Planning Commission Staff Report

Date:	March 9, 2011
Case No.:	5.1232 – Specific Plan
Type:	General Plan Amendment & Change of Zone
Location:	West of Indian Canyon Drive, East of Highway 111/North Palm Canyon Drive, North of San Rafael Drive and South of the Chino Creek/Whitewater River Flood Control Levee
Applicant:	City of Palm Springs
Existing and Proposed General Plan:	Multiple Designations
Existing and Proposed Zoning:	Multiple Zones
From:	Craig A. Ewing, AICP, Director of Planning Services

PROJECT DESCRIPTION

The City has initiated and is requesting approval of the draft College Park Specific Plan and associated General Plan Amendment and Change of Zone as part of an area-wide planning effort to refine land uses in proximity to the future College of the Desert (COD) West Valley Campus (WVC). In 2010, the College took possession of 119± acres in the northern portion of the draft Specific Plan's planning area and is currently preparing a campus master plan, including a City-approved 60±-acre GreenPark solar power array (Case No. 5.1257 CUP).

The College Park Specific Plan includes recommended changes to land use designations and zoning, and an amendment to the General Plan Circulation Element, which would remove the segment of the Sunrise Parkway west of Indian Canyon Drive from the Circulation Element.

The College Park Specific Plan has been divided into ten (10) individual Planning Areas (PAs) based on the relative uniqueness and individuality of each. They include the COD West Valley Campus site, individual residential neighborhoods, the industrial park area and areas that are geographically separate or distinct from the surrounding neighborhood.

The CPSP overall planning area is located west of Indian Canyon Drive, east of Highway 111/North Palm Canyon Drive, south of the Chino Creek/Whitewater River Flood Control

Channel and generally north of San Rafael Drive. A small portion of the planning area also includes lands south of San Rafael Drive and immediately west of Indian Canyon Drive.[1]

The Specific Plan provides specific development standards and guidelines for each of the Planning Areas, and includes recommendations for new development and redevelopment within the planning area. An Environmental Impact Report (EIR) has been prepared for the draft Specific Plan in conformance with the California Environmental Quality Act.

RECOMMENDATION

Staff requests that the Planning Commission recommend that the City Council:

1) Certify the Final EIR as an adequate environmental document for the proposed project and its associated impacts,
2) Approve the Statement of Overriding Consideration and Mitigation Monitoring Program, and
3) Adopt the College Park Specific Plan, General Plan Amendment and Change of Zone (Case No. 5.1232), including:
    a. Deleting that segment of the Sunrise Parkway between Indian Canyon Drive and Highway 111 on the General Plan Circulation Plan (Figure 4-1) and
    b. Revising the General Plan Circulation Element list of streets to be provided with landscape medians to describe Sunrise Way / Sunrise Parkway to begin at Indian Canyon, instead of North Palm Canyon Drive (Page 4-14)

A draft resolution reflecting this recommendation is attached to this report.

PRIOR AND CONCURRENT ACTIONS

1. On February 4, 2009, the City Council authorized the preparation of a Specific Plan for the neighborhoods surrounding the proposed site of the West Valley Campus of the College of the Desert (COD).

2. On July 21, 2010 the City Council approved and entered into a formal Property Transfer and Development Agreement (PTDA) with the Desert Community College District (College of the Desert) by which the City agreed to convey 119± acres to the District for the development of the COD West Valley Campus. The land was transferred in early December 2010.

3. On January 26, 2011 the Planning Commission approved Case No. 5.1257 - Conditional use Permit (CUP) for the installation and operation of a 10± megawatt solar energy conversion system (SECS) project. The solar system will be located on the westerly 60±-acre of the West Valley. At the same meeting, the Commission received an overview on the proposed Specific Plan.

[1] The planning area can also be described as all of the southeast ¼, a portion of the southwest ¼, all of the south ½ of the northeast ¼, and a portion of the south ½ of the northwest ¼ of Section 34, Township 3 South, Range 4 East; a portion of the northeast ¼ of the northwest ¼, a portion of the northwest ¼ of the northeast ¼, and a portion of the northeast ¼ of the northeast ¼ of Section 3, Township 4 South, Range 4 East of the San Bernardino Baseline and Meridian.

BACKGROUND AND SETTING

In 2007, the City of Palm Springs organized a successful effort to bring the West Valley Campus (WVC) of the College of the Desert (COD) to the City. The City believed that COD's WVC would add another important dimension to the social, cultural and economic makeup of the community. Since that time, the City and COD have been working cooperatively and the City has secured and conveyed the subject 119.37± acres to the College, which is currently developing a campus master plan. The WVC Preliminary Development Plan has already been prepared and is included as part of Section X of the College Park Specific Plan (CPSP).

The City also identified an opportunity provided by the new campus to extend the master planning process to the surrounding neighborhood so that the social, cultural and economic effects of the campus can be optimized. The CPSP has been developed as a vehicle to maximize the positive effects of the campus on surrounding lands, and to minimize potential adverse effects. The CPSP provides a specific regulatory structure for land use and development in the CPSP planning area.

The Specific Plan addresses existing development including the Desert Highland and Gateway Estates neighborhoods, a diversity of multi-family development, and commercial and industrial uses in the planning area. The CPSP describes the anticipated mix of land uses at the COD WVC site and how these future uses can complement and energize the cultural and economic fabric of the neighborhood, the City and the region. It assures adequate levels of public service and improvements to serve existing land uses, approved but not yet constructed development, and future planned development on vacant, unentitled lands in the planning area.

Existing Land Uses

The northernmost portion of the Specific Plan area, most of which is proposed for use as the COD West Valley Campus (see Project Description, below), is comprised of 119.37± acres of vacant lands now owned by COD. Of these lands, 1.21± acres are easements in perpetuity granted to Desert Water Agency (DWA) for two well sites, which are located along the eastern portion of the property, fronting Indian Canyon Drive. The 17.55±-acre James O. Jessie Desert Highland Unity Center site (JOJ), which includes the Desert Highland Park, is located adjacent to the southern boundary of the proposed COD WVC site and north of Tramview Road. Immediately west of the COD WVC lands and south of the flood control levee is a 10-acre strip comprised of two vacant parcels, which are designated for drainage/flood control.

Farther south of the campus site are the existing Mountain Gate, Desert Highland and Gateway Estates neighborhoods. The Mountain Gate development consists of 492 single-family residences and is largely built out. The Desert Highland neighborhood is comprised of 196 single-family residences and 97 vacant lots. Desert Highlands Estates, an extension of the Desert Highland neighborhood, is located westerly of Desert Highlands and includes 72 single-family homes and 2 vacant lots. The Palm Springs Villas II condominium complex (13 buildings) is located farther south in the southwest portion of the Specific Plan area along San Rafael Road and Highway 111.

There is limited commercial development in the planning area; it is comprised primarily of retail uses located along the eastern portion of the planning area along Indian Canyon Drive between San Rafael Road and Rosa Parks Road. Commercial development in this area includes a convenience store, fuel service station and a tile and stone retail store. The Specific Plan area extends 120± feet south of San Rafael Road to a distance approximately 0.18 mile west of Indian Canyon Drive; this area is vacant.

The southeastern portion of the area, south of Rosa Parks Road to San Rafael Road, is comprised primarily of a wide mix of smaller commercial-industrial uses and limited single family and multi-family residential. Development in this area is also interspersed with vacant parcels. There are over 45 businesses within this area, including automotive repair and maintenance, automotive towing and storage, equipment repair shops, a metal plating shop, and a metal recycling center.

Surrounding Land Uses

Surrounding lands include developed and undeveloped parcels:

- North: The Chino Creek / Whitewater River flood control levee and the associated flood plain; vacant lands owned by the Bureau of Land Management and the Coachella Valley Water District.
- East: The partially constructed Avalon golf-oriented residential community on the north and the Palermo multi-family residential development farther south and extending to San Rafael Drive. Portions of the latter are still under construction.
- South: Single and multi-family residential neighborhoods, vacant lots, and retail commercial development.
- West: Alluvial fans, foothills and slopes of the San Jacinto Mountains, and the Palm Springs Aerial Tramway access and visitor's center, all across State Highway 111.

Summary of Proposed Land Uses

The College Park Specific Plan has been prepared to establish long-term development goals, standards and guidelines for the 510± acre planning area to maximize land use synergies and compatibility. To implement the Specific Plan, the City proposes a General Plan Amendment and Change of Zone, with an accompanying Environmental Impact Report (EIR). Overall, land uses proposed in the Specific Plan are generally consistent with the current General Plan and Zoning Map; however, the Specific Plan provides greater detail and introduces sustainable development to stimulate further development and redevelopment in the CPSP planning area.

Land uses proposed through the Specific Plan include additional multi-family housing, a focus on energy-related businesses within the industrial park area[2], and the establishment of the West Valley Campus of COD (see below). Additional commercial development is also planned, including both convenience and neighborhood-serving development along Indian Canyon Drive. Opportunities for the development of second units on existing single-family residential lots is also provided for in the Specific Plan.

<u>COD West Valley Campus</u>

The West Valley Campus of COD is a catalyst for the development and revitalization effort embodied in the Specific Plan. As noted above, the COD WVC site was owned by the US

[2] These are envisioned to include solar and other alternatives sources of energy, energy and water management technologies, building systems and weatherization, and the like.

Bureau of Land Management, purchased by the City and gifted to the College. Primary land uses envisioned for the WVC site include classrooms, lecture halls, laboratories and studios, workshops, administrative offices, student union and associated services, and central plant facilities. The campus will also include a renewable energy park and technology training and testing facility, as well as a business incubator center to bridge academics and technology training with the local business environment and economy. The aforementioned GreenPark solar project is also a part of the campus plan.

See Tables 1 and 2 below and on the next few pages for a summary of preliminary land uses.

Table I-1
Preliminary Land Use Table
College Park Specific Plan

Existing Development						
	Dev. AC	**Vacant AC**	**Total AC**	**Existing Units**	**Unbuilt Units[1]**	**Total Units**
Residential						
Single-Family Residential (PA 4, PA 8, PA 9)[2]			224.5	763	137	900
Multi-Family Residential (PA 4, PA 7)[2]			53.1	608	0	608
Residential Subtotal			**277.5**	**1,371**	**137**	**1,508**
Commercial, Industrial and Business Park				**Existing SF**	**Unbuilt SF**	**Total SF**
Commercial (PA 3, PA 5)[3]	2.4	8.1	10.5	9,000	0	9,000
Industrial (PA 5)[4]	42.0	15.9	57.9	951,803	185,060	1,136,864
Business Park (PA 5)[5]	3.2	3.8	7.0	72,031	0	72,031
Commercial, Industrial and Business Park Subtotal	**47.6**	**27.7**	**75.4**	**1,032,834**	**185,060**	**1,217,895**
Parks & Open Space						
JOJ Center (PA 2)[6]	17.6	0.0	17.6	14,810	0	14,810
Parks & Open Space Subtotal	**17.6**	**0.0**	**17.6**	**14,810**	**0**	**14,810**
Other Uses						
DWA Well Sites (PA 1)	1.2	0.0	1.2			
Institutional[7] (PA 1)	0.0	118.2	118.2			
Drainage/Open Space	6.0	13.8	19.8			
Existing Other Uses Subtotal	**7.2**	**132.0**	**139.2**			
Existing Development Total			**510**			
Approved Development						
	Dev. AC	**Vacant AC**	**Total AC**	**Existing Units**	**Approved Units**	**Total Units**
Multi-Family Residential[8] (6.1 - 15 du/ac) (PA 5)	0.0	4.5	4.5	0	59	59
				Existing SF	**Approved SF**	**Total SF**
Commercial (PA 3)[9]	0.0	3.0	3.0	0	38,000	38,000
Industrial (PA 5)[10]	0.0	6.5	6.5	0	101,544	101,544
Commercial/Industrial Subtotal	**0.0**	**9.5**	**9.5**	**0.0**	**139,544**	**139,544**
Approved Development Total			**14.0**			

Table I-1
Preliminary Land Use Table
College Park Specific Plan

Proposed Development	Dev. AC	Vacant AC	Total AC	Existing Units	Proposed Units	Total Units
Multi-Family Residential (6.1-15 du/ac) (PA 4, PA 6, PA 7)[11]	0.0	12.4	12.4	0	235	235
Residential Subtotal	**0.0**	**12.4**	**12.4**	**0**	**235**	**235**
				Existing SF	**Proposed SF**	**Total SF**
COD WVC[12]/Alternative Energy[13] (PA 1)	0.0	118.2	118.2	0	650,000	650,000
Commercial/Business Park						
Commercial (PA 3)[14]	0.0	3.9	3.9	0	44,170	44,170
Business Park (PA 5)[15]	0.0	3.8	3.8	0	44,928	44,928
Commercial/Business Park Subtotal	**0.0**	**7.7**	**7.7**	**0**	**89,098**	**89,098**
Proposed Development Total			**138.3**			
PROJECT TOTAL			**510**			

[1] For existing residential development, "unbuilt" units are subdivided but vacant lots. The potential for future development of these lots by individual property owners is provided for in the Specific Plan, based on development standards and design guidelines set forth in the Specific Plan.

[2] Existing single-family residential development includes Desert Highland, Gateway Estates and Mountain Gate neighborhoods, and 32 @ Agave, currently (2009) under construction. Existing multi-family residential includes Palm Springs View Apartments, Palm Springs Villas II Condominiums, and approximately 12 unnamed multi-family units in and near the Desert Highland neighborhood.

[3] Existing commercial development includes a Valero Gas Station, Julian's Market, and Roman Marble and Tile. Square footage based on Terra Nova staff estimates from Riverside County GIS mapping and review of high resolution aerial photographs.

[4] Existing industrial development includes all existing non-residential development in PA 5 except the Valero Gas Station, Julian's Market and Roman Marble and Tile (as of September 2009), and existing business park uses (see also Note 5, below). It includes all service industrial uses. Any approved development, whether fully or partially constructed, is included under the "Approved Development" portion of this table. Existing SF based on review of Riverside County GIS and APN mapping along with high resolution aerial photographs to obtain an average lot coverage for existing development. Average FAR 0.52. "Unbuilt SF" based on approx. 8.17 acres of vacant lots that will build out at an average FAR 0.52.

[5] Existing business park development includes the Radio Road Business Park on 3.2 acres at the southwest corner of Radio Road and McCarthy Road in PA 5. Any proposed development is included under the "Proposed Development" portion of this table.

[6] James O. Jessie Desert Highland Unity Center square footage includes 13,242 sf JOJ Center and approximately 1,568 sf Even Start Center (separate modular unit).

[7] COD WVC acreage based on total site acreage of 119.37 acres, less 1.21 acres dedicated to DWA well-sites. Total acreage includes 3.26 acres of future Sunrise Parkway right-of-way dedication.

[8] Approved residential development includes the Rosa Gardens (59 units) affordable housing project at the northwest corner of McCarthy Road and Radio Road (PA 5).

[9] Approved commercial development includes Palm Springs Gardens (approximately 38,000 square feet) at the northwest corner of Indian Canyon Drive and Rosa Parks Road (PA3).

[10] Approved industrial development includes Desert Oasis Industrial Lofts (approximately 101,544 square feet) between San Rafael Road and Radio Road, east of McCarthy Road (PA5).

[11] Specific Plan-proposed residential development includes McCarthy Place (5.1 ac @ 15 du/ac, 77 units) at the northwest corner of McCarthy Road and San Rafael Road (PA 7); San Rafael Gardens (7.3 ac @ 8 du/ac, 58 units) at the southwest corner of San Rafael Road and Indian Canyon Drive; and Desert Estates Studio units (approximately 100 2nd story-over-garage units) within the Desert Highland neighborhood.

Table I-1
Preliminary Land Use Table
College Park Specific Plan

[12] For detail of proposed College Uses, please see Table I-2, below. College site includes 101.2 acres purchased by City from BLM and gifted to COD, along with 13.64 acres of City parklands gifted to COD. Approximately 3.26 acres of future Sunrise Parkway right-of-way dedication included in total COD acreage.

[13] Photovoltaic installations.

[14] Specific Plan proposed commercial development includes Plaza del Mundo retail development (approximately 44,170 square feet on 3.9 ac; 41,962 square feet of GLA) at the southwest corner of Indian Canyon Drive and Tramview Road (PA 3). Commercial retail square footage based on FAR 0.26. Assumes 95% of building area as GLA. May include multi-story buildings. Max FAR 0.35.

[15] Specific Plan-proposed business park development includes Agave East Business Park (2.12 acres, approximately 24,934 square feet) south of Rosa Parks Road at Granada Avenue, and Agave West Business Park (1.7 acres, approximately 19,994 square feet) south of Rosa Parks Road at El Dorado Boulevard. Business park development square footage based on FAR 0.27. May include multi-story buildings. Max FAR 0.35.

Source: Preliminary Land Use Plan, Terra Nova Planning & Research, Inc., May, 2010.

Table I-2
Preliminary Land Use Table
College Park Specific Plan - COD West Valley Campus

Planned Development						
COD West Valley Campus[1]	**Vacant AC**	**Developed AC**	**Total AC**	**Existing SF**	**Unbuilt SF**	**Total SF**
Core COD Campus/Alternative Energy				0	420,000	420,000
Business Incubator				0	230,000	230,000
COD West Valley Campus Total			**118.2**	**0**	**650,000**	**650,000**

[1]Campus acreage includes 3.26 acres of right-of-way for future Sunrise Parkway, and parking and roadways. It excludes 1.21 acres used by DWA well sites.

[2]Based on core campus facilities of approximately 65 sf per student and a buildout full-time equivalent (FTE) student population of 10,000.

Source: Preliminary project description prepared by PPV, September 11, 2009.

Approved Development

In addition to existing uses described above, there are several currently-approved development plans within the planning area. These include multi-family residential, commercial and industrial uses. Approved projects are shown on the following exhibit I-4 of the Specific Plan).

Approved residential development is comprised of the Rosa Gardens affordable housing project developed by the Coachella Valley Housing Coalition. This approved project provides for 59 multi-family dwelling units in PA 5 near the southeast corner of Rosa Parks Road and Eastgate Road.

Approximately 38,000 square feet of commercial development has been approved for development of the Palm Springs Gardens retail commercial project in PA 3, north of Rosa Parks Road to Corozon Avenue along Indian Canyon Drive. The approved Desert Oasis Industrial Lofts project provides for approximately 101,554 square feet of industrial development in PA 5, west of North Anza Road between San Rafael Road and Radio Road.

Proposed Development

The CPSP planning area has been planned to provide for residential, institutional, commercial and industrial/business park development as interrelated neighborhoods. The COD West Valley Campus is envisioned as an integral element of neighborhood revitalization, as well as a catalyst for the social, cultural and economic development of the planning area and the region. The Specific Plan also provides for the preservation and enhancement of existing public and private community facilities, such as the JOJ Center and neighborhood churches.

Residential

Proposed new development includes approximately 231 multi-family units, with 77 units located in PA 8 at the northwest corner of San Rafael Road and McCarthy Drive, and 54 units located in PA 6 along the southside of San Rafael Road west of Indian Canyon Drive. Up to 100 units are envisioned in the Desert Highland neighborhood in PA 3, as second-story garage studio units associated with single-family residential units throughout the neighborhood.

It should be noted that vacant lots within existing residential neighborhoods, including Desert Highlands, Gateway Estates and Mountain Gate, are considered an existing use that is accounted for in Table I-1, above, under Existing Development, Unbuilt Units. The Specific Plan assumes that these 137 currently vacant single-family lots located in PAs 4, 8 and 9 will develop as single-family homes based on the applicable land use designation.

Commercial and Business Park

Proposed non-residential development includes additional commercial and business park development. Approximately 44,170 square feet of commercial development is proposed along Indian Canyon Drive north of Corozon Avenue and south of Tramview Road. This development is envisioned for primarily retail uses, and the concept is further described in Section II of the Specific Plan.

A new land use designation, Business Park, has been provided in the Specific Plan area to recognize an existing business park and to facilitate development of two new business parks between Radio Road and Rosa Parks Road. These are tentatively referred to as the Agave East and Agave West business parks, which will lie east and west of the 32@Agave (Vista San Jacinto) residential development currently under construction. The two proposed business park developments may provide 19,994 square feet and 24,934 square feet of development, respectively. A portion of this new commercial and business park space is expected to be associated with the development of sustainable technology and business incubator facilities that will complement and support the COD WVC curricula and initiatives in these areas.

Institutional: COD West Valley Campus

As shown in Table I-2, above, there are two primary components to the proposed COD West Valley Campus. The first is the core campus that will include academic facilities, including classrooms and laboratories, administrative and support buildings, and renewable energy installations, which are envisioned as solar arrays. The core campus is expected to include approximately 420,000 square feet of building space and approximately 60± acres of alternative energy facilities.

