



## Planning Commission Staff Report

DATE: April 13, 2016

SUBJECT: SERENA PARK – PALM SPRINGS COUNTRY CLUB, LLC, FOR A GENERAL PLAN AMENDMENT, PLANNED DEVELOPMENT DISTRICT IN LIEU OF ZONE CHANGE, MAJOR ARCHITECTURAL APPLICATION AND TENTATIVE TRACT MAP FOR THE REDEVELOPMENT OF APPROXIMATELY 125-ACRES OF PREVIOUSLY DISTURBED VACANT LAND FOR 137 ATTACHED RESIDENCES, 292 DETACHED RESIDENCES, STREETS, PRIVATE OPEN SPACE AND PUBLIC PARK LOCATED NORTH OF VERONA ROAD, EAST OF FARRELL DRIVE, NORTH OF JOYCE DRIVE, EAST OF SUNRISE WAY AND SOUTHWEST OF THE WHITEWATER RIVER WASH, SECTION 36 / TOWNSHIP 3 / RANGE 4, AND SECTION 1 / TOWNSHIP 4 / RANGE 4 (CASE NOS. 5.1327 PD-366, ZC, DA, MAJ AND TTM 36691).

FROM: Planning Services Department

---

### SUMMARY

On November 12, 2015, the Planning Commission reviewed the subject project and tabled the item to further study the project and environmental impact report (EIR) at a study session. Since that time, the Commission has held three study sessions and will now consider taking action on the project at a public hearing.

The proposal involves repurposing the former Palm Springs Country Club golf course. The applicant proposes the following:

1. **General Plan Amendment** to modify the Land Use and Recreation, Open Space & Conservation (ROSC) elements. The Land Use element modifications include changing approximately 126 acres of Open Space - Parks / Recreation to Very Low Density Residential (VLDR), allowing up to 4 dwelling units per acre. The remaining 5.39 acres will be developed as a public park. The ROSC element will be modified to address the loss of golf course and proposed addition of a public park.
2. **Planned Development District in lieu of Change of Zone** to establish the project site plan, permitted uses and development standards. The applicant proposes 429 residential lots, private streets and 42.5-acres of private open space. Preliminary Development Plans include the following:
  - a. Northerly triangle: 137 single-story attached residences ranging in size from 1,342 to 1,534 sq. ft. on lots that are a minimum of 5,000 sq. ft. in size.

- b. Southerly triangle:
  - i. 61 single-story detached residences ranging in size from 1,956 to 2,524 sq. ft. on lots that are a minimum of 8,000 sq. ft. in size.
  - ii. 231 single-story detached residences ranging in size from 1,657 to 1,918 sq. ft. on lots that are a minimum of 5,000 sq. ft. in size.
3. **Major Architectural Application** to review the proposed residence designs. Final Development Plans will be submitted at a later time.
4. **Tentative Tract Map** to subdivide four lots consisting of 156.18 gross acres into public park (5.39 acres), preserved open space (24.93 acres), 137 attached single-family residential lots (17.8 acres), 292 detached single-family residential lots (45.6 acres), private streets (20.01 acres) and private open space (42.5 acres).
5. **Development Agreement** to establish terms and obligations of the applicant and city to allow the proposed development and a transfer of density. A separate staff report has been prepared for this item.

#### RECOMMENDATION:

That the Planning Commission recommend City Council certify the EIR and approve the proposed applications, subject to conditions.

#### ISSUES:

- **Gated Project.** Gated communities are prohibited pursuant the General Plan Policy CD 14-6.
- **Street Width.** Attached product in northerly triangle includes narrow streets which do not allow street parking on motor courtyard shared by 8-unit clusters.
- **Sidewalks.** Typical sidewalks adjacent to streets are not proposed. Instead, walking paths are proposed between homes in private common open space, similar to the planned community pattern of Radburn, NJ, which separates traffic by mode of transportation.
- **CV Link.** Final location of "CV Link", whether through the project site or not, still needs to be determined.
- **Development Agreement.** Staff and applicant disagree on terms of the agreement. See separate staff report.
- **Public Park.** The park was not considered desirable in its proposed location to the Parks & Recreation Commission.
- **Public Concerns.** Public concerns have been expressed related to loss of open space, traffic increases, construction noise and phasing, inadequate buffer between existing and proposed development and the nuisance with newly proposed park.

#### BACKGROUND:

<b><i>Most Recent Change of Ownership</i></b>	
March 2013	PS Country Club LLC purchased the property.

<b>Planning Areas</b>		
Airport Overlay	Yes	According to the 2005 Riverside County Airport Land Use Compatibility Plan, the northerly triangle is within Zone C and the southerly triangle is within Zone D. The project has been reviewed by the RC Airport Land Use Commission.



PORTION OF AIRPORT LAND USE COMPATIBILITY MASTER PLAN MAP SHOWING THE SITE IN THE ZONES "C" AND "D"



**NORTHERLY TRIANGLE**

**SOUTHERLY TRIANGLE**

<b>Neighborhood Meeting</b>	
Numerous	Since 2013, the applicant has held numerous neighborhood meetings with surrounding residential communities and property owners.
1/8/2015	The City held a public scoping session for preparation of the EIR.

<b>Sign Posting of Pending Project</b>	
04/28/2014	The City received verification that two signs had been posted on-site as required by Section 94.09.00 of the Zoning Code.

**Northerly Triangle / Site**

<b>General Plan, Zoning and Land Uses of Site &amp; Surrounding Areas</b>			
	<b>Existing General Plan Designations</b>	<b>Existing Zoning Designation</b>	<b>Existing Land Use</b>
Site	OS – P/R (Open Space – Parks / Recreation)	O (Open Land)	Abandoned Golf Course
North	VLDR (Very Low Density Residential)	PD-267(Planned Development 267)	Single-family Residential Gated Community
South	VLDR	R-1-C (Single Family Residential)	Single-family Residential
East	VLDR	PD-267	Single-family Residential Gated Community
West	VLDR	PD-267	Single-family Residential Gated Community

**Southerly Triangle / Site**

<b>General Plan, Zoning and Land Uses of Site &amp; Surrounding Areas</b>			
	<b>Existing General Plan Designations</b>	<b>Existing Zoning Designation</b>	<b>Existing Land Use</b>
Site	OS – P/R (Open Space – Parks / Recreation) and OS – W (Open Space - Water)	O-5 (Open Land)	Abandoned Golf Course Whitewater River Wash
North	VLDR and OS – W	PD-267 and W (Watercourse)	Single-family Residential Gated Community and Whitewater River Wash
South	VLDR	R-1-C	Single-family Residential
East	W and LDR (Low Density Residential)	W and O-5	Single-family Residential Gated Community and Whitewater River Wash
West	VLDR	R-1-C	Single-family Residential

**PROJECT DESCRIPTION:**

The proposed project consists of the repurposing the former Palm Springs Country Club golf course property – a deteriorated, abandoned site of about 126 acres. The total land under ownership by the applicant includes roughly 156 acres, of which about 131 acres are surrounded by residential uses and the remaining 25 acres are within the Whitewater River.

The applicant is seeking approval to develop the 126 acres with residential units and 5.39 acres with parkland available to the public. A summary of the proposed land uses is provided below:

Land Use Description	Acreeage
Proposed SFR – Attached (Lots 1-137)	17.77
Proposed SFR – Detached (Lots 138-194, 395-398)	16.03
Proposed SFR – Detached (Lots 195-394, 399-429)	29.56
Proposed Private Streets (Streets “A” – “S”)	20.01
Proposed Private Open Space (Lots “A” – “W”, “Z” and “AA”)	42.49
<b>Proposed Project Net Acreeage Total</b>	<b>125.86</b>
Public Open Space / Park	5.39
Open Space in Whitewater River	24.93
<b>Gross Project Acreeage Total</b>	<b>156.18</b>

There are three residential product types proposed within the subdivision. The northerly triangle contains the attached product, which will be constructed on lots that are 5,000 sq. ft. or larger. These homes will range in size between 1,342 and 1,534 square feet.

The southerly triangle contains all detached residential options, which include product types for lots that are 5,000 square feet or larger, and products for lots that are 8,000 square feet or larger. The detached products will vary in size from 1,657 to 2,524 square feet.

**Street Circulation:** The street system is configured organically around and within the adjacent developed land areas. Access to the development is provided from Golden Sands adjacent to Sunrise Way and Whitewater Club Drive adjacent to the easterly terminus of Verona Road. Emergency vehicle access is proposed at Francis Drive and White Water Club Drive.

The northerly triangle includes a primary roadway along its outer perimeter except on the southerly portion. The primary roadway is proposed to be 37 feet wide (including wedge curbs) and provides access to hammerhead streets, which are 24 feet wide. Each hammerhead serves eight lots, except one which serves four lots at the easterly end. No vehicular parking would be permitted on the private hammerhead streets.

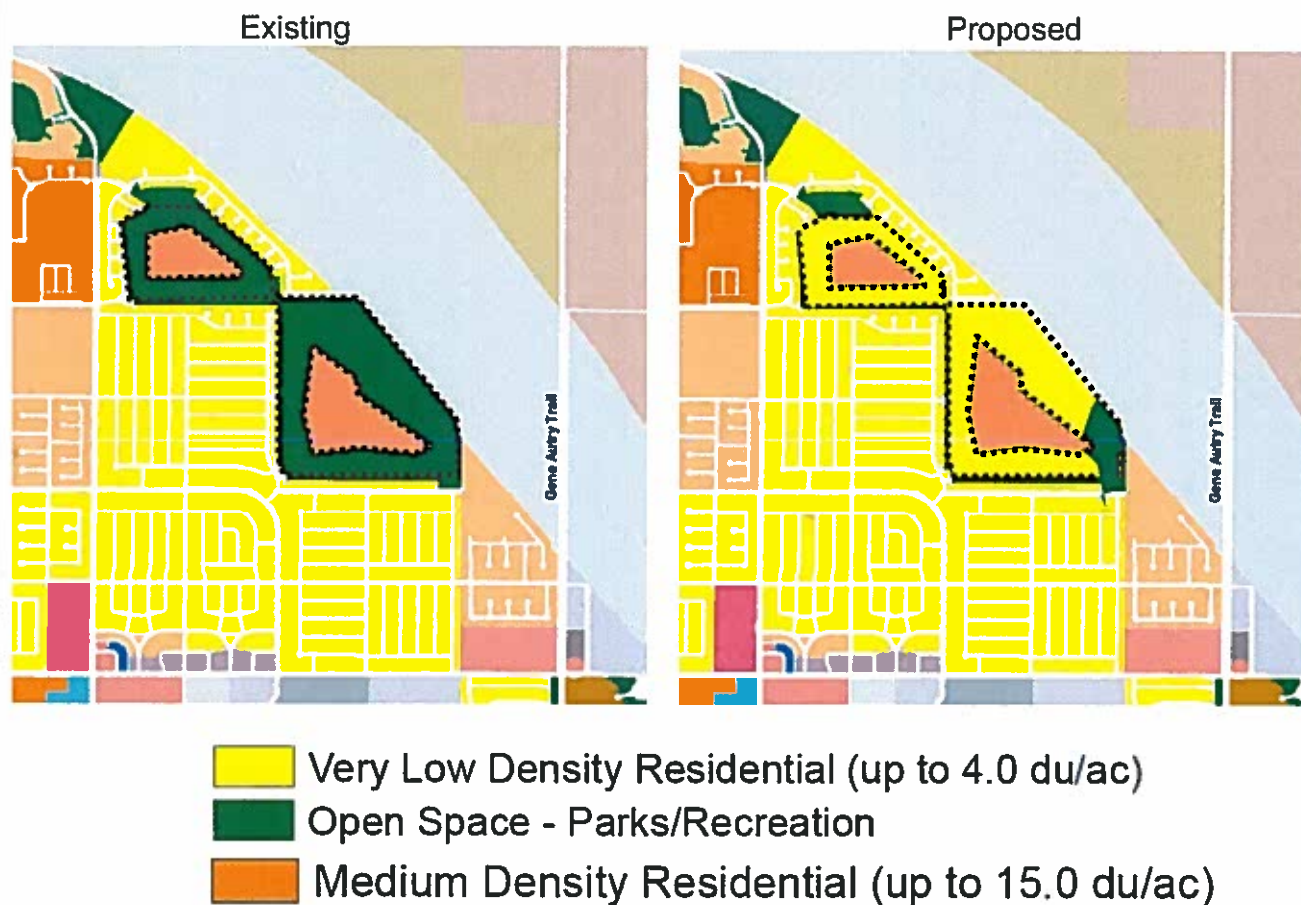
The southerly triangle is a main roadway providing access to cul-de-sac bulb streets and direct access to individual lots. The main roadway and most cul-de-sac streets are 37 feet wide; there are two streets on the south and west sides of the southerly triangle that are 33 feet wide (including wedge curbs).

**Phasing:** The street improvements and adjacent home developments are proposed in phases. Doing so allows the project to avoid mass grading of the entire project site and reduces the potential of a half-finished project that becomes stalled as a result of a recession. Project phasing begins at the southeast corner of the site and extends to the northwest.

ANALYSIS:

**General Plan**

**Land Use:** The former golf course site has a land use designation of Open Space – Parks / Recreation, which does not allow residential development. The applicant seeks to amend the General Plan and change this land use designation to Very Low Density Residential (VLDR), which allows up to 4 dwelling units to the acre. The graphics below depict the proposed changes to the Land Use Map, Figure 2-3 (with emphasis surrounding the project site).



Within the Land Use element of the 2007 General Plan, there is discussion on balancing land uses and ensuring compatibility with adjacent uses. The first goal of the Land Use element (Goal LU1) states, "Establish a balanced pattern of land uses that complements the pattern and character of existing uses, offers opportunities for the intensification of key targeted sites, minimizes adverse environmental impacts, and has positive economic results" (p. 2-20). The second goal of the Land Use element (Goal LU2) states, "Maintain the City's unique 'modern urban village' atmosphere and preserve the rich historical, architectural, recreational, and environmental quality while pursuing community and business development goals" (p. 2-22). Immediately following these goals are policies and action items that describe how the city achieves such goals.

With the proposed loss of open space, the General Plan provides the following policies related to these goals, respectively:

LU1.8 Allow density transfers within planned developments in exchange for the provision of enhanced amenities and permanent open space.

LU2.2 Projects that propose to convert open space areas that are designated "Open Space – Parks/Recreation" to developable areas (for residential, commercial, etc.) must either offer in-kind replacement of such open space elsewhere in the City, make payment of in-lieu fees, or replace the converted open space through the use of density transfer.

The applicant proposes payment to fund the acquisition of permanent open space. See staff report on development agreement for further analysis.

With mechanisms for achieving density on open space sites, it is appropriate to evaluate density of surrounding properties to ensure compatibility occurs with adjacent properties. As shown in the graphics above, the land uses surrounding the site are Very Low Density Residential (VLDR), High Density Residential (HDR) and Open Space – Water, and the proposed development will be designated VLDR, which is consistent with the density patterns. An analysis of the project density is provided below.

Land Use Designation	Density	Proposed Project	Compliance
VLDR (Very Low Density Residential)	Up to 4 dwelling units per acre	429 Residences on 125.88 acres equates to 3.4 dwelling units per acre	Yes
Open Space – Park / Recreation	None	5.39 acres proposed to be developed as public park	Yes

The overall density is less than the adjacent whitewater club condominiums and trailer park, but consistent other adjacent properties, such as single-family residences. However, the applicant proposes distributing density in a different manner, which is similar to Four Seasons. Through the Planned Development process, the project site plan will include a mix of residential lot sizes with some smaller (~5,000 sq. ft.) and some larger (~8,000-10,000 sq. ft.). With smaller lots, there will be more common area open space throughout the project than is provided in adjacent developments.

**Recreation, Open Space, and Conservation (ROSC) Element.** The proposed project includes a new public park of about five acres in size. If approved, its use, layout and amenities would return at a later date for approval.

The ROSC element notes the city owns 10 parks that encompass 156 acres and 160 acres of open space developed as the Tahquitz Creek Legends Golf Course for a total of 316 acres of city-owned open space. The city requires that a minimum of five acres of developed parks be available for every 1,000 residents (Policy RC1.2, ROSC). With a population of roughly 60,000 (including seasonal residents), the city currently meets this requirement with over 300 acres of developed park land, when including the Legends golf course, according to the ROSC element. However, with projected population of 94,949 at

full buildout, the city will require an additional 184 acres of parkland.

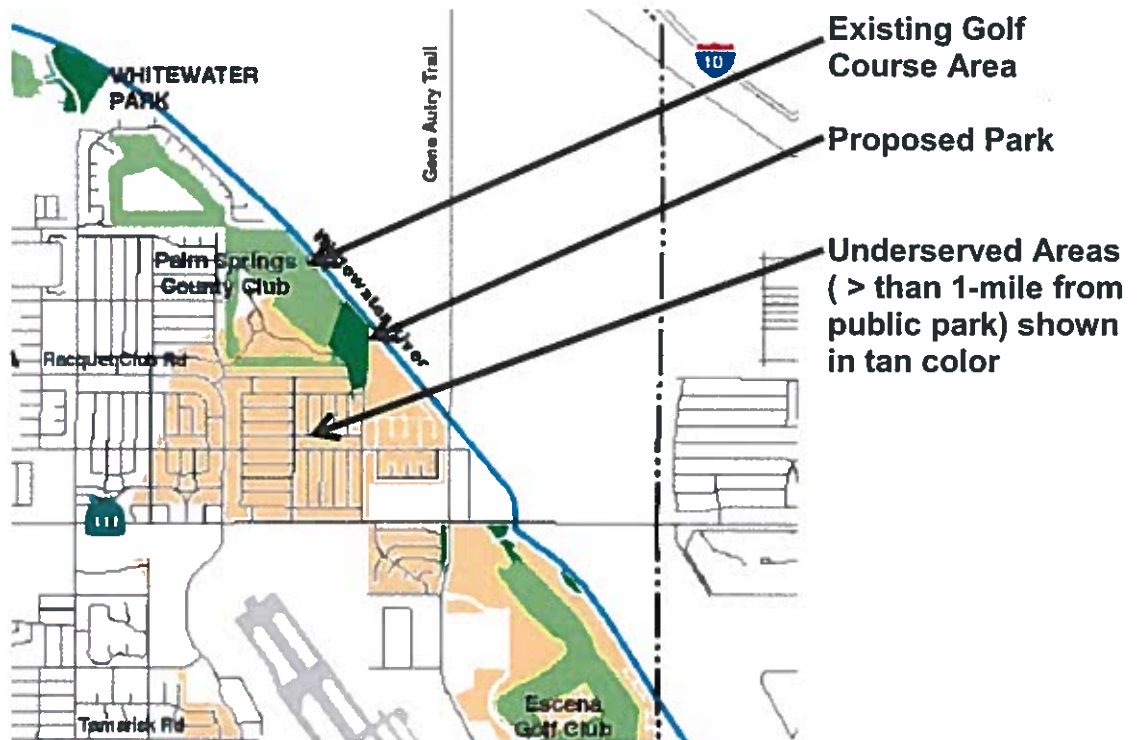
**Table 5-2  
 Palm Springs Parkland Needs**

	Population	Parkland Standard	Current Needs	Current Acreage	Deficit/Surplus
Present Need	60,000	5.0 ac/1,000	300	316	16
Future Needs	39,941	5.0 ac/1,000	200	—	200
<b>Total Need*</b>	<b>99,941</b>	<b>5.0 ac/1,000</b>	<b>500</b>	<b>316</b>	<b>184</b>

Source: U.S. Census, 2000; Department of Finance, 2006.  
 General Plan Land Use Element, 2007.

\* This population figure assumes full buildout. The Land Use Element shows a slightly lower population figure due to an assumption of a 5 percent vacancy factor. However, this figure reported here is total population and is intended to be consistent with the City's Quimby Ordinance.

The proposed project would increase the city's public park inventory by five acres. The ROSC element also has a policy (RC1.3) that parks are located and distributed in such a manner to serve residential areas in terms of both distance and residential density. It is recommended that homes be located within one-mile of a public park. According to Figure 5-1 of the ROSC element, the proposed park would serve an underserved area of the city:

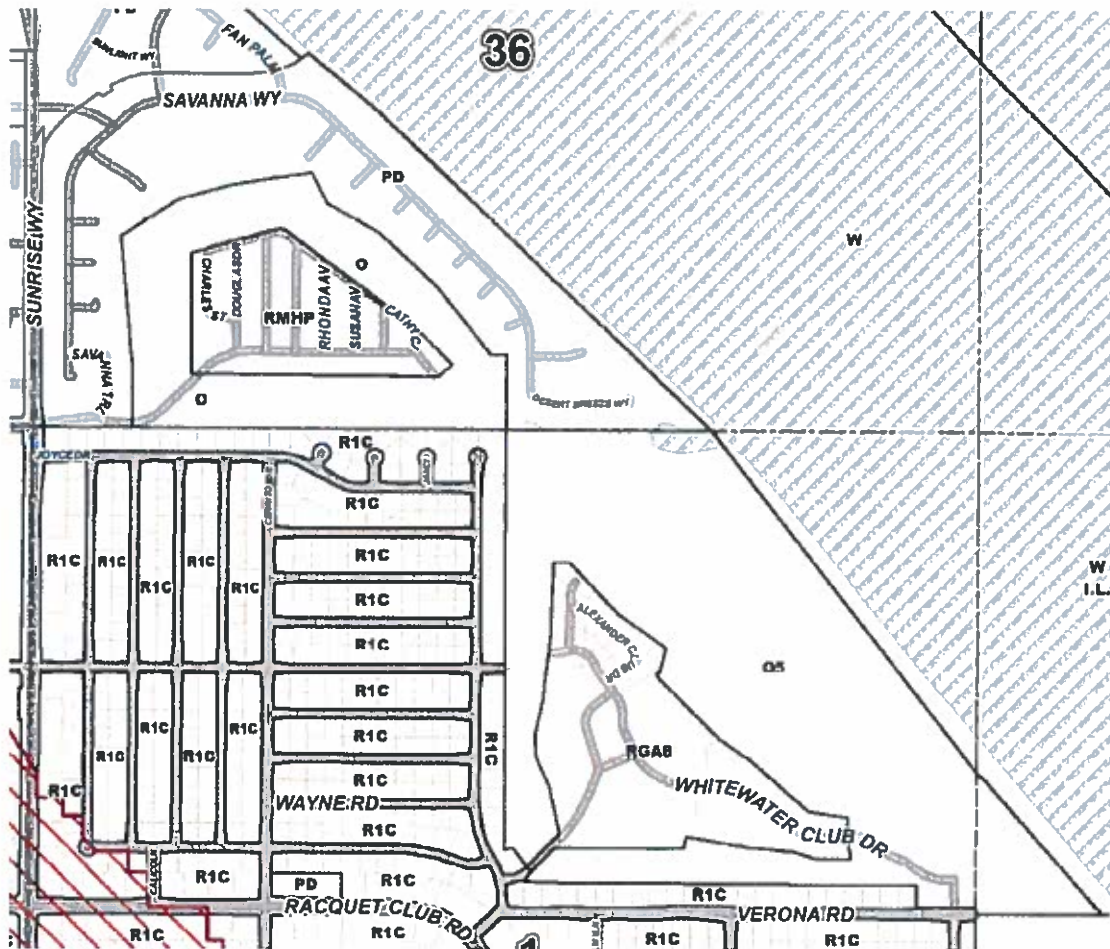




In order to include the park within the city's inventory and eliminate the golf course, the ROSC element requires update and amendment. Specifically, text will require updating to address the loss of a one of the city's eleven golf courses and the addition of the public park. Such amendments would return with the design of the park, if the proposed project is approved.

## Zoning

Two zones currently exist on the roughly 126-acre project site: O and O-5:



The applicant seeks approval of a PD-in-lieu of zone change. If approved, the new zoning would be PD-366.

### Permitted Uses:

### Current Zoning:

Uses allowed within the "O" zone include agricultural, public parking, public parks, open space and recreation facilities. Additionally permitted uses with the approval of a Conditional Use Permit (CUP) include cemeteries, energy uses, large scale residential, golf courses, driving ranges, places of assembly, private commercial recreation facilities and

other uses as listed in Section 92.21.01 of the Zoning Code.

Uses permitted within the O-5 zone include the above-mentioned, as well as those uses permitted by right-of-zone in the R-1 (single-family) zoning – Section 92.01.01(A).

Proposed Zoning:

The proposed zoning of the site is PD-366. Permitted uses will be single-family residential and accessory uses; generally, consistent with Section 92.01.01 R-1 of the Zoning Code.

**Development Standards:**

As compared to existing zoning:

	<b>O Requirements</b>	<b>O-5 Requirements</b>	<b>Proposed Project: PDD 366</b>	<b>Comply</b>
<b>A. Lot Area</b>	None	5 acre minimum	5,000 sq. ft. minimum 8,000 sq. ft. minimum	No, per PD
<b>B. Lot Dimension</b>				
Min. Width	None	250 feet	35 or 50 feet minimum 80 feet minimum	No, per PD
Min. Depth	None	250 feet	100 feet minimum	No, per PD
<b>C. Density</b>				
<b>D. Building Height</b>	24 feet	15 feet	19 feet	No, per PD
<b>E. Yard Setbacks</b>				
1. General Provisions	10 feet min. from side or rear lot line. Garages / parking spaces not permitted across front yard. Side yard may be used for parking.		Parking / garages located in front.	No, per PD
2. Minimum Yards	None	50 feet	See table on site plan	No, per PD
<b>F. Lot Coverage Maximum</b>	None	10% (however, typical SFR is 35%)	40% or 60%	No, per PD
<b>G. Distance Between Buildings</b>	15 feet minimum 20 feet minimum between accessory and main buildings or between accessory buildings, unless there is a common wall		No requirement specified	No, per PD
<b>I. Off-street Parking</b>	Two spaces for each dwelling unit within a garage or carport.		Two covered parking spaces per residence	Yes
<b>J. Trash Enclosure</b>	Required		Provided at each individual home	Yes

As a part of the proposed project, the applicant has provided specific development standards for the various lots within the project:

TRACT NO. 36691 PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS NO. 5.1327 PD-366			
Product:	50' Wide Single Family Detached	80' Wide Single Family Detached	Single Family Attached
Lots:	195-394, 399-429	138-194, 395-398	1-137
Lot Size:			
Minimum Lot Size:	5,000 s.f.	8,000 s.f.	5,000 s.f.
Minimum Lot Frontage:	50'	80'	50'
Minimum Lot Frontage along Curves and Cut-De-Sacs:	35'	35'	35'
Minimum Lot Depth:	100'	100'	100'
Setbacks:			
Minimum Front Yard @ Garage:	18'	18'	18' (5' from access easement line)
Minimum Front Yard @ Living Area, Casita, and Side Loaded Garage:	12'	12'	12' (5' from access easement line)
Minimum Interior Side Yard:	5' / 30% @3' (See Note No. 1)	5' / 30% @3' (See Note No. 1)	0'/10' (See Note No. 1 & 2)
Minimum Corner Side Yard:	10'	10'	10'
Minimum Rear Yard @ Living Area:	10'	15'	10'
Other:			
Maximum Structure Height:	1 story (19')	1 story (18')	1 story (19')
Maximum Lot Coverage:	60%	40%	60%
Front Yard Encroachments for Architectural Features: (See Note No. 3)	2'	2'	2'
Side Yard Encroachments for Architectural Features: (See Note No. 3)	See Minimum Interior Side Yard Setbacks	See Minimum Interior Side Yard Setbacks	See Minimum Interior Side Yard Setbacks
Rear Yard Encroachments for Architectural Features: (See Note No. 3)	7'	5'	0'
Casita Allowed:	Yes	Yes	Yes
Notes: 1. Up to 30% of the building length can have a 3' side yard setback including living area, casita, and architectural features. A/C units are not allowed when any part of the structure is at the 3' side yard setback. 2. 0' side yard setback at adjoining buildings and 10' side yard setback when buildings do not join. No more than two buildings may be attached. 3. Architectural Features such as Fireplaces, AC Units, Media Center, Covered Porches, Decks, Pop-outs, and non-living areas as some examples			

**AAC Review:**

On June 9, 2014, the Architectural Advisory Committee reviewed and recommended approval of the project, subject to the following:

1. Landscape plan for Radburn-style portion of project to return for AAC review.
2. Elevation for Radburn-style portion along streets facing existing condos to return.
3. Buffers/wall/open fencing along perimeter to return.
4. All residential products to have group elevations in color with different roofing, materials and landscaping.
5. Guest parking plan to be provided.

6. Potential paseo within Radburn-style portion of project should be provided to link open space.
7. Roof types to be mixed and return.
8. Buffers to be increased to condos and mobile home park.

In response, the applicant moved the southerly portion of the attached residential product further from the mobile home park to create additional open buffer space. The other items will be addressed at the Final Development Plan submittal stage.

Discussion of Public Benefit:

Pursuant the City Council 2008 policy on Public Benefit on Planned Developments, the applicant is to propose some form of public benefit "*proportional to the nature, type and extent of the flexibility granted from the standards and provisions of the Palm Springs Zoning Code*" and may only be considered a public benefit "*when it exceeds the level of improvement needed to mitigate a project's environmental impacts or comply with dedication or exactions which are imposed on all projects such as Quimby Act, public art fees, utility undergrounding, etc.*"

The applicant is seeking the following relief via the Planned Development District:

- Establishing development standards for new residential, including lot standards (width and area) and development standards (setbacks, height and coverage) that are less (or more, in the case of height and coverage) than those typical for R-1 zones in Palm Springs.

The applicant has submitted a summary of the proposed public benefits:

**Potential Public Benefits:** The proposed repurposing of the Palm Springs Country Club property will have the following public benefits:

- A viable long term land use to replace a blighted, defunct golf course property with a compatible residential community. The 125 acre, 6,400 yard, 50+ year old facility had become user unfriendly due to overly narrow golf fairways in some cases down to 125 feet in width—far less than the 350 to 400 feet mandated with current golf technology. At 6,400 yards, the Palm Springs Country Club golf experience was losing the moderate and experienced golfers. Even golf facilities that can accommodate the current technology are struggling with changes in attitudes toward golf. The elimination of the golf also eliminates the early morning mowing and maintenance schedule and twice a year turf change that is part of every golf course.

- A 50% reduction in water consumption is another public benefit comparing a golf course use to a current residential project with over 40 acres of landscaped open space. As a golf course, the industry rule of thumb is a usage of between 800 and 850 acre-feet a year. As a residential development complying with current requirements for drought tolerant landscape, the usage drops to approximately 420 acre-feet.
- The proposed new development would eliminate the ongoing dust control and maintenance situation that has plagued the neighbors for at least 7 years with a functional land plan with an HOA that will be properly funded to maintain the 40 plus acres of open space proposed.
- There should be an increase in real estate values in the area with a solution to the problems caused by the defunct golf course.
- A new public park is proposed that would provide public park space to the easterly parts of Palm Springs. The only public park in the area currently is the Gene Autry Trail welcoming park located at the SW corner of Vista Chino Road and Gene Autry Trail.
- An on-site public art installation is proposed in or around the public park.
- The proposed Planned Development District (in lieu of a Change of Zone) will allow the surrounding neighbors to know more precisely what can be constructed on the now vacant property than a straight Change of Zone application.
- The new development will produce a much higher revenue stream to all agencies which would not be forthcoming if the land lays fallow or were to resume golf operations. These include a substantial boost in property taxes, payment of
- CVMSHCP fees, school impact fees, Acreage Drainage fees, Quimby fees, and TUMF fees among others.
- The development of the property will provide quality employment for the construction industry through the estimated four or so years of development.

## REQUIRED FINDINGS

The proposal requires that findings be made for the following applications:

- **General Plan Amendment**
- **Planned Development District in lieu of zone change**
- **Tentative Tract Map**
- **Architectural Review**

Staff has prepared an analysis for each of the application findings below.

**General Plan Amendment:** The State of California Governmental Code Sections 65350 – 65362 outlines the procedures and requirements for Cities and Counties to create and amend their General Plan. There are, however, no specific findings for a General Plan Amendment (GPA). Staff reviewed the proposed GPA and identified the following aspects of compatibility for the Planning Commission and City Council to use in considering the GPA request:

- Compatibility of the proposed VLDR (Very Low Density Residential) land use designation with adjacent land uses and development patterns.
- Potential adverse impacts to existing or future development in the vicinity.
- Findings that the Transfer of Density is Consistent with General Plan.

*Findings of Compatibility of the proposed VLDR land use designation with existing adjacent land uses and development patterns.*

The subject site is currently designated OS-P/R (Open Space – Parks/Recreation) by the General Plan Land Use map, which is used for regional, local and neighborhood parks and other “active” recreational uses. The site borders residential development on nearly all sides of the project. A portion of the project site borders the Whitewater River (Wash). The proposed land use density of VLDR is consistent with the adjacent and surrounding land uses, and the proposed VLDR designation for the project site is a logical continuation of those land uses and densities. Thus, the proposed VLDR land use designation on the project site is compatible with adjacent land uses and will continue the same pattern of development.

*Finding that there are no potential adverse impacts to existing or future development in the area.*

The proposed General Plan Amendment would allow an increase in density, however it is in a continuation of the adjacent land use and will provide a consistent development pattern to that which exists currently in the area. Through the environmental review and hearing processes, it is anticipated that potential adverse impacts to existing or future developments in the area will be addressed.

*Findings that the Transfer of Density is Consistent with General Plan*

Under the Administration Element of the General Plan, there is a process for modifying and amending the general plan. Such amendments may include changes in land use. In the proposed request, the applicant seeks approval to transfer density to a land use designated for open space.

General Plan Policy LU2.2 states, “Open Space – Parks/Recreation” to developable areas (for residential, commercial, etc.) must either offer in-kind replacement of such open space elsewhere in the City, make payment of in-lieu fees, or replace the converted open space through the use of density transfer.” The applicant proposes terms for providing payment, and thus, the proposed transfer of density is consistent with the General Plan.

**Planned Development District / Conditional Use Permit:** A Planned Development District is subject to the requirements of Zoning Code Section 94.02.00, including required findings contained therein. A PD may be approved in lieu of a change of zone if both findings for the PD and Change of Zone are made by the City Council. An analysis of all required findings for a PD in lieu of zone change is provided below:

- 1. The proposed change of zone is in conformity with the general plan map and report. Any amendment of the general plan necessitated by the proposed change of zone should be made according to the procedure set forth in the State Planning Law either prior to the zone change, or notice may be given and hearings held on such general plan amendment*

*concurrently with notice and hearings on the proposed change of zone.*

As noted above, the project includes a request to change the land use designation from Open Space – Parks/Recreation to Very Low Density Residential. This request will be heard concurrently with the proposed change of zone.

In addition to Land Use Element of the 2007 General Plan, the project was reviewed for conformity with General Plan Policies as follows:

- Policy CD.22.1; *Require new and infill development to be of compatible scale, materials, and massing as existing development. Also ensure that the design character of the new development is appropriate to the area.*

The proposed development is of a similar scale to the surrounding development, and would create additional density compatible with its surrounding patterns of development.

- Policy CD.22.7 *Ensure that residential communities are well connected with each other and with nearby commercial uses through the inclusion of pedestrian and bicycle friendly design feature such as trails, paths, and pedestrian oriented streets in the neighborhood's design.*

The proposed development will use existing street connections for primary access points to the site. New pedestrian paths will be created in open landscape areas between dwellings and separated from vehicular streets. The project will potentially include an access way through the site for the Coachella Valley Link ("CV Link"). These will enhance connectivity internally and through the site.

*2. The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the commission and council.*

The applicant proposes 429 attached and detached single family residential dwellings. The residences will be constructed on lots that are at least 5,000 or 8,000 square feet in size. The applicant is seeking specific development standards for the proposed homes, which are similar to other developments in the surrounding areas. Street access is provided to all homes and all streets will be wide enough to accommodate emergency access vehicles. The project is surrounded by a variety of related residential uses, including multi-family condominiums and single family homes. Therefore, the subject property is suitable for the uses permitted and proposed in PD-366.

*3. The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents*

The project will enhance the current derelict open space condition. The requested PD in lieu of a change of zone proposes uses and development standards that are consistent and complementary with some of the existing properties adjacent to the

project site. Homes will be separated by open space with landscape paths. A public park will be developed as a part of the project that will be beneficial to adjacent properties and residents. Therefore, the proposal is not likely to be detrimental to the adjacent properties and residents.

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

As part of the proposed project, a change of zone from "O" and "O-5" to PD-366 has been requested to allow the proposed residential development. Section 94.03.00 specifically allows such action; therefore, the use applied for at the subject location is properly one for which is authorized by the Zoning Code.

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

The proposed use is a form of single-family living that has been successful in Palm Springs, including the surrounding areas of the project, wherein smaller lots exceeding 5,000 or 8,000 square feet accommodate a moderate dwelling size. Each site will contain a one-story residence with garage and private yard space. Other projects with similar lot and home sizes are located elsewhere in the City. In addition, the project proposes the elimination of a blighted golf course. Therefore, the use is necessary and desirable for the development of the community.

The proposed land use designation of the site is VLDR (Very Low Density Residential), which is described as "*typical single-family detached residential development and other uses as allowed by code.*" The proposed single-family residential use is detached and would permit attached residential through the PD approval. Thus, the use is consistent with the general plan.

The project will consist of one-story single-family residential on vacant land which will be re-zoned to PD-366. No other uses are permitted within this zone. Should alternate uses be proposed, an amendment to the PD would be required. Consequently, the use is not detrimental to the existing uses or to future uses specifically permitted in the zone (PD-366).

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

The project site is approximately 126-acres in total size and will be subdivided to accommodate 429 lots for residential homes. Private streets will provide access to



each lot and include other necessary public utilities. The PD will establish all development standards for each residential parcel to accommodate a typical single-family residence or an attached residential product with open space and outdoor living. Therefore, the site for the intended residences is adequate in size and shape to adjust such use to those existing and future permitted uses of land in the neighborhood.

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

The project will have two primary vehicular access points. The northerly entry point will occur from San Raphael Road which is a Secondary Thoroughfare according to the General Plan Circulation Element. The southerly access point will be located at the northerly terminus to Whitewater Club Drive which designed as a Collector under the Circulation Element. The impacts to these entries and other surrounding street intersections were evaluated under a traffic study as a part of the Environmental Impact Report (EIR). Based on the findings in the study, mitigation measures are required to ensure the traffic related impacts are mitigated. With the mitigation measures, the site for the proposed use is expected to carry the type and quantity of traffic to be generated by the residential uses.

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

A set of draft conditions of approval are proposed and attached to this staff report as Exhibit "A" to ensure the public health, safety and general welfare are protected.

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

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

The proposed TTM is consistent with the proposed General Plan Land Use Element, because the General Plan designation for the site is Very Low Density Residential (up to 4 du/ac). The proposed density of the tract map is 3.4 dwelling units per acre (du/ac) and is thus consistent with the General Plan in terms of density.

The project was given further review for conformity with the General Plan as follows:

- *Policy CD.22.1; Require new and infill development to be of compatible scale, materials, and massing as existing development. Also ensure that the design character of the new development is appropriate to the area.*

The proposed development is of a similar scale to the surrounding development, and would create additional density compatible with its surrounding patterns of development.

- Policy CD.22.7 *Ensure that residential communities are well connected with each other and with nearby commercial uses through the inclusion of pedestrian and bicycle friendly design feature such as trails, paths, and pedestrian oriented streets in the neighborhood's design.*

The proposed development will use existing street connections for primary access points to the site. New pedestrian paths will be created in open landscape areas between dwellings and separated from vehicular streets. The project will potentially include an access way through the site for the Coachella Valley Link ("CV Link"). These will enhance connectivity internally and through the site.

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

The proposed project includes a change of zone to PD-366, and seeks a specific development plan for the 126-acre site. There will be 429 residences with improved street access, utilities and other typical services provided to residential development. Developable lots are required to be at least 5,000 or 8,000 square feet in size. The PD also proposes a set of development standards and design details with specific standards.

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

The project site is flat and is located in an area with all urban services and utilities, including streets. The project proposes 429 attached and detached single-family residential dwelling units on individual lots with private streets and private common open space. The project is surrounded by similar residential uses, including other single-family and multi-family residences. The site has adequate vehicular access to the public streets, including Whitewater Club Drive and San Raphael Road. Therefore, the site is physically suited for this type of development and is proposed with adequate access to the network of public streets.

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

The project proposes an overall site density of 3.4 dwelling units per acre and the proposed General Plan land use designation of VLDR coincides with the proposed density. The site abuts improved public streets with existing utilities and with right of way widths that are projected in the City's 2007 General Plan update to operate at normal levels of service (LOS). Consequently, the site is physically suited for the proposed density of development.

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

An Environmental Impact Report (EIR) evaluated the potential impacts related to fish, wildlife and other habitats. As a part of the EIR, a biological investigation and survey were completed. Based on the results of these studies, no plants, reptiles, birds, or mammals that are identified as a candidate or sensitive by any local, state, or government agency, were encountered or showed substantial evidence of occupied habitat on the proposed project site. The project is required to comply with the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP), and the payment of habitat conservation fees is required. Therefore, the design of the subdivision is not likely to cause environmental damage or substantially and avoidable impacts to fish, wildlife and their habitats.

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

The design of the proposed subdivision includes connections to all public utilities including water and sewer systems. The layout of internal private streets provides access to each lot. The subdivision is proposed with sidewalks along private open spaces. With the approval of the General Plan Amendment and PD, the residential uses will be not likely cause serious public health problems.

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

Public easements will be provided to accommodate needed utilities, as well as a master drainage line that will be constructed at a future time. There are no other easement conflicts known with the design of the proposed subdivision. Therefore, the design of the subdivision will not conflict with easements for access through or use of the property.

**Architectural Review:** Staff evaluated the proposal against the architectural review guidelines, pursuant to Section 94.04.00 of the Zoning Code, and prepared the following response:

	Guideline:	Conform?	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	As it relates to the detached single-family development, each residence will have small private yards and private pool areas, a desirable environment for many seeking home ownership in Palm Springs. The attached single-family residences have small private patio areas with no space for pools. Common outdoor recreation areas within the private open space areas in close proximity would provide a more desirable environment for those within the development. All residences will include two covered parking spaces for shading during summer months. Walking paths are proposed throughout the project to create a desirable environment for residents.

2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The project is mostly compatible with the existing development in the surrounding areas. The project proposes single-story residential development consistent in density and development.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The project architecture includes contemporary architectural design prototypes for the various residential areas within the PD. Final architectural design will be reviewed once the Final Development Plan has been submitted.
4	Site layout, 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	Yes	The project offers small private yards in the SFR's. The proposed PD and tract map requests approval of 5,000 square foot lots with significantly reduced setbacks and greater lot coverage.  Sidewalks are proposed in the throughout the common open space areas and will provide separation between pedestrian and vehicular traffic.
5	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	Yes	Proposed land uses and densities generally reflect adjacent existing developments around the project. The southerly triangle includes lots similar in size to the adjacent R-1-C zoning and parcels similar in size to the Four Seasons development located to the northwest. The northerly triangle includes smaller compact lots surrounding the residential mobile home park.
6	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	No	The proposal is seeking deviations to development standards as shown in the zoning analysis above.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Conceptual building designs have been provided and appear well composed. Final building materials and colors will be evaluated during the Final Development Plan review.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	Awnings and building overhangs are shown over windows and doors for solar control and to enhance building appearance. Further analysis will be completed when the Final PDD is submitted
9	Consistency of composition and treatment	Yes	Proposed building elevations include a variety of building materials and shapes that are crafted to create a unique contemporary design.
10	Location and type of planting, 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	Unknown	This cannot be evaluated because landscape architectural plans have not been submitted. This aspect will be evaluated when the final PD is submitted.

## ENVIRONMENTAL DETERMINATION:

### **Process**

In accordance with Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, the City of Palm Springs (Lead Agency) conducted an Initial Study and determined that the project raised potentially significant concerns. An Environmental Impact Report (EIR) was prepared to assure adequate review and analysis of potentially impacts associated with the project.

On December 23, 2015, the City of Palm Springs prepared and distributed the Initial Study and Notice of Preparation (NOP) to public agencies, including responsible and trustee agencies, members of the public, and the California office of Planning and Research, State Clearinghouse. In accordance with CEQA requirements, this began the 30-day public review period which concluded on January 21, 2015.

In addition, the City held a public scoping session on January 8, 2015 to provide an overview of the project and discuss the scope of the EIR analysis. The scoping session also provided an additional opportunity for the public to express comments and concerns, including those that should be addressed in the EIR.

After receiving comments at the scoping session and during the NOP comment period, a Draft EIR was prepared. The document provided a comprehensive review and analysis of environmental impacts associated with the proposed project. The Draft EIR was released for public review on June 29, 2015. The Final EIR was prepared after the 45-day review period closed, and included responses to the comments received during the review period.

While the city did not write the environmental documents, a third party environmental consultant, Michael Baker International, was hired by the city to provide an independent peer review of the content and analysis of each document. Such practice is permitted under CEQA. Attached are copies of the consultant's comments and approval memorandum for the Draft EIR, as well as approval memo of the Final EIR.

### **Issues**

Areas of Controversy. Concerns related to the potential environmental effects of the Project that were raised include potential impacts to aesthetics from development of the proposed Project, potential noise and traffic impacts during construction and at development. These Concerns have been addressed in Section 4 of the Draft EIR. Below are some issues that have been raised during the public review and EIR process.

Traffic. The EIR analyzed existing roadway traffic volumes around the project site and at 10 key intersections. A topic of continuous discussion has been impacts related to traffic, particularly at the intersection of Racquet Club and Farrell. Concerns have been raised about the lack of traffic controls at this intersection and how the project would

impact this location. Staff notes the following from the Traffic Engineer, who prepared the Traffic Study for the EIR,

**Traffic Signal.** When properly used, traffic control signals are valuable devices for the control of vehicular and pedestrian traffic. They assign the right-of-way to the various traffic movements and thereby profoundly influence traffic flow. However, traffic control signals do not always increase safety or reduce delay.

Determining the appropriate intersection control type requires careful consideration of information from various sources such as: traffic signal warrants, LOS analyses, accident data, and public complaints. The installation of a traffic signal should either: (1) improve traffic operations without being detrimental to traffic safety; (2) improve safety performance without being detrimental to traffic operations; or (3) improve both safety and traffic operations.

The traffic volume warrants have been established by the *California Manual of Uniform Traffic Control Devices*. Using the rural peak hour Warrant 3 from this Manual, the evening peak hour approach volume on Whitewater Club Drive would need to be approximately 150 peak hour approaching vehicles with the existing 831 approaching vehicles on Farrell Drive/Racquet Club Road. With only 56 vehicles approaching the intersection, this intersection is about 37 percent of the volume necessary to meet signal warrants.

**Stop Sign.** All-way stop control is appropriate at intersections where the approach volumes are reasonably balanced. In most cases, two-way stop control is better than all-way stop control at reducing overall delay. Since the approach volume on Whitewater Club Drive is much lower than the approach volumes on Farrell Drive and Racquet Club Road, this intersection would not be a good candidate for all-way stop control.

Unavoidable Impacts. Section 21100(b)(2)(A) of the State CEQA Guidelines provides that an EIR shall include a detail statement setting forth “in a separate section: any significant effect on the environment that cannot be avoided if the project is implemented”. Accordingly, this section provides a summary of the significant and unavoidable environmental impacts of the proposed project that cannot be mitigated to a less than significant level.

One area of special concern and sensitivity has been given focused consideration in the assessment of this project and in the development of mitigation measures. The project is consistent with projected growth patterns; however the existing land use designation is Open Space. Due to the non-attainment status of the Coachella Valley and the re-designation from Open Space to Residential, the associated cumulative impacts are considered unavoidable based on the results of this EIR: Impacts to Air Quality and Greenhouse Gases during project operations.

CONCLUSION:

The applicant has submitted a development proposal for a former golf course. Under the General Plan, there are mechanisms for creating density in open space land, which is proposed through the development agreement. The proposed general plan amendment will allow extension of adjacent land uses (Very Low Density Residential) and provide a public park for an area that is considered underserved to park facilities, according to the ROSC element.

The proposed land plan includes a mix of residential housing. There are similar lot and residence sizes with adjacent existing properties, smaller lots with detached products and private open space between rear yards, and smaller lots with attached homes.

This hearing involves the Preliminary PD exhibits; final development plans with detailed architectural and landscape plans will be brought back to the Planning Commission for final approval. Staff recommends that the Planning Commission open the public hearing, evaluate the project and adopt the attached resolution, recommending approval of the proposed project, subject to the conditions, statements of overriding considerations and mitigation measures attached to the draft resolution.



