

CITY OF PALM SPRINGS
RIVERSIDE COUNTY, CALIFORNIA



MUSEUM MARKET PLAZA SPECIFIC PLAN
DRAFT
ENVIRONMENTAL IMPACT REPORT
(SCH# 2008061084)

Prepared For

CITY OF PALM SPRINGS
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Prepared By



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**MUSEUM MARKET PLAZA SPECIFIC PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT**

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ENVIRONMENTAL SUMMARY MATRIX

This Environmental Impact Report (EIR) has been prepared to assess the potential impacts to the environment that may result from the approval and implementation of the proposed Museum Market Plaza Specific Plan, in the City of Palm Springs, Riverside County, California. The proposed Specific Plan would result in the construction of up to 955 high density residential units; up to 620 hotel rooms; and up to 400,000 square feet of commercial retail and office space on 20.6 acres. The proposed project consists of non-contiguous lands generally occurring at the northwest corner of Tahquitz Canyon Way and Palm Canyon Drive. The area is irregular in shape, and encompasses lands on the west and east side of North Palm Canyon to Indian Canyon; lands at the southwest corner of Cahuilla Road and Tahquitz Canyon Way; lands to the south of Tahquitz Canyon Way, on the east side of South Belardo Road to Arenas Road; and the central area of the project, which is bounded by the Hyatt Regency Suites and Andreas Road on the north, Tahquitz Canyon Way on the south, Museum Drive on the west, and North Indian Canyon Drive on the east.

The proposed project is identified as Assessor's Parcel Numbers 513-092-010-3, 513-092-009-3, 513-092-003-7, 513-560-002-0, 513-560-004-4, 513-560-007-7, 513-560-008-8, 513-560-009-9, 513-143-017, 513-141-113, 513-141-004. The site can further be identified as a portion of Section 15, Township 4 South, Range 4 East, SBBM.

This EIR assesses the environmental impacts that may result as a consequence of approval and implementation of the proposed project. The following discussion briefly summarizes each category of analysis, including existing conditions, project impacts and applicable mitigation measures recommended to reduce impacts to acceptable or insignificant levels, by each issue area detailed in Section III of this document. A brief description of the impacts associated with project alternatives is also provided. The discussion also provides the level of impact after the implementation of the proposed mitigation measures, if required. Levels of impact include the following:

Significant Impacts: Those impacts that constitute a potentially significant adverse change in the environment.

Less Than Significant Impacts: Those impacts that, by virtue of the environmental conditions, predisposing existing development, or the implementation of mitigation measures, are reduced to acceptable or "insignificant" levels.

Unavoidable Impacts: Those impacts that occur as a result of project development whose adverse effects cannot be entirely eliminated or reduced to a level of insignificance.

