology, 1987.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant environmental impacts of substantial increase in the severity or previously identified significant impact related to mineral resources. As explained below, the proposed project would have no impacts to mineral sources, which is consistent with the 2013 Addendum. Therefore, the proposed project would not result in any new impacts to mineral resources.

Discussion of Impacts

a-b) No Impact. The project site is located in Mineral Zone MRZ 3, which indicates areas in which the significance of mineral deposits cannot be determined from available data. The subject property is in the urban core of Palm Springs, surrounded by development, and designated for urban land uses. The property is partially developed as a parking lot and is not known to contain mineral resources. No impacts will occur.

Mitigation Measures

None Required

Monitoring and Reporting

None Required

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XII. NOISE	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Palm Springs General Plan, 2007; Palm Springs Municipal Code; "Riverside County Airport Land Use Compatibility Plan, Volume 1, Policy Document," adopted by Riverside County Airport Land Use Commission, October 14, 2004.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified impacts related to noise. As described below, the noise levels generated by the proposed project during operations would be less than significant. With the implementation of mitigation measures, impacts associated with construction noise will also be less than significant.

Setting

The City of Palm Springs Noise Ordinance requires that the community noise equivalent level (CNEL) does not exceed 65 dB at the exterior living areas (rear yards) or 45 dB at the habitable interior living area for residential land uses, in order to reduce noise in the community and to prohibit unnecessary noises from all sources subject to its police power.

Existing noise levels in the area of the project site currently range from 65 dBA CNEL to 70 dBA CNEL at a distance of 50 feet from the centerline of the streets. These noise levels are primarily caused by automobile traffic on surrounding streets. In addition to its General Plan standards for noise, the City also implements Municipal Code Section 11.74.034 Maximum Permissible Sound Levels to address daily noise activities.

Discussion of Impacts

- a) **Less Than Significant Impact.** The currently proposed project will result in a less intense development plan than the 2013 project, resulting in 25 fewer hotel rooms/villas and 20 fewer residential units/condominiums. Therefore, it is anticipated that project-related noise impacts will be less than those anticipated for the 2013 project.

Construction of the proposed project will require demolition of the existing parking lot, grading, excavation for the proposed parking structure, and construction of buildings and other improvements. Construction noise sources will include vehicular traffic accessing the site and heavy machinery (please also see subsection d) below); however, construction noise will end once construction is complete, and will be required to comply with the time restrictions provided in the Municipal Code and with Section 11.74.042, which includes an exception for construction noise. Long-term noise sources will include vehicles accessing the site, grounds maintenance equipment, and heating, ventilation, and air conditions (HVAC) units. Noise generated by residents, guests, visitors, and employees is expected to be consistent with noise levels at a typical resort/residential development and is not expected to exceed City noise standards.

Hotel and condominium units are proposed along Amado Road, Calle Alvarado, and Avenida Caballeros. According to the General Plan (Figure 8-5), future noise levels ranging between 60 and 65 CNEL will encroach onto the subject property in portions of the site where development is proposed. According to the General Plan (Figure 8-2), noise levels up to 65 CNEL are considered normally acceptable noise levels for multi-family residential units and hotels/motels. Therefore, proposed land uses are expected to be compatible with future traffic noise levels onsite.

The proposed parking structure will expose persons to noise levels generated by traffic on both Avenida Caballeros and Amado Road. However, the structure is not considered a sensitive receptor and, as a parking facility, is not required to achieve noise levels of 65 dBA. Impacts associated with it will be less than significant.

City noise residential standards require that acoustical studies be performed prior to construction at residential building locations where the existing exterior Ldn (day-night level) exceeds 65 dB. Such acoustical studies are required to establish mitigation measures that will limit maximum Ldn noise levels to 45 dB in any habitable interior living area.

Finally, the City will require the preparation of noise impact analysis relating to the building plans submitted for construction for both the hotel and condominium portions of the proposed project. This analysis is required to show that building construction will result in interior noise impacts not exceeding 45 dBA CNEL. This City requirement will reduce potential impacts associated with on-site noise on sensitive receptors.

Although no mitigation is required for the proposed project, the following measure which was included in the 2007 and 2013 project analyses, is included here as a noise minimization measure to assure that noise impacts remain at less than significant levels.

Minimization Measures

- MM Xi-1. All hotel rooms fronting on Amado Road shall be constructed, at a minimum, with single-glazed windows.

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- b) **Less Than Significant Impact.** During construction, temporary and periodic ground-borne vibration and noise may occur, particularly as the existing parking lot is demolished and heavy equipment grades the site (please also see subsection d) below). Noise and vibrations would be short-term and will end once construction is complete. Construction will be required to occur during the times permitted in the Municipal Code. No long-term impacts associated are expected from the development of the proposed project.
- c) **Less Than Significant Impact with Mitigation.** The subject property is in an urban setting, and proposed land uses are consistent with surrounding development. The principal sources of permanent noise generated by the proposed project will include vehicle traffic, mechanical equipment (heating, ventilation, and air conditioning units), and loading/unloading operations at the hotel. The project does not propose through streets and will not facilitate high-speed travel; vehicles accessing the site will travel at low speeds through the parking garage, and vehicle noise will be less than significant. Hotel deliveries and loading/unloading activities are proposed in an area that is approximately 50 feet from the west end of the residential condominiums immediately north of the project site. These noises will be temporary and periodic in nature. The proposed development will have a 6-foot tall wall along the perimeter of the project site to reduce noise impacts which will reduce noise levels by 6 to 12 dBA. Even so, commercial loading and unloading activities could create noise impacts to adjacent residences especially during the nighttime hours. In order to reduce this impact to less than significant levels the following mitigation measure will be required.

Mitigation Measure

MM XI-2 Deliveries and loading and unloading activities at the hotel loading dock shall be limited to the hours of 7 a.m. through 7 p.m.

- d) **Less Than Significant Impact with Mitigation Incorporated.** The construction of the proposed project will result in temporary elevated noise levels, particularly during the demolition of the existing parking lot and grading of the site. Typically the peak noise level for most construction equipment that would be utilized on the subject site ranges from 70 to 95 dBA at a distance of 50 feet. Existing residential units south and west of the subject property can be expected to experience noise levels in this range for short periods. The City's Municipal Code regulates construction noise to occur daytime hours, which helps to lower the potential impacts. The City Municipal Code limits the time periods that construction activities may occur from 7:00 a.m. through 8:00 p.m. as specified by Palm Springs Noise Ordinance (11.74.041). Construction site regulations (Chapter 8.04.220) stipulate that construction activities shall not be permitted between the hours of 5:00 p.m. and 8:00 a.m. In the event that heavy equipment be stored or maintained adjacent to the residences, however, the noise levels could potentially be sustained, which would result in a potentially significant impact, which requires mitigation.

Mitigation Measures

MM XI-3 Construction activities on-site shall occur only between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. and 5:00 p.m. on Saturdays, as specified by the Palm Springs Municipal Code.

MM XI-4 All construction equipment shall be in proper working order and maintained in a proper state of tune to reduce backfires.

MM XI-5 Stockpiling and vehicle staging areas shall be located as far as 50 feet from the surrounding residential development.

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MM XI-6 Parking, refueling, and servicing operations for all heavy equipment shall be located at the southeast corner of the site.

MM XI-7 All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and the engines shall be equipped with covers.

MM XI-8 Stationary equipment shall be placed such that emitted noise is directed away from noise-sensitive receptors.

e-f) No Impact. The Palm Springs International Airport is located 1.5 miles east of the proposed project, and does not conduct flight operations over the proposed project. There are no private airstrips within Palm Springs city limits. No impact will occur.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XIII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan 2007; California Department of Finance Demographic Research Unit, <http://www.dof.ca.gov/research/demographic/reports/estimates/e-1/view.php>; project materials.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified impacts related to population and housing. As described below, the current project would have less than significant impacts on population and housing, and is consistent with the impacts analyzed in the 2013 Addendum.

Setting

The City of Palm Springs has seen a population growth from 46,437 to 46,654 permanent residents from 2006 to 2016. This represents a 0.5 percent increase in 10 years. Currently, the City has an average of 1.92 persons per household (2015 American Community Survey).

Discussion of Impacts

- a) **Less Than Significant impact.** The proposed project will result in a less intense development plan and will attract fewer residents and visitors than the 2013 project. The development of 30 condominiums has the potential to increase the City's population by approximately 58 people. This constitutes approximately 1 percent of the City population, and therefore, impacts will be less than significant. The hotel will house temporary visitors/guests and will have no direct impact on population growth, but will generate a need for employees and contribute indirectly to area growth. The employee demand generated by the project will be filled by both existing residents and future residents projected by SCAG to increase population to 56,100 in 2035. The project will connect to existing utilities and be accessed by existing roads; no extensions will be required. Impacts will be less than significant.

- b-c) **No Impact.** The project site is composed of a vacant lot and an existing parking lot. No structures or housing will be eliminated as a result of the project, and no persons will be displaced.

Mitigation Measures

None required.

Monitoring and Reporting

None required.

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XIV. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Palm Springs General Plan 2007; City/County Population and Housing Estimates for Cities, Counties, and the State, prepared by the CA Department of Finance, 2015.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified impacts related to public services a less than significant impact will occur as a result of the proposed project.

Setting

Fire Protection. The Palm Springs Fire Department will provides fire protection services to the subject site. The Department currently operates five fire stations located throughout the city. The station closest to the project site is station #441 located at 277 North Indian Canyon Drive, approximately 0.4 miles from the project site.

Police Protection. The Palm Springs Police Department provides law enforcement services within the city limits. The Department has a Services Division and an Operations Division. The Department does not have a standard ratio of officers to population, but does have a desired response time of 6 minutes for emergency calls and 20 minutes for non-emergency calls.

Schools. The Palm Springs Unified School District (PSUSD) provides educational services for grades K-12 in the City of Palm Springs. Currently, there are 4 elementary schools, 1 middle school and 1 high school in the City. PSUSD receives funding from school facilities fees, state funding, and local funding. PSUSD is authorized to collect school facilities fees as provided for in Government Code Section 53080 et. seq. and 65995 et seq. in the amount of \$2.35 per square foot of residential development.

Parks. The City has seven parks located on approximately 140 acres. These include Desert Highland Park, Victoria Park, Ruth Hardy Park, Sunrise Park, Baristo Park, Demuth Park, and Palm Springs Dog Park. There are several golf courses in the City which are open to the public, including the Mesquite Country Club and the Palm Springs Golf Course. The City has a standard park ratio of 5 acres of parkland for every 1,000 population as required by City Ordinance 1632. This ordinance also stipulates that future developments must dedicate land or pay in-lieu fees.

Discussion of Impacts

- a) **Less Than Significant Impact.** The currently proposed project will generate additional need for fire protection from the City Fire Department that is similar to that anticipated with the 2013 project, but is not expected to require additional services beyond those currently available. Project plans will be reviewed by the Fire Department to assure they meet applicable fire standards. Emergency personnel will be able to access the site using the existing roadway network. Impacts will be less than significant.
- b) **Less Than Significant Impact.** Like the 2013 project, the proposed development will generate additional need for police protection, but is not expected to require services beyond those currently available. The Police Department will be provided site plans for review prior to the approval of the project in order to assure that defensible space is provided within the project boundaries. Impacts will be less than significant.
- c) **Less Than Significant Impact.** The condominium portion of the proposed project will generate additional students; however, given the limited number of units proposed, the project is not expected to result in the need for additional schools or facilities. The project proponent will be required to pay the mandated school fees in place at the time that building permits are issued. The payment of these fees is designed to offset the additional students generated by the proposed project. This fee will assure that the impacts to schools are reduced to less than significant levels.
- d) **Less Than Significant Impact.** Palm Springs' Ordinance 1632 requires new developments to dedicate land for recreational purposes or pay in-lieu fees to ensure that adequate park space is provided for future residents. The project proponent will be required to pay the park fees in place at the time that building permits are issued. This fee will assure that the impacts to City parks are reduced to less than significant levels.
- e) **Less Than Significant Impact.** The proposed project is not expected to cause significant environmental impacts to the service levels of any other public service providers. The project will generate property, sales, and transient occupancy tax, which will offset the cost of providing these services. No new public roads or transportation facilities will be required. Impacts will be less than significant.

Mitigation Measures

None required.

Mitigation Monitoring and Reporting

None required.

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XV. RECREATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City of Palm Springs General Plan, 2007.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified impacts related to recreation resources. As described below, the currently proposed project will have less than significant impacts on recreation, consistent with the previously analyzed project.

Setting

A variety of recreational opportunities are offer within the City of Palm Springs. Approximately 140 acres of developed parkland are provided, including 7 public parks and public and private golf courses. The Murray, Andreas, and Palm Canyon recreation areas, which are operated by the Agua Caliente Band of Cahuilla, are also located within city limits.

Discussion of Impacts

a-b) Less Than Significant Impact. The condominium component of the proposed project will include a pool area and sensory courts for hotel guests, which will provide on-site recreational opportunities for its estimated 58 residents. The hotel will include a games garden, pool, and hot tub for hotel guests. Permanent residents and hotel visitors may use public parks and recreational facilities in the project area; however, increased usage of these facilities is not expected to cause substantial deterioration of existing facilities or the need for new or expanded facilities. The project will participate in the City's parkland fee program to offset impacts to parks. Impacts are expected to be less than significant.

Mitigation Measures

None required.

Mitigation Monitoring and Reporting

None required.

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XVI. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan, 2007; Trip Generation 8th Edition, Institute of Transportation Engineers; "Westin Hotel and Residences Traffic Impact Study," prepared by Endo Engineering, December 2006.

Compared to the 2013 project, the currently proposed site plan involves several changes to site access and parking. They and the manner in which they will impact traffic and transportation are described below.

Discussion of Impacts

a) **Less Than Significant Impact.** A traffic impact analysis was prepared for the 2007 project, and the 2013 Addendum determined that the conclusions and mitigation measures set forth in the 2007 IS/MND applied to the 2013 project. The analysis considered the potential impacts associated with 200 hotel rooms and 200 condominiums, and therefore considered a more intense land use plan than the currently proposed project. It is important to note that the hotel designation used in traffic analyses, published by the Institute of Traffic Engineers, includes not only the hotel rooms, but the ancillary uses in a hotel, including spa, bar and restaurant uses, as well as meeting space for special events.

The current project proposes 25 fewer hotel rooms and 20 fewer condominiums than the 2013 project. Based on the traffic analysis trip generation forecast, this reduction in land uses will result

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in a reduction in overall trips of 178 average daily trips for the hotel portion of the project, and 116 average daily trips for the residential component of the project, for a total reduction of 294 daily trips.

The 2007 traffic study found that area intersections, both signalized and unsignalized, operated at Level of Service C (LOS C) or better during both the mid-day and evening peak hours. The study also found that the 2007 project would generate approximately 2,580 average daily trips at build out, 193 of which would be at the mid-day peak hour, and 224 of which would be at the evening peak hour. The study found that, although the 2007 project would impact surrounding intersections to varying degrees, none of the intersections would operate at a deficient level of service, with implementation of the proposed project and surrounding proposed projects. Surrounding intersections would operate at level of service C or better at project build out (2019) for both signalized and unsignalized intersections. The reduction in trips resulting from the currently proposed project represent a reduction of 11.4% below that studied, and will therefore result in lower impacts to intersections.

The traffic study also analyzed the 2007 project's long-term potential impacts to the area's circulation system. All signalized intersections were expected to operate at level of service C or better in year 2030.

The traffic study also analyzed volumes at area unsignalized intersections, to determine whether warrants were met for signalization by the year 2030. The analysis found that the intersections of Calle Encilia and Amado Road; Calle el Segundo and Amado Road; and Avenida Caballeros and Amado Road would require signalization to maintain level of service D in the long-term. The 2007 project would contribute to this need for signalization. This represented a potentially significant impact which required mitigation.

It is anticipated that, although traffic volumes generated by the currently proposed project will be less than those projected for the 2007 project, the current project will impact area roads in a similar manner and the same mitigation measure will be necessary to reduce impacts to less than significant levels.

Mitigation Measures

In order to assure that traffic impacts are reduced to less than significant levels, the following mitigation measures shall be implemented.

MM XV-1 The project proponent shall contribute his/her fair share to the signalization of Calle Encilia and Amado Road; Calle el Segundo and Amado Road; and Avenida Caballeros and Amado Road.

- b) **No Impact.** Neither of the roads adjacent to or in the immediate vicinity of the subject property are designated in the Riverside County Congestion Management Program. No impact will occur.
- c) **No Impact.** Like the 2013 project, the currently proposed development will have no impact on air traffic patterns.
- d) **No Impact.** The 2007 traffic study analyzed access to the hotel, particularly as it related to the stacking of vehicles on Amado Road, and found there was a potential for project-related congestion to occur. Under the currently proposed project, however, hotel access would be provided by an internal road connecting Avenida Alvarado and Avenida Caballeros, and

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parking garage access would be provided on Avenida Caballeros. No stacking of vehicles accessing the hotel is anticipated. Vehicles accessing the site will be consistent with those currently using area roadways. The project will not result in increased traffic hazards or incompatible uses.

- e) **No Impact.** The Fire Department will review the project plans, including turning radii necessary to maneuver the largest of the City's trucks through the site. The Fire Department will assure the project provides safe and efficient emergency access to the site. No impacts will occur.
- f) **Less Than Significant Impact.** The proposed project will result in the elimination of approximately 400 surface parking spaces for the Palm Springs Convention Center immediately south of the subject property. The new development proposes approximately 232 parking spaces in a subterranean parking garage in the southeasterly portion of the site, as well as 16 temporary parking spaces for hotel visitors along Amado Road and Calle Alvarado. The City has developed an alternative parking lot located immediately east of the convention center. It is plausible that hotel guests will attend events at the Convention Center and that the parking requirements for the hotel and Convention Center will be reduced by the complementary or shared use of their parking facilities. The project will be required to provide the required number of parking spaces in accordance with City regulations. Overall impacts associated with parking requirements are expected to be less than significant.
- g) **No Impact.** SunLine Transit operates bus routes on Tahquitz Canyon Drive, which has a stop at approximately 0.3 miles south of the subject property at the intersection of East Tahquitz Canyon Drive and Avenida Caballeros. SunLine has adequate capacity in its system to accommodate the proposed project. The project design will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: City of Palm Springs General Plan, 2007; Agua Caliente Indian Reservation Land Status Map, April 2017.

In the 2013 Addendum, tribal resources were not analyzed since they were not included in Appendix G of the CEQA Guidelines at the time. The subject property is located in an area traditionally occupied by the Cahuilla people. The mitigation measures established in Cultural Resources will be applied to ensure the protection of potential tribal resources. Consequently, impacts related to tribal resources would not result in a new potentially significant environmental effect that was not identified in the 2013 Addendum.

Discussion of Impacts

- a) **No Impact.** The project site is not eligible nor is it listed in the California Register of Historical Resources or in a local register of historical resources. It is partially developed as a parking lot, and no historic resources are known to occur onsite. No impact will occur.
- b) **Less Than Significant Impact With Mitigation.** The property lies in an area traditionally occupied by the Cahuilla people. It is designated as "fee land" within the reservation of the Agua Caliente Band of Cahuilla Indians; fee land remains within the historical boundaries of the Reservation even after being sold to another party. Much of the project site has been disturbed by development of a parking lot, and no tribal resources are expected to be adversely impacted by the proposed project. However, given that the site is within an area traditionally used by the Cahuilla, the mitigation measures described in Section V (Cultural Resources) are provided to assure impacts remain at less than significant levels.

Mitigation Measures

See Section V, Cultural Resources.

Mitigation Monitoring and Reporting

None required.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan, 2007; "Facility/Site Summary Details for Edom Hill Transfer Station (33-AA-0296), www.calrecycle.ca.gov).

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified impacts related to utilities and service systems. As described below, the currently proposed project would have less than significant impacts to utilities and service systems, and is consistent with previous analyses.

Setting

The City of Palm Springs operates a wastewater treatment plant (WWTP) located at 4375 Mesquite Way. The plant has a capacity of approximately 10.9 mgd and demands typically range from 7 to 8 mgd. Water service is provided by the Desert Water Agency (DWA). DWA obtains most its water supply from groundwater. The City is underlain by two subbasins of the Coachella Valley Ground Water Basin: the Mission Creek subbasin and the Garnet Hill and Palm Springs subareas of the Whitewater Subbasin.

Palm Springs Disposal Service provides solid waste service to the city. Solid waste generated in the City is sent to the Edom Hill transfer station located in the City of Cathedral City. The facility is permitted to receive 2,600 tons per day. Solid waste from the transfer is disposed of at one of three landfills: Lamb

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Canyon (remaining capacity 25,967,000 cubic yards); Badlands Landfill (remaining capacity 15,036,809 cubic yards); El Sobrante Landfill (remaining capacity 184,930,000 cubic yards).

Drainage from the surrounding mountains drains to the valley floor and is directed by sheet flow, channels, and other improvements, including levees, reinforced concrete pipe and drainage channels to the Palm Canyon Wash and Whitewater River Stormwater Channel. The project site is located in Flood Zone C, which designates areas that are not subject to the 100-year flood.

Discussion of Impacts

a,b, e) Less Than Significant Impact.