David A. Newell  
Associate Planner



Flinn Fagg, AICP  
Director of Planning Services

Attachments:

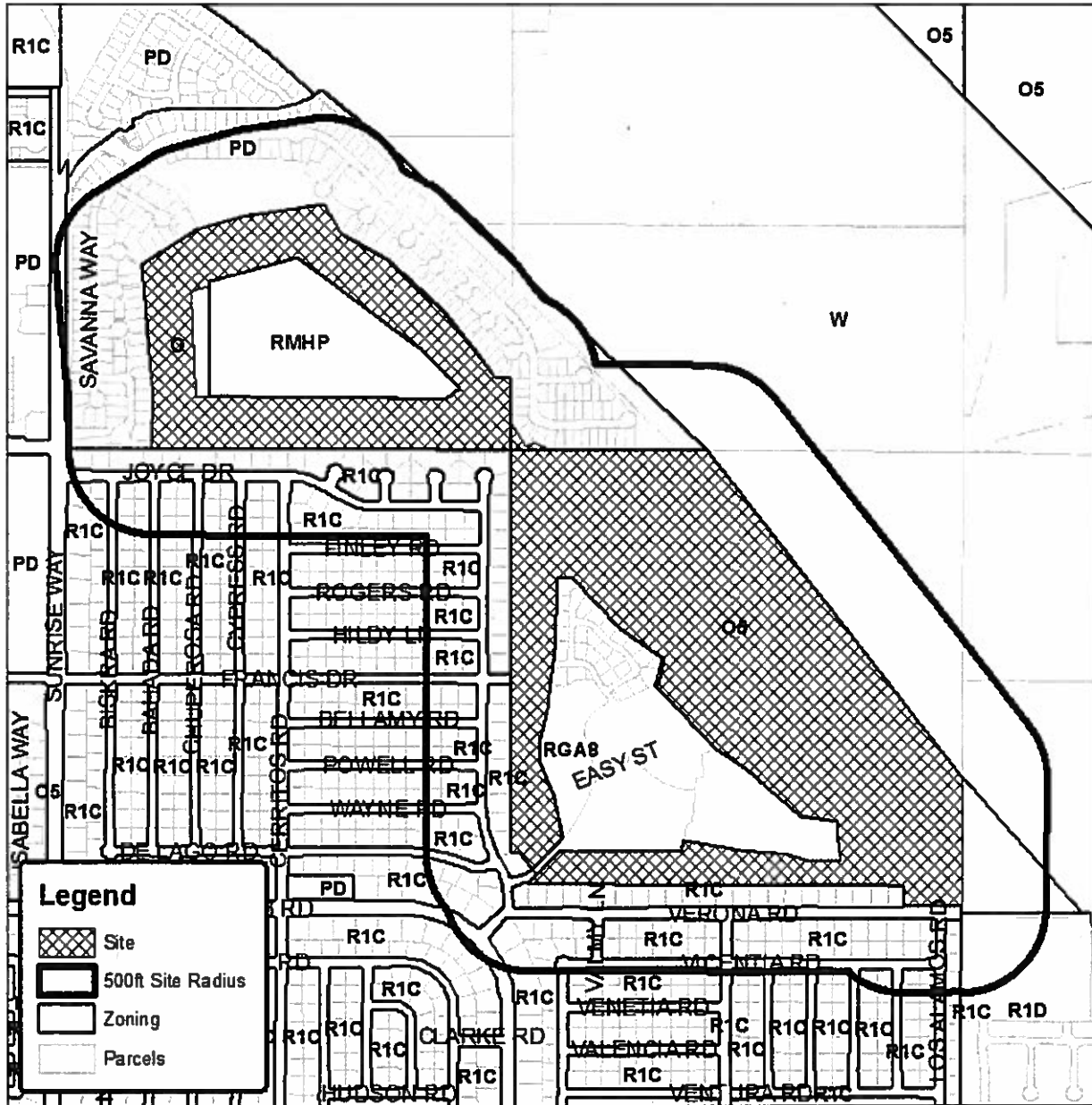
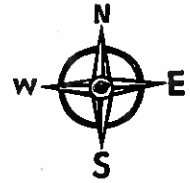
1. Vicinity Map
2. Draft Resolution with Attachments:
  - Exhibit A: Draft Conditions of Approval
  - Exhibit B: Draft Statement of Overriding Considerations
  - Exhibit C: Mitigation Measures
3. PC Study Session Meeting Minutes, 3/14/2016 (draft), 2/10/2016 and 1/27/2016
4. PC Meeting Minutes, 11/18/2015 (excerpt)
5. AAC Meeting Minutes, 6/09/2014 (excerpt)
6. Michael Baker International Memo on Final EIR, 9/29/2015
7. Michael Baker International Memo on Draft EIR, 6/15/2015
8. Draft EIR Peer Review Comments, 5/20/2015
9. Applicant Letter
10. Public Correspondence
11. Plan Exhibits – Site Plans, Floor Plans, Elevations and Landscape Plans

Back-up materials previously distributed and available in Planning Department and on the city website:

1. Draft and Final EIR



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS



## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE THE CONVERSION OF APPROXIMATELY 131 ACRES OF THE FORMER PALM SPRINGS COUNTRY CLUB GOLF COURSE TO 429 RESIDENTIAL DWELLINGS, PRIVATE OPEN SPACE, PRIVATE STREETS AND PUBLIC PARK LOCATED NORTH OF VERONA ROAD, EAST OF FARRELL DRIVE, NORTH OF JOYCE DRIVE, EAST OF SUNRISE WAY AND SOUTHWEST OF THE WHITEWATER RIVER WASH, INCLUDING (1) THE CERTIFICATION OF THE ASSOCIATED ENVIRONMENTAL IMPACT REPORT; (2) AN AMENDMENT TO THE 2007 GENERAL PLAN LAND USE DESIGNATION OF APPROXIMATELY 126-ACRES OF VACANT LAND FROM "OPENS SPACE – PARKS/RECREATION" TO "VERY LOW DENSITY RESIDENTIAL"; (3) THE ESTABLISHMENT OF A PLANNED DEVELOPMENT DISTRICT IN LIEU OF A CHANGE OF ZONE (CASE NO. 5.1327 PD-366), INCLUSIVE OF A PRELIMINARY DEVELOPMENT PLAN FOR A 137 ATTACHED RESIDENTIAL UNITS, 292-DETACHED RESIDENTIAL UNITS, PRIVATE OPEN SPACE AND PRIVATE STREETS; AND (4) THE APPROVAL OF TENTATIVE TRACT MAP 36691 FOR THE SUBDIVISION OF APPROXIMATELY 156 GROSS ACRES INTO PUBLIC PARK, PRESERVED OPEN SPACE, 429 RESIDENTIAL LOTS, PRIVATE STREETS AND PRIVATE OPEN SPACE.

### THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

A. Palm Springs Country Club, LLC ("Applicant") has submitted a request to amend the 2007 General Plan adopted by Resolution 22077 to (1) update text and exhibits in the Recreation, Open Space & Conservation element for the removal of golf course and an addition of a 5-acre public park and (2) modify land use designation from "Open Space – Parks/Recreation" to "Very Low Density" for the 126-acre project site formerly known as the Palm Springs Country Club Golf Course, located within Section 1, Township 4, Range 4 and Section 36, Township 3, Range 4.

B. The Applicant filed an application with the City pursuant to Section 94.03.00 and 94.07.00 of the Palm Springs Zoning Code for a Planned Development District in Lieu of Change of Zone, Case 5.1327 PD-366 ZC (including Preliminary Development Plans) to establish 429 residential dwellings, private open space and public streets over 126-acres.

C. The Applicant has filed an application with the City pursuant to Title 9 of the Palm Springs Municipal Code, for Tentative Tract Map 36691.

D. The proposed project associated with the above applications ("Project") is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA").

E. On December 23, 2014, the City issued a Notice of Preparation (NOP) and Initial Study on the project indicating that a draft Environmental Impact Report (DEIR) would be prepared on the proposal. Under State Clearinghouse No. 2014121075, the NOP was circulated to responsible agencies and interested groups and individuals for review and comment. A copy of the Notice of Preparation and comments thereon are included in Appendix B of the Draft EIR. The NOP comment period ran from December 23, 2014 to January 21, 2015.

F. On January 8, 2015 a public Scoping Meeting was held to receive comments on preparation of the DEIR.

G. A Draft Environmental Impact Report was prepared to analyze and evaluate the potentially significant and significant adverse environmental impacts that could result from approval of the Project.

H. On June 29, 2015, the DEIR was released and circulated for public review under State Clearinghouse No. 2014121075, with the 45-day comment period ending on August 12, 2015.

I. The City received written comments on the DEIR and prepared responses that describe the disposition of significant environmental issues raised by the comments, and made changes to the DEIR. The comments, responses to comments, changes to the DEIR and additional information were published in a Final Environmental Impact Report (FEIR) dated October, 2015. The DEIR, the FEIR, and all the appendices comprise the "EIR" referenced in these findings and this Resolution.

J. Notice of public hearing of the Planning Commission of the City of Palm Springs to consider the Project, including Case Nos. 5.1327 GPA, PD-366 ZC, Tentative Tract Map 36691 and project architecture, was given in accordance with applicable law for the meeting of November 12, 2015.

K. On November 12, 2015, the Planning Commission continued the project, without holding a public hearing to an adjourned meeting on November 18, 2015.

L. On November 18, 2015, a public hearing on the application for the project was held by the Planning Commission in accordance with applicable law; and at this meeting, the Planning Commission continued the item for further review at a study session.

M. On January 27, 2016, February 10, 2016 and March 14, 2016, the Planning Commission held study sessions on the project to review the it in further detail.

N. Notice of public hearing of the Planning Commission of the City of Palm Springs

to consider the Project, including Case Nos. 5.1327 GPA, PD-366 ZC, Tentative Tract Map 36691 and project architecture, was given in accordance with applicable law for the meeting of April 13, 2016.

O. On April 13, 2016, a public hearing on the applications for the project was held by the Planning Commission in accordance with applicable law.

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

Q. **General Plan Amendment:** California Governmental Code Sections 65350 – 65362 outlines the procedures and requirements for Cities and Counties to create and amend their General Plan. There are, however, no specific findings for a General Plan Amendment (GPA). The Commission evaluated the proposed amendment as follows:

*Findings of Compatibility of the proposed VLDR land use designation with existing adjacent land uses and development patterns.*

The subject site is currently designated OS-P/R (Open Space – Parks/Recreation) by the General Plan Land Use map, which is used for regional, local and neighborhood parks and other “active” recreational uses. The site borders residential development on nearly all sides of the project. A portion of the project site borders the Whitewater River (Wash). The proposed land use density of VLDR is consistent with the adjacent and surrounding land uses, and the proposed VLDR designation for the project site is a logical continuation of those land uses and densities. Thus, the proposed VLDR land use designation on the project site is compatible with adjacent land uses and will continue the same pattern of development.

*Finding that there are no potential adverse impacts to existing or future development in the area.*

The proposed General Plan Amendment would allow an increase in density, however it is in a continuation of the adjacent land use and will provide a consistent development pattern to that which exists currently in the area. Through the environmental review and hearing processes, it is anticipated that potential adverse impacts to existing or future developments in the area will be addressed.

*Findings that the Transfer of Density is Consistent with General Plan*

Under the Administration Element of the General Plan, there is a process for modifying and amending the general plan. Such amendments may include changes in land use. In the proposed request, the applicant seeks approval to transfer density to a land use designated for open space.

General Plan Policy LU2.2 states, "Open Space – Parks/Recreation" to developable areas (for residential, commercial, etc.) must either offer in-kind replacement of such open space elsewhere in the City, make payment of in-lieu fees, or replace the converted open space through the use of density transfer." The applicant proposes terms for providing payment, and thus, the proposed transfer of density is consistent with the General Plan.

**R. Planned Development District:** A Planned Development District is subject to the requirements of Zoning Code Section 94.02.00, including required findings contained therein. A PD may be approved in lieu of a change of zone if both findings for the PD and Change of Zone are made by the City Council. An analysis of all required findings for a PD in lieu of zone change is provided below:

*1. The proposed change of zone is in conformity with the general plan map and report. Any amendment of the general plan necessitated by the proposed change of zone should be made according to the procedure set forth in the State Planning Law either prior to the zone change, or notice may be given and hearings held on such general plan amendment concurrently with notice and hearings on the proposed change of zone.*

As noted above, the project includes a request to change the land use designation from Open Space – Parks/Recreation to Very Low Density Residential. This request will be heard concurrently with the proposed change of zone.

In addition to Land Use Element of the 2007 General Plan, the project was reviewed for conformity with General Plan Policies as follows:

- Policy CD.22.1; *Require new and infill development to be of compatible scale, materials, and massing as existing development. Also ensure that the design character of the new development is appropriate to the area.*

The proposed development is of a similar scale to the surrounding development, and would create additional density compatible with its surrounding patterns of development.

- Policy CD.22.7 *Ensure that residential communities are well connected with each other and with nearby commercial uses through the inclusion of pedestrian and bicycle friendly design feature such as trails, paths, and pedestrian oriented streets in the neighborhood's design.*

The proposed development will use existing street connections for

primary access points to the site. New pedestrian paths will be created in open landscape areas between dwellings and separated from vehicular streets. The project will potentially include an access way through the site for the Coachella Valley Link ("CV Link"). These will enhance connectivity internally and through the site.

*2. The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the commission and council.*

The applicant proposes 429 attached and detached single family residential dwellings. The residences will be constructed on lots that are at least 5,000 or 8,000 square feet in size. The applicant is seeking specific development standards for the proposed homes, which are similar to other developments in the surrounding areas. Street access is provided to all homes and all streets will be wide enough to accommodate emergency access vehicles. The project is surrounded by a variety of related residential uses, including multi-family condominiums and single family homes. Therefore, the subject property is suitable for the uses permitted and proposed in PD-366.

*3. The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents*

The project will enhance the current derelict open space condition. The requested PD in lieu of a change of zone proposes uses and development standards that are consistent and complementary with some of the existing properties adjacent to the project site. Homes will be separated by open space with landscape paths. A public park will be developed as a part of the project that will be beneficial to adjacent properties and residents. Therefore, the proposal is not likely to be detrimental to the adjacent properties and residents.

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

As part of the proposed project, a change of zone from "O" and "O-5" to PD-366 has been requested to allow the proposed residential development. Section 94.03.00 specifically allows such action; therefore, the use applied for at the subject location is properly one for which is authorized by the Zoning Code.

*b. That the use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses*

*specifically permitted in the zone in which the proposed use is to be located;*

The proposed use is a form of single-family living that has been successful in Palm Springs, including the surrounding areas of the project, wherein smaller lots exceeding 5,000 or 8,000 square feet accommodate a moderate dwelling size. Each site will contain a one-story residence with garage and private yard space. Other projects with similar lot and home sizes are located elsewhere in the City. In addition, the project proposes the elimination of a blighted golf course. Therefore, the use is necessary and desirable for the development of the community.

The proposed land use designation of the site is VLDR (Very Low Density Residential), which is described as *"typical single-family detached residential development and other uses as allowed by code."* The proposed single-family residential use is detached. Thus, the use is consistent with the general plan.

The project will consist of one-story single-family residential on vacant land which will be re-zoned to PD-366. No other uses are permitted within this zone. Should alternate uses be proposed, an amendment to the PD would be required. Consequently, the use is not detrimental to the existing uses or to future uses specifically permitted in the zone (PD-366).

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

The project site is approximately 126-acres in total size and will be subdivided to accommodate 429 lots for residential homes. Private streets will provide access to each lot and include other necessary public utilities. The PD will establish all development standards for each residential parcel to accommodate a typical single-family residence or an attached residential product with open space and outdoor living. Therefore, the site for the intended residences is adequate in size and shape to adjust such use to those existing and future permitted uses of land in the neighborhood.

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

The project will have two primary vehicular access points. The northerly entry point will occur from San Raphael Road which is a Secondary Thoroughfare according to the General Plan Circulation Element. The southerly access point will be located at the northerly terminus to

Whitewater Club Drive which designed as a Collector under the Circulation Element. The impacts to these entries and other surrounding street intersections were evaluated under a traffic study as a part of the Environmental Impact Report (EIR). Based on the findings in the study, mitigation measures are required to ensure the traffic related impacts are mitigated to less than significant levels. With the mitigation measures, the site for the proposed use is expected to carry the type and quantity of traffic to be generated by the residential uses.

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

A set of draft conditions of approval are proposed and attached to this staff report as Exhibit "A" to ensure the public health, safety and general welfare are protected.

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

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

The proposed TTM is consistent with the proposed General Plan Land Use Element, because the General Plan designation for the site is Very Low Density Residential (up to 4 du/ac). The proposed density of the tract map is 3.4 dwelling units per acre (du/ac) and is thus consistent with the General Plan in terms of density.

The project was given further review for conformity with the General Plan as follows:

- Policy CD.22.1; *Require new and infill development to be of compatible scale, materials, and massing as existing development. Also ensure that the design character of the new development is appropriate to the area.*

The proposed development is of a similar scale to the surrounding development, and would create additional density compatible with its surrounding patterns of development.

- Policy CD.22.7 *Ensure that residential communities are well connected with each other and with nearby commercial uses through the inclusion of pedestrian and bicycle friendly design feature such as trails, paths, and pedestrian oriented streets in the*

*neighborhood's design.*

The proposed development will use existing street connections for primary access points to the site. New pedestrian paths will be created in open landscape areas between dwellings and separated from vehicular streets. The project will potentially include an access way through the site for the Coachella Valley Link ("CV Link"). These will enhance connectivity internally and through the site.

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

The proposed project includes a change of zone to PD-366, and seeks a specific development plan for the 126-acre site. There will be 429 residences with improved street access, utilities and other typical services provided to residential development. Developable lots are required to be at least 5,000 or 8,000 square feet in size. The PD also proposes a set of development standards and design details with specific standards.

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

The project site is flat and is located in an area with all urban services and utilities, including streets. The project proposes 429 attached and detached single-family residential dwelling units on individual lots with private streets and private common open space. The project is surrounded by similar residential uses, including other single-family and multi-family residences. The site has adequate vehicular access to the public streets, including Whitewater Club Drive and San Raphael Road. Therefore, the site is physically suited for this type of development and is proposed with adequate access to the network of public streets.

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

The project proposes an overall site density of 3.4 dwelling units per acre and the proposed General Plan land use designation of VLDR coincides with the proposed density. The site abuts improved public streets with existing utilities and with right of way widths that are projected in the City's 2007 General Plan update to operate at normal levels of service (LOS). Consequently, the site is physically suited for the proposed density of development.

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

An Environmental Impact Report (EIR) evaluated the potential impacts related to fish, wildlife and other habitats. As a part of the EIR, a biological



investigation and survey were completed. Based on the results of these studies, no plants, reptiles, birds, or mammals that are identified as a candidate or sensitive by any local, state, or government agency, were encountered or showed substantial evidence of occupied habitat on the proposed project site. The project is required to comply with the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) and the payment of habitat conservation fees is required. Therefore, the design of the subdivision is not likely to cause environmental damage or substantially and avoidable impacts to fish, wildlife and their habitats.

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

The design of the proposed subdivision includes connections to all public utilities including water and sewer systems. The layout of internal private streets provides access to each lot. The subdivision is proposed with sidewalks along private open spaces. With the approval of the General Plan Amendment and PD, the residential uses will be not likely cause serious public health problems.

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

Public easements will be provided to accommodate needed utilities, as well as a master drainage line that will be constructed at a future time. There are no other easement conflicts known with the design of the proposed subdivision. Therefore, the design of the subdivision will not conflict with easements for access through or use of the property.

**T. Architectural Review:** Pursuant to Section 94.04.00(D) of the Palm Springs Zoning Code, the Planning Commission finds:

*The Planning Commission has examined the material submitted with the architectural approval application and has examined specific aspects of the design and determined the proposed development will (1) provide desirable environment for its occupants; (2) is compatible with the character of adjacent and surrounding developments, and (3) aesthetically it is of good composition, materials, textures and colors. Planning Commission's evaluation is based on consideration of the following:*

	Guideline:	Conform?	Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	<p>As it relates to the detached single-family development, each residence will have small private yards and private pool areas, a desirable environment for many seeking home ownership in Palm Springs.</p> <p>The attached single-family residences have small private patio areas with no space for pools. Common outdoor recreation areas within the private open space areas in close proximity would provide a more desirable environment for those within the development.</p> <p>All residences will include two covered parking spaces for shading during summer months.</p> <p>Walking paths are proposed throughout the project to create a desirable environment for residents.</p>
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The project is mostly compatible with the existing development in the surrounding areas. The project proposes single-story residential development consistent in density and development.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The project architecture includes contemporary architectural design prototypes for the various residential areas within the PD. Final architectural design will be reviewed once the Final Development Plan has been submitted.
4	Site layout, 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	Yes	<p>The project offers small private yards in the SFR's. The proposed PD and tract map requests approval of 5,000 square foot lots with significantly reduced setbacks and greater lot coverage.</p> <p>Sidewalks are proposed in the throughout the common open space areas and will provide separation between pedestrian and vehicular traffic.</p>
5	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	Yes	Proposed land uses and densities generally reflect adjacent existing developments around the project. The southerly triangle includes lots similar in size to the adjacent R-1-C zoning and parcels similar in size to the Four Seasons development located to the northwest. The northerly triangle includes smaller compact lots surrounding the residential mobile home park.
6	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	No	The proposal is seeking deviations to development standards as shown in the zoning analysis above.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Conceptual building designs have been provided and appear well composed. Final building materials and colors will be evaluated during the Final Development Plan review.

8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	Awnings and building overhangs are shown over windows and doors for solar control and to enhance building appearance. Further analysis will be completed when the Final PDD is submitted
9	Consistency of composition and treatment	Yes	Proposed building elevations include a variety of building materials and shapes that are crafted to create a unique contemporary design.
10	Location and type of planting, 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	Unknown	This cannot be evaluated because landscape architectural plans have not been submitted. This aspect will be evaluated when the final PD is submitted.

**THE PLANNING COMMISSION RESOLVES:**

Section 1. The EIR for the Project is an adequate assessment of the potential adverse impacts of the proposed project under the guidelines of the California Environmental Quality Act (CEQA). The EIR has been prepared, published, circulated and reviewed in accordance with CEQA, the State CEQA Guidelines and the provision of the City of Palm Springs. With the exception of cumulative Air Quality, Greenhouse Gas Emissions and Transportation/Traffic, which the EIR identifies as unavoidable significant impacts, the mitigation measures outlined in the Mitigation Monitoring Plan are sufficient and adequate to reduce potentially significant impacts to less than significant levels. The Planning Commission hereby recommends the City Council certify the EIR, make all required findings and statements of overriding considerations as stated in Exhibit B, and adopted all mitigation measures from the EIR, Exhibit C.

Section 2. The Planning Commission hereby recommends approval of the General Plan Amendment to (1) modify the land use designation from "Open Space – Parks/Recreation" to "Very Low Density Residential" for the 126-acre Project and (2) update text and exhibits in the Recreation, Open Space & Conservation element for the removal of a golf course and an addition of a 5-acre public park.

Section 3. The Planning Commission hereby recommends approval of a Planned Development District (PD-366) in lieu of Change of Zone to establish 429 residential dwellings, private open space and public streets over 126-acres, subject to the conditions of approval attached herein as Exhibit A.

Section 4. The Planning Commission hereby recommends approval of a Tentative Tract Map (TTM 36691) to subdivide 126-acres for the development of 429 residential dwellings, streets and open space subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 13<sup>th</sup> day of April, 2016.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

---

Flinn Fagg, AICP  
Director of Planning Services

RESOLUTION NO. \_\_\_\_\_

**EXHIBIT A**

Case 5.1327 PD-366 / ZC / MAJ / TTM 36691

Palm Springs Country Club, LLC  
"Serena Park"

April 13, 2016

**CONDITIONS OF APPROVAL**

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

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

**ADMINISTRATIVE CONDITIONS**

- ADM 1. Project Description. This approval is for the project described per Case 5.1327 PD-366, TTM 36691 and Development Agreement; except as modified with the approved Mitigation Monitoring Program and the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans. The Preliminary Development Plans shall be the basis for submitting Final Development Plans. The project shall be consistent with all Final Development Plans, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City, County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Tentative Map. This approval is for Tentative Tract Map 36691 date stamped October 1, 2015. This approval is subject to all applicable regulations of the

Subdivision Map Act, the Palm Springs Municipal Code, and any other applicable City Codes, ordinances and resolutions.

- ADM 6. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.1327 PD-366 and TTM 36691. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
- ADM 7. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 8. Time Limit on Approval. Approval of the Planned Development District (PD) and Tentative Tract Map (TTM) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause. Time extensions may be approved pursuant to Code Section 9.63.110 for the Tentative Map and pursuant to Section 94.03.00 for the PD. Such extension shall be required in writing and received prior to the expiration of the original approval.
- ADM 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee

shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

ADM 10. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).

ADM 11. CC&R's. Prior to recordation of a final Tract Map or issuance of building permits, the applicant shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning for approval in a format to be approved by the City Attorney. The draft CC&R package shall include:

- a. The document to convey title
- b. Deed restrictions, easements, of Covenant Conditions and Restrictions to be recorded.
- c. Provisions for joint access to the proposed parcels, and any open space restrictions.
- d. A provision, which provides that the CC&R's may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.

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

ADM 12. CC&R's Deposits & Fees. The applicant shall submit to the City of Palm Springs, a deposit in the amount of \$3,500, for the review of the CC&R's by the City Attorney. A \$1,165 filing fee shall also be paid to the City Planning Department for administrative review purposes.

## ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- ENV 2. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee for filing the action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project. This fee shall be submitted by the City to the County Clerk with the Environmental Impact Report (EIR). Action on this application shall not be final until such fee is paid. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at [www.dfg.ca.gov](http://www.dfg.ca.gov) for more information.
- ENV 3. Mitigation Monitoring. The mitigation measures of the EIR shall apply. The applicant shall submit a signed agreement that the mitigation measures outlined as part of the EIR will be included in the plans prior to Planning Commission consideration.

## PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outdoor Lighting Conformance. Exterior lighting shall be in conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance. All exterior fixtures shall be submitted for approval by the Department of Planning Services prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The



applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape/irrigation plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.

PLN 3. Development Standards. All submittals shall comply with the following development standards.

<b>TRACT NO. 36691 PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS NO. 5.1327 PD-366</b>			
<b>Product:</b>	<b>50' Wide Single Family Detached</b>	<b>80' Wide Single Family Detached</b>	<b>Single Family Attached</b>
<b>Lots:</b>	195-394, 399-429	138-194, 395-398	1-137
<b>Lot Size:</b>			
Minimum Lot Size:	5,000 s.f.	8,000 s.f.	5,000 s.f.
Minimum Lot Frontage:	50'	80'	50'
Minimum Lot Frontage along Curves and Cul-De-Sacs:	35'	35'	35'
Minimum Lot Depth:	100'	100'	100'
<b>Setbacks:</b>			
Minimum Front Yard @ Garage:	18'	18'	18' (5' from access easement line)
Minimum Front Yard @ Living Area, Casita, and Side Loaded Garage:	12'	12'	12' (5' from access easement line)
Minimum Interior Side Yard:	5' / 30% @ 3' (See Note No. 1)	5' / 30% @ 3' (See Note No. 1)	0'/10' (See Note No. 1 & 2)
Minimum Corner Side Yard:	10'	10'	10'
Minimum Rear Yard @ Living Area:	10'	15'	10'
<b>Other:</b>			
Maximum Structure Height:	1 story (19')	1 story (18')	1 story (19')
Maximum Lot Coverage:	60%	40%	60%
Front Yard Encroachments for Architectural Features: (See Note No. 3)	2'	2'	2'
Side Yard Encroachments for Architectural Features: (See Note No. 3)	See Minimum Interior Side Yard Setbacks	See Minimum Interior Side Yard Setbacks	See Minimum Interior Side Yard Setbacks
Rear Yard Encroachments for Architectural Features: (See Note No. 3)	7'	5'	0'
Casita Allowed:	Yes	Yes	Yes
<b>Notes:</b>			
1. Up to 30% of the building length can have a 3' side yard setback including living area, casita, and architectural features. A/C units are not allowed when any part of the structure is at the 3' side yard setback.			
2. 0' side yard setback at adjoining buildings and 10' side yard setback when buildings do not join. No more than two buildings may be attached.			
3. Architectural Features such as Fireplaces, AC Units, Media Center, Covered Porches, Decks, Pop-outs, and non-living areas as some examples			

- PLN 4. Submittal of Final PDD. The Final Planned Development plans shall be submitted in accordance with Section 94.03.00 (Planned Development District) of the Zoning Ordinance. Final development plans shall include site plans, building elevations, floor plans, roof plans, grading plans, landscape plans, irrigation plans, exterior lighting plans, sign program, mitigation monitoring program, site cross sections, property development standards and other such documents as required by the Planning Commission and Planning Department. Final Planned Development District applications must be submitted within two (2) years of the City Council approval of the preliminary planned development district.
- PLN 5. Conditions Imposed from AAC Review. The applicant shall incorporate the following comments from the review of the project by the City’s Architectural Advisory Committee:
- a. Landscape plan for Return-style portion of project to return for AAC review.
  - b. Elevation for Radburn-style portion along streets facing existing condos to return.
  - c. Buffers/wall/open fencing along perimeter to return.
  - d. All residential products to have group elevations in color with different roofing, materials and landscaping.
  - e. Guest parking plan to be provided.
  - f. Potential paseo within Radburn-style portion of project should be provided to link open space.
  - g. Roof types to be mixed and return.
  - h. Buffers to be increased to condos and mobile home park.
- PLN 6. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for “Cool Roofs”. Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 7. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 8. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 9. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.

- PLN 10. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 11. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 12. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 13. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 14. Update of City's Zoning Map. Upon approval of the proposed Change of Zone, Tract Map and/or Planned Development District, the applicant shall be responsible for costs associated with update of the City's GIS based zoning maps.
- PLN 15. (add any additional conditions imposed by the Planning Commission or City Council here)

#### **POLICE DEPARTMENT CONDITIONS**

- POL 1. Developer shall comply with Section II of Chapter 8.04 “Building Security Codes” of the Palm Springs Municipal Code.

#### **BUILDING DEPARTMENT CONDITIONS**

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

#### **ENGINEERING DEPARTMENT CONDITIONS**

APPLICATION FOR APPROVAL TO CONVERT THE PALM SPRINGS COUNTRY CLUB TO RESIDENTIAL, PARKLAND, AND PRIVATE STREETS, TENTATIVE TRACT MAP 36691, APN 501-190-011, BEING A PORTION OF THE SOUTHWEST ¼ OF SECTION 1 AND APN 669-480-027 & 669-590-066 BEING A PORTION OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 4S, RANGE 4E, S.B.M., CASE NO. 5.1327.

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

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

## STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.
- ENG 2. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.
- ENG 3. The applicant shall be required to construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt concrete pavement shall be postponed until such time that on-site construction activities are complete, as may be determined by the City Engineer. Paving of streets in one lift prior to completion of on-site construction will not be allowed, unless prior authorization has been obtained from the City Engineer. Completion of asphalt concrete paving for streets prior to completion of on-site construction activities, if authorized by the City Engineer, will require additional paving requirements prior to acceptance of the street improvements, including, but not limited to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs, as required by the City Engineer.
- ENG 4. Dedicate a public access easement for and construct a multi-use pedestrian, bicycle and Neighborhood Electric Vehicle (NEV) pathway through the development as approved by the City Engineer.

## VERONA ROAD

- ENG 5. Remove the existing curb located 18 feet north of centerline and replace with 6 inch curb and gutter located 20 feet north of centerline along the entire frontage, in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 6. Remove existing driveway approach and construct a new street intersection in accordance with applicable City of Palm Springs Standard Drawings. The centerline of the new street shall be aligned with the existing centerline of Whitewater Club Drive.

- ENG 7. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 8. Construct a Type C curb ramps meeting current California State Accessibility standards on each corner of the intersection in accordance with City of Palm Springs Standard Drawing No. 214.
- ENG 9. Construct pavement with a minimum pavement section of 3 inches asphalt concrete pavement over 6 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire Verona Road frontage in accordance with City of Palm Springs Standard Drawing No. 110.

#### FRANCIS DRIVE

- ENG 10. At the east end of Francis Drive, construct a 24 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 201 or extend street improvements to transition to a 24 feet wide minimum emergency access lane, as approved by the City Engineer. To accommodate the emergency access, the access gate and Knox box shall be located entirely outside of the City's right of way. Accommodations for flow and/or acceptance of water shall be designed and shown on improvement plans.

#### GOLDEN SANDS DRIVE (PUBLIC)

- ENG 11. Acquire or otherwise facilitate dedication of public right-of-way on Golden Sands Drive from Sunrise Way to the intersection of Streets “L” and “O”, as required by the City Engineer.
- ENG 12. All broken or off grade street improvements along that portion of Golden Sands Drive to be transferred to the City for public maintenance, shall be repaired or replaced.

#### COUNTRY CLUB DRIVE (PRIVATE)

- ENG 13. Construct a 6 wedge curb and gutter, 18 feet along both sides of the centerline (to match existing improvements), from the easterly terminus of Lot “AA” of TM 30054 MB 348 page 99-102, to the existing entrance of the Golden Sands Mobile Home Park.
- ENG 14. Construct pavement with a minimum pavement section of 2 ½ inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from

edge of proposed gutter to edge of proposed gutter along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

#### WHITEWATER CLUB DRIVE (WEST) (PRIVATE)

ENG 15. Construct two 24 feet wide driveway approaches in accordance with City of Palm Springs Standard Drawing No. 201 to accommodate the emergency access gates and knox boxes as shown on improvement plans.

#### ON-SITE PRIVATE STREETS

ENG 16. Dedicate an easement for public utility purposes, including sewers, with the right of ingress and egress for service and emergency vehicles and personnel over the proposed private streets.

ENG 17. All centerline radii shall be a minimum of 100 feet.

ENG 18. All on-site cul-de-sacs shall be constructed in accordance with City of Palm Springs Standard Drawing No. 101, curb portion only. Construct all cul-de-sacs with a minimum curb radius of 43 feet throughout the cul-de-sac bulb.

ENG 19. Construct all street “knuckles” in accordance with City of Palm Springs Standard Drawing No. 104.

ENG 20. The minimum pavement section for all on-site pavement drive aisles, parking spaces shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

ENG 21. All on-site private streets (or drive aisles) shall be two-way with a minimum 36 feet wide travelway (as measured from face of curb) where on-street parking is proposed on both sides of the street.

ENG 22. All on-site private streets shall be constructed with standard 6 inch curb and gutter, a wedge curb, or other approved curbs, and cross-gutters, as necessary to accept and convey street surface drainage of the on-site streets to the on-site drainage system.

## SANITARY SEWER

- ENG 23. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.
- ENG 24. Submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.
- ENG 25. Construct 8 inch V.C.P. sewer main across all private streets from centerline or as required by the City Engineer. Removal and reconstruction of existing public sewers in Whitewater Club Drive requires Developer to maintain existing sewer service until relocated service is established. All sewer mains constructed by the developer and to become part of the City sewer system shall be digitally video recorded (Developer shall contact City treatment plant facility for acceptable digital video format) and submitted to the City for review prior to acceptance of the sewer system for maintenance by the City. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
- ENG 26. Upon completion of the construction of public sewer lines, an as-built drawing in digital format shall be provided to the City as required by the City Engineer, if the sewer was not constructed in accordance with the original approved sewer plans.

## GRADING

- ENG 27. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.
- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more “Coachella Valley Best Available Control Measures” as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant’s or its contractor’s Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control

Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related “PM10” Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.

- b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report; a copy of the associated Hydrology Study/Report and a copy of the project-specific Final Water Quality Management Plan.
- ENG 28. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at [ACBCI-THPO@aguacaliente.net](mailto:ACBCI-THPO@aguacaliente.net) to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
- ENG 29. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed at the limits of grading and/or disturbed areas. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 30. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 31. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal



Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.

- ENG 32. The applicant shall obtain approvals to perform grading within the Riverside County Flood Control and Water Conservation District (RCFC&WCD) easement for the Whitewater levee located along the northerly property line. An Encroachment Permit shall be issued from RCFC&WCD, and a copy provided to the City Engineer, prior to approval of a grading plan. For RCFC&WCD requirements, contact the RCFC&WCD Encroachment Permit Section at (951) 955-1266.
- ENG 33. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.
- ENG 34. This project requires preparation and implementation of a stormwater pollution prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in accordance with the current Construction General Permit. Where applicable, the approved final project-specific Water Quality Management Plan shall be incorporated by reference or attached to the SWPPP as the Post-Construction Management Plan. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.
- ENG 35. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000) per disturbed acre (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 36. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 37. The applicant shall provide pad elevation certifications for all building pads in conformance with the approved grading plan (if required), to the Engineering Division prior to construction of any building foundation.

ENG 38. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved “Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties” (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

#### WATER QUALITY MANAGEMENT PLAN

ENG 39. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP’s) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP’s, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant’s responsibility to design and install appropriate BMP’s, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City’s municipal separate storm sewer system (“MS4”), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R’s) required for the development (if any).

ENG 40. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP’s) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to the adjacent property (or public streets) is prohibited. Construction of operational BMP’s shall be incorporated into the Precise Grading and Paving Plan.

ENG 41. Prior to issuance of any grading or building permits, the property owner shall record a “Covenant and Agreement” with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific Water Quality Management Plan (WQMP). Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home

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

- ENG 42. Prior to issuance of certificate of occupancy or final City approvals, the applicant shall: (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners.

#### DRAINAGE

- ENG 43. Dedicate a storm drain easement 36 feet wide (min.) extending across the project as necessary to facilitate the future construction, operation and maintenance of the Master Planned Storm Drain Line #3 as required by the City Engineer.
- ENG 44. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property.
- ENG 45. Construct storm drain improvements, including but not limited to catch basins, and storm drain lines, for drainage of on-site streets into the on-site retention system, as described in the Preliminary Hydrology Report for property located East of Sunrise Way, North of Joyce Drive & East of Farrell Drive and North of Verona Road, at the Palm Springs Country Club, Tentative Tract Map No. 36691, prepared by MSA Consulting, Inc, dated January 20, 2013. The preliminary hydrology study for Tentative Tract Map 36691 that includes catch basin sizing, storm drain pipe sizing, and retention system sizing calculations and other specifications for construction of required on-site storm drainage improvements. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the final hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study.

- ENG 46. All on-site storm drain systems shall be privately maintained by a Homeowners Association (HOA). Provisions for maintenance of the on-site storm drain systems acceptable to the City Engineer shall be included in Covenants, Conditions and Restrictions (CC&R's) required for this project.
- ENG 47. Submit storm drain improvement plans for all on-site storm drainage system facilities for review and approval by the City Engineer.
- ENG 48. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development.
- ENG 49. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$6,511 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

#### GENERAL

- ENG 50. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, Mission Springs Water District, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected

off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

- ENG 51. On phases or elements of construction following initial site grading (e.g., sewer, storm drain, or other utility work requiring trenching) associated with this project, the applicant shall be responsible for coordinating the scheduled construction with the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. Unless the project site has previously been waived from any requirements for Tribal monitoring, it is the applicant's responsibility to notify the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, for any subsequent phases or elements of construction that might require Tribal monitoring. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during construction, and to arrange payment of any required fees associated with Tribal monitoring. Tribal monitoring requirements may extend to off-site construction performed by utility companies on behalf of the applicant (e.g. utility line extensions in off-site streets), which shall be the responsibility of the applicant to coordinate and arrange payment of any required fees for the utility companies.
- ENG 52. All proposed utility lines shall be installed underground.
- ENG 53. In accordance with Chapter 8.04.401 of the City of Palm Springs Municipal Code, all existing and proposed electrical lines of thirty-five thousand volts or less and overhead service drop conductors, and all gas, telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground unless specific restrictions are shown in General Orders 95 and 128 of the California Public Utilities Commission, and service requirements published by the utilities. The existing overhead utilities along the northerly tract boundary of Desert Park Estates No. 11 & No. 12, and easterly tract boundary of Desert Park Estates No. 10 and No. 12, and any other existing overhead lines, meet the requirement to be installed underground. Utility undergrounding shall extend to the nearest off-site power pole; no new power poles shall be installed unless otherwise approved by the City Engineer. A letter from the owners of the affected utilities shall be submitted to the Engineering Division prior to approval of a grading plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the Engineering Division identifying all above ground facilities in the area of the project to be undergrounded. Undergrounding of existing overhead utility lines shall be completed prior to issuance of a certificate of occupancy.

- ENG 54. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 55. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 56. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing “as-built” information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 57. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.
- ENG 58. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.
- ENG 59. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation Fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.

#### MAP

- ENG 60. The developer shall apply for an annexation to the City of Palm Springs Community Facilities District (CFD 2005-1) established for public safety services and submit required applications, waivers, and consent forms to the annexation prior to approval of a Final Map. Payment of an annexation fee (\$7,500) and shall be made at the time of the application. The applicant is advised that the annexation process takes an average of 6 months which includes, a minimum of two City Council sessions, a 30 day public comment period, and requires approved ballots to be mailed to the City Clerk. The Final Map will not be approved until the CFD process is completed.

- ENG 61. A Final Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Final Map to the Engineering Division as part of the review of the Map. The Final Map shall be approved by the City Council prior to issuance of building permits.
- ENG 62. A copy of draft Covenants, Conditions and Restrictions (CC&R's) shall be submitted to the City Attorney for review and approval for any restrictions related to the Engineering Division's recommendations. The CC&R's shall be approved by the City Attorney prior to approval of the Final Map by the City Council, or in the absence of a Final Map, shall be submitted and approved by the City Attorney prior to issuance of Certificate of Occupancy.
- ENG 63. Upon approval of a Final Map, the Final Map shall be provided to the City in G.I.S. digital format, consistent with the "Guidelines for G.I.S. Digital Submission" from the Riverside County Transportation and Land Management Agency." G.I.S. digital information shall consist of the following data: California Coordinate System, CCS83 Zone 6 (in U.S. feet); monuments (ASCII drawing exchange file); lot lines, rights-of-way, and centerlines shown as continuous lines; full map annotation consistent with annotation shown on the map; map number; and map file name. G.I.S. data format shall be provided on a CDROM/DVD containing the following: ArcGIS Geodatabase, ArcView Shapefile, ArcInfo Coverage or Exchange file, DWG (AutoCAD 2004 drawing file), DGN (Microstation drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variations of the type and format of G.I.S. digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.
- ENG 64. In accordance with Section 66434 (g) of the Government Code, the portion of the existing public sewer and public utility easement (or right-of-way) over Whitewater Club Drive may be abandoned upon the filing of a Final Map identifying the abandonment of the easements (or right-of-way) granted to the City of Palm Springs. Prior to approval of a Final Map, the developer shall coordinate with each public utility company and determine specific requirements as to the abandonment and/or relocation of existing underground utilities that may exist within the public easements (or right-of-way) to be abandoned. Prior to approval of a Final Map, the developer shall provide to the City Engineer a letter of approval regarding the proposed abandonment of easements (or rights-of-way) over Whitewater Club Drive from each public utility agency. The developer is advised that the City has received notice from the Southern California Gas Company of the existence

of an existing gas line within Whitewater Club Drive that will require removal and relocation to facilitate this development.

## TRAFFIC

- ENG 65. As determined by the traffic study submitted by Endo Engineering, the following mitigation measure(s) will be required:
- a. Reconstruct Whitewater Club Drive @ Northerly Terminus and access to Palm Springs Country Club and Alexander Estates.
  - b. Re-Construct Whitewater Club Drive east of Sunrise Way @ access road to Golden Sands.
  - c. Provide emergency access from Farrell Drive opposite Francis Drive.
- ENG 66. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development. Minimum clearance on public sidewalks or pedestrian paths of travel shall be provided by (either an additional dedication of a sidewalk easement (if necessary) and widening of the sidewalk, or by the relocation of any obstructions.
- ENG 67. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 68. Submit traffic striping (and signage) plans prepared by a California registered civil engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed in conjunction with required street improvements, to the satisfaction of the City Engineer, and prior to issuance of a certificate of occupancy.
- ENG 69. Install all way stop, including signage, stop bar, and “STOP” legend for traffic exiting/entering the development at the intersection of Verona Road and Whitewater Club Drive in accordance with applicable City of Palm Springs Standard Drawings and the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated November 7, 2014, or subsequent editions in force at the time of construction, as required by the City Engineer.
- ENG 70. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 “Temporary Traffic Control” of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.



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

## **FIRE DEPARTMENT CONDITIONS**

These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review.

FID 1. These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the revised site plans received and stamped October 1, 2015. Additional requirements may be required based on revisions to site plans.

FID 2. Fire Department Conditions were based on the 2013 California Fire Code as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards. Four (4) complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal.

### **FID 3. PLANS AND PERMITS**

Complete plans for private fire service mains or fire sprinkler systems should be submitted for approval well in advance of installation. Plan reviews can take up to 20 working days. Submit a minimum of four (4) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.

Plans shall be submitted to:

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

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

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. Inspection fees are charged at the fully burdened hourly rate of the fire inspector. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer’s technical data sheets for all system materials shall be included with plan submittals. All system materials shall be

UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

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

**FID 4. Fire Apparatus Access Roads (CFC 503.1.1):** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

- **Fire Apparatus Access Road (CFC 202 Definitions)** – A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.
- **Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 24 feet except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.

**FID 5. Fire Lanes (CFC 202 Definitions):** A road or other passageway developed to allow the passage of fire apparatus.

- **Designation of Fire Lanes (CVC 22500.1):** Only the fire department with jurisdiction over the area in which the place is located can designate a fire lane.
- **Designated Fire Lanes** in private developments shall be not less than 24 feet wide (curb face to curb face) with no parking on either side. Wedge, or rolled curbing contained within a 24 foot fire lane shall be capable of supporting 73,000 pound GVW fire apparatus.
- **Fire Lane Marking (CFC 503.3):** Where required by the fire code official, approved signs or other approved notices or markings that

include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

**Project Notes:** 37 foot wide streets – parking allowable on one side only. Opposite side shall be identified as “fire lane”

**Project Notes:** Site Plan Sheet 1 of 2 – SW traffic circle; non-compliant road widths between medians

**Project Notes:** Site Plan Sheet 2 of 2 – SE traffic circle; non-compliant road widths between medians

- FID 6. **Dead Ends (503.2.5 CFC):** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. The City of Palm Springs has two approved turn around provisions. One is a cul-de-sac with an outside turning radius of 43 feet from centerline. The other is a hammerhead turnaround meeting the Palm Springs Public Works and Engineering Department standard dated 9/4/2002.
- FID 7. **Surface (CFC 503.2.3):** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.
- FID 8. **Traffic Calming Devices (CFC 503.4.1):** Traffic calming devices shall be prohibited unless approved by the fire code official.
- FID 9. **Security Gates (CFC 503.6):** The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and an approved Knox key electric switch. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch). Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.

In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

If there is no sensing device that will automatically open the gates for exiting, a fire department approved Knox electrical override switch shall be placed on each side of the gate in an approved location.

A final field inspection by the fire code official or an authorized representative is required before electronically controlled gates may become operative. Prior to final inspection, electronic gates shall remain in a locked-open position.

- FID 10. **Fire Hydrant Flow and Number of Fire Hydrants (CFC 508.5):** Fire hydrants shall be provided in accordance with CFC Appendix B, Fire Flow Requirements for Buildings, for the protection of buildings, or portions of buildings, hereafter constructed. One available fire hydrant must be within 250 feet from any point on lot street frontages. (CFC Appendix C)
- FID 11. **Operational Fire Hydrant(s) (CFC 508.1, 508.5.1 & 1412.1):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings
- FID 12. **NFPA 13D Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2013 Edition, as modified by local ordinance.
- FID 13. **Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers - R-3 & Household Fire Alarm System (CFC 907.2.11.2, CRC R314 & R315 and California Health & Safety Code 17926):** Provide and Install Residential Smoke and Carbon Monoxide Alarms. Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alterations, repairs and additions, smoke and carbon monoxide alarms shall be interconnected. The operation of any smoke alarm or the fire sprinkler flow switch will cause all smoke alarms within the dwelling to sound and activate the exterior horn/strobe. The operation of any carbon monoxide alarm will cause all carbon monoxide alarms within the dwelling to sound.

- FID 14. Audible Residential Water Flow Alarms - NFPA 13D Fire Sprinklers & Household Fire Alarm System (CFC 903.4.2):** An approved audible sprinkler flow alarm (Wheelock horn/strobe with WBB back box or equal) shall be provided on the exterior of the building in an approved location. It shall be powered by the household fire alarm system. The horn/strobe shall be outdoor rated.