Existing Conditions	Project Impacts	Mitigation Measures
<p>AESTHETICS</p> <p>The project site is generally flat and has for many years been fully developed to a level consistent with its Downtown location. Commercial development of one and two stories is prevalent along Palm Canyon and Indian Canyon Drives, as well as Tahquitz Canyon Way, in and around the project site. The built environment includes courtyards and pedestrian connections between major streets. Development of greater height and intensity exists immediately adjacent to the Specific Plan area, in the form of the Hyatt Hotel (72 feet high at parapet level) immediately north, and the Spa Resort Hotel (approximately 60 feet high) to the east.</p>	<p>Development within the Specific Plan area will result in changes to the existing visual character of the project site. The planned construction of tall structures will result in partial obstruction of mountain views in several locations surrounding the project site. These impacts are in places significant, and although they will be partially mitigated through design, will remain in certain locations significant and unavoidable.</p> <p>The reconstruction of sidewalks could impact some elements of the 'Palm Springs Walk of Stars'. The project will generate greater levels of illumination and glare, while concomitantly introducing sensitive receptors. However, impacts associated with project lighting are expected to be less than significant through implementation of the City's lighting regulations.</p> <p>The Specific Plan will result in the demolition of the Town and Country Center and it may impact adversely upon the Lykens Department Store building. The loss of the Town and Country Center represents a potentially significant impact, insofar as it will eliminate this scenic resource.</p>	<p>Design requirements in the Specific Plan will mitigate impacts associated with scenic vistas through the implementation of massing and square footage limits, setbacks and stepbacks, and design of buildings to include visual permeability, among others.</p> <p>Additional mitigation measures are summarized below:</p> <ol style="list-style-type: none"> 1. Each application for Major Architectural Review shall include an analysis of the potential impacts associated with mountain views. 2. Design of structures shall be sensitive to surrounding mountain vistas. 3. Building design for all structures along the perimeter of the Plan area shall be set back from these buildings to the greatest extent possible. 4. All lighting proposals for the Museum Market Plaza will be reviewed by the City for compliance with the Specific Plan and the lighting ordinance. 5. All Developer proposals shall conform to the design guidelines set forth in the Museum Market Plaza Specific Plan. 6. Any elements of the 'Palm Springs Walk of Stars' that may be impacted during build out shall be removed from the site, cleaned and safely stored. Reinstated stars shall be refurbished as required to restore their original appearance. 7. Signage shall be in compliance with the City's sign ordinance and the requirements of the Specific Plan. <p>Level of Significance: Aesthetic impacts will remain significant and unavoidable.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>AIR QUALITY</p> <p>The project site occurs within the City of Palm Springs, in Riverside County. The City is regulated by the South Coast Air Quality Management District (SCAQMD) for purposes of air resource management.</p> <p>The City and project site are in non-attainment for particulate matter of 10 microns or less and for ozone.</p>	<p>Build out of the proposed project will result in air quality impacts associated with the demolition of existing structures on the site; the construction of the proposed project; and the daily operation of the site for the long term. Demolition activities will exceed thresholds for NOx. Construction activities will not exceed thresholds. Operational emissions will exceed carbon monoxide, and nitrogen oxides thresholds.</p> <p>The project will contribute to greenhouse gas emissions in the region. Build out of the proposed project is estimated to generate net carbon dioxide equivalent is estimated to be 25,735 metric tons per year or 155,441 pounds per day.</p> <p>At build out the project's net GHG contribution is estimated to be 0.005% of the total California emissions estimated for 2004. In 2005 the total carbon dioxide equivalent emissions for the United States was estimated at 7,260.4 million metric tons. The project represents 0.0004% of the total emissions for the US as estimated in year 2005.</p>	<p>A number of construction and operational mitigation measures are included to reduce emissions during all stages of the project. These measures will reduce impacts to the greatest extent possible.</p> <p>Level of Significance: After the implementation of mitigation measures, air quality impacts will be significant and unavoidable.