The second major component is a campus-related business incubator comprised of approximately 230,000 square feet of offices, shops and labs, and sustainable demonstration and exhibition space. The incubator is currently envisioned to incorporate a green park with research and development and training facilities for renewable energy and other sustainable technologies; support retail facilities; and other partnership uses to support COD's curricula, including those associated with allied health, the hospitality industry and film/media/communications. The COD WVC preliminary development plan and campus program is described in greater detail in Section X of the CPSP document.

Planning Area Access

The CPSP planning area is approximately 2.5 miles south of U.S. I-10 and its interchange with Indian Canyon Drive. Regional travelers to Palm Springs from the west of the valley will primarily exit U.S. I-10 south at the Palm Springs/Highway 111 exit and secondarily use the Indian Canyon Drive exit. Local access will continue to be from surrounding arterial roadways, including the aforementioned Indian Canyon Drive and Highway 111, as well as existing San Rafael Drive, Vista Chino and Sunrise Way. Future access could also be provided with the planned Sunrise Parkway that will connect Sunrise Way to the east with Indian Canyon Drive.

The functional value of Sunrise Parkway west of Indian Canyon Drive has been assessed in the Specific Plan and EIR, and its construction does not appear to be valuable or cost-effective. As noted, the Specific Plan and General Plan Amendment recommend that this segment of Sunrise Parkway (from Indian Canyon Drive to Highway 111) be deleted from the General Plan Circulation Element. The COD campus site will also rely on its own internal system of drives and lanes scaled to serve internal land uses, provide safe and efficient movement within the campus, and provide for a variety of non-motorized travel opportunities. The location and design of points of ingress and egress for the campus and all future development are also important considerations.

There are several points of access to the existing neighborhoods and commercial and industrial development in the College Park Specific Plan area. The Mountain Gate neighborhood is accessible via West Gateway Drive that extends easterly off of Highway 111. Mountain Gate also has a major entrance at the intersection of North Eastgate Road and Tramview Road. Access to the Desert Highland neighborhood is primarily taken from Rosa Parks Road, which extends to the west from Indian Canyon Drive; access to this portion of the planning area is also available from Tramview Road at Indian Canyon Drive.

Existing commercial and residential development south of Rosa Parks Road is accessed by Rosa Parks Road via Indian Canyon Drive. Access to commercial and industrial development is also taken from San Rafael Road at Indian Canyon Drive. Internal circulation in the industrial park area is provided by Radio Road, McCarthy Road, Oasis Road, Anza Road and San Rafael Place.

Regional access to the CPSP planning area is via Indian Canyon Drive on the east, and connecting the area with the urban areas of the cities of Palm Springs and Cathedral City to the south and southeast, and the Desert Hot Springs area on the north. Regional access via Indian Canyon Drive will also be supported by US Interstate-10 and its interchange upgrade at Indian Canyon Drive. Highway 111 to the west will provide additional regional access.

REVIEWING THE SPECIFIC PLAN

Local jurisdictions are authorized to adopt Specific Plans as a tool in the implementation of their General Plan through California Government Code Section 65450 through 65457. Minimum requirements for the contents of a Specific Plan are set forth in California Government Code, which allows local jurisdictions to adopt Specific Plans either by resolution or ordinance. The City of Palm Springs Municipal Code provides for adoption by ordinance. A revised Zoning Ordinance has also been prepared as part of this Specific Plan (see Section II of the CPSP), which amends portions of the City's Zoning Ordinance (Ordinance 1294). Therefore, the Specific Plan must be adopted by ordinance (City Municipal Code, Chapter 94.07.01).

General Plan Land Use & Circulation

The College Park Specific Plan provides a detailed analysis of land use and General Plan Land Use designations assigned by the 2007 City General Plan update. The CPSP breaks down areas designated as Mixed Use / Multi-Use and assigns more use-specific designations that better recognize existing conditions and allow for better land use control and compatibility. However, the CPSP does not represent a radical departure from the current land use designations.

With the adoption of the General Plan Amendment, the Specific Plan will be incorporated into the General Plan and be consistent with its goals and policies. The CPSP and GPA also amend the General Plan Circulation Element by revising the list of streets to be provided with landscape medians to describe Sunrise Way / Sunrise Parkway to begin at Indian Canyon, instead of North Palm Canyon Drive (Page 4-14) Staff also notes that the draft Specific Plan includes a provision to delete the segment of Sunrise Parkway between Indian Canyon Drive and Highway 111 on the General Plan Circulation Plan (Figure 4-1). However, that proposal is no longer part of the project, and the attached errata sheets provide the correct language for the draft Specific Plan on this issue.

An analysis of consistency with the General Plan was addressed in the Specific Plan. The CPSP Environmental Impact Report also sets forth relevant General Plan goals and policies, which were addressed in their respective sections.

Zoning & Development Standards

The development standards and zoning ordinance for the College Park Specific Plan are based on the City of Palm Springs Zoning Code. The Specific Plan amends zoning assignments and to a limited extent revises permitted uses and applicable development standards. The purpose of these changes is to better recognize the existing conditions and development constraints and opportunities in the CPSP planning area. The changes also address existing and possible future land use compatibility issues, and facilitate development that meets the objectives of the Specific Plan.

Upon its adoption, this Specific Plan establishes development standards and guidelines and provides the revised zoning ordinance for the Specific Plan area. Where development standards differ between the City Zoning Code, the Specific Plan so notes and the provisions in this Specific Plan shall apply. Where the Specific Plan does not provide a standard, the standards of the City Zoning Code shall apply.

Architectural Guidelines
The CPSP Architectural Design Guidelines are set forth in Section VIII of the Specific Plan and provide a flexible set of concepts and principles that will assure a quality working and living environment that is attainable by a broad socio-economic cross-section. The implementation of the design guidelines will enhance the quality and character of the community and guide its buildout.

The Architectural Design Guidelines are intended to encourage creativity and excellence in all aspects of architectural design and development. The desired result will be a community that is attractive, cohesive and in harmony with the natural setting and surrounding lands and neighborhoods. As noted above, these guidelines have been developed to complement the West Valley Campus of the College of the Desert, which will be an integral part of this community.

It is also the intent of these guidelines to help clarify current patterns of development and identify the challenges, resources, and opportunities for enhanced community design. Their implementation will enhance the appearance, solidity and function of all development and yield more successful residential neighborhoods, commercial and industrial uses, streets, public facilities, and parks and open spaces. The guidelines are also designed to promote a more sustainable and healthy community.

Landscape Guidelines
The CPSP landscape design guidelines apply to new development, infill and redevelopment sites, and public lands and rights-of way. The guidelines address site planning, building and landscape design based on sustainability principles. They also provide direction on the design of areas requiring special attention, such as multi-family housing and industrial and business park design, treatment of major and minor entries, and area roadways and community open space areas.

The landscape guidelines are meant to preserve the planning area's tremendous scenic vistas, provide interest and focus that complements the surrounding viewsheds, and reduce the visual clutter associated with overhead power lines, unsightly structures and conflicting land uses. The CPSP master landscape guidelines are also designed to enhance and improve the quality of life and sense of well being for the community's residents, employees, students and visitors. The guidelines should help the City and developers create living and working environments, as well as outdoor places to relax, walk, jog, play and participate in other recreational activities.

Special Treatment Areas
The College Park Specific Plan addresses portions of the planning areas (PAs) within the CPSP project boundary that warrant special consideration and treatment. These Special Treatment Areas (STAs) include the interface areas between the COD West Valley Campus and the adjoining neighborhoods, specific planning and design recommendations for remaining development sites, and modified roadway designs. Planning area and design/development issues have been identified, and design concepts and development guidelines that can serve as possible solutions are presented. In a few instances, guidelines are proscriptive and are therefore closer akin to standards rather than guidelines. Where applicable, responsible parties and a suggested schedule are identified.

ENVIRONMENTAL DETERMINATION

The College Park Specific Plan and associated General Plan Amendment and Change of Zone are "projects", as defined by the California Environmental Quality Act (CEQA). The City has evaluated the project under CEQA Guidelines and an Environmental Impact Report has been prepared and circulated for public comment; the 45-day comment period ended on January 28, 2011. Comments have been received from these agencies:

- Native American Heritage Commission,
- Morongo Band of Mission Indians,
- Riverside County Airport Land Use Commission,
- California Department of Toxic Substances Control,
- State Clearinghouse,
- Soboba Band of Luiseño Indians,
- Riverside County Flood Control and Water Conservation District, and
- SunLine Transit Agency.

Staff has reviewed the comment letters and determined that no comments have been received that would necessitate recirculation of the environmental analysis. Staff believes the analysis is a complete description of the project, its potential adverse impacts. Recommended Mitigation Measures have been incorporated into the EIR that will reduce any potentially significant impacts to less than significant levels. Nonetheless, due to the potential of the project to generate air pollutants, including but not limited to Greenhouse Gasses (GHGs), which may on a project or cumulative basis exceed thresholds, a Statement of Overriding Considerations has been prepared for adoption.

REQUIRED FINDINGS

Approval of the College Park Specific Plan is regulated by Section 65450 et seq of the California Government Code. According to Section 65451, a specific plan must contain the following in text, diagrams or both:

65451. (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

Staff has determined that all required topics noted above are found in the draft College Park Specific Plan, as summarized in this staff report.

Section 65454 of the California Government Code states:

65454. No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

In reviewing the General Plan, staff does not find any policies specifically addressing the COD site or surrounding area. The General Plan includes numerous policies about the future development and redevelopment of the city, and staff has determined that the proposed Specific Plan is consistent with the overall vision of the General Plan as well as with all the goals and policies which can be applied to the College Park Specific Plan planning area. The draft Specific Plan includes a General Plan Amendment that:

1. Establishes a new land use designation (Business Park) which refines the Industrial designation, and
2. Modifies the Circulation Element regarding the Sunrise Parkway by:
    a. Deleting that segment of the Sunrise Parkway between Indian Canyon Drive and Highway 111 on the General Plan Circulation Plan (Figure 4-1) and
    b. Revising the list of streets to be provided with landscape medians to describe Sunrise Way / Sunrise Parkway to begin at Indian Canyon, instead of North Palm Canyon Drive (Page 4-14)

The development standards within the Specific Plan also allow for a modest increase in land use intensity, which supports the new West Valley Campus and the goal of increases efficiency in the industrial portions of the planning area. With the proposed amendments to the General Plan Land Use and Circulation Elements detailed in the draft Specific Plan, staff has determined that the proposed Specific Plan provides a consistent and appropriate implementation of the General Plan's vision for the area.

No additional findings are required by State law or local ordinance. Staff notes, however, that the Specific Plan modifies the Zoning Ordinance to allow second units under special conditions, limits some of the land uses permitted in the zones, and modifies certain development standards (modest reductions in setbacks and a modest increase in building height) to enhance land use efficiencies and provide added flexibility appropriate to the planning area. These modifications are limited and are coordinated with refinements and enhancements to permitted land uses. The additions and modifications are consistent with urban structure envisioned for the planning area, which is balanced mixed use in character.

Staff has also evaluated the draft Specific Plan in light of the Review Guidelines for Architectural Review (Section 94.04.D.1 through 7):

1. *Site planning, building orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas.*

    The proposed Specific Plan includes pedestrian-friendly building scale and encourages the creation interior open space areas as noise and wind buffers. The Specific Plan

resolves access and circulation problems and assures clear access points for both pedestrians and vehicles.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.*

The guidelines for architecture and landscape architecture will assure compatibility of new development with existing structures, and will encourage a variety of styles in this portion of the City. The College Park Specific Plan encourages the creation of architectural and landscape statements to create special environments, and the proposed project accomplishes this goal.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment;*

The proposed Specific Plan proposes only modest and limited exceedances of height standards. The screening of outdoor auto and other storage, industrial work areas and rooftop equipment has been a particular focus of the Specific Plan. The mass of buildings is offset by site planning guidelines, direction on architectural and landscape details, and the use of durable and attractive building materials.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*

The color palette for the proposed project blends neutral desert tones with more saturated Mediterranean colors, and the use of terra cotta and similar materials is compatible with both the natural and resort characters of desert environment.

5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;*

The guidelines for the design of buildings will encourage a well-coordinated mix of structures, and encourage compositions of structures which blend well together to create a harmonious design.

6. *Consistency of composition and treatment;*

The Specific Plan promotes and highlights design themes in different planning areas and land uses to create a cohesive mix of style and character.

7. *Location and type of landscape materials, walls and other landscape elements, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The Specific Plan plant palette has been reviewed for consistency with the desert environment. Plant palettes for site-specific development will be reviewed to assure that

plant materials are compatible with the desert environment.

CONCLUSION

The draft EIR and associated Statement of Overriding Considerations and Mitigation Monitoring program fully describe and mitigate the anticipated impacts from the proposed College Park Specific Plan. The Specific Plan (proposed as a General Plan Amendment and Change of Zone), as mitigated in the project EIR, is consistent with the General Plan and Zoning Code. The project is consistent with applicable City Municipal Code and the California Government Code. The project will contribute to the health and sustainability of the CPSP planning area and surrounding neighborhoods, and is recommended for approval by the Planning Commission.

NOTIFICATION

A notice was mailed to all property owners within a four hundred foot radius or the project was duly posted in a newspaper of general circulation. As of the writing of this report, no correspondence from the public has been received by staff.

Craig A. Ewing, AICP
Director of Planning Services

Attachments:

1. Errata Sheets for pages II-3, III-10, -11 and -12 of the Draft Specific Plan regarding Sunrise Parkway
2. Draft Resolution, including Exhibits A (CEQA Findings) and B (Statement of Overriding Considerations)
3. College Park Specific Plan (previously distributed)
4. Draft CPSP EIR (previously distributed)

~~The GPA also amends the General Plan Circulation Element for the segment of the Sunrise Parkway that is proposed between Indian Canyon Drive and Highway 111. The General Plan classifies this roadway segment as a Secondary Thoroughfare (4 lane divided, 88 foot right of way) at buildout. The General Plan Amendment changes the classification to Collector (2 lane divided, 66 foot right of way. The GPA is subject to approval by Palm Springs City Council.~~

Change of Zone

The City General Plan Land Use Element recognizes the value of Specific Plans as a means of implementing the General Plan and contains provisions for a Specific Plan Zone.[7] Current zoning designations in the Specific Plan area are listed in Table II-2. A Change of Zone is being processed as part of the Specific Plan approval to designate the subject property as a Specific Plan zone. Within the Specific Plan area, zoning designations in discrete planning areas will be those shown on Exhibit II-4, Proposed Zoning Designations. As required by California code, uses permitted under the zoning designations on the subject property are consistent with the land use designations established by the College Park Specific Plan and General Plan Amendment, and with the Palm Springs Zoning Ordinance (No. 1294, as amended).

The College Park Specific Plan establishes refined land use parameters, and applicable zoning designations that are adopted as an amendment to the City Zoning Ordinance 1294. The development standards for each type of land use in the proposed Specific Plan area are further discussed elsewhere in this section.

Determining Specific Plan Substantial Conformance

In the event that a proposed use has not been specifically listed as being permitted within the Specific Plan, the Planning Commission is empowered to make a determination of substantial conformance based on whether the use is 1) consistent with the intent of the Specific Plan and 2) compatible with other listed permitted uses.

Should future proposed projects within the College Park Specific Plan vary to some degree from development standards established by the Plan, the Director of Planning Services shall be authorized to interpret or modify such standards. The Director's authority is limited to interpretations of existing language and modifications of existing standards to no more than 10%. Such interpretations and modifications may not be used to exceed the intensity of development allowed by the Plan, introduce uses not allowed by the Plan, alter the Plan's circulation or access standards, or reduce other design standards and guidelines. Such interpretations and modifications will not require an amendment to the Specific Plan, but may be appealed to the Planning Commission.

Any person aggrieved by a decision of the Planning Commission may appeal that decision to the City Council.

Where the standards set forth in the Specific Plan differ from Ordinance 1294, they shall be controlling, as set forth in this section of the College Park Specific Plan.

[7] "Palm Springs General Plan Land Use Element," adopted October 2007.

C. Access and Internal Circulation System

As can be seen from the Master Land Use and Circulation Plans, the distribution of land uses and roadways has already been established by the decades of development in the planning area and surrounding lands. The local roadway network maximizes access and traffic flow and keeps through-traffic on major highways and thoroughfares. This is accomplished by restricting internal circulation and access to that needed to serve local land uses. Complementary land uses in the planning area are generally located in proximity to one another, enhance internal rates of capture and optimize opportunities for access via non-motorized modes of travel.

Access into each planning area should limit the potential of conflicting turning movements along major roadways, especially along Indian Canyon Drive, Sunrise Parkway (if constructed), North Palm Canyon/Highway 111, and San Rafael Drive. Where possible, shared, consolidated access for multiple businesses should be pursued. High volume drives may warrant the provision of acceleration and/or deceleration lanes to limit the effects of tuning movements on roadway capacities. In several instances, some ingress and egress points to a planning area may be limited to right-turn in and right-turn out.

D. Planning and Transportation Issues

The College Park Specific Plan project has been developed to conduct area-wide land use, transportation and other community planning that harmonizes existing land uses, and assures the thoughtful integration and optimization of the future 118-acre COD West Valley Campus into this area of the City. There are a variety of planning and transportation issues that are addressed in this and other sections of the Specific Plan, as well as the College Park Specific Plan EIR. These include the acquisition of rights-of-way needed to build out important area roadways, including Indian Canyon Drive, San Rafael Drive, and San Rafael Place.

Providing industrial users with better access to northbound Indian Canyon Drive is also an important issue, as is the protection of Tramview Road and the Desert Highland community from undue college-related traffic. ~~Finally, the issue of long-term roadway planning, specifically the planned extension of Sunrise Parkway west to Highway 111, is also evaluated.~~ Each of these major issues is further discussed below.

San Rafael Drive Right-of-Way and Buildout

San Rafael Drive is designated a "Secondary Thoroughfare" and is designed to serve through and local traffic, connecting various areas of the City, providing access to major thoroughfares, and serving secondary traffic generators such as small business centers, schools, and major parks. Typical street right-of-way width is 88 feet, which can be divided or undivided. In the planning area, San Rafael Drive is constructed as a 4-lane undivided roadway, between North Palm Canyon Drive and McCarthy Road.

West of Indian Canyon Drive, San Rafael Drive is a 2-lane undivided roadway that is offset to the south to avoid existing buildings that encroach into the future right-of- way. To the east, San Rafael Drive is a 4-lane undivided secondary roadway between Indian Canyon Drive and Sunrise Way. Between Indian Canyon Drive and Avenida Caballeros, the posted speed limit is 50 mph. East of Avenida Caballeros, San Rafael Drive has a posted speed limit of 45 mph. Average weekday traffic volumes on this roadway range from 2,400 vehicles east of North Palm Canyon Drive to 5,300 just west of Indian Canyon Drive.

As discussed in detail in Section VII: Special Treatment Areas, the buildout of San Rafael Drive west of Indian Canyon Drive should be a priority. Section VII sets forth specific actions to secure the needed right-of-way and facilitate the construction of this important roadway segment.

Extending San Rafael Place

San Rafael Place is a private street approximately 750-feet long, which extends west from Indian Canyon Drive to a dead-end abutting an auto wrecking and repair yard; this roadway has no outlet and or turn-around areas at its western terminus. This road provides a 30-foot paved section within an easement of the same size. This roadway does not conform to City standards and is limited in width by existing structures and property lines.

Currently, San Rafael Place serves a wide range of business, including the Roman Marble and Granite/Tuscan Showroom located at the northwest corner of San Rafael Place and Indian Canyon Drive. This business has converted two additional structures along this road as showrooms. Farther west, single-family homes have been converted to offices and other business enterprises, some with high lot coverage and others with substantial outdoor and covered storage in the rear.

As discussed in detail in Section VII: Special Treatment Areas, a schematic has been prepared proposing an extension of San Rafael Place as a 36-foot wide paved section, turning this road northward from it's existing terminus to connect to Del Sol Road to the north. The Phase II plan for this area also allows San Rafael Place to connect to anticipated new industrial development to the south. For safety and other reasons, the extension and connection of San Rafael Place to the surrounding road network should be a priority. Section VII sets forth specific actions to secure the needed right-of-way and facilitate the construction of this important roadway segment.

~~Elimination of~~ Sunrise Parkway West

Sunrise Parkway was originally envisioned as a roadway that would extend west from Gene Autry Trail to North Palm Canyon Drive/Highway 111. Later, the parkway was redesignated to start at the northerly extension of Sunrise Way. Currently, portions of rights-of-way have been secured and limited portions of the roadway have been graded but not yet constructed. As currently shown on the Circulation Map of the General Plan, Sunrise Parkway will extend from Indian Canyon Drive, along the south side of the Chino Creek/Whitewater Flood Control Levee.