**END OF CONDITIONS**

Table 2.0-1  
 Summary of Project Impacts, Mitigation Measures and Residual Impact

Standard Conditions and Mitigation Measures		Level of Significance After Mitigation
<b>4.1 Aesthetics</b>		
Environmental Topic	<p><b>SC 4.1-1:</b> The project architecture and landscaping shall be subject to standard design review by the City's Architectural Advisory Committee. The developer shall comply with all required conditions of approval.</p>	Less than significant
<b>4.2 Air Quality</b>		
Environmental Topic	<p><b>MM 4.2-1:</b> During grading, earth disturbing and construction activities, the project developer shall employ adequate watering techniques to partially mitigate the impact of construction-generated dust particulates. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day, as part of the construction specifications.</p> <p><b>MM 4.2-2:</b> During grading, earth disturbing and construction activities the project developer shall pave any construction access roads as soon as possible and clean after each workday. The maximum vehicle speed limit on unpaved road surfaces should be 15 mph.</p> <p><b>MM 4.2-3:</b> During grading, earth disturbing and construction activities the</p>	Significant and Unavoidable Cumulative Impacts

<p>project developer shall ensure that all trucks maintain at least two feet of freeboard.</p> <p><b>MM 4.2-4:</b> During grading, earth disturbing and construction activities, the project developer shall ensure that trucks hauling dirt, sand, soil, or other loose dirt material off-site are covered and washed off before leaving the site.</p> <p><b>MM 4.2-5:</b> During grading, earth disturbing and construction activities, adjacent streets shall be swept if silt is carried over to adjacent public thoroughfares. The project developer shall provide required street sweeping.</p> <p><b>MM 4.2-6:</b> During grading, earth disturbing and construction activities, the project developer, per construction specifications, shall ensure that any vegetative ground cover to be utilized on-site shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems needed to water these plants shall be installed as soon as possible to maintain the ground cover and minimize wind erosion of the soil.</p>	
<p><b>MM 4.2-7:</b> During all grading and earth disturbing activities, the project developer shall comply with the provisions of the City of Palm Springs Municipal Code (Chapter 8.50 Fugitive Dust Control), which establishes minimum requirements for construction activities, unpaved roads, unpaved parking lots, disturbed vacant lands, and paved roads to reduce fugitive dust and PM10 emissions. A Fugitive Dust Control Plan describing fugitive dust sources at the site and the Coachella Valley Best Available Control Measures to be implemented for each fugitive dust source during any dust-generating activity from the Coachella Valley Fugitive Dust Control Handbook (SCAQMD; May, 2003) shall be prepared and submitted</p>	<p>Significant and Unavoidable Cumulative Impacts</p>

	<p>to the City of Palm Springs for approval, prior to the issuance of any grading permits or building permits associated with the project and prior to the initiation of any earth-moving operations.</p> <p><b>MIM 4.2-8:</b> Throughout all grading, earth disturbing and construction activities, the project developer shall comply with the Uniform Building Code (Chapter 70) and the Palm Springs Municipal Code (Section 9.60.040). The developer(s) of the site shall be responsible for compliance with all applicable City of Palm Springs blowsand control measures.</p> <p><b>MIM 4.2-9:</b> Throughout all grading, earth disturbing and construction activities the project developer shall comply with all applicable SCAQMD Rules and Regulations including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Rule 403 (Fugitive Dust) specifies control measures for use in developing site specific fugitive dust control plans to minimize blowing dust from construction sites and insure the cleanup of construction-related dirt on approach routes to the site including: watering measures, chemical stabilizers, wind fencing, covering haul vehicles, bed liners in haul vehicles, wheel washers, and high wind measures;</li> <li>• Rule 1108 and 1108.1 prohibits the use of rapid and medium cure cutback asphalts as well as organic compounds in emulsified asphalts used during the construction process; and</li> <li>• Rule 1113 (Architectural Coatings) restricts the VOC content of any architectural coating materials used on-site to a maximum of 2.08 pounds of VOC per gallon.</li> </ul>
--	---



	<p><b>MM 4.2-10:</b> Building construction on-site shall, at a minimum, comply with the 2013 statewide energy efficiency standards pursuant to California Code of Regulations Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.</p> <p><b>MM 4.2-11:</b> The project proponent shall comply with all applicable City of Palm Springs requirements regarding master planned bikeways (including a future Class I bikeway located top of the levee) and multi-purpose trails within and/or adjacent to the project site.</p> <p><b>MM 4.2-12:</b> The architectural coatings used for the project shall have an average of 150 grams or less of VOC per liter to achieve net (mitigated) project emissions below 75 pounds per day.</p>
--	---

Environmental Topic	Mitigation Measures	Level of Significance After Mitigation
<b>4.3 Biological Resources</b>		
	<p><b>SC 4.3-1:</b> The project proponent shall pay the associated CVMSHCP for each phase of development prior to issuance of Building Permits. The fee amount will be based on the density or disturbed surface area per the City's authorization and aligned with the fees that are enforced at the time in which development occurs.</p>	Less than significant
	<p><b>MM 4.3-1:</b> The project proponent shall ensure that a burrowing owl preconstruction survey takes place at least 30 days prior to site disturbance. If an active burrow is found during the clearance survey, a biological monitor should be placed onsite during ground disturbance.</p>	Less than significant

	Less than significant
<p><b>MM 4.3-2:</b> The project proponent shall incorporate all relevant adjacency guidelines found in the CVMHCP Section 4.5 during design and construction activities for the South Village.</p>	

Environmental Topic	Mitigation Measures	Level of Significance After Mitigation
<b>4.4 Cultural Resources</b>		
	<p><b>SC 4.4-1:</b> Approved Native American cultural resource monitor(s) as well as archaeological monitors shall be present during all ground disturbing activities. Should buried cultural deposits be encountered, the monitor may request that destructive construction halt and the monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the City and the Agua Caliente Tribal Historic Preservation Office.</p>	Less than significant
	<p><b>SC 4.4-2:</b> In compliance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the Riverside County Coroner must be notified immediately. If the coroner determines that the remains are not recent and may be Native American, in accordance with Public Resource Code 5097.94, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of the find. The NAHC will then determine, in consultation with the property owner, the disposition of the human remains.</p>	Less than significant
	<p><b>SC 4.4.3:</b> A qualified paleontologist shall monitor all grading that includes initial cutting to a depth of 10 feet below existing ground surface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays, and to remove samples of sediments, which are likely to contain the remains of small fossil</p>	Less than significant



**DRAFT ENVIRONMENTAL IMPACT REPORT**  
 Serena Park, Palm Springs CA  
 2.0. Summary

	<p><b>SC 4.5-2:</b> Prior to issuance of a Grading Permit, the developer of the roads and infrastructure, and structures shall prepare a Storm Water Pollution Prevention Plan and a PM10 Fugitive Dust Control Plan. These plans shall be implemented throughout all construction activities.</p>	Less than significant
	<p><b>SC 4.5-3:</b> The grading contractor shall work in accordance with the Grading requirements of the City of Palm Springs throughout all grading activities.</p>	Less than significant
	<p><b>MM 4.5-1:</b> The project contractors shall adhere to the recommendations contained within the project specific Geotechnical Report throughout grading and construction activities.</p>	Less than significant
	<p><b>MM 4.5-2:</b> All structural design shall adhere to the structural recommendations within the site specific Geotechnical Reports for each portion of the project. Minimum seismic design should comply with the most current edition of the California Building Code using the seismic coefficients given in the Geotechnical Report.</p>	Less than significant
	<p><b>MM 4.5-3:</b> Design Level Geotechnical Engineering Report(s) shall be prepared for grading and construction activities.</p>	Less than significant
	<p><b>MM 4.5-4:</b> A representative of the soils consultant shall observe site clearing, grading and the bottoms of excavations before placing fill. Local variation in soil conditions may warrant adjustments such as increasing the depth of recompaction and over-excavation. The soils consultant shall be retained during the construction of the proposed improvements to provide testing and observe compliance with the design concepts and geotechnical recommendations, and to allow design changes in the event that subsurface conditions or methods of construction differ from those assumed while completing the soils analysis.</p>	Less than significant
	<p><b>MM 4.5-5:</b> At the start of site grading for all portions of the project, existing vegetation, trees, large roots, pavements, foundations, non-engineered fill, construction debris, abandoned underground utilities and other deleterious material shall be removed from the proposed building,</p>	Less than significant

	<p>structural, tank, pavement areas and areas that receive fill. The surface shall be stripped of organic growth and removed from the construction area. Areas disturbed during demolition and clearing shall be properly backfilled and compacted.</p> <p><b>MM 4.5-6:</b> Positive drainage shall be maintained away from the structures and shall include a minimum gradient of 5% for a minimum distance of 5 feet. Water should not pond on or near paved areas.</p>	<p>Less than significant</p>
--	---	------------------------------

Environmental Topic	Mitigation Measures	Level of Significance After Mitigation
<p><b>4.6 Greenhouse Gases</b></p>	<p><b>MM 4.6-1</b> The project developer should incorporate a strategy of the following practices that help mitigate Greenhouse Gas emission impacts.</p> <ul style="list-style-type: none"> <li>• Reuse and recycle construction waste.</li> <li>• Follow and enforce idling time limits for construction vehicles and commercial delivery vehicles.</li> <li>• Integrate a reuse and recycling program in the project.</li> <li>• Ensure consistency with “smart growth” policies and meet recognized benchmarks (i.e., mixed use, higher-density projects that provide alternatives to individual vehicle travel and promote the efficient delivery of goods and services).</li> <li>• Preserve and create open space and parks and plant trees.</li> <li>• Incorporate public transit into the project design.</li> <li>• Incorporate pedestrian and bicycle facilities in the project design.</li> <li>• Provide amenities to encourage non-motorized transportation (such as secure and convenient bicycle parking).</li> </ul>	<p>Significant and Unavoidable Cumulative Impacts</p>

	<ul style="list-style-type: none"> <li>• Create bike lanes and shared walking/bike paths that connect neighborhoods to parks and open space design elements.</li> <li>• Incorporate green building practices and design elements.</li> <li>• Meet recognized green building and energy efficiency benchmarks.</li> <li>• Include energy efficient indoor and outdoor lighting, heating and cooling systems, appliances, equipment, and control systems.</li> <li>• Incorporate passive solar design (e.g., orient buildings and incorporate landscaping to maximize passive solar heating in cool months, minimize solar heat gain in hot months, and enhance natural ventilation).</li> <li>• Incorporate light colored roofs and cool pavement materials.</li> <li>• Incorporate solar power systems with energy storage and solar hot water heaters.</li> <li>• Incorporate solar panels on unused roof space and over parking areas.</li> <li>• Incorporate water reducing features into building and landscape design.</li> <li>• Create water efficient landscapes.</li> <li>• Incorporate water-efficient irrigation systems and devices.</li> <li>• Make effective use of gray water for landscape irrigation.</li> <li>• Retain storm water runoff on-site to reduce the need for imported water.</li> <li>• Design buildings to be water-efficient (install water-efficient fixtures and appliances).</li> <li>• Build or contribute to the cost of a transit stop near the development.</li> <li>• Provide the necessary facilities and infrastructure to encourage</li> </ul>	<p>Significant and Unavoidable          Cumulative Impacts</p>
--	---	--

**DRAFT ENVIRONMENTAL IMPACT REPORT**  
 Serena Park, Palm Springs CA  
 2.0. Summary

	the use of low or zero-emission vehicles.	
--	---	--

Environmental Topic	Mitigation Measures	Level of Significance After Mitigation
<b>4.7 Hazards and Hazardous Materials</b>		
	<p><b>SC 4.7-1:</b> All construction activities shall be conducted in compliance with standard regulations related to hazards and adherence to local, State and Federal agency policies including those of the South Coast Air Quality Management District, the State Water Resource Control Board and Colorado River Regional Water Quality Board.</p> <p><b>MM 4.7-1:</b> The developer shall ensure that enforcement of the City's and County's hazardous materials policies combined with State and Federal law and appropriate Industry Regulations and Standards be incorporated throughout the life of the project.</p> <p><b>MM 4.7-2:</b> The project's drainage system shall be designed to reduce contaminant content in on-site storm flows and nuisance water prior to release into the public storm drain system, as required by local, State and Federal regulations.</p> <p><b>MM 4.7-3:</b> All design and construction activities shall be conducted in compliance with standard regulations related to emergency response contained with the City's Municipal Code.</p> <p><b>MM 4.7-4:</b> The developer shall ensure that the project complies with the Conditions identified by the Riverside County Airport Land Use Commission.</p>	<p>Less than significant</p> <p>Less than significant</p> <p>Less than significant</p> <p>Less than significant</p> <p>Less than significant</p>

Environmental Topic	Mitigation Measures	Level of Significance After Mitigation

<b>4.8 Hydrology and Water Quality</b>	
	<p><b>SC 4.8-1:</b> The developer shall prepare and implement, throughout all lot disturbance and construction activities that exceed 5000 s.f. a Fugitive Dust (PM10) Control Plan to aid in minimizing erosion related issues associated with street grading and utility installation.</p>
	<p><b>SC 4.8-2:</b> The developer shall prepare and implement, throughout all construction activities greater than one acre, a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the National Pollution Discharge Elimination System (NPDES) Permit regulations. Construction site Best Management Practices (BMPs) shall be implemented to prevent any excess storm flows, or contamination of water that could occur as a result of all future construction activities within the proposed project.</p>
	<p><b>SC 4.8-3:</b> The developer shall submit Preliminary and Final Water Quality Management plans prepared in accordance with the Municipal Separate Storm Sewer System (MS4) within the Whitewater River Watershed (Order No. R7-2013-0011 and NPDES No. CAS617002.) Plans shall be submitted to the City for review and approval prior to the issuance of a Grading Permit and implemented throughout the life of the project.</p>
	<p><b>SC 4.8-4:</b> The developer shall ensure that the project development complies with all applicable state codes, the City's Water Efficient Landscape Ordinance and the water conservation recommendation of the California Department of Water Resources and the applicable water districts.</p>
	<p style="text-align: center;">Less than significant</p>
	<p style="text-align: center;">Less than significant</p>
	<p style="text-align: center;">Less than significant</p>
	<p style="text-align: center;">Less than significant</p>



Environmental Topic	Mitigation Measures	Level of Significance After Mitigation
<b>4.9 Land Use and Planning</b>		
	No mitigation measures are necessary.	Not Applicable
Environmental Topic	Mitigation Measures	Level of Significance After Mitigation
<b>4.10 Noise</b>		
	<p><b>SC 4.10-1:</b> During the demolition, roadway, infrastructure, retention, and dwelling unit grading and installation phases of the project, the developer shall insure that all construction activities comply with applicable state and local construction noise regulations.</p> <p><b>SC 4.10-2:</b> Construction activities within the project site shall be limited to the hours between 7:00 a.m. and 7:00 p.m. on weekdays and between 8:00 a.m. and 5:00 p.m. on Saturdays, as specified by the <i>Palm Springs Municipal Code</i> Construction Site Regulations (Chapter 8.04.220) if the noise produced is of such intensity or quality that it disturbs the peace and quiet of any other person of normal sensitivity. Construction work shall not be permitted on Sundays or six major holidays, when residents are more likely to be at home. Activities conducted as part of the implementation of an approved fugitive dust control program are exempt from these limitations.</p> <p><b>SC 4.10-3:</b> During landscape maintenance, the operator(s) of the HOA and its amenities shall comply with the City of Palm Springs General Plan and the City of Palm Springs Noise Ordinance, which limit hours of operation and noise levels for certain activities.</p>	<p>Less than significant</p> <p>Less than significant</p> <p>Less than significant</p>

**DRAFT ENVIRONMENTAL IMPACT REPORT**  
 Serena Park, Palm Springs CA  
 2.0. Summary

	<p><b>SC 4.10-4:</b> Future on-site development shall comply with all relevant noise policies set forth in the Noise Element of the General Plan</p>	Less than significant
	<p><b>MM 4.10-1:</b> The Developer shall ensure that all construction equipment, fixed or mobile, is equipped with properly operating and maintained mufflers and the engines shall be equipped with shrouds throughout construction activities.</p>	Less than significant
	<p><b>MM 4.10-2:</b> The developer shall ensure that all construction equipment is in proper working order and maintained in a proper state of tune to reduce backfires throughout all construction activities.</p>	Less than significant
	<p><b>MM 4.10-3:</b> The developer shall ensure that stockpiling and vehicle staging areas are located as far as practical from noise-sensitive receptors throughout all construction activities.</p>	Less than significant
	<p><b>MM 4.10-4:</b> The developer shall ensure that parking, refueling and servicing operations for all heavy equipment and on-site construction vehicles are located as far as practical from existing homes throughout all construction activities.</p>	Less than significant
	<p><b>MM 4.10-5:</b> The developer shall ensure that every effort be made throughout all construction activities to create the greatest distance between noise sources and noise-sensitive receptors located in the vicinity of the project site.</p>	Less than significant
	<p><b>MM 4.10-6:</b> The developer shall ensure that stationary equipment is placed such that emitted noise is directed away from noise-sensitive receptors during all construction activities.</p>	Less than significant
	<p><b>MM 4.10-7:</b> The developer shall ensure that the project complies with all requirements identified in the Riverside County Airport Land Use Compatibility Plan Policy Document (Adopted March 2005) related to the residential development within the Palm Springs International Airport Influence Area, as discussed on pages 4.10-14 and 4.10-15 of the DEIR.</p>	Less than significant

**DRAFT ENVIRONMENTAL IMPACT REPORT**  
 Serena Park, Palm Springs CA  
 2.0. Summary

Environmental Topic	Mitigation Measures	Level of Significance After Mitigation
<b>4.11 Population and Housing</b>	No mitigation measures are necessary.	Not Applicable

Environmental Topic	Mitigation Measures	Level of Significance After Mitigation
<b>4.12 Public Services</b>		
	<b>SC 4.12 -1:</b> The project developer shall submit project site plans for review and approval by the Palm Springs Fire Department during standard approval process.	Less than significant
	<b>SC 4.12-2:</b> In conjunction with the recordation of the final map the Project Developer shall participate in the Community Facilities District to assist in the funding of future emergency services.	Less than significant
	<b>SC 4.12-3:</b> The Project shall adhere to the provision of the Palm Springs Municipal Code for building construction standards.	Less than significant
	<b>SC 4.12-4:</b> The project will comply with Uniform Fire Code, Uniform Building Code and other state and national code provisions regarding building construction, including fire sprinklers.	Less than significant
	<b>SC 4.12-5:</b> The project will provide onsite fire hydrants with required fire flow, approved automatic sprinkler system, as well as adequate emergency access to the project site.	Less than significant
	<b>SC 4.12-6:</b> The Project Developer shall submit plans to for review by the Palm Springs Police Department prior to project approval.	Less than significant
	<b>SC 4.12-7:</b> In conjunction with recordation of the final map the Project Developer shall participate in the Community Facilities District to assist in the funding of future emergency services.	Less than significant

**DRAFT ENVIRONMENTAL IMPACT REPORT**  
 Serena Park, Palm Springs CA  
 2.0. Summary

	<b>SC 4.12-8:</b> Project design shall provide adequate access for all emergency vehicles.	Less than significant
	<b>SC 4.12-9:</b> Project siting and design shall promote the feasible use of defensible space concepts or high security designs to improve public safety. Examples of defensible space concepts include but are not limited to, site and building lighting, visual observation of open spaces, secured areas and screening elements.	Less than significant
	<b>SC 4.12-10:</b> The project will adhere to the standards for street addressing and lighting in order to enhance and facilitate emergency response time. All structures and places of business shall display visible addresses.	Less than significant
	<b>MM 4.12-1:</b> Prior to issuance of grading permit, the project developer shall pay appropriate fees to the Palm Springs Unified School District. Payment of fees will mitigate school impacts.	Less than significant

Environmental Topic		Mitigation Measures	Level of Significance After Mitigation
<b>4.13 Recreation</b>			
	<b>SC 4.13-1:</b> The Project Developer will provide on-site recreational or open space facilities and contribute to the public development of additional facilities to offset additional demands generated by future project residents in tandem with implementing development.		Less than significant
	<b>SC 4.13-2:</b> The Project Developer shall ensure that the elements of the proposed project such as buildings, open spaces, landscape, and activities will be designed to enhance efficiency and compatibility with adjacent uses. Proposed landscape locations and species will be coordinated with architectural and site design.		Less than significant
	<b>SC 4.13-3:</b> The Project Developer will comply with the Quimby Act and will be required to pay Park Fees to the City upon development of the		Less than significant

	property.	
	SC 4.13-4: The 5 acres of park dedicated to the City of Palm Springs as part of the Project Description shall be dedicated through regulatory guidance and requirements.	Less than significant

Environmental Topic	Mitigation Measures	Level of Significance After Mitigation
<b>4.14 Transportation/Traffic</b>		
	SC 4.14-1: All required off-site public and on-site private streets shall be designed in accordance with City of Palm Springs design standards, as required by the City Engineer.	Less than significant
	SC 4.14-2: The project developer/applicant shall submit street improvement plans for construction of streets to the Palm Springs City Engineer for review and approval.	Less than significant
	SC 4.14-3: The controlled primary entryways to the site shall include provisions to facilitate access by emergency vehicles in a manner approved by the chief of police per <i>Palm Springs Municipal Code</i> Section 8.04.190. All power-operated controlled access devices shall have a radio-controlled override system capable of opening the gate or barrier when activated by a special transmitter located in emergency vehicles and be equipped to facilitate opening in the event of a power failure.	Less than significant
	SC 4.14-4: Sufficient off-street parking shall be provided on-site to meet the requirements of the <i>Palm Springs Municipal Code</i> .	Less than significant
	SC 4.14-5: The project proponent will comply with City of Palm Springs requirements regarding the master planned bikeway and equestrian trail that transect the South Village site along the Whitewater River levee.	Less than significant
	SC 4.14-6: As required by the City of Palm Springs, the project proponent shall contribute on a fair-share basis to the cost of mitigation at two off-	Less than significant

**DRAFT ENVIRONMENTAL IMPACT REPORT**  
**Serena Park, Palm Springs CA**  
**2.0. Summary**

	<p>site key intersections.</p> <p><b>SC 4.14-7:</b> The project proponent shall contribute traffic impact mitigation fees, by participating in the Traffic Uniform Mitigation Fee (TUMF) program prior to the issuance of building permits.</p> <p><b>SC 4.14-8:</b> Ingress and egress design shall include adequate vehicle maneuvering and stacking space to avoid conflicts with internal and external traffic and circulation patterns.</p> <p><b>SC 4.14-9:</b> A traffic control plan for construction activities shall be submitted and approved. Schedules and Routes of construction traffic will be included in the plan.</p> <p><b>SC 4.14-10:</b> The project proponent shall coordinate with the SunLine Transit Agency regarding the need for public transit facilities on and/or near to the project site.</p> <p><b>SC 4.14- 11:</b> The proposed internal circulation layout and site access plans shall be subject to the review and approval of the City Engineer during the development review process to ensure compliance with City access and design standards.</p> <p><b>MM 4.14-1:</b> As required by the City of Palm Springs, the project proponent shall contribute on a fair-share basis to the cost of the construction of street improvements (consisting of pavement widening, curb and gutter and sidewalks) which shall be constructed in conjunction with approved phasing plans for development and/or associated with an approved Final Map or Maps (if the development is phased) as follows:</p> <ul style="list-style-type: none"> <li>• Whitewater Club Drive, north of Verona Road: reconstruction of the northern terminus and access to the existing Palm Springs Country Club and Alexander Estates; and</li> </ul>	<p>Less than significant</p> <p>Less than significant</p> <p>Less than significant</p> <p>Less than significant</p> <p>Less than significant</p> <p>Less than significant</p> <p>Less than significant</p>
--	---	--

	<ul style="list-style-type: none"> <li>• San Rafael Drive, east of Sunrise Way: reconstruction of the access road between Sunrise Way and the Golden Sands Mobile Home Park.</li> </ul>	
	<p><b>MM 4.14-2:</b> The project developer/applicant shall be responsible for construction of all private streets, in conjunction with approved phasing plans for development and/or as associated with an approved Final Map or Maps (if the development is phased).</p>	
	<p><b>MM 4.14-3:</b> The project applicant shall contribute on a fair-share basis to circulation improvements required on roadways and/or at intersections that are not in the TUMF program, as specified by the Palm Springs City Engineer. The applicant's fair share contribution to the cost of improvements at intersections involving roadways that are not part of the CMP System is identified in Section 4b of the Traffic Analysis.</p>	<p>Less than significant</p>
	<p><b>MM 4.14-4:</b> As required by the City of Palm Springs, the project proponent shall contribute on a fair-share basis to the cost of mitigation at two off-site key intersections by the dates provided in the Traffic Analysis.</p> <ul style="list-style-type: none"> <li>• Farrell Drive at Vista Chino - add a dedicated northbound right-turn lane.</li> <li>• Sunrise Way at Vista Chino - add a second dedicated southbound left-turn lane.</li> </ul>	<p>Less than significant</p>
	<p><b>MM 4.14-5:</b> The project developer/applicant shall coordinate with SunLine Transit Agency regarding required public transit facilities on and adjacent to the project site. Any required public transit facilities shall be furnished, constructed and installed in conjunction with construction of the associated street improvements.</p>	<p>Less than significant</p>

Environmental Topic	Mitigation Measures	Level of Significance After Mitigation
<b>4.15 Utilities and Service Systems</b>		
	<b>SC 4.15-1:</b> Project developer will pay for the costs of construction and expansion of water, sewer/wastewater, and storm drainage improvement and other public utilities which are necessitated by the proposed project prior to building permits.	Less than significant
	<b>SC 4.15-2:</b> Project developer will notify utility agencies of its intentions to develop property in the early stages of the development process to provide sufficient time to plan for necessary improvements.	Less than significant
	<b>SC 4.15-3:</b> Prior to issuance of permit, Project Developer will submit onsite utility design.	Less than significant
	<b>SC 4.15-4:</b> Domestic water services to said project/site shall be subject to all applicable rules, regulations, ordinances, and orders of the Desert Water Agency. Project developer shall complete financial arrangements with DWA, along with the installation of required facilities, prior to DWA providing domestic water services.	Less than significant
	<b>SC 4.15-5:</b> Sanitary sewer services to the project site shall be subject to all applicable rules, regulations, ordinances and orders of the City of Palm Springs. Project Developer shall complete financial arrangements with the City, along with the installation of required facilities, prior to the City providing sewer services.	Less than significant



CITY OF PALM SPRINGS  
PLANNING COMMISSION STUDY SESSION MINUTES  
March 14, 2016  
Council Chamber, City Hall  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

**CALL TO ORDER:**

Chair Klatchko called the meeting to order at 4:02 pm.

**ROLL CALL:**

Present This Meeting: Commissioner Donenfeld, Commissioner Lowe,  
Commissioner Middleton, Commissioner Weremiuk, Vice-Chair  
Calerdine, Chair Klatchko

Absent This Meeting: Commissioner Hirschbein

Staff Present: Flinn Fagg, Michael Daudt, David Newell

**REPORT OF POSTING OF AGENDA:**

The agenda was posted at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 4:00 pm on Thursday, March 10, 2016.

**PUBLIC COMMENTS:**

Chair Klatchko opened public comments:

KEN MAU, chairman, Gene Autry Neighborhood Organization, stated they do not want an entrance into their neighborhood because there are many existing traffic problems and prefer other alternatives be considered.

JERRY COLLAMER, resides adjacent to the 18th fairway of the former golf course. He urged that the General Plan not be amended.

RENEE SAUNDERS, resides on Verona Road, urged that the General Plan not be amended because it will take away the recreational space.

BOB SAUNDERS, resides on Verona Road, requested that the General Plan not be amended because it will open the floodgates to other developers.

ALAN BOWLEY, Gene Autry Neighborhood Organization, secretary, commented that traffic is an issue and the proposed development will reduce the value of the homes.

DIANA BRACE, Four Seasons, board member, said the residents support the project and recommend approval; noting that the proposed development will increase home values, reduce blowing sand and eliminate nuisances associated with the defunct golf course.

JIM RUSH, Four Seasons, manager, spoke about the San Raphael extension into the project; and noted the private road should be taken by the city for public use.

TERI MC COPPIN, PS Country Club resident, spoke in opposition of amending the General Plan and commented that the open-space should remain and the project is too dense.

DENISE JANSSEN EAGER, PS Country Club resident, questioned the proposed open-space and commented that the soil could contain toxic chemicals that need remediation.

ANTHONY BARTON, spoke in opposition of the General Plan amendment and reiterated that traffic and open-space should be mitigated.

CHARLES DRAPIN, Desert Park Estates Neighborhood Organization, secretary, requested the Commission consider the neighborhood and commented the traffic lights, speed bumps and sidewalks could be provided to increase safety.

JIM O'KEEFE, commented that the General Plan should not be updated on a piecemeal basis and alternatives need to be considered further.

There being no further appearances public comments was closed.

ERIC TAYLOR, Somis Investments, provided background history on the site. He said they've held 22 neighborhood outreach meetings with the community and have worked with the city to find a way of offsetting the loss of open-space. Mr. Taylor discussed issues associated with the property such as: dust and blowing sand, blight and nuisance violations. He provided details on the design, open-space, traffic study and construction phasing plans.

The Planning Commission had the following comments and concerns about the proposed project:

- The need to create an access at Farrell Drive, Whitewater Club and Racquet Club.
- The CV link could be a potential amenity for the project and neighborhood.
- Clarification if the 47% of open-space includes the wash parcel. The developer responded yes.
- The need to look at open-space for the developable area only.

- Questioned the Radburn-style concept - this example is in a lush, green environment.
- Requested standards for this type of change (buffers, lot coverage, etc.) and recommends a zero lot line or shared use yards for greater open space.
- Could staff seek cooperation from the land owner to allow access from the project to Gene Autry Trail?
- There are some positive aspects of the proposed development.
- Clarification on the project phasing and are energy conservation methods being proposed. The developer responded that energy conservation will be an integral part including reflective roofing, insulated ducting, etc.
- Clarification on the proposed General Plan amendment and how it relates to the build-out.
- Providing access through the site and opening up the streets.
- Concern about the use of monies for Chino Cone vs. utilizing funds for park space within the proposed project.
- Concern with the density in certain parts of the project.

Director Fagg discussed the development agreement and the 5-key points remaining for staff to work through with the applicant. He reviewed items needing consensus for the developer (gates, buffers, development standards, etc.)

MARK ALLEN, legal representation for the applicant, discussed brief points on the development agreement.

#### **ADJOURNMENT:**

There being no further comments the Planning Commission adjourned at 6:52 pm to their regular meeting at 1:30 pm, Wednesday, March 23, 2016, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

---

Flinn Fagg, AICP  
Director of Planning Services

**CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
February 10, 2016  
Council Chamber, City Hall  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262**

**CALL TO ORDER:**

Chair Klatchko called the meeting to order at 1:34 pm.

**ROLL CALL:**

**Present This Meeting:** Commissioner Calerdine, Commissioner Donenfeld,  
Commissioner Hirschbein, Commissioner Lowe,  
Commissioner Middleton, Commissioner Weremiuk and  
Chair Klatchko

**Absent This Meeting:** None

**Staff Present:** Flinn Fagg, Michael Daudt, Terri Hintz and Savat Khamphou

**REPORT OF POSTING OF AGENDA:** The agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 6:00 pm on Thursday, February 4, 2016.

**ACCEPTANCE OF THE AGENDA:** The agenda was accepted, as presented.

**PUBLIC COMMENTS:**

Chair Klatchko opened public comments:

*The following persons spoke in reference to the prior Study Session Item 2 - Serena Park (Palm Springs Country Club):*

**FRED FABRICANT**, resides on Whitewater Drive, provided background history on the site and the private and public roads. He cautioned that the curve at the intersection on Farrell Drive and Racquet Club is very dangerous.

**TERRI MC COPPIN**, Palm Springs Country Club resident, expressed concern with the insignificant impact indicated in the traffic study, lack of open-space and issues with the flood control area.

STEWART SOKOL, commented that traffic on Via Escuela backs-up in the mornings, closure of Gene Autry due to the strong winds; and noting that the entrance will have a tremendous impact.

JEFF D'AVANZO, encouraged the Commission to re-examine the layout in the original plan. He spoke in favor of this area being developed; however, is concerned about meeting water mandates while adding hundreds of homes.

JERRY COLLAMER, spoke on behalf of Bob & Renee Saunders, stated that they purchased their house because of the open-space protected by the General Plan and suggested the Commission re-think the golf course dilemma.

RENEE SAUNDERS, said the proposed park is not in a good area and suggested mitigating open-space by leaving some of the narrow fairways open.

JIM O'KEEFE, suggested looking at project alternatives to golf and expressed concern with a development agreement for the project and lack of public benefits.

DENISE JANSSEN EAGER, Palm Springs Country Club resident, said she's pleased to see the Commission studying the environmental documents and urged the Commission to look into project alternatives.

RONALD HERISKO, said that traffic will be increased and recommend reconsideration of the traffic study. He suggested building a temporary construction road over the wash to Gene Autry to avoid traffic in this area.

DAVID SUELEP, Desert Park Estates Neighborhood Organization, advisory board member, said he understands the complexities of the Serena Park project and requested consideration that Francis Road is not opened up as an access point.

*The following person(s) spoke on other issues:*

ALLEN WORHTY, commented about police harassment and impounding of his vehicle.

ERIC CHIEL, provided details on a street name change dedication to Krisel Way and invited the Commission and public.

There being no further appearances public comments was closed.

~~1. CONSENT CALENDAR:~~

~~1A. APPROVAL OF MINUTES: JANUARY 13, 2016 AND JANUARY 27, 2016 STUDY SESSION AND REGULAR MEETING MINUTES.~~

**CITY OF PALM SPRINGS  
PLANNING COMMISSION STUDY SESSION MINUTES  
February 10, 2016 / 11:30 AM  
Large Conference Room, City Hall  
3200 East Tahquitz Canyon Way  
Palm Springs, California**

**CALL TO ORDER:** Chair Klatchko called the meeting to order at 11:35 am.

**ROLL CALL:**

**Present This Meeting:** Commissioner Calerdine, Commissioner Donenfeld,  
Commissioner Hirschbein, Commissioner Lowe,  
Commissioner Middleton, Commissioner Weremiuk,  
Chair Klatchko

**Absent This Meeting:** None

**Staff Present:** Flinn Fagg, Michael Daudt, David Newell

**DISCUSSION ITEM:**

**1. SERENA PARK – PALM SPRINGS COUNTRY CLUB, LLC, FOR A GENERAL PLAN AMENDMENT, PLANNED DEVELOPMENT DISTRICT IN LIEU OF ZONE CHANGE, MAJOR ARCHITECTURAL APPLICATION AND TENTATIVE TRACT MAP FOR THE REDEVELOPMENT OF APPROXIMATELY 125-ACRES OF PREVIOUSLY DISTURBED VACANT LAND FOR 137 ATTACHED RESIDENCES, 292 DETACHED RESIDENCES, STREETS, PRIVATE OPEN SPACE AND PUBLIC PARK LOCATED NORTH OF VERONA ROAD, EAST OF FARRELL DRIVE, NORTH OF JOYCE DRIVE, EAST OF SUNRISE WAY AND SOUTHWEST OF THE WHITEWATER RIVER WASH, SECTION 36 / TOWNSHIP 3 / RANGE 4, AND SECTION 1 / TOWNSHIP 4 / RANGE 4 (CASE NOS. 5.1327 PD-366, ZC, MAJ AND TTM 36691). (DN)**

Planning Director Fagg and Associate Planner Newell provided presentations addressing background information on development agreements, how other cities are dealing with the redevelopment of golf courses, and the General Plan requirements relative to the loss of open space.

MICHELLE WITHERSPOON and MARVIN ROOS of MSA Consulting gave presentations on the environmental documentation for the project and potential revisions to the site plan; and responded to questions from the Planning Commission.

**GREG ENDO** of Endo Engineering discussed the traffic analysis for the project; and responded to questions from the Planning Commission.

**ERIC TAYLOR**, applicant, provided brief comments about the project and their efforts in working with surrounding neighbors.

The Planning Commission had the following comments and concerns about the proposed project:

- Construction traffic will pose significant impacts to the adjoining residential neighborhoods.
- The Commission questioned if the applicant had worked with the property owner of the undeveloped parcel to the east to provide an alternate route for construction traffic.
- Commissioners expressed concerns regarding the intersection at Whitewater Club Drive and Vista Chino, and how the lack of a traffic signal at that intersection would impact traffic on adjacent streets.
- It was identified that the intersection of Farrell Drive and Racquet Club Road poses risks to drivers due to the curve of the street, and that the traffic from the proposed project would increase these risks.
- The project will burden existing traffic on Verona Road and Via Escuela; mitigation measures should require that traffic from the project be more evenly distributed.
- Commissioners expressed concern with the density of the project and configuration of the internal street network; it was suggested that the alignment of Whitewater Club Drive within the project be moved adjacent to the Whitewater levee and away from the existing residences.
- The Commission questioned if a neighborhood meeting had been held with residents of the mobile home park at the interior of the project site. The applicant explained that he had met with the owner of the mobile home park, but had not held a formal meeting with the residents.
- The Commission asked for printed copies of the EIR and presentation exhibits from the study session.
- The Commission requested that an additional study session be scheduled.

**PUBLIC COMMENT:**

Public comment was deferred to the regularly-scheduled 1:30 pm Planning Commission meeting.

**ADJOURNMENT:**

There being no further comments the Planning Commission adjourned at 1:20 pm to their regular meeting at 1:30 pm, Wednesday, February 10, 2016, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

  
Flinn Fagg, AICP  
Director of Planning Services



**CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
January 27, 2016 Study Session  
Large Conference Room, City Hall  
3200 East Tahquitz Canyon Way  
Palm Springs, California**

**CALL TO ORDER:**

Chair Klatchko called the meeting to order at 11:37 am.

**Roll Call:** Commissioner Calerdine, Commissioner Donenfeld, Commissioner Lowe, Commissioner Middleton, Commissioner Weremiuk, Chair Klatchko

**Absent This Meeting:** None

**Staff Present:** Flinn Fagg, Michael Daudt, David Newell

**REPORT ON THE NOTICE/POSTING OF THE AGENDA:**

The agenda was posted for public access at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 4:00 pm on Thursday, January 21, 2016.

**DISCUSSION ITEM:**

**1. SERENA PARK – PALM SPRINGS COUNTRY CLUB, LLC, FOR A GENERAL PLAN AMENDMENT, PLANNED DEVELOPMENT DISTRICT IN LIEU OF ZONE CHANGE, MAJOR ARCHITECTURAL APPLICATION AND TENTATIVE TRACT MAP FOR THE REDEVELOPMENT OF APPROXIMATELY 125-ACRES OF PREVIOUSLY DISTURBED VACANT LAND FOR 137 ATTACHED RESIDENCES, 292 DETACHED RESIDENCES, STREETS, PRIVATE OPEN SPACE AND PUBLIC PARK LOCATED NORTH OF VERONA ROAD, EAST OF FARRELL DRIVE, NORTH OF JOYCE DRIVE, EAST OF SUNRISE WAY AND SOUTHWEST OF THE WHITEWATER RIVER WASH, SECTION 36 / TOWNSHIP 3 / RANGE 4, AND SECTION 1 / TOWNSHIP 4 / RANGE 4 (CASE NOS. 5.1327 PD-366, ZC, MAJ AND TTM 36691). (DN)**

Associate Planner Newell provided a PowerPoint presentation on the proposed development plan for the site, and spoke to issues of the General Plan amendment, the proposed development agreement, and the associated entitlement applications.

Nicole Van and Michelle Witherspoon of MSA Consulting gave presentations on the environmental documentation for the project, and responded to questions from the Planning Commission.

Planning Commissioners had the following individual comments and questions:

Commissioner Lowe raised questions about the air quality study and the factors that were considered in completing the study.

Commissioner Donenfeld questioned and/or commented on:

- Is traffic on the interior streets of the proposed development included in the noise study?
- Can Francis Drive serve as an additional entry point to the development?
- Discussed the loss of open space and how the applicant might be able to comply with the General Plan policies relative to the conversion of open space.

Commissioner Middleton questioned and/or commented on:

- Requested that the applicant provide information on the construction traffic numbers and path of travel.
- Concern with only two means of access to the development. Can access be provided to Francis Drive or if parallel streets could be developed adjacent to the existing gate on Whitewater Club Drive?
- Concern with the loss of open space through development of the existing golf course, but offered that golf courses also tend to consume large amounts of water.

Commissioner Weremiuk questioned and/or commented on:

- Concurred that information on construction traffic is needed.
- Air quality will be significantly impacted during the construction phase.
- Was the loss of open space addressed in the Environmental Impact Report?
- Traffic from Alexander Estates needs to be included in the traffic study.
- How many golf courses in the city are private?
- Requested information on the acreage of private and public golf courses as it relates to current open space totals.

Commissioner Calderine questioned and/or commented on:

- What is the impact of the project on the intersection at Whitewater Club Drive and Vista Chino?
- Will the project be required to restore that intersection to the same level of service as is currently in place?
- Can a traffic signal be installed at that intersection?
- Suggested that the City needed to establish a policy on the conversion of golf courses.

Chair Klatchko also noted concerns with the loss of open space and how the applicant would address the policies of the General Plan.

**ERIC TAYLOR**, applicant, gave a brief overview of the project and noted their efforts in working with adjacent neighbors and neighborhood associations to address concerns related to the project.

Members of the Planning Commission offered the following comments related to the applicant's presentation:

Chair Klatchko discussed the viability of the proposed park, and questioned if the retention basin could be moved to another location on the site.

Commissioner Calerdine discussed the design of the greenbelts modeled on the Radburn concept, and questioned if the greenbelts would be effectively used. The Commissioner also commented that the new development should be better integrated with the existing neighborhoods.

Commissioner Lowe voiced concerns about the design and location of the garages, noting that he did not want to see a row of garage doors along the street.

Commissioner Middleton commented that she supported the greenbelt model.

Commissioner Weremiuk supported the proposed street width within the project, but requested that more access points be provided. She suggested that a minimum setback of 10 feet be provided between the units and that the applicant investigate shared-use easements. She also noted the need for substantial buffers around the existing homes and requested that streets be moved away from existing residences.

The Commission requested that an additional study session be scheduled to further discuss the project, and requested that the following information be addressed:

- Provide information on the development agreement process.
- Provide additional information on the General Plan policies related to the loss of open space.
- Provide information on the original entitlements for the golf course.
- Address the impact of traffic on intersections within the adjacent residential neighborhoods.
- Review the impact of traffic on the intersection of N. Farrell Drive and Racquet Club Road.
- The applicant to return with alternatives based on the comments of the Planning Commissioners.
- Provide information on whether access could be established to Gene Autry Trail for construction traffic, and if Verona could be extended to Gene Autry Trail.

- Revise the plan so that the internal street network is adjacent to the Whitewater Wash and away from the existing residences.

**PUBLIC COMMENT:** (Note: Public comment was deferred to the regularly-scheduled 1:30 pm Planning Commission meeting.)

**ADJOURNMENT:**

The Planning Commission adjourned at 1:20 pm to their regular meeting at 1:30 pm, Wednesday, January 27, 2016, City Hall, Council Chamber, 3200 East Tahquitz Canyon



Flinn Fagg, AICP  
Director of Planning Services

STEVE HOFFMAN, (in reference to Item 2A) spoke in favor of the Orchid Tree proposal.

FRANK TYSEN, chairman, TRENNO, (in reference to Item 2A), spoke in support of the Orchid Tree proposal and urged that projects be built according to the rules.

ALLEN WORTHY, spoke in opposition of the Downtown project and urged more affordable housing in the city be provided.

SETTIE GARVER, (in reference to Item 1A) expressed concern with increased noise and traffic with this development.

There being no further speakers the public comments was closed.

#### 1. PUBLIC HEARING:

**1A. PALM SPRINGS COUNTRY CLUB, LLC, FOR A GENERAL PLAN AMENDMENT, PLANNED DEVELOPMENT DISTRICT IN LIEU OF ZONE CHANGE, MAJOR ARCHITECTURAL APPLICATION AND TENTATIVE TRACT MAP FOR THE REDEVELOPMENT OF APPROXIMATELY 125-ACRES OF PREVIOUSLY DISTURBED VACANT LAND FOR 137 ATTACHED RESIDENCES, 292 DETACHED RESIDENCES, STREETS, PRIVATE OPEN SPACE AND PUBLIC PARK LOCATED NORTH OF VERONA ROAD, EAST OF FARRELL DRIVE, NORTH OF JOYCE DRIVE, EAST OF SUNRISE WAY AND SOUTHWEST OF THE WHITEWATER RIVER WASH, SECTION 36 / TOWNSHIP 3 / RANGE 4, AND SECTION 1 / TOWNSHIP 4 / RANGE 4 (CASE NOS. 5.1327 PD-366, ZC, MAJ AND TTM 36691). (DN)**

Associate Planner Newell described the existing development and presented the proposed project. He provided an overview of the development including the phasing plan, access roads and conceptual plans.

The Commission commented and/or asked technical questions relating to:

- Alternative road to access the CV link route.
- Proposed off-site traffic improvements and alignment of streets with existing development.
- Height of the mobile homes to the north.
- Details on the outreach neighborhood meetings with adjacent surrounding developments.
- Concern with gated development.
- Phasing and development standards.

Associate Planner Newell directed the Commission to page 9 of the staff report and summarized the public benefits for the project.

Chair Klatchko opened the public hearing:

ERIC TAYLOR, applicant, provided details on the history of the golf course, neighborhood outreach meetings, property maintenance, pedestrian and street connectivity and land plan design. Mr. Taylor also described the lot line adjustments, CV link alignment, gates, emergency access roads, building height, design, density and public benefit for the project.

A recess was taken at 3:43 pm.

The meeting reconvened at 3:57 pm.

Chair Klatchko re-opened the public hearing:

TONY BARDEN, commended the applicant for going before the HOA's; however, questioned mitigation issues for increased traffic on Whitewater Club Drive.

DONNA BUCKINGER, said she would be happy to have this gated-community adjacent to her and likes what has been presented so far.

FRED FABRICANT, said there has been no official board action regarding discussion with the applicant regarding property line adjustments and type of fence/wall separating his property.

TERI MC COPPIN, appreciates the idea of development; however, expressed concern with the density (including green area in the wash), increased traffic and water usage.

JIM RUSH, Four Seasons, general manager, said their community will benefit from this development by getting rid of the blowing sand and motorcycles in the abandoned golf course.

BILL BARRY, member, Four Seasons CV Link Committee, spoke in support of Serena Park development; especially, the redirection of the northern CV link through their community and the levy.

DENISE JANSSEN EAGER, expressed concern with the density that will severely impact traffic congestion.

NORA WILLIAMS, president, Alexander Estates II HOA, said a lot has been done to minimize the impact to their homes; however, she expressed concern that nothing has been codified.

KENNETH LEE, does not think this project is low density and the ground coverage should not exceed 35% maximum lot coverage.

**RICHARD PEREYRA**, said all the roads are up against Palm Springs Country Club and suggested diverting the road to the outer edge of the property.

**DEAN WEBER**, representing the president of Palm Springs Country Club HOA (phase 1) commented that the developer has been a good neighbor and agreed to what they have asked for. He requested that extreme consideration be given to move this project forward.

**VICTOR DUFOUR**, spoke in support of the General Plan Amendment and the density is low for this development.

**KRISTY ANDERSON**, would like the developer to go back to the original plan to mitigate crime and keep her views.

**BILL BOWDEN**, does not think it will be a great benefit because they will lose the open-space.

**CHRIS EAGER**, concerned with increased traffic and density of the project.

**FRANK TYSEN**, on behalf of ABCD (A Better Community for Development) questioned over-development of the city and the benefits to the community.

**LES YOUNG**, said this development will benefit them from the blowing sand and emphasized that the view is not beautiful.

**ERIC TAYLOR**, applicant, responded to public testimony, stating that they are willing to put in writing to what they have agreed to for the HOA's.

There being no further appearances the public hearing was closed.

Chair Klatchko said with the questions from the Commission he's sensing this should come back as a study session for further discussion and suggested each Commissioner submit their questions to the Planning Director.

Commissioner Weremiuk suggested framing the study session as to what they would look at when a golf course is being converted into a different use.

Commissioner Lowe would the Engineering Department take part in this study session with the numerous traffic concerns.

Commissioner Middleton wants to see if it's feasible to extend Barona Road to Gene Autry Trail that would substantially mitigate the traffic heading south in Gene Autry neighborhood. She also emphasized that the developer who has done extraordinary effort reaching out to the community.

The Commission requested the following items:

- Letters from the adjacent HOA's stating if they are in support of this development or their concerns.
- Full-size exhibits are needed to understand this development.
- Provide in writing to the adjacent HOA's what the developer has agreed to do.
- Review standards for ways of maximizing placement of the homes on the lots and placement of swimming pools, etc.
- Updated plans with revisions made.
- Get CVAG's opinion on the CV link.
- A comparison of standards with the proposed Small Lot Ordinance.

**ACTION:** To continue to a date uncertain to a study session.

**Motion:** Commissioner Calerdine, seconded by Commissioner Donenfeld and unanimously carried on a roll call vote.

**AYES:** Commissioner Calerdine, Commissioner Donenfeld, Commissioner Lowe, Commissioner Middleton, Commissioner Weremiuk, Vice-Chair Roberts, Chair Klatchko

A five minute recess was taken at 4:52 pm.

The meeting resumed at 4:58 pm.

## **2. NEW BUSINESS:**

**2A. NEW CHURCH II LLC FOR A MAJOR ARCHITECTURAL APPLICATION TO RENOVATE AND MODIFY EXISTING BUILDINGS AND CONSTRUCT A NEW THREE-STORY BUILDING ON AN APPROXIMATELY TWO-ACRE SITE TO OPERATE A 52-ROOM HOTEL LOCATED AT THE NORTHWEST CORNER OF BELARDO ROAD AND BARISTO ROAD (CASE 3.0678 MAJ). (DN)**

Associate Planner Newell presented the proposed renovation, partial demolition and construction as outlined in the staff report.

The Commission commented and/or asked technical questions pertaining to:

- Are the three windows hallways along the Belardo elevation?
- How will the tandem parking be used by the hotel guests?
- Commend the applicant for a beautiful project that fits well into the neighborhood.
- Have the issues been resolved with the AAC in terms of the landscape?
- What will happen to the church in the interim?
- Has the minimum landscape been defined?



be closer to mobile home park. He stated the overall density visually seems high, especially in the northern perimeter where a buffer is needed. Radburn blocks need to be perpendicular to Paseo.

BOARD MEMBER PURNEL agreed with Board Member Song regarding the buffers. He also felt on the North side it is too dense especially at the perimeter. The landscape issue needs to be continued. There needs to be greater open space to existing homes in the southern section parkway along the street.

BOARD MEMBER FREDRICKS also agreed with Board Member Song's concern regarding construction noise. He stated that the wall issue needs to be resolved so it can be built and the landscaping can be done right away. He believed the buffer to homes on Farrell and Verona and also at mobile home park is crucial. In terms of traffic he stated an entrance on Whitewater could mitigate this issue.

M/S/C (Fauber/Fredricks 6-0-1 absent Cassady) to recommend approval with conditions:

1. Return with landscape plan.
2. Elevation for Radburn along streets adjacent to condo to return.
3. Buffers/wall/open fencing along perimeter to return.
4. Paired, Radburn and Estate to have group elevations in color elevation with different roofing, materials and landscaping.
5. Guest parking plan needed.
6. Potential paseo within Radburn to link open space needed.
7. Roof types to be mixed and return.
8. Buffers to be increased to condos and mobile home park.

**COMMITTEE MEMBER COMMENTS:** None.

**STAFF MEMBER COMMENTS:** Director Wheeler reminded the Committee about the June 17th tour and the Joint Meeting with the Planning Commission on Wednesday at 11:30 AM.

**ADJOURNMENT:** The Architectural Advisory Committee adjourned at 5:37 pm to the next regular meeting at 3:00 pm on June 23, 2014, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.



M. Margo Wheeler, FAICP  
Director of Planning Services

3. **THE CHARLES COMPANY REQUESTING MINOR AMENDMENT TO THE PREVIOUSLY APPROVED SIGN PROGRAM FOR A NEW MONUMENT SIGN AT THE SPRINGS SHOPPING CENTER LOCATED AT 5200 EAST RAMON ROAD (CASE 07-083 AMND). (GM)**

BOARD MEMBER HIRSCHBEIN questioned the A-D signs and existing.

JONATHAN DOTY WITH CHARLES COMPANY, APPLICANTS, requested to have Five Guys visible on Ramon. They want a new sign for food court tenants which are less than 10,000 square feet.

BOARD MEMBER SONG said she is supportive of businesses, but asked if the monument sign should be the same size as other monument sign.

CHAIR SECOY-JENSEN felt smaller signs for smaller tenants work.

VICE-CHAIR FAUBER stated his support for extra signs but questioned them because there are already four signs out there. He said he would be more in favor of enlarging existing signs not adding more.

BOARD MEMBER HIRSCHBEIN felt as though this one additional sign will not over sign this enormous property. He was inclined to approve as submitted.

BOARD MEMBER FREDERICKS supported this sign.

BOARD MEMBER PURNEL said the proposed sign and its size is ok.

M/S/C (Secoy-Jensen/Hirschbein, 5-1-1, Fauber, absent Cassady) Approve with condition to relocate the tree blocking the sign.

4. **PALM SPRINGS COUNTRY CLUB, LLC, FOR ARCHITECTURAL REVIEW OF PRELIMINARY DEVELOPMENT PLANS FOR THE REDEVELOPMENT OF APPROXIMATELY 125-ACRES OF PREVIOUSLY DISTURBED VACANT LAND NORTH OF VERONA ROAD, EAST OF FARRELL DRIVE, NORTH OF JOYCE DRIVE, EAST OF SUNRISE WAY AND SOUTHWEST OF THE WHITEWATER RIVER WASH, SECTION 36 / TOWNSHIP 3 / RANGE 4, AND SECTION 1 / TOWNSHIP 4 / RANGE 4 (CASE NOS. 5.1327 PD-366 AND TTM 36691). (DN)**

ASSOCIATE PLANNER NEWELL summarized staff report.

VICE-CHAIR FAUBER asked if hip roofs are only on the 8000 square feet lots on the outer ring.

BOARD MEMBER SONG, asked for comparable densities and confirmed two stories would not be allowed.

STAFF confirmed all single-story.

CHAIR SECOY-JENSEN asked about gating.

ASSOCIATE PLANNER NEWELL showed gating and emergency access.

CHAIR SECOY-JENSEN asked about the park and its access.

ASSOCIATE PLANNER NEWELL stated that it will be a public park.

BOARD MEMBER FREDRICKS asked if there would be access to the country club from the southwest corner.

ASSOCIATE PLANNER NEWELL stated only emergency access would be available.

MARVIN ROOS, APPLICANT, felt that the golf course is not adequate for today's standards, especially the width of the fairways. Previous owners eliminated the golf course. The northern development is age restricted, while the southern development is open market.

BOARD MEMBER HIRSCHBEIN asked if there was a path from the mobile home park to the park.