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>CULTURAL RESOURCES</p> <p>Historic resources in the project site previously included two designated sites of historic interest that extend between Palm Canyon Drive and Museum Drive. The designated sites were previously occupied by early 20th century structures of historic interest. However, the buildings were demolished in the mid 1960s as part of the construction of the Desert Fashion Plaza.</p> <p>The project site currently includes the Town and Country Center, a commercial complex in the Modernist style, constructed in 1948. The Center was designed by architects Paul R Williams, a prominent afro-American architect, and A. Quincy Jones, and formed an important component of Palm Spring's Downtown commercial core, extending between the major thoroughfares of Palm Canyon Drive and Indian Canyon Drive. In 2004, during the preparation of a City-wide inventory of potentially historic structures, the building was determined eligible for listing in the National Register of Historic Places and the California Register of Historical Resources, with a local level of significance.</p>	<p>The Town and Country Center meets the criteria “c” for listing, and can be considered a significant resource. The Study also concluded that despite its significant alterations, and current condition, the Center meets the definition of a historic resource as put forward in CEQA.</p> <p>Demolition of the Center would therefore be a significant impact. The study includes mitigation measures to preserve a record of the buildings according to federal standards, and to include displays within the proposed project which would commemorate the Center. However, as the Center has been determined a historically significant structure, its demolition will result in an unavoidable significant impact which cannot be fully mitigated.</p>	<p>Section III includes the following mitigation measures, summarized below:</p> <ol style="list-style-type: none"> 1. On-site commemorative signs or displays recognizing the historic value of the two previously occurring historic sites to the west of Palm Canyon Drive shall be incorporated into the proposed project. 2. A comprehensive documentation program shall be completed for the Town and Country Center prior to any building altering activities on the property. The documentation shall be consistent with Historic American Building Survey (HABS) procedures, and shall include detailed architectural description, photographic records, scaled mapping and completion of a historic record of the property. The resulting records shall be curated at the City of Palm Springs and the Eastern Information Center. 3. In the event that inadvertent archaeological discovery is made on the project site during ground disturbing activities, all activity shall stop in the vicinity of the discovery, and the City and Tribal Historic Preservation Officer shall be contacted. If determined necessary a Treatment Plan shall be prepared and submitted to the Tribe and City for approval. <p>Level of Significance: With implementation of these mitigation measures, impacts associated with cultural resources will remain significant and unavoidable.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>GEOLOGY AND SOILS</p> <p>The soil type found within the Museum Market Plaza project site is Myoma Fine Sand, 0-5% Slopes (MaB): Nearly level or gently sloping soil on alluvial fans where they merge with the finer textured flood plain and basin soils. The hazard of blowing sand is high and runoff is very slow.</p> <p>The project site is not located within an Alquist-Priolo Earthquake Fault Zone, nor are there any faults transecting the site.</p> <p>The eastern extreme of the project area is located approximately 100 feet northwest of the artesian thermal well that serves the Spa Hotel.</p> <p>The soils onsite are expected to have a very low expansion potential, and are not expected to be vulnerable to shrinking and swelling.</p>	<p>The Museum Market Plaza site, while located near an active fault (San Andreas), is not located within an Alquist-Priolo Earthquake Fault Zone, nor does any known active fault occur onsite. Therefore, the occurrence of a surface rupture on the project site is considered unlikely. Nonetheless, ground shaking has the potential to impact structures.</p> <p>The construction at the eastern boundary of the proposed project will be located adjacent to the hotel's well. The depth to groundwater at the wellhead is approximately two feet, and drops off rapidly with distance. Based upon historic groundwater levels in this area and the results of recent measurements, the thermal well is not expected to create a high groundwater table under any portion of the project site. Nonetheless, in order to assure that plans for development of the subject Block K2 do not impact the well, development plans should be accompanied by a groundwater monitoring report for this area.</p>	<p>Mitigation measures are summarized below.</p> <ol style="list-style-type: none"> 1. The proposed project shall comply with the City's mandatory strengthening mitigation program. 2. Temporary erosion-control measures shall be provided during the construction phase of the project site development. 