Wastewater Treatment

The currently proposed project will result in 25 fewer hotel rooms/villas and 20 fewer residential units than the 2013 project, and therefore, project-related impacts to wastewater treatment will be less than estimated in the Addendum. Project-related impacts to wastewater treatment requirements, services, and facilities will be less than significant. The project will tie into existing sanitary sewer lines and wastewater will be transported to the City's Wastewater Treatment Plant (WTP). At the moment, the wastewater treatment plant has a capacity of 10.9 mgd and is processing approximately 6 mgd. The proposed project will increase demand by approximately 11,685 gpd, or 0.1% of current capacity, representing a less than significant impact. The WTP has sufficient capacity to accommodate the proposed project. The WTP implements all applicable requirement of the Colorado River Basin Regional Water Quality Control Board, and no violations of wastewater treatment requirements are anticipated. The proposed project will be required to pay connection fees to hook into the existing line impacts are expected to be less than significant.

Domestic Water

According to DWA's 2015 Urban Management Plan, the baseline is 344 gpcd for water consumption with actual water use of 271 gpcd. Currently DWA produces 36,983,801 gpd. The proposed project will amount to 175 hotel residents and 30 condominium residents based on the population analysis (see Section XIII Population and Housing), which will increase water demand by 70,520 gpd. This is a less than 1 percent increase in demand. The currently proposed project will result in a less intense development plan than proposed in 2013 and will result in a corresponding reduction in water consumption. The proposed project will tie into existing domestic water lines in Amado Road or Calle Alvarado. No new wells or additional water infrastructure or entitlements will be required. The Desert Water Agency (DWA) provides domestic water services to the subject property. The proposed project will be required to implement all water conservation measures imposed by DWA under normal as well as drought conditions over the life of the project. These include requirements of Executive Order B-29-15, mandating reductions in water use by 36% in the Coachella Valley. DWA has, in response to the Executive Order, adopted restrictions on water use that include limiting days on which landscaping can be irrigated; a prohibition on the use of fountains or water features; a prohibition on irrigation by any means other than drip or micro-spray systems; and a requirement that hotels offer their guests the option of not having towels and linens laundered daily. Should additional restrictions or regulations be implemented, the proposed project shall be required to comply with them as well.

Stormwater Management

The project-specific drainage plan stipulates that two channels should be constructed to provide proper drainage. Additional measures to address onsite stormwater management are described in Section VIII, Hydrology. Project-related impacts to stormwater management systems are expected to be less than significant once these measures are implemented.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

- c) **No Impact.** The proposed project proposes to retain on-site storm water in an underground retention area. The City Engineer will require the preparation of a final hydrology study, when final plans for the project are submitted, to assure that the site's storm water retention system meets all City standards. No impact is expected.
- d) **Less Than Significant Impact.** The proposed project is consistent with the land use designation in which it occurred, and on which DWA based its water management plan documentation. The proposed project will not significantly increase demand for water beyond that analyzed in the WMP. The project proponent will be required to connect to existing DWA water infrastructure available adjacent to the site. Water service requirements may include, but are not limited to, upgrades, modifications, replacement, and abandonment of existing DWA facilities. These improvements may require construction within and adjacent to public rights-of-way and existing and/or proposed easements. Construction will occur in accordance with DWA and City requirements. Impacts are expected to be less than significant.
- f-g) **Less than Significant Impact.** Palm Springs Disposal Service provides solid waste disposal services for the project site, with waste hauled to facilities including the Badlands Landfill and the Lambs Canyon Landfill, both of which have adequate capacity to accommodate the proposed project. In addition, on-site recycling and solid waste source reduction programs will be implemented at project build-out in accordance with local and state requirements, including AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991). Impacts are expected to be less than significant. The proposed project is not going to significantly impact the area since there is not going to be extensive need to extend disposal services.

Mitigation Measures

None required.

Mitigation Monitoring and Reporting

None required.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less Than Significant Impact With Mitigation.

Biological Resources

The proposed project does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. Much of the site has been disturbed by the development of a parking lot, and vacant portions of the site were previously graded and contain little native vegetation. The site is in an urban setting and surrounded by development, and therefore, does not function as a wildlife migratory corridor or nursery site. No impacts will occur.

Cultural Resources

No historic or paleontological resources occur on the site. However, given that the subject property occurs in an area traditionally used by the Cahuilla, there is a potential for archaeological resources to be unearthed during project development. Mitigation provided in this Initial Study reduces potential impacts to less than significant levels

b) Less Than Significant Impact. The project will contribute to the cumulative impacts of development in the City and broader Coachella Valley. Even so, impacts will be less than significant since the project will reduce the intensity of development compared to levels currently allowed under the General Plan. Project construction will contribute to exceedances of PM₁₀; however, these impacts will be mitigated to less than significant levels through implementation of grading requirements that minimize fugitive dust.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

- c) **Less Than Significant Impact.** The proposed project could result in potentially significant noise and traffic impacts; however, mitigation measures are provided that will reduce impacts to less than significant levels. Other project-related environmental effects on human beings will be less than significant.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

REFERENCES

- "2003 Coachella Valley PM10 State Implementation Plan," August 1, 2003
- Agua Caliente Indian Reservation Land Status Map, April 2017
- City of Palm Springs General Plan, 2007
- "City of Palm Springs Local Hazard Mitigation Plan," August 2012
- CalEEMod 2016.3.1
- Desert Water Agency 2015 Urban Water Management Plan
- Dream Hotel Visual Simulations, prepared by VisionScape, March 2017
- Final 2012 Air Quality Management Plan," prepared by South Coast Air Quality Management District, December 2012
- Flood Insurance Rate Map #06065C1588G, Federal Emergency Management Agency, August 28, 2008
- "Facility/Site Summary Details for Edom Hill Transfer Station (33-AA-0296), www.calrecycle.ca.gov)
- "Final Localized Significance Threshold Methodology," prepared by the South Coast Air Quality Management District, Revised, July 2008
- Google Earth aeriels
- "Mineral Land Classification Map, Aggregate Resources Only, Palm Springs Production-Consumption Region," California Division of Mines and Geology, 1987
- "Palm Springs Dream Hotel: Air Quality and Greenhouse Gas Impact Study" prepared by Terry A. Hayes Associated Inc., March 2017
- Palm Springs Municipal Code
- "Preliminary Geotechnical Investigation for Due Diligence Purposes Proposed Westin Hotel and Residences," prepared by Leighton Consulting, Inc., November 2006
- "Riverside County Airport Land Use Compatibility Plan, Volume 1, Policy Document," adopted by Riverside County Airport Land Use Commission, October 14, 2004
- Section 14 Specific Plan, July 2014
- Tribal Habitat Conservation Plan, 2010
- "Westin Hotel and Residences Traffic Impact Study," prepared by Endo Engineering, December 2006

Appendix A
Available at City Hall



PALM SPRINGS DREAM HOTEL
AIR QUALITY AND GREENHOUSE GAS
IMPACT STUDY

Prepared for
SELENE INTERNATIONAL

Prepared by
TERRY A. HAYES ASSOCIATES INC.

March 2017
taha 2016-109 



DREAM
PALM SPRINGS

DEVELOPMENT

selene international

ARCHITECTURE

oswaldo d. lopez

LANDSCAPE

mfla associates

INTERIOR

hba international



Site Information

SITE CONTEXT



Overall

AERIAL VIEW



Key

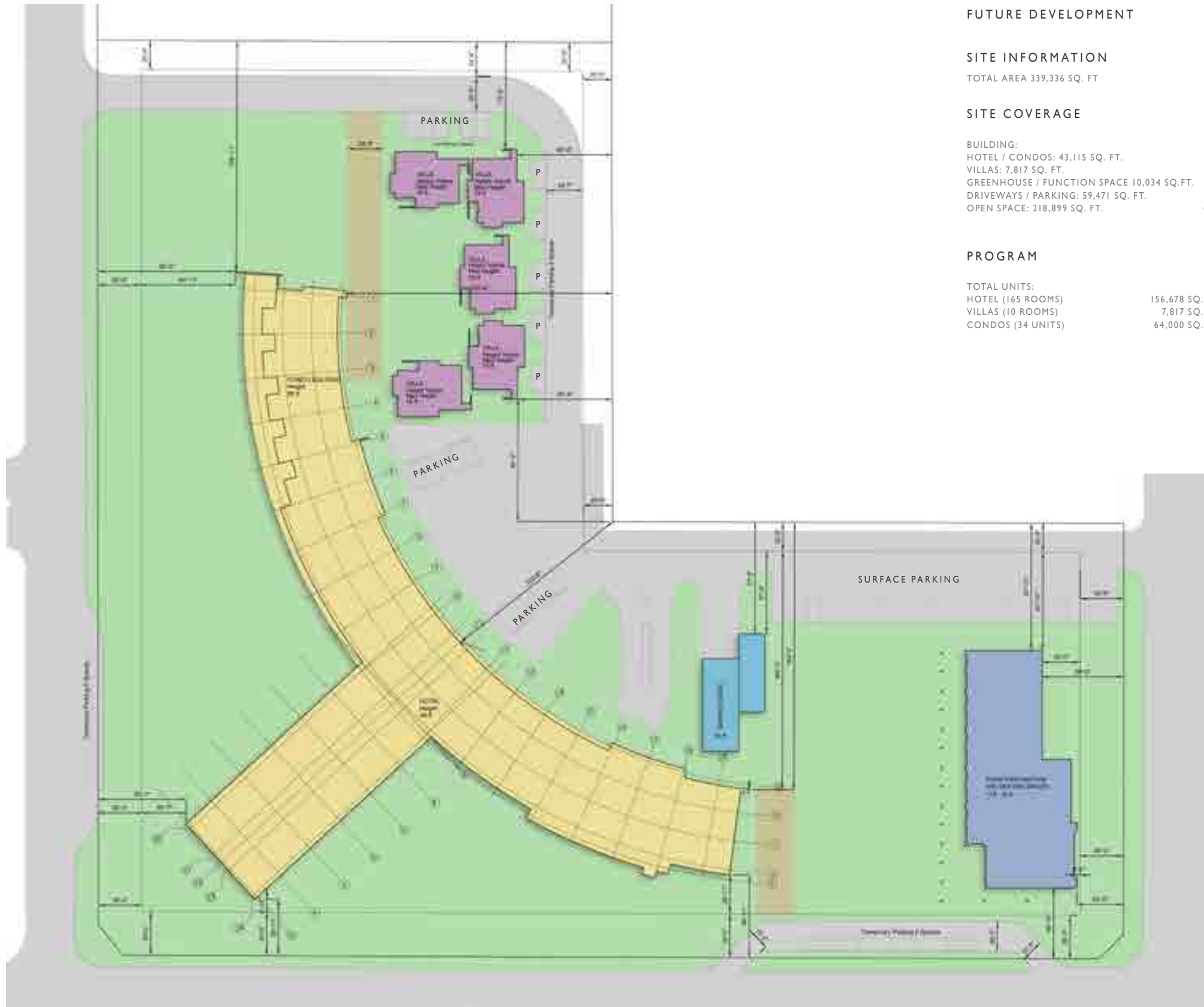
1. VEHICULAR DRIVE ENTRY (VISITOR)
2. FIRE ACCESS ROAD
3. PORTE COCHERE - VALET DROP OFF
4. VEHICULAR DROP OFF ZONE FOR CONDOMINIUM OWNERS + HOTEL VISITORS
5. PEDESTRIAN ENTRY FOR HOTEL
6. PEDESTRIAN ENTRY AT CONVENTION CENTER CROSS WALK
7. PUBLIC SPACE AT INTERSECTION CROSSWALK
8. VISITOR + SPECIAL EVENT DROP OFF ZONE
9. PEDESTRIAN ENTRY + FIRE ACCESS
10. GARAGE ENTRY
11. SERVICE DRIVE
12. VALET PARKING
13. SERVICE RAMP

- GUEST DRIVE ACCESS
- VALET CIRCULATION
- SERVICE CIRCULATION
- HOTEL PEDESTRIAN CIRCULATION
- PUBLIC PEDESTRIAN CIRCULATION



Site Information

SITE CIRCULATION



FUTURE DEVELOPMENT

SITE INFORMATION

TOTAL AREA 339,336 SQ. FT.

SITE COVERAGE

BUILDING:
 HOTEL / CONDOS: 43,115 SQ. FT. 13%
 VILLAS: 7,817 SQ. FT. 2%
 GREENHOUSE / FUNCTION SPACE 10,034 SQ.FT. 3%
 DRIVEWAYS / PARKING: 59,471 SQ. FT. 18%
 OPEN SPACE: 218,899 SQ. FT. 65%

PROGRAM

TOTAL UNITS: 171
 HOTEL (165 ROOMS) 156,678 SQ. FT.
 VILLAS (10 ROOMS) 7,817 SQ. FT.
 CONDOS (34 UNITS) 64,000 SQ. FT.

PARKING

171 ROOM HOTEL AASD 140
 34 CONDOS 59
 HOTEL SPACES
 340 SEAT FOOD & BEVERAGE 73
 50 SEAT SCREENING ROOM 12
SUBTOTAL (REQUIRED): 284

PARKING PROVIDED

SURFACE PARKING 81
 VALET GARAGE PARKING 215
TOTAL PARKING PROVIDED: 296

PARKING PER PROGRAM

MAIN HOTEL & VILLAS (171 ROOMS) 153 VALET + 72 SURFACE VALET = 225
 CONDO UNITS 50 SELF PARK + 9 SURFACE = 59

TOTAL PARKING REQUIRED: 284
TOTAL PARKING PROVIDED: 296

LEGEND

- OPEN AREA
- DRIVEWAYS / GARAGE PARKING
- HOTEL CONDO TOWER
- GREENHOUSE / FUNCTION SPACE
- HOTEL VILLAS
- SERVICE / LOADING
- FIRE LANE
- SERVICE ACCESS
- PRIVATE ACCESS ROAD
- VEHICLE ACCESS



Site Information

SITE PLAN EXHIBIT



SITE INFORMATION

Total Area: 444,583 sf

Site Coverage:

- o Building (250 units): 164,158 sf, 37%
- o Driveway/Surface Parking: 70,630 sf, 16%
- o Open space: 209,795 sf, 47%

PROGRAM

Total Units: 250

Total Building Square Footage: 310,636 sf

- o Hotel - 200 Rooms : 179,930 sf
- o Condos, Villas and Casitas: - 50 Units : 130,706 sf

PARKING PER PROGRAM

Total Spaces: 398 (traditional parking spaces)

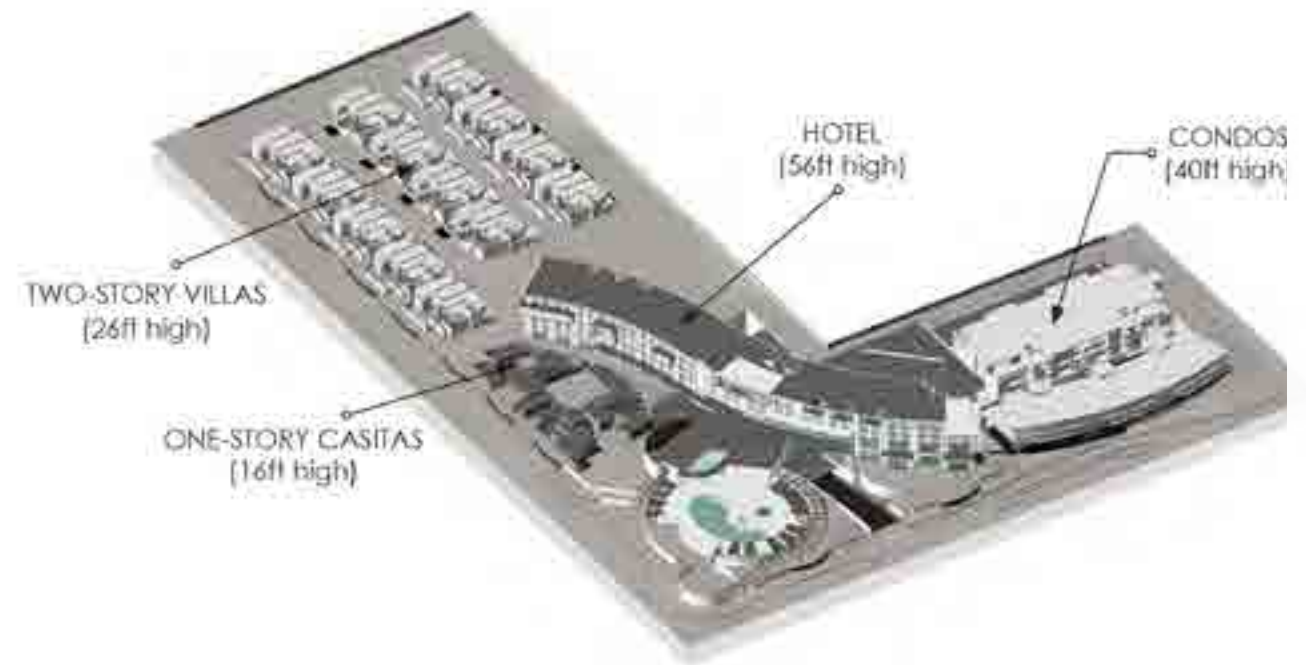
- o Main Hotel (200 rms): 258 valet spaces + 10 surface spaces
- o Condo Units (32 units): 57 self-parked garage spaces
- o Two-story Villas (13 units): 26 spaces in private garages + 29 extra spaces
- o One-story Casitas (5 units): 5 surface spaces + Hotel valet

*Valet Parking will accommodate more than the total traditional parking spaces outlined

SUMMARY

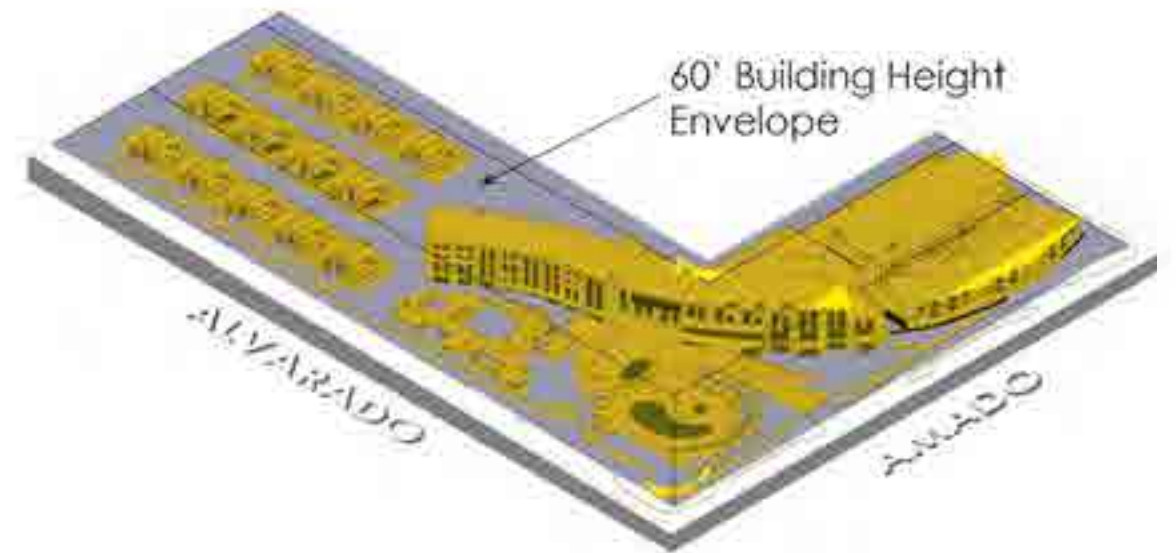
- o 250 units: 310,636 sf on the entire 444,583 sf site; which is 30,224 sf less than Entitled Plan
- o Less height across the entire site: only 56 ft height of Hotel
- o Less overall density; Less occupancy on more land when compared to Amended Plan or simply less occupancy when compared to Entitled Plan.
- o The arced building allows for more open space at the public southwest corner.