VICE-CHAIR FAUBER asked what is the optional casita.

KEN TOBLESKY, APPLICANT, said in terms of the casita option there is one per product type.

VICE-CHAIR FAUBER asked about the roofs on the casita.

KEN TOBLESKY, APPLICANT, responded by saying the hip roofs will be metal; sloped roofs on both the west and south; large overhangs for passive solar; smaller windows for shading; and made of stucco and stone.

BOARD MEMBER SONG had a question regarding setbacks.

KEN TOBLESKY, APPLICANT, expressed "Radburn" units will have two 5' setbacks.

BOARD MEMBER SONG asked what the highest height being approved would be.

APPLICANT replied 19'.

BOB BOMBARDIER, LANDSCAPE APPLICANT, explained in some detail aspect of the landscaping for the Palm Springs Country Club project. Some palm trees will be moved based on their health. One thousand tamarisk trees will be proposed to be removed. Ornaments, agaves and succulents will be part of the plan. He explained there are some grass areas and a 50' greenbelt are to be maintained by the Homeowners Association.

BOARD MEMBER SONG asked if there would be a walkable entry way, and how would it be visible from street A?

BOB BOMBARDIER, APPLICANT, replied by stating the street gated entry will have maps directing all visitors and residents.

FRED FABRICANT, a neighbor, asked if zoning has been changed. Will there be public parking for the park? And how will you keep people not using the park or golf course out of the development? He had questions regarding paths surrounding the condos, property lines, sidewalks being constructed around houses or across the road, condo owners having walls, will metal roofs be painted and concern about the 50' greenbelt being included in HOA.

JOHN DOSA, neighbor, said he does not oppose change. Had concern about noise and aesthetics, saying "I would hope developers will give us double pane windows". He felt the walls should not be dark rock.

MARY PATRELLI, neighbor on Whitewater Drive, had concern regarding the road built near property lines, 8-10 years of noisy construction, density along property lines and she wanted a block wall at least 6' tall with landscaping at the perimeter.

HEDY GARDNER, neighbor who owns a townhouse, expressed concerned with the traffic, pollution and noise. They have a renter in their townhouse and she does not want houses built. She said the renter has been there for 3 years and will leave if the project moves forward.

RENEE SAUNDERS, owner on Verona Road, was concerned with the traffic, adjacent houses and eliminating the open space.

IRV BROWNSTEIN, lives on Whitewater Drive, and also preferred to keep open space.

JILL READER, neighbor on Verona Road, worried about mobile home park residents needing to cut through her yard that she has fenced and planted. She

would like trees on southwest entrance to remain and felt the height of the wall in relation to the houses is too short. Recommends the new development should have desert landscaping.

MIHALY LENART, neighbor, believed a wall of 6' tall or a fence is definitely needed. He had concern about dust and the tamarisk trees breaking water lines and becoming a fire hazard.

MARVIN ROOS, APPLICANT, explained that the walls, fences, and perimeter landscaping are all on the table being discussed. He said where there has been encroachment they are working on a solution. In regards to the 50' greenbelt, MR. ROOS concluded that it will be in the new development.

CHAIR SECOY-JENSEN requested verification that perimeter homes have rear setbacks of 15.'

BOARD MEMBER PURNEL asked if there is a phasing plan at this time.

MARVIN ROOS stated that it depends on infrastructure. The roads would go first. All utilities would flow to the east. The perimeter would be tied down early and they propose a minimum of 20' parkway adjacent to properties.

BOARD MEMBER PURNEL asked about lot lines.

MARVIN ROOS said that is an easy concession and fix.

CHAIR SECOY-JENSEN specified that the planning commission would decide the land use issue. She wants to see streetscape and suggested mixing roof types within the three product areas-paired, Radburn & Estate.

VICE-CHAIR FAUBER agreed with mixing roof types. He has concerns regarding the limited access points. Thought it was good to be able to walk into the property, but felt the wall and planting issues are important to look at. Connectivity is important, and had concern with parking on 33' wide street.

BOARD MEMBER SONG felt the landscape plans were incomplete. She believed that the Radburn sides to the street are important. Needs rendering and street scape, and felt a landscape buffer from Radburn to condos would be necessary.

CHAIR SECOY-JENSEN believed guest parking and shade information is needed.

BOARD MEMBER HIRSCHBEIN agreed with Board Member Song's concern regarding a buffer from Radburn to condos, as well as the public park needing to

# Michael Baker

## I N T E R N A T I O N A L

**To:** David Newell, Associate Planner, City of Palm Springs  
**From:** Kari Cano, Project Manager, RBF Consulting, a Michael Baker International Company  
**Date:** September 29, 2015  
**Subject:** Palm Springs Country Club, Serena Park Check Copy Final EIR Comments Memorandum

---

Michael Baker International (Michael Baker) has reviewed the Check Copy Final EIR (FEIR) for the proposed Palm Springs Country Club, Serena Park Project submitted to the City of Palm Springs on Monday, September 21, 2015. We have reviewed the FEIR chapters and the comment matrix prepared for the previous submittal. All previously requested comments have been adequately addressed by MSA. However, Michael Baker has the following comments on the Check Copy FEIR:

- Page 0.1-2, First Full Paragraph, First Sentence: Choose to shorten it to DEIR or Draft EIR, and stick with it. Don't make it an either/or. It appears that Draft EIR is more heavily used in the rest of the document.
- Page 0.1-2, Third Paragraph, First Sentence: "*The information provided in Section 0.2 is in response to comments received during the Draft EIR circulation period regarding revisions to the project.*" This sentence needs to be revised. The comment letters in this section do not necessarily include revisions to the document. This sentence is better suited to introduce Section 0.3, Errata. Is this meant to be the introduction to Section 0.3? If so, I also suggest a sub-heading. This information is important and should be labeled as such.
- Page 0.3-1, Heading: Errata is misspelled.
- Page 0.3-5: Is this meant to serve as the introduction to the revised sections of the bio chapter? If so, then only the revised chapters should follow it, and not the whole chapter. Or if you are including the whole chapter, your introduction needs to state this.
- Page 0.3-6: Same comment as previous. It will also throw readers off that there are pages and pages of text between pages 0.3-5 and 0.3-6 but they are not accounted for as pages in the errata.
- An errata sheet is missing for the additional cultural resources mitigation language (MM 4.4-1). It was added into the Exec Summary Mitigation Table and the MMRP but not the actual chapter itself.
- Section 0.4, Mitigation Monitoring Reporting Program Table: The font size of the bolded MM's in the first column are inconsistent.
- Section 0.5: The appendices need to be included as part of the FEIR, not just the title sheets for them. Ensure they are appended to the FEIR.

Once the aforementioned comments are addressed, Michael Baker has no further comments and approves of the FEIR moving forward for final formatting. Once final formatting is complete, a public review FEIR will be released.

Should you have any questions, please do not hesitate to contact me at 909-974-4913 or at [kcano@mbakerintl.com](mailto:kcano@mbakerintl.com)

Sincerely,

A handwritten signature in blue ink that reads "Kari M. Cano". The signature is written in a cursive style with a large, stylized initial "K".

Kari Cano

# Michael Baker

## I N T E R N A T I O N A L

**To:** David Newell, Associate Planner, City of Palm Springs  
**From:** Kari Cano, Project Manager, RBF Consulting, a Michael Baker International Company  
**Date:** June 15, 2015  
**Subject:** Palm Springs Country Club, Serena Park Check Copy DEIR Comments Memorandum

---

Michael Baker International (Michael Baker) has reviewed the Check Copy Draft EIR for the proposed Palm Springs Country Club, Serena Park Project submitted to the City of Palm Springs on Tuesday, June 9, 2015. We have reviewed the EIR chapters and the comment matrix prepared for the previous submittal. All requested comments have been adequately addressed by MSA. Michael Baker has no further comments and approves of the EIR moving forward for final formatting. Once final formatting is complete, a public review Draft EIR will be released.

Should you have any questions, please do not hesitate to contact me at 909-974-4913 or at [kcano@mbakerintl.com](mailto:kcano@mbakerintl.com)

Sincerely,



Kari Cano





**PEER REVIEW COMMENTS**  
**Palm Springs Country Club, Serena Park DEIR**  
**May 20, 2015**

**General/Global Comments**

1. Several changes were made to the Initial Study (as a result of the peer review for the IS) that resulted in changes to the topical areas/ "Appendix G" impact statements that will need to be analyzed in the DEIR. As a result these items will need to be included in the revised draft of the DEIR. For ease of review please include these changes (as well as all the other revisions to the DEIR in redline/track changes format.
2. Mitigation Measures and Standard Conditions – A subheading for each topical area is included which lumps both MM's and SC's together and provides combined discussions. This has led to confusion as to whether impacts are avoided through application of SC's or if Mitigation Measures are need or both. It is also not clear how it is determined whether a condition would be applied as a SC or MM. Please:

- Provide a background description somewhere in the DEIR discussing the SC's how they are derived and how they are distinguished from MM's.
- Provide separate subsections for MM's and for SC's for each topical area to avoid confusion.

Our understanding is that a "standard condition" would be the type of thing that is applied more or less uniformly with little or no discretion – for example payment of a development impact fee. In addition, if it is a "standard condition" it should be contained somewhere in the City's host of formal regulations, standards, requirements etc. – that is we should be able to point to some type of official City document that contains the "standard condition" (and there should probably be cross reference in the EIR pointing back to this official documentation). Many of the items currently included as SC's are clearly not standard and are project specific (for example reference back to the site specific Geotechnical study recommendations would clearly not be a "standard condition"). While many of these measures could be included, either by indicating that they will be imposed (committing in advance) as a project specific condition of approval, and/or project design feature, these items should be characterized as "standard" if they are not. Please revise accordingly.

3. Throughout the DEIR the link between the CEQA Checklist impact items and the actual discussion of impacts is not always clear. It is very difficult at times to make sure all of the checklist impact items have been addressed. Likewise it is not clear what Mitigation Measures/Standard Conditions are meant to mitigate what CEQA Checklist impact items. Please make revisions as necessary to provide clarity on these items – this will be especially critical when the CEQA findings are eventually prepared for the project.

**Action/Comments:**

1. Comment addressed.  
No further comments.
2. Comment addressed.  
No further comments.
3. Comment addressed.  
No further comments.



Section 1.0 Introduction		
Page	Comment	Action/Comment
1-2, Section 1.3 General Comment	Since this subsection is entitled "Environmental Review Process" please provide a brief description of the EIR process from the 45 day review period through to EIR Certification.	Comment addressed. No further comments.
1-2, Section 1.3, 1 <sup>st</sup> sentence	Please make the following change: "The City of Palm Springs prepared and distributed a Notice of Preparation (NOP) to public agencies, including Responsible and Trustee Agencies, and interested parties stating that the City would be preparing an EIR".	Comment addressed. No further comments.
1-2, Section 1.3, "TBD" bullet following 3 <sup>rd</sup> Para.	Please provide the listing of the topics that will be addressed.	Comment addressed. No further comments.
1-2, Section 1.3, last Para., 1 <sup>st</sup> Sentence	Please change the reference to CEQA Guidelines Section 15161 to Section 15105.	Comment addressed. No further comments.
Section 2.0 Summary		
Page	Comment	Action/Comment
General Comment	Double check Mitigation Measures, section numbering, table, and exhibit references to ensure all changes have been caught and translated to the summary chapter.	Comment has <u>NOT</u> been addressed. Please revise.
Section 3.0 Project Description		
Page	Comment	Action/Comment
3-2, Section C, last sentence	Reference is made in this sentence and throughout the document to this property which is owned by the applicant, but is not part of the project. Please include a basic description (including whether it is subject to a flood easement) of this property and provide a reference that it is shown on the site plan exhibit. Even though it is not part of the project (and presumably will remain untouched as a result of the project) referencing it, and describing it is appropriate and useful to prevent the reader from becoming distracted.	Expanded discussion of this parcel is needed. Needs to explicitly state why the parcel will not be developed.
3-3, Section D, last sentence.	This sentence refers to "nominal dimensions" needed to satisfy current golf course designs, and further indicates that reviving the golf course is infeasible. Please provide some additional information as to what dimensions are constraining. Also, this reference to the infeasibility of restarting the golf course may be more appropriately located in the Alternatives section and discussed as an alternative considered but rejected as infeasible (which would need to be substantiated w some additional information). <i>Note that, based on a meeting with the applicant earlier this month, they will be providing substantial new information regarding the feasibility of re-introducing a golf course back into the project site.</i>	Comment addressed. No further comments.



	<p>Please indicate whether the project will involve any demolition, including pavement removal. Also mention trees that will be removed.</p>	<p>Need to expand discussion of the water wells. Location, depth, will they be capped off, etc.</p>
<p><b>3-8, Section F – General Comment</b></p>	<p>Please indicate the density/density range for the VLDR and MDR designations, as well as RGA8 and SF Residential.</p>	<p>Comment addressed. No further comments.</p>
<p><b>3-7, Table 3-1, Notes</b></p>	<p>Indicates a total of 429 residential units, which the Initial Study indicates 440 units. Our understanding is that the current unit count is 429. Please make the unit count, as well as acreage figures are consistent throughout the document.</p>	<p>Comment addressed. No further comments.</p>
<p><b>3-8, Last Para., 1<sup>st</sup> sentence</b></p>	<p>Please clarify whether the senior housing would be affordable housing.</p>	<p>Comment addressed. No further comments.</p>
<p><b>3-8, 1<sup>st</sup> Para.</b></p>	<p>Reference is made to a 60-100 foot buffer around the outer subarea perimeter. However, this feature does not separate proposed dwelling units from existing homes along the southern edge of the subarea where proposed new home sites would abut existing residential lots. Please correct/clarify text.</p>	<p>Comment addressed. No further comments.</p>
<p><b>3-8, 2<sup>nd</sup> Para.</b></p>	<p>This exhibit includes areas labeled “LLA Dedication” and “LLA Take” that are not discussed or described in the text of the project description. If Lot line adjustments are proposed as part of the project then include them in the list of approvals shown page 2-11. If would also be a good idea to indicate that the lot line adjustments will not result in any sub-standard lots or violate any zoning standards, such as minimum building setback requirements (assuming this is true).</p>	<p>Comment addressed. No further comments.</p>
<p><b>2-9 –Site Plan Exhibit</b></p>	<ul style="list-style-type: none"> <li>• This paragraph indicates that the public park is 5.4 acres while the TTM shows it as 5 acres – please revise/clarify. Also clarify whether the park land is just being dedicated or whether improvements are being included as part of the Project –if improvements are being provided please provide some description.</li> <li>• Likewise, please describe any proposed improvements within the private park or other private open space.</li> <li>• This paragraph also indicates that portions of these open space areas would be used for drainage, water retention/ water quality purposes. A review of Exhibit 3.9-4 indicates that both the proposed private park and public park would be used as drainage basins. Please provide additional text in this paragraph indicating how this dual use would function and what limitations would be involved with park usage.</li> </ul>	<p>Add a sentence that clarifies that while details are being finalized, the proposed project will meet or exceed the requirements of open space identified by the Quimby Act and City of Palm Springs.</p>



3-10, last Para., last sentence	Please provide a little more information about the nature of the minor upgrades to the water system, including whether such improvements are off-site.	Still needs to identify any offsite improvements, and the potential impacts of these offsite improvements.
3-10, Table	Please label table as other tables are labeled.	Comment <u>NOT</u> addressed. Please revise.
3-11, Section G, Development Timeframes	For Rough Grading and Phase 1 Infrastructure please provided estimated duration (start and finish dates). Also, there is no discussion or reference elsewhere to Phase 1 Infrastructure.	Comment addressed. No further comments.
3-11, City Approvals	Please include additional information on the items intended to be included as provisions of the development agreement. This can often be tricky since, typically negotiation related to final provisions of a development agreement often run concurrent with the processing of the DEIR. However, some indication of what kinds of things would be included needs to be provided, since the D.A. could conceivably include a very wide range of items.	Comment addressed. No further comments.
3-11, Other Public agency approvals	Please indicate what approvals would be needed for each respective agency, including any approvals need for the reuse of the existing wells on site.	Comment addressed. No further comments.
<b>Section 4.0 Environmental Impact Analysis</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
None	Section 4 is listed on the Table of Contents but is not included in the Draft EIR. Our understanding from a recent conversation with MSA is that this was left in the TOC by error and that it was not intended to include this section. However, there are items that are listed under Section 3 of the TOC that need to be included in the DEIR that are not provided elsewhere in the document including: <ul style="list-style-type: none"> <li>• Overall Existing Conditions/Environmental Setting</li> <li>• Project Impacts Found Not to Be Significant – specifically list out what specific impacts were screened out with the Initial Study and were therefore not analyzed in the DEIR.</li> </ul>	Comment addressed. No further comments.
<b>Section 4.1 Aesthetics</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
(TOC, Section 3.1)	Section 3.1 Aesthetics is included in the Draft EIR, but is not listed in the TOC.	Comment addressed. No further comments.



4.1-7, 1 <sup>st</sup> Full Para. 1 <sup>st</sup> sentence	This sentence indicates: "The Initial Study concluded that the following potential aesthetic impacts were less than significant or had no impact and need not be further addressed in the EIR". However this is inconsistent with the Initial study which indicates for each of the 4 impacts statements under aesthetics that "Further analysis will be provided in the project EIR."	Comment addressed. No further comments.
4.1-8, 1 <sup>st</sup> Para.	<ul style="list-style-type: none"> <li>In the second sentence there appears to be word(s) missing between the words "Although" and "was" – please revise.</li> <li>Please change the last sentence to read "Potential impacts would be less than significant".</li> </ul> <p>Mention is made that the only remaining site features include Tamarisk rows, scattered palm trees. Please include a brief discussion as to why the removal of these features would not result in significant impacts with respect to degradation of the visual character of the site.</p>	Comment addressed. No further comments.
4.1-8, 3 <sup>rd</sup> Para. 2 <sup>nd</sup> sentence	<ul style="list-style-type: none"> <li>Remove both commas on either side of "if".</li> <li>Insert comma between "introduced" and "resulting".</li> </ul>	Comment addressed. No further comments.
4.1-8, 2 <sup>nd</sup> Para	Would be beneficial if this paragraph discussed the duration and types of equipment to be utilized during construction.	Comment has <b>NOT</b> been addressed. Please revise.
4.1-13, SC 3.1-1	Since everything is Less Than Significant (LTS) this does not need to be a Mitigation Measure. Please remove.	Revise paragraph to read that no mitigation measures are required to reduce potential impacts to a level of less than significant. However, SC 4.1-1 identifies that....
4.1-13, last sentence of section G	Please remove the sentence: "Upon the execution of the City recommended....adverse impact".	Comment addressed. No further comments.
<b>Section 4.2 Agricultural Resources</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
4.2-1, entire section	Since the IS found that there would be no impact associated with Agricultural Resources, a topical section for Agricultural and Forestry Resources is not needed. Please remove this entire section from the EIR.	Comment addressed. No further comments.
<b>Section 4.2 Air Quality</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
<b>General Comments</b>	<ol style="list-style-type: none"> <li>The organization of this section is very hard to follow. For example the first three pages deviate from the standard format that is used for other topical subsections in the EIR, and contains information that duplicates (but is somewhat</li> </ol>	While a sentence was added to first paragraph describing the format



	<p>different in content) subsections that follow – this includes : Thresholds of Significance; Less than Significant Air Quality Impacts; Potentially Significant Air Quality Impacts. Please Revise.</p> <p>2. Within the body of the section there is not adequate information to explicitly connect individual “Appendix G” Impact Statements with corresponding descriptions of various impacts. This makes it very difficult to understand which specific impacts are being addressed and their respective levels of significance, and also makes it difficult for the reader to be sure that all of the “Appendix G impact statements have been addressed.</p>	<p>difference, it still does not flow or read similar to other analysis chapters. Reformat is still suggested.</p>
4.2-28	Air Quality Management Plan: This section should mention the Final 2012 AQMP (February 2013).	Comment addressed. No further comments.
4.2-36	Table 4.2-5: This table indicates that NO <sub>x</sub> emissions exceed the construction thresholds, but emissions are below the threshold. Please revise accordingly.	Comment addressed. No further comments.
4.2-38, 4.2-46	The discussion of VOC emissions and minimization strategies should include a reference to Mitigation Measure 4.2-3.	Comment addressed. No further comments.
4.2-47, Section F - Standard Conditions (SC) and Mitigation Measures (MM)	<ol style="list-style-type: none"> <li>1. Much of the information in this section is somewhat confusing and hard to follow, in part because much of it appears to be related to mitigation for Greenhouse Gas emissions (which should be transferred to the Greenhouse Gas Section). The opening paragraph provides a general discussion of a “20 foot meandering trail” but it is not clear where this trail is on the site nor is it clear when the CV Link or other trails would be in place.</li> <li>2. The second paragraph indicates that the project contains various design strategies that are “sensitive to air quality issues” but provides no specifics.</li> <li>3. It is not clear why the “Strategies to Reduce Emissions from Architectural Coatings” subsection is included, as much of the narrative would fit better in one of the impact analysis sections, and should be eliminated here since the actual mitigation provided is covered under MM 4.2-3 and MM 4.2-6.</li> <li>4. The “Standard Conditions” included should be converted to Mitigation Measures since these are the types of things that the SCAQMD are likely to recommend as mitigation measures, and it is really not clear why they are shown as SC’s vs MM’s.</li> <li>5. SC 4.2-2 and MM 4.2-6: Change the word “should”, which is permissive, to shall in each of these measures.</li> <li>6. MM 4.2-6 It is not clear from the narrative whether analysis/modelling has been provided that “does the math” to show that maintaining a limit on VOC emission to 150 grams per liter would result in a less than significant impact by</li> </ol>	<ol style="list-style-type: none"> <li>1. Comment addressed. No further comments.</li> <li>2. Comment has <b>NOT</b> been addressed. Please revise.</li> <li>3. Comment addressed. No further comments.</li> <li>4. Comment has <b>NOT</b> been addressed. Please revise and renumber mitigation measures. Also update text references to mitigation measures once this is done.</li> </ol>



	maintaining ROG emissions below the 75lb/day threshold. If this is the case then this MM needs to be rewritten to establish a hard limit of 150 grams/liter. Please clarify.	5. Comment addressed. No further comments.
		6. Comment addressed. No further comments.
4.2-47	Greenhouse Gas Emissions: This discussion should be moved to EIR Section 4.7 (Greenhouse Gas Emissions).	Comment addressed. No further comments.
4.2-49	Mitigation Associated with GHG Emissions: This discussion should be moved to EIR Section 4.7 (Greenhouse Gas Emissions). Alternatively, the discussions should describe applicable GHG mitigation measures that would also reduce criteria pollutant emissions.	Comment addressed. No further comments.
<b>Section 4.3 Biological Resources</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
4.3-12, 4.3-13, and 4.3-14	The DEIR says that burrowing owl and Le Conte's thrasher are not covered under the CVMSHCP. Both species are listed as covered in Table 3-1 of the September 2007 final draft of the CVMSHCP and in the March 2014 revisions to the CVMSHCP. The DEIR should be revised to note that these species are covered.	Comment addressed. No further comments.
4.3-12	The original Biological Assessment noted that they observed desert woodrat ( <i>Neotoma lepida</i> ) on-site. The project site is also within the distribution range, according to the CNDDB, of the sensitive subspecies San Diego desert woodrat ( <i>N.l. intermedia</i> ), a species of special concern. The DEIR needs to discuss this. San Diego desert woodrat is not covered under the CVMSHCP. The report needs to distinguish which subspecies was observed or if it was undetermined.	Comment addressed. No further comments.
4.3-13 and 4.3-14	It is unclear what the document means when it says that desert tortoise is not fully covered under the CVMSHCP (Paragraph 4). If this is referring to the requirement to conduct surveys within Conservation Areas, this should be clarified, as burrowing owl is also covered but requires surveys in Conservation Areas, whereas loggerhead shrike and Casey's June beetle have no coverage at all under the CVMSHCP. The sentence is worded in such a way to imply that all four of these species are partially/conditionally covered, which is not the case.	Comment addressed. No further comments.
	On page 3.4-14, paragraph 6 says that the desert tortoise is "only partially covered." The next sentence (paragraph 7) says, "The Desert Tortoise is a covered species under the CVMSHCP and take is authorized."	



4.3-13	The document notes that no sensitive plants, reptiles, birds, or mammals were encountered on-site or showed evidence of occupied habitat on-site. As noted above, San Diego desert woodrat, a California species of special concern, may have been observed on-site.	Comment addressed. No further comments.
4.3- MM 4.3-2	This Mitigation Measure is too vague and subject to interpretation with respect to CVMSHCP "relevant adjacency guidelines". Please revise to identify specific the specific provision within the CVMSHCP which will be complied with.	Comment addressed. No further comments.
<b>Section 4.4 Cultural Resources</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
<b>General Comment</b>	<p>The Regional Setting section indicates that no cultural resources assessment has been completed for the project site, and the impacts analysis and mitigations are based upon regional overviews and studies conducted outside Palm Springs. The Draft EIR cites the City of Palm Springs General Plan to state that the project site has a "very low potential for containing cultural resources", making a "separate study...unnecessary" (Draft EIR page 3.5-1). Indeed, according to the General Plan (based upon 2007 data), the project site is not located within areas generally referred to as sensitive, or within "general areas of known historic archaeological sites." However, this is based upon information from or prior to 2007, and lacks any site-specific or current information. The Palm Springs General Plan does require a "site assessment conducted by a qualified specialist whenever information indicates that a site proposed for development may contain paleontological, historic, or archaeological resources" (see Palm Springs General Plan, pp. 5-60).</p> <p>The Regional Setting of Section 3.5 also notes that the project site is located within the Whitewater River floodplain and purports that the area lacks sufficient resources for "any type of permanent [prehistoric] settlements in this part of the Valley" (page 3.5-1). However, further review shows that the Whitewater River floodplain occupies a prehistoric trade route that connected the San Geronio Pass to Agua Caliente (including Palm Springs). The route continued east and southeast of the project site to numerous villages that lined its banks and eventually led to ancient Lake Cahulla and beyond. The Whitewater River as a trade route is depicted in <i>Handbook of the Indians of California</i> (Alfred Kroeber 1925, page 592, plate 57), <i>Handbook of North American Indians</i> (Cahulla section by Lowell John Bean 1977, page 576, Figure 1), and elsewhere. Known as the "Halchidhoma Trail" and the "Coco-manicopa Trail" for its prehistoric associations, the route coincides with the historic Bradshaw Road (or Trail), named for William David Bradshaw who re-established the desert thoroughfare in 1862 to connect the San Bernardino Estancia (or Asistencia) in Redlands to the Colorado River. This is documented in John W. Robinson's 2005 <i>Gateways to Southern California</i>. Prehistoric "pot-drops" and other recognizable features often remain in place to mark such prehistoric routes, and historic trails were commonly strewn with debris associated with temporary camps. While the exact route of the historic and prehistoric alignments are not depicted in the above references, local topography would have limited travel in the area to the Whitewater River flood plain, of which the project site occupies a portion. These associations certainly point to potential historic and/or</p>	Comment addressed. No further comments.





	<p>prehistoric cultural resource sensitivity of the project site. Discovery or update of cultural resources associated with the historic or prehistoric route could prove significant under CEQA.</p> <p>Based on the lack of a project-specific study, potential cultural resources sensitivity associated with the Whitewater River trade routes, and the age of the data cited in the general plan, it would be desirable to have a full cultural resources assessment prepared, or, at a minimum, preparation of a project-specific cultural resources records search (one mile radius) should be provided, coupled with a full suite of mitigation measures to address monitoring, and, if resources are found, evaluation, treatment and disposition of such resources (see comments below).</p>	
<p><b>Page 4.4-1</b></p>	<p>Comment to Exhibit needs to be double checked for numbering consistency.</p>	<p>Comment has <b>NOT</b> been addressed. Please revise.</p>
<p><b>Page 4.4-7</b></p>	<p>“As the Serena Park site has been completely developed in the past as a golf course and allowed to go fallow, as there are no recorded historical sites on the property, the redevelopment of the property will not cause any adverse change in historical resources.”</p> <p>This paragraph does not justify why the buildings are not historic. They are not historic based on age and classification, not previous use. Please revise.</p>	<p>Comment has <b>NOT</b> been addressed. Please revise.</p>
<p><b>4.4-5 Section “D” - Project Standards Found Not to be Significant</b></p>	<p>This subsection is confusing including the title (should the word “standards” be replaced with “impacts”?). The paragraph of text that follows is also confusing, since it presumably was meant to provide the rationale for finding impacts less than significant, but actually provides narrative similar to what would be included in a mitigation measure (apparently related to archeo resources)</p>	<p>Comment addressed. No further comments.</p>
<p><b>4.4-5 – Section “E” – Potentially Significant Impacts</b></p>	<ol style="list-style-type: none"> <li>1) Nearly all of this section references information from the CEQA Guidelines pertaining to significance criteria for various cultural resources, but does not explain why impacts are (or are not) significant. The existing information needs to be relocated into the “Threshold Criteria” section. Additional text would also need to be provided indicating why, absent mitigation impacts would be significant.</li> <li>2) The only part of this section that does not reference CEQA significance criteria is the last sentence which reads: “The study concludes that there are no Significant Impacts that are expected as a result of the development of the subject property assuming the inclusion of on-site monitoring during grading operations”. Please remove/revise this sentence as a study has not been provided.</li> </ol>	<ol style="list-style-type: none"> <li>1. Comment has <b>NOT</b> been addressed. Please revise.</li> <li>2. Comment has <b>NOT</b> been addressed. Please revise.</li> </ol>
<p><b>Section F. - Standard Conditions</b></p>	<p>Consistent with our first comment on the Cultural Resources Section above, the SC’s identified in this section need to be converted into enforceable MM’s. In the event that resources are discovered, the MM’s would also need to be written to provide for 1) timely evaluation of significance 2) preparation and curation of resources and 3) disposition of artifacts (the existing SC’s</p>	<p>Comment addressed. No further comments.</p>



<b>(SC) and Mitigation Measures (MM)</b>	<p>have these elements to varying degrees). Provisions also need to be included to empower monitors to have the authority to halt work if resources are discovered (current provision are permissive in nature.</p> <p>Finally, information needs to be provided somewhere in the Cultural Resources section to provide the rationale for requiring Paleco Monitoring only when depths reach 10 feet - this issues is not discussed in the section it should be addressed.</p>	
<b>Section 4.5 Geology and Soils</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
4.5-4, Last Para., 3 <sup>rd</sup> Line	Add the word "miles" between the number 3.32 and the word "from"	Comment addressed. No further comments.
4.5-5, Last Para. 3.6-6, First Para.	These two paragraphs are more directly related to flooding potential and therefore needs to be relocated in the Hydrology and Water Quality section. A review of the Hydrology and Water Quality Section indicates that the neither "high" hazard area mentioned, nor the discussion of drainage Line 3 have been included, and need to be addressed with respect to Hydrology/flooding. Also please clarify the location of these features in relation to the project site - for instance is reference to "A small portion of the central-east side" referring to the east side of the project site or the east side of the channel?	Comment addressed. No further comments.
4.5-8, section F	The recommendations in the Geotechnical study are not "standard" conditions of approval. Either they should be shown as part of the mitigation measures or identified as a project design feature.	Comment has <b>NOT</b> been addressed. Please revise.
4.5-9, SC3.6-4, 1 <sup>st</sup> sentence	The term "site specific design proposals" is confusing since it is not a standard condition of approval.	Comment has <b>NOT</b> been addressed. Please revise.
<b>Section 4.6 Greenhouse Gases</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
4.6-7	Existing Sensitive Receptors: This section should be removed as it is not applicable to GHG Emissions. GHG emissions have an upper atmospheric effect and not a localized effect. CO is not a GHG. Additionally the Federal Clean Air Act, California Clean Air Act, and Air Quality Management Plan sections should also be removed as these discussions pertain to criteria pollutants and not GHG emissions.	Comment addressed. No further comments.
4.6-10	City of Palm Springs Municipal Code: This section should be removed as it relates to fugitive dust and erosion control and is not applicable to GHG emissions.	Comment addressed. No further comments.
4.6-11	Potentially Significant Impacts: This section provides analysis of criteria air pollutants and is duplicative of the information in Section 3.3 (Air Quality). The analysis should be revised to focus on GHG emissions only.	Comment addressed. No further comments.



4.6-13	Greenhouse Gases: The total construction emissions should be amortized over 30 years and added to the operational emissions and then compared to a numerical threshold.	Comment addressed. No further comments.
4.6-14	Operational Emissions: It is recommended that the SCAQMD's GHG CEQA Significance Threshold Working Group proposed service population threshold is used for a project of this size.	Comment addressed. No further comments.
4.6-15	Global Climate Change and Greenhouse Gas: Emissions reductions from the applicable mitigation/design features should be quantified and identified in Table 4.6-4 and Table 4.6-5 to show how the emissions reduction is achieved. GHG emissions should be reduced to the extent feasible and additional mitigation should be identified. Applicable mitigation measures/design features from MM 4.6 should be referenced in the impact analysis.	Comment has <b>NOT</b> been addressed. Please revise.
4.6-16	Standard Conditions and Mitigation Measures: The mitigation measures should include a clear performance standard, timing for implementation, and responsibility for verification.	Comment has <b>NOT</b> been addressed. Please revise.
N/A	The analysis should include a specific response to CEQA Checklist item VII (b) that considers whether the project would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	Comment addressed. No further comments.
<b>Section 4.7 Hazards and Hazardous Materials</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
4.7-1, 1 <sup>st</sup> para., 3 <sup>rd</sup> sentence	Include references to Phase I & II ESA's.	Comment has <b>NOT</b> been addressed. Please revise.
4.7-2, 3 <sup>rd</sup> para., 1 <sup>st</sup> sentence	Change "to include" to "including".	Comment has <b>NOT</b> been addressed. Please revise. First sentence of paragraph needs to be completely reworded.
4.7-4, 4 <sup>th</sup> para., 1 <sup>st</sup> sentence	Change from "compiled" to "compiled"	Comment addressed. No further comments.
4.7-4, 5 <sup>th</sup> para., 1 <sup>st</sup> sentence	Change the comma following the word "fuel" to a period and capitalize "the" as the start of a new sentence.	Comment addressed. No further comments.
4.7-5, Heading "Emergency Response and Evacuation Plan"	This section appears to be mistitled as it does not discuss emergency response or an evacuation plan.	Comment addressed. No further comments.



<b>4.7-7, Heading D</b>	To be consistent with formatting for other sections, please provide a bullet point header that corresponds to an impact statement.	Comment addressed. No further comments.
4.7-7, last para., 1 <sup>st</sup> sentence	If there is such a plan, reference it. The codes cited are not plans. There should be an additional discussion of this topic, especially in relation to the unusual circulation pattern of the project.	Comment has <b>NOT</b> been addressed. Please revise. Why were references to Phase I and II deleted here but not elsewhere?
4.7-8, 1 <sup>st</sup> para.	The first sentence and last sentence are in conflict. Please remove the last sentence.	Comment addressed. No further comments.
4.7-8, 2 <sup>nd</sup> bullet	These seem at odds with the findings of the Phase I & II ESA. Is there any reason to expect such materials would be located on the site?	Comment addressed. No further comments.
4.7-8, 1 <sup>st</sup> para. of heading F	These are not necessarily standard requirements.	Comment has <b>NOT</b> been addressed. Please revise. Original comment is correct. These are <b>NOT</b> standard requirements.
<b>Section 4.8 Hydrology and Water Quality</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
4.8-1, 1 <sup>st</sup> para. 2 <sup>nd</sup> sentence	Provide date for GP update	Comment addressed. No further comments.
4.8-5, para. 1 & 2	Insert a space between paragraphs.	Comment addressed. No further comments.
4.8-8, 1 <sup>st</sup> para., 1 <sup>st</sup> sentence	Change "by" to "from".	Comment addressed. No further comments.
4.8-11, last para., 1 <sup>st</sup> sentence	"Storm" is misspelled in Whitewater Storm Channel.	Comment addressed. No further comments.
4.8-11, last para., last sentence	Change "converges" to "converge".	Comment addressed. No further comments.
4.8-12, 3 <sup>rd</sup> para., 2 <sup>nd</sup> sentence	There appears to be word(s) missing following "... treated with dust control?". Please revise.	Comment addressed. No further comments.



4.8-14, Heading D	Provide information showing correspondence between narrative and each of the "Appendix G" impact statements.	Comment addressed. No further comments.
4.8-18, first sentence	Change "verity" to "verify"	Comment addressed. No further comments.
4.8-21, 2 <sup>nd</sup> para., last sentence	<ul style="list-style-type: none"> <li>• Please remove second occurrence of "PSCC"</li> <li>• Reorder to read "acre feet per year (ac-ft. /yr)."</li> </ul>	First bullet comment has <b>NOT</b> been addressed. Please revise.
4.8-21, 2 <sup>nd</sup> para., last sentence .	These sentences indicate that groundwater impacts would be Less than Significant. In light of the possibility that two existing wells may be reconditioned and re-operated, additional substantiation needs to be provided to support this assertion.	Comment has <b>NOT</b> been addressed. Please revise.
4.8-27. heading D	The text is missing from this entire section. Please provide/revise.	Comment addressed. No further comments.
<b>Section 4.9 Land Use Planning</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
4.9-2, last para.	Please expand the discussion and define what compatibility zones C&D are and the implications to the Project.	Comment addressed. No further comments.
4.9-12, 1 <sup>st</sup> para., 3 <sup>rd</sup> sentence	Please review/revise these numbers for accuracy. If the density for both subareas are greater than 3.6/acre the average cannot be 3.6.	Comment addressed. No further comments.
4.9-12, re: LU2.2	This passage, on its face, doesn't show consistency with LU2.2, since the use of "may" is permissive and the policy specifies replacement of Open Space land that is converted. In order to ensure compliance with this a Mitigation measure, condition of approval or some other enforceable mechanism must be identified to insure compliance with this policy. Please revise accordingly.	Comment addressed. No further comments.
4.9-14, re: LU11.4	Please provide additional detail about how the project will comply with the ACLUP.	Comment addressed. No further comments.
4.9-15, 4 <sup>th</sup> para	What are these densities? Please elaborate.	Comment addressed. No further comments.
4.9-17, 1 <sup>st</sup> sentence	Please clarify – does this mean it would be consistent with payment of a fee AND dedication, or should this be "and/or" or land in lieu of the fee equivalent?	Comment addressed. No further comments.
<b>Section 4.10 Noise</b>		



Page	Comment	Action/Comment
<b>General Comment:</b>	An analysis of vibration must be included per CEQA checklist item XII (b) (please address both construction and operational vibration impacts).	Comment addressed. No further comments.
<b>4.10-6, C. Threshold Criteria</b>	Please reorder the criteria consistent with the order they are shown in the CEQA checklist.	Comment addressed. No further comments.
<b>4.10-6 Project Impacts Found Not to be Significant</b>	<p>1. Please specify which of the CEQA checklist items are specifically considered to be less than significant.</p> <p>2. With respect to CEQA checklist item C (as currently represented in the DEIR) it would be correct that, based on the construction exemption included in the City's Noise ordinance, impacts would be less than significant with respect to construction noise. However, impacts under checklist Item b (per the EIR – temporary or periodic increase), could be significant absent mitigation, especially since homes will be constructed directly adjacent to, (and in many cases less than) 50 feet from, existing homes. According to the DEIR, the maximum noise level at 50 feet could be as high as 96 dBA homes. Also please note that merely because the noise impacts of construction are temporary in nature does not equate them to being less than significant. In fact the language included in checklist Item b – “A substantial temporary or periodic increase in ambient noise levels . . .” clearly contemplates temporary impacts.</p> <p>In addition, General Plan policy NS4.10 reads as follows:  “Encourage the use of portable noise barriers for heavy equipment operations performed within 100 feet of existing residences, or make applicants provide evidence as to why the use of such barriers is infeasible.”</p> <p>In addition, the discussion included in the project's noise analysis (Effects on Sensitive Receptors – see page 4.4) indicates with respect compliance with General Plan Goals and Policies:  “...As a result, it will be important to incorporate all feasible noise reducing measures into the construction specifications to ensure that the potential for adverse impacts on the adjacent community is reduced to the maximum extent feasible”.</p> <p>Relocate the discussion of temporary construction impacts to “potentially significant”, and please provide a more detailed analysis of potential construction impacts (much of this information already appears to be in the noise study).</p>	Comment addressed. No further comments.
<b>4.10-7, First Paragraph</b>	The discussion should describe the construction noise reduction measures in Section 5.2 of the Noise Impact Study. Additionally, this section should reference the Standard Conditions and mitigation Measures in Section F on page 4.10-16.	Comment addressed. No further comments.



4.10-8, Operational Noise Impacts	Off-Site Noise Impacts	This section should expand on the location of the park, the distance to the closest sensitive receptors and potential park activities.	Comment addressed. No further comments.
4.10-14, Airport Noise Impacts		This analysis should be updated based on the comments provided for the Noise Impact Study.	Comment addressed. No further comments.
4.10-16, Short Term Noise		Analysis should include a discussion of construction related impacts first FOLLOWED by long term operational impacts.	Comment has <b>NOT</b> been fully addressed. Please revise.
4.10-16 – Mitigation Measures		All mitigation measures should include the timing for implementation and specify the party responsible or implementation and verification.	Comment addressed. No further comments.
<b>Section 4.11 Population and Housing</b>			
	<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
4.11-1, 1 <sup>st</sup> para., 2 <sup>nd</sup> sentence		The General Plan does not have a Population Element. Please revise/clarify.	Comment addressed. No further comments.
4.11-1, 4 <sup>th</sup> para., 3 <sup>rd</sup> sentence		Delete the words “is projected”	Comment addressed. No further comments.
4.11-3, 1 <sup>st</sup> para., 2 <sup>nd</sup> sentence		Change “the south on” to “south of”.	Comment addressed. No further comments.
4.11-3, 3 <sup>rd</sup> para., 3 <sup>rd</sup> sentence		Please spell out ACBCI	Comment addressed. No further comments.
4.11-3, 5 <sup>th</sup> para. last sentence		Please cite the source of the 2012 population estimate.	Comment addressed. No further comments.
4.11-4, 3 <sup>rd</sup> para. 2 <sup>nd</sup> sentence		Please revise this sentence to, at a minimum, remove the language indicating that some units would have less than the City average and therefore the population would be less than the estimated 837 residents – since it is also likely that some units would have more occupants this sentence should be revised.	Comment addressed. No further comments.
4.11-4, 4 <sup>th</sup> para. last sentence		Re: Residential Low -4. Shouldn't this be VLDR?	Comment addressed. No further comments.
4.11-5. Heading D		Identify which portions of the test below correspond to each three individual impact statements.	Comment addressed. No further comments.



<p><b>4.11-5, Heading D, 3<sup>rd</sup> para.</b></p>	<p>Please also provide information from current SCAG/CVAG projections/forecasts.</p> <p>Substantiation needs to be provided in this section to support the conclusion as to why it does not represent inducement of substantial population growth. Possible strategies to consider could include:</p> <ul style="list-style-type: none"> <li>-Determining whether the senior units would help meet a currently unmet need identified in the General Plan housing element.</li> <li>-Provide information showing that growth levels lagged behind projections (suggest SCAG projections) – this is alluded to in the 4<sup>th</sup> paragraph, but actual growth should be pulled in to substantiate.</li> </ul>	<p>Comment has <b>NOT</b> been fully addressed. Please revise to include expanded senior housing discussion.</p>
<p><b>4.11-6</b></p>	<p>Our understanding is that cumulative impacts are addressed in a separate, stand-alone section. Also, the conclusion that potential cumulative impacts of the project were already analyzed in the 2007 GPU EIR, would only be the case if the EIR included specific analysis in contemplation of the future land use change from open space for the project.</p>	<p>Comment addressed. No further comments.</p>
<p><b>Section 4.12 Public Services</b></p>		
<p><b>Page</b></p>	<p><b>Comment</b></p>	<p><b>Action/Comment</b></p>
<p><b>4.12-1, 1<sup>st</sup> para., 1<sup>st</sup> sentence</b></p>	<p>Either include here or cross reference to the References Section at the end of this chapter – either way, please reference all the sources used or consulted.</p>	<p>Comment addressed. No further comments.</p>
<p><b>4.12-3, 1<sup>st</sup> para., 6<sup>th</sup> sentence</b></p>	<p>Please indicate whether this is the City's response time standard/criteria.</p>	<p>Comment addressed. No further comments.</p>
<p><b>4.12-7, Wildland Fires heading, 3<sup>rd</sup> sentence</b></p>	<p>Please verify whether the Whitewater Channel is rated as a potential Wildland Fire area by the state – this gets back to the questions poised under the Hazards section.</p>	<p>Comment addressed. No further comments.</p>
<p><b>4.12-8, 1<sup>st</sup> para., last sentence</b></p>	<p>Please clarify – should this be 1 officer per 1,840 permanent residents?</p>	<p>Comment addressed. No further comments.</p>
<p><b>4.12-10, 1<sup>st</sup> Heading "school"</b></p>	<p>Add an "s" to School to make it plural.</p>	<p>Comment addressed. No further comments.</p>
<p><b>4.12-11, 2<sup>nd</sup> para,</b></p>	<p>This sentence indicates that "one of three" ways to determine fees under SB 50 is a default level, but does not indicate if this is the approach taken by the school district – please clarify.</p>	<p>Comment addressed. No further comments.</p>
<p><b>4.12-11, 1<sup>st</sup> para, last sentence</b></p>	<p>Add the word "issuance" after the word "permits".</p>	<p>Comment addressed. No further comments.</p>





4.10-13, Schools	Please coordinate with the School District to provide information regarding the capacity of existing school facilities to accommodate estimated students generated from the project. Without this information it is impossible to tell whether schools would be physically impacted.	Comment addressed. No further comments.
4.12-14, Table 4.12-2	For the Single Family Attached, Middle School generation rate, double check the value 0.000 shown – while generation rates for SFT are very low, it doesn't seem likely that a zero value would apply.	Comment addressed. No further comments.
4.16-14, Table 4.12-3	Please adjust this table to reflect 429 dwelling units vs the 441 shown.	Comment addressed. No further comments.
4.15-14, last para., last sentence	Please provide clarification for the last three sentences of this paragraph. The first sentence indicates primary source is General Fund, but the third sentence indicates that there is an Impact fee to offset impacts- although such fee is not discussed earlier in this section.	Comment addressed. No further comments.
4.14-15, Fire Protection Heading	The conclusion that impacts would be less than significant needs to have additional substantiation. Demand will increase but it is not clear if additional equipment/manpower will be needed to support the increase. Information needs to be provided regarding whether the project will meet City response time standards. Also, is the current closure of one of the City Fire Stations creating a service deficiency that the project will exacerbate? Please address this.	Comment addressed. No further comments.
4.12-15, last para., last sentence	Please describe these fees, either under the existing conditions subsection or in this paragraph.	Comment addressed. No further comments.
4.12-17, SC 4.12-9	This SC needs to be made a mitigation measure consistent with the reference to mitigation included within the text of this measure.	Comment has <b>NOT</b> been addressed. Please revise. Additionally, there are two SC 4.12-9's listed.
<b>Section 4.13 Recreation</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
4.13-4, 1 <sup>st</sup> para., last sentence	Add, "based on the City's current estimated population".	Comment addressed. No further comments.
4.13-4, 1 <sup>st</sup> para., last sentence	Is this a projected population estimated? If so, what is the time horizon?	Comment addressed. No further comments.
<b>Section 4.14 Transportation and Traffic</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>



4.14-1, - Regional Setting	In general and due to its length, it would be helpful to the reader to organize this section into subsections - one subsection that identifies existing regional conditions and another that identifies various regulatory requirements, policies etc. In addition, there are also some items that are mixed in that would fit better under an expanded discussion in the "threshold criteria section" - for example "Roadway Capacity and Efficiency" and "LOS". Please revise accordingly.	Comment addressed. No further comments.
4.14-3,	Please specify what this Implementation Program is that is referenced in this section.	Comment addressed. No further comments.
4.14-3,	Please provide updated DOF information and, if available, updated annual passenger boarding information.	Comment addressed. No further comments.
4.14-3,	Please indicate whether there is a stop at this location, and if not, identify the closest stop. Also identify the distance from the nearest stop to the project.	Comment addressed. No further comments.
4.14-11, - Hazards	Since this section is limited to the setting for the project it should be limited to either existing setting, city requirements/or standards. Also please reference/call out specific City Standards/policies. Other references (see 1st para., 3rd Sentence and entire 2nd para.) would better fit into the impact analysis discussion later in this Section).	Comment addressed. No further comments.
4.14-12,	What specific code is being referenced, Building, Fire, other? Please specify and revise as necessary.	Comment addressed. No further comments.
4.14-13, I Parking Capacity	Please change this heading to "Parking Requirement" or "Parking Standards"	Comment addressed. No further comments.
4.14-13,	Please reference/ cite the specific program (we couldn't find it in the Circulation Element) referenced in this sentence.	Comment addressed. No further comments.
4.14-13, - Street Widths	This section need to identify what is in the existing setting - for instance, existing roadway widths within the golf course area and surrounding areas as well as roadway widths for collector level and above street sections within the study area.	Comment addressed. No further comments.
4.14-13,	This exhibit actually shows specific cross sections instead of typicals, apparently for streets within the project. Please revise Also, for Exhibit 4.14.1. please correct to reference page (vs exhibit) 4.14-11). Also this project information should be relocated to the impact analysis section vs Regional Setting.	Comment addressed. No further comments.
4.14-14,	Gene Autry Trail @ East Via Escuela is missing as only nine intersections are shown. Please add it.	Comment addressed. No further comments.
4.14-21	The three gated site access entries referenced to Exhibit 4.14-5 are not shown on this exhibit, please revise accordingly.	Comment addressed. No further comments. Edits were made to Exhibit 4.14-4.
4.14-26, - Existing Traffic Volumes	Please clarify information on existing volumes in this subsection by including tables 2.2 and 2.3 in this section (in fact, you may want to consider bringing in the tables and streamlining the text below.	Comment addressed. No further comments.
4.14-33, - Threshold Criteria	Please revise these to be consistent with current CEQA Guidelines "Appendix G" thresholds. Revise associated narrative associated with each impact as necessary.	Comment addressed. No further comments.