3. Construction plans for any portion of Block K shall be accompanied by a well monitoring report to assess the status and potential impact of the hot spring located at the Spa Hotel property. 4. The proposed project will be required to comply with the construction standards of the Palm Springs Fire Department, the Palm Springs Building Codes, and the seismic engineering requirements of the Uniform Building Code (UBC). 5. Subsequent to preparation of final development plans and specifications, but prior to grading and construction, the foundation plans shall be reviewed by the geological consultant and/or the City Building and Safety Department. 6. Rough grading of the project site shall be performed under geological and engineering observation. 7. As determined appropriate by the City and consulting geologist, the geotechnical consultant and/or the City Building and Safety Department shall perform technical observations during grading. <p>Level of Significance: With implementation of the mitigation measure, impacts associated with geology and soils will be reduced to less than significant levels.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>HAZARDS AND TOXIC MATERIALS</p> <p>According to a Phase I Environmental Site Assessment prepared for Desert Fashion Plaza in 1998 (Appendix D), the project site is described as consisting of one building with a total of 358,227 square feet. It was initially constructed between 1968 and 1971 on 11 acres, and renovated in 1986.</p> <p>A Phase I Environmental Site Assessment has not been completed for the Town and Country Center property.</p>	<p>Based on the Phase 1 Environmental Site Assessment conducted for Desert Fashion Plaza, there are currently no hazardous materials on-site with the exception of the 3 percent asbestos identified in sprayed ceiling materials on site.</p> <p>The proposed project would allow for the demolition of the existing buildings and the construction of a commercial, retail, office, residential, resort, and public buildings, and parking structures. Although hazardous materials were not identified within the Desert Fashion Plaza property, they are expected to occur in the Town and Country Center. Demolition debris generated may include asphalt paving, dirt, concrete, flooring and ceiling materials, and other building materials. The demolition of the project site has the potential to release hazardous materials into the environment, without appropriate mitigation.</p>	<p>Section III includes mitigation measures summarize below:</p> <ol style="list-style-type: none"> 1. Prior to any demolition of any structures within the Town and Country Center, a Phase I Environmental Site Assessment shall be completed. 2. All asbestos-related work, including demolition and renovation, shall be performed by a licensed Asbestos-abatement Contractor . 3. During project construction and implementation, the handling, storage, transport, and disposal of all chemicals, including herbicides and pesticides, runoff, hazardous materials and waste shall be in accordance with the project’s BMP/Integrated Waste Management Plan and applicable City, county, state, and federal regulations. 4. Ongoing development within the Specific Plan area shall require continued coordination with the City of Palm Springs Fire Department. 5. Future development within the Specific Plan area shall be required to comply with all applicable federal, state, and regional permitting requirements for hazardous and toxic materials generation and handling. 6. Hazardous material and waste storage within the proposed project shall be secured so as to minimize risk of upset in the event of groundshaking associated with earthquakes. <p>Level of Significance: With implementation of the mitigation measure, impacts would be reduced to less than significant levels.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>HYDROLOGY</p> <p>A system of surface and subsurface drainage facilities are located at and in the vicinity of the project site. Existing facilities include a 39-inch storm drain, known as Lateral 15BA, occurring in Museum Drive north of Tahquitz Canyon, and a 63-inch reinforced concrete pipe (RCP), known as Lateral 15B, in Tahquitz Canyon Drive west of Palm Canyon Drive, and in the Tahquitz Canyon Drive right of way between Indian Canyon Drive and North Palm Canyon Drive. Lateral 15B then connects to Lateral 15A in Calle El Segundo and flows south into the reinforced concrete trapezoidal or rectangular Baristo Channel, which discharges into Tahquitz Creek in the central part of the city.</p>	<p>The development proposed the construction in a 36-inch storm drain in the extension of Belardo Road, from Tahquitz Canyon to the new east-west private street. This facility will collect storm flows from throughout the project in catch basins, direct them to the existing facilities on surrounding streets, and will deliver peak runoff values not exceeding existing conditions.