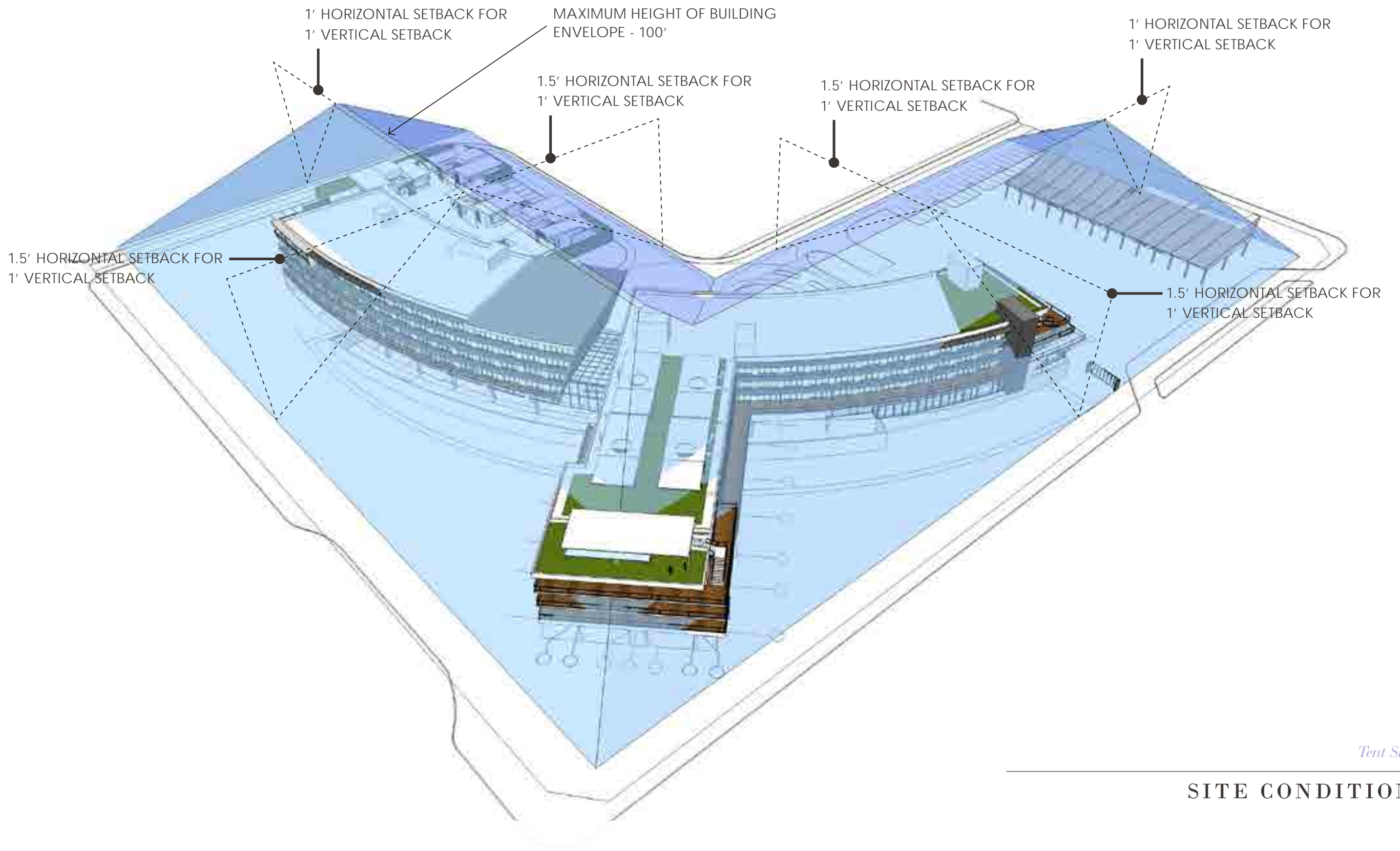
MASSING DIAGRAM



TENT DIAGRAM

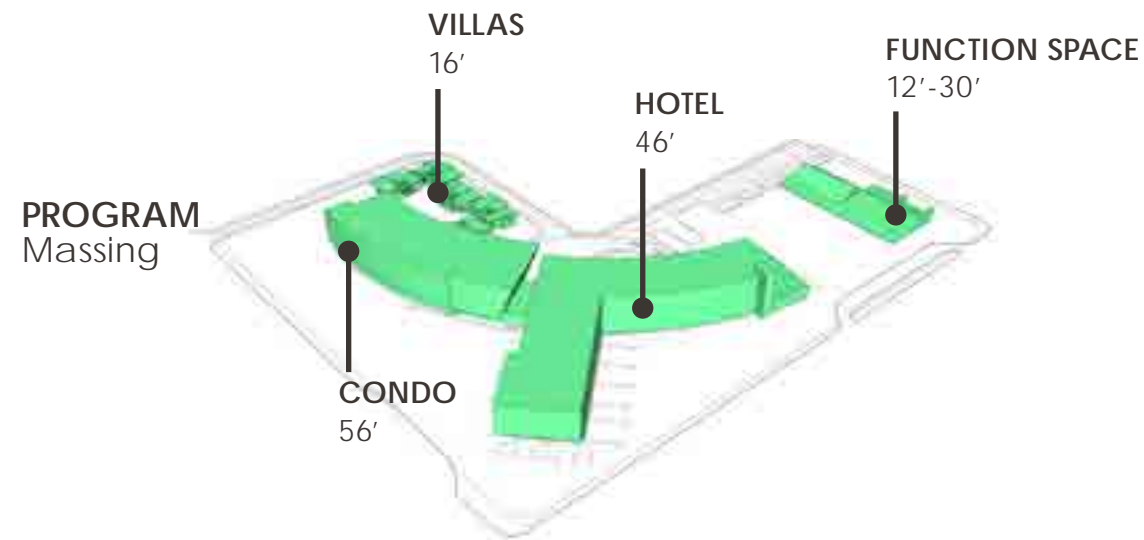
The white portions of the current scheme minimally exceed the zoning Envelope compared to the previous entitled versions.





Tent Study

SITE CONDITIONS



PROGRAM
Massing

SITE INFORMATION

Total Area: 339,336 sq. ft.
Site Coverage:

BUILDING INFORMATION

Hotel/Condos: 43,115 sq. ft. - 13%
(171 hotel units + 34 condo units = 205 units)
Villas: 7,817 sq. ft.-2%
Function Space: 10,834 sq. ft. -3%
Driveway/Surface Parking: 59,471 sq. ft. -18%
Open Space: 218,899 sq. ft.-65%

PROGRAM

Total Units: 205 units
Hotel: 161 Rooms - 156,678 sq. ft.
Hotel Villas: 10 rooms - 7,817 sq. ft.
Condos: 34 units - 64,000 sq. ft.

PARKING PER PROGRAM

- Total Spaces: 284 traditional parking stalls
- Total Parking Provided: 284 parking stalls. (1 level of below grade parking under hotel and condo buildings and surface parking)
- Hotel and Villas: All Valet parking of 153 stalls in garage parking with 72 surface parking = 225 provided
- Condo Parking : Self parking = 50 stalls of garage parking with 9 surface parking = 59 provided
- Total Parking Required: 284 parking stalls
- Valet Parking will accommodate more than the total traditional parking spaces outlined above.

TOTAL PARKING PROVIDED

All Valet/Self Parking: 203 parking stalls + 81 surface parking = 284
Total (Hotel and Condos) = 284 parking stalls

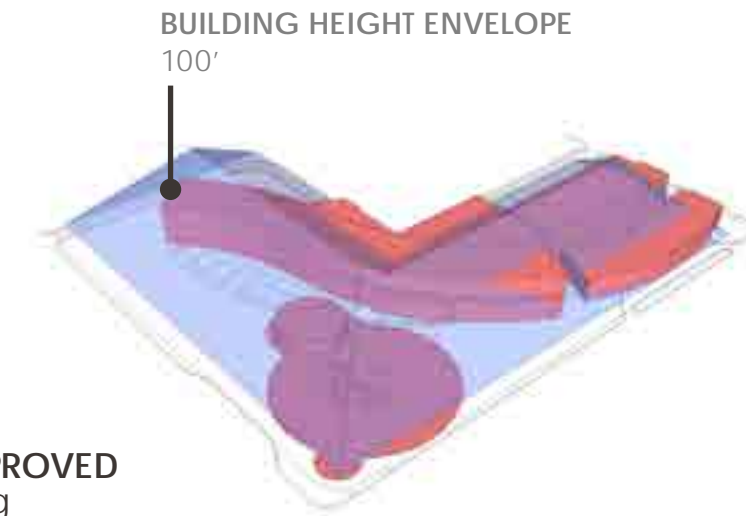
SUMMARY FOR NEW DREAM HOTEL:

Site Information

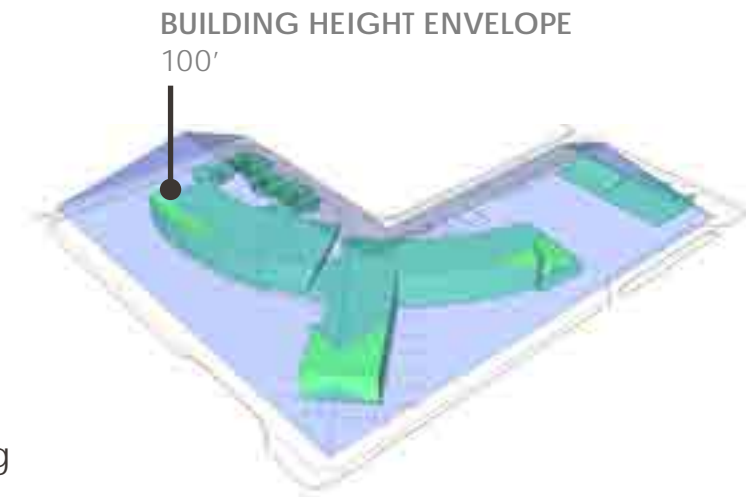
Previous Site Lot Size: 444,583 sq. ft. (250 units; 310,636 sq. ft. on entire site)

New Site Lot Size: 339,336 sq. ft. (205 units; 303,408 sq. ft. on entire site - includes below grade parking)

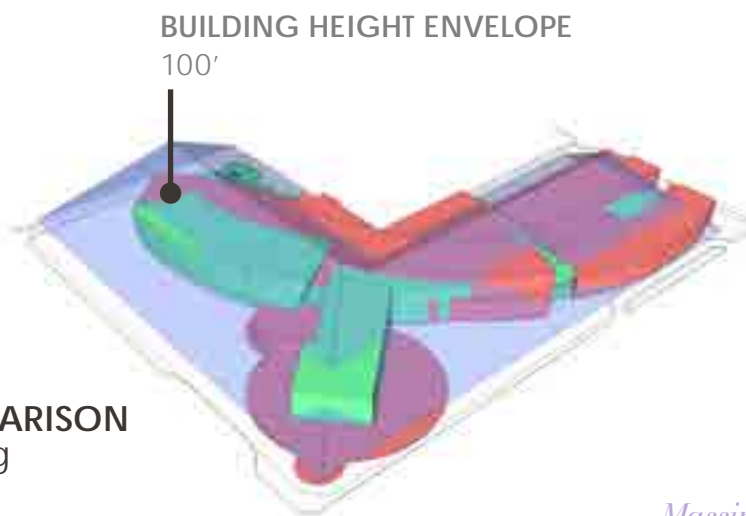
- Less height across the site with the deletion of Condo Buildings at East end of site.
- Hotel Height is reduced to 46 ft, condo building is now 56 ft in height.
- One story villas are 16 ft. height max.
- Overall less density from previous 37% to 18%
- Less occupancy from original entitled Dolce Plan. Dream Plan significantly more open space.
- The arced building profile is significantly further from neighbors per the previous amended plan for the Dolce Hotel.
- Movement of the building profile towards the east and to the west allows a better view for neighbors of San Jacinto Mountains
- Moving hotel entry to Alvarado reduces traffic off of Amado Road.