4.14-44, Subsection D – Potentially Significant Impacts	The Traffic study identifies potential impacts to Whitewater Club Drive/Vista Chino as Significant Adverse and Unavoidable (see discussion starting at page 4-1. This is not included/discussed in this section, but needs to be included. Please revise accordingly).	Comment addressed. No further comments.
4.14-44, 1 <sup>st</sup> para., 1 <sup>st</sup> sentence	The assertion in this is not quite accurate as Whitewater Club Drive/Vista Chino results in LOS E & F as shown on Table 4.14-6. Also, please pull in from the traffic study the discussion for this intersection in order to provide clarity on this issue in terms of level of significance.	Comment addressed. No further comments.
4.14-42, -Emergency Access	Additional discussion/analysis is needed with respect to this issue (here and/or elsewhere) in this section, rather than simply indicating that City requirements will be met and this is therefore not an issue. Please identify specific standards that will be met: for example minimum cul-de-sac lengths/design and other provisions for emergency access. Inclusion of such information is recommended, in part, because of the unusual circulation system proposed for the project and the likelihood of this issue potentially coming up during the public review process.	Comment addressed. No further comments.
4.14-51, Level of Significance After Mitigation	See previous comment about potential adverse and unavoidable impacts for Whitewater Club Drive/Vista Chino - revise accordingly.	Comment addressed. No further comments.
<b>Section 4.15 Utilities and Service Systems</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
4.15-2, Subsection B – Existing Conditions	Please provide a brief description of existing drainage facilities in this section.	Comment addressed. No further comments.
4.15-2,	Please clarify - other parts of the document don't specify whether the water from the wells would be strictly for landscaping, or whether it they would be used to provide potable water to the entire project.	Comment addressed. No further comments.
4.15-2, 4 <sup>th</sup> para., 4 <sup>th</sup> sentence	These sentences do not describe existing conditions and should be relocated in the impacts analysis subsection.	Comment addressed. No further comments.
4.15-5, 2 <sup>nd</sup> para., 4 <sup>th</sup> sentence	Isn't their more up to date information from (CIWAIB) than 2005? If so, please update.	Comment addressed. No further comments.
4.15-7, 1 <sup>st</sup> para., 2 <sup>nd</sup> sentence	Delete the word "be" between "must" and "either"	Comment has <b>NOT</b> been addressed. Please revise.
4.15-9, 1 <sup>st</sup> para. – Threshold Criteria	Threshold "a" (exceed wastewater treatment requirements) for the Appendix G Checklist does not appear to have been provided - please include.	Comment addressed. No further comments.
4.15-11,	Please provide additional substantiation to demonstrate that the City will have long term capacity to accommodate the project, especially since the project represents a substantial increase from what was planned in the 2006 sewer system management plan	Comment addressed. No further comments.



	<p>or the 2007 General Plan. Does the management plan provide information on treatment capacity vs. expected buildout demand? This would be valuable information to include.</p>	
4.15-13, 1 <sup>st</sup> para	<p>Please provide analysis/information in this section demonstrating that water can be provided without constructing new or expanded facilities, the construction of which would create significant environmental impacts.</p>	Comment addressed. No further comments.
4.15-13, 1 <sup>st</sup> subheading – Electric Services	<p>In addition, in other parts of the EIR document and the IS, there is an indication that the two existing wells, currently not in operation may be re-operated. If this is the intent, even as an option, it should be described/discussed/analyzed herein. A little more analysis needs to be included in order to reach the conclusion that impacts would be less than significant. Has SCE been contacted? How do we know SCE can serve the site without additional facilities - such as a substation or additional transmission lines?</p>	Comment addressed. No further comments.
<b>Section 5.0 Growth Inducing and Cumulative Impacts</b>		
<b>Page</b>		
5-1, Last Sentence	<p>The last sentence of this paragraph indicates that the project's construction phasing plan provided for a logical order of development and, therefore growth inducing impacts would be less than significant. However impacts could be significant regardless of construction phasing. Please revise this paragraph to explain why impacts would be less than significant (suggest this passage be reframed to characterize as infill).</p>	Comment addressed. No further comments.
5-2, Section C, Last Sentence	<p>This sentence does not explain why the project is not growth inducing. Please revise in accordance with CEQA Guidelines Section 15126.2(a) and explain why the project will not remove obstacles to population growth, tax existing public facilities and services, and why the project will not encourage or facilitate other activities that could have a significant impact - why the change in land use from open space to residential for an abandoned golf course is not growth inducing also needs to be explicitly discussed.</p>	Comment addressed. No further comments.
5-2, Section 5.2, Cumulative Impacts, 1 <sup>st</sup> Para.	<p>This paragraph references a list of new development projects compiled by the City. The actual list of projects and their characteristics needs to be included in the EIR document as related cumulative projects, including project type, #dwellings/square feet, and location. The list of related projects also needs to be coordinated and consistent with those used for the traffic study. Also please consider providing an updated project list since the current one is apparently nearly a year old.</p>	Comment addressed. No further comments.
5-3, Section 5.3 - Cumulative Impacts by Relevant CEQA Topic	<p>In general this section needs to be substantially expanded to adequately address cumulative impacts. No analysis is provided as to why there will or will not be cumulative impacts. Provide a discussion for each topical area, as well as discussion for CEQA Guidelines Section 15130(b).</p>	Comment has <u>NOT</u> been addressed. Please revise. ALL CEQA resource topics need to have a cumulative analysis, as



		previous comment suggests. Break down discussion by CEQA resource heading.
<b>Section 6.0 Unavoidable Impacts</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
6-1, First Sentence	Delete the words "acceptable or"	Comment addressed. No further comments.
6-1, Third Sentence	This sentence indicates that there are no adverse and unavoidable impacts in contradiction to the discussion that follows. Please revise.	Comment has <u>NOT</u> been addressed. Please reword sentence to state that there are significant and unavoidable impacts associated with the proposed project.
6-2, Second Paragraph	Please clarify this paragraph to indicate more precisely which Air Quality impact statements have adverse and unavoidable impacts and whether these impacts are related to construction and/or operational characteristics.	Comment addressed. No further comments.
6-2, Greenhouse Gases Section, First Sentence	This should reference the information adopted by the State for the CEQA Guidelines (including revisions to "Appendix G" with respect to Greenhouse emissions. The State is not responsible for adopting specific thresholds (just as they don't set specific thresholds for traffic) and leaves this up to individual jurisdictions. Also see our recommendation under discussion of Section 4.6 (Greenhouse Gases) regarding thresholds.	Comment addressed. No further comments.
<b>Section 7.0 Alternatives Summary</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
<b>GENERAL COMMENTS</b>	<ol style="list-style-type: none"> <li>No discussion or analysis has been provided analyzing the efficacy of each alternative in meeting the project objectives (That is the formal objectives contained in Section 2 of the DEIR). Please provide these revisions/additions in accordance with CEQA Guidelines Section 15126.6(a).</li> <li>Provide information identifying/analyzing the Environmentally Superior Alternative (Guidelines Section 15126.6(c)(2)).</li> <li>Include a discussion of the consideration of Alternative Locations (See Guidelines Section 15126.6(f). It is suggested that this information be included in a new subsection – Alternatives Considered but Rejected as Infeasible.</li> </ol>	<ol style="list-style-type: none"> <li>Comment addressed. No further comments.</li> <li>Comment addressed. No further comment.</li> </ol>



	<p>4. Provide a discussion of the re-introduction of a golf course as an alternative, either as an alternative considered but rejected (including reasons why it is infeasible), or provided an additional Alternative in this section.</p>	<p>3. Comment addressed. No further comment. 4. No revision is required.</p>
7-1, Alternative 1 (Preferred Project - Global	<p>Under CEQA this is the "project" and not an alternative. In order to avoid consistency issues, refer back to the project description section and remove the abbreviated project description shown here.</p>	<p>Comment addressed. No further comments.</p>
7-4, 1 <sup>st</sup> and 3 <sup>rd</sup> Heading	<p>Spell out the word "acre".</p>	<p>Comment addressed. No further comments.</p>
7-6, Aesthetics Subsection	<p>Include a brief mention/discussion of potential impacts associated with lighting for soccer fields.</p>	<p>Comment addressed. No further comments.</p>
7-6, Air Quality Subsection	<p>Since this is one of the items that is significant, adverse and unavoidable a more detailed discussion is necessary, along with a simple quantitative comparison of emissions for the project vs. this alternative.</p>	<p>Comment has <b>NOT</b> been addressed. Please revise. This determination needs to be substantiated.</p>
7-7, Greenhouse Gas Subsection	<p>The discussion under this subsection needs to be expanded since the Project has adverse and unavoidable impact for this topical area. Also provide a simple quantification of emissions for this alternative vs. the Project.</p>	<p>Comment has <b>NOT</b> been addressed. Please revise. This determination needs to be substantiated.</p>
7-7, Hazards and Hazardous Materials Subsection	<p>Include a brief narrative, identifying differences in exposure to airport hazards for the project vs. this alternative.</p>	<p>Comment addressed. No further comments.</p>
7-7, Selected Subsections	<p>Provide narrative explicitly comparing the project to the alternative for Hydrology and Water Quality, Land Use &amp; Planning, and Mineral Resources. (Language in these sections is incomplete with respect to such comparisons)</p>	<p>Comment addressed. No further comments.</p>
7-7, Land Use and Planning	<p>Indicate that impacts would be slightly less than the project since 20 additional acres from the soccer park would remain in open space.</p>	<p>Comment addressed. No further comments.</p>
7-8, Noise	<p>Include some analysis of the noise from the soccer park, which, unlike a standard park can generate considerable noise during events.</p>	<p>Comment addressed. No further comments.</p>
7-8, Transportation	<p>Revise this sentence to indicate that traffic impacts would be less for this alternative compared to the project, since there are 100 fewer units. Also provided trip generation numbers for this alternative compared to the project.</p>	<p>Comment addressed. No further comments.</p>



7-10, General Comment on Alternative 3	Numerous times throughout the text impacts for Alternative 3 are compared to both the Project and Alternative 2. CEQA requires evaluation and comparison of alternatives only to the proposed project, not to each other, and including a comparison among alternatives is unnecessary and confusing to the reader. Please remove all references/comparisons to other alternatives for this alternative.	Comment addressed. No further comments.
7-10, Air Quality	See corresponding comment from Alternative 2 which also applies to this Alternative. Also, one would think that pollutant emissions would be substantially lower given the large decrease in dwelling units vs. this project.	Comment has <b>NOT</b> been addressed. Please revise. This determination needs to be substantiated.
7-9, Greenhouse Gases	Similar to Air Quality, since Greenhouse Gas emissions impacts are significant, adverse and unavoidable, a more in depth discussion and comparison of emissions from the Project vs. this alternative is warranted. In addition, emissions from this alternative are likely considerably less (instead of slightly less) than the project	Comment has <b>NOT</b> been addressed. Please revise. This determination needs to be substantiated.
7-11, Hazards and Hazardous Materials	The text in this section only addresses hazardous waste. Please provide some analysis on the other types of potential impacts considered under this topical area, especially regarding exposure to potential airport hazards.	Comment addressed. No further comments.
7-10, "Analysis of Impacts for Alternative" Paragraph	Delete the word "Recreation" from the fifth line since, later in the analyses of this Alternative it is indicated that the Project is superior to the No Project Alternative.	Comment addressed. No further comments.
7-12, Air Quality	Revise the analysis to read: "The No Project Alternative would not result in any new air quality impacts and impacts would be less than the Project, which would have significant, adverse and unavoidable impacts with respect to air quality emissions."	Comment addressed. No further comments.
7-13, Biological Resources	Delete the word "scenario" in the first line.	Comment addressed. No further comments.
<b>Section 8.0 Summary of Mitigation Measures</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
<b>GENERAL COMMENT</b>	1. While the introductory paragraph of this section implies that this is a summary of the DEIR, the content only includes a table with mitigation organized by impact statements, and an indication of level of significance. Additional information needs to be provided to provide a Summary (often referred to as an "Executive Summary") in order to meet the requirements of CEQA Guidelines Section 15123. The summary should also include; project location and description; project objectives; a summary of alternatives; areas of controversy, and issues to be resolved.	
<b>Appendix C: Air Quality Report</b>		



Page	Comment	Action/Comment
3-10	Paragraph 5: The discussion only mentions SCAQMD's MATES II study (released in March 2000). The follow-up to this study, MATES III, was released in 2008. The discussion should also refer to SCAQMD's MATES IV study, which was released October 3, 2014.	No revision is required.
3-20	Second to last and last paragraph: Clarify that the Coachella Valley is the Salton Sea Air Basin to avoid confusion with the references to the South Coast Air Basin.	No revision is required.
3-27	Sixth Paragraph: Please provide a source for the CARB performance standards.	No revision is required.
N/A	Section 4.2 and 4.3: Include a construction and operational Localized Significance Threshold (LST) analysis per SCAQMD recommendations (refer to: <a href="http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds">http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds</a> ).	No revision is required.
4-20	Operational GHG emissions should include construction emissions amortized over 30 years. Amortized construction emissions should be added to the operational emissions total (refer to: <a href="http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-5/ghg-meeting-5-minutes.pdf?sfvrsn=2">http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-5/ghg-meeting-5-minutes.pdf?sfvrsn=2</a> ). Additionally, it is recommended that the SCAQMD's GHG CEQA Significance Threshold Working Group proposed service population threshold is used for a project of this size.	No revision is required.
4.21	First full paragraph: As GHG emissions exceed thresholds, the analysis should identify all feasible mitigation (in addition to the identified project design features). Reduction associated with implementation of each feasible mitigation measures and project design features should be quantified.	No revision is required.
<b>Appendix D: Biological Assessment</b>		
Page	Comment	Action/Comment
General	The document does not mention that the site is immediately adjacent to the Agua Caliente Tribal Habitat Conservation Plan on its eastern border. While the site should not have any direct effects on these lands, it should make mention of the proximity.	No revision is required.
General	There is no mention of designated Critical Habitat in the report, even though there are a large number of Critical Habitat blocks in the surrounding area (Coachella Valley milk-vetch, peninsular bighorn sheep). The report should make mention of Critical Habitat if only just to say that none would be affected by project implementation.	No revision is required.
Pages 3, 15, 17, and 18	The report notes that the burrowing owl is not covered by the CVMSHCP and therefore not subject to any plan-specific mitigation or survey requirements. According to both Table 3-1 of the "Final Recirculated Coachella Valley MSHCP" (September 2007) and Table 3-1 of the "Proposed Major Amendment to the Coachella Valley MSHCP" (March 2014), burrowing owl is a covered species. Sections 4.4 and 9.7.3.4 of both versions of the CVMSHCP list minimization measures for this species. According to these measures, surveys are required in designated conservation areas, as displayed in CVMSHCP Figure 4-1. The	No revision is required.





	<p>project is not located within a conservation area, and therefore it is not expected to require any preconstruction burrowing owl surveys under the CVMSHCP. The project may be required by CDFW to conform to the 2012 CDFW Staff Report on Burrowing Owl Mitigation, which recommends a burrowing owl clearance survey no less than 14 days before the start of construction, followed by a second and final survey within 24 hours of ground disturbance.</p>	
<p><b>Page 11</b></p>	<p>The report notes that they reviewed literature, institutional records, and databases for information on what sensitive species could occur on-site. It is recommended that the report disclose the geographic boundary of their search to help put the results into context. This also makes it confusing later in the plant and animal discussions (particularly pages 14 and 15) where it is unclear how the list of potentially-occurring sensitive species was determined.</p>	<p>No revision is required.</p>
<p><b>Pages 14-16</b></p>	<p>It is recommended that the discussion of wildlife generally be consistent in format and content with the discussion of plants, which is more detailed and is split into one full paragraph per plant species.</p>	<p>No revision is required.</p>
<p><b>Pages 26-29</b></p>	<p>Table 2, "Expected Breeding or Observed Vertebrates," is confusing, as it lists species that were observed, species with sign in the vicinity, and species that are just expected to breed on-site but weren't detected. It is recommended that those species which were not observed but may occur on-site be listed in the text somewhere instead, as the implication in the report text is that Table 2 is going to be a list of only observed species.</p> <p>Furthermore, the table lists desert woodrat as occurring on-site. According to the CNDDDB, this location is within the range of the San Diego desert woodrat subspecies, which is designated as a California species of special concern and is not covered under the CVMSHCP. The CNDDDB has 15 records of San Diego desert woodrat in the White Water, Desert Hot Springs, Seven Points Valley, and Palm Springs quads. It is recommended that the report discuss which subspecies of woodrat was observed under Section VI or note that the subspecies was undetermined but that it could possibly be the sensitive San Diego subspecies.</p> <p>The table lists pallid bat as expected to breed on-site. This species is a California species of special concern that is not covered under the CVMSHCP. If the report is going to say that this species is expected to breed on-site, it should also discuss this species under Section VI, as no definite timetable for construction is given in the report.</p>	<p>No revision is required.</p>
<p><b>Geotechnical Report</b></p>		
<p><b>Page</b></p>	<p><b>Comment</b></p>	<p><b>Action/Comment</b></p>
<p><b>Noise Study</b></p>	<p>See Attached Memorandum</p>	<p>No revision is required.</p>
<p><b>Page</b></p>	<p><b>Comment</b></p>	<p><b>Action/Comment</b></p>



N/A	General: The report does not include an assessment of vibration impacts. This analysis is required per CEQA checklist item XII(b).	No revision is required.
N/A	Section 3.5: The Current Noise Exposure section should include noise measurements taken at and around the project site to determine baseline noise levels. Noise measurement levels should be provided in a table and the locations should be clearly depicted on an aerial or site plan.	No revision is required.
4-4	First full paragraph: This discussion should reference the construction noise reducing measures in Section 5.2.	No revision is required.
4-12	First Paragraph: The analysis should evaluate impacts from the 20-acre soccer park proposed in Alternative 2. An athletic field/soccer park would have different noise impacts than the community park in the Preferred Alternative.	No revision is required.
4-14, 4-15	The On-Site Aircraft Noise analysis describes Riverside County Airport Land Use Compatibility Plan policies but does not include an analysis of the project's consistency with those policies. As the policies have standards for residential densities, the analysis should identify the project's proposed residential density. Any mitigation measures or other recommendations should also be referenced in the analysis.	No revision is required.



PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

RECEIVED

JAN 27 2014

January 16, 2014

PLANNING SERVICES  
DEPARTMENT

Ms. Margo Wheeler  
Director of Planning Services  
City of Palm Springs Planning Department  
3200 East Tahquitz Canyon Way  
Palm Springs, California 92262

**Subject:** Justification Letter for Palm Springs Country Club Applications, General Plan Amendment, PDD (In lieu of CZ), Tentative Tract Map, Major Architectural Approval, Development Agreement (under preparation)

Dear Ms. Wheeler:

On behalf of the Palm Springs Country Club, LLC, MSA Consulting, Inc., is providing the City with this letter of Justification as required by the newly revised application forms.

***Detailed Project Description***

***Applications:*** The Project proposal involves a General Plan Amendment needed to change the designated Land Use from Private Open Space to a combination of Very Low Density Residential—up to 4 d.u. per acre for approximately 120 acres and Public Park for approximately 5 acres. A Planned Development District in lieu of a Change of Zone is also part of the application package to focus the proposed project in a way that minimizes potential impacts to surrounding property. To implement the Planned Development District, a Tentative Tract Map and Development Agreement (under preparation) will call out the specific manner in which Very Low Density Residential uses are applied to the property. Lastly, while at this point plans are schematic, a Major Architectural Approval application is included in the package. An Environmental Impact Report will investigate the potential environmental impacts associated with the proposed residential and park development.

***Location:*** The Palm Springs Country Club Repurposing Project (Project) is located on 125.8 net acres of land in north Palm Springs east of Sunrise Way, north of Racquet Club Drive and west of the Whitewater Floodplain. The property is in Section 36, T.3SR 4E and Section 1, T.4SR.4E.

***Property Configuration:*** The property configuration is based largely on the fairway alignment of an abandoned golf course and has two distinct subareas: a northern portion (APN 669-480-

027, 669-590-066) and a southern portion (APN 501-190-011). These subareas surround two existing residential enclaves, a mobile home park on the north and a condominium development on the south. Contiguous property to the east that lies within the Whitewater River floodplain is also owned by the applicant but is being shown as a Remainder Lot to remain in open space and not a part of the project.

**Site History:** The site was formerly known as the Palm Springs Country Club, which dates back to the 1950's and was originally an extension of the Ranch Club Guest Ranch located on Sunrise Way south of Vista Chino. The golf course was privately owned and relied on income from daily fee players to sustain the development and eventually was shut down for economic reasons. Today, the site remains vacant, with minimal vegetation and palm trees and has been stabilized with a soil polymer. The landowner currently has an agreement with the City of Palm Springs to mitigate any fugitive dust impacts and continue maintenance activities of the property to preserve the stabilized condition using a mixture of soil polymer and mulch. Gates were recently installed to prevent further disturbance and destabilization by unauthorized access.

**Surrounding Uses:** A detailed matrix of surrounding uses is contained in the application but generally, the property is surrounded on the west, south and north by developed low density residential development. The Project is largely screened from view by the general public by the abutting surrounding residential uses and a combination of existing walls, fences, and vegetation. It is also separated by a flood control levee and associated 200-foot wide CVWD easement from the Whitewater River floodplain, designated as a "Conservation Area" by the Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP) in 2008. The property can be seen from Gene Autry Trail at a distance that varies from 1,500 to 3,000 feet across the Whitewater flood plain.

**Development Proposal:** The Project proposes to redevelop the former golf course with approximately 440 residential units with three, substantially different residential products with private roads. The residential areas are designed to be gated. One product type will consist of 137 single story, attached residences in the northern portion of the property aimed at an age-restricted market. Two detached single-family enclaves are proposed in the southern portion—one abutting existing lots and homes along Verona and Farrell Drives that is similar in lot size and housing size, and a second Radburn-style product with all homes facing a landscape beltway with garages along the street being considered as the rear. Homes will range in size from 1,342 s.f. in the attached units up to 2,524 s.f. in the detached lots. Two existing on-site wells historically utilized for golf course irrigation will be retained to irrigate project landscaping. A public park in excess of 5 acres is proposed at the project entry near Verona Road and Whitewater Club Road

The site design creates a buffer ranging from approximately 60 to 100 feet wide around the outer subarea perimeter in the northern portion. This buffer contains a looped access drive and open space areas that separate the new attached units from existing single family homes. The circulation system is designed to take primary access from Sunrise Way (a Major Thoroughfare) via East San Rafael Drive while also retaining the existing Golden Sands East San Rafael entry.

A second access point extends from the subarea's southeast corner to connect internally with the project's Single Family subarea to the south.

This south half also includes a looped access road and open space buffer that separates the new residential lots from the existing Alexander Estates developments. Smaller lots averaging about 5,000 square feet will be located on a series of cul-de-sacs that take access from the loop road and terminate at the flood control levee. This subarea contains various open space components, including private common areas and pedestrian paseos for use by residents and a separate, publically accessible 5-acre public park. Land for the public park will be dedicated to the City. Portions of the 42.5 acres of open space will be used for drainage and storm water retention purposes.

The primary vehicular entry to this subarea is located at Whitewater Club Drive in the southeast corner of the site—the former main access point for the golf club. Whitewater Club Drive is a fully improved collector street that connects to East Vista Chino Drive (a State Highway) approximately half a mile to the south. A secondary access point extends from the subarea's northwest corner to connect internally with the subarea to the north. This portion of the project also creates a 200' wide lot that is coterminous with the existing RCFC easement. Public utilities exist in the vicinity and have the capacity to service the property with some minor upgrades to the water system.

**Construction schedule:** The proposed construction schedule is as follows:

- Rough Grading .....August, 2015
- Phase 1 Infrastructure.....February, 2016
- Building Construction .....March, 2016
- Start of Home Sales.....September, 2016
- Buildout.....June, 2019

**Potential Environmental Impacts:** The conversion of this 125 acre property from (defunct) golf course to a residential community and a public park will have impacts on utilities (water), traffic, noise, air quality, and views among issues being studied. An Initial Study is included in the application materials and an E.I.R. will be prepared following Scoping with the community.

**Potential Public Benefits:** The proposed repurposing of the Palm Springs Country Club property will have the following public benefits:

- A viable long term land use to replace a blighted, defunct golf course property with a compatible residential community. The 125 acre, 6,400 yard, 50+ year old facility had become user unfriendly due to overly narrow golf fairways in some cases down to 125 feet in width—far less than the 350 to 400 feet mandated with current golf technology. At 6,400 yards, the Palm Springs Country Club golf experience was losing the moderate and experienced golfers. Even golf facilities that can accommodate the current technology are struggling with changes in attitudes toward golf. The elimination of the golf also eliminates the early morning mowing and maintenance schedule and twice a year turf change that is part of every golf course.

- A 50% reduction in water consumption is another public benefit comparing a golf course use to a current residential project with over 40 acres of landscaped open space. As a golf course, the industry rule of thumb is a usage of between 800 and 850 acre-feet a year. As a residential development complying with current requirements for drought tolerant landscape, the usage drops to approximately 420 acre-feet.
- The proposed new development would eliminate the ongoing dust control and maintenance situation that has plagued the neighbors for at least 7 years with a functional land plan with an HOA that will be properly funded to maintain the 40 plus acres of open space proposed.
- There should be an increase in real estate values in the area with a solution to the problems caused by the defunct golf course.
- A new public park is proposed that would provide public park space to the easterly parts of Palm Springs. The only public park in the area currently is the Gene Autry Trail welcoming park located at the SW corner of Vista Chino Road and Gene Autry Trail.
- An on-site public art installation is proposed in or around the public park.
- The proposed Planned Development District (in lieu of a Change of Zone) will allow the surrounding neighbors to know more precisely what can be constructed on the now vacant property than a straight Change of Zone application.
- The new development will produce a much higher revenue stream to all agencies which would not be forthcoming if the land lays fallow or were to resume golf operations. These include a substantial boost in property taxes, payment of
- CVMSHCP fees, school impact fees, Acreage Drainage fees, Quimby fees, and TUMF fees among others.
- The development of the property will provide quality employment for the construction industry through the estimated four or so years of development.

**Findings:** The following Findings are presented in support of the multiple applications needed for the Palm Springs Country Club Repurposing Project:

- The proposed changes to the General Plan, accompanied by a Planned Development District (in lieu of a Change of Zone), a Tentative Tract Map, and a Major Architectural Approval represent a specific development solution to a 125+/- acre property that contains an abandoned golf course adjacent to or surrounding existing residential areas that have been impacted by the conditions of that property for approximately seven years;
- The General Plan designation of Private Open Space has hindered the possibility of a new, productive, and economically feasible land use to replace a golf facility that had constraints that kept it from remaining competitive and economically viable;
- The size and shape of the property, which both abuts and surrounds existing single family, condominium, and mobile home uses, is well suited for re-use as a residential community that is similar to and compatible with those existing uses and the surrounding neighborhood will be have access to a public park closer than Victoria Park located on Racquet Club Road at Via Miraleste;
- The repurposing of the property will provide an economic engine capable of eliminating the blight conditions that have persisted for several years and through its redevelopment not only provide a new revenue stream through significantly increased property taxes,

but should also have the effect of improving the property values of the surrounding area due to the elimination of the blight;

- Expecting the property to rebound with a new, improved, and viable golf operation is inconsistent with current market conditions in the golf industry hence the subject property will require an economically viable new land use.

The property owner/applicant has been meeting with the neighborhood as well as a city subcommittee to discuss the issues surrounding this complex property and is proposing a land use solution that can transform the property into a good neighbor that will extend the existing fabric of the Desert Park Estates area into and throughout the old Palm Springs Country Club.

We look forward to working with the City and the Desert Park Estates community to find the most appropriate solution feasible for this property.

Very truly yours,



Marvin D. Roos  
Director of Design Development

MDR/nv

April 5, 2016

TO: PALM SPRINGS PLANNING COMMISSION

RE: PALM SPRINGS COUNTRY CLUB- SERENA PARK

FROM: GREG ALVES, HOMEOWNER AT PALM SPRINGS COUNTRY CLUB, PHASE 1

RECEIVED  
CITY OF PALM SPRINGS

2016 APR -7 AM 8:11

JAMES THOMPSON  
CITY CLERK

DEAR PLANNING COMMISSIONERS,

THIS LETTER IS IN REGARDS TO THE 400+ UNITS PROPOSED AT THE FORMER GOLF COURSE BY SOMIS DEVELOPMENT.

I AM NOT GENERALLY IN FAVOR OF THE PROJECT FOR THE FOLLOWING REASONS AND ASK THAT THESE ITEMS BE CONSIDERED BEFORE APPROVAL:

—THE LOTS ARE TOO SMALL, COMPARED TO THE NEIGHBORHOOD. OTHER THAN THE FOUR SEASONS, MOST AREA LOTS ARE APPROXIMATELY 10,000 SQUARE FEET. SOMIS PROPOSES 5000 SQAURE FOOT LOTS. THERE ARE NO PLANNED RECREATION CENTERS OR POOLS FOR RESIDENTS EITHER.

—THE PROPOSED BUILDINGS ARE TOO TALL. FOR OVER 40 YEARS, OUR CONDOS HAVE ENJOYED A VIEW OF THE CHOCOLATE MOUNTAIN RANGE AND THE SAN JACINTO RANGE. SOMIS IS PROPOSING 19' TALL STRUCTURES. THOSE HOUSES WILL BLOCK OUR VIEWS AND WE WILL ONLY SEE ROOFTOPS.

—PHASE 1 OF PALM SPRINGS COUNTRY CLUB, PREVIOUSLY KNOWN AS THE WHITEWATER COUNTRY CLUB, WAS ONE OF THE LAST LARGE PROJECTS DESIGNED BY WILLIAM CODY. THE BUILDING PLACEMENTS AND INTERIOR DESIGNS OF MANY OF OUR HOMES INDICATE THIS IS A SPECIAL PROPERTY.

—SOMIS IS NOT PLANNING TO BUILD THE PROPERTY OUT. THEY WILL BASICALLY SUBDIVIDE IT AND INSTALL UTILITIES, THEN SELL THE LOTS IN BLOCKS TO OTHER DEVELOPERS. WE COULD EASILY END UP LOOKING OUT ON A MISH-MASH OF TORN UP DESERT THAT COULD TAKE 20+ YEARS TO FULLY DEVELOP. RIGHT NOW, WE LOOK OUT ON A DESERT-SCAPE. IF THERE IS A LIKELY DOWNTURN IN THE ECONOMY, IT COULD BE JUST BLIGHT , WITH THE DESERT TORN UP AND VACANT STREETS.

—IT IS IMPORTANT THAT SOMIS BUILD AT LEAST A 6' MASONRY WALL AROUND ALL THE CONDOS TO BEST INSULATE US FROM THE DUST AND CONSTRUCTION THAT COULD EASILY LAST FOR 20 YEARS. THE WALL MUST BE BUILT BEFORE CONSTRUCTION OF ANY ROADS OR GRADING BEGINS.

—ANY ROADWAY ALONG THE NORTH EAST CONDO PROPERTY LINE SHOULD BE SET BACK AT LEAST 100' TO REDUCE NOISE. IT WILL BE HEAVILY TRAVELED. THE HEADLIGHTS ALONG THIS ROAD WILL SHINE INTO OUR HOMES UNLESS A MASONRY WALL AT LEAST 6' TALL IS BUILT.

—THERE ARE OVER 200 HOMES THAT CURRENTLY USE THE FERRILL STREET ENTRANCE TO PALM SPRINGS COUNTRY CLUB. THAT FERRILL ENTRANCE SHOULD NOT BE USED FOR THE NEW HOUSING. THERE IS A PROPOSAL FOR 2 NEW ENTRANCES TO SERVE THE 400 NEW HOUSES. THAT SPLITS THE BURDEN EVENLY FOR THE ENTIRE NEIGHBORHOOD.



**THANK YOU VERY MUCH FOR YOUR CONSIDERATION. THIS IS A BIG DEAL TO SO MANY OF US WHO BOUGHT OUR HOMES FOR FUTURE RETIREMENT. OUR CONDO ASSOCIATION IS SO PEACEFUL AND QUIET, AS IT HAS BEEN FOR OVER 40 YEARS. IT'S WHY WE BOUGHT THERE.**

**PLEASE CONSIDER THAT THE LAST DEVELOPER BOUGHT THE GOLF COURSE, LET IT FALL INTO RUIN AND IT WENT INTO BANKRUPTCY. I HAVE HEARD THAT SOMIS ONLY PAID ABOUT 1 MILLION DOLLARS FOR THOSE 100+ ACRES. THUS, THEY CAN AFFORD TO BE GOOD NEIGHBORS AND CREATE A HIGH QUALITY DEVELOPMENT.**

**SO MUCH VALUE HAS ALREADY BEEN LOST ON OUR HOMES BECAUSE OF PAST DEVELOPER CARELESSNESS AND THE DEMISE OF THE GOLF COURSE. OUR UNIT USED TO LOOK OUT UPON IT AS WELL AS A SMALL POND AND FOUNTAIN. PLEASE PROTECT US FROM LETTING AN EVEN WORSE FATE FALL UPON OUR ASSOCIATION AGAIN. I'M SURE SOMIS CAN DO A BETTER JOB THAN THEY ARE CURRENTLY PROPOSING.**

**SINCERELY,**

**GREG ALVES**



**2526B N. WHITEWATER CLUB DR.**

**PALM SPRINGS, CA. 92262**

**PG. 2 OF 2**

## David Newell

---

**From:** Flinn Fagg  
**Sent:** Tuesday, March 29, 2016 1:30 PM  
**To:** David Newell  
**Subject:** FW: Proposed Serena Park Development

Please include in the backup for Serena Park

---

**From:** renee saunders [<mailto:cabobob1@hotmail.com>]  
**Sent:** Tuesday, March 29, 2016 12:18 PM  
**To:** Flinn Fagg  
**Subject:** Proposed Serena Park Development

Dear Planning Commission Members,

Thank you for your continued study sessions regarding the request by developer Eric Taylor and his corporation to develop the golf course open space land known as Palm Springs Country Club.

We, adjoining residents of that property have heard many questions and answers relating to Mr. Taylor's grand proposal. What we haven't heard are many alternatives other than rearranging streets and changing architectural designs.

There has been no offer of compromise to downsize the project's density. In fact, at the last study session, Mr. Taylor and his lawyer seemed to be putting all of us on notice that the project would go forward as planned or he would not move forward at all.

We are home owners on Verona Road. We bought on Verona 10 years ago with the 18th fairway as our open space backyard. We knew then as promised in the Palm Springs General Plan , as well as a visit to the then Planning Commission, our open space would remain open space in perpetuity.

While we are not as expert as apparently Mr. Taylor is in mining Palm Springs real estate market, we did pay nearly half for our single family home as Mr. Taylor did for the entire 120 acres of PSCG.

Phew, such a deal!

Our voices may be small, but we cling to the hope that we will be heard. As residents and tax payers of Palm Springs.

It was stated the "status quo" for the property in question is not acceptable and we agree. But is our only alternative to have Mr. Taylor's project plonked down in our backyard? Our open space?

When we sit and enjoy our backyard, we enjoy the view across the way. In fact, we are close enough to say hello to neighbors across the fairway without shouting.

The 18th fairway is narrow. Too narrow, Mr. Taylor claims for "today's game of golf."  
But not too narrow for his housing development and roadways between our neighbors and us. Hmmmm...

Much thought and consideration has been given to members of PSCC's surrounding HOA's including the Four Season's Development. They would gain a buffer between them and the trailer park consisting of Senior

Housing and it would be a gated development as well. Good for them. Ideas to buffer the condominiums has also been given considerations.

So here is what the home owners on the "fairway" streets will be getting . TRAFFIC. Lots of it. And a 6 foot wall where our 2 foot wall is now. As well as 19 foot high houses just beyond that. Where our view out the backyard will be lost forever. Gone will be our tranquility we now enjoy and our promised open space that we purchased 10 years ago.

Is this what the future holds for us? Broken promises and traffic congestion on once quiet neighborhood streets never designed for Mr. Taylor's construction traffic?

Our hopes are: open space, the fairways be preserved for the community - maintained in a form of greenbelt / walking path / parkway, etc.. Leaving considerable average for Mr. Taylor's profitability.

Developer's always begin their presentation with, "it won't pencil out unless I get everything I've drawn up." Call it "art of the deal." But in real world terms, Mr. Taylor can build half of what he is proposing and still make a handsome profit.

This can be done.  
It's called compromise.

Fact is, we all live in and love Palm Springs.  
We all want to preserve the quality of life Palm Springs offers, don't we?  
It's why we chose Palm Springs.

So yes, you are the Planning Commissioners, but you are also our neighbors. And when neighbors stick together, good things happen.

The precious open space we now have is the open space Palm Springs needs.  
A fact that will become more and more critical in the years ahead.  
Mr. Taylor can make his money and we can keep our open space.

It's called compromise.

Thank you for your valued service in this most critical, precedent setting, Palm Springs land use debate.

Bob and Renee Saunders  
3044 E. Verona Road

Please CC all members as we were unable to find individual email addresses for them.

## David Newell

---

**From:** Ronald Herisko <rjherisko@earthlink.net>  
**Sent:** Monday, March 28, 2016 11:25 AM  
**To:** David Newell  
**Cc:** Art Carroll; Ron; Diane  
**Subject:** PSCC/Serena Project  
**Attachments:** Ltr.PS D.Newell.docx

Dear David,

I have attached hereto a letter (hard copy via US Mail) that is intended to correct information that you have received which is false and inaccurate. Please formally file my letter with the Serena project papers in your department.

Thank you,

Ron Herisko, Vice President  
Phase III Board  
PSCC

Ronald J. Herisko  
Attorney at Law  
P.O. Box 2830  
Palm Springs, CA 92263  
Tel. 1-760-323-9315  
Fax 1-760-323-9215

Ronald J. Herisko  
Attorney at Law  
P.O. Box 2830  
Palm Springs, CA 92263  
Tel. 1-760-323-9315  
Fax 1-760-323-9215

*Admitted to Practice*  
Massachusetts BBO #231400  
Colorado Atty. Reg. #26467  
Ohio Atty. #26922  
*Not licensed in California*

RONALD J. HERISKO  
Attorney at Law  
P.O. Box 2830  
Palm Springs, California 92263  
e.mail: rjherisko@earthlink.net

Cell 760.408.7897  
Tel. 760.323.9315  
Fax 760.323.9215

May 27, 2016

David A. Newell, Associate Planner  
Department of Planning Services  
City of Palm Springs  
3200 East Tahquitz Canyon Way  
Palm Springs, California 92262

RECEIVED

MAR 31 2016

PLANNING SERVICES  
DEPARTMENT

RE: Palm Spring Country Club / Serena development project

Dear Mr. Newell:

I am a Board member of Phase III at the PSCC. I am writing to you for the purpose of correcting information that has been previously disseminated to you by one Art Carroll, who has falsely and fraudulently misrepresented himself and his authority with respect to the common areas of PSCC and, in particular, the ownership and control of the roadways and gates for ingress and egress by the 5 phases of PSCC.

I recently learned that Carroll has told you directly and City departments generally, and represented to Eric Taylor the developer of Serena that:

1. PHASE I OF PSCC OWNS THE GATE AT THE EASTERLY END OF THE PSCC DEVELOPMENT;
2. THAT HE HAS AUTHORITY TO ABANDON PSCC MEMBERS EASEMENT RIGHTS TO THE EASEMENT OVER SERENA PROPERTY TO THE VERONA ROAD EXIT FOR THE PROPERTY;
3. PHASE II OF PSCC OWNS THE ENTRANCE GATE AND ROAD AT THE WESTERLY END OF PSCC DEVELOPMENT AND THAT ERIC TAYLOR HAS USED THIS INFORMATION AS AN EXCUSE OR ARGUMENT FOR NOT MOVING THIS GATE.
4. **ALL OF THESE ENUMERATED STATEMENTS BY ART CARROLL OR ANYONE ELSE ARE UTTERLY AND BLATANTLY UNTRUE, FALSE AND FRAUDULENT INTENDED TO DECEIVE AND MISREPRESENT BOTH THE FACTS AND AUTHORITY TO CONTROL WHAT THE DEVELOPER AND CITY DO WITH RESPECT TO APPROVALS FOR THE SERENA DEVELOPMENT AND FOR DEPRIVING PSCC's 205 UNIT OWNERS OF THEIR EASEMENT RIGHTS TO VERONA ROAD.**

The roadway within the perimeter of PSCC and the gates at each end are owned by all five

March 27, 2016  
David Newell

phases within PSCC, no one phase or person has authority over the roads or gates. They were paid for by the phases of PSCC and every unit has equal rights to their use and enjoyment. Most unit owners are waiting for the developer to open the gate at the Verona end and provide the easement to which we are entitled. Eric Taylor is fully aware of the easement rights to Verona Road, inasmuch as, I brought it to his attention at a meeting with him early in his development effort and he acknowledged as much in his plans which clearly provide for a road easement from PSCC "rear" gate to Verona. Art Carroll and/or Phase I have absolutely no authority to speak for the 205 unit owners of PSCC.

I have owned and lived here at Phase III of the PSCC since it was built in 1978. I have unique and extensive knowledge of the history of all the issues throughout the years regarding PSCC.

Thank you for your attention to this matter.

Very truly yours,



Ronald J. Herisko

## David Newell

---

**From:** Flinn Fagg  
**Sent:** Monday, March 28, 2016 7:09 AM  
**To:** David Newell  
**Subject:** FW: Letter to Editor: what price, PS's treasured open space

David – please include in the backup for Serena Park

---

**From:** Jerry Collamer [<mailto:jcollamer@att.net>]  
**Sent:** Thursday, March 24, 2016 1:07 AM  
**To:** Flinn Fagg  
**Subject:** Letter to Editor: what price, PS's treasured open space

### **Please distribute to the Planning Commissioners**

This was written specifically for publication in the Desert Sun, in response to the paper's article on PS's open space proposed development projects. This submission deals only with the Palm Springs County Club issue.

Responding to: **Living Space Amid the Desert**  
Desert Sun, March 18, 2016

---

Dear Palm Springs neighbors, if you haven't noticed, there's an on-going debate / sales pitch to Palm Springs Planning Commission by an enterprising out-of-town (Ventura) developer, who somehow acquired 126-acres of Palm Springs open space, once lovingly known as Palm Springs Country Club, for the price of one, nice, Palm Springs home.

126-acres, for the price of one, nice, Palm Springs abode? It's true.

On the Palm Springs Country Club open space (golf course) land, Mr. Out-of-Town developer is seeking approval to plant 429 houses.

Some for as low as \$300 thousand.

*"This is not a million dollar neighborhood, or an \$800,000 neighborhood."* Mr. Developer

informed PS Planning Commission.

A curious comment coming from the guy who bought all 126-acres for the price of one, nice, PS house.

But let's get back to what matters most: the "taking" of 126-acres of Palm Springs Open Space, promised in Palm Springs General Plan to remain open space in perpetuity (forever), to build what Mr. Developer admits will be mostly below average housing.

Fact: All Palm Springs golf courses are deemed open space, because they are - open space.

Open space, in every community is endangered due to creeping over development.

Do you live on, or near a Palm Springs Golf course? If this developer has his way with Planning Commission, your golf course might be next on the bargain block.

Why do we choose to live in historic Palm Springs: Open Spaces!

Our desert elixir against the churning bulldozers that bring more traffic and pollution. The negatives of Urbania we left behind, to live happily ever after (far from the maddening crowd) in Palm Springs. Right?

Mr. Developer could easily cut his development plan in half, preserving the old 17th and 18th fairways for park space and trails through restored, natural, desert habitat, and still make his nut, but he says it's his way or the highway. All or nothing.

With that kind of no-compromise attitude, I suggest Mr. Developer take 111 north to the 10, straight back to Ventura.

Palm Springs Open Space is priceless. It cannot be bought.

Jerry Collamer  
3044 East Verona Rd.  
Palm Springs Ca.  
949-366-9876



**Print**

Date: Monday, March 7, 2016 12:38 PM  
From: Rosenthal and Goldberg <rosey4golden@gmail.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

**RECEIVED**  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

Dear Sirs or Madame:

We realize that there is always a group of people trumpeting their opposition to any project proposed by developers. So we felt it was important to show our approval for the Serena Park Estates. We have attended many meetings on the proposed project and it seems like a wonderful addition to our amazing community at this end of Palm Springs. Further, it is really nice to see something positive taking the place of the old dust bowl golf course that has been an eyesore for many, many years.

In other words, you have our full support for the project.

Randy Goldberg  
Ira Rosenthal  
3993 Blue Sky Way  
Palm Springs, CA 92262  
760-218-1503

**Print**

**RECEIVED**

Date: Monday, March 7, 2016 12:52 PM  
From: Randy Portner <rdportner@yahoo.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park Estates

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

Just wanted to let you know that we fully support the building of the Serena Park Estates. We think that getting rid of the old golf course would be a great idea for this end of Palm Springs. The developer of the project has spoken to residents of the Four Seasons and we like the project.

Randy and Sue Portner  
2106 Savanna Way

Print .

Date: Monday, March 7, 2016 1:14 PM  
From: Mlw0427@aol.com  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estate Project

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

Wow! this is exactly what our end of Palm Springs needs. Especially since it will do something positive and constructive with the eyesore we have been living with on our daily walks along side our community. We have been here over 10 years and have yet to see the promises accomplished with the old course. It will be refreshing to see something other than dead animals, dead trees, and long gone grass, etc. The developer has been here several times to explain what the project will bring and be like, we like it. Please consider what this will do for our end of the city.

*Marilyn Lee Willour*  
*2442 Savanna Way*  
*Palm Springs, 92262*  
*760-318-3622*

**Print**

Date: Monday, March 7, 2016 2:11 PM  
From: Bill Barry <wgbarry@dc.rr.com>  
To: DIANA GRACE <dgrace001@dc.rr.com>  
Subject: Serena Park Estates

**RECEIVED**  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

To the Palm Springs Planning Commission...

We have been residents of the Four Seasons for over 11 years. We have had to live next to the defunct Palm Springs Country Club golf course for those same 11 years. It has always been an attractive nuisance, encouraging all manner of inappropriate activity ... motorcycles, ATVs, trespassers, fireworks, unleashed dogs, etc.

The prospect of having Serena Park Estates constructed on that eyesore is the light-at-the-end-of-the-tunnel that we have been waiting for. With his multiple presentations to our homeowners, Mr. Taylor has kept us all informed of his plans for the property. He has also listened to our concerns, and made every effort to successfully resolve any potential issues.

Construction of Serena Park Estates would be beneficial to the Four Seasons community and to Palm Springs. We encourage the Planning Commission to approve the project as soon as possible.

Thank you,  
Bill and Jeri Barry  
2250 Savanna Way  
Palm Springs, CA 92262

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

Felix J Nacanther

1880 Fan Palm Way

Palm Springs, CA 92262

March 8, 2016

Palm Springs Planning Commission:

As a resident of the Four Seasons Development at the north end of Sunrise Way I would like to express my support for the Serena Park Estates development proposed to replace the defunct golf course adjacent to our community. For many years developmental proposals in Palm Springs have concentrated on the Downtown area with the North end of the city receiving little, if any, recognition. Residents of Four Seasons were glad to hear about the proposed community to rise on the abandoned golf course. Our community has had an open dialogue with the developers of the Serena Park Estates who have provided us with ongoing information on their proposal. Their plan will take what many consider to be a blight on this community and turn it into a viable neighborhood. Serena Park Estates will be a welcome addition to the Northern part of Palm Springs while at the same time improves values in the area.

As with any proposed project there will be those who support it and those who oppose it. The overall benefit of the project seems to outweigh the negatives. Many in our community, whose homes face this eyesore, have had serious problems with noise, harassment and a sense of dread at the continued lack of development on this long abandoned parcel of land. The developer has shown flexibility in the plans and an openness to address concerns of the community. We hope the Palm Springs Planning Commission moves ahead with approval of this proposed development.

Sincerely,

Felix J Nacanther



Gerard Quinn



**Print**

Date: Wednesday, March 9, 2016 10:49 AM  
From: Chuck McKenzie <chuckm7333@yahoo.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

**RECEIVED**

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

To: Palm Springs Planning Commission

Re: Serena Park Estates

I want to encourage the approval of the proposed Serena Park Estates project. My home is next to the ugly abandoned golf course, and the completion of this project should markedly improve that property, and mine as well.

Sincerely,

Charles D McKenzie  
3490 Tranquility Way  
Palm Springs, CA 92262

Sent from my iPhone

**Print**

Date: Wednesday, March 9, 2016 9:51 AM  
From: Diana Grace <dgrace001@dc.rr.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

**RECEIVED**  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

Members of the Palm Springs Planning Commission:

I am writing in support of the proposed Serena Park development.

As a homeowner in the Four Seasons, which is immediately adjacent to the project, I believe this development will increase the property values in our Community, while eliminating the extinct and blighted Palm Springs Golf Course.

It will also provide security to the homes adjacent to the project by eliminating access to trespassers through the defunct golf course.

I feel this will be a wonderful project for the northern end of Palm Springs and will bring new sources of revenue to the City and its merchants.

Eric Taylor, of Somis Investments, has conducted multiple town hall meetings for our homeowners to keep them apprised of the plans for the development.

His acceptance of the proposed CV Link through this project will eliminate the privacy issues which approximately 12 percent of our homes would be exposed to if the Link were built on the levee behind these houses.

I hope you will approve the plans for Serena Park Estates so the northern end of Palm Springs can be a part of the revitalization of our City.

Diana R. Grace  
3772 Jasper Trail

Sent from my iPad

Print

Date: Wednesday, March 9, 2016 9:53 AM  
From: pskennt@aol.com  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

To The Palm Springs Planning Commission:

We own a rental home at Four Seasons and strongly support the construction of this development. The builder has shown us plans several times and we believe it is the best use possible for the old golf course. In addition to helping us maintain our property values it will also be good for the CV Link. Please approve the construction of this development. Thank you.

Ken Topielec  
1807 Park View Drive  
Palm Springs, CA 92262



**Print**

Date: Wednesday, March 9, 2016 10:21 AM  
From: Mary Wilker <rewmlw@earthlink.net>  
To: dgrace001@dc.rr.com  
Subject: Serena park CVLink

**RECEIVED**  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

I am in support of both of these projects . Mary Wilker 1455 Four Seasons Blvd  
Sent from my iPhone

Print

Date: Wednesday, March 9, 2016 9:19 AM  
From: Kathryn <katie39di@yahoo.com>  
To: Diana <dgrace001@dc.rr.com>  
Subject: Serena Park Estates

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

Good Morning Diana,  
Please add my support of the Serena Park Estates. I am very opposed to the CV link. Even though the building will be an inconvenience, it is nothing compared to the inconvenience and safety issues of the CV link.  
Thank You,  
Kathryn Digregorio

**Print**

Date: Wednesday, March 9, 2016 9:30 AM  
From: Richard Fuhrmann <richard.fu@online.de>  
To: dgrace001@dc.rr.com  
Subject: The Palm Springs Planning Commission , Serena Park Estates

**RECEIVED**  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

As Four Seasons Homeowners we are convinced that the Serena Park Estates Project will increase the value of our community.

So we support the construction of Serena Park Estates strongly. and do not understand any opposition.