The rationale for this roadway was to facilitate access to Highway 111 and US Interstate-10, as well as to Indian Canyon Drive to the north, and to relieve traffic from other streets in the vicinity, including San Rafael Drive. The College of the Desert may be responsible for improving at least a portion of Sunrise Parkway west of Indian Canyon Drive. It is uncertain where funding for this roadway would come if not from the College, which does not especially benefit from extending this roadway beyond that needed to serve the campus and its various functions.

~~Furthermore, the intervening lands between the future campus and Highway 111, which comprise approximately 2,200 linear feet of future roadway, are designated Open Space/Water and therefore will not have development that could be required to fund this portion of the parkway. The divided expressway configuration and grade separation of Highway 111 near the Chino Creek levee appears to make the construction of an intersection with Sunrise Parkway at this location difficult and costly.~~

~~To the extent that Sunrise Parkway may be intended as a commuter bypass to improve access to Highway 111 and I-10 west, turning volumes associated with the future COD West Valley Campus will tend to interfere with and discourage through traffic movements on Sunrise Parkway. It may ultimately prove to be more cost effective to use scarce roadway improvement funds to widen San Rafael Drive between Indian Canyon Drive and North Palm Canyon Drive, rather than collect funds for the ultimate extension of Sunrise Parkway to Highway 111.~~

~~In addition to the limited functional value to be gained by constructing this segment of Sunrise Parkway, its connection to North Palm Canyon/Highway 111 could have adverse economic effects on the City. This could result by providing convenient alternative routes to residential lands in the northern portions of Palm Springs and Cathedral City that bypass existing and future commercial uses along San Rafael Drive and south to Vista Chino. Passerby traffic is an important fraction of retail business in the City, especially in the vicinity of convenience, neighborhood and community scale commercial developments.~~

~~Finally, its should be noted that even at General Plan buildout the construction of the west segment of Sunrise Parkway is not needed to maintain a viable roadway network with good levels of service in the CPSP planning area or vicinity. Once San Rafael Drive is fully improved to its master planned four lane cross section between Indian Canyon Drive and Highway 111, the east/west roadway capacity in the project vicinity will be sufficient to accommodate General Plan build out traffic volumes, without the Sunrise Parkway extension to Highway 111.~~

~~The General Plan buildout through traffic volume of 8,100 vehicles per day projected for Sunrise Parkway, between Highway 111 and Indian Canyon Drive, could be accommodated at acceptable levels of service by San Rafael Drive, once it is realigned and widened to four lanes. Therefore, the extension of Sunrise Parkway to Highway 111 could be delayed indefinitely or eliminated from the Circulation Element the General Plan without causing the General Plan capacity of parallel roadways in the vicinity to be exceeded.~~

~~Therefore, the College Park Specific Plan, supported by the Traffic Impact Study prepared for the Plan, recommends deletion of the west segment of Sunrise Parkway between Indian Canyon Drive and Highway 111. The main access for the West Valley Campus would continue as a westward extension of Sunrise Parkway, but would serve only the campus and would not provide a connection to Highway 111.~~

RESOLUTION NO. XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA FOR APPROVAL OF CASE 5.1232 COLLEGE PARK SPECIFIC PLAN, GENERAL PLAN AMENDMENT & CHANGE OF ZONE LOCATED WEST OF INDIAN CANYON DRIVE, EAST OF HIGHWAY 111/NORTH PALM CANYON DRIVE, NORTH OF SAN RAFAEL DRIVE AND SOUTH OF THE CHINO CREEK/WHITEWATER RIVER FLOOD CONTROL LEVEE

WHEREAS, pursuant to the provisions of Government Code Section 65450 et. seq. public hearings were held before the City of Palm Springs Planning Commission on March 9, 2011 to consider Case No. 5.1232 - College Park Specific Plan (CPSP) and associated General Plan Amendment (GPA), Change of Zone (CZ) and Environmental Impact Report (EIR); and

WHEREAS, a notice of public hearing for Case 5.1232 was given in accordance with applicable law; and

WHEREAS, a public meeting on January 26, 2011 and a public hearing on March 9, 2011 were held in accordance with applicable law by the Planning Commission on the CPSP and EIR (Case 5.1232); and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"). An environmental analysis has been completed and a Draft Environmental Impact Report has been prepared in accordance with the guidelines of CEQA; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the Planning Commission finds that the Draft Environmental Impact Report for Case 5.1232 adequately addresses the general environmental setting of the proposed project, its significant environmental impacts, and the mitigation measures related to each significant environmental effect for the proposed project. The Planning Commission further finds that, with the incorporation of the proposed mitigation measures, potentially significant environmental impacts resulting from this project will be reduced to a level of insignificance and therefore recommends certification of the Draft EIR for the project.

Section 2. The Planning Commission independently reviewed and considered the information contained in the Draft EIR, prior to its review of this Project and the Draft EIR reflects the Planning Commission's independent judgment and analysis.

Section 2. The Planning Commission finds that the Draft EIR has been completed in compliance with CEQA and is a complete and adequate description of the environmental consequences of the proposed project.

Section 3: The Planning Commission finds that as drafted the Draft EIR avoids or substantially lessens significant impacts associated with the proposed project to the greatest extent possible.

Section 4: The Planning Commission recommends that the City Council adopt the Findings of Fact attached to this Resolution as Exhibit A.

Section 5: The Planning Commission recommends that the City Council adopt the Statement of Overriding Considerations attached to this Resolution as Exhibit B, including the specific finding that the benefits of implementation of the College Park Specific Plan outweigh the significant and unavoidable aesthetic, air quality impacts associated with the development of the project.

Section 6: The Planning Commission finds that the mitigation measures included in the Draft EIR are appropriate and recommends that they be implemented, and that the City Council adopts the Mitigation Monitoring and Reporting Program included in the Draft EIR.

Section 5: The Planning Commission recommends that the City Council approve Case Number 5.1232, the College Park Specific Plan.

No conditions of approval are necessary to further ensure compliance with the Zoning Ordinance requirements or to further ensure the public health, safety and welfare are proposed and included in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby recommends approval of Case 5.1232, for the regulation of land use and development in the College Park Specific Plan area.

ADOPTED this 9th day of March, 2011.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

_____

Craig A. Ewing, AICP
Director of Planning Services

EXHIBIT "A"

CEQA FINDINGS AND STATEMENT OF FACTS

A. INTRODUCTION

CEQA Requirements

The College Park Specific Plan constitutes a "project" under the California Environmental Quality Act of 1970 (CEQA), as amended, and the State Guidelines for the implementation of CEQA, as amended. Therefore, the City has prepared an Environmental Impact Report (EIR) that identifies certain unavoidable significant effects which may occur as a result of the project, or which may occur on a cumulative basis in conjunction with the project and other past, present, and reasonably foreseeable future projects.

CEQA and the State Guidelines require that no public agency approve or carry out a project for which an EIR has been certified and which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of the significant effects, accompanied by an explanation of the rationale supporting each finding. The possible findings include the following:

1. Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effects as identified in the EIR.

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunity for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the EIR.

The City has determined that the EIR is complete and has been prepared in accordance with CEQA and the CEQA Guidelines. Therefore, the City of Palm Springs proposes to approve the College Park Specific Plan, and the findings set forth herein.

Project Description, Location, and Objectives

Project Location

The EIR analyzed a proposed project which consists of contiguous lands generally occurring at the northernmost portion of the corporate limits of the City of Palm Springs. The project area is generally bounded on the west by Highway 111, on the south by W. San Rafael Road, on the east by Indian Canyon Drive, and on the north by Whitewater/Chino Creek flood control levee and future Sunrise Parkway. The planning

area can also be described as all of the southeast ¼, a portion of the southwest ¼, all of the south ½ of the northeast ¼, and a portion of the south ½ of the northwest ¼ of Section 34, Township 3 South, Range 4 East; a portion of the northeast ¼ of the northwest ¼, a portion of the northwest ¼ of the northeast ¼, and a portion of the northeast ¼ of the northeast ¼ of Section 3, Township 4 South, Range 4 East of the San Bernardino Baseline and Meridian

See Attachment "A" for corresponding Assessor's Parcel Numbers.

Project Description

The College Park Specific Plan has been prepared to plan for future development and redevelopment of approximately 510 acres in the northern portion of urban Palm Springs. The planning area is largely developed, but includes approximately 119 acres of vacant lands proposed for the development of the College of the Desert West Valley Campus (COD WVC) and associated renewable energy plant, as well as vacant parcels proposed for new residential, commercial, and industrial uses. The College Park Specific Plan is a comprehensive master planning effort intended to establish long-term development goals, new standards and guidelines for the planning area, facilitate development of the COD WVC and associated renewable energy generation plant, and provide new employment opportunities in the planning area.

The Specific Plan also proposes the development of additional multi-family housing, new development and redevelopment of an existing industrial park that focuses on sustainable technologies, and planned commercial development along Indian Canyon Drive. The Specific Plan also provides opportunities for second unit development, or accessory dwelling units, on existing single-family residential lots. The Specific Plan is divided into ten Planning Areas, including:

- Planning Area 1 (PA1) includes vacant lands and the existing DWA well sites in the northernmost portion of the planning area, located north of Tramview Road, west of Indian Canyon Drive, south of the Whitewater/Chino Creek flood control levee, and east of the Mountain Gate Neighborhood. Planning Area 1 includes 1.2 acres devoted to the DWA facilities, and 118.2 acres proposed for the development of COD WVC and associated renewable energy generation plant.

- Planning Area 2 (PA2) is located immediately south of Planning Area 1, and includes 17.6 acres devoted to the existing James O. Jessie Community Center and Desert Highland Park.

- Planning Area 3 (PA3) is on the eastern portion of the Specific Plan, and is located west of Indian Canyon Drive, north of Rosa Parks Boulevard, east of El Dorado Boulevard and south of Tramview Road. Planning Area 3 includes existing commercial uses, and is approved for approximately 3.0 acres for the new Palm Springs Gardens commercial project, and proposes an additional 3.9 acres for the proposed Plaza del Mundo commercial center.

- Planning Area 4 (PA4) includes the central portion of the College Park Specific Plan, and is located west of El Dorado Boulevard, south of Tramview Road, east of the Mountain Gate Neighborhood, and north of Rosa Parks Road. This

planning area includes the existing Desert Highland Neighborhood, which is made up primarily of single-family and multi-family family residential.

- Planning Area 5 (PA5) is located in the southeastern portion of the College Park Specific Plan, south of Rosa Parks Road, west of Indian Canyon Drive, north of San Rafael Drive, and east of McCarthy Road. This planning area is predominantly industrial in nature, and includes 57.9 acres of existing industrial, 7.0 acres of existing Business Park, 6.5 acres approved for the Desert Oasis Industrial Lofts, and 3.8 acres proposed for the new Agave East & West Business Park. Approved residential development in Planning Area 5 includes 59 multi-family units for the Rosa Gardens affordable housing project at the northwest corner of McCarthy Road and Radio Road.

- Planning Area 6 (PA6) is the southernmost portion of the planning area, located south of W. San Rafael Drive, west of Indian Canyon Drive, north of Santa Catalina Road, and east of Virginia Road. Planning Area 6 is currently vacant, but approximately 58 multi-family residential units are proposed for the 7.3-acre San Rafael Gardens residential project.

- Planning Area 7 (PA7) is located in the southwest portion of the planning area, located east of Highway 111, north of W. San Rafael Drive, west of McCarthy Road, and south of the Gateway Estates neighborhood. This planning area includes the existing Palm Springs Villa II Condos, and proposes approximately 77 new multi-family units on 5.1 acres for the McCarthy Place residential development.

- Planning Area 8 (PA8) is located in the western portion of the planning area, north of Planning Area 7, west of Planning Area 5, and south and east of Planning Area 9. Planning Area 8 includes existing single-family residential units, and is currently built out.

- Planning Area 9 (PA9) is located in the far western portion of the College Park Specific Plan planning area, and is bound by Highway 111 on the west, Planning Area 1 and 10 on the north, and Planning Area 7 and 8 on the south. This planning area includes the established Mountain Gate Neighborhood, and is built out with single-family units.

- Planning Area 10 (PA10) is located in the northwest portion of the planning area, located south of the Whitewater/Chino Creek flood control levee, east of Highway 111, north of Mountain Gate Neighborhood, and west of Planning Area 1. This area is proposed for the future extension of Sunrise Parkway.

Project Objectives

The primary goal of the College Park Specific Plan is to provide a comprehensive and cohesive planning tool that facilitates development of the College of the Desert West Valley Campus and which leverages and optimizes campus development for expanded educational and cultural opportunities, and neighborhood revitalization in the College Park area of the City.

The College Park Specific Plan objectives include the following:

1. Establish a planning context and provide development standards and guidelines for the future development of the College Park planning area, including the COD West Valley Campus, consistent with the City General Plan's goal of providing lifelong learning opportunities for the City's residents.

2. Provide for land use, infrastructure and economic synergies between the COD West Valley Campus and surrounding lands that enhance and improve the material, social, cultural and economic well being of the planning area and the City.

3. Provide a vision for the College Park planning area that considers and integrates all aspects of sustainable communities in land use, transportation, energy and water use, and environmental quality, and that furthers the City's *Path to Sustainability*.

4. Provide enhanced development opportunities and guidance for new residential, commercial, industrial, business park and institutional development that supports existing, approved, and future land uses.

5. Provide a community-planning document that expands economic resources, creates new jobs in sustainable technologies, and improves the social and economic environment of the planning area.

6. Provide development standards and guidelines that will enhance community and neighborhood cohesiveness within the Specific Plan area.

7. Encourage the development of land uses that address community needs, and that are accessible to, and enhance and protect the public health and safety of, local residents, businesses and users of the College.

8. Provide guidance for the development of coordinated and adequately sized infrastructure to serve the development potential of the Specific Plan area.

B. EFFECTS DETERMINED TO HAVE NO IMPACT

The CEQA Guidelines Environmental Checklist Form was used to prepare an Initial Study, which was used by the City of Palm Springs to determine that all required environmental issues would be addressed in the EIR. The City determined that the proposed project would have no impact on agricultural resources or mineral resources. In addition, the Initial Study determined that there would be no impact associated with the proposed project for the following specific categorical thresholds of concern:

Biological Resources

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.

Geology and Soils

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater.

Hazards and Hazardous Materials

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 create a significant hazard to the public or environment.
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?

Hydrology and Water Quality

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?
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
i) Inundation by seiche, tsunami, or mudflow?

Land Use and Planning

a) Physically divide an established community?

Noise

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?

Population and Housing

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Transportation/Traffic

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?

C. EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT

This section addresses issues areas found in the EIR that would result in less than significant impacts.

Aesthetic Resources Impacts

The proposed Specific Plan would be implemented within the 510± acre planning area, of which approximately 60 percent has already developed. Most of the planning area is developed and new structures and landscaping will generally "infill" pockets of vacant lands within existing development.

The existing visual character of the area has already been impacted by dilapidated and poorly maintained industrial and commercial buildings, haphazard and illegal parking, and unscreened vehicle and materials storage areas.

The planning area contains no historic buildings[1] or rock outcroppings, and there are few large trees in the area with the exception of palms in existing landscaping and tamarisk trees on the WVC site. There are no scenic highways in the area, however Highway 111 is currently designated as an "Eligible Scenic Highway – Not Officially Designated". The planning area is east of Highway 111, and impacts on scenic resources along Hwy 111, therefore, are expected to be less than significant.

Air Quality Impacts

The South Coast Air Quality Management District (SCAQMD) is responsible for establishing air quality measurement criteria and relevant management policies for the SSAB and neighboring air basins including the South Coast Air Basin (SCAB). The 2007 Air Quality Management Plan sets forth policies and other measures designed to help the District achieve federal and state ambient air quality standards. The SCAQMD also monitors daily pollutant levels and meteorological conditions throughout the District. The Coachella Valley Association of Governments (CVAG) and its member cities, which includes Palm Springs, have taken an active role in the control and reduction of suspended particulate matter (PM_{10}) through the implementation of the State Implementation Plan (SIP) for PM_{10} in the Coachella Valley.

The College Park Specific Plan will be required to abide by the Palm Springs General Plan. Palm Springs, as a member of CVAG, is required to implement the strategies and goals of the 2007 AQMP and SIP for PM_{10}. Palm Springs, CVAG, and its member cities have worked to implement policies and programs that aid in regulating and reducing particulate matter. Impacts associated with obstructing the implementation of AQMP, therefore, will be less than significant.

The implementation of the land use plan within the Specific Plan area will result in a mix of land use predominated by the College of the Desert. As identified in the EIR, traffic

[1] "Historical/Archaeological Resources Survey Report: College of the Desert Western Coachella Valley Campus Project and College Park Specific Plan," prepared by CRM Tech, May 5, 2009.

levels of service will not be significantly impacted, with the implementation of mitigation measures. There will therefore not be significant increases in idling in and around the Specific Plan area, which is the primary source of pollutant concentration. As a result, impacts associated with pollutant concentrations will be less than significant.

The build out of the College Park Specific Plan will result in a broad range of land uses, including redeveloped industrial land uses. However, the City's development standards, and requirements for enclosed buildings for industrial uses, will limit the potential for odors generated by these uses. Impacts associated with objectionable odors are therefore expected to be less than significant.

Construction activities will result in the generation of greenhouse gas emissions. Greenhouse gas emissions from construction activities will end once construction is complete. With adherence to SCAQMD, local and regional development principals and best control measures, emission of greenhouse gases are expected to be minimized. Therefore, impacts from the emission of greenhouse gas as a result of construction activities are expected to be less than significant.

Biological Resources Impacts

The City does not have its own biological resource protection ordinance, including a tree preservation ordinance; the City does participate in regional resource conservation efforts. The project site is within the planning area for the CVMSHCP, under which the City is a "Permittee." Although outside any designated conservation areas, development facilitated by the Specific Plan will be subject to conditions set forth in the CVMSHCP, especially planning area lands adjacent to the Whitewater Floodplain Conservation Area. Impacts related to conflicts with local policies or ordinances protecting biological resources, therefore, are less than significant.

Cultural Resources Impacts

The project cultural resources study was prepared by CRM Tech to determine the presence of cultural resources on lands owned by the BLM and proposed for sale to the City of Palm Springs for the proposed COD West Valley Campus. The Area of Potential Effect (APE) consisted of the proposed campus site, although literature searches associated with the study covered the APE vicinity, including the balance of the CPSP planning area. The cultural resources survey conducted on the proposed COD West Valley campus site found a single prehistoric pottery shard, which was recorded as an isolate. Such isolates lack contextual integrity and do not qualify as archaeological sites. They do not constitute potential "historic properties." The balance of the project area outside the proposed COD site has been extensively disturbed, and has limited potential for archaeological resources. Therefore, implementation of the proposed Specific Plan is not expected to result in impacts to any historic properties.

Geology and Soils Impacts

Much of the CPSP planning area is developed and the geological conditions and potential geotechnical risks on-site are well understood. Geotechnical investigations conducted for existing development, as well as mapping prepared for the General Plan

and the Riverside County Soils Survey, provide extensive information regarding conditions on the site and vicinity. Based on data provided by the aforementioned resources, future development on the College Park area is feasible from a geotechnical standpoint, with the implementation of mitigation measures set forth below. As set forth in the City General Plan, future development, including the College of the Desert West Valley Campus, will be subject to completion of site-specific geotechnical surveys prior to approval of grading plans and issuance of building permits.

Liquefaction is seismically induced ground failure that occurs when loose, saturated, granular soils behave like a fluid when subjected to high-intensity ground shaking. Manifestation of liquefaction generally occurs when groundwater levels are within 50 feet of the ground surface and the soils within the saturated zone are susceptible to liquefaction. Depth to ground water in the planning area is expected to be greater than 100 feet; therefore, the potential for liquefaction is considered negligible. The site lies within a low liquefaction probability zone based on mapping in the Palm Springs General Plan. Due to depth to groundwater, the planning area is considered to have a low risk of liquefaction. Therefore, potential impacts are expected to be less than significant.

The planning area is located on the valley floor and exhibits little topographical relief. There is little to no risk of landslide on the project site.

Portions of the valley, including canyon areas in the City of Palm Springs, are underlain by water-borne and wind-borne sediments that are largely composed of granular soils (silty sand, sand, gravel, cobble and boulders). Such units are typically in the very low to low range for expansion potential. Based on characteristics described in their USGS soils classifications, planning area soils have low shrink-swell (expansion) potential. As noted previously, the soils on the project site are expected to have a very low expansion potential, and little vulnerability to shrinking and swelling. Impacts associated with expansive soils are expected to be less than significant.