PREVIOUSLY APPROVED
Building Massing



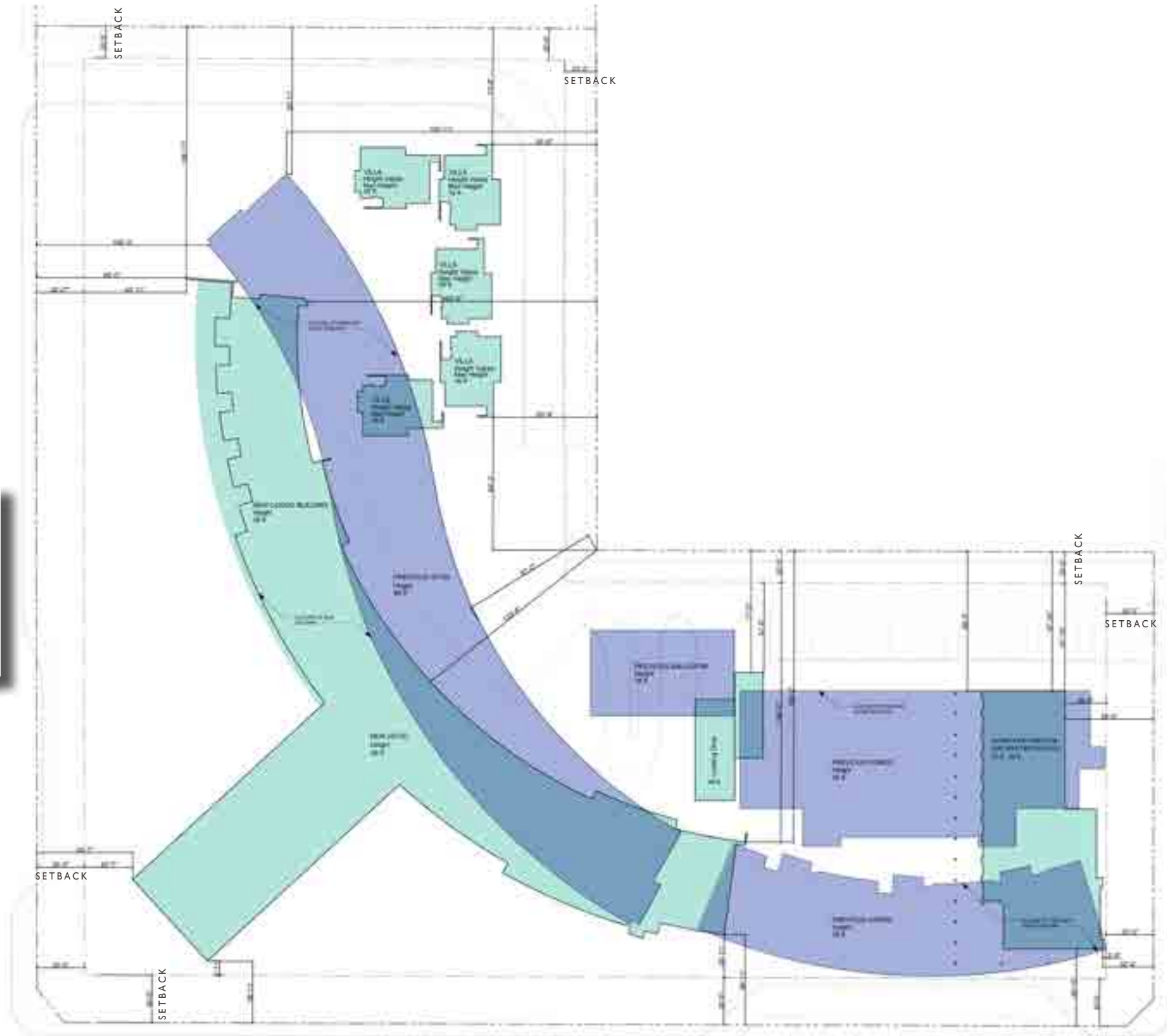
MODIFIED
Building Massing



OVERLAY COMPARISON
Building Massing

Massing and Tent Comparisons

SITE MODIFICATIONS



Legend

PREVIOUSLY APPROVED

CURRENT PROPOSAL



Comparative Diagram

BUILDING SETBACK



SECTION A | SOUTH/NORTH - nts



SECTION B | EAST/WEST - nts

As Noted

SITE SECTIONS



SECTION C | HOTEL TOWER SECTION - nts



SECTION D | HOTEL TOWER SECTION - nts



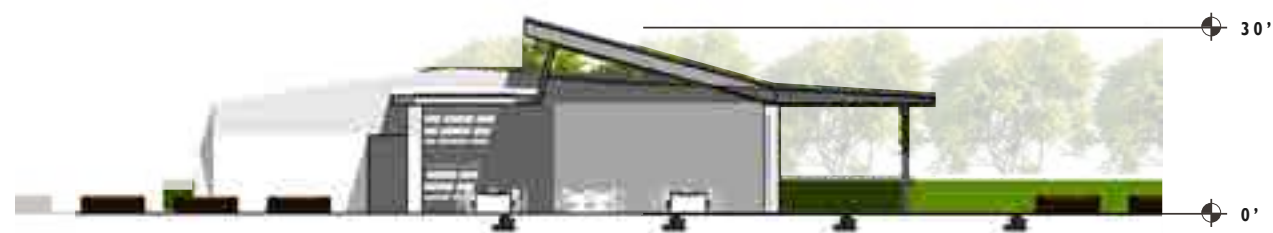
SECTION E | VILLA SECTION - nts

As Noted

SITE SECTIONS



SECTION F | EVENT/MEETING/PREFUNCTION SPACE - nts



SECTION G | EVENT/MEETING/PREFUNCTION SPACE - nts

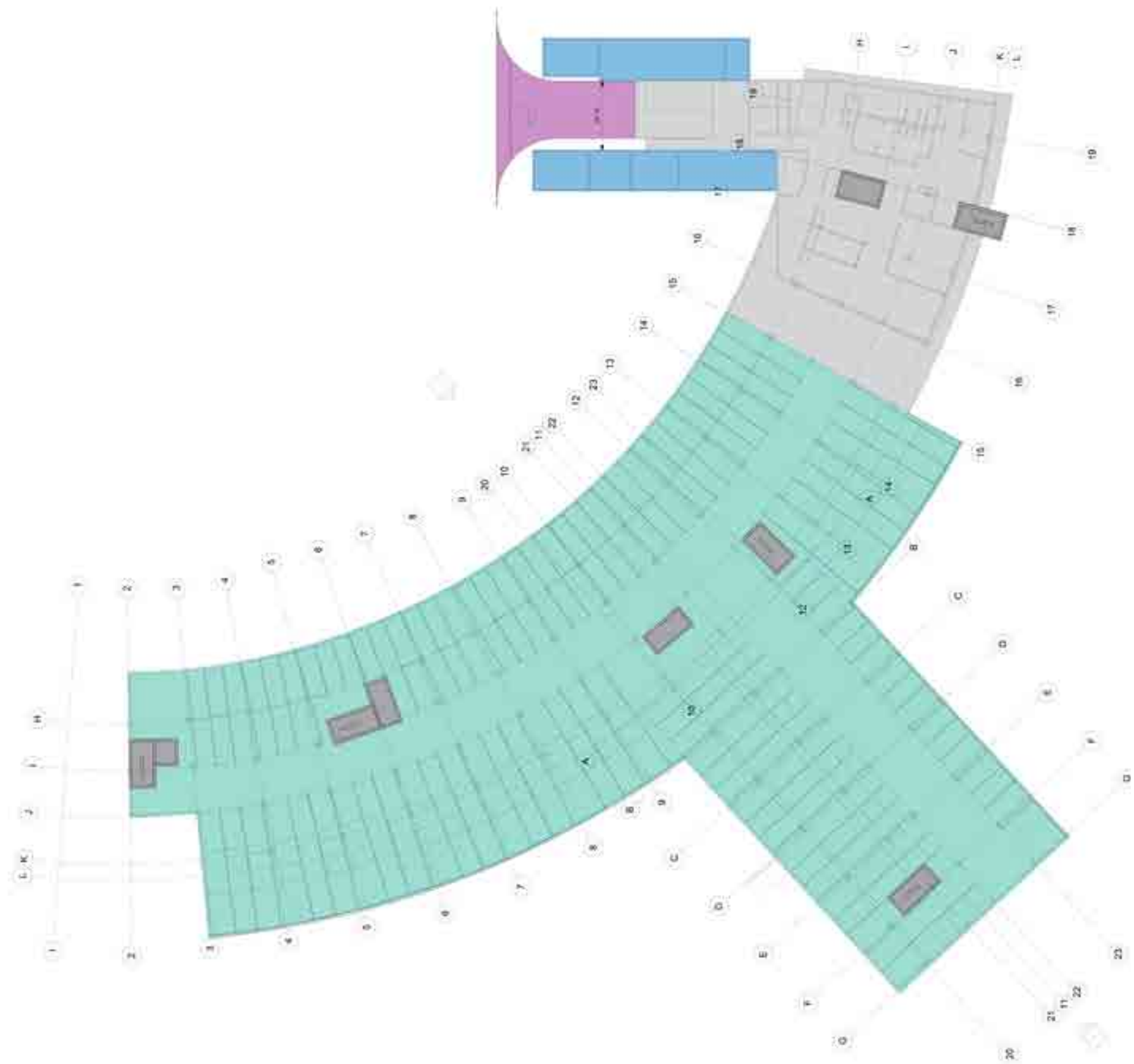


SECTION H | EVENT/MEETING/PREFUNCTION SPACE - nts



As Noted

SITE SECTIONS

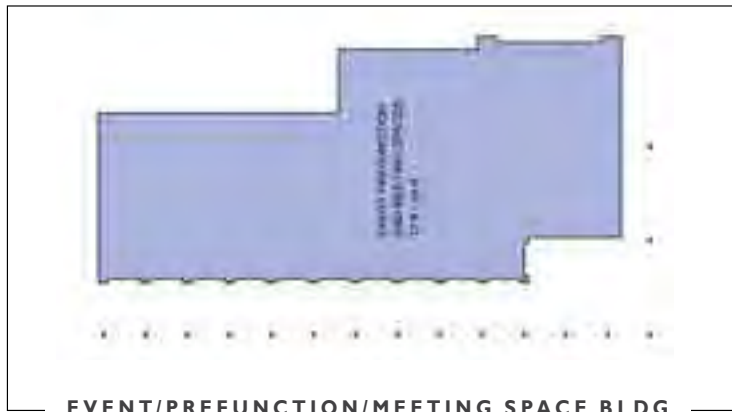


- Legend*
- CIRCULATION SHAFT
 - BACK OF HOUSE
 - SERVICE LOADING
 - MECHANICAL
 - BELOW GRADE PARKING

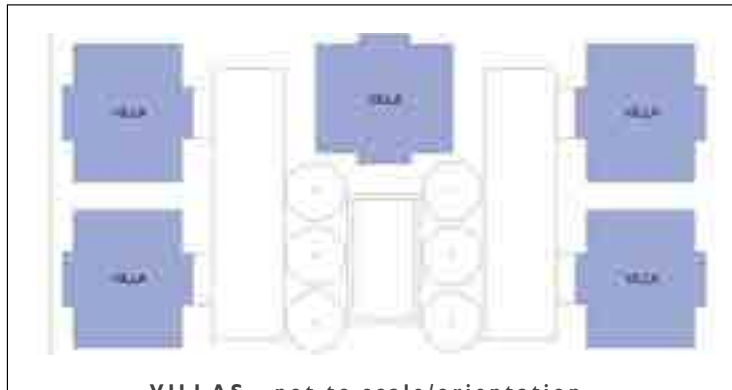


Program Diagram | NTS

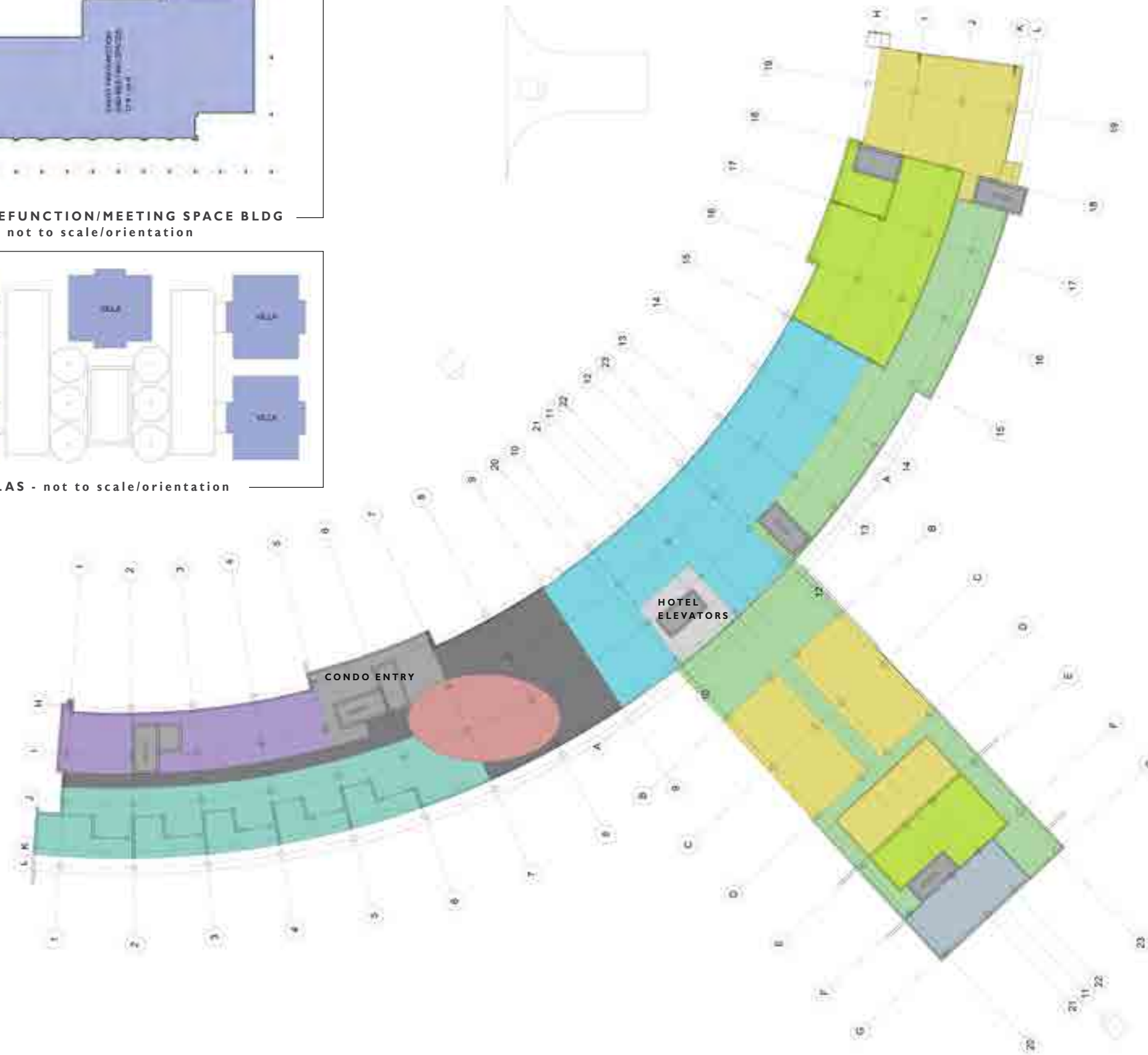
B1 PARKING & BACK OF HOUSE



EVENT/PREFUNCTION/MEETING SPACE BLDG
not to scale/orientation



VILLAS - not to scale/orientation



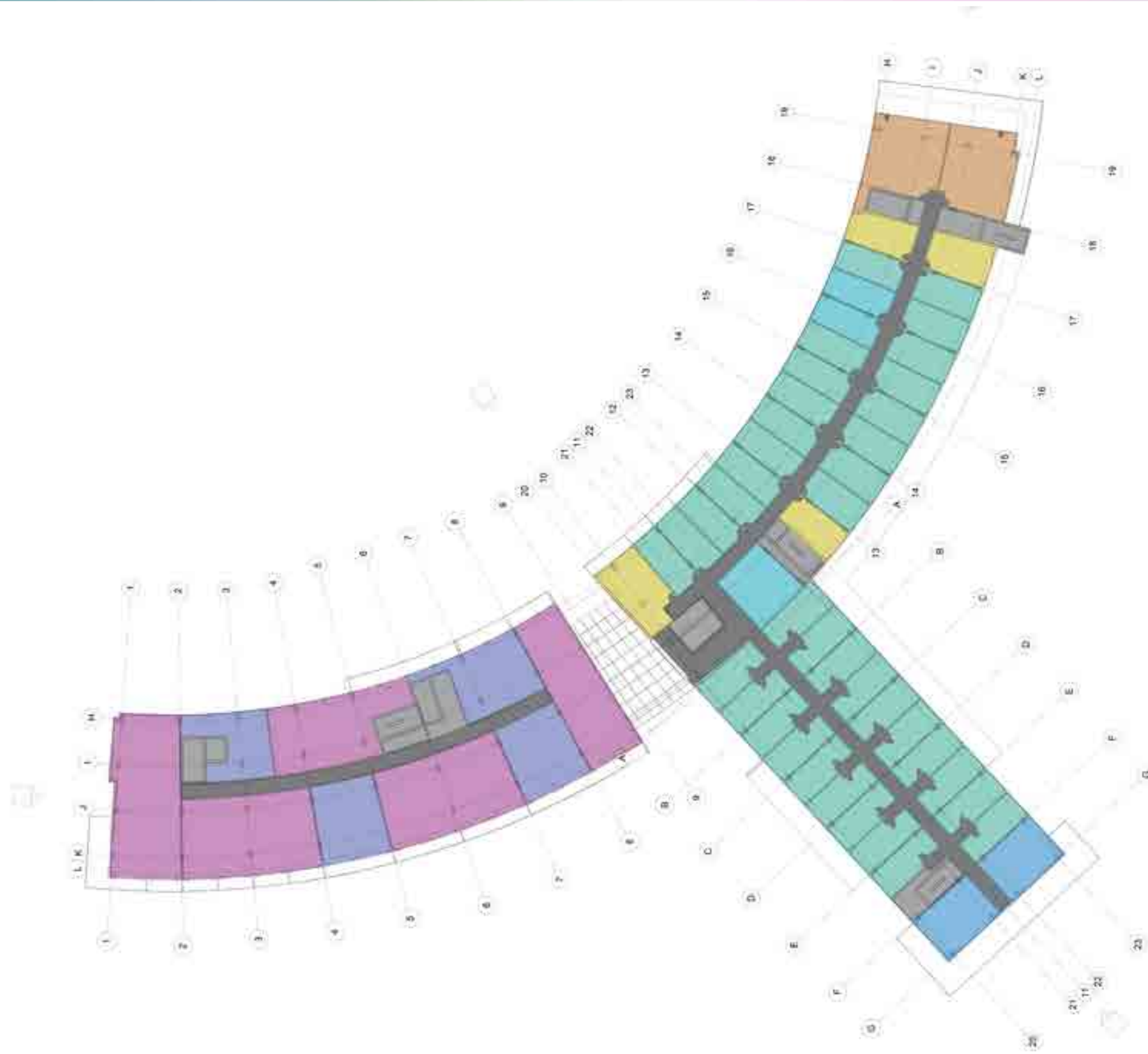
Legend

- CIRCULATION
- CIRCULATION SHAFT
- BACK OF HOUSE
- FOOD & BEVERAGE
- FOOD PREPARATION
- GUEST CIRCULATION
- SPA GUESTROOMS
- LOBBY/LOBBY LOUNGE
- RESTROOMS
- SPA
- RETAIL



Program Diagram | NTS

FIRST FLOOR PLAN



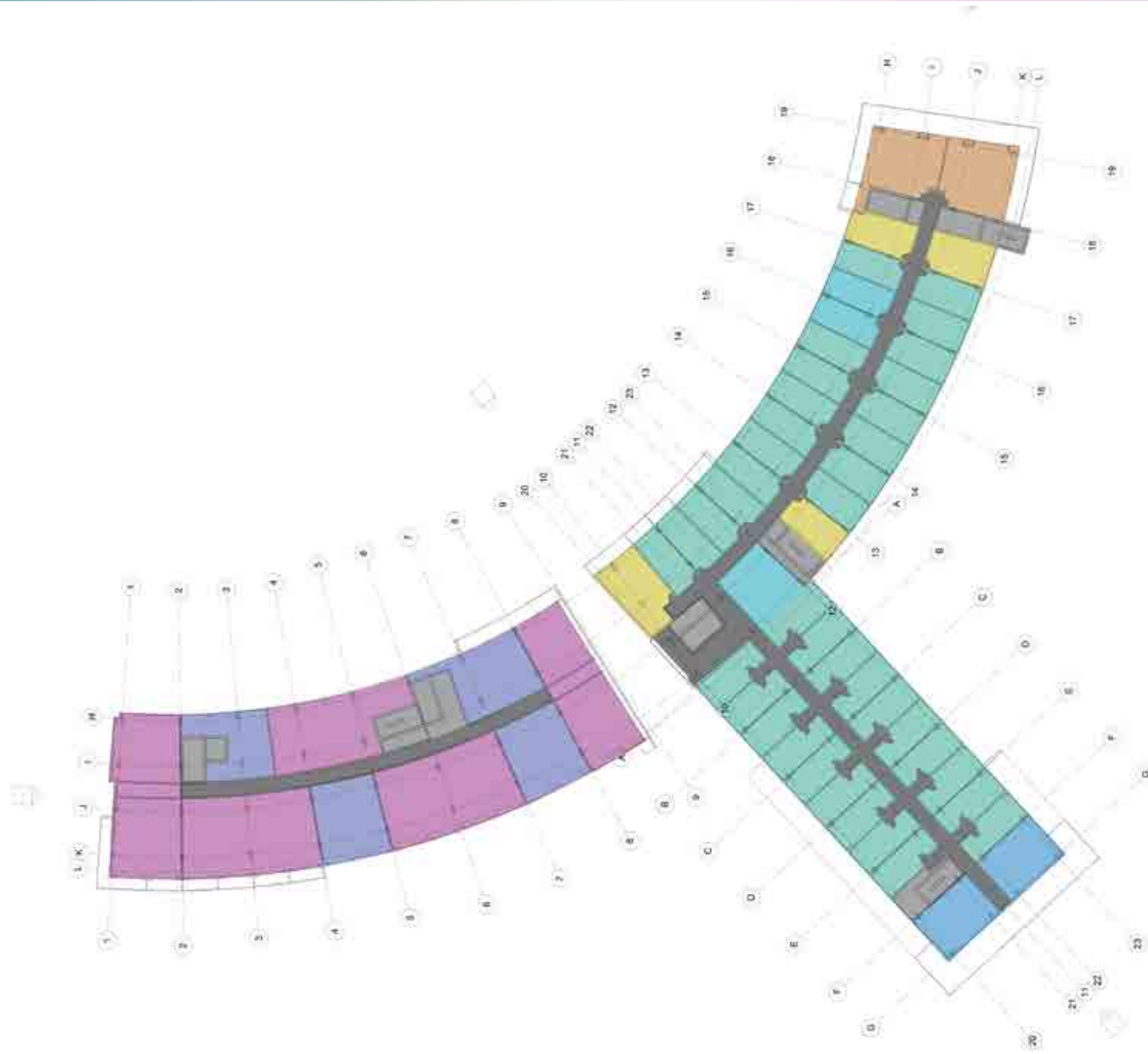
Legend

- CIRCULATION
- CIRCULATION SHAFT
- GOLDEN SUITE
- GOLDEN KING
- TYPICAL KING/DQ
- PLATINUM KING
- PLATINUM SUITE TERRACE
- 1 BEDROOM CONDO
- 2 BEDROOM CONDO



Program Diagram | NTS

SECOND FLOOR PLAN



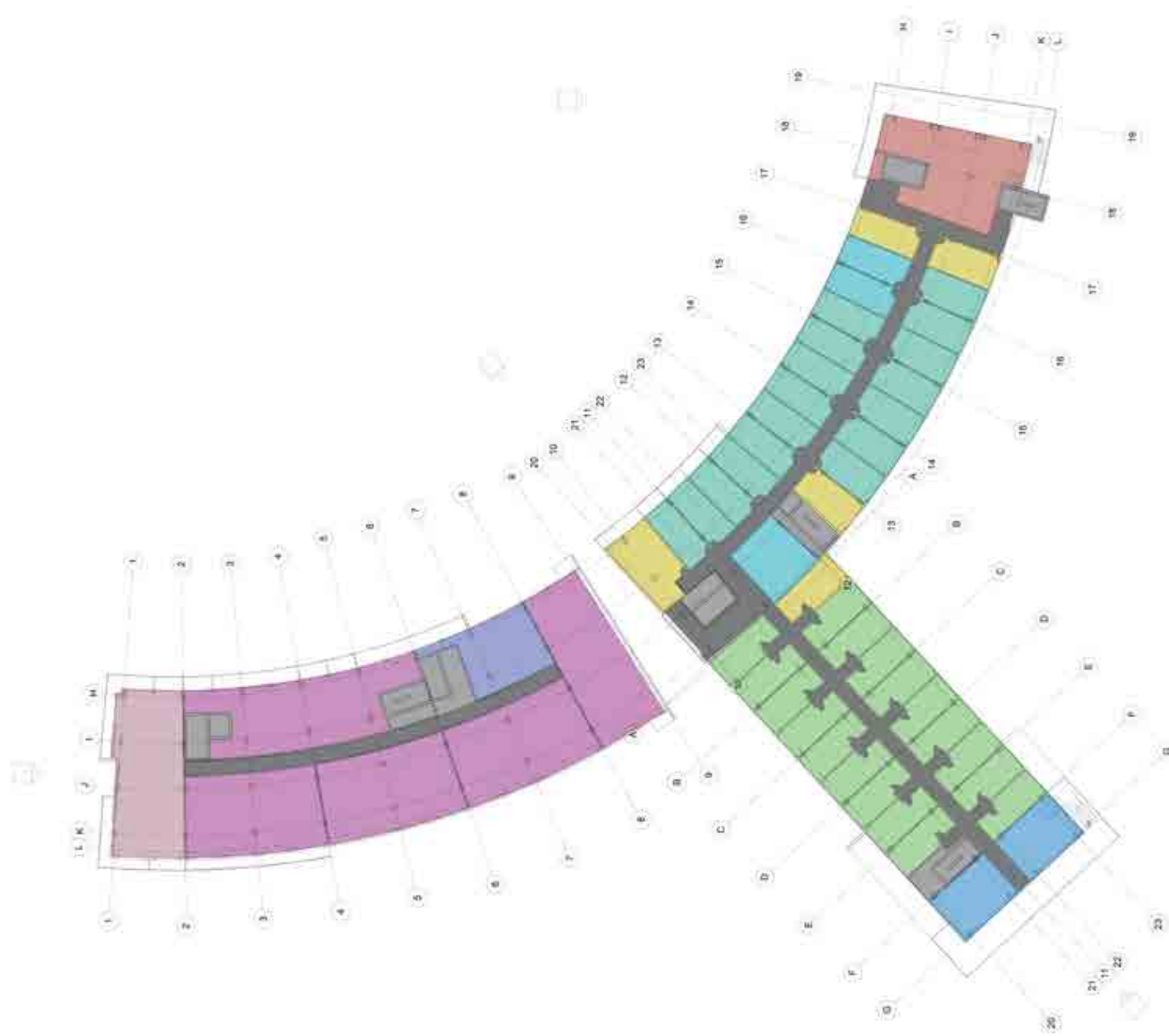
Legend

- CIRCULATION
- CIRCULATION SHAFT
- GOLDEN SUITE
- GOLDEN KING
- TYPICAL KING/DQ
- PLATINUM KING
- PLATINUM SUITE TERRACE
- 1 BEDROOM CONDO
- 2 BEDROOM CONDO



Program Diagram | NTS

THIRD FLOOR PLAN



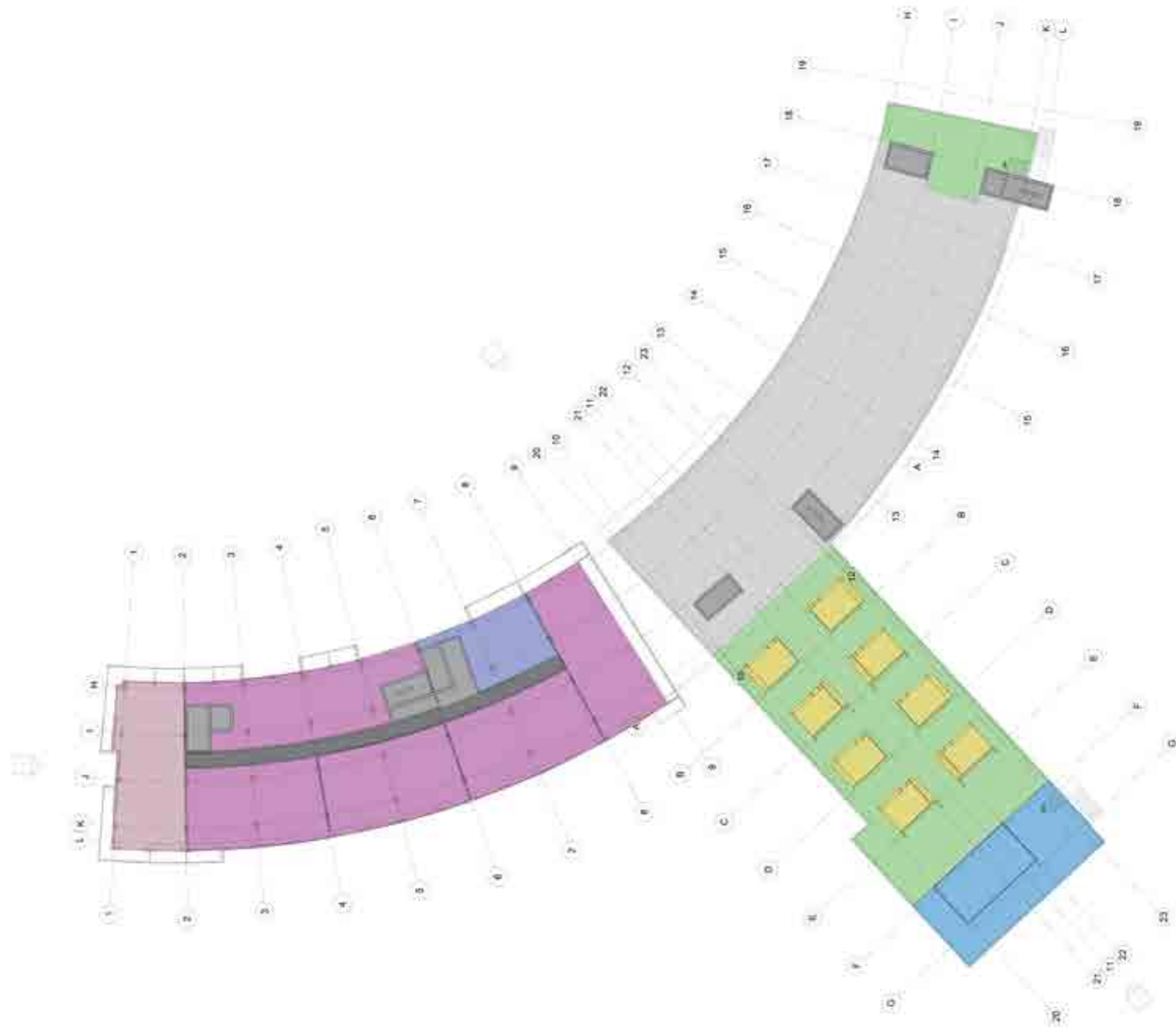
Legend

- CIRCULATION
- CIRCULATION SHAFT
- HOSPITALITY SPECIALTY AREA
- GOLDEN SUITE
- GOLDEN KING
- KING SUITE
- TYPICAL KING/DQ
- PLATINUM KING
- GUEST HOUSE LOWER LEVEL
- 1 BEDROOM CONDO
- 2 BEDROOM CONDO
- 3 BEDROOM CONDO



Program Diagram | NTS

FOURTH FLOOR PLAN



Legend

- CIRCULATION
- CIRCULATION SHAFT
- ROOF/BACK OF HOUSE
- ROOF CANOPY
- ROOF TERRACE
- GUEST HOUSE UPPER LEVEL
- 1 BEDROOM CONDO
- 2 BEDROOM CONDO
- 3 BEDROOM CONDO



Program Diagram | NTS

FIFTH FLOOR PLAN



Legend

- CIRCULATION
- CIRCULATION SHAFT
- ROOF/BACK OF HOUSE
- ROOF CANOPY
- ROOF TERRACE
- GUEST HOUSE TERRACE



Program Diagram | NTS

ROOF PLAN

Key

1. PALM ENTRY DRIVE
2. PORTE COCHERE CONDOMINIUM AND HOTEL DROP OFF
3. CONDOMINIUM ENTRY
4. HOTEL ENTRY
5. PEDESTRIAN ENTRY + FIRE ACCESS
6. GARAGE ENTRY
7. SERVICE DRIVE
8. VALET TANDEM PARKING
9. SERVICE RAMP + LOADING DOCK
10. VILLA PARKING
11. MAZE + FIRE GARDEN
12. VILLA SUITES & GARDENS
13. EVENT LAWN AND LEMON COURT
14. FIRE ACCESS
15. THE FARM
16. ORANGE COURT
17. WATER WALL + RUNNELS
18. SPA VILLA GARDENS
19. SPA
20. POOLS
21. STADIUM SEATS AT POOL
22. FAMILY POOL
23. POOL DINING TERRACE
24. PEDESTRIAN ENTRY TO PARKING/VALET
25. DINING + LOUNGE TERRACE
26. WATER WALL
27. DEMONSTRATION KITCHEN TERRACE
28. CIRCULATION SPINE
29. PERIMETER HEDGE (12'-0")

Landscape Narrative

STREETSCAPE AND HOTEL ENTRY

The site and landscape development proposed for this hospitality and residential project incorporates the urban design guidelines and principles provided by both *The City of Palm Springs Interim Downtown Urban Design Plan (07.2005)* and *Section 14 Master Development Plan / Specific Plan (11.2004)* and the project's Conditions of Approval (11.20.2013). Situated on the periphery of both Districts this project will provide a continuation of the proposed City streetscape, further strengthening both pedestrian and vehicular connections to the Downtown District.