Richard and Ute Fuhrmann  
3550 Cliffrose Trail

**Print**

Date: Wednesday, March 9, 2016 9:43 AM  
From: gertrude Thomas <THOMAS1197@roadrunner.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

**RECEIVED**  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

To the "The Palm Springs Planning Commission",

I Support the Serena Park Estates, I think it would benefit our Community.

Gertrude E. Thomas  
2650 Desert Breeze Way  
Palm Springs, Calif. 92262

Homeowner.

**Print**

Date: Wednesday, March 9, 2016 3:26 PM  
From: Brian Boeckman <b.boeckman@silboe.net>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

**RECEIVED**

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

To the Palm Springs Planning Commission,

As a homeowner in the Four Seasons community adjacent to the proposed Serena Park Estates I strongly support the new development. The defunct Palm Springs golf course has remained idle for several years. Dusty and unkempt, it is a haven for off road vehicles, trash and blowing dust. Kids use it as a playground and some folks use the area for unsavory acts.

The planned new housing project will alleviate the above mentioned problems, raise nearby property values, and bring additional mid-level homes to the area. To retain the current dust-bowl is an injustice to those wanting the development to proceed and be successful, thus benefiting all of it's surrounding neighbors.

Brian Boeckman  
760.832.7376  
1850 Savanna Way  
Palm Springs, CA 92262

**Print**

Date: Wednesday, March 9, 2016 4:20 PM  
From: Michael Dees <michaeldees123@verizon.net>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

**RECEIVED**  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

To Whom It May Concern,

My name is Michael Dees. I live in the Four Seasons community.

I want to ad my support for the building of the Serena Park Estates project.  
From what I've read, it will be very nice. Condos, small homes and larger homes  
will be great for this area.

I understand that rejuvenating the old golf course is also part of the plan.

I think the whole thing is a wonderful idea.

Michael Dees  
1810 Fan Palm Way  
Palm Springs, CA 92262

Print

Date: Wednesday, March 9, 2016 4:45 PM  
From: Maria Dougherty <mdougherty@dc.rr.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject:

RECEIVED  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

The Palm Springs Planning Commission',

I have a home in Four Season's development, have lived there for 10 years and in that time plans for the golf course have come and gone.

The golf course ,not having vegetation , sends a great deal of sand and dirt which it certainly not good for anyone health. Also there is a possible fire hansard.

When the developer for Serena Park bought the land, he came to our community and told us what his plans for the land were. It would be a bonus for Palm Spring especially the North end, The plans were well received by the homeowners in Four Seasons, and are anxious for it to begin.

Thank you for your taking the time to hear our feelings on the matter of Serena Park.

Sincerely,  
M. Dolores Dougherty  
2410 Savanna Way  
Palm Springs, Ca. 92262

**Print**

Date: Wednesday, March 9, 2016 1:49 PM  
From: John Muzdakakis <jmuzdakakis@dc.rr.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

**RECEIVED**

MAR 14 2016

**PLANNING SERVICES  
DEPARTMENT**

To: Palm Springs Planning Commission  
From: John Muzdakakis, 2647 Windmill Way, Palm Springs, CSA 92262  
Subject: Serena Park Estates Development

The developer of Serena Park as made several presentations to the homeowners at Four Seasons about the plans for this new development close to our community.

This project is important for the Four Seasons residents. At long last this sandy, wind-swept area adjacent to our up-scale community will finally be settled by some attractive homes representing a very positive upgrade to the current situation.

We've had this abandoned golf course next to our community for well over a decade. It is a blight ! Having another higher quality block of attractive homes next to ours will certainly improve our home values, and make a positive contribution to the community.

Much better than the current vacant, wind-swept golf course that attracts rodents, and who knows what else. We currently have a terrible vacuum. Quality homes fill that vacuum. Serene Park seems to fill that prescription.

What resident of this neighborhood can possibly object to that ?

Sincerely,

John Muzdakakis

P.S. It is also impressive to see a planning effort explained to the public before construction begins. What a surprise ! Amazing that a developer takes the time and effort in Palm Springs to show the community up-front what his development will look like after completion.

-----

This email has been sent from a virus-free computer protected by Avast.  
www.avast.com



Print

Date: Wednesday, March 9, 2016 4:56 PM  
From: John Muzdakis <jackdaniels@dc.rr.com>  
To: dgrace001@dc.rr.com  
Subject: FW: 2nd Letter - Rebuttal - Serena Park Estates Devpl

RECEIVED  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

There were two minor typos in the prior message. Here is the corrected version.

From: John Muzdakis [mailto:jmuzdakis@dc.rr.com]  
Sent: Wednesday, March 09, 2016 4:10 PM  
To: dgrace001@dc.rr.com  
Cc: 'Jeri Barry'  
Subject: 2nd Letter - Rebuttal - Serena Park Estates Devpl

To: Palm Springs Planning Commission  
From: John Muzdakis, 2647 Windmill Way, Palm Springs, CSA 92262  
***A Second Argument or Rebuttal***  
Subject: Serena Park Estates Development

A Board Member of the Gene Autry Neighborhood Group (Jim O'Keefe) recently wrote in a "blog" to the neighborhood that the former golf course should be re-transformed into a revitalized golf course (or a public park) rather than have it developed into residential homes.

He further states: " Until genuine effort has been made to find an investor who WANTS to operate this site as the recreational area it was intended to be, there is no reason to consider breaking up the parcel and converting the permanent open space to developer profits. Residents and visitors would be well served by a revitalized Palm Springs Country Club."

My response to him in a reply "blog" was as follows:

The golf course has been vacant for at least twelve years. Maybe more. It has been an eyesore, and a blight, and a wasteland in our neighborhood. Are you willing to develop it into a park or another golf course? If you are not, who will within the next decade ? Are there any real prospective developers interested in that approach? If so, show us. I doubt there are.

We now have an Owner and a Developer who are willing and financially able to transform this wasteland, this blighted area, into a residential houses and condos that will increase the value of other homes in this area, and remove the blight. Sounds like a real improvement.

Search [ ] Diana Account Info [ ] Sign Out Home

Inbox [ ] Contacts Notepad Calendar

Actions [ ] Apply Previous

- Inbox (78)
- Drafts
- Sent
- Spam (17) [Empty]
- Trash [Empty]

 **LendingTree.com** **California Mortgage Rates Take Huge Dip- 3...**  
 Sponsored Rates now at 3.01% in CALIFORNIA - \$225K

**Serena Park Estates**

From: "Richard Kaplan" <rustyk49@sbcglobal.net>  
 To: "dgrace001@yahoo.com" <dgrace001@yahoo.com>

Full Headers Printable View

My Folders [Edit]

- Bonds
- Correspondence
- Davis-Stirling...
- EPP HANDBOOK
- Executive Comm...
- Gates
- HOA emails (2)
- Litigation
- Management Com...
- Nancy e-mails
- Notes
- Pools
- Referral Recom ..
- Transition Com... (6)

To The Palm Springs Planning Commission:


I am a resident of the Four Seasons Retirement Community which abuts the planned Serena Park Estates. I am all in favor of this new housing development as it will greatly enhance our community by mainly cutting down on blowing sand and in general raising our property values. I have attended several meetings here at Four Seasons with the developer who has provided large maps of his project showing home densities and street layouts. The homes that will be closest to our community are planned to be senior duplexes which will result in neighbors similar to ourselves in Four Seasons. This is a win-win situation for residents in both communities.

Please allow Serena Park Estates to become a reality.

Sincerely,

Richard Kaplan  
 1939 Fan Palm Way  
 Palm Springs, CA 92262

Sponsored



**LendingTree**  
 California Mortgage Rates  
 Drop- 3.01% APR 5/1 ARM

Actions [ ] Apply Previous

**SolarCity**

**HEY CALIFORNIA.**

Our customers saved an avg. of **\$516+** their first year.

[GET A FREE QUOTE >](#)

AdChoices

**RECEIVED**

MAR 14 2016

PLANNING SERVICES  
 DEPARTMENT

March 9, 2016

Planning Commission, City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

RE: Case: 5.1327 GPA/ PD 366/ ZC/MAJ/TTM 36691. PS Country Club, LLC for "Serena Park"

Dear Planning Commission:


I have previously submitted a question regarding the Serena Park development (see attached letter dated December 16, 2015). However, I will use this opportunity to offer my support of the project on the condition and hope that my other concerns have been or will be addressed.

No one knows whether or not this project will "enhance or increase property values," because no one can foresee or predict what the local, state, national or international political or economic milieu will be at any given time. And certainly while the construction is taking place for two years or more, property enhancement and desirability will be severely compromised.

Nevertheless, I do believe that Serena Park offers an opportunity to position the property in question (formerly the Palm Springs Country Club) with the probability of a positive outcome over time. Having stated that, my remaining concerns are:

- 1) The 55+ designation of the section of the development proposed for such. (Please see attached letter dated December 16, 2015).
- 2) Developer mitigation efforts. Four Seasons is currently a wonderfully quiet community. Obviously, with the proposed construction all around, that will change. **What efforts will the developer ensure and carefully monitor to mitigate *noise, dust, rodent and pest* infestation and intrusion during and after the construction projects are completed?**

It appears that opposition so far, from other neighboring communities, concerns traffic patterns. Having lived in the area for over 5 years and riding around these neighboring communities, I can see how that would be a concern, but such concern does not sufficiently jeopardize the construction of the project in my opinion. I do believe that traffic can be re-routed to avoid any negative impact on homes that might be affected.

Sincerely,  
Craig Haynes   
3454 Sunbeam Way  
Palm Springs, CA 92262  
760-218-1549

December 16, 2015

David Newell, Associate Planner  
Planning Commission, City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

RE: Case: 5.1327 GPA/ PD 366/ ZC/MAJ/TTM 36691. PS Country Club, LLC for "Serena Park"

Dear Mr. Newell:

Unfortunately, I was not able to attend the public hearing regarding the Somis, LLC Development known as Serena Park. I live at Four Seasons and have been domiciled here for about 5 years. I read in the newspaper that after the November 18<sup>th</sup> hearing/meeting, the Planning Commission decided to study the project further. I hope that it isn't too late to offer a comment and question.

I have a question regarding the 55+ designated duplex homes of the project and how "binding" the 55+ designation is before, after and during the completion of the project, i.e., should the project be approved.

The question is: What happens in the event that the 55+ units do not sell within the builder/developer's projections or plans? Could the builder/developer or anyone to whom the builder/developer might sell change the 55+ restriction/designation? Can the developer change this restriction/designation at any time?

The comment/concern is with the project's location for the 55+ units. With close proximity to the Golden Sands Mobile Home Park, I personally do not think that potential 55+ buyers will find such proximity desirable. I have observed (and heard) activities at the mobile home park over the years. And I wonder if the mobile home park's current aesthetic and temporary--though considerable--disturbances from time to time (e.g., music events, loud barking dogs, police actions, etc.), will be an impediment to 55+ buyers.

Thank for this opportunity to express my question and concern.

Sincerely,



Craig Haynes  
3454 Sunbeam Way  
Palm Springs, CA 92262

CC: Rush, Jim Four Seasons  
CC: James Thompson, City Clerk

Print

Date: Wednesday, March 9, 2016 7:47 PM  
From: Tom <tjttennis@earthlink.net>  
To: dgrace001@dc.rr.com  
Subject: Serena park/ CVLink

RECEIVED  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

We moved to the Four Seasons 11 years ago and at the time there was a public golf course behind us. Shortly after ,the land we were told was sold to a developer. The economy began to collapse and the land was never developed. Over time the land turned into sand, the trees died , ect. w/o any attention. When the wind picked up which is often we had to drain our pool 2 times to clean out the dirt and dead tree branches from the former golf course,our patio was unusable for periods of time due to the constant filth coming from the unattended land behind us, we called city hall numerous times to get the land sealed. Every time it was sealed dirt bikers unsealed it. The police were unable to keep them off the land. Even fences put up by the new developers couldn't detour the dirt bikes. The land has turned into a dumping ground and very unsafe from vandalism due it's proximity to the four seasons . The new developer has met wth the four seasons community and kept us abreast of current plans and asked for suggestions, and many of us feel is a wonderful plan to keep up the value of our property and resolve the eye site and limit the dirt and Filth it 's created for us. Also the builder is willing to allow the CV Link thru there area with minimal invasion.

We fully support the proposed development. As presented the plan provides a safe and attractive addition to the neighborhood. Our home prices will rise, the filth from the site will be reduced, our safety will be enhanced. We've Ben waiting 10 years for this eye sore to be developed and are anxious to see it completed.

Tom Thompson  
Paul Green  
3526 Day Break Way  
Palm Springs, CA 92262

Sent from my iPhone

Print

Date: Wednesday, March 9, 2016 8:56 PM  
From: William Smith <bills1947@sbcglobal.net>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park Estates

RECEIVED  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

Members of the Palm Springs Planning Commission:

I am a homeowner in the Four Seasons neighborhood of Palm Springs. It has been brought to my attention that the Serena Park Estates project has encountered some opposition, and I am writing to you to indicate my strong support for this project. For many years the ugly, abandoned golf course (upon which property Serena Park Estates is planned to be built) has blighted our neighborhood. And, for many years we have been anticipating that a housing development will be built on this severely neglected piece of property to return it to productive use. The developer has presented several town hall meetings at Four Seasons to explain and promote this much anticipated project, and it is widely supported by our community.

In addition to increasing the population of Palm Springs, Serena Park Estates will be an asset in many other ways. It will increase our Four Seasons property values by eliminating the existing eyesore. It will also eliminate the dust which blows into our community from the dead golf course and provide an additional nearby park. Also, as you may already be aware, many Four Seasons residents are opposed to the CV Link, due primarily to its planned route which severely affects many residents' privacy. The perfect route for the CV Link is through Serena Park Estates, and the developer will allow this to happen. If our current drought is viewed as a problem, and the developer is turned away because of the increased water usage, I am sure that there are other cities in the valley who would welcome a project of this type and would have no problem in finding an adequate supply of water for it. Opportunities like this, don't come often, and should be generally supported when they do.

While I am unsure why some Palm Springs residents are opposing this project, I believe that a solution exists which will allow this project to proceed as planned. I strongly urge you to find that solution.

Respectfully,

William J. Smith  
1939 Fan Palm Way  
Palm Springs, CA 92262  
bills1947@sbcglobal.net

**Print**

Date: Thursday, March 10, 2016 3:02 AM  
From: MichangelMas@aol.com  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

**RECEIVED**

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

To The Palm Springs Planning Commission:-

I am a resident of the Four Seasons Community located at the North end of Sunrise Way. A large part of our Community shares a good portion of it's Southern border with the proposed Serena Park development. It has recently come to my attention that many residents of neighboring communities are voicing opposition to Serena Park. I am dismayed at this because after meeting with the developers, I was impressed with their plan for the community. The old golf course has fallen into disrepair and has become an eye sore here on the North end of Palm Springs. The developers have been to Four Seasons several times with maps, plans and even elevations showing what the homes in Serena Park would look like. There are many greensward's and open areas making the project an attractive addition to the North end. Also the properties will be in line with the price per square foot of homes here in Four Seasons which, if you are familiar with our community, will make this new neighborhood desirable and affordable. I am in favor of having Serena Park as new neighbors and look forward to seeing it completed.

Sincerely,

Michael A Solomon  
1900 Fan Palm Way  
Palm Springs, CA 92262

**Print**

Date: Thursday, March 10, 2016 1:55 PM  
From: Janice Loveland <janicemf1@gmail.com>  
To: dgrace001@dc.rr.com  
Subject: Support the building of Serena Park Estates. --

**RECEIVED**  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

Palm Springs Planning Commission

Gary Michael Gilson and Janice Loveland Gilson Support the building of Serena Park Estates. We live in The Four Seasons community and feel it would benefit our area.

Thank you for your kind consideration,

--  
JL



**Print**

Date: Thursday, March 10, 2016 2:56 PM  
From: Tom Clause <tomclause@aol.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates Project / City Planning Commission

**RECEIVED**

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

Dear Palm Springs Planning Commission,

I am a homeowner at 3937 Blue Sky Way, Palm Springs, and my backyard faces the old defunct golf course which is very dusty and unsightly. We strongly support the Serena Park Estates development. This development will bring sound development to the north end of Sunrise way with numerous economic and aesthetic benefits for the entire community.

Additionally, the proposed CV Link project can be incorporated into the Serena project, thereby eliminating the numerous complaints by homeowners at the Four Seasons.

It's an important win / win situation for both the residents and the City of Palm Springs.

Thank you for your consideration of my support.

**Print**

Date: Thursday, March 10, 2016 7:48 PM  
From: Greg Wildman <lhorseman@yahoo.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Letter in Support of the Serena Estates Development

RECEIVED  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

To: Palm Spring Planning Commission

This letter is written in support of the Serena Estates development project proposed for the now-defunct Palm Springs Country Club. I own a home in the adjacent Four Seasons development that backs up to the property. Currently the property is desert blight, with dead or dying palm trees, pathways covered in sand, and the source of tremendous amounts of dust and sand blowing throughout the east end of the Four Seasons development. The blowing sand is such a problem that it has raised the elevation of my back yard by 5-18", and the sand penetrates my windows and doors to the extent that I have to vacuum and clean the house three to four times a week, as well as clear the tracks for the windows and doors of sand on a regular basis. Additionally, because of the volume of sand and the velocity with which it travels due to the forces created by the high winds it has sand blasted the finish off much of the metal components in my back yard. Having a well-thought out development of high quality homes would be a welcome improvement and provide a resolution to the otherwise insidious issues created by acres upon acres of desert sand.

Also, having a beautiful development will increase property values in this area. Having this development displays confidence in the livability and desirability of the City of Palm Springs and will provide much need tax revenue for the city itself as well as Riverside County to fund schools, infrastructure improvements, and public safety and services. Also, from what I've seen there's a proposal to incorporate the CV link through the development., In a time when alternative sources of travel are on the rise it would be beneficial to the cause to provide a safe and reliable transportation corridor to the eastern towns and cities. The CV link will further place Palm Springs in the company of more innovative and environmentally friendly cities that have already built transportation corridors for alternative means of travel.

That all being said, something has to happen with that property. If it's not a residential development, will it be a city park complete with manicured lawns and acres upon acres of green space, recreational facilities, public gathering places, a gazebo for evening concerts and picnics? I doubt it. It will sit there as the dusty desert acreage that it is that continues its endless supply of sand and dust that blows eastward. The City of Palm Springs should take immediate and affirmative action to look beyond those that want it to remain desert and vote FOR the project that will increase tax revenue, property values and the quality of life of those that live near or adjacent to the property.

Sincerely,

Greg Wildman  
2611 Savanna Way

Palm Springs, CA 92262

Print

Date: Thursday, March 10, 2016 8:14 PM  
From: das5305@yahoo.com  
To: Diana Grace <dgrace001@dc.rr.com>  
Subject: Serena Park

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

On Thursday, March 10, 2016 8:11 PM, "das5305@yahoo.com" <das5305@yahoo.com> wrote:

3/10/16

RE: Serena Park Estates

Dear Sir / Madam

**This letter is in connection** with the Serena Park Estates planning application.

I am writing in reference to the **meeting at which the application may be decided; some local planning authorities require respondents to planning applications to give notice, in their response, of their wish to speak at committee meetings.**

We are in agreement with the plans and know the site well. We wish to offer our support to the proposal, for the reasons outlined below.

**Increased property value, elimination of a defunct golf course, potential increase of available services to the area, Owner has agreed to give CV link access to the community.**

**We are aware of the concerns of some in the area that this**

proposal for infill development will damage the character of the area.

However, It states that there should be a wide choice of high quality homes to meet people's needs; this development would help to meet the demand for such housing in Palm Springs.

The developer has also indicated that one of the communities on the site will be 55 + Senior housing ; this will make a contribution to meeting our communities needs.

Serena Park Estates will be a thriving development, and there is considerable demand for housing here. It makes provision for travel by sustainable means: The Parks facilities would be easily accessible by foot or bicycle, and easy walking distance of the proposed entrance to the development and CV link.

I am aware of the concerns of some in the community that the development will mean the loss of some open space that is used for informal recreation. I note however that the scheme includes the provision of a smaller, but landscaped public green area, which will be open for use by all. I am also aware of demand among the community of Palm Springs for new houses in the area. Senior and family-size houses such as those proposed rarely come available on the market. This development proposal is therefore welcomed by this section of the community.

This application certainly falls into this category, and therefore in my view should be given planning permission. I understand that this proposal is also supported by our Four Seasons Community.

Please accept this as our notice that we have spoken at the

meeting of the committee at which this application is expected to be decided.

**Sincerely**

**David A. Schlegel  
Thomas B. Cofrancesco  
3430 Savanna Trail  
Palm Springs, Ca 92262**

**Print**

! This is an urgent message.

Date: Friday, March 11, 2016 10:03 AM

From: mmenne1@dc.rr.com

To: dgrace001@dc.rr.com

Cc: donnamenne@msn.com

Subject: Homeowner's SERENA PARK ESTATE PROJECT / Support

**RECEIVED**  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

Good Morning:

This e-Mail is being provided to document our SUPPORT for the Serena Park Estate Project.

We are in favor of this DEVELOPMENTAL CONCEPT...

Michael and Donna Menne  
3542 Savanna Way  
Palm Springs, CA 92262

**Print**

Date: Friday, March 11, 2016 10:42 AM  
From: kcpengelly@aol.com  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

**RECEIVED**  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

Friday, March 11, 2016

To: Palm Springs Planning Commission

From: Ken Pengelly, David Engen  
1301 Solana Trail, Palm Springs, CA 92262

Re: Serena Park Estates development

We encourage the Planning Commission to support and endorse the development of a nearby defunct golf course into a housing development at the 4 Seasons-end of Palm Springs. The Serena Park Estates is a choice piece of real estate and a well-know developer could make it a premier locale for single family homes. Such a development would add to the tax base for the City and complement the existing housing stock.

Thank you for your continued, careful guidance as you help shape our City in economic development.



Print

Date: Saturday, March 12, 2016 7:01 AM  
From: RWill6462@aol.com  
To: dgrace001@dc.rr.com  
Subject: Serena Park

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

We are encouraging you to give final approval to the Serena Park estates project.

Ross & Marilyn Willour  
2442 Savanna Way  
Palm Springs, CA 92262

**Print**

Date: Saturday, March 12, 2016 12:17 PM  
From: shirley hickey <joeandshirleyhickey@yahoo.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park Estate

RECEIVED  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

Last spring we purchased a home on Savanna Way in Four Seasons. We were under the impression that the vacant, unsightly, abandoned property behind us would be developed into an upscale residential development. It is our hope that the Serena Park Estate plan will go forward and soon.

Shirley Hickey  
2353 Savanna Way  
Palm Springs, CA 92262

**Print**

Date: Saturday, March 12, 2016 10:33 AM  
From: Margaret Myers <margaret.myers2011@gmail.com>  
To: Diana Grace <dgrace001@dc.rr.com>  
Subject: Serena Park Estate Project

**RECEIVED**  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

To: The Palm Springs Planning Commission

I am writing in support of the Serena Park Estate Project that is slated to replace the long abandoned golf course adjacent to the Four Seasons community. I have watched this once beautiful golf course deteriorate into a dusty eyesore where the kids in the neighborhood have claimed as their personal dirt bike riding area. Where there was once beautiful palm trees along the golf course, there now stands dead skeletons of these trees.

A new housing development like the Serena Park Estates project will once again beautify this area with a lush greenbelt and homes appropriate for the area. The developer has presented to our community a number of times with detailed plans of this project. I believe this would be a wonderful community and a positive development for this end of Palm Springs.

Please approve this project.

Margaret Myers  
2616 Windmill Way  
Palm Springs, California 92262

Print

Date: Sunday, March 13, 2016 8:00 AM  
From: donaldconnie@dc.rr.com  
To: dgrace001@dc.rr.com  
Cc: jlbarry@dc.rr.com  
Subject: Serena Park Estates

RECEIVED  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

The Palm Springs Planning Commission:

We strongly support the building of Serena Park Estates. We live adjacent to the project and it would be a positive improvement to the city and the existing desolate area. The developer has met with our group and the City Planning Commission, and explained the project development in detail. We look forward to this valuable improvement to the area.

Donald Richroath  
2699 Desert Breeze Way  
Palm Springs CA 92262

**Print**

Date: Saturday, March 12, 2016 12:22 PM  
From: shirley hickey <joeandshirleyhickey@yahoo.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park Estate

**RECEIVED**  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

As a homeowner in Four Seasons, I am very concerned about the future of the vacant property behind our home. I was very happy to hear about the plans for Serena Park Estates to build upscale residential homes on the property, and I look forward to those plans going forward.

Joseph Hickey  
2353 Savanna Way  
Palm Springs, CA 92262

Print

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

Date: Saturday, March 12, 2016 11:25 AM  
From: susanmfarley@gmail.com  
To: dgrace001@dc.rr.com  
Cc: joe and shirley hickey <joeandshirleyhickey@yahoo.com>, hickey\_mary@hotmail.com  
Subject: Serena Park Estate project

To all concerned,

I am a new resident of Four Seasons East. I have been following the development of the new project and appreciate the detailed plan that is in its final phase with the city planners.

The park-like style looks to be a perfect fit for the location including the CVLink. This kind of traffic is perfect for the quiet north end of Sunrise Way. I walk the south path twice daily and would enJOY a beautiful view to replace the nasty remains of the golf course, reduce the blowing sand and wind, and provide more sun with the trees cut back.

My personal home updating project entails the investment in quartz countertops. I would like to think that this and more to follow will be wise choices to continue to increase the value of homes in Four Seasons and the developing area. This location is unique and quality new neighbors will be a bonus.

All the best,  
Susan Farley  
@ 2353 Savanna Way  
612.616.2102

Sent from my iPhone

Sent from my iPhone

**Print**

Date: Saturday, March 12, 2016 2:35 PM  
From: jerome lipin <jermarlip@att.net>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: The Serena Park Estate Project

**RECEIVED**

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

To: The Palm Springs Planning Commission  
From: Marlene and Jerome L. Lipin, M.D.  
3467 Savanna Way  
Palm Springs, Ca 92262

Dear Palm Springs Planning Commission;

We totally support the Serena Park Estate Project as building on the property will control the dust from the old golf course which causes many respiratory problems. It has been clearly explained by the developer, and we concur that it is a wonderful project that would increase our property value as well as be a positive development for our end of Palm Springs.

Please include us as: Marlene Lipin

Jerome L. Lipin, M.D.

as voting for the Serena Park Estate Project.

Print

Date: Saturday, March 12, 2016 7:24 PM  
From: demae21964@yahoo.com  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park Estate

RECEIVED  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

Looking forward to have the Serena Park Estate built. It will increase the value of homes near by and improve the look of the area which is now just sand and weeds. Deanna Sparks

Sent from my iPhone



Gloria J. Kapp/Joan Elliott  
2346 Savanna Way  
Palm Springs, CA 92262  
760-318-6446 \*\* [gkapp@dc.rr.com](mailto:gkapp@dc.rr.com)

RECEIVED  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

March 12, 2016

Lisa Middleton, Chair  
Palm Springs Planning Commission  
City of Palm Springs  
Palm Springs, CA

Dear Planning Commission Members:

We are writing in support of the proposed Serena Park Development on the Palm Springs Country Club property. As residents of the Four Seasons Palm Springs community which neighbors the abandoned golf course property, we welcome the development of homes in that area.


The area bordering our Four Seasons community is not maintained except for very limited weed control. The area is quite dusty and has become an area that gathers trash. The development of homes would be a great improvement to the area which borders much of our community.

The inclusion of a route for the proposed CVLink through the Serena Park community is also an attractive part of the proposed development. This route would provide a much more hospitable environment for those using this feature than is afforded by the alternative route.

We understand that current residents of some communities neighboring the development have concerns about density and traffic. We trust the developers can work with the Planning Commission to resolve those concerns. We, too, would be concerned about the increased traffic on the few existing streets which exit the proposed community and urge that traffic issues be addressed in the final approval.

Thank you for your consideration. We look forward to a final decision which will permit the development of homes in the Serena Park neighborhood.

Sincerely,



Gloria J. Kapp  
Joan Elliott  
2346 Savanna Way  
Palm Springs, CA 92262

March 12, 2016

Palm Springs Planning Commission  
Palm Springs, CA 92262

RECEIVED  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

Dear Planning Commission:

This letter is regarding the potential development of Serena Park Estates located in north Palm Springs on land that was previously Palm Springs Golf Resort.

The developer has visited us and explained future plans for developing this area. The project would turn a large dry dusty piece of land into a useful, tax-generating, attractive, residential community.

I'm asking that the planning commission seriously consider the economic benefits as well as the environmental benefits of allowing the developer to move forward with plans to develop this area into a nice, attractive residential community.

Thank you for your consideration and hopefully the approval, of the Serena Park Estates project.

Sincerely,

Anita Kerezman  
2330 Savanna Way  
Palm Springs, CA 92262

**Print**

Date: Sunday, March 13, 2016 4:37 PM  
From: Michelle Massing <michellemassing@hotmail.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park Estates - for The Palm Springs Planning Commission

**RECEIVED**

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

Dear Palm Springs Planning Commission,

My husband and I have a home in the Four Seasons at Palm Springs community. Our backyard faces the defunct, unmaintained golf course on the site of the proposed Serena Park Estates. It is a dusty eyesore, and detracts from our property's value. We would welcome the building of the Serena Park Estates, a project that will significantly upgrade the appearance and use of this land. We urge you to please support this project.

Thank you,

Michelle Massing and Robert Ruzzi  
1715 Tumbleweed Way  
Palm Springs, CA 92262

Ric Kiesel  
Steve Buechler  
3449 Savanna Way  
Palm Springs, Ca. 92262  
760-424-8608  
[RicKiesel@aol.com](mailto:RicKiesel@aol.com)

RECEIVED  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

March 13, 2016

The Palm Springs Planning Commission  
Palm Springs City Hall  
3200 E. Tahquitz Canyon Way  
Palm Springs, Ca. 92262

Dear Planning Commissioners:

I am writing to urge you to support of the development of the Serena Park Estates. Currently there is a defunct golf course that has become a haven for motorcyclists to trespass on to the property and bike day and night. In addition, there are many large trees that have died over the years and now are a potential fire hazard to the communities surrounding the golf course. There are many areas of dead mounds of grass which also poses a fire risk. With such large tracts of vacant land crime can increase and thereby putting a strain on our already depleted police.

By allowing The Serena Park estates to be developed the homeowners who purchase there will be paying higher taxes to the City rather than having vacant land taxed at a much lower rate. The property values for homes around the defunct course will increase and also will increase a tax base to the City. The north end of Palm Springs needs this development and will be an attractive area for people to use for leisure and recreation. It will a real plus for Palm Springs to see people enjoying the area and can be used for promotional places to visit in Palm Springs. The Serena Estates welcomes the CV Link and will encourage sports enthusiasts to the use the CV link.

There are many more positive results of you giving the green light to Serena Estates more than outweigh the negative criticisms that have been leveled at the development.

We need to move forward as soon as possible to welcome The Serena Park Estate development! I will look forward to seeing you approve so this timely project can get started.

Sincerely,

Ric Kiesel

Steve Buechler

FROM THE DESK OF

BOB GABLER & TIM DUFFY

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

March 13, 2016

Planning Commission  
City of Palm Springs


In re: Serena Park development

Tim and I are property owners and residents of Four Seasons at Palm Springs, adjacent to the defunct golf course currently proposed to be redeveloped as Serena Park Estates.

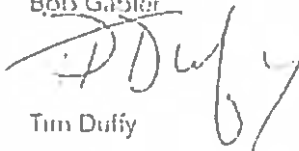
The failed golf course is a wasteland and a fire danger, filled with blowing sand, dead and dying trees, poisonous reptiles, feral cats, and coyotes. Beyond that, it is an eyesore and an attractive nuisance, regularly enticing off road aficionados to covertly set upon the sandy desolation under cover of darkness, thereby raising huge amounts of dust and sand, scarring the already unattractive landscape, depriving adjacent homeowners of quiet enjoyment of their own homes, and endangering riders and spectators alike.

We believe that the Serena Park development should be approved. Redevelopment of the derelict golf course will bring badly needed stability to the north end of Palm Springs, will eliminate the negative environmental issues that presently proceed directly from the decaying remains of the golf course, and will convert a serious social and environmental liability into a clean and prosperous residential development, not to mention a new source of community pride and contentment.

Sincerely yours,



Bob Gabler



Tim Duffy

**RECEIVED**

MAR 14 2016

13 March, 2016

**PLANNING SERVICES  
DEPARTMENT**

My wife and I are strongly in favor of allowing the Serena Parks Estates to be built in the now defunct Palm Springs Golf Course. Our major concern is that there a line of Tamarisk trees that border Four Seasons that have not been watered for at least 8 years. This is a major fire hazard and endangers 43 homes that are adjacent to the golf course and possibly others if a fire were to break out. This has also caused many of our residents to have tree roots reach out and invade their properties. The Serena Park Estates plans include the removal of the Tamarisk trees.

Please consider this in making the zoning change required so that Villa Serena Estates can be built.

Very Respectfully!

Calvin and Louise Rahmann

3688 Western Sky Way

Palm Springs, CA 92262-8809

**Print**

Date: Sunday, March 13, 2016 8:31 AM  
From: donaldconnie@dc.rr.com  
To: dgrace001@dc.rr.com  
Cc: jlbarry@dc.rr.com  
Subject: Serena Park Estates

**RECEIVED**  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

**Palm Springs Planning Commission:**

As a full time resident in the Four Seasons community, I strongly support the construction of Serena Park Estates. The developer has met several times with our group, the City Planning Commission, and has explained the project development in detail. Serena Park Estates would be a vast improvement to the City, the surrounding area, and is much needed.

Connie Richroath  
2699 Desert Breeze Way  
Palm Springs CA 92262

**Print**

Date: Monday, March 14, 2016 10:04 AM  
From: Diana Grace <dgrace001@dc.rr.com>  
To: Diana <dgrace001@dc.rr.com>  
Subject: Fwd: Serena Park

**RECEIVED**

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

Sent from my iPad

Begin forwarded message:

From: Debbe Hobbs <gr8sewr@yahoo.com>  
Date: March 14, 2016 at 8:20:04 AM PDT  
To: "dgrace001@dc.rr.com" <dgrace001@dc.rr.com>  
Subject: Serena Park  
Reply-To: Debbe Hobbs <gr8sewr@yahoo.com>

I am for the building of Serena Park. I live in Four Seasons and back up to the empty golf course. It would be such a welcome to have the proposed 55 community built behind me.

Hopefully it will help raise our home values and enhance the northern end of the City.

Thank you

Debbe and Joe Hobbs  
3330 Savanna Trail  
Palm Springs, CA



RECEIVED

MAR 14 2016

1920 Fan Palm Way  
Palm Springs, CA 92262  
March 10, 2016

Planning Commission  
City of Palm Springs  
3200 E. Tahquitz Way  
Palm Springs, CA 92262

PLANNING SERVICES  
DEPARTMENT

To the Members of the Planning Commission:

I strongly support the development of Serena Park Estates on the former Palm Springs Country Club site.

The project has been planned well. It will replace a large sandy lot and will fit in well with the surroundings.

The developer has met with residents of the Four Seasons Community at least twice to explain details of the project and to answer questions.

A handwritten signature in black ink that reads "Roy W. Clark". The signature is written in a cursive style with a long horizontal flourish at the end.

Roy W. Clark

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

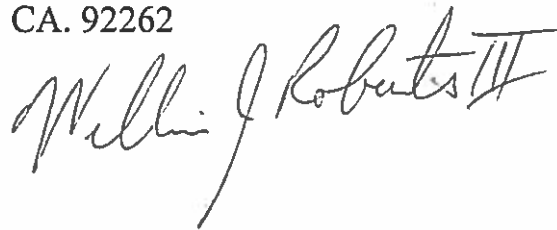
The Palm Springs Planning  
Commission  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA. 92262

March 9, 2016

Dear Members;

As an abutter to the proposed Serena Park Estates project on the old City Golf Course, I strongly support the latest proposal for the project. This project is well planned with consideration for it's impact on neighbors. Green spaces and a public park will be an asset for a area with relatively low property values. I believe it will increase my property value and be a positive step for this section of the town. Of course a new golf course would be the best solution, but that will never happen considering the vast competition in less windy parts of the valley and the general decline in golfing.

Thank you for your consideration,  
William J. Roberts  
1815 Sand Canyon Way  
Palm Springs, CA. 92262

A handwritten signature in cursive script that reads "William J. Roberts III". The signature is written in black ink and is positioned below the typed name and address.

March 10, 2016  
The Palm Springs Planning Commission  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA. 92262

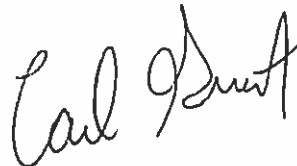
RECEIVED  
MAR 14 2016  
PLANNING SERVICES  
DEPARTMENT

Dear Members;

As neighbor to the proposed **Serena Park Estates** project on the old City Golf Course, I strongly support this latest proposal for the project. It is well planned for consideration of its impact on the neighborhood and the whole of Palm Springs. Green spaces and a public park will be an asset for the area and improve property values, including my own: a positive step for this section of the city. A new golf course would be the best historical solution but will never happen considering: the substantial competition with less windy areas of the valley, the general decline in golfing, and the public desire to conserve water by limiting new use.

Thank you for your consideration,

Carl R Grant  
1815 Sand Canyon Way  
Palm Springs, CA. 92262



Roger and Kim Westman  
3370 Savanna Trail  
Palm Springs, CA 92262  
rwestman@dc.rr.com

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

March 13, 2016

### The Palm Springs Planning Commission

We are writing to voice our strong support for the development of the former Palm Springs Country Club with the proposed Serena Park Estates project.

As Four Seasons homeowners, whose property immediately abuts the currently deserted land—without even the benefit of a walking path separating our property from theirs—we are concerned about the delays the city planners seem to be causing for the developer. For the five-plus years we have owned this property, we have seen no headway on the development of the old golf course. A sign of hope emerged nearly three years ago with a series of excellent presentations offered by the developer for what would be called Serena Park Estates. Yet there is no forward movement.

His proposed site plan has, from our viewpoint, multiple advantages:

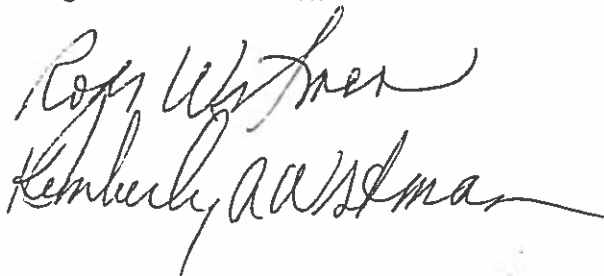
- **The Serena Park Estates landscape plan calls for removal of the Tamarisk trees that are damaging our property.** This row of trees grows only about 10' beyond our property line. The extensive and aggressive root system of these trees extends well beyond our fence into our property and very likely beneath the concrete slab of our home. The roots sap most of the moisture and nutrients from our back yard. As a result it is nearly impossible to get anything to grow, let alone thrive. The branches, some of which are very old and very heavy, have extended perilously over our fence—the developer has been responsive and cooperative in getting these cut back. But the problem will persist until those trees are gone once and for all. Additionally, we know that some of our neighbors have had issues with the roots coming up through their yards, damaging concrete patios and decks. We worry that the roots that extend directly beneath our home may one day cause damage to the slab.
- **Tamarisk tree removal will enable us to proceed with our own backyard re-landscaping plans.** We cannot go forward with those plans until the trees have been permanently removed. Our understanding is that removal will likely damage the block wall that separates our property from the old country club, and will require repair or replacement. Removal of the root system may also require digging in our yard. Until this work is complete, it is impractical for us to begin our own project.
- **Development will rid the empty land of the off-road vehicles that it currently attracts.** Despite the fact that the developer has erected signage and fencing, the ATV-ers still get through and race around this part of the old country club, raising noise levels and dust. This activity is literally within 100' of the back of our house. Contacting the police is ineffective—the riders are long gone by the time law enforcement can get there.

- **The value of our home will significantly increase if this project goes forward.** We cannot imagine anything less attractive than the current state of that dusty empty land, with the only signs of life being that of the un-manicured Tamarisk trees. Replacing this blight with a greenway and beautiful homes will bring much-needed life and value back to our surroundings. The thought of being able to look over our back fence and seeing the flora of a beautifully landscaped greenway and the façade of attractive homes, rather than the land's current state, is very appealing.

We strongly encourage the Commission to swiftly move forward and provide the necessary approvals for the Serena Park Estates proposal with the same expedition it seems to provide developers of the downtown area. Keep in mind there is much more to Palm Springs than downtown. The Serena Park Estates project will offer an enormous improvement to the north end of Palm Springs. Do not let us down.

We look forward to reading soon that all approvals have been granted and that work on the undeveloped land is finally underway.

Roger and Kim Westman

Handwritten signatures of Roger Westman and Kim Westman. The signature for Roger Westman is written in a cursive style, and the signature for Kim Westman is also in cursive, appearing below Roger's signature.

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

March 12, 2016

Palm Springs Planning Commission  
Palm Springs, CA 92262

Dear Planning Commission:

This letter is regarding the future development of the Serena Park Estates located in north Palm Springs where the previous Palm Spings Golf Resort once existed.

Since the golf course has been out of commission for years and has become a real eye sore for all you walk or drive by it is time to develop the land into something that will be attractive and livable by future Palm Springs residents. I am asking that the planning commission seriously consider the approval of developing the land into a beautiful community such as Serena Park Estates. It is time to seriously create something useful to residents and visitors to our world renown resort. In addition it will only add to the economic growth our city desires and needs.

The developer has visited us and explained the project and it sounds great and will only add something positive to the dry, dusty bare land that once was a golf course.

Thank you for your serious consideration and approval of the Serena Park Estates development.

Respectfully,

Diana R. Sochor  
2330 Savanna Way Palm Springs, CA 92262

Kenneth Mau  
Chairman Gene Autry Neighborhood Organization  
2880 E San Angelo Road  
Palm Springs, CA 92262  
[Kjmwh1@Juno.com](mailto:Kjmwh1@Juno.com)  
760-338-9597

RECEIVED

MAR 07 2016

PLANNING SERVICES  
DEPARTMENT

Building Commissioners  
City Of Palm Springs

March 3, 2016

Dear Planning Commission,

I'm the Chairman of Gene Autry Neighborhood; we held our yearly meeting on February 9th 2016 at Sinatra Auditorium of Desert Regional with over 50 people in attendance. Erick Taylor development representative for Serena Park Development was there and we introduced him.

The one thing we heard at our open forum from our neighborhood was the traffic problems on Verona Rd, Whitewater and Via Escuela; speeding, the streets are not safe to bike or walk or back out of their driveways, and not stopping at stop signs and just too much traffic.

I listened to a father telling us his two girls cannot use their bikes only in the drive because Verona has no sidewalks and the street is not safe with speeding cars and people not stopping at stop signs, also a person who is handicapped cannot walk with a cane anymore on Whitewater because of speeding cars.

We had a report from our two of our Police Officers assigned to our neighborhood, Office Jose Arellano Jr and Officer Burton Arielland, the biggest problem they have is not crime in our neighborhood or homeless, it was the speeding on Verona Rd, Whitewater and Via Escuela, they can give tickets when they are working in our neighborhood, with the city being understaffed they cannot spend 24 hours a day here.

We heard from Mayer Moon about the problem with our understaffed police officers, and he said he has also looked into Serena Park Development.

Then we talked about 3,700 more cars a day on Verona Rd, Whitewater and Via Escuela, the residents of Gene Autry are not happy with this.

Some of the feedback I got was why not use the main gates at the White Water Country Club they have gates there now and the traffic would use Farrell a four lanes road with left turning lanes. This would only affect two homes. Use Francis and Farrell as their main gates, this would only affect 18 homes on Farrell.

If they use Whitewater / Verona as their main gate with Verona as the street they come and go for their main entrance, this will affect 46 homes on Verona alone. Use Whitewater/Verona as their main gate would affect 45 homes on Verona and 38 homes on Whitewater Drive in the Gene Autry Neighborhood.

We have no problem with the Development and we welcome it when done right, but not the traffic on our neighborhood streets. Currently with Snowbirds traffic at an all-time high for the year, IF we add 3700 cars per day I cannot imagine what this would turn our neighborhood into.

This land locked piece of real estate, purchased as open space will create major traffic from every direction that our streets were not built to handle. I do hope you take into consideration who was here first when making a decision as to what this parcel of land should be used for, open space or residential.

You as commissioners need to look at what Gate placements affect the least number of homes.

Thank you for taking the time to consider this project carefully

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Mau". The signature is fluid and cursive, with a large loop at the end.

Kenneth Mau  
Chairman Gene Autry Neighborhood



## David Newell

---

**From:** Linda Ficere <ficerellc@icloud.com>  
**Sent:** Saturday, February 20, 2016 5:52 PM  
**To:** David Newell  
**Cc:** Johnson Tom  
**Subject:** Fwd: Serena Park Development

Hi, as you can see we asked last year to be put on email and mailing lists used to notify neighbors. However, we've never received any notices of city meetings.

Is there a list where we can be included?

Also, after reviewing the past meeting minutes I would also like to go on the record to express concerns as follows:

**Traffic.** The tremendous increase in traffic will affect Escuela and other area roads that are not situated to absorb high volume. Also, Escuela is a designated bike route.

**Road placement.** Given that the current residents of PSCC purchased homes when a golf course bordered the property, it seems a "double-penalty" to place the new road for the new development adjacent to PSCC units. Please consider requiring the developer to place the road in the middle of the development or along the eastern edge where the effects of noise and pollution can be minimized.

**Density.** The current proposal makes Serena Park the most dense neighborhood of single family homes in the city. Please consider a plan which includes fewer homes on larger lots. Given the incredible views from the property it would seem that homes similar to those in the Alexander Estates and more modest but still stylish units surrounded by increased green space would have broad appeal.

Please acknowledge receipt of this email.

Thank you!

Linda

Linda Ficere and Tom Johnson  
Direct Phone: 503-384-5454  
Email: [ficerellc@icloud.com](mailto:ficerellc@icloud.com)

Begin forwarded message:

**From:** Linda Ficere <[ficerellc@icloud.com](mailto:ficerellc@icloud.com)>  
**Subject:** Serena Park Development  
**Date:** January 28, 2015 at 5:10:26 PM PST  
**To:** [David.Newell@palmsprings-ca.gov](mailto:David.Newell@palmsprings-ca.gov)

**TO:** David Newell, Associate Planner, City of Palm Springs  
**RE:** Serena Park Development

We attended the Scoping Meeting on January 8, 2015. We would like the Draft EIR for the proposed Serena Park Project to address the following potentially significant environmental impacts:

Effects of road locations on the environment. Why are the main roads for the development along PSCC units instead of through the middle or on the east-side of the new development? This will significantly decrease air quality for condo owners and increase noise.

Tree removal and buffer zones. Will the mature pine trees on part of the east-side border of PSCC be destroyed to build the main road or will there be a greenspace "buffer zone" between the new wall and new housing? If there is a greenspace "buffer zone" how wide will it be and will it allow pedestrian and/or bicycle access?

Density. Are there any other planned developments in PS of this size with the level of density proposed for Serena Park? If not, why would the City accept this level of density?

Environmental Effects. Will the City require the developer to reduce the number of units to address adverse environmental impacts (e.g., noise, pollution, water use)?

Communication about environmental changes. Who in the community is the City working with to communicate review of the plan? Will the City agree to work with representatives of PSCC who can attend meetings? Although my husband's family has owned our PSCC condo over 15 years, we have NEVER received any notices from the City about this development. Isn't there a way to inform homeowners affected by the plans NOW BEFORE plans are approved/final?

Please include me and my husband on any emailing and mailing lists maintained by the City for contacting residents in the future.

Additionally, I offer these comments and observations:

- People came to the meeting on January 8th because they do not know how the process works and have legitimate concerns about access, noise, density, security, property values, and placement of roads. WHO makes the final decision, WHAT does it take to get a change in the plan, and WHEN is a decision final? However, instead of responding clearly and directly to these needs, the presenters mostly stuck to their script. As a result, people remain frustrated and anxious that their concerns will have no effect on the decision-making process.
- A meeting held last February by the developer at the Four Seasons community was very well attended because so many people had been notified about it. Overall, people were frustrated and angry about the proposed plan. Now, nearly a year later, the only apparent change to the plan is that there will be 9 or so fewer houses because small greenspaces are breaking up the cul-de-sac areas. This suggests to that the decision makers have no intention of changing the plan based on feedback from those affected.
- Our conclusion after attending the meeting is that people are not against development per se but they are against the scope of the current plan. The plan proposes the highest density in PS for its size; places main roads closer to existing residences than to new ones, and still does not address safety or access concerns for existing residents.

Thank you.

Linda Ficere and Tom Johnson  
2544 "A" Whitewater Club Drive  
Palm Springs, CA 92262

December 16, 2015

David Newell, Associate Planner  
Planning Commission, City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

RECEIVED  
DEC 21 2015  
PLANNING SERVICES  
DEPARTMENT

RE: Case: 5.1327 GPA/ PD 366/ ZC/MAJ/TTM 36691. PS Country Club, LLC for "Serena Park"

Dear Mr. Newell:

Unfortunately, I was not able to attend the public hearing regarding the Somis, LLC Development known as Serena Park. I live at Four Seasons and have been domiciled here for about 5 years. I read in the newspaper that after the November 18<sup>th</sup> hearing/meeting, the Planning Commission decided to study the project further. I hope that it isn't too late to offer a comment and question.

I have a question regarding the 55+ designated duplex homes of the project and how "binding" the 55+ designation is before, after and during the completion of the project, i.e., should the project be approved.

The question is: What happens in the event that the 55+ units do not sell within the builder/developer's projections or plans? Could the builder/developer or anyone to whom the builder/developer might sell change the 55+ restriction/designation? Can the developer change this restriction/designation at any time?

The comment/concern is with the project's location for the 55+ units. With close proximity to the Golden Sands Mobile Home Park, I personally do not think that potential 55+ buyers will find such proximity desirable. I have observed (and heard) activities at the mobile home park over the years. And I wonder if the mobile home park's current aesthetic and temporary--though considerable--disturbances from time to time (e.g., music events, loud barking dogs, police actions, etc.), will be an impediment to 55+ buyers.

Thank for this opportunity to express my question and concern.

Sincerely,



Craig Haynes  
3454 Sunbeam Way  
Palm Springs, CA 92262

CC: Rush, Jim Four Seasons

CC: James Thompson, City Clerk

December 8, 2015

Mr. David Newell  
Assoc. Planner  
City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

Received from Weber  
2510D Whitewater Club Dr  
RECEIVED

DEC 16 2015

PLANNING SERVICES  
DEPARTMENT

Dear Mr. Newell,

At a meeting of the Phase I Palm Springs Country Club HOA held December 8, 2015, with Serena Park principles, to discuss boundary lines along with a type of boundary wall, plus overall discussion on Serena Park project, the following Phase I homeowners' signatures indicate our approval of the Serena Park project, and once again ask the Planning Commission to approve the rezoning for this project so that it may proceed. Thank you for allowing us to relay our feelings.