</p> <p>Development of the Museum Market Plaza project would result in further development and redevelopment in an already urbanized area. As discussed above, the project site is served by existing storm drains. Runoff from the surrounding urban uses is typically directed into the adjacent streets, where it flows to the nearest drainage improvements. The Museum Market Plaza development would also drain to the surrounding street system. However, little if any additional cumulative runoff would be expected from the project site since this part of the City is already fully developed with impervious surfaces. Therefore, cumulative impacts to the existing or planned stormwater drainage systems would be less than significant.</p> <p>The proposed project will be required to comply with all City standards, including NPDES standards and Best Management Practices.</p>	<p>None required.</p> <p>Level of Significance: Hydrology impacts will be less than significant.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>WATER RESOURCES Existing water consumption on the project site consists primarily of indoor water use associated with 380,977 square feet of commercial/retail, office, and restaurant uses. Based on an average annual demand rate of 30.5 gallons per square foot per year for commercial and office uses, and 230.5 gallons per square foot of restaurant space per year, it is estimated that the existing indoor water demand onsite is approximately 63.1 acre-feet of groundwater per year or 0.2 mgd (also see Table III-? below). To calculate the estimated existing demand for irrigation of landscaping, it was assumed that an area equal to 10% of the total square footage contains landscaping. It was assumed that 35% of the water used for landscaping returned to the underlying aquifer via percolation. Thus the total demand for landscaping, net of return flow, is approximately 1.8 acre-feet per year. Therefore, the existing water demand within the project site is estimated at 64.9 acre-feet per year.</p>	<p>A Water Supply Assessment was conducted for the Museum Market Plaza Specific Plan, and quantifies the estimated water demand at build out. In consultation with DWA staff and other water use professionals, an estimate of water demand for the proposed Museum Market Plaza project was calculated using demand factors that closely reflect the proposed development. After accounting for return flows, which are applied only to the landscaping demand, this project-specific analysis resulted in an estimated water demand of 259.3 acre-feet per year (ac-ft/yr) or 0.23 million gallons per day (mgd).</p>	<p>The mitigation measures are summarized below:</p> <ol style="list-style-type: none"> 1. General landscape design principles shall be integrated into the project. 2. Landscaped areas shall utilize efficient irrigation systems that minimize runoff and evaporation, and maximize effective watering of plant roots. 3. 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. 4. In accordance with the General Construction Activities Stormwater Permit issued by the California State Water Resources Control Board, the project proponent 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. 5. Should recycled water be made available by Desert Water Agency at the site at the time of project development, the proposed project shall irrigate landscaping with recycled water. <p>Level of Significance: With implementation of these mitigation measures, impacts will be reduced to less than significant levels.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>LAND USE AND PLANNING</p> <p>The majority of the project area is designated Central Business District (CBD) in the General Plan, with corresponding CBD zoning. The area located at the southwest corner of Cahuilla Road and Tahquitz Canyon Way is designated Small Hotel, and has an R-3 (High Density Residential) zoning designation.</p> <p>The Desert Fashion Plaza consists of approximately 350,000 square feet of interior space, which is currently mostly vacant, but which has in the past been fully occupied and operational as a regional shopping center. The project also includes surface, above ground and below ground parking. The parking structures connect to the existing and operating Hyatt Suites structure immediately north of the project site. This area totals 16.65 acres.</p> <p>On the east side of Palm Canyon Drive, and west of Indian Canyon Drive, are a total of approximately 51,000 square feet of partially occupied space, consisting of a mixture of retail commercial, office commercial and restaurant land uses. This area totals 1.89 net acres.</p> <p>The parking lot on the east side of Belardo, north of Arenas Road, consists of 1.22 acres fully developed as a surface parking lot, with associated landscaping.</p> <p>The portion of the project area located at the southwest corner of Cahuilla Road and Tahquitz Canyon Way consists of 0.83 net acres and is presently vacant.</p>	<p>The Specific Plan occurs in the Downtown Central Core, and proposed residential, commercial and office land uses, including entertainment land uses which are consistent with the land use designation. The Specific Plan also proposes a total potential square footage of 2,065,500 square feet, which represents a floor area ratio of 2.3, which is less than the maximum floor area ratio allowed within the CBD designation.