At the intersection of Calle Alvarado and Amado Road the hotel and condominium is scaled with a strong planting of *Phoenix dactylifera*, Date Palms flanked on either side with "Mexican Fence Post" cacti, *Pachycereus marginatus*. The primary hotel guest and porte-cochere valet drop-off entry is on Calle Alvarado and is emphasized by a double row of *Phoenix dactylifera*, Date Palms, and a twelve-foot-high perimeter evergreen privacy hedge. The streetscape along Calle Alvarado is planted with *Prosopis alba* "Colorado", Argentinian Mesquite, parallel to the curb within the median. Within the project frontage they occur in a casual, informal pattern, a horticultural juxtaposition against the perforated sculptural breeze-block, angled wall sections. *Rhus lancea*, African Sumac, is used in the same manner along the length of Amado Road. *Washingtonia robusta*, Mexican Fan Palms, are planted in grouping along Avenida Caballeros, framing the Farm and incorporating the Section 14 landscape design guidelines for this specific street with *Rhus lancea* interplanting.

Sidewalk widths are five feet wide and the street tree-planting zone is five feet, providing both a generous area for street tree root volume development as well as understory planting. Vehicular drop-off zones are provided at higher-use function areas and for short-term parking. The Hotel and Condominium's porte cochere, condominium self-parking and hotel valet service and loading, and garage ramps are internalized within the entry and service drives.

STREET FRONTAGE LANDSCAPE

The landscape palette developed for the street frontages incorporates a bold, desert palette. The plant palette utilizes a graduated massing of yuccas, agaves, and textural and colorful groundcovers. The vertical surfaces of solid and perforated privacy and pool enclosure walls are dramatic counterpoints to both the understory foliage and tree canopies creating dramatic shadow and silhouette.

HOTEL PORTE COCHERE

The Hotel Entry and service drives are lined with Date Palms, *Phoenix dactylifera* which also continue into the Porte Cochere. Turn islands are planted with Cycads or Dioons, *Cycas revoluta* massings and a Bougainvillea understory. Hedge baffles separate the Villa Gardens and Maze-Fire Garden as well as screen valet-parked autos. The porte cochere is surfaced in basalt with other accent stone in neutral tones of grays and charcoal. The loggia wrapping the hotel and condominium entries functions as the ceremonial arrival court for both pedestrians and vehicular valet drop-off and retrieval for hotel and spa guests, and condominium owners.

HOTEL AND RESIDENTIAL GROUNDS

The landscape amenities for both the hotel, residential condominiums, and villas include a series of recreational and exercise pools, spas, and splash pools designed in the tradition of Moorish court gardens. The internalized series of courtyards have been developed to be a consistent grade throughout the site with a relatively minimal grade south to north, and east to west, visually resulting in a level landscape, and providing unimpeded accessibility. The pool terrace is two feet lower than the pool lounge and dining terraces and the spa suites providing a visual and physical separation. Lowering the pool terrace provides for stadium-viewing seating and seat walls and cabana niches and allows for the security and privacy site walls to be lower as seen from the street frontages.

The water elements will express the overall site grade differential through a series of spillways, weirs and runnels, and water walls. The villas and spa suites have water walls, basins and associated weirs that visually or spatially connect to the central water spine and spa-related programs.

SENSORY COURTS

Sensory courtyards of fragrance and fruit have been developed for special function and general hotel and condominium use such as the "Lemon Court" the "Orange Court" and the "Olive Terraces" flanking the Lobby-Bar and Restaurants. Other edible fruits are used throughout the grounds as espaliers, villa and spa garden plantings, and in containers. They are all part of the "Farm" component of the hotel in which organically grown, on-site, fruit, produce, herbs, medicinals, and floral will be cultivated and integrated into the culinary and spa programs throughout the year.

THE FARM

The Farm is an integral part of the project and utilizes the eastern one-third of the site. The Farm House is a venue amenity providing meeting and conference, and special event space with pre-function exterior areas imbedded in the garden environment. Extensive raised beds will be utilized for organic crop production and year-round rotation with permanent fruit espaliers of lemons, grapes and figs, these form the backdrop for farm-to-table events for both guests and the public. Spa services will also utilize the Farm's herbs and medicinals and the potential for product development will be explored. Throughout the site, fruit-bearing trees and palms have been utilized and incorporated into a greater tapestry of desert plantings, these include dates, olives, citrus, figs, pomegranates, and grapes, utilizing desert adapted species and cultivars. Existing palms currently sited throughout the parking lots will be retained whenever possible and incorporated into the landscape throughout the grounds, providing maturity and character.

N. CALLE ALVARADO

AVENIDA CABALLEROS

E. AMADO ROAD

0 | 40' | 80' | 160'

Landscape Legend

LANDSCAPE PLAN

Planting Schedule (continued)

	Botanical Name	Common Name	Size
Specimen Courtyards at Villas *Also see interior understory plantings	<i>Dracena draco</i>	Dragon Tree	24" B.
	<i>Dasyliroon longissium</i>	Mexican Grass Tree	15 gal.
	<i>Pachypodium lamerei</i>	Madagascar Palm	24" B.
	<i>Ocotillo splendens</i>	Ocotillo Cactus	24" B.
	<i>Yucca rostrata</i>	Big Bend Yucca	24" B.
Espaliers and Vines at Hotel-Villa-Farm	<i>Calliandra surinamensis</i>	Pink Tassel Flower	15 gal.
	<i>Ficus carica</i>	Brown Turkey Fig	24" B / 15 gal.
	<i>Eriobotrya japonica</i>	Japanese Loquat	24" B / 15 gal.
	<i>Trachelospermum jamaicensis</i>	Star Jasmine	15 gal.
	<i>Ficus repens</i>	Creeping Fig	5 gal.
	<i>Antigonon leptopus</i>	Coral Vines	15 gal.
	<i>Bougainvillea</i> "Jamaica White"	NCN	15 gal.
	<i>Bougainvillea</i> "Cherry Blossom"	NCN	15 gal.
	<i>Bougainvillea</i> "Rosenka"	NCN	15 gal.
	<i>Bougainvillea</i> "Texas Dawn"	NCN	15 gal.
Privacy Hedges Entry Drive and Street Perimeters and Interiors	<i>Prunus caroliniana</i> "Bright-n-Tight"	Prunus "Bright n Tight"	24" B. / 15 gal.
	<i>Thevetia peruviana</i>	Yellow Oleander	15 gal.
	<i>Dodonaea viscosa</i> "Purpurea"	Hopseed Bush	15 gal.
	<i>Feijoa sellowiana</i>	Pineapple Guava	15 gal.
	<i>Rhus ovata</i>	Sugar Bush	15 gal.
	<i>Dendromecon harfordii</i>	Island bush poppy	15 gal.
	Event Lawn at Villa Suites	Lawn	Drought tolerant variety

Planting Schedule

	Symbol	Botanical Name	Common Name	Size		
Palms	[Symbol]	<i>Phoenix dactylifera</i>	Medjool Date Palm	25' CT		
		<i>Chamerops humilis</i>	Mediterranean Fan Palm	48" B. MT		
		<i>Brahea edulis</i>	Guadalupe Palm	12' CT		
		<i>Phoenix roebelenii</i>	Pygmy Date Palm	24" B.		
		Street Trees	<i>Prosopis alba</i> v. "Colorado"	Argentine Mesquite	48" B.	
	<i>Rhus lancea</i>	African Sumac	48" B.			
	<i>Washingtonia robusta</i>	Mexican Fan Palm	30' CT			
Courtyard and Canopy Trees	[Symbol]	<i>Olea europaea</i>	Fruiting Specimen Olives	B+B 24" dia CAL		
		<i>Prosopis alba</i> v. "Colorado"	Argentine Mesquite	60" B.		
		<i>Citrus</i> "Hamlin"	Hamlin Orange	60" B. / 48" B.		
		<i>Citrus</i> "Lemons"	Lemons	60" B. / 48" B.		
		<i>Parkinsonia aculeata</i>	Palo Verde Tree	60" B. / 48" B.		
		Street Frontage and Perimeter and Interior Understory Plantings	[Symbol]	<i>Pachycaerus marginatus</i>	Mexican Fence Post	24" B. / 15 gal.
				<i>Yucca recurvifolia</i>	Soft Leaf Yucca	15 gal.
				<i>Yucca rostrata</i>	Big Bend Yucca	15 gal.
				<i>Yucca aloifolia</i> "Tricolor"	Tricolor Spanish Bayonet	15 gal.
				<i>Yucca rostrata</i>	Big Bend Yucca	24" B.
<i>Agave attenuata</i>	Foxtail Agave			15 gal.		
<i>Agave stricta</i>	Agave			15 gal.		
<i>Agave ovatifolia</i>	Whale's Tongue Agave			15 gal.		
<i>Agave americana</i>	Century Plant			15 gal.		
<i>Agave variegata</i>	Variegated Century Plant			15 gal.		
<i>Cordylone australis</i>	Cabbage Tree			24" B.		
<i>Coryline australis</i> v. 'Alberti'	Alberti Grass Palm			24" B.		
<i>Chondropetalum tectorum</i>	Cape Rush			5 gal.		
<i>Carissa macrocarpa</i> "Tomlinson"	Natal Plum			5 gal.		
<i>Aloe striata</i>	Coral Aloe			5 gal.		
<i>Aloe cameronii</i>	Cameroon Aloe			5 gal.		
<i>Aloe polyphylla</i>	Spiral Aloe			5 gal.		
<i>Aloe barbadensis</i>	Aloe Vera			5 gal.		
<i>Aloe ferox</i>	Cape Aloe			5 gal.		
<i>Bougainvillea</i> "Rosenka"	NCN			5 gal.		
<i>Bougainvillea</i> "Glabra"	NCN			5 gal.		
<i>Bougainvillea</i> "Oo la-la"	NCN			5 gal.		
<i>Senecio mandraliscae</i> v. <i>talinoideis</i>	Blue Chalk Sticks			1 gal.		
<i>Stipa tenuisiamia</i>	Mexican Feather Grass			1 gal.		
<i>Cycas revoluta</i>	Sago Palm			24" B.		
<i>Dioon edule</i>	Dioon			24" B.		
<i>Dioon Spinulosum</i>	Giant Dionon			24" B.		
<i>Dracena draco</i>	Dragon Tree			24" B.		
<i>Dasyliroon longissium</i>	Mexican Grass Tree			24" B.		
<i>Pachypodium lamerei</i>	Madagascar Palm			36" B.		
<i>Ocotillo splendens</i>	Ocotillo Cactus			24" B.		
<i>Tradescantia pallida</i> + <i>spathacea</i>	Purple Heart			1 gal.		
<i>Colocasia esculenta</i> "Black Magic"	Elephant Ear			5 gal.		
<i>Olea</i> "Little Ollies"	Shrub Olives			15 gal.		
<i>Equisetum fluviatile</i>	Water Horsetail			5 gal.		
<i>Sansevieria trifasciata</i>	Mother In Law's Tongue			5 gal.		
<i>Echeveria</i> "Afterglow"	Afterglow			5 gal.		
<i>Sedum rupestre</i> "Angelina"	Stonecrop			1 gal.		
<i>Kalanchoe thyrsiflora</i>	Flapjack			5 gal.		
<i>Kalanchoe beharensis</i>	Felt Bush			1 gal.		
<i>Euphorbia characias</i> subsp. <i>wulfenii</i>	Spurge	5 gal.				
<i>Euphorbia myrsinites</i>	Myrtle spurge	5 gal.				
<i>Leucodendron</i> "Safari Gold Strike"	Yellow Conebush	15 gal.				
Sensory Courtyards and Farm	[Symbol]	<i>Citrus</i> "Cara-Cara"	Cara Cara Orange	48" B.		
		<i>Citrus</i> "Tarocco"	Blood Orange	36" B.		
		<i>Citrus hystrix</i>	Kaffir Lime	24" B.		
		<i>Citrus</i> "Bears"	Bears Lime	24" B.		
		<i>Citrus fortunella</i>	Kumquat	24" B.		
		<i>Citrus limon</i> "Eureka"	Eureka Lemon	24" B.		
		<i>Citrus limon</i> "Meyers Improved"	Meyers Improved Lemon Espalier	24" B. / 15 G.		
		<i>Citrus</i> "Rio Red"	"Rio Red" Grapefruit "Rio Red"	24" B.		
<i>Punica granatum</i> "Wonderful"	Wonderful Pomegranate	24" B.				
Farm Raised Planters		Seasonal Vegetables, Herbs, Perennials, Floral				

Abbreviation Key NCN: No Common Name / B: Box / CT: Clear Trunk / MT: Multi-trunk / G: Gallon / CAL: Caliper

Note: Existing palms currently on the project site will be re-utilized and incorporated into the new hotel-condominium landscape



Planting Schedule

LANDSCAPE PLAN

Key

Symbol	Description
	Uplights at planter pots
	Decorative lanterns at porte cochère
	Canopy soffit lighting at hotel and farmhouse
	Palm uplighting with glare shields
	Pedestrian lighting at landscape circulation zones
	Accent lighting at walls, specimen planting and "hedge walls"
	Canopy tree uplighting
	In-grade lighting at porte cochère
	Wall lights at ramps
	<ul style="list-style-type: none"> All pools, fountains, runnels, weirs and decorative water features to be illuminated. All swimming pools and spas to conform to the required pool codes for illumination.

Lighting Notes

- Exterior lighting shall be integrated into the architectural character of the hotel and condominiums. The design defines a special resort ambiance and maintains dark skies and respects the character of neighboring residential neighborhoods.
- Mexican fan palms on the public right-of-way shall be lit to accentuate the form and height of the tree. This light will not adversely affect ambient light levels on the street or surrounding neighborhood.
- Ground level under story plantings along the perimeter of buildings shall be lit by a series of fixtures installed at grade. Lighting will be properly focused to accentuate plantings and to minimize glare and prevent spillover into the night sky.
- Low-level accent lighting shall be employed at entrances to the site, including site walls, entry canopies and specimen trees and palms located at entry walks into the site. Entry lighting will not exceed a height of 12 feet.
- Custom "lanterns" and in-grade lighting will be utilized at the port-cochere providing ambient and circulation lighting.
- The lighting of interior courtyards is intended to provide dramatic accent lighting to architectural elements and plantings. Filters, shields and architectural walls and canopies will be used to cutoff light as to not direct light skyward.
- Decorative and recreational water features will have integral, low-level lighting.
- Proposed architectural lighting of walls, decorative building details or special features will be designed to graze the designated feature without light spillover.
- Exterior paths into buildings will be lit by means of light bollards and pathlights to insure the safety of hotel guests and residents. Bollards luminaires are shielded and designed to direct light over pedestrian surfaces.
- Lighting on upper terraces and balconies will be shielded.
- Building signage lighting shall be in compliance with City design and lighting standards.
- Street roadway lighting will conform to the existing standards on Amado Rd., Calle Alvarado, and Avenida Caballeros.
- No parking lot lighting or sports court lighting is projected for the project.
- Required service and emergency lighting shall conform to the City's standards and codes.
- Common courtyards, loggias, and stair towers will have decorative wall and ceiling luminaires with glare shields.
- Private unit terraces will have low-level decorative lighting sconces with glare shields.
- All lighting designed in compliance with the *Palm Springs Zoning Code* Section 93.21.00 Outdoor Lighting Standards.

N. CALLE ALVARADO

AVENIDA CABALLEROS

E. AMADO ROAD

0 | 40' | 80' | 160'

Exterior

LIGHTING PLAN

N. CALLE ALVARADO

AVENIDA CABALLEROS

E. AMADO ROAD

Key

Symbol	Description
⊙	Uplights at planter pots
⊕	Canopy pendants
⊗	Canopy soffit lighting
⊖	Palm uplighting with glare shields
⊠	Pedestrian lighting at landscape circulation zones
▶	Accent lighting at walls and specimen planting
⊕	Canopy tree uplighting
○	In-grade lighting at porte cochère
■	<ul style="list-style-type: none"> All pools, fountains, runnels, weirs and decorative water features to be illuminated. All swimming pools and spas to conform to the required pool codes for illumination.



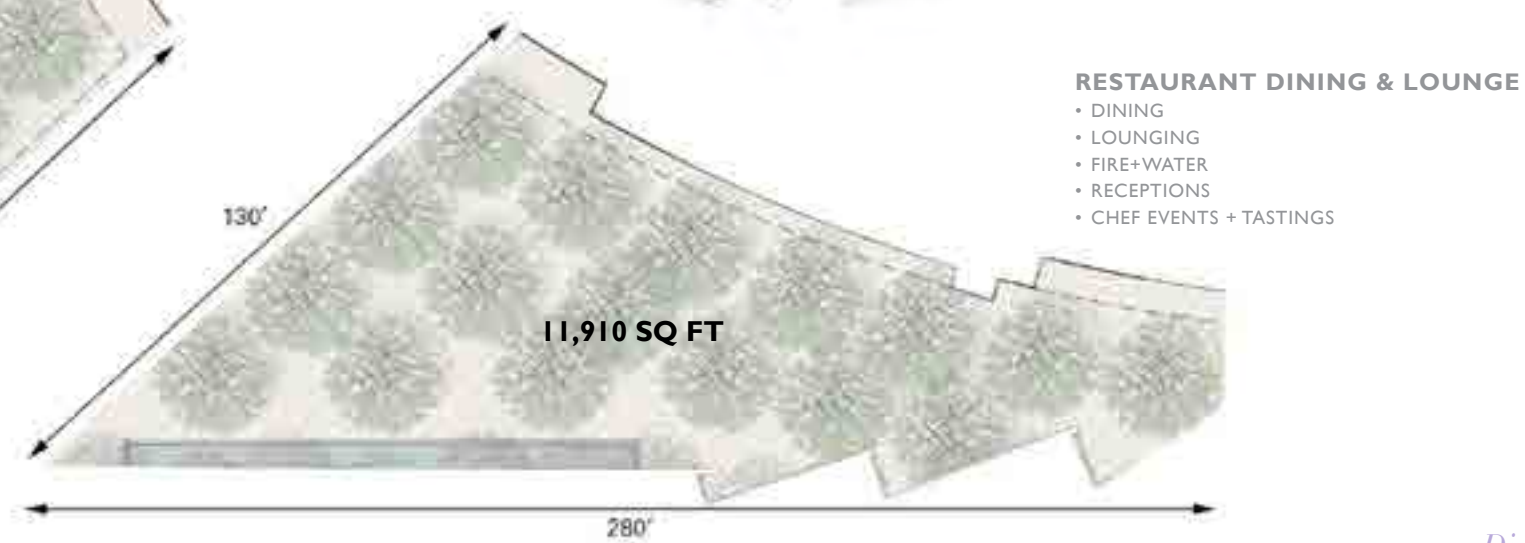
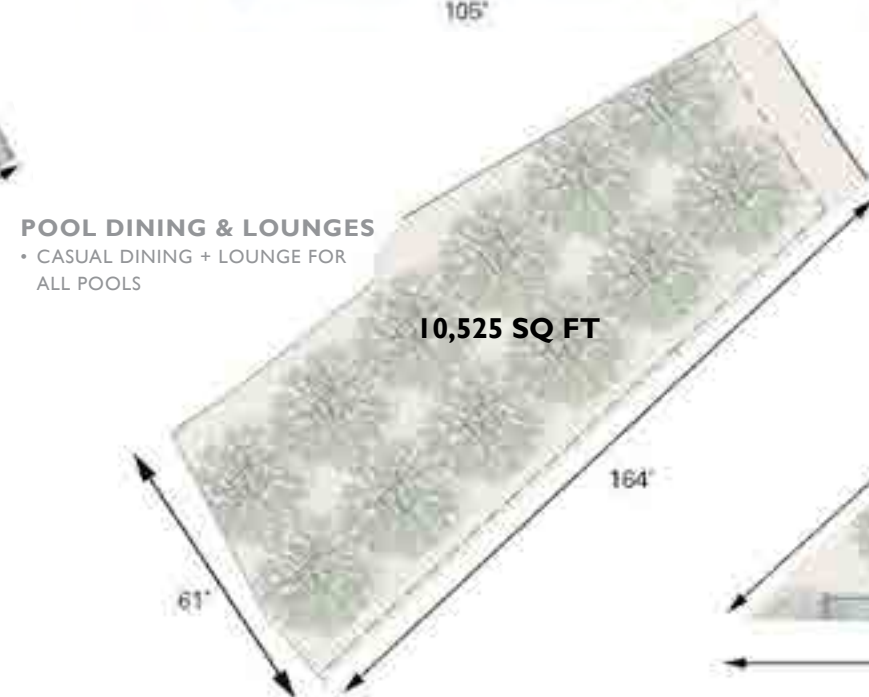
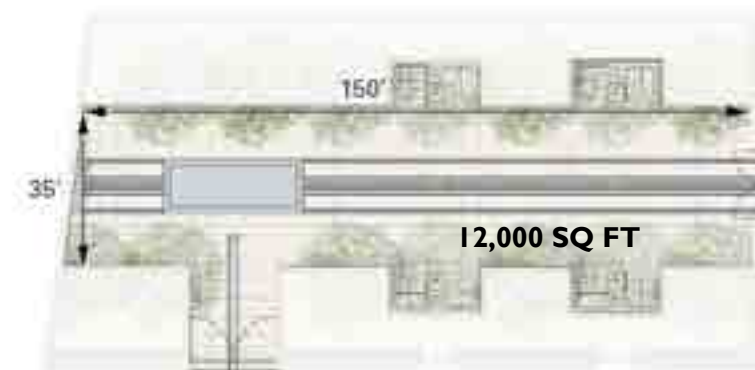
Exterior

PHOTOMETRIC LIGHTING PLAN



Amenities Diagram

SITE PROGRAMMING



Dimensions

SITE PROGRAMMING



Key

- 1. VEHICULAR DRIVE ENTRY (VISITOR)
- 2. VEHICULAR DRIVE
- 3. PORTE COCHERE - VALET DROP OFF
- 4. SERVICE DRIVE
- 5. VALET PARKING
- 6. SERVICE RAMP
- 7. GARAGE RAMP

PERIMETER HEDGE + LANDSCAPE BUFFER



Noise Attenuation

As noise pollution is a serious concern for adjacent neighbors (Center Court), the design team has proposed a twelve foot high evergreen hedge and associated landscape planting along the perimeter boundary. Refer to perspective view and diagram showing extent of perimeter hedge and landscape buffer

There have been numerous studies carried out to prove the mitigating effects of vegetation on noise pollution (refer to research links on this page).