PHASE I PALM SPRINGS CC HOA

Art Carroll, President

Art Carroll

Joe Corbett, Board Member

Joe Corbett

Dean Weber, Phase I Project Coordinator

Dean Weber

Homeowner

Unit #

Homeowner

Unit #

Charlie Cohoe

2531B

Frank Murray

2530C

Mary Cohoe

2511C

Ernie

2511A

Bobina

2521D

Jana Ravech

2538B

Dr. Peyton

2572 B

Judy Weber

2510D

John Quint

2530 D

Janene Doane

2515B

Hy Ly

2526 C

Art Carroll

2504 B

Luzanne Carroll

2501B

John Harry

2504D

Emily Wick

2504 B

Cheryl Kline

2504 F

Fred Moldenard

2538D

Charles Anderson

2543 B

David Strubbe

2537 D

Larry + Pam M

2543 D

Vertie Hull

2521 B

Arian Weber

2510D

## David Newell

---

**From:** Ed Caruso <ed@edcsf.com>  
**Sent:** Monday, November 16, 2015 3:00 PM  
**To:** David Newell  
**Subject:** Re: Serena Park project

RECEIVED  
NOV 16 2015  
PLANNING SERVICES  
DEPARTMENT

Hi David

My thoughts on the Serena Park project are as follows.

The building heights were original set to be 19' to 21' feet. Now the intent to have taller buildings put in place, is a cause concern for negatively impacting quality of life issues.

One thing to note. My home here in Palm Springs is not a vacation home. I am a full time resident. So the issues I bring up would impact me everyday. Not just on weekends.

1. Loss of views around the area. I will be looking at buildings not the unobstructed views I have come to know as advertised when I bought my property in Alexander Estates II this past May.
2. Loss of privacy. As of now we all enjoy privacy in our back yards. With buildings of increased height, there will be neighbors that can see into our yards removing the privacy I was promised during the house buying process. The privacy into my pool area was an item that was particularly important to me and the loss of privacy, can never be regained.

Keeping with the original height specifications would be greatly appreciated and with in the end, result in fewer disgruntled residents in the surrounding existing neighborhoods.

Respectfully,

Edward Caruso  
2733 Alexander Club Drive  
Palm Springs, CA 92262

Cell: 415.350.3245  
Home: 760.464.0840

--

Sent from my M8.

## David Newell

---

**From:** Scott Gulledge <scott\_realtor@yahoo.com>  
**Sent:** Monday, November 16, 2015 11:37 AM  
**To:** David Newell  
**Subject:** Palm Springs Country Club Development - Serena park

RECEIVED  
NOV 16 2015  
PLANNING SERVICES  
DEPARTMENT

David,

Thank You for sharing the information with me today about the process.

I am totally for this project if the developer builds one story homes and does not block our amazing views.

I live at 2720 Alexander Club Drive in the Alexander Estates II. The view out our back faces east which gives us an amazing view of the mountains and a city lights view of Desert Hot Springs. If Serena has one story homes, our view should be okay. If he builds two story homes our views will be blocked. We purchased our home for the incredible views in all directions.

1. The developer said he is going to build one story homes. He is now trying to increase the height to 24 feet. I hope this increase will not allow him to build two story homes. My fear is that would block our views.

2. Another concern I have is that the developer has stated over and over that he will not block our views, but at the last community meeting he attended he said he would plant trees in the buffer zone around our existing exterior community wall. Planting trees against our wall would block our views. I asked him if he would consider planing something that would not grow taller than our wall which is six feet. He did not like my question. There is no reason for him to plant trees along our back wall. He should plant short desert plants that do not need a lot of water. Trees will require a good amount of water.

Thank You.

Scott Gulledge  
2720 Alexander Club Drive  
Palm Springs, CA 92262  
760-408-1884

SCOTT GULLEDGE, REALTOR®  
bennion  deville  
HOMES

850 N Palm Canyon Drive  
Palm Springs, California 92262  
bdhomes.com  
Cal BRE # 01957389  
Mobile: 760-408-1884

From: renee saunders cabobob1@hotmail.com  
Subject: Palm Springs Country Club Proposed Development  
Date: November 9, 2015 at 6:41 PM  
To: bob saunders bobsaunders1@mac.com

RECEIVED  
CITY OF PALM SPRINGS



2015 NOV 16 AM 8:56

JAMES THOMPSON  
CITY CLERK

Planning Commission Meeting

Date: 11-18-15

Additional Material

tem 1A

Dear Commission and Council Members,

We have previously written and voiced our concerns at the meetings regarding the proposed development on the historic Palm Springs Country Club that borders our home on Verona Road.

While we are certainly not a large corporation with lots of money to spread around we feel that our voices still need to be heard. We continue to have grave concerns regarding the following issues and it appears that the project just keeps steamrolling along.

1) **TRAFFIC**- at the end of our street on Verona and Whitewater there would be only one of two entry/exit points. The surrounding major arteries of Gene Autry and Vista Chino are already overwhelmed at peak traffic hours.

2) **DENSITY OF THE PROJECT** - This property was a steal at one million dollars and makes one wonder, how in the world did that happen? Lawsuits and fines that had been imposed on the property were forgiven to facilitate the sale.

Now the developer looks to gain extreme profits by building more than 400 residences as the city looks on. The zoning may be difficult to change so now it seems that it is being looked at to change the city's General Plan to accommodate this development. We have been living there for years and enjoying the **OPEN SPACE** and although it is not nearly as pretty as it once was, it is still open space and we continue to enjoy it. For the city to once again favor a big developer and it's need for large profits seems so unfair to the residents that have been ignored and left behind throughout the process.

3) **WATER and RESOURCES** - With most of us having to let our beautiful yards die off due to the current drought conditions, how does the city look to provide the resources necessary for 400 more residences? The infrastructure required? Those of us currently there will be subjected to years of construction and the noise and congestion it will bring instead of the peaceful neighborhood we now enjoy. Our retirement is about to become years of dust and the sound of trucks backing up instead of the sweet song of the birds and the tranquility we have now.

4) **RECREATION** - The proposed development has no community facilities. There has been talk of a pool at the Senior residences but not for the rest of the proposed community. The public park seems a slap in the face as a proposal to mitigate not only our open space but the recreational facility. As we know in Palm Springs, much of the equipment and areas in the parks are not usable during the hottest months. Where will the residents be going? The pools surrounding the new community will look very appealing to those without one. It would appear that the lots being proposed are certainly not large enough for them to have a private pool.

There was much discussion from neighbors on keeping at least some of the original course open

space as zoned but it seems to have been largely ignored. I speak for ourselves that while we would love to at least see a 9 hole course, we are quite happy with the open space and natural beauty it provides us at this time. AS IS! For existing neighbors there seems to be no upside to this development as it is currently proposed.

No upside EXCEPT of course for the developers themselves.

In closing, we ask that you consider our requests for the following;

- 1) No additional traffic
  - 2) Maintain our Open Space
  - 3) Answers to the questions concerning Water Conservation
- and lastly,
- 4) What if any was the financial involvement of city staff, city council and the developer in signing off on this mega development giveaway?

Respectfully,  
Bob and Renee Saunders  
3044 Verona Road  
cabobob1@hotmail.com



## David Newell

---

**From:** Flinn Fagg  
**Sent:** Tuesday, November 17, 2015 8:49 AM  
**To:** David Newell  
**Subject:** FW: Planning Commission Meeting 11/12/15 and Serena Park Developmenta

Please provide copies of this email to the Planning Commissioners for Wednesday's meeting

RECEIVED

---

**From:** renee saunders [mailto:cabobob1@hotmail.com]  
**Sent:** Monday, November 16, 2015 1:42 PM  
**To:** Flinn Fagg; David Ready; Jay Thompson  
**Cc:** Kia Farhang; skip.descant@desertsun.com; al.franco@desertsun.com  
**Subject:** Planning Commission Meeting 11/12/15 and Serena Park Developmenta

NOV 16 2015

PLANNING SERVICES  
DEPARTMENT

Dear Members,

It is with great displeasure that we showed up for a crucial meeting regarding the future of the Historic Palm Springs Country Club only to be met with a "postponement."

The developer had clearly been made aware and yet those of us who were there had not been given that courtesy! We personally, made a special trip from LA for the meeting. A meeting which looked to have many people disappointed in the fact that it did not take place. I can't count the actual number but I believe there were at least 30 or more that got up and walked out when the meeting commenced and we were finally informed. We were sent an email that this meeting was to take place and feel that the same courtesy could have been extended that it would NOT be taking place. The applicant was given that courtesy. A letter I wrote to the Commission was apparently passed along to the developer and he also reached out to us and asked to speak with us. Presumably at this meeting.... Well, that did not happen.

We also received an email from the Commission later the same day advising us of the new meeting the following week. A meeting we will be unable to attend. Why does it seem that the Developer is getting better treatment from the city than the people that live here?

I smell something fishy here!

Just recently, we have heard but been unable to verify that the developer is requesting to raise the height limit of the project to 24 feet thus making 2 story homes a real possibility. It would seem that instead of the project being pared down as we had hoped, it is getting bigger and the developer is asking for more, more and still more!

We know we are not the only residents that are not happy with the development as it now stands. Why is it that we would be met with such disregard on this occasion? It appears that this project has had a "green light" since the get go and we are wasting our time even trying to meet and discuss.

Respectfully,  
Bob and Renee Saunders  
3044 E. Verona Road

Mr. and Mrs. Thomas Corley  
616 27<sup>th</sup> Street  
Manhattan Beach, CA 90266

RECEIVED  
NOV 11 2015  
PLANNING SERVICES  
DEPARTMENT

November 11, 2015

Planning Commission  
City of Palm Springs  
Palm Springs, CA

RE: Palm Springs Country Club Golf Course Development, "Serena Park"

Dear members of City Planning Commission,

My family and I are part-time residents of Palm Springs in a home located at 3030 North Farrell Drive which we built in 1992. We also live part time in the City of Manhattan Beach.

Recently, I was able to attend a presentation meeting held by the new owners of the Palm Springs Country Club Golf Course. In my opinion, the plan they presented is an example of unmitigated overdevelopment and detrimental to the adjacent neighborhoods. This proceeds an investment company that destroyed a beautiful recreational open space which was an asset to the City and the community.

A summary of the plan deficiencies are as follows:

1. The plan contains no golf course of any size.
2. The plan contains far too many units.
3. The proposed lots are too small.
4. The lots crowd the Whitewater Condominium Development.
5. The two bottleneck entrance exits will create serious traffic problems to the existing neighborhoods.
6. The proposed public park at Verona Drive and Whitewater Drive seems to be hidden and remote for any neighborhood-wide usage and would also present a security and policing issue.
7. It has been reported that the new owners paid only one million dollars for the property and the back taxes owed which presents further questions regarding this development.
8. A great disservice was done to the community by not offering the property at such a low price to more developers, perhaps with greater experience in designing community recreational spaces.
9. The developers reported at the last neighborhood meeting that they know the opinion of the Planning Commission and the City Council on several issues. This could be a violation of the Brown Act.

The owners "bought" the responsibility to the community to restore a golf course of some size, especially surrounding the Whitewater condominiums. Just because the previous owner, Point Center failed to maintain the property, creating a public nuisance and effectively demolishing the golf course without a permit, new owners should not be devoid of the responsibility. The loss of

animal life and plant life should have been the subject of a substantial fine and should be addressed in any plans submitted. None of the owners explored an idea of providing a small golf course and including the existing Whitewater Condominiums and Verona Drive and Farrell Drive as part of membership fees. I had also heard rumor of a development of a small hotel and 9-hole course planned for the main property. For years the property was being offered for more than twenty million dollars which of course discouraged most development other than high density residential. If the property were offered at the 2-3 million dollars it cost the current owners, many developers would be interested and would be able to include a golf course. The new owners' statement that "a golf course is not economically feasible" is unacceptable. Possibly someone with more experience in developing recreational communities would be a better choice. The new owners stated that their experience is confined to development of residential lots for sale.

The plan contains far too many units. The proposed 450 unit development is too large for what it is zoned for which is open space. The development of SFR's should be equal or less than the adjacent Desert Park Estates which would provide a maximum of approximately 200-250 units. Please remember there are already 200 condominiums out there. The proposed lots are too small. 384 of the lots proposed are only 5,000 square feet which is ridiculously small for the Palm Springs area and the adjacent neighborhood. This creates too high of a density for the property.

According to the plan, the lots crowd the Whitewater Condominium units and take away the open space they enjoyed for decades. The Whitewater HOA should consider legal action to obtain an open space easement by prescriptive right over the last many decades.

I cannot imagine why the City would want to take on the maintenance of a park which would be hidden from the community at large. The park would serve the new owners' development nicely but few others. So basically the City (and all its residents) would be paying for the open space for this development as well as the security and policing of this secluded well hidden open space. This will become an ideal place for neighborhood juveniles to hang out. Something more useful such as tennis courts should be put in.

The new owners apparently paid one million dollars plus back taxes and City legal fees for the property. Approximately 2.5 million dollars seems to be a very good purchase price for this property. They have purchased it for less than three dollars a square foot. This should make it very easy to develop something nice. It is very sad that the site was not properly marketed to other developers who could have produced something much better. It is a puzzlement that last fall Point Center was asking 23 million for the property and now has sold it for less than three million. This makes me believe it was not an arms-length purchase. Perhaps Point Center is still involved in the property in some way by a separate agreement. Which might defraud the investors. If the new owners actually purchased the property with no connection to Point Center at all for 2.5 million dollars then they should have no need to develop such a horrendous, high density development. They should be able to make a substantial profit building 100 homes in the area and including a nine-hole golf course. The request for such high density is not only outrageous, it is completely unjustified.

Many neighbors and I hope you require a proper development of this sixty-year old open space recreation area.

I have not seen the EIR as yet and will comment on that later.

Sincerely,

  
Thomas H. Corley

cc: City Clerk, James Thompson  
Associate Planner, David Newell  
File

Attachments:  
Lawyers Title Escrow Statement  
EIR Scoping Communication

# LAWYERS TITLE COMPANY

4100 Newport Place Dr, Suite 120, Newport Beach, CA 92660

Phone: (949) 724-3140 Fax: (949) 724-3173

## Sellers Closing Statement Final

Escrow Officer:  
Debi Calmelat

Escrow No: 09271090 - 916 DC1  
Close Date: 02/28/2013

Proration Date:

Date Prepared:  
03/06/2013

Seller(s): Palm Springs Country Club Investors, LLC, a California limited liability company  
Jeffrey G. Gomberg

Property: 2500 N. Whitewater Club Drive  
Palm Springs, CA 92262

Description	Debit	Credit
<b>TOTAL CONSIDERATION:</b>		
Total Consideration		1,000,000.00
<b>COMMISSIONS:</b>		
\$50,000.00 to Land Advisors Organization, California Division	50,000.00	
\$50,000.00 to The Cayman Group	50,000.00	
<b>TITLE AND ESCROW CHARGES:</b>		
CLTA Title Insurance Premium to Lawyers Title.	2,643.00	
County Transfer Tax (Paid 50/50) to Lawyers Title.	550.00	
Escrow Fee (Paid 50/50) to Lawyers Title Company	1,137.50	
Escrow Document Preparation to Lawyers Title Company	150.00	
Escrow Re-Draw Grant Deed IFO Buyer to Lawyers Title Company	50.00	
Escrow Additional Updated Re-Draw Fees to Lawyers Title Company	150.00	
Overnight Mail to Lawyers Title Company	14.58	
<b>RECORDING FEES:</b>		
Recording Deed IFO Buyer (Paid 50/50) to Lawyers Title.	20.00	
Recording Fees (Documents to Perfect Title) to Lawyers Title.	155.00	
<b>ADDITIONAL CHARGES:</b>		
97.92% Net Proceeds to Palm Springs Country Club Investors, LLC, a California limited liability company	876,422.11	
2.08% Net Proceeds to Jeffrey G. Gomberg	18,616.81	
Notary Signing Lazard Docs/Invoice 130777932 to Bancserv Inc.	75.00	
Lien Release Recording Fee Re: Burnett Development Corporation to Desert Water Agency	16.00	
<b>Sub Totals</b>	<b>1,000,000.00</b>	<b>1,000,000.00</b>
Balance Due From Seller		
<b>Totals</b>	<b>1,000,000.00</b>	<b>1,000,000.00</b>

From: thomashcorley <thomashcorley@aol.com>

To: David.Newell <David.Newell@palmsprings-ca.gov>

Cc: djbucken <djbucken@gmail.com>

Subject: EIR Scoping Meeting Serena Park (Palm Springs Country Club)

Date: Wed, Jan 7, 2015 12:07 pm

---

Mr. Newell,

I have the following questions and concerns regarding the EIR Scoping Meeting.

Why are the adjacent homes called "constraints"?

Who concluded the site cannot satisfy current golf course design practices?

An 18 hole golf course existed for 60 years. The first developer n recent times proposed a smaller golf course. We could at least have a 9 hole executive course around the Palm Springs Country Club Homes. This should be analyzed by a golf course development company. I can recommend some.

Five thousand square foot lots do not constitute low density residential.

43.4 Acres of private common area a the expense of the new residents is wasted water and open space.

The five acre public park isin a hidden location for the public. It is useless. The existing Victoria park on Raquet Club is only used by a handful of people around the tot lot. This needs further analysis.

Environmental factors to be analyzed:

Land Use/Planning

Public Services

Recreation

Sincerely,

Thomas H. Corley  
Resident

7/2 James Thompson, City Clerk

1/05/11, 2015

p1

Re: CASE 5.1327 GPA/PD366/ZC/MAJ/TTM 36691  
PS Country Club, LLC for "Serena Park"

I would like to comment on the application of the above  
"Serena Park" as I have concerns regarding the rezoning  
of this area

My first comments concern the FEIR:

1) In their email to David Newell regarding drainage (letter B-1)  
+ the Riverside County Flood Control + Water Conservation District noted  
that "during large storm events, the vacant area proposed for  
development has experienced a backwater effect from the  
Whitewater River. Therefore, the grading and the drainage for  
the tract should be designed accordingly to address the backwater  
effect"

The only response to B-1 was: "Comment Noted"  
Shouldn't the response give more definitive criteria to be  
sure that the grading and drainage could guarantee no increase  
in flood risk for current homeowners??

The RFC+WCD went on to state (in B-3): "Therefore, to mitigate  
flood risk in residual risk areas, property owners and residents  
are encouraged to consider flood insurance and floodproofing and  
other protective measures."

Again, response was "Comment Noted" though it went on to say  
there was some discussion of the chance of flooding (should we  
ask our LaQuinta neighbors how they feel about a low risk of  
flooding?)

So this begs the question: Will Serena Park be possible  
for my flood insurance costs or floodproofing my home??

Submitted to  
Planning Commission

Case # 12-2015  
JFM ZC

2) In letter C, the Agua Caliente Band of Cahuilla Indians (Aug 4, 2015) commented in C-1 that "the proposed overflow from the retention facility appears to be into Whitewater Club Dr." and goes on to ask how the overflow would be accommodated by WW Club Dr.

The response said run-off does not enter White Water River Channel. The response gave NO indication how WW Club Dr would either handle the run-off or how much our roadways would be impacted (ie damaged) by all this extra run-off.

In our development (PSCC) all the roadways are private streets paid for by our respective HOA's (not the city). How would Serena Park compensate us for this?

(And, as an aside, the "levee" is still being referred to as an actual levee, not a PAL, or "provisionally accredited levee" even though the EIR was supposedly revised to indicate this back in letter B)

Other comments I'd like to make concern what I could NOT find in the EIR

A) impact of increased traffic on surrounding streets, especially Farrell, Virana + Sunrise

B) impact of  $\left\{ \begin{array}{l} \text{Water Usage Increase} \\ \text{of all these new residents} \end{array} \right.$  associated with the influx

C) impact of possible electrical overloads due to the higher demands of an increased population.

Submitted to  
Planning Commission

NOV 12 2015

Case # 2C



1-

In closing, I am VERY concerned about the density of this proposal. I realize that, in legalese, this number of units (429) is considered "very low density" given the 125 acres, yet I have serious misgivings about how it affects our neighborhood as we know it.

Thank you for your consideration to these matters.

Sincerely,

(Terri McCoppin)

Terri McCoppin

2545 C Whitewater Club Dr.  
(PSCC)

Palm Springs CA 92262

terrimccoppin@yahoo.com

(760) 861-9525

Submitted to  
Planning Commission

NOV 12 2015

Case # \_\_\_\_\_

---

---

# CVLINK Committee of The Four Seasons

---

## Representing the concerned residents of The Four Seasons in Palm Springs

---

November 9, 2015

**Palm Springs Planning Commission**  
c/o James Thompson, City Clerk  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

Planning Commission Meeting

Date: 11-12-15

Additional Material

Item 2C

Re: **Serena Park Development** (Case 5.1327 GPA / PD 366 / ZC / MAJ / TTM 36691)

Palm Springs Planning Commission:

It is our understanding that all lanes (pedestrian, bicycle and NEV) of the northern Palm Springs route of the CV Link are to be incorporated into the proposed Serena Park housing development.

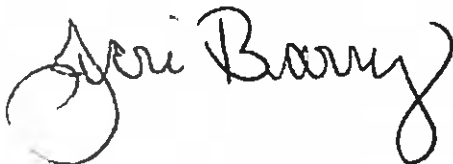
At the hearing regarding Serena Park project on November 12, we request that the CV Link issue be included in the discussion, specifically these questions...

- Is it intended that the re-direction of the CV Link through Serena Park will eliminate the route that is currently planned to be built on, or adjacent to, the levee located west of Gene Autry Trail? *Please see the enclosed maps.*
- What is the process for the Palm Springs City Council to officially sanction this revised northern CV Link route and for this altered route to be submitted to CVAG?

*NOTE: Time is of the essence. An EIR for all potential CV Link routes must be included in the CV Link Master Plan. Final approval of the CV Link Master Plan is imminent. The new "Serena Park" route must be submitted to CVAG immediately to be included in the EIR and the CV Link Master Plan.*

I will be attending the Planning Commission meeting on November 12, 2015 and look forward to the responses to our inquiries.

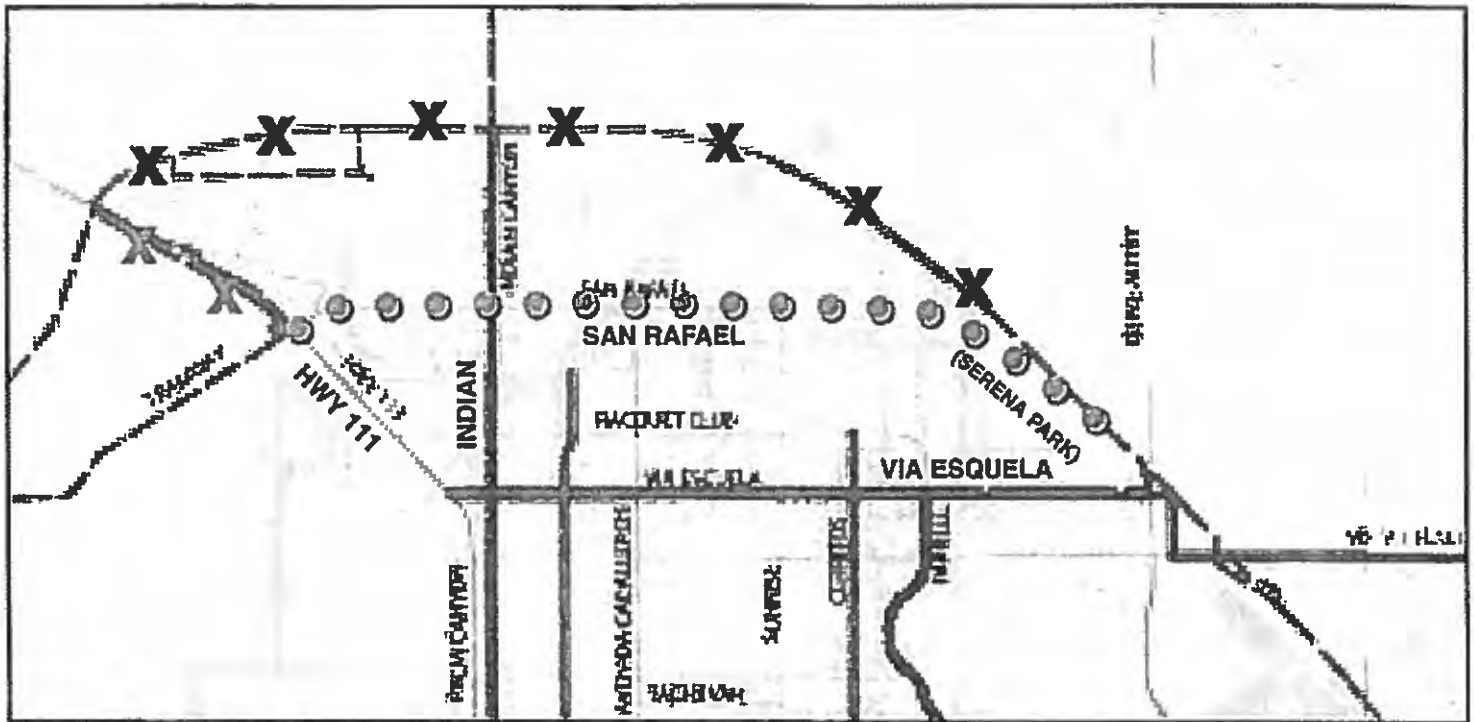
Respectfully,




Jeri Barry, Vice Chair  
CV Link Committee of the Four Seasons  
2250 Savanna Way  
Palm Springs, CA 92262  
(760) 320-3003

RECEIVED  
CITY OF PALM SPRINGS  
2015 NOV - 9 PM 2: 06  
JAMES THOMPSON  
CITY CLERK

# NORTHERN PALM SPRINGS CV LINK SERENA PARK / SAN RAFAEL ROUTE



The CV Link route option for the northern end of Palm Springs has been placed on a map from the NEV Draft Plan created by CVAG, which is currently under consideration for approval.

 **Serena Park / San Rafael CV Link Route** (for NEVs, bicycles and pedestrians): Starts at the Palm Springs Visitor Center - San Rafael (east) - passing through the Serena Park community ... joins CV Link on the levee just before Gene Autry

**X** CV Link Segment to be eliminated

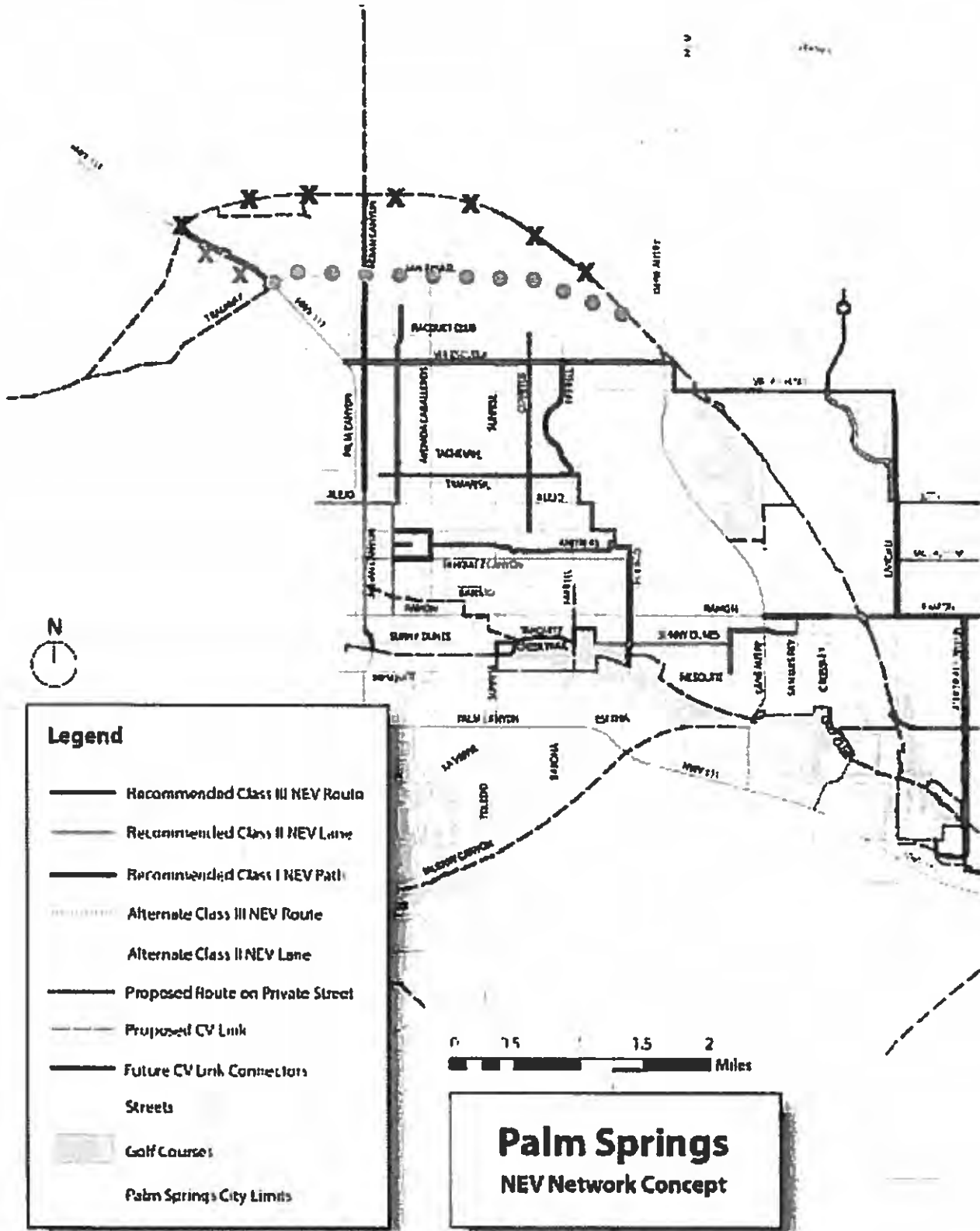
**X** Additional CV Link Segment(s) that could be eliminated

## ADVANTAGES:

- It is a safer, healthier path that protects users from the brutal wind of the open desert.
- Sand would not accumulate on this route, greatly reducing maintenance costs.
- Maintenance in general could be folded into regular street upkeep.
- Police already regularly patrol these city streets.
- Cost of CV Link security would be reduced.
- Increased police presence and access will result in a safer path for users.
- Access to the PS Visitor Center on Hwy. 111 is maintained, and is more direct.
- Option to connect with a future CV Link route to DHS via Gene Autry is preserved.

CVAG Neighborhood Electric Vehicle (NEV) Plan

Map 8. CVAG NEV Recommended Network Concept - Palm Springs



● ● ● Serena Park / San Rafael CV Link Route

RECEIVED

AUG 10 2015

PLANNING SERVICES  
DEPARTMENT

William T. Bowden

2629 North Whitewater Club Drive

Palm Springs, CA 92262

City of Palm Springs

Attn: David A. Newell

3200 E. Tahquiltz Canyon Way

Palm Springs, CA

re: Redevelopment of Palm Springs Country Club to residential lots (Environmental Impact Report)

Dear Mr. Newell and to whom it may concern,

I would appreciate if this letter be retained with the environmental Impact Report for Palm Springs Golf and Country Club (Serena Park).

My parents purchased 2629 North Whitewater Club Drive in June of 1993 and my own family has retained ownership of the same property.

The golf course, club house and tennis courts played a large part in why our residence was purchased and because of the open space of the golf course surrounding Palm Springs Country Club. Sadly when the golf course failed to continue due to poorly arranged financing we were fortunate that we still had the views and open spaces surrounding the course however poorly maintained as it was.

Our family is in favour of redevelopment for the sake of getting this land back into good use. Under section 2.4 (Summary of Alternatives) I would like to see far more park set aside for local residents including the possibility of having the current course land that surrounds Palm Springs Country Club continue as park for future generations to retain the same open spaces and views that we all have had since Palm Springs Country Club was first developed.

The boomerang street concept as planned will maximize lots around the Palm Springs Country Club golf course but we expect that when developed we will all become aware of numerous automobile lights at any given night trying to boomerang their way in and out of this new subdivision.

We hope this environmental Impact Report will look at a much larger dedication of parkland to the City of Palm Springs otherwise Palm Springs Country Club may well end up as currently planned a walled and closed off subdivision with limited access to any parkland, walkways or the existing open concept views.

Yours truly,



W. T. Bowden

## David Newell

---

**From:** Bill Bowden <billbowden760@gmail.com>  
**Sent:** Sunday, August 09, 2015 8:10 PM  
**To:** David Newell  
**Subject:** request to add letter  
**Attachments:** EIR Report PS Golf & CC.pdf

Dear Mr. Newell,

I am requesting your office include the enclosed residential input as to EIR report relating to rezoning of the Palm Springs Golf and Country Club into residential lots under the name of Serena Park.

Please advise if your office received has received this email and attached letter so it may be presented as part of the EIR report that our wishes are to substantially increasing the current parkland dedication relating to the rezoning of the Palm Springs Country Club.

Yours truly,

William and Alinda Bowden  
2629 North Whitewater Club Drive  
Palm Springs Ca 92262



## David Newell

---

**From:** Greg Alves <gregalves1234@aol.com>  
**Sent:** Saturday, February 14, 2015 9:09 AM  
**To:** David Newell  
**Cc:** john.alita@gmail.com  
**Subject:** Response to EIR Draft for Serena Park

Mr. Newell,

I understand that interested parties should respond to you regarding the proposed development of the old Palm Springs Country Club, currently referred to as Serena Park .

I read over the EIR Draft and would find it critical that the following items be reconsidered:

There needs to be a commitment from Somis Development and other developers that a 6' masonry wall be built around Phase 1 BEFORE grading commences. While all of the different HOA's may have different access points, Phase 1 will not be providing access points for any grading equipment, from what I understand. Without the 6' wall installed prior to grading and infrastructure improvements, the quiet enjoyment of our retirement homes will be denied for the foreseeable future. If the economy turns negative again, we will be forced to look out upon a ruined desert landscape for years, if the wall is not built.

The EIR Draft says our views will not be disrupted as they are negligible. This is not true. Our home has beautiful views of the Santa Rosa Mountains and San Jacinto range from every room. The proposed building heights of 19' are not necessary for the proposed single story homes. Palm Springs homes in our area are not higher than 14', from what I can tell. Most Alexander homes are even less. My concern is that a 19' height allowance will create the opportunity for 2 story homes. And regardless of the stories, 19' tall homes near the current homes in Palm Springs Country Club will definitely take away our view of the Santa Rosa mountains that we all have been enjoyed for over 40 years.

Phase 1 was designed by architect William Cody. The features in the homes are filled with his trademark designs, particularly the clerestory windows and very large plate glass windows that afford the great views. The property was known as Whitewater Country Club at it's inception. The other homes built after Phase 1 do not include all these architectural details. It is a special property and was built as an upscale second home community. For most of us homeowners, it still represents this demographic, although more retirees are moving in fulltime. It is our intention as well.

Most single family home developments in our area have large lots that can accommodate a swimming pool. The proposal by Somis Development for Serena Park are small 5000 sq.ft lots. There is no accommodation for a large swimming and recreation area, which is critical in Palm Springs, particularly when the power goes out. Four Seasons does have some small lots of 5000 sq.ft. However, their community facilities contain at least one very large pool and a luxurious clubhouse for it's residents to use. Thus, the proposed development of Serena Park is sub-standard, by Palm Springs standards as the lots are too dense and there is not commitment for a large community center and pool for it's 400+ homes, nor are the lots large enough for a homeowner to install their own pool.

Thank you for your consideration of these items. I do believe that Somis Development and the other developers could create something very nice out there on the old golf course. Personally, I think it should remain as a 9 hole golf course, as they paid very little for the property and could afford to incorporate that into their plan. This community has suffered greatly at the hands of developers who ruined the stately old golf course and ruined views that had been there for 50 years.

Sincerely,

Greg Alves  
2526B N. Whitewater Club Dr.



## David Newell

---

**From:** John Alita <[john.alita@gmail.com](mailto:john.alita@gmail.com)>  
**Sent:** Friday, February 13, 2015 1:13 PM  
**To:** Eric Taylor; David Newell; Greg Alves  
**Subject:** Re: Serena Park EIR

Thanks Eric. That is good news about the proposed wall construction timeline. I'm still concerned that there will be no pool in the other area of the development as the problem of people from the development using PSCC pools is still not addressed. Hopefully the wall will prevent a majority of those issues or they will decide that the pool in the senior section is a more attractive option. Let's hope it doesn't happen to anyone. Thanks for your quick response.

Sent from my iPad

On Feb 13, 2015, at 11:58 AM, Eric Taylor <[etaylor@somisinvestments.com](mailto:etaylor@somisinvestments.com)> wrote:

John and Greg,

Thank you for your comments and suggestions.

You are not alone in requesting the wall be built in advance of construction. Several neighbors have made the same request at various meetings we've had. I believe constructing the wall in advance of as much construction as possible is a good idea and will save all of us from some nuisance problems. I am hesitant to absolutely commit to a certain construction schedule and sequence before getting clear input from our contractors. We do not want to build that wall twice because it gets in the way of another trade's operations. That would make things worse. My guess is, at this time, is that we would grade the site first (this is a fairly quick operation, like a few weeks at most) and then build the wall. We will research our options and get back to you soon. Certainly building that wall in advance of house construction is feasible. Note that the City of Palm Springs has stringent and well enforced dust control requirements.

We are intending to have a community pool in the seniors, age restricted portion of the development and not in the Palm Springs home market. You correctly identified the nuisance problem associated with unsupervised children using community pools.

Eric Taylor  
Serena Park

---

**Subject:** Serena Park EIR

Hi Eric and David,

We are down in Palm Springs and talked to Donna Buckinger today. She updated us on what she knew about the Serena Park project. I'm sorry we couldn't attend the recent meeting but I wanted to relay just a couple of requests/comments as it relates to the project and Palm Springs Country Club.

1. We would like the separating 6' block wall between the properties to be erected prior to any grading or construction. We don't want to be in the position of having a visual on any of the construction going on as we still want to enjoy our property, and its rentability during the building process. Having the wall will eliminate a majority of the unattractive work and prevent dust etc. from coming on to the PSCC property.

2. Donna said there was a plan for a community pool to be added to the development. We are hoping that is true as it would improve the marketability of the homes and allow folks a place to cool off in the hot weather. While we have no say in this, we hope you are considering it as it would attract a better class of owner and provide a much needed amenity. We are concerned that younger folks from the new development might see PSCC pools as an attractive nuisance if they don't have their own to use.

Please let us know if there is any information available on these issues.

Thanks,

John Alita and Greg Alves  
2526B North Whitewater Club Drive  
Palm Springs, CA 92262

## David Newell

---

**From:** Jeff d'Avanzo <leonine99@hotmail.com>  
**Sent:** Wednesday, February 04, 2015 10:39 AM  
**To:** David Newell  
**Cc:** Edward Robertson  
**Subject:** Comments on Palm Springs Country Club Development

Mr. Newell

We are the owners of 2040 East Joyce Drive and are writing to you concerning the proposed development of the Palm Springs Country Club. We were out of town during the January 8th meeting, and not able to express our views at that time. We were able to attend the meeting this past Monday, 2/2 to catch up on recent developments, and Kris discussed some of our concerns at the time with Mr. Robertson from the Department of Planning Services.

The current plan calls for an age-restricted (55+), gated community located just behind the north side of Joyce. The original plan for this area was for a width of landscaped green space with a street running to the north side off the green space followed by housing units. The proposal includes a 6' high wall to be built on the dividing line between the Palm Springs Country Club property and the backyards of the the Joyce Drive residents.

However, a couple of current Joyce Drive residents, who have been the victims of robbery in the past because of easy access their back yards, voiced their concern about having a street behind their homes. This prompted the developers to change their plans so that the backyards of the proposed units abut against the backyards of the Joyce Drive residents with the street running on the north side of the units. That would put the back of the new homes 20' from the back of our properties. This will seriously impact our views having backyard neighbors this close, with proposed heights at 18-19 feet.

Eric Taylor mentioned at Monday's meeting that the plan along the south edge of the northern section of the development can easily be designed either way, with the greenbelt and street directly behind our backyards or the backyards of the new homes. We want to relay to you that the new 'backyard to backyard' proposal is not something we desire at all, and we feel it may not be the choice of many of the Joyce Drive residents along the development as only three residents of Joyce Drive (including ourselves) with homes on the development border attended the 2/2 meeting.

We feel that the original plan merits serious reconsideration for the following reasons:

1. Under the new plan, the proposed units will be at least 50' to 65' closer to our back property line and the beautiful views of Mt. San Gorgonio will be completely blocked by the housing structures.

2. The grove of trees just behind our property on the east side (not blocking the mountains) will probably be removed to make way for the back yards, but they could be kept under the original plan as part of the green space. Additionally, all trees that are running along the property lines are proposed to be removed to allow space in the new development's back yards. We feel that keeping the trees intact along the property lines will not only keep a desired aesthetic intact, it will also keep the local ecosystem for fauna undisturbed as well. There are many birds in those trees, and their presence, chirping and singing add to the pleasant experience of living here.

3. If a street was to be run behind our properties, there is a very real possibility that the power lines running behind our homes could be put underground by the developer or builder. Needless to say, this would not only enhance the views from everyone's backyards but it would also likely increase our property values, which is in everyone's interest along Joyce Drive.

There is still some concern that a street behind our properties would encourage theft and be a nuisance. We strongly believe this not to be the case for the following reasons:

1. The proposed community will be gated and only residents and credentialed workers will have access to the street.

2. The 6' foot high dividing wall will act not only as a sound and sight barrier but also as a physical barrier to backyard entry. Intruders can now sneak into backyards since the Palm Springs Country Club property is currently abandoned and closed off. There is little likelihood of anyone scaling the wall while in full view of homes right across the new street.

3. In the unlikely event a security breach should arise, the residents living in the proposed units across the street would likely note and report any unusual activity immediately to the Palm Springs Police.

4. The neighbors who are opposed to the original configuration also expressed to us that being "sandwiched between two streets" would be unacceptable due to traffic and noise concerns. We do not agree with this at all for the following reasons: The housing density in the proposed development is low, age restricted (55+), and will be gated. Therefore, we don't foresee traffic and noise to be an issue with a new street behind our properties. As you likely already know, Joyce Drive is a quiet street with little traffic.

We would very much like to see the development put back to its original configuration, and in this way the design and traffic flows would remain consistent with the other three sides of the attached housing section, where those backyards are facing the Golden Sands Trailer Park.

We appreciate your time and efforts regarding this matter, and any guidance you may have to assist us in achieving our objective would be very much appreciated. If you have any questions, or if there's anything you would like to discuss, please do not hesitate to contact us at your convenience.

Sincerely,

Kris Andersen & Jeff D'Avanzo

2040 E. Joyce Drive

Palm Springs, CA 92262

Jeff's cell phone: 310/913-7789

email: [joycestreet@outlook.com](mailto:joycestreet@outlook.com)

## David Newell

---

**From:** Linda Ficere <ficerellc@icloud.com>  
**Sent:** Wednesday, January 28, 2015 5:10 PM  
**To:** David Newell  
**Subject:** Serena Park Development

**TO:** David Newell, Associate Planner, City of Palm Springs  
**RE:** Serena Park Development

We attended the Scoping Meeting on January 8, 2015. We would like the Draft EIR for the proposed Serena Park Project to address the following potentially significant environmental impacts:

Effects of road locations on the environment. Why are the main roads for the development along PSCC units instead of through the middle or on the east-side of the new development? This will significantly decrease air quality for condo owners and increase noise.

Tree removal and buffer zones. Will the mature pine trees on part of the east-side border of PSCC be destroyed to build the main road or will there be a greenspace "buffer zone" between the new wall and new housing? If there is a greenspace "buffer zone" how wide will it be and will it allow pedestrian and/or bicycle access?

Density. Are there any other planned developments in PS of this size with the level of density proposed for Serena Park? If not, why would the City accept this level of density?

Environmental Effects. Will the City require the developer to reduce the number of units to address adverse environmental impacts (e.g., noise, pollution, water use)?

Communication about environmental changes. Who in the community is the City working with to communicate review of the plan? Will the City agree to work with representatives of PSCC who can attend meetings? Although my husband's family has owned our PSCC condo over 15 years, we have NEVER received any notices from the City about this development. Isn't there a way to inform homeowners affected by the plans NOW BEFORE plans are approved/final?

Please include me and my husband on any emailing and mailing lists maintained by the City for contacting residents in the future.

Additionally, I offer these comments and observations:

- People came to the meeting on January 8th because they do not know how the process works and have legitimate concerns about access, noise, density, security, property values, and placement of roads. WHO makes the final decision, WHAT does it take to get a change in the plan, and WHEN is a decision final? However, instead of responding clearly and directly to these needs, the presenters mostly stuck to their script. As a result, people remain frustrated and anxious that their concerns will have no effect on the decision-making process.
- A meeting held last February by the developer at the Four Seasons community was very well attended because so many people had been notified about it. Overall, people were frustrated and angry about the proposed plan. Now, nearly a year later, the only apparent change to the plan is that there will be 9 or so fewer houses because small greenspaces are breaking up the cul-de-sac areas. This suggests to that the decision makers have no intention of changing the plan based on feedback from those affected.
- Our conclusion after attending the meeting is that people are not against development per se but they are against the scope of the current plan. The plan proposes the highest density in PS for its size; places main roads closer to existing residences than to new ones; and still does not address safety or access concerns for existing residents.

Thank you.

Linda Ficere and Tom Johnson  
2544 "A" Whitewater Club Drive  
Palm Springs, CA 92262

## David Newell

---

**From:** thomashcorley@aol.com  
**Sent:** Tuesday, January 20, 2015 11:59 AM  
**To:** David Newell  
**Cc:** djbuckinger@gmail.com  
**Subject:** EIR Scoping Meeting "Serena Park"

Please confirm that The City of Palm Springs scope of review will include land use/planning (including the potential for a 9 hole executive around the country club condos), population/housing, public services (the negative effect), and recreation (including active recreational amenities).

It was my understanding that the city's consultant was expanding his review. Was the EIR consultant hired by the developer instructed to expand the study?

- Tom Corley

## David Newell

---

**From:** Gregory Alves <gregalves1234@gmail.com>  
**Sent:** Friday, June 20, 2014 12:03 PM  
**To:** David Newell  
**Subject:** Fwd: Palm Springs Country Club

Please see the attached email, I'm having some trouble sending it to you. Thank you.

----- Forwarded message -----

**From:** Gregory Alves <gregalves1234@gmail.com>  
**Date:** Fri, Jun 20, 2014 at 11:59 AM  
**Subject:** Palm Springs Country Club  
**To:** [DavidNewell@palmspringsca.gov](mailto:DavidNewell@palmspringsca.gov), John Alita <[john.alita@gmail.com](mailto:john.alita@gmail.com)>

Hello Mr. Newell,

I understand that the Advisory Board is now looking at the Somis' plan for redeveloping the old golf course next to our condominium in Phase 1. Our home used to look directly out onto the course and a pond.

Somis' plans to build many small homes on very small lots. Other than Four Seasons, most of the area lots sizes are about 100' x 100'. The Somis plan is far denser than average for our area. Thus, there is no room for a pool, which is critical for living in Palm Springs year round, as many of us baby-boomers retire here. There is not a plan for a community pool either.

Additionally, Somis is not building the homes but simply developing the lots. The 18' heights will block our views of the mountain we have to the east. A single story home, like those nearby in Alexander Estates, does not require 18'. If the development is approved, I believe a 6' masonry wall must FIRST be built around all our condominium to keep out the years of construction noise and dust that will take place over the next 5-15 years, while the property is slowly developed by individual developers.

Personally,, I am in favor of maintaining the old golf course as open space, That is it's historical use since the beginning. The wells on the site could keep the dust down and keep trees alive. Even a smaller golf course could be developed. My understanding is that Somis did not pay much more than 1 million dollars for the land.. They could resell at a profit to someone who could develop the site to more historical standards for all of us to enjoy.

Thank you for your consideration. We love our home in Palm Springs Country Club and hope to retire there soon. The homeowners of Palm Springs CC have suffered a long time at the hands of developers, and we ask you and the City Leaders to protect our interests before it's too late.

Sincerely,

Gregory Alves  
2526B N. Whitewater Club Drive  
Palm Springs, CA. 92262

Re: Palm Springs Country Club Development

January 17<sup>th</sup>, 2015

To whom it may concern,

My name is Gary Garver and I have owned a townhouse at 2504 Whitewater Club Drive, Unit A, Palm Springs, California since 1997. I originally bought the property based on the fact that the property was on a golf course. I always dreamed of having a home on a golf course and that I would retire there one day.

It was a major disappointment when the golf course shut down a few years ago. I was always hoping that someone would buy it and re-open it. In fact, we did have a developer come in and have a plan for homes and a golf course around ten years ago, which I was completely for, but the deal fell through.

It is now my understanding that the city does not want a golf course there and in fact, there is a developer that would like to build 400 plus homes on the property, with no golf course. They also want to build a wall a few yards from my patio and basically surround us with homes and congestion that will not only ruin the peace and quiet that is one of the best things about my property, but will cause the property value to decrease, a loss of my tenant and a possible foreclosure of my property.

How would you feel if you had planned all your life to retire at a home of your dreams and then a developer decided to come in and bulldoze your dream, all in the name of big business and money? I'm sure you would be as upset as I am.

I understand that something has to be done with the property and I am willing to compromise where all of us, the developer, the homeowners of Palm Springs Country Club and the city of Palm Springs can all benefit and feel good about a development plan. But to just have 400 plus homes built with no golf course, losing the peace and tranquility of the property, plus all the noise, congestion and pollution that will come with such a huge endeavor, without the rights and thoughts of the homeowners of PSCC is no compromise.

Take seriously into the account our thoughts as homeowners that have lived or owned there for years and please do not let our dreams disappear into abyss of big business.

Sent is the environmental report I received at a recent council meeting. I have checked my concerns on how the development of 400 plus homes would disrupt our tranquility at Palm Springs Country Club.



Feel free to contact me at 818-439-3651

Gary Garver  
2504 Whitewater Club Drive, Unit A  
Palm Springs, Ca. 92262

December 30, 2014

Mr. David Newell  
Assoc. Planner  
City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

Dear Mr. Newell,

Last May before most of us returned to our summer homes, the majority of owners of Phase I Palm Springs Country Club HOA met with Eric Taylor and Matthew Haverin to discuss their further plans and property lines for the new project, which has now been named Serena Park. As a whole, we were very pleased with their plans, and especially that they agreed to reestablishing the property lines to our existing use for over 30 some years.