</p> <p>With approval of the Specific Plan, the standards and guidelines of that document will be implemented as the General Plan and Zoning Ordinance for the project site.</p> <p>The proposed project occurs in the Redevelopment Area, and will create a need for affordable housing within the Area.</p>	<p>A mitigation measure is included, as follows:</p> <p>1. Prior to the issuance of any building permit on the project site, the applicant and City shall enter into an agreement which assures that 15% of the total residential units built within the project area are to be affordable to households in the low and very low income categories, consistent with State law. Alternatively, the agreement can provide the housing outside the Specific Plan boundary, if the alternate location is within Merged Project Area I, and is under the applicant's or City's control at the time the agreement is finalized. The agreement shall be recorded on all parcels proposed for residential development within the Specific Plan boundary.</p> <p>Level of Significance: With implementation of these mitigation measures, impacts will be reduced to less than significant levels.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>NOISE Ambient noise levels emanating from area roadways range from a low of 45.0 CNEL (at 50 feet from the centerline of Andreas Road, west of Indian Canyon Drive) to a high of 74.5 CNEL (at 50 feet from the centerline of Indian Canyon Drive, south of Tahquitz Canyon Way). Twenty percent of the roadway segments modeled (primarily along Belardo Road, Cahuilla Road and Andreas Road) currently generate noise levels below 60 CNEL at the right-of-way.</p>	<p>Buildout of the proposed project will result in short-term, yet potentially intrusive, noise impacts associated with demolition of existing structures, grading and construction. The operation of excavation machinery, such as backfillers, bulldozers, and front loaders, could generate occasionally intrusive noise levels ranging from 73 to 96 dBA at a distance of 50 feet from the source. Activities associated with the erection of structures can generate occasionally intrusive noise levels ranging from 79 to 89 dBA at 50 feet, and grading and site preparation activities can generate noise levels ranging from 88 to 96 dBA at 50 feet. These activities could temporarily exceed community noise standards.</p> <p>Noise levels at 50 feet from the centerline of area roadways are projected to range from a low of 45.0 CNEL (along Andreas Road, west of Indian Canyon Drive) to a high of 75.7 CNEL (along Indian Canyon Drive, south of Tahquitz Canyon Way).</p> <p>The 65 CNEL contour will remain within the right-of-way along 26 of the roadway segments analyzed. All but four of the roadway segments modeled will generate sound levels in excess of 60 CNEL at the right-of-way.</p> <p>The proposed MMP project is expected to have a less than significant impact on the existing noise environment. Neither stationary nor moving sources will make a significant contribution to the community noise environment. The existing and future noise environment includes noise levels, which could be potentially incompatible with certain proposed sensitive uses, i.e. hotel and residential.</p>	<p>Mitigation measures are summarized below:</p> <ol style="list-style-type: none"> 1. Construction activities that impact adjacent residential units shall comply with the hours of operation and noise levels identified in the City Noise Ordinance. 2. Future on-site development shall comply with all relevant development standards and Palm Springs Municipal Code requirements. 3. The final layout and building design shall be evaluated by a qualified noise consultant to ensure that adequate noise attenuation features are incorporated in the project design to meet applicable City of Palm Springs noise standards as well as the California noise insulation standards. 4. Parking structures and loading areas shall be designed to minimize noise impacts on-site and on adjacent uses. 5. Future on-site development shall comply with all relevant noise policies set forth in the Noise Element of the Palm Springs 2007 General Plan to minimize operational noise impacts. 6. Drivers of diesel-fueled commercial vehicles shall be prohibited from idling the vehicle's primary engine for more than five minutes at any location on-site. 7. Exterior elevations shall incorporate design features and materials to soften noise-reflective building surfaces in higher noise street frontages. <p>Level of Significance: With implementation of mitigation measures, noise impacts will be less than significant.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>POPULATION AND HOUSING</p> <p>The California Department of Finance estimates that the City has a population of 47,251 in 2008. This population is composed of 22,285 households occupying housing units in the City.