Studies between plant characteristics (i.e. deciduous Vs evergreen plants), earth mounds and sound barrier materials (sound walls) have all proved to significantly reduce sound pressure levels (decibels).

Due to the limited space between the property boundary and the vehicular access road, a combination of noise attenuation methods will be installed to reduce sound levels on this site.

An evergreen hedge will be the prime method to reduce sound with the addition of earth mounding and sound walls along the stretch of road directly adjacent to Center Court.

Reference:

- 1. Noise barrier design: Danish and some European examples. Prepared for California Department of Transportation (Caltrans). May 2010, REprint REport: UCPRC-RP-2010-04
- 2. Evergreen Noise Reduction Bushes. Home Guides_SF Gate Article. <http://homeguides.sfgate.com/evergreen-noise-reduction-bushes-30787.html>
- 3. The investigation of Noise Attenuation by Plants and the Corresponding Noise-Reducing Spectrum. Yang Fan, Bao Zhiyi (PhD), Zhu Zhujan (PhD), Liu Jiani (MSc). Oct 06, 2014. https://www.researchgate.net/profile/Zhujun_Zhu/publication/43344334_The_Investigation_of_Noise_Attenuation_by_Plants_and_the_Corresponding_Noise-Reducing_Spectrum/links/543202e50cf29bbc1278a0a6.pdf

Please note; the above reference materials are an example of studies being carried out, and do not constitute the complete list of research on this subject. Further studies can be provided upon request.

Perimeter Hedge

NOISE ATTENUATION



ELEVATION A | SW - ENTRY ELEVATION - nts



ELEVATION B | NE ELEVATION - nts

Building entry and rear

BUILDING ELEVATIONS



ELEVATION C | SE - HOTEL TOWER ELEVATION - nts

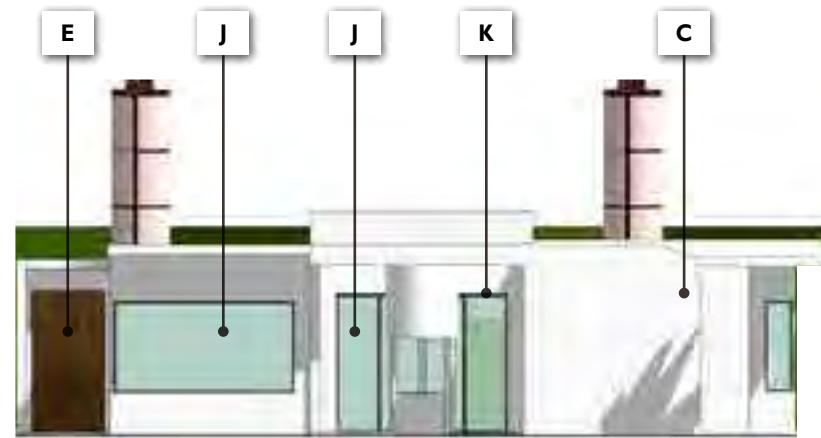


ELEVATION D | NW - HOTEL TOWER ELEVATION - nts

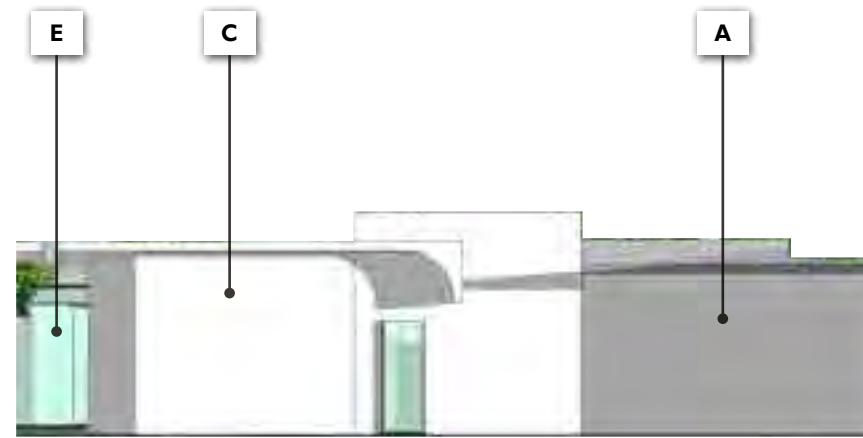


Condo Tower

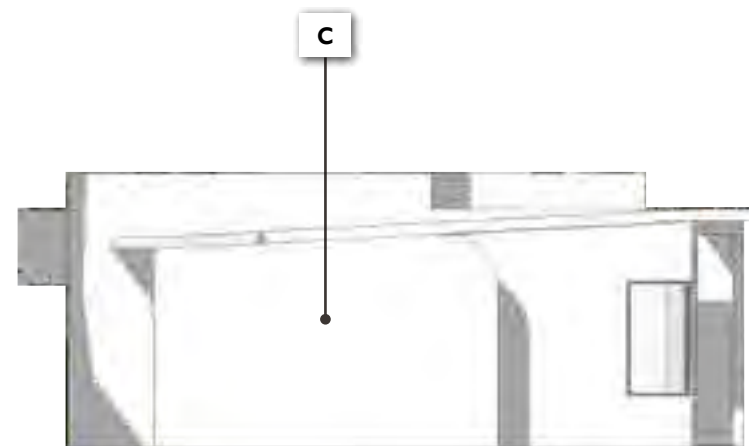
BUILDING ELEVATIONS



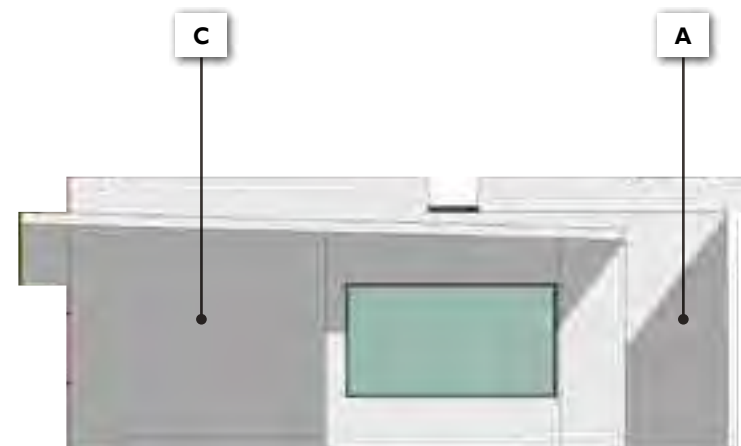
ELEVATION A | VILLA - nts




ELEVATION B | VILLA - nts

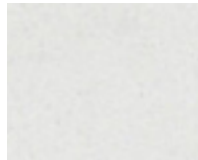



ELEVATION C | VILLA - nts





ELEVATION D | VILLA - nts

- 

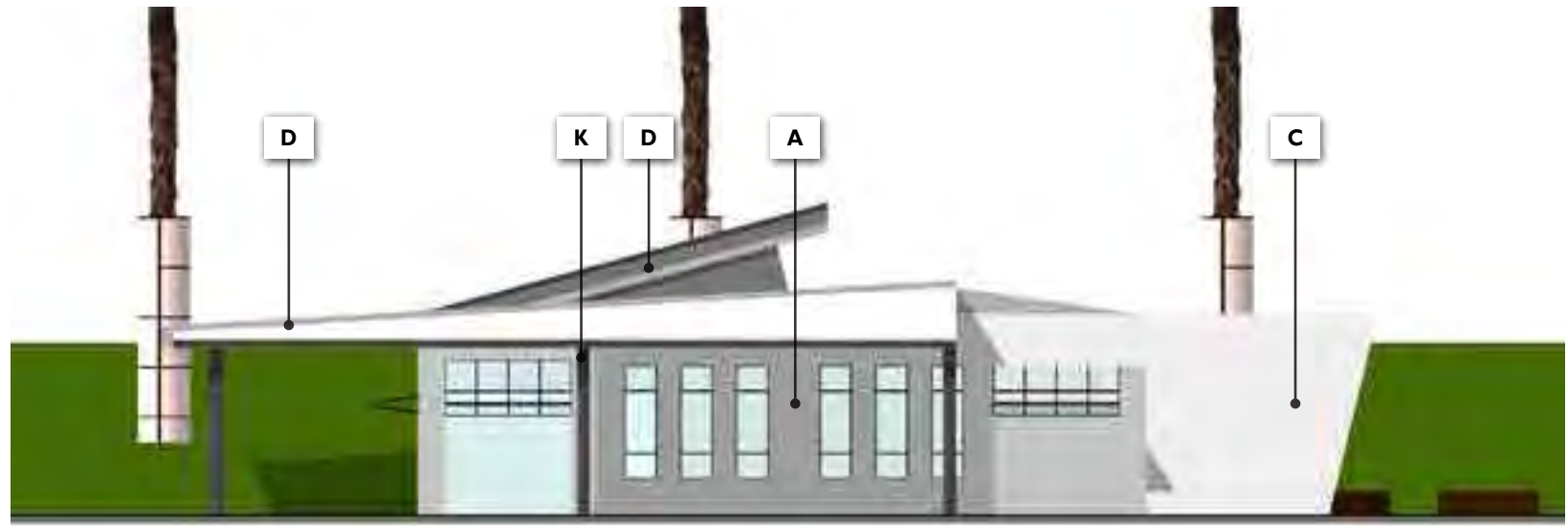
A Cast in Place Concrete
FINISH - Natural
COLOR - Light Gray
- 

C Synthetic Stucco
FINISH - Smooth
COLOR - DEW386 Precious Pearls
- 

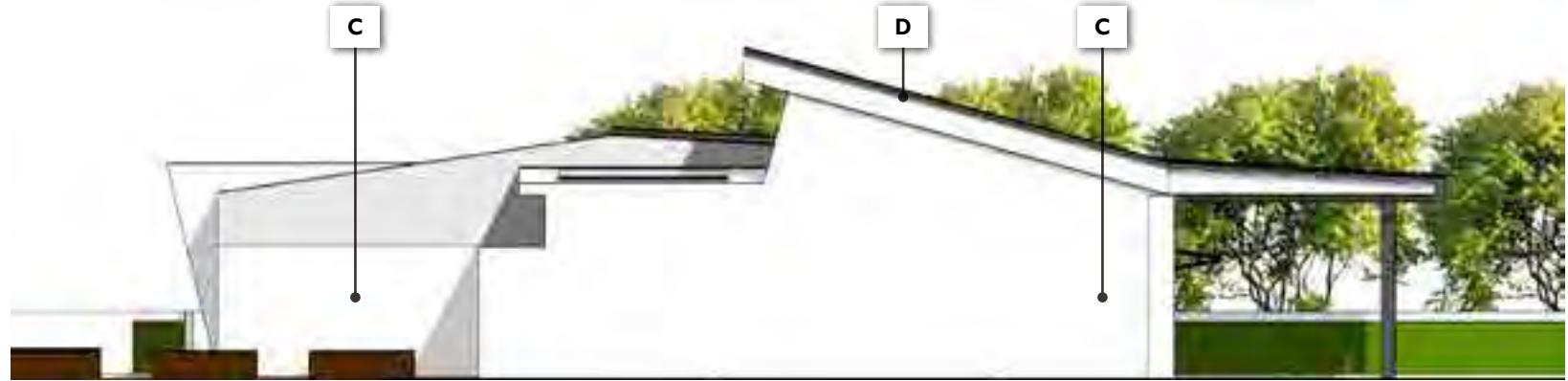
E Exterior Wood
SPECIES - Ipe
FINISH - Oiled
- 

J Glazing
TYPE - PPG Ideascapes
COLOR - Solexia (Green)
- 

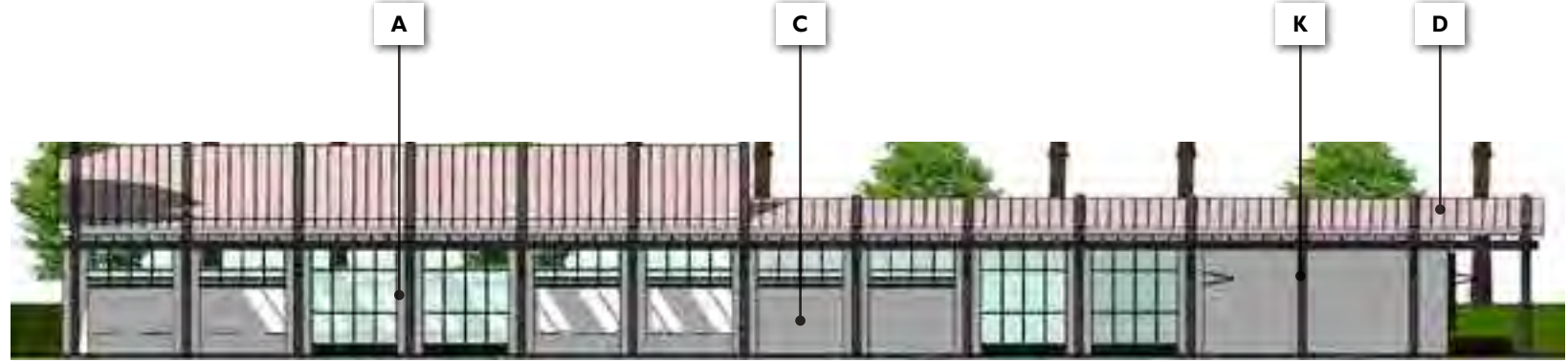
K Aluminum Trim
COLOR - Black



ELEVATION A | FARMHOUSE - nts




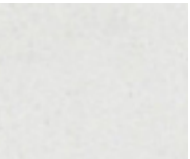
ELEVATION B | FARMHOUSE - nts





ELEVATION C | FARMHOUSE - nts



- 

A Cast in Place Concrete
FINISH - Natural
COLOR - Light Gray
- 

C Synthetic Stucco
FINISH - Smooth
COLOR - DEW386 Precious Pearls
- 

D Standing Seam Roof
FINISH - Powder Coat Metal
Color - Slate.
- 

K Aluminum Trim
COLOR - Black

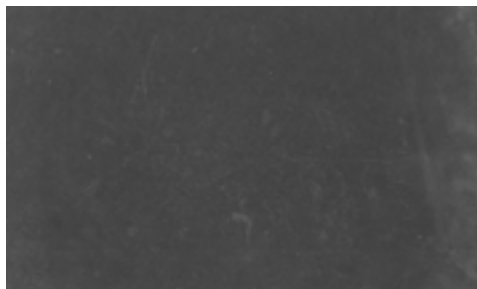
Farmhouse

BUILDING ELEVATIONS

PRIMARY MATERIALS



A Cast in Place Concrete
FINISH - Natural
COLOR - Light Gray



B Pre-Cast Concrete
FINISH - Smooth
COLOR - Slate



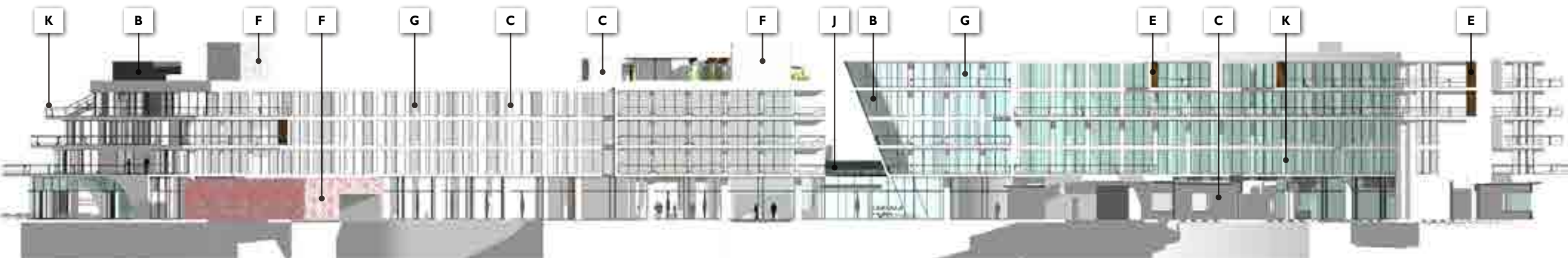
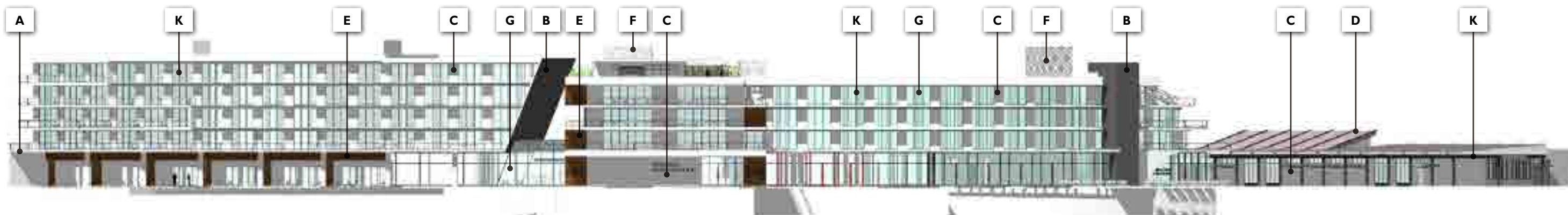
C Synthetic Stucco
FINISH - Smooth
COLOR - DEW386 Precious Pearls



D Standing Seam Roof
FINISH - Powder Coat Metal
Color - Slate.