Hazards and Hazardous Materials Impact

The eastern 40± percent of the CPSP planning area is located within the Airport Land Use Compatibility Plan (APLUCP) of the of the Palm Springs International Airport, with portions being in the Zones D and E. CPSP lands located with Zone D of the APLCP include the eastern portion of the COD West Valley Campus and Desert Highland residential neighborhood, and a portion of commercial and industrial lands just west of Indian Canyon Drive. Zone D finds low-density residential and non-residential densities of up to 100 persons per acre, and light industrial uses to be compatible. The balance of these lands are designated Zone E and are considered generally compatible uses. Therefore impacts related to the Palm Springs International Airport will be less than significant.

Development facilitated by the Specific Plan is not expected to result in transportation or other barriers that might interfere with any adopted emergency response plan or emergency evacuation plan. The backbone transportation system will be built out and will result in additional roadway improvements and remediation of certain areas where the roadway network is currently constrained. It is expected that all future development

will be required to ensure adequate primary and secondary (emergency) access and shall be subject to review by the City Fire Marshal to ensure consistency with evolving emergency response and evacuation needs.

The project site is not located within a wildland area, and surrounding lands to the south and southeast are primarily developed with urban and semi-urban uses, or have been approved for such uses. Vacant lands in the planning area are primarily comprised of sandy soils with sparse desert vegetation. Future development in the planning area will be required to provide adequate fire protection measures including sprinkler systems within buildings, and will be required to establish an emergency response and evacuation plan. The College will carry out comparable activities on the campus site. Future development in the planning area is not expected expose people or structures to a significant risk of loss, injury, or death involving wild land fires. Therefore, impacts will be less than significant.

Hydrology and Water Resources Impacts

Hydrology

On-site drainage and surface runoff have the potential to convey a variety of pollutants that could conceivably enter the groundwater basin and compromise water quality standards or exceed wastewater discharge requirements. All projects implementing the Specific Plan will be required to implement Best Management Practices (BMPs) and to conform to the existing NPDES water quality program and the State Water Resources Control Board (SWRCB) General Construction Activity Storm Water Permit process. Therefore, cumulative water quality impacts would also be less than significant.

Build out of the College Park Specific Plan will result in the construction of new multi-family and single-family dwelling units, new commercial and industrial development, and institutional/community college campus. All these developments will result in impervious surfaces, which will increase stormwater runoff. However, due to the already extensive urban development that has taken place in and surrounding the CPSP planning area, build out of the CPSP area will not significantly change area drainage patterns. The build out of the Specific Plan area will not substantially alter the existing drainage pattern of the area or result in new conditions that would result in on-site or off-site flooding. The City-required means of drainage management assure that there will be no substantial increase in the rate of surface runoff that result in on-site or off-site flooding. Therefore impacts to drainage will be less than significant.

The planning area is not served by storm drains, although a subsurface storm drain system capable of conveying the 10-year storm is shown on the City Master Drainage Plan. Currently, runoff from developed lands exceeding certain volumes is typically directed into the adjacent streets, where it flows to the nearest drainage improvements. The nearest surface discharges for local drainage is the Whitewater River in the vicinity of Gene Autry Trail.

As buildout continues, only limited additional cumulative runoff, primarily from public streets, would be generated in the area. The City requires that the net increase in run-off from all new development be stored on-site either in retention basins or subsurface

capture systems. Therefore, cumulative impacts to the existing or planned drainage conditions would be less than significant.
The northern portion of the CPSP planning area is protected from 100-year storm flows by the Chino Creek/Whitewater River flood control levee. Documentation for this levee has been submitted to the US Army Corps of Engineers as a part of a nation-wide levee certification process implemented following Hurricane Katrina. This levee is expected to remain effective protection against the 100-year flood threat in this area of the City.

Water Resources
Development of projects within the College Park Specific Plan planning area will comply with all existing and forthcoming water quality standards and regulations. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared and implemented for individual projects implementing the Specific Plan; and a Notice of Intent will be filed with State Water Resources Control Board (SWRCB). This action will assure that planning area projects are covered by the General Permit and are in compliance with the National Pollution Discharge Elimination System (NPDES) permit. Therefore, the Specific Plan will not impact water quality in the vicinity or region, including groundwater resources. Any potential impacts to water quality as a result of build out of the Specific Plan are expected to be less than significant.

Land Use and Planning Impacts

Impacts to the subject and adjacent land uses associated with adoption and implementation of the proposed Specific Plan are not anticipated to be significant. The proposed land use plan incorporates a mix of land uses thoughtfully developed to be compatible with one another and with the surrounding environment.

Spatial organization of the lands within the Specific Plan area involved logical transition of adjoining residential densities from areas of lower to higher densities. The proposed land use plan recognizes the need to insulate sensitive land uses (residences, schools, etc.) from areas of transportation noise by establishing a buffer of less sensitive uses, such as the business park buffer between the Desert Highland neighborhood and industrial uses.

As discussed in the Biological Resources discussion in section III-D of the EIR, the College Park Specific Plan is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP), which also includes a Natural Community Conservation Plan (NCCP). The MSHCP provides incidental take coverage for development on the valley floor, including the proposed project. The College Park Specific Plan lies outside the boundaries of but is adjacent to the Whitewater Flood Plain Conservation Area established by the MSHCP. The proposed CPSP project does not conflict with the Coachella Valley MSHCP, associated NCCP or other applicable habitat conservation plan. Therefore impacts on the MSHCP will be less than significant.

Mineral Resources Impacts

Preliminary geotechnical analysis indicates that the northern/undeveloped portion of the College Park planning area contains useable aggregate and other sand and gravel

materials and that on-site mining and processing of these materials, including cobble and boulders is feasible. Although sand and gravel aggregate is present onsite, the existing adjacent land uses (residential and community park) would be greatly impacted by any mining operation. Significant sand and gravel resources have also been identified elsewhere in the region, as noted within the EIR, and extensive resources are currently permitted for mining elsewhere. The Mineral Report concludes that mining operation are not practical at this location and that the development of these lands would not result in the loss of significant mineral resources.

Noise Impacts

The CPSP planning area is located approximately 5.5 miles north of the nearest airport, the Palm Springs International Airport. The General Plan shows that the 60 dBA airport noise contour extends to a point southeast of San Rafael Road and does not impact the planning area. Most of the eastern portion of the site is within the "primary traffic patterns" zone as shown in the City General Plan. While portions of the planning area may potentially be exposed to noise from aircraft overflights, these impacts are not expected to be substantial given the area's distance from the airport and modeled future noise contours shown in the General Plan.

Population and Housing Impacts

Development facilitated by the College Park Specific Plan has potential to induce limited population growth in the area through in-fill residential, industrial, commercial and business park development as well as through development of COD WVC. According to Table III-3 (Built and Approved But Unbuilt Components) in the College Park Specific Plan EIR, the Plan includes 324,604 square feet of approved, but unbuilt, commercial and industrial units, 650,000 square feet of proposed COD WVC, and 89,098 square feet proposed for Commercial and Business Park uses. These uses will create new jobs, which may encourage new growth into the area. As far as new residential uses, the CPSP Plan includes 137 approved, but unbuilt, single-family units, and 59 approved, but unbuilt multi-family units. The Specific Plan also proposes 235 additional multi-family units on top of what has already been approved. Approximately 100 of these units include studio units built in conjunction with single-family homes in the Desert Highland and Gateway Estates neighborhoods, as second-story garage studio or attached units.

The Palm Springs 2007 General Plan estimates that the Land Use plan has a capacity for 51,406 housing units within the City limits and its Sphere-of-Influence, and that these housing units will result in a population of 94,950 at General Plan build out. The College Park Specific Plan will provide 196 already approved residential units, and 235 additional units, for a total of 431 units. In total, the proposed project will generate only 1.0% of the potential units anticipated in the Palm Springs General Plan. Therefore, impacts related to substantial population growth are expected to be less than significant, and can be accommodated by available lands in the planning area and immediate vicinity approved for residential development.

The Specific Plan does not propose the removal of existing housing, although redevelopment of the area may result in the consolidation of lots, and eventual

development of new housing. Should this occur, however, it will be as a result of market influences, and will not displace homes or residents unless they have sold their property to private parties. Impacts associated with the displacement of people or housing are expected to be less than significant.

Transportation and Traffic Impacts

Primary access to the planning area is taken from Indian Canyon Drive to the east and San Rafael Drive. The Specific Plan provides development standards and design guidelines to ensure adequate emergency access, and will be subject to review by the City fire and police departments. Impacts are expected to be less than significant

The College Park planning area is well served by public transportation provided by SunLine with SunBus Lines 14, 24, and 111 extending through the study area. Transit service is provided between 5:24 AM and 11:26 PM. SunLine Transit has bicycle racks on every bus in its fleet. These bike racks can carry up to three bicycles per bus.

There are existing and planned bikeways within and surrounding the CPSP planning area, as discussed in detail in Section III: Master Circulation Plan. A transit station is located north of the CPSP site off of Indian Canyon Drive, at the end of Train Station Road. Amtrak train and Greyhound buses serve this station. Build out of the proposed project is not expected to have any significant impact on the existing public transportation structure, as the service presently provided by the SunLine Transit Agency has available capacity.

Utility/Service Systems

Water

The proposed project will not substantially deplete groundwater supplies or interfere with groundwater recharge. Project-specific water saving design strategies assure that new water demand in the planning area is minimized, thereby limiting the need for groundwater supplies. In addition, the Specific Plan has the potential to help realize water use reductions from existing development through City and COD sustainability programs, which would further reduce the planning area's overall water demand and limit groundwater extraction.

Solid Waste

The City of Palm Springs contracts with Palm Springs Disposal Services (PSDS) to provide for the City's recycling. Currently, the program includes both commercial and residential (single-family and multifamily) recycling through a separate bin collection. PSDS is responsible for complying with all federal, state and local statutes regulating solid waste. Impacts related to federal, state, and local statutes related to solid waste, therefore, will be less than significant.

D. EFFECTS MITIGATABLE TO A LEVEL OF INSIGNIFICANCE

Aesthetic Impacts

Future development in the planning area, especially the COD campus, has the potential to significantly affect viewsheds as seen from public rights-of-way. With the implementation of mitigation measures set forth in this EIR, as well as the application of Specific Plan guidelines for building setbacks, building design and exterior finishes, landscape, walls and fences, and exterior lighting, these impacts are expected to be reduced to less than significant levels. The project preserves substantial viewsheds and, given the relatively flat topographic relief of the site and vicinity, along with the aforementioned measures and Specific Plan guidelines, impacts are less than significant with the mitigation measures listed below.

The proposed Specific Plan will create new sources of light and glare from interior and exterior lighting sources, windows and other reflective building materials, project-related vehicular traffic and parking lots, and street lighting. Future commercial, industrial, business park development, as well as that on the COD West Valley Campus, have the potential to generate high lighting levels from parking lots and safety and security lighting. Enjoyment of the night sky is especially important to desert dwellers and can be adversely impacted by excessive lighting. Further, such lighting can intrude onto adjoining properties, and the project's contribution to lighting in the vicinity may be evident on the valley floor during evening and nighttime hours.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate these impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts to scenic vistas and light and glare to less than significant levels, as follows:

    a. Individual project site plans, grading and drainage plans, architecture and landscape architecture designs shall conform to the design guidelines set forth in the College Park Specific Plan, as reviewed and approved by the City of Palm Springs.

    b. Landscaping plans and materials applied to the perimeter of individual projects, including the boundary between the College of the Desert campus and adjacent lands, shall serve to create a harmonious transition between the natural and built environment. Consistent with local conditions, native and appropriate non-invasive non-native plants shall be utilized to the greatest extent practicable. Visual order to landscape designs and materials should be used to establish or enhance visual order to streetscapes, parking areas, building perimeters and common open space areas.

c. As prescribed in the Specific Plan, walls and fences shall be constructed as so as to maintain open vistas to the greatest extent practicable, and to define and delineate surrounding areas. Where walls and fences are planned they shall incorporate landscaping to frame views, obscure or soften hard edges and enhance security. Internal security fencing shall use quality materials, and perimeter walls and fences shall not exceed six feet in height except as otherwise approved by the City.

d. All outdoor lighting shall be in compliance with the dark sky requirements of Section 93.21.00 of the Palm Springs Municipal Code and the Specific Plan Design Guidelines. Other lighting recommendations include the following:

   i. Outdoor lighting shall be limited to the minimum height, number and intensity of fixtures needed to provide security and identification, taking every reasonable effort to preserve the community's night skies.

   ii. Lighting fixtures shall be of appropriate scale, style and character of the architecture. No lighting which incorporates flashing, pulsing or is otherwise animated shall be permitted.

   iii. The intensity of light at the boundary of any development shall not exceed seventy-five (75) foot lamberts from a source of reflected light.

   iv. All lighting shall be directed onto the site and away from adjacent properties.

e. Elevated lighting, including but not limited to parking lot lighting, shall be full-cutoff fixtures. Drop or sag lens fixtures shall not be permitted.

f. All development plans, including grading and site plans, detailed building elevations and landscape plans shall be submitted to the City for review and approval prior to the issuance of building permits.

g. The development shall provide adequately and appropriately screened outdoor storage/loading areas, truck storage, trash storage and other service areas.

h. To the extent practicable, new development shall provide protected and enhanced outdoor seating areas, appropriate levels of lighting, limited signage, and the thoughtful use of landscaping that preserves and enhances visual resources.

i. All project signage shall be in compliance with the Design Guidelines set forth in the College Park Specific Plan. Signage shall be limited to the minimum size, scale and number needed to provide adequate exposure

for identification and to provide direction, while minimizing impacts on traffic safety, streetscape, scenic viewsheds and the aesthetic character of the development.

j. Each development shall provide detailed site planning, building massing, preliminary architecture, color and materials, signage and lighting program, that serve to reduce visual impacts on the surrounding environment to a less than significant level.

Air Quality Impacts

Construction activities result in potential impacts to air quality from grading activities and ground disturbance, operation of heavy equipment, trenching, paving, building construction and application of architectural coatings. Construction emission projections as forecast using the Urbemis 2007 software represent daily air quality emissions averaged over entire construction period. With the implementation of mitigation measures emissions will be below established thresholds for all criteria pollutants during construction activities. Therefore, emissions for all criteria pollutants during construction activities are expected to have less than significant impacts to air quality with the implementation of mitigation measures.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts associated with air quality during construction to less than significant levels, as follows:

   a. Grading and development permits shall be reviewed and conditioned to require the provision of all reasonably available methods and technologies to assure the minimal emissions of pollutants from the development, including proper vehicle maintenance and site watering schedules.

   b. To reduce construction-related traffic congestion, the developer and contractors shall configure construction parking to minimize traffic interference; provide a flag person to ensure safety at construction sites, as necessary; and schedule operations affecting roadways for off-peak hours, as practical.

   c. In response to requirements of SCAQMD to monitor air quality impacts associated with fugitive dust from site disturbance and grading activities, all construction activities within the project boundary shall be subject to Rule 401 Visible Emissions, Rule 402 Nuisance, and Rule 403 Fugitive Dust. The City shall coordinate with the project developers to encourage the phasing and staging of development to assure the lowest construction-related pollutant emission levels practical. As part of the grading permit

process, the applicant shall concurrently submit a dust control plan as required by SCAQMD in compliance with Rule 403.

d. To reduce PM_{10} emissions, the developer shall implement appropriate and effective measures, including those described in the following menu, and which should be followed to the greatest extent practicable:

    1. chemically treat soil at construction sites where activity will cease for at least four consecutive days,
    2. pave on-site construction access roads as they are developed; extend paving at least 120 feet from roadway into construction site and clean roadways at the end of each working day,
    3. restore vegetative ground cover as soon as construction activities have been completed,
    4. chemically treat unpaved roads that carry 20 vehicle trips per day or more,
    5. plant tree windbreaks utilizing non-invasive species on the windward perimeter of construction projects, where feasible,
    6. cease all construction grading operations and earth moving operations shall cease when winds exceed 30 miles per hour,
    7. prior to turf raking, implement effective PM_{10} control programs for turf over-seeding as outlined in the CV-SIP,
    8. water site and equipment morning and evening and during all earth-moving operations,
    9. spread soil binders on site, unpaved roads, and parking areas,
    10. operate street-sweepers on paved roads adjacent to site,
    11. re-establish ground cover on construction site through seeding and watering or other appropriate means,
    12. pave construction access roads that are to become permanent paved areas, as appropriate.

e. To minimize construction equipment emissions, the developer and contractors shall implement the following:
    13. wash off trucks leaving the site,
    14. require trucks to maintain two feet of freeboard,
    15. properly tune and maintain construction equipment,
    16. use low sulfur fuel for construction equipment.

f. To reduce construction-related traffic congestion, the developer and contractors shall implement the following:
    17. configure construction parking to minimize traffic interference,
    18. provide a flag person to ensure safety at construction sites, as necessary,
    19. schedule operations affecting roadways for off-peak hours, as practical.

Biological Resources Impacts

Although currently vacant lands within the Specific Plan are subjected to low to high levels of human disturbance, and are located between existing residential development and the man-made Whitewater Floodplain flood control levee, the vegetation communities and habitat present remain suitable for some special status biological resources.

One federally listed endangered plant species, Coachella Valley milkvetch, occurs in the planning area. Other sensitive species may also occur in the planning area but were not detected. No special status animal species were observed on-site; however, suitable burrowing owl habitat was identified on the West Valley Campus portion of the planning area. Burrowing owls are known to inhabit the adjacent Whitewater Floodplain Conservation Area north of the CPSP planning area. Payment of the CVMSHCP development/mitigation fee would serve as partial mitigation for impacts to the burrowing owl and other covered species under the MSHCP. The Take Permit authorized in the CVMSHP has additional compliance requirements for the burrowing owl and other non-listed bird species not fully covered under the MSHCP but protected by the Migratory Bird Treaty Act (MBTA). Mitigation measures will reduce impacts to less than significant levels.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts to special status species, sensitive communities and migratory wildlife to less than significant levels, as follows:

   a. Burrowing Owl and the Migratory Bird Treaty Act (MBTA)
   Given that suitable burrowing owl habitat has been observed on the future West Valley Campus site, it is recommended that a focused survey for burrowing owl, in accordance with agency-accepted protocol, be conducted at this location to conclusively determine presence or absence on-site. A relocation effort acceptable to the resource agencies may be required if active burrows are found during pre-development surveys. Payment of the CVMSHCP development/mitigation fee and adherence to the MBTA and owl relocation requirements, if located, will reduce potential environmental consequences to burrowing owls to less than significant levels.

   Also excluded from coverage under the CVMSHCP are a variety of common bird species that are also protected by the MBTA. This includes virtually all native migratory and resident bird species, including the loggerhead shrike and black-tailed gnatcatcher, which are known to occur in the vicinity. Avoidance of impacts to nesting migratory birds is a requirement of 10(A)(1)(B) Take Permit issued for the CVMSHCP Permittees, which includes the City. In order to avoid impacting nesting birds, either avoidance of project-related disturbance during the nesting

season (generally from January 15 through July 31 for the Coachella Valley) or nesting bird surveys conducted by a qualified ornithologist or biologist immediately prior to site disturbance during the nesting season would likely be required.

b. CVMSHCP Development Impact Fee

Under the CVMSHP, land development/mitigation fees shall be collected prior to the initiation of site grading to support the assembly of a preserve system for the covered species and natural vegetation communities within areas identified as having high conservation value. The development/mitigation fees are $5,730 per acre for non-residential (commercial, industrial, institutional, etc.) projects. Fees for residential development projects vary according to how many units are proposed for the site. A fee of $1,284 per dwelling unit shall be paid for projects having 0-8 units per acre proposed; a fee of $533 per dwelling is required for projects having 8.1-14 units built; and a fee of $235 per dwelling for projects with 14 or more units per acre.

c. CVMSHCP Land Use Adjacency Guidelines

As noted above, the Whitewater Floodplain Conservation Area is contiguous to the northern portion of the CPSP planning area. The adjacency of this CVMSHCP Conservation Area to the future West Valley Campus will require that development, use and observation of Land Use Adjacency to avoid or minimize potential "edge effects". These guidelines, which herein serve as mitigation measures, are as follows:

Drainage: Development projects adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of pollutants (e.g., toxins, chemicals, petroleum products, exotic plant materials) or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.

Toxics: Land uses, including development adjacent to or within a Conservation Area, that use chemicals or generate toxic or potentially toxic bioproducts (e.g., manure) or may adversely impact native wildlife and plant species, their habitat, or water quality, are required to incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area.

Lighting: Lighting in areas proposed for development that are adjacent to or located within Conservation Areas, shall be shielded and directed away from the Conservation Area, toward the developed areas. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area in accordance with the guidelines included in the Implementation Manual.

Noise: Noise generated from development projects adjacent to or within a Conservation Area in excess of 75 dBA shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area according to Implementation Manual guidelines.