</p> <p>The Department further estimates that there are 33,479 housing units in the City, indicating a 33.4% vacancy rate. It is important to note, however, that the City’s housing units include a high percentage of vacation homes, which are not occupied on a year-round basis, but are not available for rent or sale to new residents. It is estimated that 23.5%, or 7,867 homes, of all housing units in the City are seasonally occupied units.</p> <p>The City’s General Plan states that there were approximately 32,500 jobs in the City in 2000. No data is available on current jobs in the City.</p>	<p>The 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 Department of Finance estimates that there are 33,479 housing units in the City in 2008. Therefore, the General Plan provides for an additional 17,927 housing units. The proposed project includes up to 955 housing units which are all proposed to be multi-family units – either condominiums, flats or apartments. The actual number of units built will be dependent on the mix of land uses proposed within the project area.</p> <p>Assuming 95% of the commercial and office square footage is leasable, with the balance being common areas and ancillary facilities, development of the Specific Plan could generate approximately 2,286 jobs at buildout, as shown in the table, below.</p>	<p>None required.</p> <p>Level of Significance: Population and housing impacts will be less than significant.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>PUBLIC SERVICES</p> <p>Fire protection for the proposed project will be provided by the Palm Springs Fire Department.</p> <p>The Palm Springs Police Department is located at 200 South Civic Drive, approximately 2 miles east of the Museum Market Plaza project site.</p> <p>The Palm Springs Unified School District provides educational services for grades K-12 in the City.</p> <p>The City of Palm Springs has adopted the Park Standards of the National Recreational Park Association, which require 5 acres of parkland per 1,000 persons.</p> <p>The City of Palm Springs Public Library is located in Sunrise Park, approximately 2 miles east of the Museum Market Plaza project site.</p>	<p>The proposed project has the potential to impact response times, staffing and facilities of the fire and police departments.</p> <p>The proposed project will impact area schools, but will offset its impact through payment of the mandated school fees.</p> <p>The proposed project has the potential to impact the City's library, due to increased residents.</p>	<p>Mitigation measures are summarized below:</p> <ol style="list-style-type: none"> 1. The proposed project shall contribute its fair share to the siting and staffing of a new Downtown Fire Station, as determined in the Fire Department Master Plan. 2. The proposed project shall participate in the Public Safety Community Facilities District (CFD) to offset Police Department impacts. 3. As part of the planning review process, the City Planning Department and the Palm Springs Police Chief shall evaluate project development plans from a 'defensible space' perspective. 4. The project proponent shall pay the statutory school mitigation fees in place at the time of issuance of building permits. 5. The City shall continue to monitor and assess library usage rate and level of service to determine the need for additional services and facilities. 6. The City shall determine whether mitigation fees are necessary to ensure adequate levels of library service and may incorporate such fees into its master development impact fee (DIF). <p>Level of Significance: With implementation of mitigation measures, impacts will be less than significant.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>RECREATION There are presently 3 Community Parks, 2 Neighborhood Parks, 3 Specialty Parks and 2 Local Parks within City limits. City owned recreational resources include 156 acres of developed parkland, 160 acres of public golf courses and several miles of developed greenbelts along major thoroughfares.</p>	<p>At build out, the Specific Plan will result in the addition of up to approximately 2,000 people who will have a need for recreational facilities. Based on the projected population of the project, development of the Museum Market Plaza will result in the need for as much as 10 additional acres of parkland. However, the Museum Market Plaza is designed as an integrated community that offers a full range of on-site recreational amenities and entertainment options consistent with its downtown core location. The development includes several open spaces for a variety of compatible recreational uses, as well as 'living sidewalks' that are designed to accommodate ancillary recreational activities and extend the hours of active use. The Specific Plan requires that each Block, including the residential blocks, incorporate a minimum of 35% of common area open space, and a minimum of 50 square feet of private open space per unit. This requirement will assure that courtyards, pool areas and gardens are provided in each component of the project.