E Exterior Wood
SPECIES - Ipe
FINISH - Oiled



ACCENT FINISHES



F Decorative Screen
FINISH - Powder Coated Aluminum/GRG
COLOR - Dusty Trail



G Glass Handrail
TYPE - PPG Ideascapes
COLOR - Starphire (Clear)



H Frosted Glazing
COLOR - White Translucent



I Glazing/Art Canopy
TYPE - PPG Ideascapes
COLOR - Varies



J Glazing
TYPE - PPG Ideascapes
COLOR - Solexia (Green)

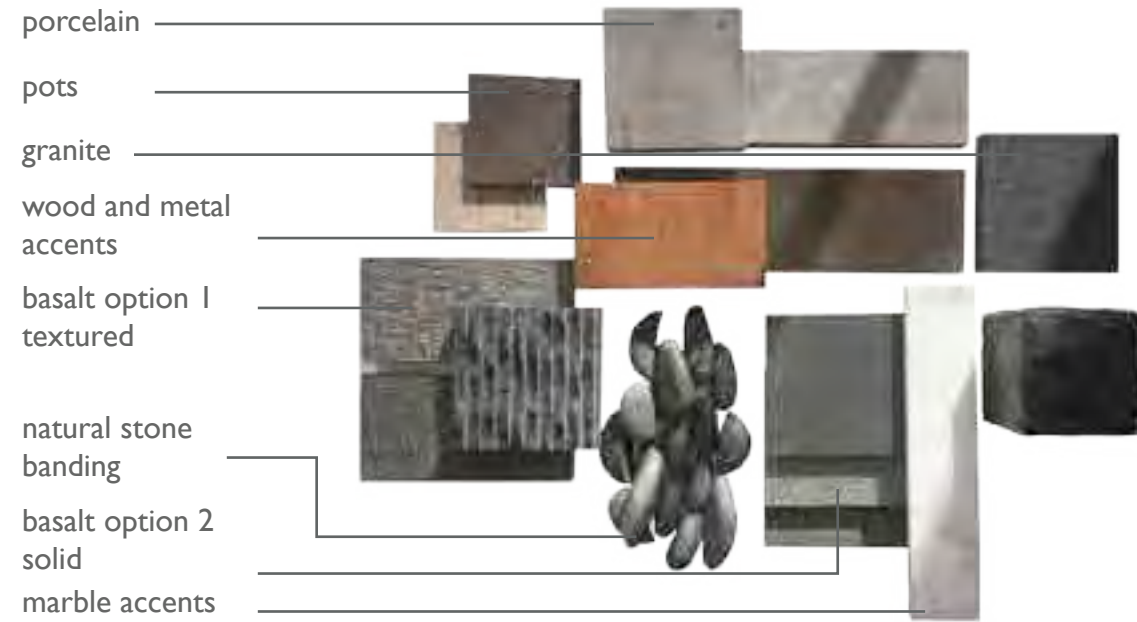


K Aluminum Trim
COLOR - Black

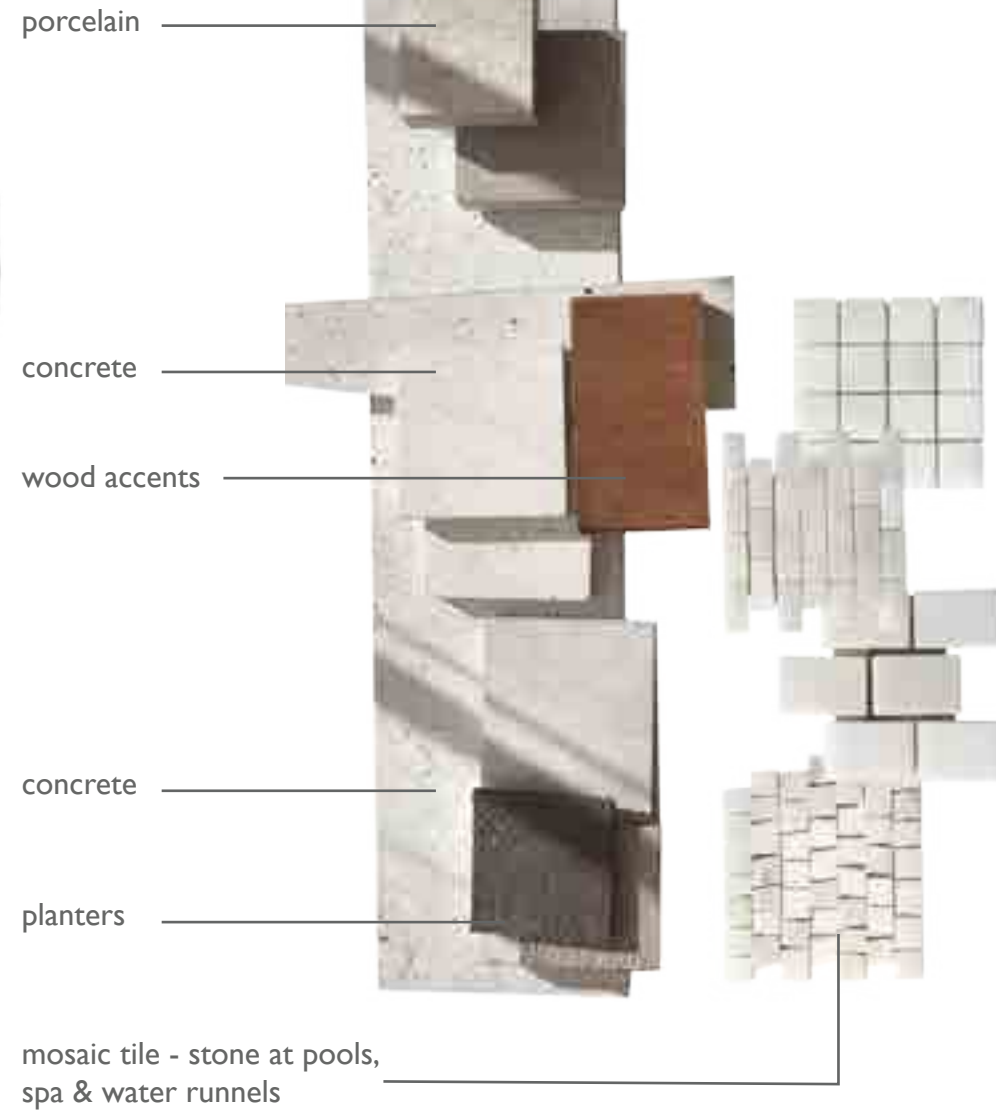
Building Materials & Colors

MATERIAL STUDIES

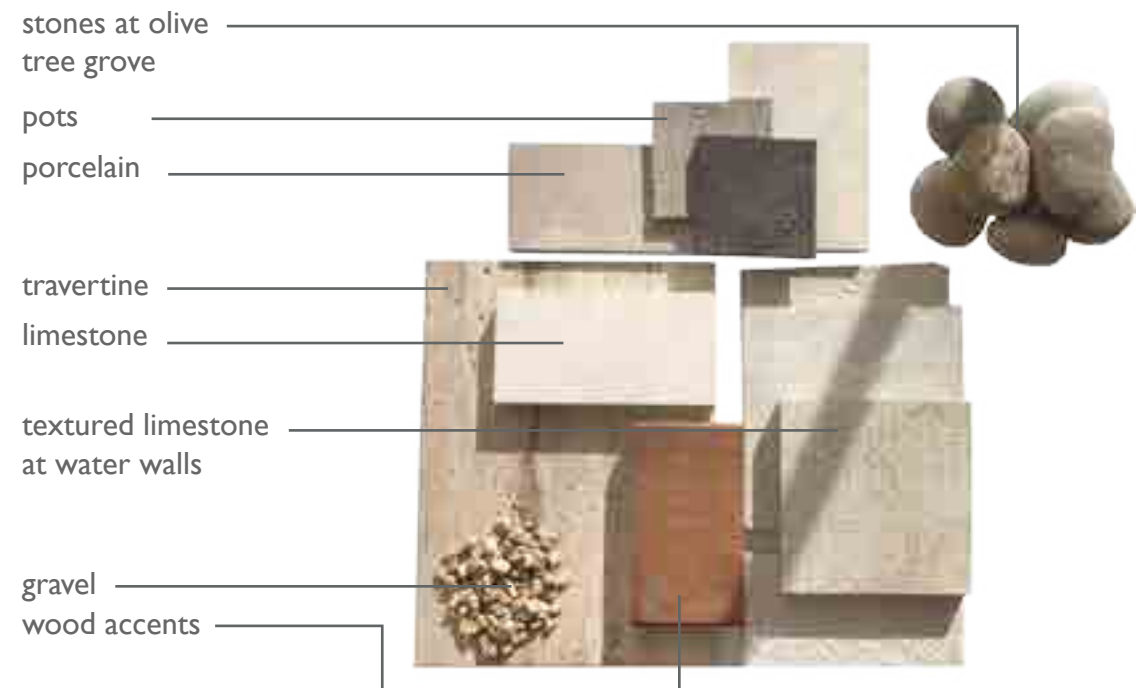
TYPE 1 - PORTE COCHERE & DRIVE ENTRIES



TYPE 4 - POOL TERRACE & CIRCULATION CORE



TYPE 3 - DINING, LOUNGING & SPECIAL EVENT TERRACES



Legend



Key

- TYPE 1 : PORTE COCHERE & DRIVE ENTRIES
- TYPE 2 : ASPHALT DRIVES
- TYPE 3 : DINING, LOUNGING & SPECIAL EVENT TERRACES
- TYPE 4 : POOL TERRACE & CIRCULATION CORE
- TYPE 5 : GRAVELS AT FARM & CASUAL PARKING



TYPE 1



TYPE 2

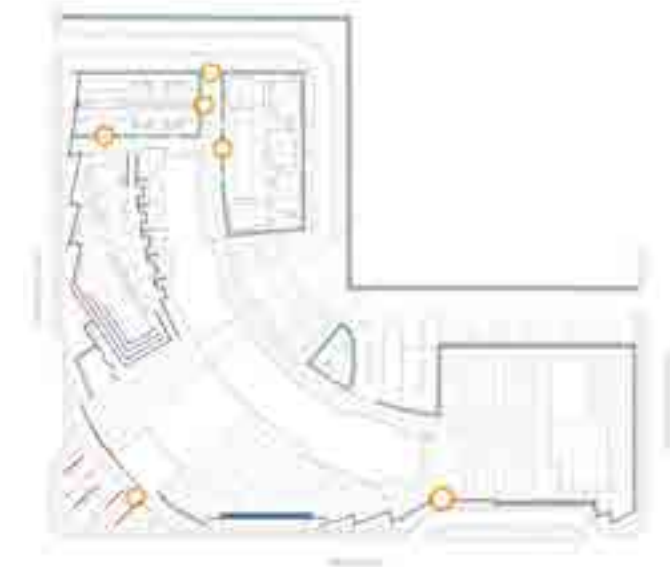
TYPE 3



TYPE 4

TYPE 5

Legend

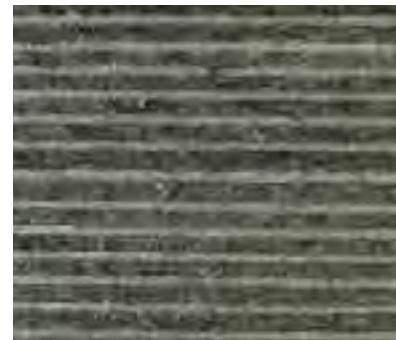


Key

- WALL TYPE 1 : SOLID PLASTER WALLS
(RETAINING | SEATING | BACKDROP)
- WALL TYPE 2 : PERFORATED | BREEZE
BLOCK (4'-6"-5'-6" HEIGHT)
- WALL TYPE 3 : SPECIAL FEATURE
WATER WALL
- WALL TYPE 4: "GREEN WALLS"
(HEDGES AND CACTI WALLS)
- SPECIALTY GATES: PIVOT AND SWING

Wall Types

MATERIAL STUDIES



Perspective

AMADO & ALVARADO ENTRY



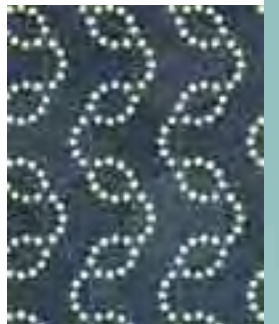
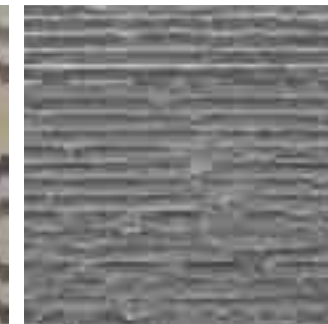
Perspective