Invasives: Landscape plans for development projects and land uses that are located adjacent to or within a Conservation Area are required to not use invasive, non-native plant species in their design. Prohibited invasive ornamental plant species are listed in Table 4-113 of the CVMSHCP (see CV MSHCP Appendix 4). To the maximum extent feasible, Coachella Valley native plant species listed in Section V of the College Park Specific Plan and Table 4-112 of the CVMSHCP will be incorporated into landscape design within or adjacent to Conservation Areas.

d. Project design shall include the predominant use of native and other drought-tolerant landscaping plants to provide suitable habitat for indigenous animal species. The individual landscape palette for each development within the Specific Plan shall conform to that set forth in the Specific Plan, and shall avoid invasive and other undesirable plants set forth in the Coachella Valley MSHCP.

Cultural Resources Impacts

The site is within the Traditional Use Area of the Agua Caliente Band of Cahuilla Indians. Although no significant surficial resources were identified, should buried cultural materials be encountered during any ground disturbance associated with construction on the site, impacts to those resources could be significant without mitigation. Similarly, although no known burial site has been identified, it is possible that human remains could be identified when grading occurs. Mitigation measures have been included to ensure that impacts to these resources are reduced to less than significant levels.

The planning area is located on surface soils mapped of Holocene (recent) age which are expected to extend to at least a depth of 10 feet and perhaps deeper. In the absence of data generated by boring logs, depth of these recent age surface soils cannot be determined. Should excavation for the project components extend to a greater depth, it is possible that paleontological resources could occur. As a result, mitigation measures are required to assure that impacts are less than significant.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts to archaeological and paleontological resources, as well as human remains, to less than significant levels, as follows:

   a. An approved Cultural Resources Monitor shall be present during all ground disturbing activities. Should buried cultural materials be discovered

during grading and/or other construction activities, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

b. Should buried human remains be discovered, in accordance with State law, the County coroner shall be contacted. If the remains are determined to be of Native American origin, the Native American Heritage Commission shall be contacted to determine the Most Likely Descendent (MLD). The City shall work with the designated MLD to determine the final disposition of the remains.

c. Copies of any cultural resources documentation, including reports and site records, that are generated in connection with the project shall be provided to the Agua Caliente Tribal Historic Preservation Officer (THPO) for inclusion in the Agua Caliente Cultural Register.

d. A qualified paleontologist shall periodically monitor earth-moving activities on the project site during grubbing and grading when excavation is required at depths of greater than 10 feet.

e. Should paleontological resources be discovered, the monitor shall, upon discovery of any fossils, quickly salvage them as they are unearthed to avoid construction delays. The monitor shall remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall have the authority to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.

f. Collected samples or specimens should be washed to recover small invertebrate and vertebrate fossils. Recovered specimens should be prepared so that they can be identified and permanently recovered.

g. Specimens should be identified, curated, and placed into a repository with permanent retrievable storage.

h. Upon completion of the steps outlined above, the project paleontologist shall prepare and submit to the City of Palm Springs a report of findings, including an itemized inventory of recovered specimens and discussion of significance of all recovered specimens, upon completion of the steps outlined above. The report and inventory, when submitted to the appropriate Lead Agency, will signify completion of the program to mitigate impacts to paleontological resources.

Geology and Soils Impacts

The CPSP planning area is located near the Coachella Valley segment of the active San Andreas Fault Zone, as well as other nearby active faults that could cause moderate to intense ground shaking, including the San Jacinto, Elsinore, and Banning faults. There is a 10% chance of seismic activity in the region that could produce a magnitude weighted peak ground acceleration of 0.58g in the next 50 years. This level

of ground acceleration poses potential impacts to on-site structures. Although fault rupture is not anticipated, development of the project site would be subject to moderate to severe groundshaking, resulting in risks to public safety and potentially significant damage to structures and other property, which require mitigation.

Wind erosion and blowsand are a potential concern for the planning area, given its location near the Chino Creek and Whitewater River flood plains, and the presence of the silt component found in on-site surface soils. Future development in the planning area, including the COD West Valley Campus and other currently vacant lands, will result in grading and other ground disturbance that has the potential to result in wind erosion, blowing sand and loss of topsoil. Wind erosion plans and mitigation measures will be required prior to issuance of grading permits for future development in the planning area. Additionally, future development projects will be required to submit a Fugitive Dust Plan to the City prior to initiation of grading. Mitigation measures are included to assure that wind erosion impacts are reduced to less than significant levels.

Based on previous geotechnical investigations within the planning area, risk of seismically induced ground subsidence is considered slight to moderate. Planning area soils are primarily sand, silty sands and gravel. Strong ground shaking can cause such soils to settle and densify, particularly in areas of uncompacted fill. Therefore, mitigation measures are required to ensure that impacts are reduced to less than significant levels.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts associated with significant ground shaking and rupture, wind erosion and unstable soils to less than significant levels, as follows:

    a. Future development within the College Park Specific Plan planning area shall be required to conduct site-specific geotechnical investigations to include soil testing and determination of appropriate soils engineering and foundation design is warranted.

    b. Development sites in the Specific Plan area shall be cleared of all undocumented fill, vegetation, aeolian and alluvial deposits, and potentially compressible materials prior to grading. Vegetation and over sized material will be properly removed and disposed of, and remaining holes shall be filled using appropriate material.

    c. To enhance structural integrity, a 2-foot (or otherwise prescribed) minimum layer of compacted fill shall be integrated into the soil surface layer beneath proposed footings. Additionally, a 4-foot vertical layer of compacted granular fill shall be placed above areas that contain a wet alluvium.

d. Excavated soils may be used as fill material so long as they are free of organic debris, moisture-conditioned or dried to obtain above-optimum moisture content, and recompacted. Prior to integrating reconditioned fill soil onto needed sites, receiving areas shall be scarified, brought to near optimum moisture conditions, and recompacted to at least 90% relative compaction (based on American Society for Testing and Materials Test Method D1557).

e. In order to reduce the effects of differential settlement associated with cut/fill segments, a minimum (unless otherwise prescribed) of 4 vertical feet and to at least one half the maximum fill thickness not to exceed 15 vertical feet should be overexcavated from the cut portion and extend a least 5 horizontal feet outside of the proposed building footprint.

f. Finish cut slopes generally shall not be greater inclined steeper than 2:1 (horizontal to vertical). The stability of temporary slopes may be compromised due to the recommended depth of remedial grading and the relatively high groundwater table. Attempts to excavate near-vertical temporary cuts for retaining walls or utility installations in excess of 5 feet may result in gross failure of the cut and may possibly damage equipment and injure workers. All cut slopes must be inspected during grading to provide additional recommendation for safe construction

g. In the case that imported soils are necessary they shall consist of clean granular soils that have an expansion index of 20 or less. A sample of the imported soil should be provided to the geotechnical consultant for analyses at least 2 days prior to planned use.

h. Use of expansive soil shall be avoided within 4 vertical feet of proposed structures; however, if this is not possible additional mitigation measures shall be provided. At the completion of grading, soils shall be tested to determine relative expansion potential if expansive soils are used.

i. Proper structural engineering, which takes into account the forces that will be applied to structures by anticipated ground motions, shall provide mitigation for ground shaking hazards. Seismic design shall be in accordance with the most recently adopted editions of the Uniform Building Code and/or International Building Code, and the seismic design parameters of the Structural Engineers' Association of California.

j. Additional site-specific geotechnical surveys may be necessary in order to refine engineering design parameters regarding specific site preparation, grading, foundation design, etc., to assure design criteria responsive to on-site soils and the effects of differential settlements resulting from identified ground shaking potential. All necessary refinements to geotechnical analysis shall be completed prior to the approval of the development plans.

k. All grading permit requests shall include a soil erosion prevention/dust control plan. Blowing dust and sand during grading operations shall be

mitigated by adequate watering of soils prior to and during grading, and limiting the area of dry, exposed soils during grading. To mitigate against the effects of wind erosion after site development, a variety of measure shall be provided including maintaining moist surface soils, planting stabilizing vegetation, establishing windbreaks with non-invasive vegetation or perimeter block walls, and using chemical soil stabilizers.

l. During site grading, all existing vegetation and debris shall be removed from areas that are to receive compacted fill. Any trees to be removed shall have a minimum of 95% of the root system extracted. Man-made objects shall be over excavated and exported from the site. Removal of unsuitable materials may require excavation to depths ranging from 2 to 4 feet or more below the existing site grade.

m. Finish fill slopes generally shall not be greater inclined steeper than 2:1 (horizontal to vertical). Fill slope surfaces shall be compacted to 90% of the laboratory maximum density by either over-filling and cutting back to expose a compacted core, or by approved mechanical methods.

n. Retaining walls shall be constructed to adopted building code standards and inspected by the building inspector.

o. Foundation systems that utilize continuous and spread footing are recommended for the support of one and two-story structures. Foundations for higher structures must be evaluated based on structural design and on-site soil conditions.

p. Positive site drainage shall be established during finish grading. Finish lot grading shall include a minimum positive gradient of 2% away from structures for a minimum distance of 3 feet and a minimum gradient of 1% to the street or other approved drainage course.

q. An adequate subdrain system shall be constructed behind and at the base of all retaining walls to allow for adequate drainage and to prevent excessive hydrostatic pressure.

r. Utility trench excavations in slope areas or within the zone of influence of structures should be properly backfilled in accordance with the following recommendations:

    i. Pipes shall be bedded with a minimum of 6 inches of pea gravel or approved granular soil. Similar material shall be used to provide a cover of at least 1 foot over the pipe. This backfill shall then be uniformly compacted by mechanical means or jetted to a firm and unyielding condition.

    ii. Remaining backfill may be fine-grained soil. It shall be placed in lifts not exceeding 6 inches in thickness or as determined appropriate, watered or aerated to near optimum moisture content, and

mechanically compacted to a minimum of 90% of the laboratory maximum density.

iii. Piped in the trenches within 5 feet of the top of slopes or on the face of slopes shall be bedded and backfilled with pea gravel or appropriate granular soils as described above. The remainder of the trench backfill shall comprise typical on-site fill soil mechanically compacted as described in the previous paragraph.

s. Post-construction slope planting, hydroseeding and other erosion controlling methods shall be implemented to minimize slope erosion and improve slope stability.

t. To reduce blowsand windbreaks, walls, fences, vegetation groundcover, rock, or other stabilizing materials, and installation of an irrigation system or provision of other means of irrigation shall be utilized.

u. Prior to issuance of grading permits, the project applicant shall submit final grading plans for review by the City of Palm Springs Building and Safety Department.

Hazards and Hazardous Materials Impacts

Buildout of the College Park Specific Plan project could result in an increase in the generation or disposal of hazardous materials. Planned development includes a 118-acre community college and associated renewable energy park (GreenPark), both of which will involve the use of potentially hazardous and/or toxic materials. The College will store a wide range of chemicals for buildings and facilities maintenance, for classroom laboratories and research facilities, and for central plant operations. On-campus business incubators may also use hazardous or toxic materials in the development of equipment and technologies.

There are a number of commercial and industrial businesses within the planning area that are known to store, use, and/or generate potentially hazardous materials. Fuel releases have been reported at two of the properties within or immediately adjacent to the planning area. New development has the potential to introduce new sources of hazardous and toxic materials to the planning area, and could have Mitigation measures are required to assure that impacts from hazardous and toxic materials are reduced to less than significant levels.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts associated with hazardous materials' use, transport or disposal, or sites which may have buried hazardous materials to less than significant levels, as follows:

a. Due to the possible presence of unknown releases at other onsite commercial and industrial properties, comprehensive Phase I environmental site assessments (per ASTM Standard E1527-05) shall be conducted at each onsite commercial and light industrial property prior to consideration of their redevelopment. These properties include, but are not limited to, the fuel station (Valero), metal plating shop (Palm Springs Plating), and automotive repair/maintenance facilities.

b. Project proponents for future development within the Specific Plan area shall comply with all applicable federal, state and regional permitting requirements for hazardous and toxic materials generation and handling, including the following:

    i. If it is determined that hazardous wastes are, or will be, generated by any proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If so, the proposed facility shall obtain a US EPA Identification Number by contacting (800) 618-6942.

    ii. If hazardous wastes are (a) stored in tanks or containers for more than ninety days, (b) treated onsite, or (c) disposed of onsite, then a permit from the Department of Toxic Substances Control (DTSC) may be required. If so, the proposed facility shall contact DTSC at (818) 551-2171 to initiate pre application discussions and determine the permitting process applicable to the facility.

    iii. In addition, certain hazardous waste treatment processes may require authorization from the Local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting the local CUPA, which includes the City Fire Department and the County Environmental Health Division.

c. During project construction and implementation, the handling, storage, transport, and disposal of all chemicals, including herbicides and pesticides, runoff, hazardous materials and waste used on, or at, the project site, shall be in accordance with applicable local, state, and federal regulations.

d. If existing structures or facilities within the area are found to contain potentially hazardous materials (such as: asbestos-containing material, lead-based paint, and mercury or PCB-containing material) such materials shall be removed properly prior to any further site disturbance in the affected area, and disposed of at appropriate landfills or recycled, in accordance with the regulatory guidance provided in California Code of Regulation (CCR) and following the requirements of the Universal Waste Rule (40 CFR part 9).

e. Project proponents for future development within the Specific Plan area shall coordinate with the City Fire Department to reduce the level of risk and facilitate fire department response to emergency events.

f. Project proponents for future development within the Specific Plan area shall ensure that storage of hazardous materials and waste shall be secured so as to minimize risk of upset in the event of groundshaking associated with earthquakes.

g. The onsite groundwater wells shall be monitored for water quality by the Desert Water Agency.

Hydrology and Water Resources Impacts

The Specific Plan does provide for the development of housing on lands located at the discharge point of the drainage and remnant levee located immediately north of the Palm Springs Villas development. The likely discharge from this facility is not known, and there is no evidence of the levee and drain system conveying runoff at least in recent years. It appears that the drainage area for this channel is quite limited, with the construction of the Chino Canyon diversion levee and the limited watershed potentially draining to this facility. Nonetheless, prior to any development planning on lands located at the northwest corner of McCarthy Road and San Rafael Drive, a hydrology study must be prepared to quantify runoff and rates of discharge that must be accommodated.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts associated with drainage patterns to less than significant levels, as follows:

   a. Development projects implementing the Specific Plan shall comply with specific design criteria for retention basins and the direct discharge of runoff in accordance the requirements of the City and RCFCWCD.

   b. Retention basin design shall, at a minimum, provide 100% on-site storage of the net increase in 100-year flood 24-hour storm runoff, generated by and within the project boundaries.

   c. On-site stormwater retention facilities shall be designed and developed as integral parts of the street parkway and/or adjoining development site, in a manner consistent with the College Park Specific Plan.

   d. The City and RCFCWCD shall assure that adequate evacuation routes, as well as ingress and egress access for emergency response vehicles and personnel, are clearly marked and available to residents during a major flooding event.

e. All roof and canopy drainage shall be conveyed to the street or off-site in an approved, non-erosive manner. Drainage from the development site, whether from retention basins or streets, shall be conveyed in an approved manner that prevents erosion or instability. Water from off-site sources shall not be allowed to be diverted onto adjoining lands, but shall be conducted through the site in a non-erosive manner.

f. Future flood control plans required of the project developer shall include specific recommendations and/or designs regarding pollution control techniques to be applied to keep pollutants, including herbicides, pesticides and hydrocarbons, out of surface water and groundwater. Mitigation measures may include specifically designed open space areas such as artificial bio-filters where nuisance and otherwise potentially contaminated on-site runoff shall be retained.

g. Pollution control techniques/facilities shall be incorporated into each implementing project's design to keep pollutants out of surface and ground waters. Mitigation measures shall include periodic street cleaning, the careful control/monitoring of pesticides and fertilizers, and the intercepting and/or pre-treatment of urban runoff within retention areas and prior to percolation. Each applicant shall be required to prepare a State Water Pollution Prevention Plan (SWPPP) and submit the plan to the local office of the California Regional Water Quality Control Board.

h. The City shall coordinate and cooperate with RCFCWCD in achieving optimum multiple use of major drainage facilities, including area flood control facilities, and designing safe and attractive recreational facilities, which are consistent with the functional requirements of these facilities.

i. The City and RCFCWCD shall continue to update hydrologic conditions in the City and Specific Plan study area, and plan and, as necessary, pro-actively coordinate with other responsible agencies in upgrading the local and regional drainage system.

j. A detailed hydraulic analysis of proposed conveyances, retention areas and points of discharge shall be reviewed and approved by the City and/or RCFCWCD. Plans and quantitative analysis for each project drainage facility shall be submitted to the appropriate agency and approved prior to the issuance of building permits.

k. Each applicant shall develop interim measures to control and contain sediment and debris during grading and construction. These measures shall be submitted to the City and/or RCFCWCD for approval. Near and long-term measures that are responsive to National Pollutant Discharge Elimination System (NPDES) requirements must also be approved by the appropriate agencies.

l. Strategic placement of fill and structures, and the integration of depressed areas, shall be optimized to provide naturalized and accessible open space areas that provide retention for the 100-year 24-hour storm.

m. Both cut and fill from site grading may be used as a sacrificial erosion buffer to mitigate lateral erosion. A minimum buffer may be appropriately provided in those areas consistent with criteria set by the City and/or RCFCWCD.

n. Sidewalks and pedestrian and bike paths shall be constructed in such a manner as to avoid obstruction of storm flows in the curb and elsewhere in the street right-of-way, and to resist erosion to the greatest extent practicable.

Noise Impacts

Noise associated with implementation of the Specific Plan will include short-term and long-term impacts. Short-term impacts are those related to demolition of some existing buildings in the industrial area, as well as grading and construction of new development. While these activities are expected to result in intermittent, intrusive noise levels, they are not expected to cause severe or long-term effects. Noise impacts associated with these activities are temporary and will cease when construction is complete. Construction activities are limited to days and hours set forth in the City municipal code. Noise impacts associated with demolition and construction and demolition activities may include clearing, grading, hauling, framing, and completion of structures. There will also be noise associated with transport of workers, equipment and building materials to and from the site. Earth moving equipment, such as bulldozers, backfillers, and front loaders, could generate noise levels of between 73 and 96 dBA at 50 feet. The erection of structures can generate noise levels between 79 to 89 dBA at 50 feet. The highest noise levels are generally associated with the foundation phase of construction, with ranges of 88 to 96 dBA at 50 feet. Mitigation measures will reduce temporary construction noise impacts to less than significant levels.

There are several sensitive receptors in the planning area and vicinity, including residential development, churches, and the Desert Highland Park, JOJ Unity Center and Even Start Center. A public Head Start Program is also located near the park. Construction activities will include those associated with the College of the Desert West Valley Campus, as well as approved and proposed projects in the planning area. The extension of the Sunrise Parkway west of Indian Canyon Drive will also be required to serve the initial and subsequent phases of the West Valley Campus; traffic on this roadway could result in traffic noise impacts to the campus.

Implementation of the Specific Plan will also result in long-term noise impacts associated with operation of land uses in the Specific Plan area. These include but are not limited to increased noise associated with commercial, industrial and business park operations and noise associated with on-campus activities at the COD WVC. The most notable long-term impacts will be from noise from increased motor vehicle traffic associated with the project. Perceptible noise increases (greater than 3.0 dBA) are

projected along five roadway segments in the study area. These are listed as follows and are further discussed below.

- Sunrise Parkway: 3.2 dBA
- Tramview Road: 7.6 dBA
- Corozon Road: 7.6 dBA
- Rosa Parks Road: 4.9 dBA
- Radio Road: 4.6 dBA

Based on these projections, along Sunrise Parkway east of North Palm Canyon Drive, the unattenuated 65 dB CNEL contour will extend 250 feet from centerline. Rear yard perimeter walls along the northern portion of the Mountain Gate neighborhood are located approximately 180 feet from the future centerline. Therefore, the rear yards of these lots would be within the 65 dB CNEL contour for noise from motor vehicle traffic along this roadway segment. The 70 dB CNEL contour would be located 79 feet from centerline.