</p>	<p>Mitigation measures are summarized below:</p> <ol style="list-style-type: none"> 1. The project proponents will participate in the city's parkland fee program/Quimby requirements, thereby off-setting any impacts associated with parks that may be generated by the employees, users and residents of the new development. The City will credit on-site open space against the requirement. <p>Level of Significance: With implementation of mitigation measures, impacts will be less than significant.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>TRANSPORTATION AND TRAFFIC</p> <p>The trip generation associated with the current occupancy of existing land uses on-site is approximately 6,700 external trip-ends on a typical weekday and 9,320 external trip-ends on a Saturday in the peak season which are currently using the surrounding street system in the study area for access. The existing traffic from current occupancies in the project area is quantified in the table below. It is important to note that current occupancy is approximately 23.6% of that available within existing development. The traffic associated with the full occupancy of the 380,000± square feet of leasable space has, in the past, already been accommodated by the existing roadway network. Therefore the traffic potential of existing land uses is approximately four-times that currently being realized by current levels of occupancy.</p>	<p>Based on the analysis of existing and future traffic conditions, the Specific Plan intersections in the planning area are projected to operate at acceptable levels of service during weekday and Saturday peak hours, with the roadway and traffic signal improvements, and other mitigation measures.</p>	<p>Mitigation measures are summarized below:</p> <ol style="list-style-type: none"> 1. The project proponent shall dedicate appropriate right-of-way to accommodate the ultimate improvement of all General Plan public roadways within and adjacent to the project site. 2. Master planned roadways shall be improved on and adjacent to the site in accordance with the approved design standards specified in the Specific Plan. 3. Private roads shall be developed in accordance with the approved design standards specified in the Specific Plan. 4. Where necessary and appropriate, the project proponent shall implement the Specific Plan provide bikeways and associated facilities on and/or adjacent to the project site. 5. The project proponent shall provide off-street parking and loading facilities as specified in the Specific Plan. 6. The project proponent shall provide accessible parking spaces and accessible parking aisles that are ADA compliant. 7. The project proponent shall provide accessible routes of travel along all public streets. 8. The project proponent shall contribute traffic impact mitigation fees, Mitigation Fee (TUMF) program. 9. Intersection improvements shall be completed according to Table III-44. <p>Level of Significance: With implementation of mitigation measures, impacts will be less than significant.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>UTILITIES AND SERVICE SYSTEMS</p> <p>Palm Springs Disposal Services. Palm Springs Disposal Services transports solid waste from Palm Springs to Edom Hill Transfer Station in Cathedral City.</p> <p>The City of Palm Springs contracts with Veolia Water North America to manage its wastewater system and provide a comprehensive wastewater treatment program, including a 10.9 million gallon per day (mgd) trickling-filter wastewater treatment plant.</p>	<p>The Specific Plan area will generate approximately 1,120 tons of solid waste per year.</p> <p>The project is expected to generate approximately 200,000 gallons of wastewater per day.</p>	<p>Mitigation measures are summarized below:</p> <ol style="list-style-type: none"> 1. The developer shall implement recycling programs for all components of the development project. <p>Level of Significance: With implementation of mitigation measures, impacts will be less than significant.</p>

Existing Conditions	Project Impacts	Mitigation Measures
<p>ECONOMICS The majority of the project site is currently developed. All but the portion of the Specific Plan located at the southeast corner of Cahuilla and Tahquitz Canyon Way contain structures and improvements. The project site is currently developed, and as such generates over \$220,000 in property tax revenue to the City's Redevelopment Agency annually</p>	<p>The proposed Specific Plan is expected to result in a positive annual cash flow of \$4.7 million after build out of the project. The analysis provides a broad overview of projected costs and revenues, and does not include additional revenues, which will be derived from other sources, such as development fees, fines, franchise agreements, and building permits. It is important to note that the City realizes economies of scale with new development, and the costs of associated with new public services and infrastructure generally decrease with each new project built, especially where in-fill development occurs and urban services are already in place.</p>	<p>None required.</p> <p>Level of Significance: Impacts will be less than significant.</p>