HOTEL ENTRY DRIVE



Perspective

PORTE COCHERE



Perspective

ORANGE COURT



Wedding Reception



Fashion Show

Scenarios

ORANGE COURT



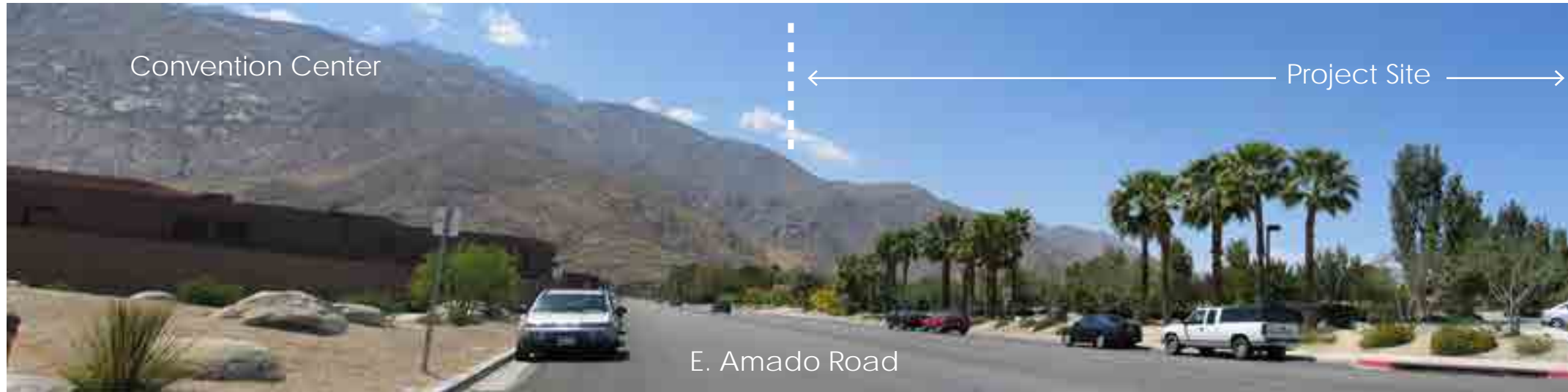
Perspective

POOLS & SPA SUITES



Perspective

THE FARM



VIEW FROM

E. Amado Road

VIEW FROM

E. Amado Road & N. Avenida Caballeros



VIEW FROM

N. Avenida Caballeros

Existing

SITE PHOTOS



VIEW FROM
N. Calle Alvarado & E. Amado Road



VIEW FROM
N. Calle Alvarado & E. Amado Road



VIEW FROM
N. Calle Alvarado

Existing

SITE PHOTOS



Overall

AERIAL PERSPECTIVE



Entry

PERSPECTIVE



Entry

PERSPECTIVE



Entry

PERSPECTIVE



Entry Sequence

PERSPECTIVE



Residence Tower / Pool Deck

PERSPECTIVE



Specialty Restaurant

PERSPECTIVE



ELEVATION A - nts



ELEVATION B - nts



SITE ELEVATION



ELEVATION C - nts



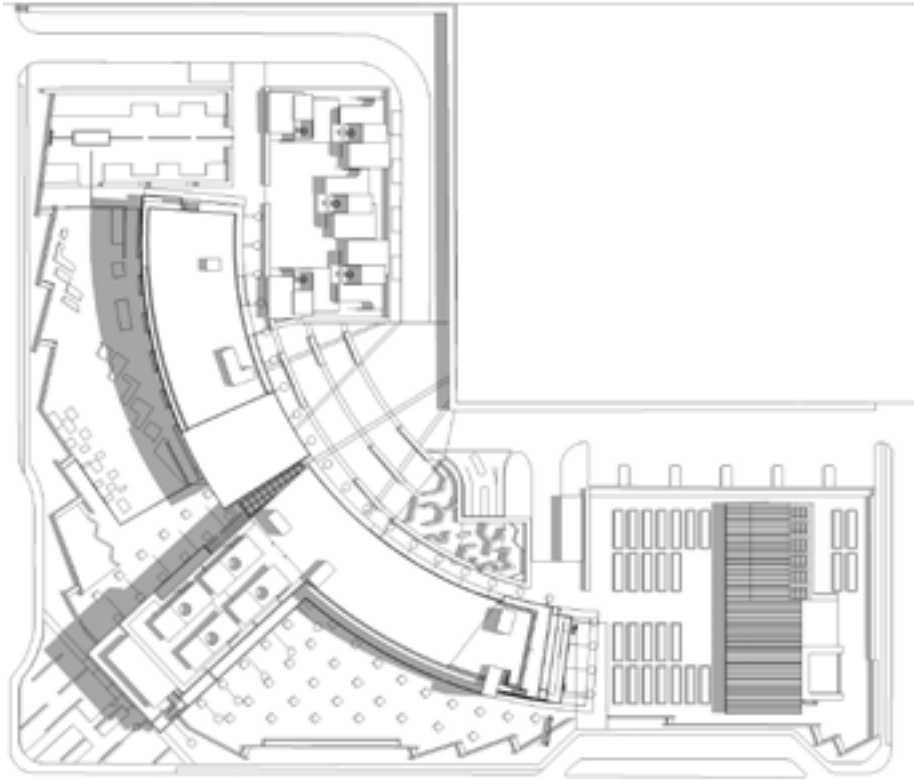
ELEVATION D - nts

SITE ELEVATION

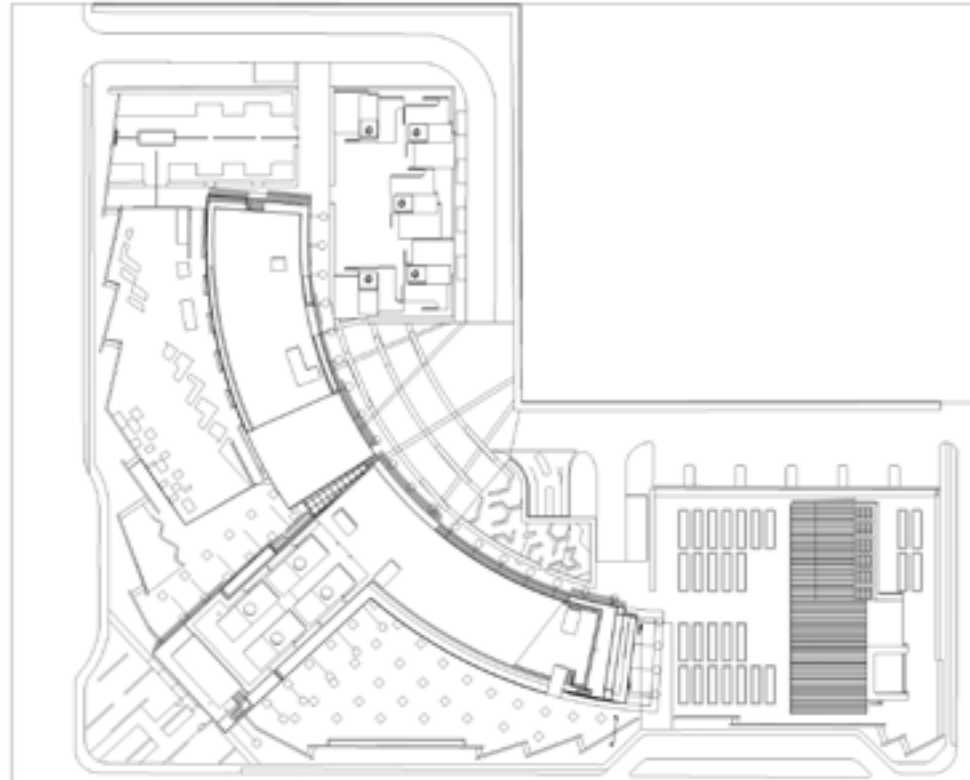


ELEVATION E - nts

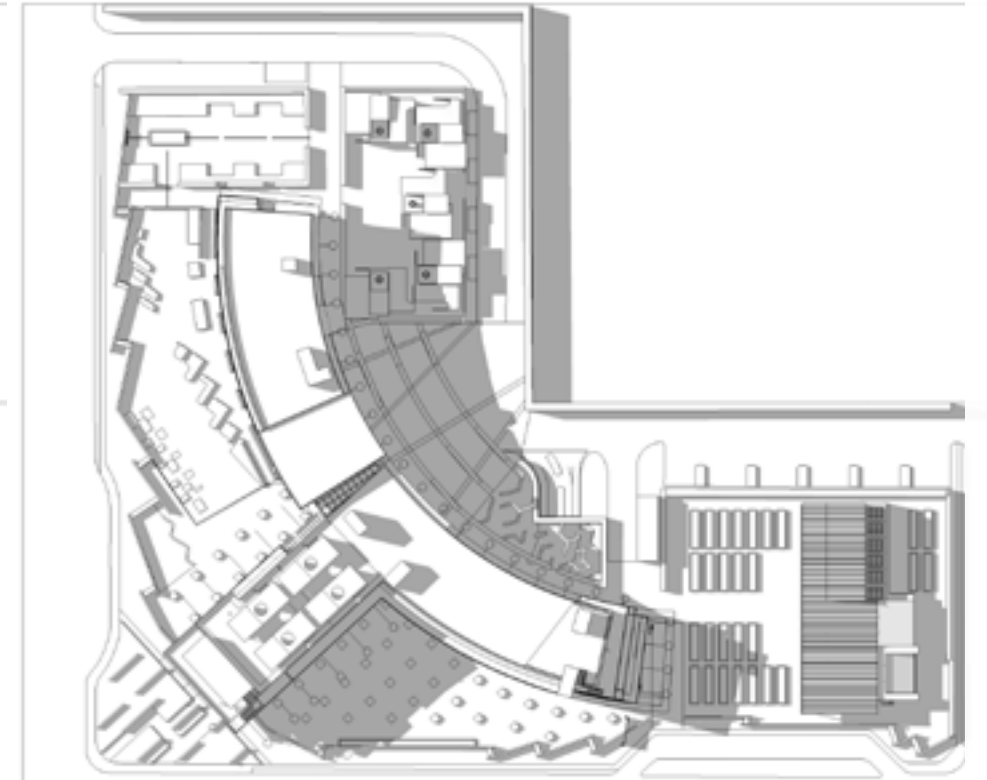
SITE ELEVATION



9:00 AM



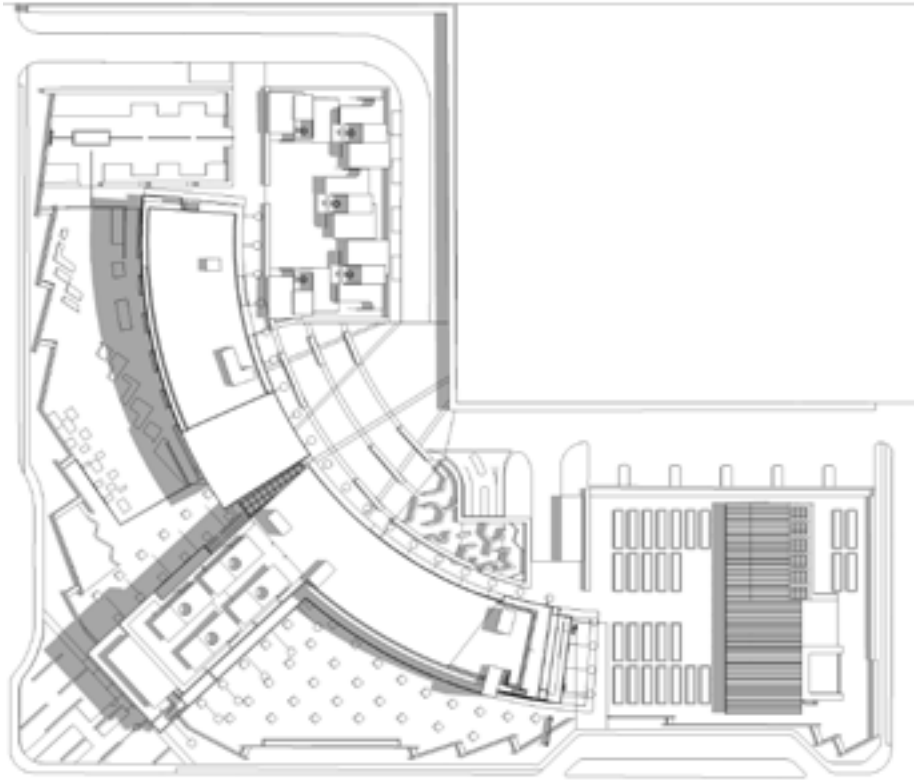
12:00 PM



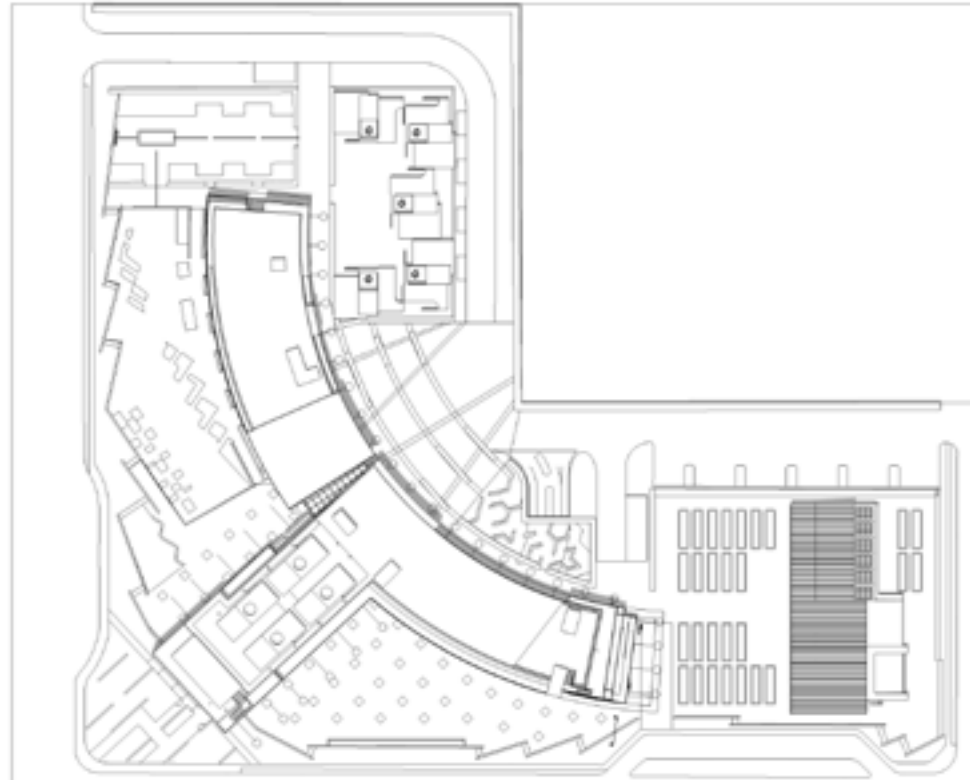
4:00 PM

Spring Equinox - March 20th

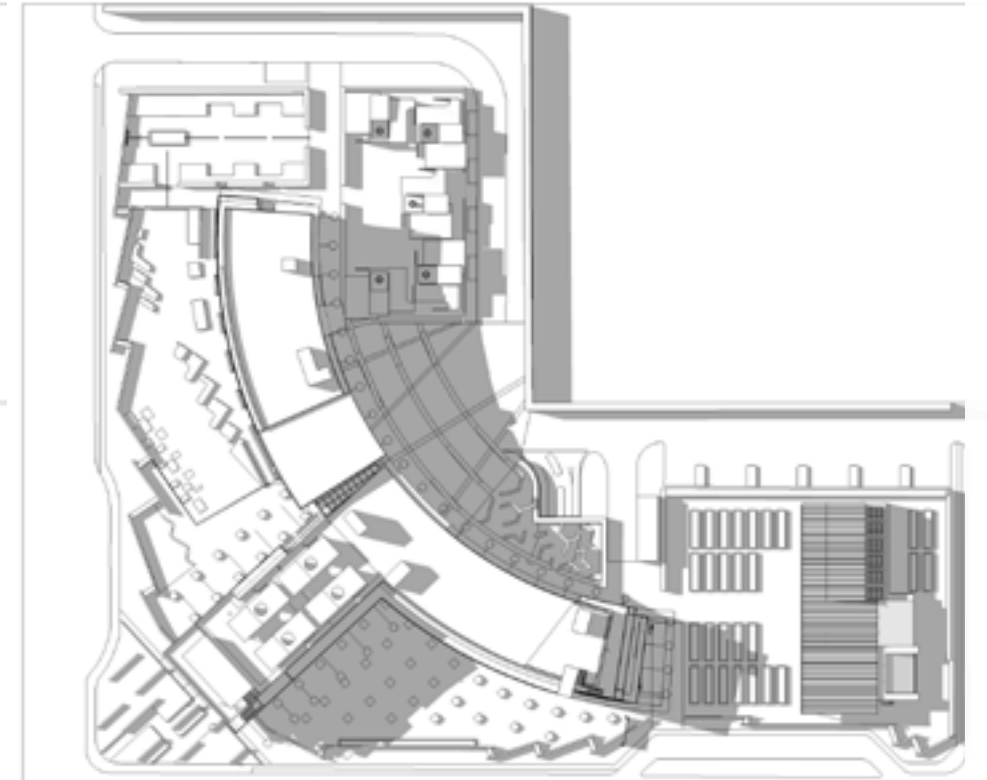
SOLAR STUDIES



9:00 AM



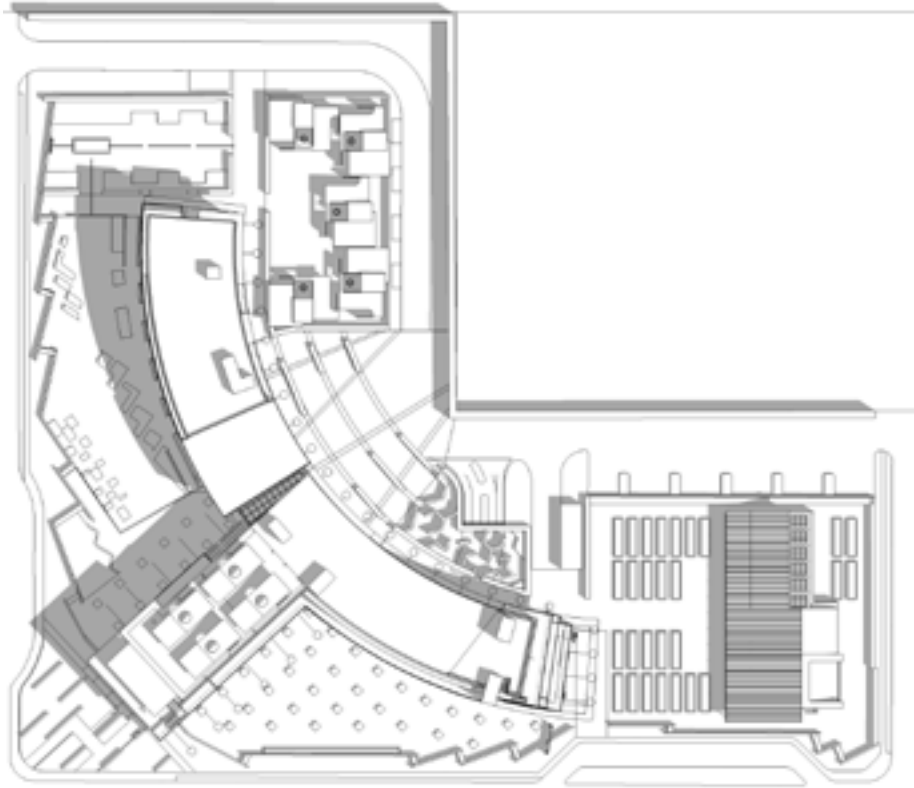
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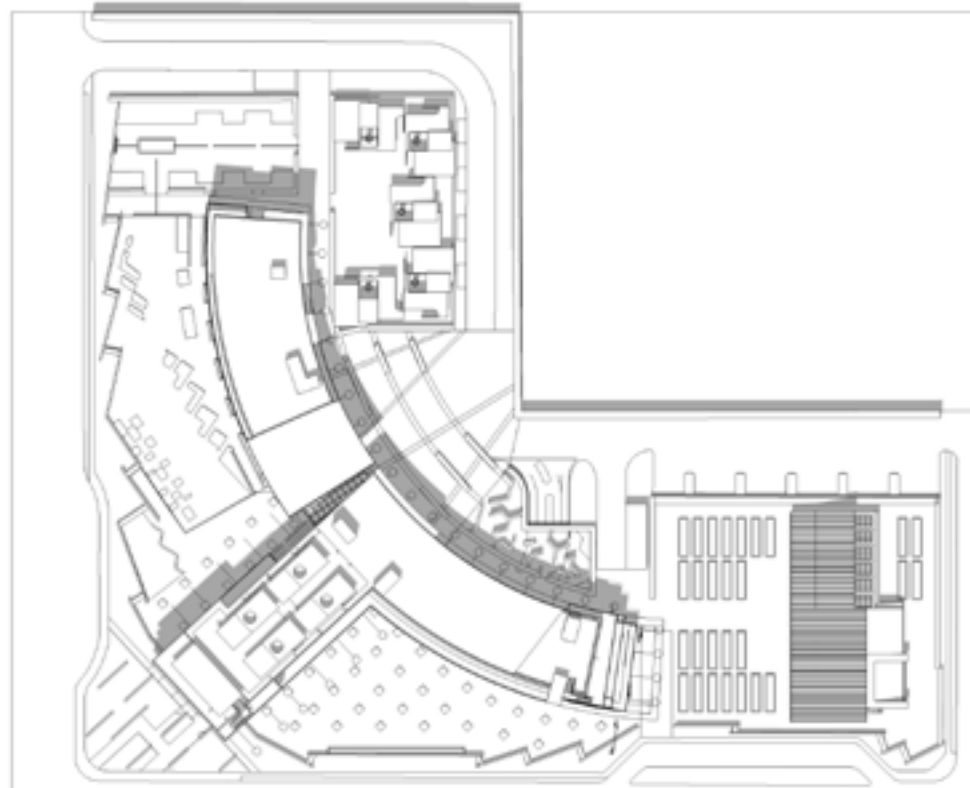
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Summer Solstice - June 21st

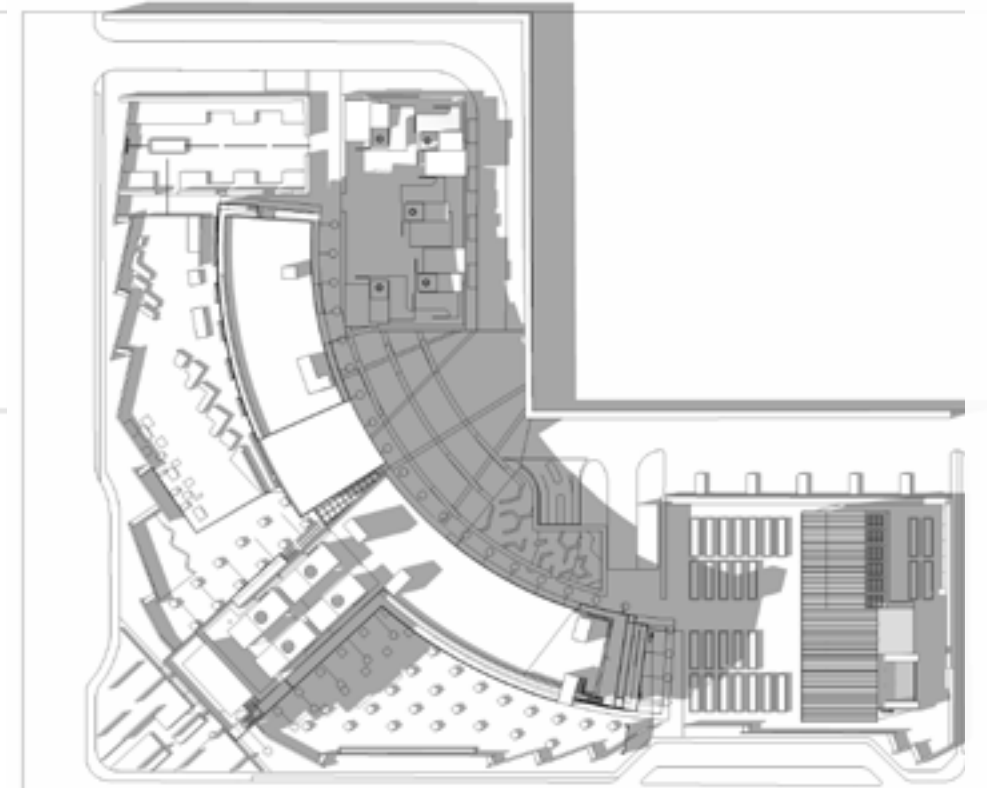
SOLAR STUDIES



9:00 AM



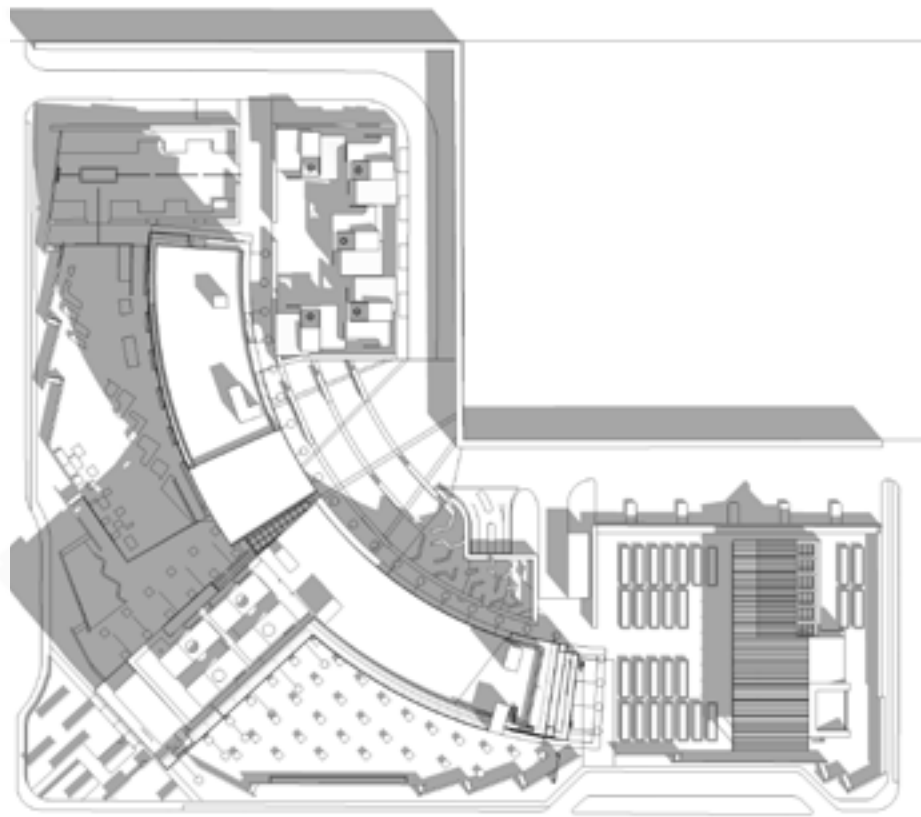
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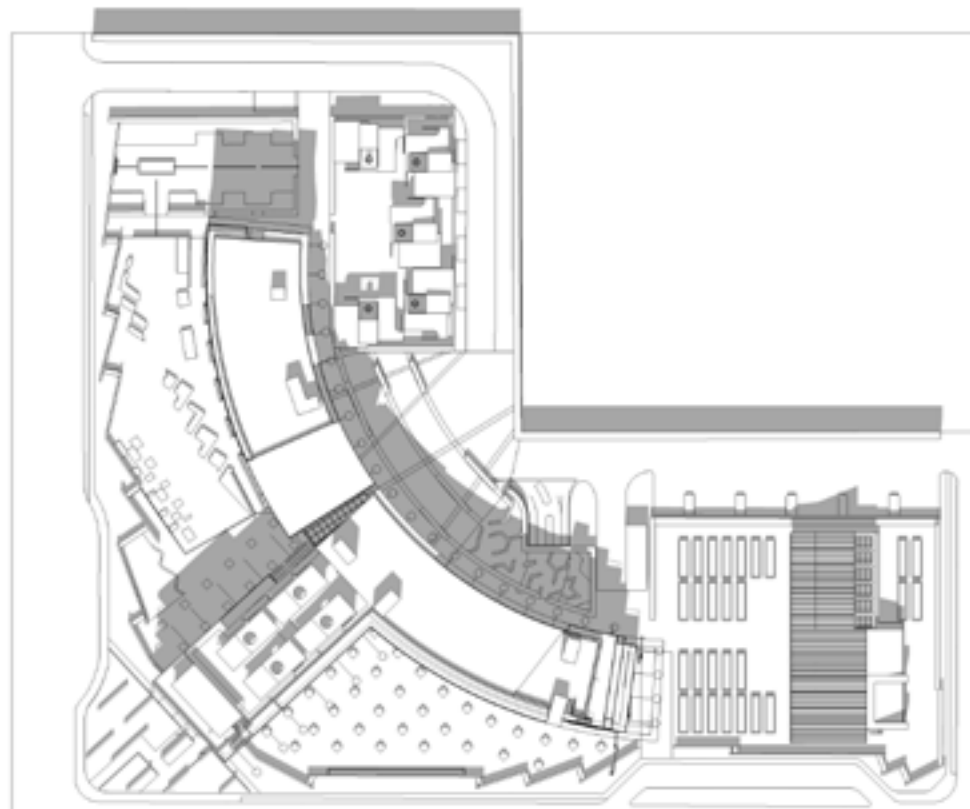
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Autumn Equinox - September 22nd

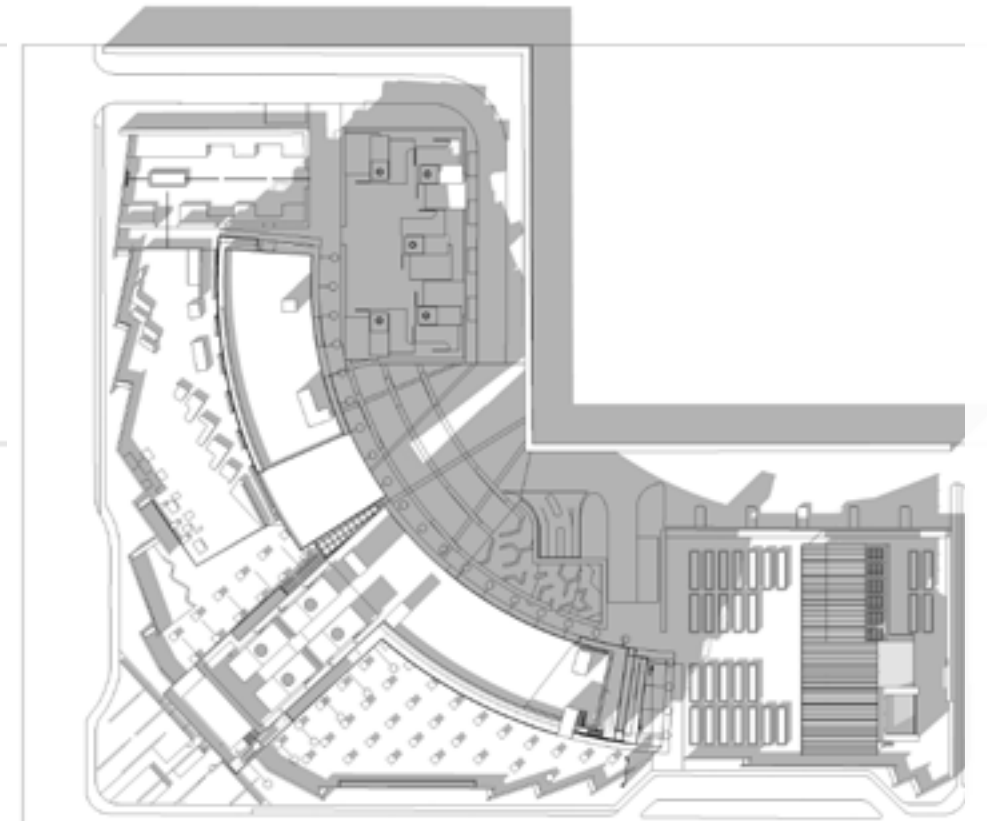
SOLAR STUDIES



9:00 AM



12:00 PM



3:00 PM

Winter Solstice - December 21st

SOLAR STUDIES