Noise impacts from traffic along Sunrise Parkway to the COD West Valley Campus were modeled using a variety of scenarios. Variable factors included average speed and vehicle mix, including trucks. The worst-case scenario of an average speed of 45 mph and an 8% truck mix for year 2030, with full enrollment (10,000 FTES) at the COD WVC was used. Based on this scenario, noise levels at 50 feet from the centerline are projected at 75.5 CNEL, with a 65 dB CNEL contour at 493 feet from the centerline.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts associated with short and long term noise levels, to less than significant levels, as follows:

   a. Construction activities shall comply with the hours of operation and noise levels identified in the City Noise Ordinance. Construction activities on-site shall be restricted to the hours between 7:00 a.m. and 7:00 p.m. on weekdays and the hours of 8:00 a.m. and 5:00 p.m. on Saturday to minimize the potential for noise impacts during more sensitive time periods, as specified by Palm Springs Municipal Code, Section 8.04.220. No construction will be permitted on Sundays or on Thanksgiving Day, Christmas Day, New Years Day, July 4th, Labor Day or Memorial Day.

   b. Future on-site development shall comply with all relevant development standards and Palm Springs Municipal Code requirements to ensure that grading and construction activities and site operations do not create adverse noise impacts beyond the site boundaries, as specified in the Noise Ordinance (Palm Springs Municipal Code Chapter 11.74). Consistent with City General Plan policies, construction activities shall incorporate feasible and practical techniques that minimize the noise

impacts on adjacent uses, such as the use of mufflers and intake silencers no less effective than originally equipped.

c. Prior to issuance of any grading or building permits, specifications shall be prepared that identify contract requirements regarding the attenuation of noise from construction vehicles and activities. The specifications shall include but not be limited to the following:

   i. Project developers shall develop and submit for approval a construction traffic routing plan that demonstrates, to the extent feasible, avoidance of routes with adjacent noise sensitive receptors.

   ii. The contractor shall comply with all local sound control and noise level rules, regulations and ordinances that apply to any and all work performed pursuant to the contract.

   iii. Each internal combustion engine, used for any purpose on the job or related to the job, shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the project site without said muffler.

   iv. Construction activities shall incorporate feasible and practical techniques that minimize noise impacts on adjacent uses.

   v. All construction equipment, fixed or mobile, should be equipped with properly operating and maintained mufflers.

   vi. Stationary equipment should be placed such that emitted noise is directed away from noise-sensitive receptors.

   vii. Stockpiling and vehicle staging areas should be located as far as practical from noise-sensitive receptors.

   viii. Every effort should be made to create the greatest distance between noise sources and sensitive receptors during construction activities.

   ix. The noisiest construction operations shall be arranged to occur together in the construction program to avoid continuing periods of greater annoyance.

   x. All construction equipment shall be in proper working order and maintained in a proper state of tune to reduce backfires.

   xi. Parking, refueling and servicing operations for all heavy equipment and on-site construction vehicles shall be located as far as practical from existing homes, churches, and other noise-sensitive land uses.

On-Site Operational and Stationary Noise

a. Future on-site development shall comply with all relevant noise policies set forth in the Noise Element of the Palm Springs General Plan to minimize operational noise impacts, including but not limited to the following:

   i. Truck access routes and hours shall be reviewed and limited to minimize the potential for adverse impacts on the adjacent community related to trucks entering and leaving the site to make deliveries.

   ii. Early morning trash pickup shall be restricted to less sensitive land use areas where possible, and early morning pickup areas shall be rotated where restrictions are not possible.

   iii. Access to loading and trash enclosures shall be located at the maximum practical distance from residential parcels. When detailed designs are being developed for the campus, future noise levels should be evaluated for design purposes by a qualified noise consultant to insure that the site design minimizes noise intrusion into the campus from Sunrise Parkway and Indian Canyon Drive and incorporates the necessary noise mitigation to meet City noise standards for institutional uses.

b. Specific site planning and architectural design techniques shall be incorporated in detailed plans for the West Valley Campus of the College of the Desert to minimize the potential for noise levels generated within the campus and by vehicles traveling to and from the campus to impact the adjacent community.

c. New residential developments shall be constructed in areas within the CPSP site exposed to noise levels greater than 60 dB CNEL only if appropriate mitigation measures are included such that applicable noise standards are met.

d. Parking for commercial uses adjacent to residential areas shall be enclosed within a structure or separated by a solid wall with quality landscaping as a visual buffer.

Public Services

Fire Protection

Future increases in population are expected to require one additional Fire Department staff to maintain current staffing levels. Future campus development will result in increased activity and may require additional staff beyond that needed to serve the buildout population of the CPSP. Increases in population, construction of new structures associated with new development, including the COD campus, and campus-related activities may require additional fire stations, equipment, firefighters and personnel. Construction of the campus site is expected to require an extension of the water main

and the installation of fire hydrants. In order to reduce potential demand for fire protection services, mitigation measures are required.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts associated with fire protection to less than significant levels, as follows:

   a. Prior to issuance of building permits for development projects within the Specific Plan area, developers shall submit, as appropriate, standard facility plans and shall demonstrate conformance with Uniform Building Code, Uniform Fire Code, and all applicable fire regulations and codes and the requirements of the City Fire Department.

   b. Fire codes and all other applicable fire protection standards shall be enforced through the City's planning review process.

   c. The citing of facilities that may involve the use and/or storage of hazardous, flammable, or explosive materials shall be conducted in such a manner that ensure the highest level of safety, and strict conformance with the Uniform Fire Code and other applicable codes and regulations.

   d. All plans for sprinklers, fire alarms and other fire protection measures shall be submitted to the Division of the State Architect and/or the City Fire Marshall, as required.

   e. Prior to submittal of new building plans to the Division of the State Architect, the College shall submit, as appropriate, standard facility identification plans to the Palm Springs Fire Department that demonstrate conformance with all applicable fire regulations and codes and the requirements.

   f. Fire protection measures for the COD West Valley Campus shall be provided in accordance with Division of the State Architect, NFPA, UFC and UBC or any recognized Fire Protection Standards.

   g. The City and the Desert Community College District shall continue to confer with the Desert Water Agency to assure adequate water supplies and pressure for existing and proposed development.

Police Protection

Build-out of the College Park Specific Plan is expected to generate an increased demand for police protection services in the City through development of new residential, commercial, industrial and business park uses, as well as the COD campus. Based on the standards set forth above and a potential increase in population of 905, buildout of non-campus development in the planning area is expected to require one additional police staff. As required by the City, all new development will be designed to incorporate defensible space. Mitigation measures are set forth below to further reduce impacts to police services.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts associated with police protection to less than significant levels, as follows:

   a. As part of the planning review process, the City Planning Department, the Palm Springs Police Chief, and, where appropriate, College security personnel, shall evaluate project development plans from a "defensible space" perspective to maximize safety.

   b. The College should develop a coordinated program that allows the City Police Department to augment and work in coordinated efforts with campus security.

   c. The College shall implement a security system in accordance with the provision of the Campus Standards Handbook.

Schools

Based on the number of and type of units expected at buildout of the Specific Plan, implementation of the CPSP is not expected to generate a substantial increase in the K-12 student population in the planning area. As a generator of new jobs, the project may contribute to a limited cumulative increase in the population of the City of Palm Springs. However, this is not expected to result in significant adverse impacts on the educational facilities in the area. The project will be required to pay the State mandated school impact fees in place at the time of issuance of building permits. These fees are designed to offset the demand for facilities placed on the PSUSD by new development. The payment of the fees will assure that impacts associated with additional students will be less than significant.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts associated with police protection to less than significant levels, as follows:

   a. Project developers shall pay the statutory school mitigation fees of $3.29 per square foot of residential development and $0.42 per square foot of commercial development.

Parks & Recreation

The City has established standards for provision of parkland, which are set forth in the General Plan. For single-family residential developments, a minimum of 5 acres of developed parkland is required per 1,000 residents. Of these lands, 2.5 acres are to be allocated towards community parks and 2.5 acres for neighborhood parks. Currently, the City exceeds this standard for full-time and seasonal residents.

The land use plan proposes development of up to 235 multi-family residential units, of which approximately 100 units could be second units within existing single-family neighborhoods. Future proposed new multi-family residential projects will occupy approximately 12.4 acres. As noted above, open space allocation standards set forth in the Specific Plan provides for up to 30% of multi-family development to be set aside as usable open space, including outdoor living and recreation areas space. Based on this standard, new multi-family development will be required to provide approximately 3.72 acres of open space and parklands.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts associated with parks to less than significant levels, as follows:

   a. Developers of multi-family projects in the CPSP planning area shall be encouraged to dedicate 30% of net developable lands to usable landscaped open space, including outdoor living and recreation areas, pools, sand volleyball courts and community recreation building.

   b. Residential development shall adhere to requirements of the City General Plan standard for implementation of the Quimby Act, to ensure adequate recreational facilities in each residential subdivision, and which in conjunction with public parklands provides a minimum of 5 acres of active recreational amenities for each 1,000 increase in project population

Transportation and Traffic Impacts

At buildout in year 2030, the College Park Specific Plan is projected to generate approximately 19,100 new trip-ends on a typical weekday as a result of the proposed future development. Of that total, 1,800 trip-ends would be generated during the morning peak hour (1,085 inbound and 715 outbound), and 1,823 trip-ends would be generated during the evening peak hour (1,082 inbound and 741 outbound). Primary access to the College Park Specific Plan area is from Indian Canyon Drive, with San Rafael Drive also providing essential access to the east and west, including convenient access to Highway 111 and I-10 westbound.

The intersection of Indian Canyon Drive and San Rafael Drive is the only signalized intersection in the planning area; none of the other intersections adjacent to the project site along Indian Canyon Drive are currently signalized. With CPSP buildout, traffic signals will be required along Indian Canyon Drive at one-quarter mile intervals north of San Rafael Drive (i.e., at Rosa Parks Road, Tramview Road, and Sunrise Parkway).

The intersection of Indian Canyon Drive and Radio Road is unsignalized and the level of service is expected to drop for the eastbound motorists from LOS C to LOS E in the evening peak hour of the year 2014. Radio Road is located too close to Rosa Parks

Road to make the intersection with Indian Canyon Drive a desirable location for a future traffic signal.

The intersection of Indian Canyon Drive and Via Escuela is unsignalized and the level of service is expected to drop for the eastbound motorists to LOS F in the evening peak hour of the year 2014. Signal warrants are not expected to be met at this intersection and alternative routes are available to motorists.

Three of the key intersections are currently unsignalized but appear to meet rural peak hour traffic signal warrants; they are not expected to provide acceptable levels of service in the peak hours by the year 2014 without signalization. These three intersections include: the intersections of Indian Canyon Drive with Sunrise Parkway, Rosa Parks Road and Tramview Road.

At the intersection of Farrell Drive and Vista Chino a new dedicated northbound right-turn lane will be required to accommodate the projected traffic volumes (including traffic generated by the initial phase of CPSP development.) This will allow this intersection to meet the City's minimum performance standard in the year 2014.

The initial 2014 phase of CPSP development will require improvements at the intersection of Indian Canyon Drive and Sunrise Parkway. With the initial phase of campus development, this intersection will meet signal warrants and require signalization with or without other project–related traffic.

With one exception, no additional intersection approach lanes would be needed at any of the unsignalized key intersections to mitigate projected traffic volume increases between the year 2014 and the year 2030. The intersection of Avenida Caballeros and San Rafael Drive is projected to meet traffic signal warrants and require signalization to operate at acceptable levels of service in the year 2030 with the CPSP project.

For the year 2030 analysis, it was assumed that the General Plan land use pattern has built out and that campus traffic was factored. The extension of Sunrise Parkway west to North Palm Canyon Drive /Highway 111 and east to Sunrise Way is also assumed. This roadway has been presumed necessary to carry substantial future traffic; however, the needed capacity of this roadway, beyond the access it provided to the college, can be served by a two-lane road. The re-distribution of approximately 4,000 vehicles per day from this west segment onto San Rafael Drive will have a less than significant impact on this roadway's capacity, continuing to operate at LOS A or B at 2030 General Plan buildout.

The proposed College Park Specific Plan project is expected to have an impact on local traffic conditions; however, with the incorporation of mitigation the overall impacts will be reduced to levels that are less than significant and that maintain required levels of service.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts

associated with increases in traffic, changes in levels of service and design hazards to less than significant levels, as follows:

a. Continued development will increase traffic volumes on several CPSP roadways, although some will remain stable for the long-term. To address the roadway capacity needs of the CPSP planning area and vicinity, a variety of actions will be needed for local roadways to meet the City minimum performance standard in the year 2014, including signalization and/or additional intersection approach lanes at four of the key intersections (one of which is located outside the planning area) as detailed below.

   i. Indian Canyon Drive at Tramview Road (4)
      1. Add a southbound right-turn deceleration lane*
      2.Restripe an eastbound left-turn lane*
      3. Signalize intersection and provide northbound left-turn phasing
      * These improvements are recommended but not required to achieve LOS D in the peak hours.

   ii. Indian Canyon Drive at Rosa Parks Road (6)
      1. Signalize intersection and provide northbound left-turn phasing

   iii. Farrell Drive at Vista Chino (20)
      1. Add a dedicated northbound right-turn lane

   iv. Indian Canyon Drive at Sunrise Parkway (22)**
      1. Add a southbound right-turn lane
      2. Restripe a southbound left-turn lane
      3. Restripe westbound approach to provide a right-turn lane, through lane, and a left-turn lane
      4. Stripe a northbound right-turn lane
      5.Stripe a northbound left-turn lane
      6. Add an eastbound shared through/right lane
      7. Add an eastbound left-turn lane
      8. Signalize intersection with left-turn phasing for all four directions
      ** Although the 2014 peak hour intersection analysis assumed that the intersection of Indian Canyon Drive at Sunrise Parkway would be improved to its ultimate configuration when the intersection is modified to provide access to the College of the Desert, the configuration shown above represents the minimum lane configuration to accommodate year 2014 volumes with CPSP traffic generated by the Preferred Alternative.

b. Actions and improvements needed to meet the City of Palm Springs minimum performance standard in the year 2030 include signalization and/or additional intersection approach lanes beyond existing improvements at seven of the key intersections, as detailed below. Three of these intersections abut the planning area and will facilitate site access. The intersection improvements, which were identified as year 2014 improvements above, are identified with brackets below.

i. Indian Canyon Drive at Tramview Road (4)
   1. Add a southbound right-turn deceleration lane]
   2. Restripe an eastbound left-turn lane]
   3. Signalize intersection and provide northbound left-turn phasing]

ii. Indian Canyon Drive at Rosa Parks Road (6)
   1. Signalize intersection and provide northbound left-turn phasing]

iii. Indian Canyon Drive at Vista Chino (11)
   1. Add a dedicated northbound right-turn lane
   2. Add a dedicated westbound right-turn lane

iv. Avenida Caballeros @ San Rafael Drive (12)
   1. Signalize intersection

v. Sunrise Way at Vista Chino (18)
   1. Add a second southbound left-turn lane

vi. Farrell Drive at Vista Chino (20)
   1. Add a second southbound left-turn lane
   2. Add a westbound dedicated right-turn lane
   3. Add a second westbound left-turn lane
   4. Add a northbound right-turn lane]

vii. Indian Canyon Drive at Sunrise Parkway (22)
   1. Add a southbound right-turn lane]
   2. Restripe a southbound left-turn lane]
   3. Restripe westbound approach to provide a right-turn lane,]
   4. Through lane, and a left-turn lane]
   5. Stripe a northbound right-turn lane]
   6. Stripe a northbound left-turn lane]
   7. Add an eastbound shared through/right lane]
   8. Add an eastbound left-turn lane]
   9. Signalize intersection with left-turn phasing for all four directions]
   10. Add a second southbound through lane
   11. Add a second westbound through lane
   12. Add a second northbound through lane
   13. Add an eastbound right-turn lane
   14. Add a second eastbound through lane
   15. Add a second eastbound left-turn lane

c. Individual project proponents shall dedicate appropriate rights-of-way to accommodate the ultimate improvement of the master planned roadways within and abutting the CPSP planning area (i.e., Indian Canyon Drive, San Rafael Drive, Sunrise Parkway, McCarthy Road, Radio Road, and Tramview Road).

d. Master planned street or half-street improvements (as appropriate) will be made in conjunction with the future CPSP development and additional off-site improvement may be required to assure safe operating conditions.

e. LOS D or better operation shall be maintained at the signalized key intersections in the peak hours on weekdays during the peak season.

f. Indian Canyon Drive at Corozon Avenue and Radio Road: Upon General Plan build-out conditions, the minor-street approaches with the most delay at three of the four unsignalized key intersections are projected to operate at LOS E or F. If traffic volumes on Indian Canyon Drive at Corozon Avenue or Radio Road increase to the point that it is no longer feasible to safely make an eastbound left-turn from the minor-street approach across the flow of traffic on Indian Canyon Drive, the median break on Indian Canyon Drive may need to be closed or channelized to create a directional median opening that restricts the eastbound left-turn movement. If the median opening on Indian Canyon Drive is modified in this manner, it may be feasible to provide additional access to Planning Area 5 via a new one-way (northbound) roadway connecting Radio Road to Rosa Parks Road near Indian Canyon Drive.

g. Via Escuela at Indian Canyon Drive: The intersection of Indian Canyon Drive and Via Escuela currently operates at LOS D on the minor-street approach (Via Escuela) with the most delay, but this approach is expected to operate at LOS E or F as traffic volumes increase on Indian Canyon Drive. The approach volumes on the minor street are not projected to be sufficient to exceed the minimum volume threshold necessary to warrant a traffic signal, and may never be sufficient to satisfy signal warrants. As the minor-street approach delay increases, motorists may divert to other routes to avoid the delay at this intersection. It may not be necessary to ever signalize this intersection since there are parallel routes with sufficient capacity available which also have a traffic signal control at Indian Canyon Drive.

h. San Rafael Drive: The City shall secure additional rights-of-way along San Rafael Drive to allow its buildout at General Plan standards. To fully improve San Rafael Drive to its master planned cross-section, some of the existing industrial buildings along the north side of San Rafael Drive would have to be removed. The north side of San Rafael Drive, 950 feet west of Indian Canyon Drive, is occupied by industrial developments, which intrude into the future 44-foot north right-of-way of this roadway up to the master planned centerline of San Rafael Drive. Paved improvements in this area are restricted to the southern half of the San Rafael Drive, and westbound motorists are currently forced to swerve to the south around the industrial development located on the north side of this roadway.

i. San Rafael Drive and Indian Canyon Drive: As currently developed, the southbound approach at the intersection of San Rafael Drive and Indian Canyon Drive provides two southbound through lanes, but does not provide on-street parking. Neither does it provide pavement for an exclusive right-turn lane or a bike lane at this location. If the Julian's Market property is planned for redevelopment the City shall take the opportunity to address the reduced right-of-way along Indian Canyon Drive and determine whether additional rights-of-way should be secured.

j. San Rafael Place: The City shall initiate an effort to acquire additional land to provide a connection between the western terminus of San Rafael Place and Del Sol Road to the north, as shown in Section VII of the College Park Specific Plan. Long-term planning for this area proposed in the Specific Plan shall also be pursued in conjunction with the securing of remaining needed rights-of-way for San Rafael Drive.

k. Individual project proponents will comply with City requirements regarding the provision of master planned bikeways adjacent to the project site. The project proponent will also coordinate with the SunLine Transit Agency regarding the need for and design features of public transit facilities within the CPSP site.

Utilities and Service Systems

Water Quality & Water Supply

The quality of the groundwater is dependent on a number of factors, including the source of the water, the type of water-bearing materials in which it occurs, hydrologic factors such as groundwater recharge, and the quality of well maintenance. The California Regional Water Quality Control Board implements federal and state laws to assure that water quality standards are met. Planning, management, and enforcement of these laws have resulted in good to excellent water quality in the Whitewater River Subbasin.

A Water Supply Assessment was conducted for the College Park Specific Plan, quantifies the estimated water demand associated with existing land uses, and projects the future water demand that will be generated by new development within the Specific Plan planning area. Construction of the new development described in the College Park Specific Plan will result in approximately 431 residential units, 650,000 square feet of institutional development for the proposed College of Desert West Valley Campus, 82,170 square feet of commercial development, 44,928 square feet of business park, and 286,604 square feet of light industrial land uses. The proposed land uses will result in an annual water demand of 382 acre-feet per year or 0.34 million gallons per day (mgd). To meet this need, water will come from the local groundwater aquifer.

Surface water, recycled water, imported water and groundwater are the water supply sources available within DWA's service area. DWA has existing water entitlements, rights and contracts to meet future demand as needed over time, and has committed sufficient capital resources and planned investments in various water programs and facilities to serve existing and planned customers. Development of the proposed project will not result in an adverse effect to any of the water supply sources available to DWA or CVWD.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than

significant levels. The EIR includes mitigation measures designed to reduce the potential impacts associated with water facilities and water supply to less than significant levels, as follows:

a. Drought tolerant and native desert landscaping shall be used in all non-turf areas of project landscaping. Boulders, cobble, gravels and crushed granitic materials, shall be used throughout landscaped areas to naturalize the design, provide additional structure and pattern, and eliminate or reduce the need for water in these areas.

b. Turf areas shall be limited to areas of maximum human contact, such as recreation and sports areas or areas with heavy foot traffic or activity. Large, non-functional turf areas, such as those fronting roadways, shall be prohibited.

c. Landscaped areas shall utilize efficient irrigation systems that minimize runoff and evaporation, and maximize effective watering of plant roots. Landscape areas shall be outfitted with moisture detectors and ET controllers to maximize irrigation efficiency. Landscape plans shall be approved by the City and DWA prior to installation.

d. The use of low-flush toilets and water-conserving shower heads and faucets shall be required in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Code of Regulations Section 1601(b), and applicable sections of Title 24 of the State Code.

e. In accordance with the General Construction Activities Stormwater Permit issued by the California State Water Resources Control Board, project proponents shall develop and implement a stormwater pollution prevention plan (SWPPP) specifying best management practices (BMPs) to reduce construction-related stormwater runoff pollution to acceptable levels.

f. Project proponents shall contribute to funds to Desert Water Agency for the purpose of purchasing additional water supplies to be imported into the basin.

g. In order to increase efficient water use within existing development the City and DWA shall encourage the installation of water efficient landscaping and replacing older appliances with water efficient models, installing low flush toilets, showers, and faucets, can greatly reduce water demand.

Wastewater

Existing development in the planning area is adequately served by existing wastewater collection and treatment facilities, and future development in the planning area will connect to the existing network of wastewater collection lines. The COD campus site will connect to existing lines within roadways bordering the campus site via laterals extending to existing lines.

Based on estimated demand at project buildout, increased demand for wastewater collection and treatment services are not expected to be significant. The City-owned wastewater treatment plant has additional capacity to serve future development in the near to mid-term. Nevertheless, demand for these facilities and services will increase as the planning area builds out. Buildout of the planning area is expected to occur gradually and in phases, with campus buildout through year 2030. Increased demand will occur over an extended period.

Findings:

2. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts associated with wastewater treatment capacity to less than significant levels, as follows:

   a. The City, DWA, COD and other project developers shall continue to coordinate to ensure that there are adequate wastewater collection and treatment facilities to serve the planning area.

   b. The City, COD, and other project developers shall coordinate with DWA to monitor demand for tertiary treated water within the planning area, and shall investigate the feasibility of providing tertiary treated water to meet the demand.

   c. Prior to the issuance of grading permits, future development shall be required to prepare and submit plans to secure all necessary approvals prior to initiating construction of on-site sewage collection systems.

Solid Waste

Much of the solid waste collected in Palm Springs is transported to the Edom Hill Transfer Station (EHTS), formerly the site of the Riverside County Landfill. The EHTS is owned and operated by Burrtec Waste. As a transfer station, EHTS is permitted to receive 2,600 tons of waste per day. Solid waste from the transfer station is disposed of at one of three landfills. Approved and proposed land uses proposed under the Specific Plan will generate approximately 1,607 tons of solid waste annually. Although this does not represent an unusually high quantity, it will result in an increase in the volume of solid waste generated over time.

Findings:

1. Changes, alterations, and other measures have been made in or incorporated into the project which will mitigate impacts to less than significant levels. The EIR includes mitigation measures designed to reduce the potential impacts associated with landfill capacity to less than significant levels, as follows:

   a. Developers and COD shall implement recycling programs for all components of the development projects, including but not limited to

commercial, industrial, institutional and residential uses. Recycling programs should include separate recycling containers (i.e. glass-only, aluminum-only, and paper-only dumpsters).

b. Project developers, COD and homeowners and property owners associations shall contract for landscaping services from a company which composts its waste for landscaping debris generated by development in the planning area. Several landscaping firms in the Coachella Valley are currently utilizing composting for waste disposal. On-site composting and grass recycling (whereby lawn clippings are left on the lawn) is also encouraged, wherever possible.

E. SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL IMPACTS

Air Quality Impacts

Operational emissions of criteria pollutants are associated with day-to-day operations of the proposed project at buildout, including power plant emissions, area source emissions, and mobile source emissions under the business as usual development. Three threshold criteria pollutants are expected to be exceeded without the application of mitigation measures; these include carbon monoxide, nitrogen oxides, and reactive organic gasses. These impacts can be mitigated to a certain degree, but cannot be reduced to levels below the SCAQMD thresholds. Although emissions from operation will be mitigated to the greatest extent practicable, thresholds for CO, NOx, and ROG from moving sources are expected to be significant and unavoidable.

Build out of the proposed project is estimated to generate 35,110 metric tons of carbon dioxide equivalent per year of greenhouse gases. The implementation of sustainable design strategies included in the Specific Plan and proposed for the College Master Plan, will help reduce emissions from electricity and natural gas. These proposed sustainable design strategies will help reduce greenhouse gases to 24,886 CO2e per year. The implementation of the proposed project, however, will still increase GHG emissions, which is inconsistent with the requirements of SB32, to reduce GHG emissions to 1990 levels. The impacts of build out of the proposed project on GHG emissions will therefore be significant, even with the implementation of mitigation measures.

Mitigation measures shall be applied to all phases of project development. However, operational air quality impacts from moving sources and greenhouse gas emissions are expected to be significant, even with the implementation of the following mitigation measures.

1. Grading and development permits shall be reviewed and conditioned to require the provision of all reasonably available methods and technologies to assure the minimal emissions of pollutants from the development, including proper vehicle maintenance and site watering schedules.

2. To reduce construction-related traffic congestion, the developer and contractors shall configure construction parking to minimize traffic interference; provide a flag person to ensure safety at construction sites, as necessary; and schedule operations affecting roadways for off-peak hours, as practical.

3. In response to requirements of SCAQMD to monitor air quality impacts associated with fugitive dust from site disturbance and grading activities, all construction activities within the project boundary shall be subject to Rule 401 Visible Emissions, Rule 402 Nuisance, and Rule 403 Fugitive Dust.[2] The City shall coordinate with the project developers to encourage the phasing and staging of development to assure the lowest construction-related pollutant emission levels practical. As part of the

[2] "Final 2003 Coachella Valley PM10 State Implementation Plan," prepared by the South Coast Air Quality Management District, August 1, 2003.

grading permit process, the applicant shall concurrently submit a dust control plan as required by SCAQMD in compliance with Rule 403.

4. To minimize indirect source emissions, the developer shall:
   - install low-polluting and high-efficiency appliances;
   - install energy-efficient street lighting; and
   - landscape with native and other appropriate drought-resistant species to reduce water consumption and to provide passive solar benefits.

5. To minimize building energy requirements, the developer may also implement the following:
   - assure the thermal integrity of buildings and reduce the thermal load with automated time clocks or occupant sensors;
   - use efficient window glazing, wall insulation and ventilation methods;
   - install light colored "cool" roofs and cool pavement;
   - introduce efficient heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces and boiler units;
   - incorporate appropriate passive solar design, including solar heaters, and solar water heaters, to the greatest extent feasible;
   - use devices that minimize the combustion of fossil fuels; and
   - capture waste heat and re-employ this heat, where feasible.

6. Architecture and building design and materials for College of the Desert facilities shall utilize green buildings and alignment principals, including standards as defined in the Leadership in Energy and Environmental Design (LEED) Green Building standards, the use of solar panels, and other appropriate sustainable design strategies to assure that a net zero energy demand is realized.

7. Onsite buildings and development, other than the college, including substantial remodeling of existing development, shall exceed Title 24 requirements by a minimum of 20%.

8. The College should offer educational programs and demonstration gardens to inform the public and businesses of energy and water efficient techniques and sustainable practices.

9. Recycling and composting facilities and programs shall be made available to divert the landfill waste stream.

10. The following design strategies will reduce reliance on traditional automobiles for transportation:
    - provide interconnecting pedestrian and bicycle paths among residential, commercial, recreational, and institutional land uses;
    - establish comprehensive public transit routes that provide shaded seats at bus stop areas;
    - promote the use of electric vehicles and alternative modes of transport by providing safe and convenient bicycle parking and preferential plug-in stations for electric vehicle parking; and
    - incorporate recreational open space adjacent to residential land uses.

11. To reduce PM_{10} emissions, the developer shall implement appropriate and effective measures, including those described in the following menu, and which should be followed to the greatest extent practicable:
    - chemically treat soil at construction sites where activity will cease for at least four consecutive days,
    - pave on-site construction access roads as they are developed; extend paving at least 120 feet from roadway into construction site and clean roadways at the end of each working day,
    - restore vegetative ground cover as soon as construction activities have been completed,
    - chemically treat unpaved roads that carry 20 vehicle trips per day or more,
    - plant tree windbreaks utilizing non-invasive species on the windward perimeter of construction projects, where feasible,
    - cease all construction grading operations and earth moving operations shall cease when winds exceed 30 miles per hour,
    - prior to turf raking, implement effective PM_{10} control programs for turf over-seeding as outlined in the CV-SIP,
    - water site and equipment morning and evening and during all earth-moving operations,
    - spread soil binders on site, unpaved roads, and parking areas,
    - operate street-sweepers on paved roads adjacent to site,
    - re-establish ground cover on construction site through seeding and watering or other appropriate means,
    - pave construction access roads that are to become permanent paved areas, as appropriate.

12. To minimize construction equipment emissions, the developer and contractors shall implement the following:
    - wash off trucks leaving the site,
    - require trucks to maintain two feet of freeboard,
    - properly tune and maintain construction equipment,
    - use low sulfur fuel for construction equipment.

13. To reduce construction-related traffic congestion, the developer and contractors shall implement the following:
    - configure construction parking to minimize traffic interference,
    - provide a flag person to ensure safety at construction sites, as necessary,
    - schedule operations affecting roadways for off-peak hours, as practical.

14. To minimize indirect source emissions, the developer shall:
    - install low-polluting and high-efficiency appliances and lighting,
    - install energy-efficient street lighting,
    - landscape with native and other appropriate drought-resistant species to reduce water consumption and to provide passive solar benefits.

15. To minimize building energy requirements, the developer may also implement the following:

- assure the thermal integrity of new and retrofitted buildings, and reduce the thermal load with automated time clocks or occupant sensors,
- use efficient window glazing, wall insulation and ventilation methods,
- introduce efficient heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces and boiler units,
- incorporate appropriate passive solar design, including solar gain and shade, and solar water heaters, to the greatest extent feasible,
- use devices that minimize the combustion of fossil fuels,
- capture waste heat and re-employ this heat, where feasible.

Findings:

1. The City of Palm Springs hereby finds that impacts from nitrogen oxide, carbon monoxide, ROG and GHG emissions during operation of the project at build out constitute a significant unavoidable impact to air quality. Even with the implementation of mitigation measures, air quality impacts associated with carbon monoxide, nitrogen oxides and ROG will exceed SCAQMD thresholds; and GHG emissions will be greater than those on the project site in 1990. All reasonable and feasible mitigation measures that can substantially reduce impacts have been included in the EIR. No other feasible mitigation measures are available to further reduce emissions.

   The City of Palm Springs finds that the remaining unavoidable significant effects are acceptable based on the inclusion of mitigation, the overall inability to mitigate the impacts despite inclusion of mitigation, the benefits associated with the proposed project, objectives established for the proposed project, and specific overriding considerations described in the Statement of Overriding Considerations.

F. FINDINGS REGARDING ALTERNATIVES

CEQA requires the analysis of "a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." (Guidelines, Section 15126.6(c). Therefore, three alternatives were analyzed in the EIR including: the "No Project" Alternative, which considers impacts associated with existing General Plan land uses and densities; Alternative I, the "Less Intense" Project Alternative; and Alternative II the "More Intense" Project Alternative.

A. No Project Alternative

1. Description of Alternative: Under the No Project Alternative, the BLM will retain ownership of approximately 119.37 acres in the northern portion of the planning area. Approved entitlements on all other lands in the planning area will remain in place and be constructed as currently approved. Future development will complete build out of the planning area at maximum allowable densities provided for in the General Plan. This would allow 199 new residential units, including 12 new units in Low Density Residential, 77 units in Medium Density Residential, and 110 new units in Mixed-Use/Mulit-Use Residential. Buildout of the existing General Plan would also allow for 142,659 square feet of commercial, including 59,459 sq. ft. of Commercial, and 83,200 sq. ft. of Mixed Use/Multi-Use Service Industrial. Finally, the No Project Alternative does provide for Institutional uses on 118.2 acres, however this alternative does not propose the COD WVC/Alternative Energy development.

2. Comparison of Effects:

   Aesthetics and Visual Resources: The No Project Alternative proposes no urban development of vacant lands in the northernmost portion of the site, in contrast with all of the other alternatives. These lands will remain under BLM ownership, and based on the uses allowed under current BLM land classification, and consistent with City development standards, it is assumed they would be used for development of alternative energy uses, most likely solar arrays. Impacts would vary based on the intensity of these uses.

   The visual character of these neighborhoods is expected to remain generally as it is currently, with in-fill of single-story residential development occurring on vacant lots, including on lands in the northern portion of PA 4 along Tramview Road.

   Future development under the No Project Alternative will be subject to existing General Plan standards for heights and setbacks, which are to some extent more restrictive than those proposed in the Specific Plan. Overall, the No Project Alternative is expected to result in the least impacts to visual resources in the planning area because of the limitations on use of the BLM property to the north.

Air Quality: Construction impacts for the No Project Alternative are expected to be less than construction impacts projected for the Preferred Alternative. This is because the No Project alternative results in less intense land development.

Under the No Project Alternative, air quality emissions during operation at build out would not exceed any of the SCAQMD thresholds, except for CO. All other criteria pollutant emissions would result in less than significant impacts to air quality.

Under the No Project alternative, greenhouse gas emissions are projected to be less. With the implementation of sustainable design strategies, including development of the onsite solar park, the No Project alternative would result in greenhouse gas emission offsets through the production of onsite alternative energy.

Biological Resources: The No Project alternative will have comparable impacts to the Preferred Alternative. All vacant lands would be expected to eventually develop, with native vegetation would be replaced by landscape materials, some of which could be native plants. The potential impacts to the Whitewater Flood Plain Conservation Area may be modestly reduced due to the assumed development of solar energy arrays instead of the campus on the 119± acre PA 1. Under this alternative, the Sunrise Parkway would eventually be built and would generate at least some impacts to the adjoining Conservation Area.

Cultural Resources: Impacts associated with this alternative would be generally similar in terms of cultural and paleontological resources. Mitigation measures would apply as they do for the Preferred Alternative.

Geology and Soils: Under this alternative, there will be 830 new residents and up to 395 new residential units. This is approximately 8.3% less than the Preferred Alternative, and therefore represents a slightly lower risk of exposing people and structures to significant earthquake and associated hazards. This alternative would also not result in development of the COD West Valley Campus, thereby eliminating potential exposure of campus users at this site.

Hazardous and Toxic Materials: The No Project Alternative would see the continued buildout of the General Plan, but the campus lands would develop as a 119± acre solar array, and while a solar array may bring its own complement of materials to the site, the potential impacts would be expected to be appreciably less than those associated with campus development.

Hydrology: Although the No Project alternative would eliminate the campus and replace it with solar arrays, the net effect would not differ since either development will be required to store the difference generated in runoff on the project site. Therefore, the flooding and hydrology impacts associated with this project are expected to be the same for each of the four alternatives.

Water Quality and Resources: New water demand for the No Project Alternative would be approximately 186 acre-feet per year. Water demand for the No Project

Alternative is less than half of the water demand estimated for the Preferred Alternative. Although the no project alternative would require less water compared to the Preferred Alternative, neither alternative is expected to substantially deplete groundwater supplies, interfere with groundwater recharge, or violate water quality standards.

Land Use and Planning: Under the No Project Alternative, the BLM will retain ownership of approximately 119.37 acres in the northern portion of the planning area, which would be developed as a renewable energy generating facility generating up to 20 megawatts. Approved entitlements on all other lands in the planning area will remain in place and be constructed as currently approved. Future development will complete build out of the planning area at maximum allowable densities provided for in the General Plan.

This alternative still results in the development of a large-scale renewable energy facility, but otherwise does not change or address the land use compatibility issues raised by the current Mixed-Use/Multi-Use land use designation. The current, somewhat uncoordinated mix of land uses would continue, with land use compatibility being determined on a case by case basis. The potential for land use incompatibilities remains the same.

Mineral Resources: There are no known mineral leases, claims or prospects located on vacant lands in the planning area. These resources will no longer be assumed available under any alternative considered.

Noise: The No Project Alternative will result in construction of fewer homes and less commercial, industrial/mixed use development than the Preferred Alternative. Under this alternative, the COD West Valley Campus will not be developed. It will generate less traffic, and therefore is projected to generate a lower level of noise-related impacts than the Preferred Alternative.

Population and Housing: The No Project Alternative would result in less development within the project area, and would therefore result in less growth. This alternative would slightly reduce the potential for induced growth, although this potential is less than significant in the Preferred Alternative as well. This alternative would not displace housing or people, similar to the Preferred Alternative.

Recreational Resources: This alternative will result in an overall population and potential recreational users that is approximately 9% less than the Preferred Alternative scenario. The No Project alternative is subject to City open space requirements for multi-family residential projects that are slightly higher than those set forth in the Specific Plan and would therefore result in additional private open space lands in multi-family development. There would be no new development on vacant lands at the City-owned Desert Highland Park under the No Project alternative. In the overall, the No Project and Preferred Alternatives result in a similar level of impacts to recreational resources.

Transportation and Traffic: The No Project alternative has a greater trip reducing effect when compared to the Preferred Alternative. Some roadway segments are expected to carry the same traffic as the Preferred Alternative, while others have a 12% or more decrease in volumes. From a volume analysis perspective, the No Project is the least impacting.

Utilities/Service Systems and Public Services: Under the No Project Alternative, approved and proposed development will increase population in the planning area by 830. Based on the existing staff-to-population ratio in the City, one new fire personnel will be required. The COD WVC would not be developed under this alternative. From the perspective of fire protection staff and resources, this alternative is slightly superior to other alternatives. However, this alternative does not provide improvements to emergency access or other enhancements to safety, as does the Preferred Alternative.

Under the No Project Alternative, one new police officer would be required, based on the standard set forth in the General Plan. Overall the No Project Alternative is slightly superior to other alternatives in terms of demand for police services.

The No Project Alternative and the Preferred Alternative are the most similar in terms of student generation, with the No Project generating slightly fewer students.

The No Project Alternative will result in the consumption of 9,464,241 kilowatt hours of electricity per year. This is the lowest demand of all the alternatives, and is 6,772,446 kwh/year less than the Preferred Alternative.

Under the No Project Alternative, natural gas consumption is estimated at 3,257,862 cubic feet/month (cf/mo), including approved and future development. This is 3,111,870 cf/mo less than the Preferred Alternative and represents the least demand for natural gas resources of all alternatives.

Total solid waste generation for the No Project Alternative will be 1,230 tons per year. The No Project Alternative is expected to generate the lowest amount of solid waste of all the development alternatives.

The No Project Alternative will generate approximately 83,070 gallons of wastewater per day. None of the alternatives is expected to generate wastewater flows in excess of the capacity of the City treatment plant.

3. Findings: As discussed above, and confirmed in the EIR, the City of Palm Springs compared the relative impacts and benefits of the proposed project and the No Project Alternative, and did not select this Alternative. The Proposed Project, as described in Section C of these Findings, incorporates monitored mitigation measures and other features that will substantially reduce the environmental effects of the proposed project.

4. Facts: The objectives of the project, as well the policies and programs of the General Plan, and the goals of the College Park Specific Plan would not be implemented with this alternative. Although this alternative would reduce impacts to a greater degree than the other alternatives, the benefits of this alternative would not be comparable. This alternative would not generate the levels of employment of the other alternatives, would not create the College of the Desert West Valley Campus, and would not provide the redevelopment opportunity associated with the Preferred Alternative.

B. Alternative I: Less Intense Alternative

1. Description of Alternative: Under the Less Intense Alternative, all existing entitlements will remain in place. These include buildout of the Desert Highland, Gateway Estates and Mountain Gate neighborhoods, as well as all approved residential, commercial and industrial development. The BLM land sale to the City will occur, however, the COD WVC will not be developed; instead, these lands will be developed for Very Low Density Residential at an average density of 3 du/ac. A General Plan Amendment will be required to change the current General Plan land use designation, "School" to "Very Low Density Residential". Proposed multi-family, commercial and business park development will be constructed as described under the Preferred Alternative but at less intense levels. This alternative would allow 531 new residential units, including 354 single-family residential units, and 177 new multi-family residential units. Buildout would also allow for 19,000 sq. ft. of commercial, and 36,608 sq. ft. of business park.

2. Comparison of Effects:

   Aesthetics and Visual Resources: The Less Intense Alternative will most notably alter the visual character of the site through development of 354 single-family residential units on currently vacant BLM lands to the north. Under the Preferred Alternative these lands are proposed for campus and alternative energy development. Whereas the Preferred Alternative provides for a relatively low visual-impact use (solar arrays) along the western portion of the COD site nearest the existing Mountain Gate community, the Less Intense Alternative would place homes in this area.

   Potential impacts to sensitive viewsheds include mountain and valley views from Mountain Gate, impacts to privacy for both residential communities, and the creation of new sources of light and glare. Since the elevations on the respective properties are approximately the same, future development plans will need to incorporate design features such as building orientation and massing, landscaping and screening, to ensure privacy while retaining desirable viewsheds. Mitigation measures would be applied similar to those for the Preferred Alternative.

   Air Quality: Construction impacts for the Less Intense Alternative are expected to be slightly less than construction impacts projected for the Preferred Alternative. This is due to the somewhat decreased intensity of land development proposed

under this alternative. Operational air emissions would exceed SCAQMD thresholds for CO and ROG. All other criteria pollutant emissions would result in less than significant impacts to air quality. Compared to the proposed alternatives, the Less Intense Alternative results in slightly fewer air quality impacts under the business as usual condition. It should be mentioned that even with the implementation of sustainable design strategies CO and ROG thresholds would still be exceeded.

Biological Resources: Under this alternative, biological species would likely be similarly impacted as under the Preferred Alternative. Currently vacant lands would be replaced by neighborhoods, commercial areas, and limited open spaces. Compared to the campus development, 360 homes at this location adjacent to the Conservation Area would have potentially greater impacts than the campus, with the increased potential for roving dogs and cats, and more likely human intrusion into these lands.

Cultural Resources: Impacts associated with this alternative would be generally similar in terms of cultural and paleontological resources. Mitigation measures would apply as they do for the Preferred Alternative.

Geology and Soils: The Less Intense Alternative would result in development of 1,527 units, and a population increase of 727, an approximately 83.9% increase over the Preferred Alternative. However, the COD West Valley would not be developed under this alternative so neither 10,000 FTES nor staff would be present on the site in the event of a major earthquake.

Hazardous and Toxic Materials: This alternative would result in the development of an additional 354 dwelling units in PA 1, where the College is planned under the Preferred Alternative. This increases the buildout population in the planning area, and therefore arguably increases the scope of exposure to any potential release. The amount of potential new industrial development is the same under all alternatives.

Hydrology: The same basic management approach will be imposed on all development in the planning area, regardless of the land use scenario that builds out. Therefore, the flooding and hydrology impacts associated with this project are expected to be the same for each of the four alternatives.

Water Quality and Resources: The Less Intense Alternative water demand is projected to be 382 acre-feet per year. Compared to the Preferred Alternative, this alternative would demand an equal quantity of water. Thus, the Less Intense Alternative is expected to have similar impacts to water resources as the Preferred Alternative, in that the Less Intense Alternative will not substantially deplete groundwater resources, impact water quality, interfere with groundwater recharge, or violate water quality standards.

Land Use and Planning: Under the Less Intense Alternative, all existing entitlements will remain in place. The Less Intense alternative lacks the formative

and catalytic effects of the community college campus. There is also a loss in land use and infrastructure efficiencies with lower density residential development. The synergistic effects expected from the Preferred Alternative would not be realized in the Less Intense alternative and "business as usual", along with its existing undesirable traits, would be perpetuated.

Mineral Resources: There are no known mineral leases, claims or prospects located on vacant lands in the planning area. These resources will no longer be assumed available under any alternative considered.

Noise: As compared with the Preferred Alternative, the Less Intense Alternative reduces noise impacts along several roadway segments; these decreases are less than 1 dBA and are therefore considered insignificant. It also increases impacts along some segments, again by less than 1 dBA. The Less Intense Alternative results in audible decreases in noise impacts along two modeled roadway segments, as compared with the Preferred Alternative.

Population and Housing: The Less Intense Alternative would result in less development within the project area, and would therefore result in less growth. This alternative would slightly reduce the potential for induced growth, although this potential is less than significant in the Preferred Alternative as well. This alternative would not displace housing or people, similar to the Preferred Alternative.

Utilities/Service Systems and Public Services: The Less Intense Alternative will result in an increase in the planning area population of 1,527, which could require the addition of two fire staff. While this alternative does not provide for development of the COD WVC, it proposes residential uses on those lands, which will increase demand for fire protection services and potentially increase response times.

The Less Intense Alternative will result in an increased population of 1,527 and would require the addition of two sworn police officers. While this alternative does not provide for development of the COD WVC, it proposes residential uses on those lands, which will increase demand for police services and potentially increase response times.

The Less Intense Alternative has the greatest potential for additional student generation, in that it proposes construction of 531 residences. Each project alternative would be subject to developer impact fees to be calculated based on current State requirements. It is estimated that the Less Intense Alternative would be required to pay the largest amount of fees, given the level and type of development that would occur.

The Less Intense Alternative will generate demand for 10,558,012 kwh/year of electricity, or 5,678,675 kwh/year less than the Preferred Alternative. Here too, the potential exists for on-home PV systems, although these are not assumed in the Less Intense Alternative.

The Less Intense Alternative is projected to consume 5,281,532 cf/mo, or 1,088,200 cf/mo less than the Preferred Alternative.

Total solid waste generation for the Less Intense Alternative would be approximately 1,768 tons annually.

The Less Intense Alternative will generate approximately 122,109 gallons of wastewater per day. Development of the proposed COD site, either for campus uses or residential development, as proposed under the Less Intense Alternative, will require the extension of new sewer lines from existing laterals in the planning area. None of the alternatives is expected to generate wastewater flows in excess of the capacity of the City treatment plant.

The Less Intense Alternative will consume approximately 382.8 acre-feet of water per year. DWA has a network of water mains and distribution lines throughout developed portions of the planning area, from which laterals will be extended to serve new development on the site.

Recreational Resources: This alternative results in 68.7% increase in population over the Preferred Alternative, based on approved and proposed residential development. New single-family residential development would replace proposed campus uses. Based on City standards for provision of parklands, 3.7 acres of open space would be required to serve the buildout population of these new units. Open space requirements for new multi-family units would be the same as for the Preferred Alternative.

Transportation and Traffic: The traffic impacts associated with the Less Intense alternative are comparable to or modestly less than those associated with the Preferred Alternative. Decreases in link volumes are as high as 10%, and in some locations the volumes are the same. The Less Intense Alternative is moderately superior to the Preferred Alternative.

3. Findings – As discussed above, and confirmed in the EIR, the City of Palm Springs compared the relative impacts and benefits of the proposed project and Less Intense Alternative, and did not select this Alternative. The Preferred Alternative, as described in Section C of these Findings, incorporates monitored mitigation measures and other features that will substantially reduce the environmental effects of the proposed project.

4. Facts – The Less Intense Alternative does not meet the objectives of the proposed project or the General Plan, and does not meet many of the benefits associated with the proposed project, as outlined in Section A of these Findings. Therefore, the City rejected the Less Intense Alternative.

C. Alternative II: More Intense Alternative

1. Description of Alternative: Development proposed under the More Intense Development Scenario is the same as for the Preferred Alternative, with the exception that development intensities are increased. All existing entitlements will

remain in place, however, under this alternative it is assumed that the 32@Agave project will build out as follows:

- Built units: 3 single-family on approximately 0.5 ac @ 6 du/ac
- Unbuilt units will be developed as multi-family on remaining lands, approximately 4.8 acres, @ 15 du/ac: 72 du. Note that since the transmittal of the CPSP NOP, this project has received new approvals (now called Vista San Jacinto) for 72 apartments and three single family homes)

The More Intense Alternative (Alternative II) provides for development of the COD WVC, however, the core campus development would be increased by approximately 325,000 square feet (77%) and is therefore expected to accommodate an additional 6,000 full-time equivalent (FTE) students for a total of 16,000. Approximately 300 multi-family dwelling units will be developed at a density of 15 du/ac on 20± acres on the campus site. While the precise location of these apartments has not been identified, access would be provided by Sunrise Parkway extended. These units will be for use by COD faculty, staff and students.

2. Comparison of Effects:

Aesthetics and Visual Resources: The More Intense Alternative is expected to generate the highest level of impacts to visual resources of all the development scenarios. The More Intense Alternative proposes a similar, albeit slightly reduced level of Business Park and Commercial land uses as compared with either the Preferred Alternative or the No Project Alternative. In the overall, these uses, which will occur within PA 3 and PA 5, are expected to result in similar impacts to visual resources in the planning area. For all alternatives, they are consistent with existing uses and the existing visual character of the area. Overall, the More Intense Alternative will generate the greatest level of impacts to visual resources.

Air Quality: Construction impacts for the More Intense Project Alternative are expected to be slightly greater than construction impacts projected for the Preferred Alternative. This is due to the somewhat increased intensity of land development proposed under this alternative. Although emissions associated with construction activities from the More Intense Alternative may be slightly elevated compared to the Preferred Alternative, construction related air quality impacts are expected to be less than significant and remain below established thresholds for all criteria pollutants. Likewise, greenhouse gas emissions from construction operations are expected to be less than significant, although quantities may be somewhat elevated compared to the Preferred Alternative.

The More Intense Alternative would result in similar impacts to air quality as the Preferred Alternative, in that CO, NOx, and ROG thresholds would be exceeded under operational activities. Even with implementation of sustainable design strategies that reduce stationary source emissions, moving sources are projected to result in significant and unavoidable impacts to CO, ROG, and NOx.

Greenhouse gas emissions for the More Intense Project Alternative, are projected to increase compared to the Preferred Alternative. Impacts to air quality as a result of greenhouse gas emissions would be considered significant due to moving source emissions.

Biological Resources: This alternative would result in the development of all vacant lands and would see a general intensification in land use. Furthermore, this alternative allows for the development of up to 300 residential units on the campus, which would contribute the same sort of edge effects of roving pet and uncontrolled human intrusion into the Conservation Area as in the Less Intense Alternative.

Cultural Resources: Impacts associated with this alternative would be generally similar in terms of cultural and paleontological resources. Mitigation measures would apply as they do for the Preferred Alternative.

Geology and Soils: Under the More Intense Alternative, there would be 1,697 dwelling units and a population increase of 851. This is a 97.4% increase over the Preferred Alternative. The COD West Valley Campus would generate an additional 6,000 full-time equivalent students (FTES) than would the Preferred Alternative. In terms of potential risk to people and structures from geotechnical hazards, therefore, the More Intense Alternative has the greatest potential to expose people and structures to injury and damage from earthquake hazards.

Hazardous and Toxic Materials: This alternative would result in the highest residential density in the planning area at buildout of all the alternatives. In the vicinity of the industrial uses, residential densities would be maximized. In the overall, this alternative increases the risk of exposure to hazardous and toxic materials.

Hydrology: Based upon the analysis set forth in Section III of the EIR, and current implementation of the Master Drainage Plan, it appears that all of the project alternatives will have much the same impacts on regional hydrology and facilities. The same basic management approach will be imposed on all development in the planning area, regardless of the land use scenario that builds out.

Water Quality and Resources: This alternative would increase water demand to 503 acre-feet per year, which is an increase of 24% compared to the Preferred Alternative. Due in part to the large quantity of groundwater in storage, it is expected that there would be sufficient groundwater supplies available to meet the water demand projected under the More Intense Alternative without substantially depleting groundwater supplies or interfering with groundwater recharge. As development strategies would be similar to the Preferred Alternative, the More Intense Alternative is not expected to violate water quality standards or substantially impact water quality.

Land Use and Planning: Development proposed under the More Intense Development Scenario is the same as for the Preferred Alternative, with the

exception that development intensities are increased. There would be no freestanding alternative energy generation facilities on the COD WVC site. However, development is expected to integrate renewable energy systems. While the intensity of land uses in greater under the More Intense alternative, the net effects of land use compatibility are essentially the same as those for the Preferred Project.

Mineral Resources: There are no known mineral leases, claims or prospects located on vacant lands in the planning area. These resources will no longer be assumed available under any alternative considered.

Noise: Under this alternative, as compared with the Preferred Alternative, potentially audible differences are projected along two roadway segments. In the overall, the More Intense Project has the greatest potential to generate noise impacts along study area roadways.

Population and Housing: This alternative would result in the greatest growth in the project area, and would therefore have greater potential to induce growth, although impacts would still be less than significant. This alternative would not displace housing or people, similar to the Preferred Alternative.

Utilities/Service Systems and Public Services: The More Intense Alternative (Alternative II) will increase population in the planning area, thus requiring the addition of two fire staff. Like the Preferred Alternative, this alternative also provides for development of the COD WVC, which will further increase demand for fire protection resources and staff.

The More Intense Alternative is the most demanding of all alternatives in terms of demand for police services, in that it would require two additional officers based on population.

The More Intense Alternative has greatest potential for additional student generation. Each project alternative would be subject to developer impact fees to be calculated based on State requirements.

The More Intense Alternative will generate the highest demand for electricity, 22,829,148 kwh/year. This is 6,592,461 kwh/year more than the Preferred Alternative. It should be noted that both the More Intense and Preferred Alternatives provide for development of the COD West Valley Campus and associated alternative energy uses. For the More Intense Alternative, these uses are incidental to other development on campus, with no freestanding solar arrays such as are envisioned under the Preferred Alternative.

Natural gas consumption for the More Intense Alternative is estimated at 9,646,369 cf/mo, or 1,187,557 cf/mo more than the Preferred Alternative. This alternative generates the most demand for natural gas.

Total solid waste generation for under the Most Intense Alternative would be approximately 2,554 tons annually. The More Intense Alternative is expected to result in the most solid waste generation.

The More Intense Alternative will generate approximately 215,166 gallons of wastewater per day. This is 72,603 gallons per day, or approximately 50.9% more than the Preferred Alternative.

The More Intense Alternative is estimated to use 502.6 acre-feet of water per year. Of all project scenarios, the More Intense Alternative is the most demanding in terms of water resources, while the No Project is the least demanding. DWA has a network of water mains and distribution lines throughout developed portions of the planning area, from which laterals will be extended to serve new development on the site.

Recreational Resources: This alternative proposes no new single-family residential development. It proposes an additional 20 acres of multi-family residential development to provide staff and student housing on the COD campus. Based on Specific Plan standards, this alternative would require allocation of 6 acres of open space lands to serve new multi-family development. The More Intense Alternative would generate a population that is more than twice that of the Preferred Alternative, resulting in higher demand for recreational facilities.

Transportation and Traffic: Although the More Intense alternative does result in a substantial intensification of some land uses, the impact on area traffic is comparable to or moderately greater than the Preferred Alternative; increases in traffic are up to about 6 percent. All of the project intersections would continue to operate at acceptable levels of service with the mitigation measures set forth for the Preferred Alternative.

3. Findings – As discussed above, and confirmed in the EIR, the City of Palm Springs compared the relative impacts and benefits of the proposed project and More Intense Alternative, and did not select this Alternative. The Preferred Alternative, as described in Section C of these Findings, incorporates monitored mitigation measures and other features that will substantially reduce the environmental effects of the proposed project.

4. Facts – The More Intense Alternative does not meet the objectives of the proposed project, and does not meet many of the benefits associated with the proposed project, as outlined in Section A of these Findings. Therefore, the City rejected the More Intense Alternative.

D. Environmentally Superior Alternative

The No Project Alternative, which results in only limited new development, and continuation of the General Plan policies, represents the environmentally superior alternative. Under this alternative, impacts associated with aesthetics, air quality, geology and soils, hydrology and water resources, hazards and hazardous materials, noise, traffic and public services and utilities would be reduced.

However, even under this alternative, impacts associated with air quality would remain significant, and would be unavoidable. The exception, however, is that the No Alternative Project would only exceed CO thresholds during operation, as opposed to the CO, NOx, and ROG pollutants, which would be exceeded with the Preferred Alternative.

This alternative does not meet the long term goals of the City to broaden educational opportunities to its residents, or to improve the neighborhood character of this part of the City. This alternative would not provide the redevelopment potential of the Preferred Alternative, or the renewable energy sources contemplated for the proposed project area.

G. FINDINGS REGARDING MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires that when a public agency is making the findings required by State CEQA Guidelines Section 15091(a) (1), codified as Section 21081(a) of the Public Resources Code, the public agency shall adopt a reporting or monitoring program for the changes to the proposed project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment.

The City of Palm Springs hereby finds and accepts that the Mitigation Monitoring Program, which is incorporated into the EIR, meets the requirements of Section 21081.6 of the Public Resources Code by providing for the implementation and monitoring of measures intended to mitigate potential environmental impacts.

In the event of any inconsistencies between the Mitigation Measures as set forth in the EIR and the Mitigation Monitoring and Reporting Plan, the Mitigation Monitoring and Reporting Plan shall control.

H. SECTION 15091 AND 15092 FINDINGS

Based on the foregoing findings and the information contained in the record, the City of Palm Springs has made one of more of the following findings with respect to the significant effects of the proposed project:

a. Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effects as identified in the Final Environmental Impact Report.

b. Some changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes can and should be adopted by such other agency.

c. Specific economic, legal, social, technological, or other considerations, including provision of higher education to benefit society, employment for trained workers, and implementation of high technology alternative energy sources make infeasible the mitigation measures or alternatives identified in the Final Environmental Impact Report.

Based on the foregoing findings and the information contained in the record, and as conditioned by the foregoing findings:

a. All significant effects on the environment due to the proposed project have been eliminated or substantially lessened where feasible as discussed in Sections B and C of these Findings.

b. The benefits of the proposed project set forth in the foregoing Statement of Overriding Considerations, and as noted in Section D of these Findings, outweigh any remaining significant effects of the project on the environment found to be unavoidable.

c. The documents and materials that constitute the record of proceedings on which these Findings have been based are located at the City of Palm Springs Planning Department, 3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262. The custodian for these records is the Director of Planning Services. This information is provided in compliance with Public Resources Code section 21081.6.

PLANNING COMMISSION RESOLUTION

COLLEGE PARK SPECIFIC PLAN – EXHIBIT "B"

STATEMENT OF OVERRIDING CONSIDERATIONS

(DRAFT - March 9, 2011)

The City of Palm Springs ("City") hereby adopts and makes this statement of overriding considerations concerning the College Park Specific Plan's unavoidable significant impacts to explain why project benefits override and outweigh unavoidable impacts. CEQA requires the decision-making agency to balance the economic, legal, social, technological or other benefits of a project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered acceptable. CEQA requires the agency to provide written findings supporting the specific reasons for considering a project acceptable when significant impacts are unavoidable. Such reasons must be based on substantial evidence in the EIR or elsewhere in the administrative record. Those reasons are provided in this Statement of Overriding Considerations.

The City finds that the project will create substantial economic, legal, social, educational, technological, or other benefits that will enhance the quality of life for residents, businesses and visitors, resulting in increased investment within the City of Palm Springs. Each benefit set forth below constitutes an overriding consideration warranting approval of the project, independent of other benefits, despite each and every unavoidable impact. The following overriding considerations apply independently to each unavoidable impact:

1. Adoption of the proposed project will provide the City with a variety of educational, industrial, retail, office, resort hotel, recreational and residential opportunities, which currently do not exist in the College Park planning area of the City.

2. The economic and social benefits of an energy efficient mixed of land uses, and new development and redevelopment will enhance the residential, educational, industrial, retail and service experience for residents, costumers and clients, and attract new businesses to the City, which will promote investment and create new employment opportunities within the City.

3. The presence of substantial residential units in the College Park planning area will enhance the City's jobs/housing balance, by providing residents with an opportunity to work in close proximity to their workplace.

4. The proposed project will generate substantial improvements, and increase sales and property tax revenue for the City, which will allow the City to enhance residents' quality of life.

5. Development of new business park and industrial enterprises, retail and office uses will provide local and regional residents with high quality technical jobs and professional services that are conveniently situated, thereby reducing vehicle miles traveled, and improving air quality.

6. The College Park Specific Plan focuses on the development of education and training in sustainable technologies and facilitates the development of more than 10 megawatts of solar power in the planning area that will off-set impacts to local and regional air quality and promote the development and implementation of solar thermal and photovoltaic technologies in the planning area and throughout the City.

7. The interaction created by the mix of uses provided for in the College Park Specific Plan, between residential, educational, commercial and industrial uses, will provide a social benefit centered on the public gathering place located at the future West Valley Campus of College of the Desert and planned commercial centers near residential neighborhoods within the planning area.

Build out of the College Park Specific Plan is projected to have a net positive effect on the City's economy. Major revenue sources will include property tax and sales tax, and indirect revenues from enhanced education and higher paying jobs. Additional revenue sources will be generated from developer impact fees, building permits, utility taxes, business licenses, and other development-related fees. The economy of the project is expected to be self-sustaining at build out, as its annual revenues are expected to outweigh its annual costs.

The City finds that the specific benefits associated with the proposed Specific Plan override and outweigh the project's significant environmental impacts identified in the EIR and in the record. In making this finding, the City has balanced the benefits of the College Park Specific Plan against its unavoidable impacts and has determined that the project's unavoidable impacts are acceptable in light of these benefits.