The first part of December of this year, we met with them again to see their recent plans for Serena Park, and we are very pleased with their projections.

Although a very few of our homeowners have some issues such as density, the majority are in favor of their plans, and would like to see Serena Park move forward as soon as possible.

We feel they are in our best interest and will be very good neighbors.

Thank you for allowing us to relay to you our feelings.

PHASE I PALM SPRINGS CC HOA

Art Carroll, President

Art Carroll

Joe Corbett, Board Member

Joe Corbett

Dean Weber, Phase 1 Project Coordinator

Dean Weber

Homeowner	Unit #	Homeowner	Unit #
<u>Eric Norton</u>	<u>2511A</u>	<u>Suzanne Carroll</u>	<u>2501B</u>
<u>Jeanene Sloane</u>	<u>2515B</u>	<u>Robert Atkins</u>	<u>2511D</u>
<u>Paul Miller</u>	<u>2515A</u>		
<u>Bjorge/Paine</u>	<u>2521D</u>		
<u>Vernice Shull</u>	<u>2521B</u>		
<u>Mary Petrilli</u>	<u>2527A</u>		
<u>Gregory Browne</u>	<u>2527C</u>		
<u>Steve Peyton</u>	<u>2527B</u>		
<u>David Stachura</u>	<u>2537D</u>		
<u>Janet Kirwan</u>	<u>2543C</u>		
<u>Fred Maldonado</u>	<u>2538D</u>		
<u>Joan Quirk</u>	<u>2530D</u>		
<u>Charlie Cohoe</u>	<u>2531B</u>		

December 30, 2014

Mr. David Newell  
Assoc. Planner  
City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

Dear Mr. Newell,

Last May before most of us returned to our summer homes, the majority of owners of Phase I Palm Springs Country Club HOA met with Eric Taylor and Matthew Haverin to discuss their further plans and property lines for the new project, which has now been named Serena Park. As a whole, we were very pleased with their plans, and especially that they agreed to reestablishing the property lines to our existing use for over 30 some years.

The first part of December of this year, we met with them again to see their recent plans for Serena Park, and we are very pleased with their projections.

Although a very few of our homeowners have some issues such as density, the majority are in favor of their plans, and would like to see Serena Park move forward as soon as possible.

We feel they are in our best interest and will be very good neighbors.

Thank you for allowing us to relay to you our feelings.

PHASE I PALM SPRINGS CC HOA

Art Carroll, President

Joe Corbett, Board Member

Dean Weber, Phase 1 Project Coordinator

Art Carroll  
Joe Corbett  
Dean Weber

Homeowner	Unit #	Homeowner	Unit #
<u>Eric Norton</u>	<u>2511-A</u>	<u>Suzanne R. Carroll</u>	<u>2501 B</u>
<u>Jeanne D'Arcy</u>	<u>2515-B</u>	<u>Robert Ann</u>	<u>2511 D</u>
<u>Michael Miller</u>	<u>2515-A</u>		
<u>William B. Paine</u>	<u>2521-D</u>		
<u>Leisee Wood</u>	<u>2531 B</u>		
<u>Mary F. Petulli</u>	<u>2527A</u>		
<u>[Signature]</u>	<u>2527C</u>		
<u>[Signature]</u>	<u>2527-B</u>		
<u>David Stacker</u>	<u>2537-D</u>		
<u>Gene Kuehn</u>	<u>2543C</u>		
<u>Fred Maldonado</u>	<u>2538 D</u>		
<u>Jim Reid</u>	<u>2530 D</u>		
<u>Shirley L. [Signature]</u>	<u>2531-B</u>		

## David Newell

---

**From:** Gregory Alves <gregalves1234@gmail.com>  
**Sent:** Friday, June 20, 2014 12:03 PM  
**To:** David Newell  
**Subject:** Fwd: Palm Springs Country Club

Please see the attached email, I'm having some trouble sending it to you. Thank you.

----- Forwarded message -----

**From:** Gregory Alves <gregalves1234@gmail.com>  
**Date:** Fri, Jun 20, 2014 at 11:59 AM  
**Subject:** Palm Springs Country Club  
**To:** [DavidNewell@palmspringsca.gov](mailto:DavidNewell@palmspringsca.gov), John Alita <[john.alita@gmail.com](mailto:john.alita@gmail.com)>

Hello Mr. Newell,

I understand that the Advisory Board is now looking at the Somis' plan for redeveloping the old golf course next to our condominium in Phase 1. Our home used to look directly out onto the course and a pond.

Somis' plans to build many small homes on very small lots. Other than Four Seasons, most of the area lots sizes are about 100' x 100'. The Somis plan is far denser than average for our area. Thus, there is no room for a pool, which is critical for living in Palm Springs year round, as many of us baby-boomers retire here. There is not a plan for a community pool either.

Additionally, Somis is not building the homes but simply developing the lots. The 18' heights will block our views of the mountain we have to the east. A single story home, like those nearby in Alexander Estates, does not require 18'. If the development is approved, I believe a 6' masonry wall must FIRST be built around all our condominium to keep out the years of construction noise and dust that will take place over the next 5-15 years, while the property is slowly developed by individual developers.

Personally,, I am in favor of maintaining the old golf course as open space, That is it's historical use since the beginning. The wells on the site could keep the dust down and keep trees alive. Even a smaller golf course could be developed. My understanding is that Somis did not pay much more than 1 million dollars for the land.. They could resell at a profit to someone who could develop the site to more historical standards for all of us to enjoy.

Thank you for your consideration. We love our home in Palm Springs Country Club and hope to retire there soon. The homeowners of Palm Springs CC have suffered a long time at the hands of developers, and we ask you and the City Leaders to protect our interests before it's too late.

Sincerely,

Gregory Alves  
2526B N. Whitewater Club Drive  
Palm Springs, CA. 92262

## David Newell

---

**From:** sue Harrington <sue.harrington3@gmail.com>  
**Sent:** Saturday, April 26, 2014 11:24 AM  
**To:** David Newell  
**Cc:** Fred Defina; John Vitaljic  
**Subject:** Proposed rezoning

Mr. Newell:

This e-mail is concerning the rezoning and development of the Palm Springs Golf Course.

I live in Phase 5 of the Palm Springs Country Club. I am concerned about the impact that rezoning will have on our community. With the proposal of over 400+ homes being planned on the land what will be the impact of the increased traffic , huge increase of water use , strain on the infrastructure, and affect on the wildlife?

The desert is a beautiful place and I love the quiet it offers me. I am against changing the zoning of this parcel of land.

Please notify me of any public hearings concerning this project .

Thank you.

Sue Harrington  
2677 N. Whitewater Club Drive  
Palm Springs, CA 92262

[sue.harrington3@gmail.com](mailto:sue.harrington3@gmail.com)  
(360 420 4308)

Sent from my iPhone

## David Newell

---

**From:** William Duffy <williamduffy1@yahoo.com>  
**Sent:** Friday, April 25, 2014 11:43 AM  
**To:** David Newell  
**Subject:** Somis Investment LLC &Planned Development around Palm Springs Country Club townhomes

Dear Mr. Newell

I am writing to you to express my concerns about subject development at the Palm Springs Country Club Townhome Development. My major concerns are as follows:

1. The need for a wall to separate all of the current homes or townhomes from these potential new development units. We purchased our unit with the understanding it was secure private gated community. The development plans expressly show that no wall will be constructed between the homes or townhomes on the east side of the development, and that is unacceptable as far as we are concerned.

I would propose that they contain the existing Palm Springs Country Club with a eight foot (8') wall constructed of like material to match the height and consistency of the wall around the Alexandria Heights II section of the development. I am pretty sure this would satisfy everyone relative to the separation and security of the developments.

2. I would have to question the density of the housing project as proposed by Somis Investment LLC. We understand the more homes they can crowd into this area the more profit, but overcrowded communities breed nothing but problems for their occupants and the community services. I believe a reduction in the number of housing units should be a item of serious consideration, through the development of recreational parks or park areas.

3. The lack of roads to exit the development will most likely be a problem if the development only has one north south exit road running between the two developments. All of the homes will have to exit the development via this route.

I believe it would be advantageous to all parties if the north south road exit/entrance between the developments was on the east side of the development rather than the west, it would alleviate complaints between the development. In addition the road should not be a straight run from one end to the other that will only turn into a speedway. It should be developed with some means of curbing speed and add to the beauty of the development.

The Palm Springs Country Club Townhome development has enjoyed it's privacy and security for over forty years, It would be unfair to the residents and tax payers to jeopardize these conditions. I would appreciate you keeping us informed of any up coming public meetings concerning this matter.

I appreciate your consideration of these issues.

William F Duffy  
RoseMarie M. Duffy  
2522 N Whitewater Club Dr.  
Palm Springs, CA, 53933  
630 235 3057 or 920 928 3106  
[williamduffy1@Yahoo.com](mailto:williamduffy1@Yahoo.com)

04/24/14

RECEIVED

Dear Mr. Newell, APR 28 2014

Please do not <sup>PLANNING SERVICES</sup> ~~REMOVE~~ <sub>DEPARTMENT</sub>  
my part a/or area of  
Palm Springs - 4 to new  
homes - Too many -

Our property is: 2501 "C"  
Whitewater Club Drive  
P.S.

I bought a retirement home  
on a golf course, with a view  
open space, private gates &  
road. If you had done  
the same would you want  
to be surrounded by 6 foot  
clevelandcivicabudhabi.ae

walls, construction noise,  
Traffic, No view left,  
property value gone?

I would hope not.

Please consider me and  
my property, my values  
and peaceful retirement.

Thank you —

Property Owner + Tax

Payer: (949) 888-8088

Dhyllis I. Ulrich

26 Promontory

Dove Canyon, CA 92679

until I move to  
clevelandclinic.ae

Palm Springs  
full time.



## David Newell

---

**From:** Nora Williams <norawilliams@gmail.com>  
**Sent:** Sunday, April 20, 2014 4:46 PM  
**To:** David Newell  
**Subject:** Palm Springs Country Club Repurposing Project and new Tract Map  
**Attachments:** photo open wall portion.JPG

Dear David:

Having recently attended a developer meeting on this project, I have some concerns I'd really like noted on this project:

1) Many of us were not aware that the developer does not intend to develop the particular properties, but rather to sell them to OTHER developers or contractors. This causes a lot of concern, as you can imagine. It particularly makes it absolutely crucial that you make sure the limitations on building on each lot, i.e. the type, structure and single-family height of the allowable homes be part of any agreement to buy. While we, as a neighborhood, were largely pleased with what they showed us at the recent meeting, until the paperwork and permits are completed we have no reassurance that that is WHAT will be allowed, or that that will be ONLY what is allowed, as we would wish. PLEASE SHEPHERD THIS project knowing that reassurance from the applicant are meaningless without legal constraints placed on each developable plot, as THIS applicant, will not actually be developing the properties.

2) We would also like to see the density reduced at least slightly. THAT's a huge number of housing units on relatively small lots, and we're troubled by that. Not only by its immediate negative impact on our property values, but by the stress on the environment, and on our lives.

3) Please ensure that there is a buffer around our community.

4) There is a wall around my particular area of the existing Palm Springs Country Club community, Alexander Estates II. One part of that wall, is partially open - I supposed to allow a few of the lovely golf course that isn't there anymore. However, it is the only place that wall is an easy climber and we have had people climb that part of the wall and urinate against it repeatedly in the late night. It is RIGHT outside our front door. While I do not expect that portion of the wall to be made consistent with the rest of the wall because of that, I do hope that the developer will do that because of the greater quantity of construction debris and noise our area will receive due to that part of the wall being open (picture attached).

Please notify me of any hearings on this project.  
Thanks for your time.

Nora

--  
**Nora Williams**



Mr. David Newell  
City of Palm Springs Planning Dept.  
3200 E. Tahquitz Canyon Way  
Palm Springs, Ca 92262

RECEIVED

'APR 16 2014

PLANNING SERVICES  
DEPARTMENT

April 15, 2014

To Whom It May Concern:

I am a resident of 3009 Guy Circle, Palm Springs. My home is adjacent to Palm Springs CC. It is my request that a block fence of at least 6 ft. in height be built separating the golf course and my property to prevent the blowing sand as a result of the prevailing north-westerly winds during constructions as well as blocking traffic sounds in the new residential properties.

Also, I request that the tamarisk trees be removed along the new fence, as the roots and growths have done considerable damage to my home as well as on my land. Photographs are available concerning the above damages.

Thank you for your consideration and attention concerning the above matters.

Sincerely,



Mihaly T. Lenart  
3009 Guy Circle  
Palm Springs, CA 92262

Phone: 760 320-3545, e-mail: MLenart@dc.rr.com

## David Newell

---

**From:** gary@garygarver.com  
**Sent:** Tuesday, April 08, 2014 11:08 AM  
**To:** David Newell  
**Subject:** Palm Springs Country Club- Phase One

David,

Good speaking with you today. I am very concerned about the development of the property adjacent to my townhouse at 2504 North Whitewater Club Drive, Unit A, Palm Springs, Ca. I have owned the property since 1997 and bought it because of the golf course and my love for golf. It was a shame that the course closed and I, along with many other homeowners, were hoping a golf course would be built on the property again.

I have been advised of the plans for the new development and see there are no plans to build a golf course. In fact, the developers plan to build a wall and numerous streets right in front of my townhouse. I have a two story home and my view will be of streets and 100's of homes if this development takes place. My property will be boxed in and instead of the peace and serenity that is a staple of the property, there will be nothing but congestion and disturbance at the property.

I rent my place to a tenant on a yearly basis. If you allow this to go through, I am sure that the tenant will leave and fear the reality of losing my tenant, the devaluation of the property once construction begins and the possibility of foreclosure.

I understand that the property needs some sort of development, but it should not forsake the homeowners who have lived or owned at the Palm Springs Country Club for years. Feel free to contact me at 818-439-3651 with any updates.

Thank you.... Gary Garver

RECEIVED

PALM SPRINGS PLANNING DEPARTMENT

APR 07 2014

Dear David Newell,

PLANNING SERVICES  
DEPARTMENT

In your meetings with the Somis Group concerning their plans to redevelop the old Palm Springs Golf Course and in the City's deliberations and decisions relative to those plans, we ask that some of our wishes and concerns enter into those discussions, deliberations and decisions.

We have lived in the existing condominium development at 2561-D N. Whitewater Club Drive since 2005, when we inherited it from Dorothy Dufour, who was one of the original residents dating from 1976. Our family has thus had a continuing presence in Palm Springs for some 38 years.

We have always enjoyed and appreciated the open feeling and open spaces associated with the existing condo development. We appreciated it much more when the beauty of the golf course's trees and green grasses were still to be seen. And from what we have seen of Somis's plans for redevelopment, we look forward to new beautiful homes, park and abundant greenways replacing the current desert look. But even as desert, we still valued the openness. As tree lovers, we did hate to see the hundreds of trees die over the past several years – which was not the fault of Somis. In fact, we are heartened to see all the new tree plantings which appear in their redevelopment plans.

Eric Taylor and Matthew Haverim of Somis have been delightful to work with over the past 2 years. We have attended all their public meetings and communicated with them several times by email. For the record, we find them to be thorough, reasonable, and intelligent planners; we do hope for successful negotiations between the City and Somis so that the redevelopment of the old golf course may move forward.

Our former property in Indiana was a 160 acre farm not served by any public water resources. Nor was any water available from well drilling to a depth of 350 feet, whereupon our efforts terminated. Water hauling would have been prohibitively expensive; thus we learned to treasure and to live sagaciously with a small spring for most of the 38 years we lived there. The 2 of us currently use water very frugally, having employed many water-saving strategies. We probably use 20-30 gallons per day, well below published national figures. When we first moved to this area, we called the City to ask if there were any restrictions on water usage. Nine years ago we were told that water was plentiful. We believed that things would change and they have. Relative to the redevelopment of the golf course, we note that the developers have said they intend to reactivate the 2 wells on the property. With some 440 homes being proposed, we think that is very important and would like to see it in writing or somehow otherwise guaranteed – along with the use of desert landscaping and perhaps a prohibition on private swimming pools. Perhaps a public pool in the park area would be conscionable though. However, this is not to be construed as a request for a public pool.

The proposed redevelopment surrounds 201 residences, mostly condos, set on about 36 acres of land known as Palm Springs Country Club/Alexander Estates II. Would that be 5.58 units per acre, or does the simple division have to be weighted by other factors? Somis plans about 441 units on 125 acres, or about 3.52 units per acre by simple division. We find it very hard to object to such conservative plans. Unless wiser heads of an engineering or water resources nature know much more than we do, we cannot imagine that 3.5 units per acre will draw a lot of informed criticism. However, builders might be constrained by appropriate covenants to install only on-demand water heaters, no private pools, and abundant desert landscaping around homes and trails. If the City/State/Nation really must have inhabitants conserve water, the success of programs built around mutual concern and voluntary

compliance is extremely doubtful. Mandatory restrictions with fines or increased rates, however, might get the job done.

Security has been a much discussed issue among residents; however there continues to be a lot of misinformation or misconception. At present, only one of our two automatic gates is operative; and that is our southwest gate near the intersection of Farrell Drive and Country Club Drive (according to the drawings; but we have always called this street Whitewater Club Dr.) Our southeast gate has been deactivated, to the displeasure of many residents, because the feeder gate at the intersection of Verona Road and Whitewater Club Drive belonging to the golf course property is not functioning. While the golf course property was being juggled among various would-be owners, arrangements were not made to keep the southeast access open. Currently, Somis keeps that feeder gate closed to prevent trespass and keep persons and vehicles off of the many acres that have been sprayed with a dust-abatement material. We are grateful for the resulting dust control, which, however, has been no match for the roaring March winds that carry dust from miles away. The 25 Alexander Estates homes in our Phase IV have a 7-foot block wall surrounding those homes which begins and ends at Whitewater Club Drive, one of our gated streets – an arrangement which gives those homeowners some measure of security. However, their security is heavily compromised by the fact that the remaining 176 condos have no walls or fences around them. Anyone can walk into condo property from Farrell Drive or Verona Road or the desert to the northeast, and then down the street into the Phase IV homes. Moreover, any unauthorized vehicle can drive in through our one operating gate if he/she will wait a few minutes and trail behind a resident who is driving through. When viewed realistically as things stand now, we have only imagined security. That was not the case, however, when the golf course was in full swing. The golfers and the golf course personnel that patrolled on carts did an excellent job of rendering the golf course into a no-trespass security perimeter surrounding our condos.

It should hearten all the residents in our 5 phases that according to statements made by Somis officials at public meetings, Somis intends to completely fence in the golf course redevelopment project. This means that for the first time there will be actual structures in place that provide a measure security for current residents. While there has not to our recall been a description of the type of fencing, we imagine that at the least it will be 6-foot high chain link fencing. Seven-foot high would be even better. Or possibly that external fencing will be a masonry wall, since on the newly-submitted drawings which the City should have, the words “ex. masonry wall” appear in at least 2 places on the west and south sides of the project. A few of the residents here felt uneasy that the external fencing was unclear to them, being based on verbal statements or possibly misunderstood words on drawings. We ask the City to elicit from Somis written specifications of fencing materials and written guarantee of external walls to enclose the Somis redevelopment project and thus our residences as well.

The drawings also show that the Somis project will have automatic iron gates at the entry monuments on Street A at the southeast end and what looks like Street L at the northwest end. Together, these gates and the exterior/external fences provide full enclosure and the best security for us yet. These gates need to be guaranteed in writing, as should Somis's plan to extend their Street C right up to our southeast currently non-functional gate. Somis officials have stated at public meetings that they will provide such a roadway so that we may once again put our southeast gate back into use. We have no reason not to believe them, but again there are residents here that would be more comfortable if that promise were in writing. We also note that the most recent drawings have an arrow pointing to our gate with the words, “NEW RESIDENTIAL VEHICULAR GATE.” Does that mean that Somis intends to give us a new gate, perhaps keyed to their iron entry gate so that the same devices will open both gates? Or is the word “NEW” an error?

Somis drawings also show a willingness to build interior partitions to separate current Palm Springs condos and homes from the 441 or so proposed new Somis homes. Somis officials have repeatedly told us at public meetings that they are leaving the construction materials up to us as far as the amount of block and iron in the walls is concerned, and even whether we would want no walls at all. Moreover, they have said that such potential walls need not be uniform throughout, again leaving it up to us. We feel that this willingness on their part is extremely generous, although perhaps redundant in terms of our security. If their outside perimeter walls will not protect us, would these inside walls add much more protection? Remember, anyone can enter through our northwest gate who is willing to wait a few minutes for a resident to drive through. Unauthorized persons would simply trail the resident in. It is our belief that the offer by Somis to build interior walls around our existing dwellings is a good will gesture that is much appreciated and not to be taken lightly. However, because of where the property lines run, such a wall at several points would be within 4-5 feet of some of our condos – and probably unanimously undesirable. Somis offers us unrestricted use 1.) of at least 30 feet of greenbelt surrounding our properties, and through that, 2.) access to their abundant trails and green ways throughout their project. Walls would impede easy access to those amenities. Since most of our properties are at a higher elevation than the Somis homes will be, both we and the new home owners will be in fact easily looking over such walls and therefore not enjoying any visual/privacy disconnect. And then the cost of maintaining and up-keeping the walls would probably fall to us – an expense that we personally do not want. And then there is the question of children and maybe others climbing and walking on the walls, and the liabilities should injuries ensue.

In our opinion, interior walls are redundant and near useless in terms of security. They are an aesthetic detriment which offers little additional privacy. They prevent our easy access to Somis green ways and trails; and we can hardly imagine that Somis owners will want to use our lesser-by-comparison green resources. But if they did, that seems an acceptable trade. The interior walls would undesirably cramp several of our condos, and invite maintenance costs and insurance/liability costs. They would cost well over a million dollars to construct, if there is any accuracy to the rumored cost of \$900,000 for the block walls around our Phase IV Alexander homes. Indeed, saved money could be set aside into a “patrol service” fund to pay a security service to patrol our existing streets and the new streets in the Somis project. That would be the most realistically effective way to maximize security and peace of mind for all involved.

Thank you for the opportunity to submit these observations and requests. There is one final request. Since Somis has already conducted its property survey, please have Somis immediately install the boundary stakes as has been promised.

Sincerely,

Victor and Mary Dufour  
2561-D N. Whitewater Club Drive  
Palm Springs, CA 92262

Note: We tried sending this letter to you using the email address of [newell@palmspringsca.gov](mailto:newell@palmspringsca.gov) and it was un-deliverable. We would appreciate knowing that you received this letter. Cell phone numbers are: Victor – 812-620-1539 Mary – 812-620-1539



## David Newell

---

**From:** renee saunders <cabobob1@hotmail.com>  
**Sent:** Friday, April 04, 2014 10:22 AM  
**To:** David Newell  
**Subject:** Palm Springs Country Club

Mr. Newell,

We are writing once again in regards to the proposed rezoning and development of the Palm Springs Country Club Golf Course.

There have been letters sent with concerns from the Whitewater Condominium owners and we would like to share those concerns. Traffic, density and water are all issues that need to be seriously addressed. In addition, as home owners on Verona Road that back up to the former 17th and 18th fairways, we have some additional ones.

We were assured this was to be kept "open space" when we purchased the property in 2006. Not from the realtor but from the Planning Department that we visited prior to purchase. We are now faced with a 6' fence at the back of our property and a residence on the other side. While we have been told it would be a single story building, there have been no specifics. And the fact that these parcels will not be built by the developer but by a builder to be determined, only gives more concern that in the process it could again be "mitigated" to go higher or denser.

It is clear that the property that falls alongside Gene Autry is a much bigger and expansive piece and more suitable for development. We feel that the narrow scope of land that is proposed along the former fairways along Verona and Farrell roads is just too narrow to accommodate the sheer density of this proposal.

Already, Verona is used as a cut through with vehicles speeding down the road. We can only imagine what is to come with another 300+ home in the neighborhood. Not to mention the traffic and congestion for the construction of the project itself.

In closing, we hope you will consider our concerns and the fact that we homeowners should not be punished for the neglect that was allowed to happen and was forgiven in this purchase. The zoning for the open space and the sanctity of our neighborhood is at stake here.

Please include us in any e-mail address concerning this project.

Thank you for your attention,  
Sincerely,  
Bob and Renee Saunders  
3044 Verona Road

[cabobob1@hotmail.com](mailto:cabobob1@hotmail.com)

## David Newell

---

**From:** MARYCOHOE@aol.com  
**Sent:** Sunday, March 30, 2014 1:29 PM  
**To:** David Newell  
**Cc:** artsuzy@aol.com; rdoerr@ppminternet.com; charlesa@covad.net;  
jeanene\_sloane@yahoo.com; joecorbett@earthlink.net; djbuckinger@gmail.com  
**Subject:** Palm Springs Country Club

As a home owner in the Palm Springs Country Club, I am writing to you to try to save our homes from being more and more devalued. In the past we have written to the Mayor, as well as others in the City Offices, to please save the trees, save the clubhouse, save the back gate entrance, save our condos from being open to trespassers.

Well, here we are today with the loss of 300 trees, clubhouse demolished due to vandalism, back entrance still locked. Now, we are asking to be protected from the new owner who's only interest is to sell off the property to a builder who will build as many homes as they can. These homes will be completely encompassing our existing condos. I do realize the city of Palm Springs needs the revenue from all the new homes.....no matter where they are built. Why can't the city rezone PART of the parcel for building homes (the desert side of the old golf course- LOTS of land) and keep the strip around the Palm Springs Country Club as it is already zoned....Let the owner sell off that strip for a 9 hole golf course, or a park with clubhouse features, or anything that will pay for itself and benefit the new houses that will be built as well as our condos.

In years to come, the impact of all those homes so close together will only bring the buyers who cannot afford other areas, and have less regard for the neighborhood. Once again, we are asking for help from the city - please don't let us down again!

Sincerely,  
Charlie and Mary Cohoe  
2531B Whitewater Club Drive

**David Newell**

---

**From:** NCPRI@aol.com  
**Sent:** Sunday, March 30, 2014 9:21 AM  
**To:** David Newell  
**Subject:** Fwd: Fw: Fwd: Palm Springs Country Club Proposed Project

AS A HOMEOWNER WHO HAS LIVED HERE OVER 30 PLUS YEARS I AGREE WITH THIS LETTER 100%. IF YOU HAVE THE NEED TO TALK MY NUMBER IS 7603222002 OR 5107505466. WHEN WE BOUGHT WE OWNED PART OF GOLD COURSE NOW ALL WE HAVE IS DUST BLOWING AND A DIRTY LOT NO GOLF COURSE AND THEY WANT TO PUT A FENCE RIGHT IN MY BACKYARD IF I HAVE A BACK YARD AFTER THEY ARE DONE THE PLANNING COMMISION HAS A LOT OF WORK TO DO TO CHANGE FROM GREEN BELT TO HOMES AND REZONING THANK YOU MR BRONSTEIN

---

From: [dffina182237@yahoo.com](mailto:dffina182237@yahoo.com)  
To: [NCPRI@aol.com](mailto:NCPRI@aol.com), [mqarment43@gmail.com](mailto:mqarment43@gmail.com), [LCHAKERIANPS@YAHOO.COM](mailto:LCHAKERIANPS@YAHOO.COM), [forevercat@verizon.net](mailto:forevercat@verizon.net)  
Sent: 3/30/2014 8:37:55 A.M. Pacific Daylight Time  
Subj: Fw: Fwd: Palm Springs Country Club Proposed Project

On Saturday, March 29, 2014 5:10 PM, fred Fabricant <[frdfabricant@gmail.com](mailto:frdfabricant@gmail.com)> wrote:

----- Forwarded message -----

From: Donna Buckinger <[djbuckinger@gmail.com](mailto:djbuckinger@gmail.com)>  
Date: Sat, Mar 29, 2014 at 4:12 PM  
Subject: Palm Springs Country Club Proposed Project  
To: [david.newell@palmspringsca.gov](mailto:david.newell@palmspringsca.gov)

David Newell  
Associated Planner  
Department of Planning Services  
City of Palm Springs, CA

[David Newell@palmspringsca.gov](mailto:David.Newell@palmspringsca.gov)

March 29, 2014

Mr. Newell,

It has been brought to my attention that the old Palm Springs Country Club Golf Course's new owners have submitted a tentative tract plan and repurposing project for the city of Palm Springs review and action.

You may be aware that this property has been allowed to disintegrate over the last few years with more than 300 trees being allowed to die. The city placed liens on the property and then dismissed them when the newest owner purchased the property. The current residents have had to endure this devastation and now we would like to make some requests that we feel will meet our needs in the repurposing of the land for homes. We feel any green spaces should

be made available to the neighbors including Palm Springs Country Club and The Four Seasons as they abut the old golf course.

The gate at Veronia which was once used as a second means on ingress and egress was closed several years ago and should be reopened to allow PSCC resident's access to Veronia through the current and proposed development.

Consideration of the density of the homes should be reevaluated. Gene Autry and Vista Chino are the two major streets near and abutting the property. A traffic study should show that these streets are not equipped to handle the addition of the current number of proposed homes. Trying to get onto Gene Autry with all the traffic from Desert Hot Springs is a nightmare in the morning hours and after work.

Another factor to consider in the large amount of homes proposed is the amount of additional water required for each home. There are wells on this property and the city must decide if the new owners can use them or not. No matter what, it will be an additional strain on the current aquifer. The USGA website states it takes an average of between 80 and 100 gallons of water per day per person. Can the current water situation afford that many homes?

The homes should only be one story with a height restriction placed on all the homes. This will allow the neighboring homes and condos to be able to maintain some view that we paid for when we purchased next to a golf course and is part of our livability environment. This is something Palm Springs has been known for in the past and hopefully you will consider it for the future.

Any and all restrictions should be placed on the application so the city has some leverage of control if the builders wish to deviate from the developer's request.

Please include me in any e-mail address concerning this project. I am also available for any discussions in regards to concerns and comments or questions from you or someone in your department.

Sincerely,

(signed)

Donna J. Buckinger  
2530 Whitewater Club Drive  
Palm Springs, CA 92262  
760-416-1501

8512 SE Middle Way  
Vancouver, WA 98664  
360-693-2135

## David Newell

---

**From:** Donna Buckinger <djbuckinger@gmail.com>  
**Sent:** Saturday, March 29, 2014 4:12 PM  
**To:** David Newell  
**Subject:** Palm Springs Country Club Proposed Project

David Newell

Associated Planner

Department of Planning Services

City of Palm Springs, CA

David [Newell@palmspringsca.gov](mailto:Newell@palmspringsca.gov)

March 29, 2014

Mr. Newell,

It has been brought to my attention that the old Palm Springs Country Club Golf Course's new owners have submitted a tentative tract plan and repurposing project for the city of Palm Springs review and action.

You may be aware that this property has been allowed to disintegrate over the last few years with more than 300 trees being allowed to die. The city placed liens on the property and then dismissed them when the newest owner purchased the property. The current residents have had to endure this devastation and now we would like to make some requests that we feel will meet our needs in the repurposing of the land for homes. We feel any green spaces should be made available to the neighbors including Palm Springs Country Club and The Four Seasons as they abut the old golf course.

The gate at Veronia which was once used as a second means on ingress and egress was closed several years ago and should be reopened to allow PSCC resident's access to Veronia through the current and proposed development.

Consideration of the density of the homes should be reevaluated. Gene Autry and Vista Chino are the two major streets near and abutting the property. A traffic study should show that these streets are not equipped to handle the addition of the current number of proposed homes. Trying to get onto Gene Autry with all the traffic from Desert Hot Springs is a nightmare in the morning hours and after work.

Another factor to consider in the large amount of homes proposed is the amount of additional water required for each home. There are wells on this property and the city must decide if the new owners can use them or not. No matter what, it will be an additional strain on the current aquifer. The USGA website states it takes an average of between 80 and 100 gallons of water per day per person. Can the current water situation afford that many homes?

The homes should only be one story with a height restriction placed on all the homes. This will allow the neighboring homes and condos to be able to maintain some view that we paid for when we purchased next to a golf course and is part of our livability environment. This is something Palm Springs has been known for in the past and hopefully you will consider it for the future.

Any and all restrictions should be placed on the application so the city has some leverage of control if the builders wish to deviate from the developer's request.

Please include me in any e-mail address concerning this project. I am also available for any discussions in regards to concerns and comments or questions from you or someone in your department.

Sincerely,

(signed)

Donna J. Buckinger

2530 Whitewater Club Drive

Palm Springs, CA 92262

760-416-1501

8512 SE Middle Way

Vancouver, WA 98664

360-693-2135

David Newell

Associate Planner

City of Palm Springs

3200 E Tahquitz Canyon Way

Palm Springs, CA 92262

RECEIVED

MAR 31 2014

PLANNING SERVICES  
DEPARTMENT

Dear Mr. Newell,

I'm writing you as a concerned condo owner in the Palm Springs country club development. As you know, Somis has started planning a re-zoning inquiry for a development on the old golf course at Palm Springs Country club condos.

When my Husband and I purchased this condo 10 years ago the one selling point for us was the view of the first fairway of the golf course. We decided to forgo any future vacations in order to buy this condo with a view of green grass and the trees as well as the eastern mountains along the fault-line. We were always under the impression we would have this view into retirement.

My concern looking at the plans Somis has drawn up for review, is the number of homes to built on this property, the location of them, the location of the roads pointing towards currant condos, the increase water usage for such a large development. The placement new roads and the cinderblock walls too close to the PSCC phases that will be block any view that we has condo-owners purchased when we acquired our condos.

While my first option would be to keep the land zoned as is for a golf course only. Now I realize that may not be an option at this point, I would recommend the city council please consider all the current homeowners and the loss of property value, the loss of the view and that any future building needs to be as visually appealing and utilizes the land to best to suit both complexes and gives us back as much greenbelt /park area in-between the current PSCC and the proposed development.

In order to replace the lost golf course space, any new executive golf course, greenbelt space, and/or park space should be closest to the east facing PSCC condos.

I also want to urge the city to ban any new building of two story homes single family or multifamily dwellings in this development. The look of the homes should also keep with the mid-century modern look of the current William Cody condos at PSCC and the Alexander estates development. Currently the open space between the PSCC condos is very large to create the feel of a single family home rather than a multi family condo. The new development needs to limit the number of homes to be built to keep with this open layout of the development as well as keep water usage down.

Any new roads should point away from current condos to keep headlight glare from entering the units. Access roads should also be placed on the outskirts of the development and not between the two complexes were they will create noise, pollution, destroy any view we currently have. Thank You for listening to my concerns about the rezoning. Please keep me informed of any public hearings or any other information regarding the rezoning and or development at PSCC.

Sincerely,  
Todd Bradley  
2526-A North Whitewater Club Dr.  
Palm Springs, CA 92262

Mailing address- 5051 East Mt. View dr.  
San diego , ca 92116

Email- [wtodd6@cox.net](mailto:wtodd6@cox.net)  
Phone- 619-518-9190



## David Newell

---

**From:** ldheacock@juno.com  
**Sent:** Thursday, March 27, 2014 3:46 PM  
**To:** David Newell  
**Subject:** Concerning Palm Springs Country Club

Clinton and Laurena Heacock  
2620 N Whitewater Club Drive  
Unit B  
Palm Springs, Ca 92262

Phone: 760.699.8231

Mr: Newell,

Like many residents we are concerned first with losing the golf course, and secondly since we now seem to have lost that why is it possible to move this land into residential instead of it staying as a greenbelt?

If it does have that many homes built on it, our area will certainly require a wall around the entire complex (Phases 1-5) and separate gates in order to preserve the quiet and privacy we have now, and for which we purchased in the first place. We don't want cars from outside our area using our roads. We now enjoy peace and quiet, no traffic inside our gates, no persons in our pools who are not a part of our complexes...and would certainly desire to keep it that way. Clinton and I are owners in Phase 3 (ten years) of the original Palm Springs Country Club. Thank you, L Heacock

Mr. David A. Newell  
Associate Planner  
Department of Planning Services  
City of Palm Springs  
3200 E. Tahquitz Canyon Drive  
Palm Springs, CA 92262

RECEIVED

MAR 24 2014  
PLANNING SERVICES  
DEPARTMENT

Dear Mr. Newell:

In response to the situation concerning building on the property that had been an 18 hole golf course at Palm Springs Country Club; I would like to add my total disagreement on plans that have been put out by the new owners of the golf course property.

My back patio is full of beautiful roses and other plants that will now face a wall and homes all over the old course. Having purchased the home in 2002 and enjoyed the mountain view, golf course, etc.

Please add me to the list of those wanting information from the City as you are dealing with these owners.

Appreciate your time.



Jeff & Joyce Thiry  
2651 N. Whitewater Club Drive  
Phase V  
Palm Springs, CA 92262

Phone # 760-327-1793  
Email icehols@aol.com

**David Newell**

---

**From:** fred Fabricant <frdfabricant@gmail.com>  
**Sent:** Tuesday, March 18, 2014 5:49 PM  
**To:** David Newell  
**Cc:** fred Fabricant  
**Subject:** Old Palm Springs CC Golf Course

Dear Mr. Newell:

I live in PSCC Phase II, the first condos immediately on the right as one drives into the Palm Springs Country Club complex.

From the diagrams the new owner has shown us, his wall will be just a couple of feet from the corner of my patio, an area that has been open ever since the condos were built in the late 1970's. He has also described a new street that will be close to the property line.

Basically I wish that his property NOT be rezoned residential and that the desert that has taken over from the old golf course, just remain a desert.

I would appreciate be included in any public hearings that might be had regarding the old golf course property.

760-567-7783

[frdfabricant@gmail.com](mailto:frdfabricant@gmail.com)

Sincerely,  
Fred Fabricant  
2597A N. Whitewater Club Drive  
Palm Springs, CA 92262-2668

## David Newell

---

**From:** jon dosa <JDOSA@dc.rr.com>  
**Sent:** Monday, March 17, 2014 1:50 PM  
**To:** David Newell  
**Subject:** A Request

To: Mr. David A. Newell  
Associate Planner - Department of Planning Services  
Palm Springs, CA.

Dear Mr. Newell.

As you're probably aware by now, the residents of the Palm Springs Country Club are extremely active regarding the proposed development plans of the Palm Springs Country Club Repurposing Project. I live in Phase V, adjacent to what used to be the 17th Fairway of the historic Palm Springs Golf Course. I, along with others, am particularly concerned about the possible adverse effects to my environment, physically and aesthetically. Personally, I would like to be on-the-record regarding my deep concerns about the following:

1. The density of the proposed new homes obstructing our existing views of the San Jacinto mountains, as well as increased traffic and water use.
2. The proposed wall behind our homes is too close! Judging from the (inadequate) drawings so far presented, the wall encroaches upon the approximately 25-30 feet of landscaping that we have been maintaining and protecting since our initial construction in the 1970s.

I'm sure you can understand our concerns and we truly appreciate your attention to them. Please add my email address to any relevant homeowners list you may have created. I look forward to receiving timely information regarding this matter. Also, if you have any questions I can help answer, please feel free to contact me anytime. Thank you!

Jon Anthony Dosa  
2653 N. Whitewater Club Drive - Phase V  
Palm Springs, CA. 92262  
(760) 416-7461  
[jdosa@dc.rr.com](mailto:jdosa@dc.rr.com)

## David Newell

---

**From:** Martin Garment <mgarment43@gmail.com>  
**Sent:** Wednesday, March 12, 2014 3:39 PM  
**To:** David Newell  
**Subject:** Request for future public meeting notification

David,

I live in the Palm Springs Country Club in Phase 5 along the old golf course, so the new project going into that area is of great concern to me. I would like to receive notices about public meetings for the new development.

I am especially concerned about the distance from my back deck their new wall be as it will be right outside my bedrooms. I am also somewhat concerned about the additional water usage this high-density project will consume in light of the current drought in California and continuing depletion of the aquifers below the Coachella Valley.

Thanks,  
Martin Garment  
2673 N Whitewater Club Dr  
Palm Springs, CA 92262  
(760) 699-7898  
[mgarment43@gmail.com](mailto:mgarment43@gmail.com)

Dear Members of the Palm Springs Planning Commission,

I am writing today in regards to an issue that is sure to come before you in the near future.

The Palm Springs Country Club Golf Course. We are aware that the land has been purchased and the developer is planning on a major housing development on what was once the historic golf course fairways.

We are also aware that the land was left to such disrepair that he was able to purchase the property for a fraction of the original asking price.

We have already been subjected to years of dust, dirt and negligence. Many of our neighbors feel as we do in that we are most adamant that we DO NOT want the reward to be a housing tract forced between our homes along Verona and Farrell and the condos in Whitewater.

Our home was purchased in the belief that the fairways were OPEN SPACE and there would never be allowed a development there. It was told to us on a visit to the Planning Commission prior to purchase in 2006.

We feel that if zoning were allowed to change, we would be subjected to many more years of dirt, noise, equipment, etc. All to end up with a tall wall and a house just to the other side. The condo owners would end up with a frontage road right outside some of their patios.

We strongly urge you to consider the kind of change a rezoning of this area would bring to current resident. We are hoping that we can all work together to make this area the beautiful open space that we all cherish.

Thank you for your time.

Regards,

Robert and Renee Saunders

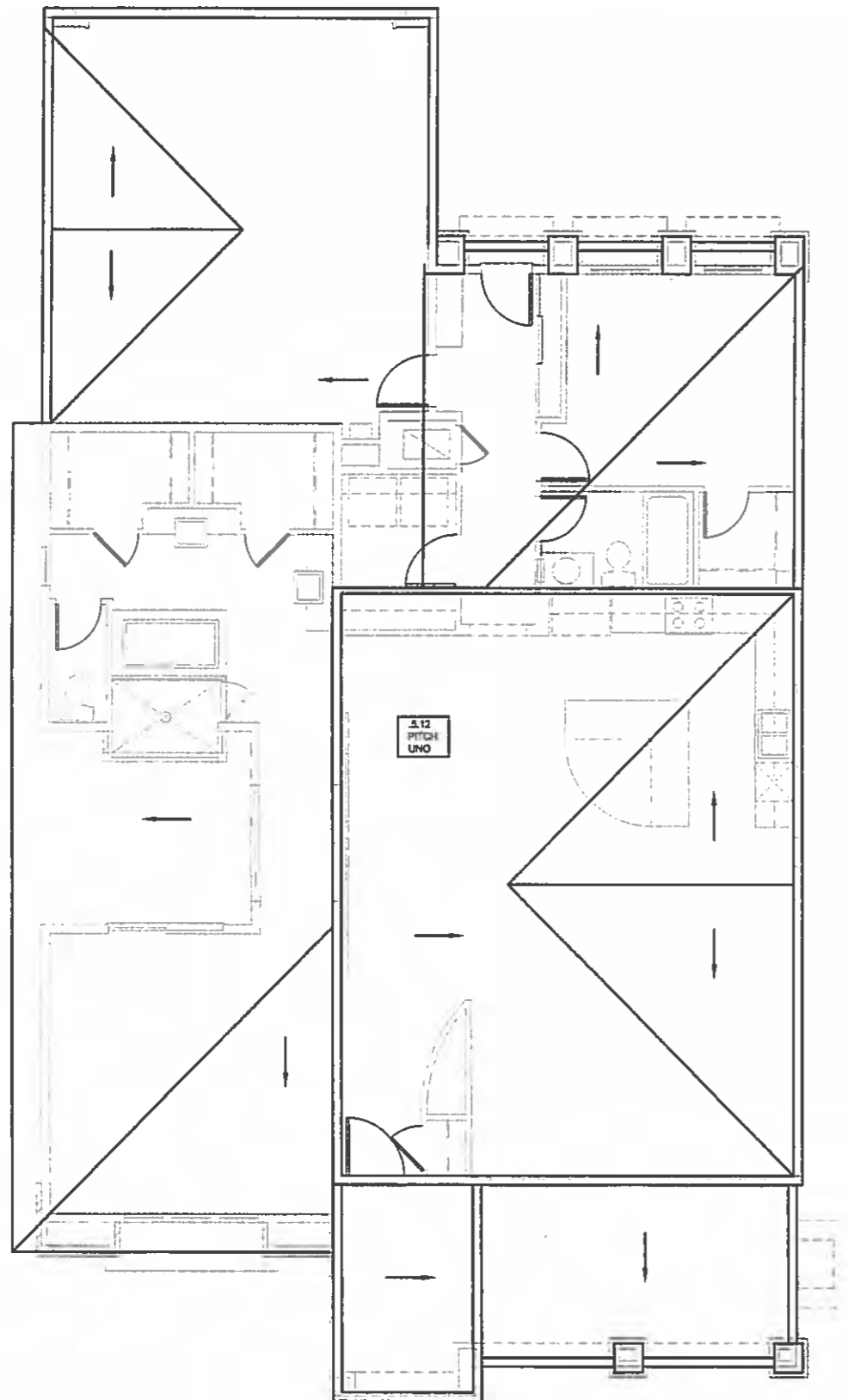
3044 Verona Rd.

bobsaunders1@mac.com

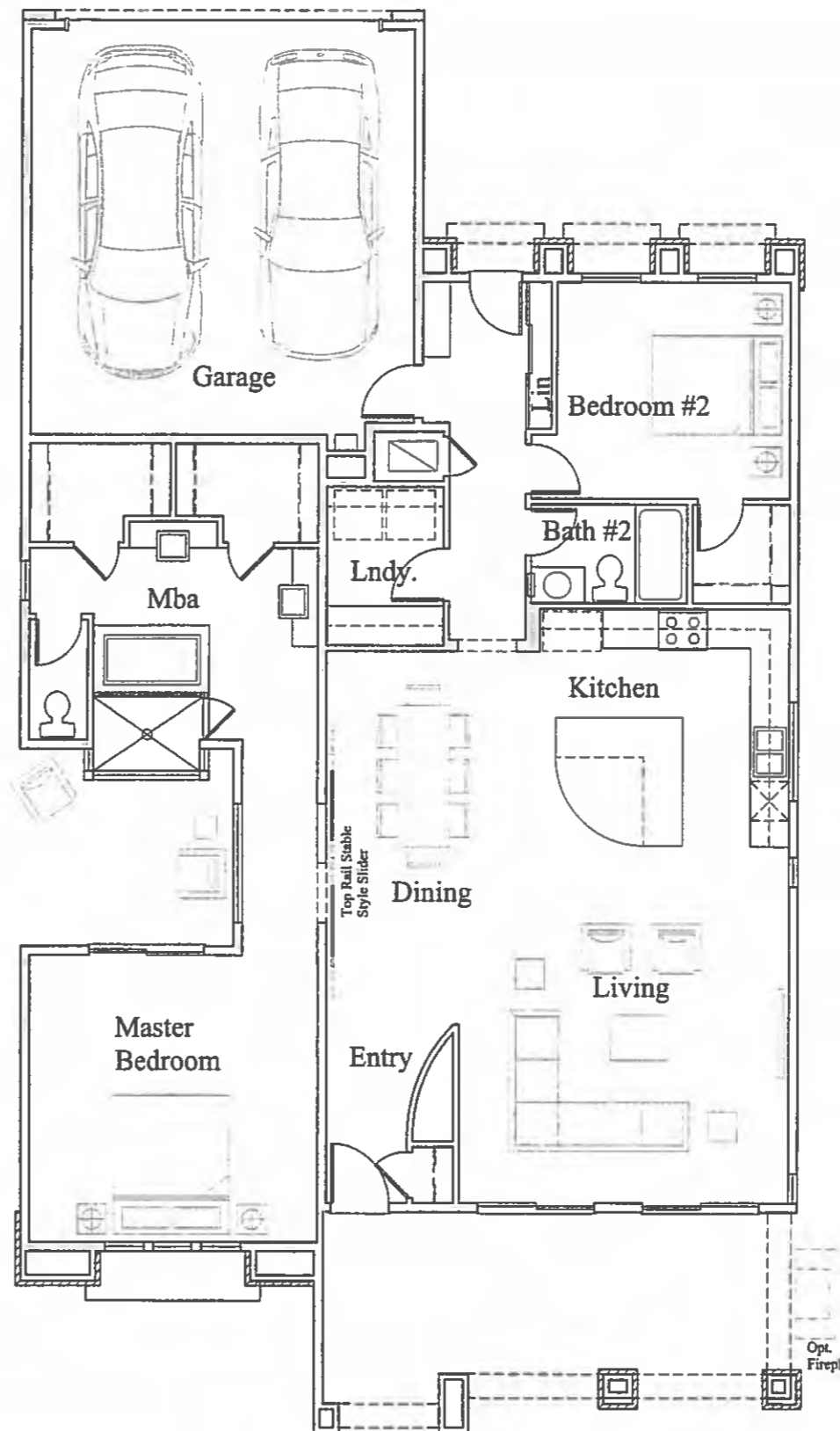
**RECEIVED**

**SEP 17 2013**

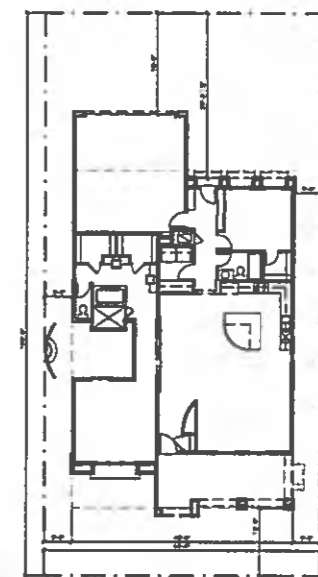
**PLANNING SERVICES  
DEPARTMENT**



Roof Plan



Plan 1a  
1657 s.f.



Typical Lot Size  
50x100



Scale 1/4"=1'-0"

**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

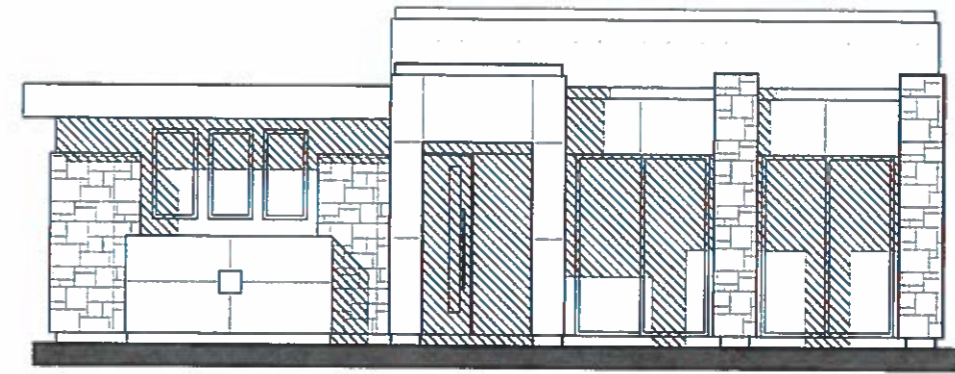
3/12/14 RESPONSE TO 328/14 LETTER	---
8-1-2014	---
	---
	---
	---
	---
	---
	---
	---
	---

**Palm Springs Country Club**

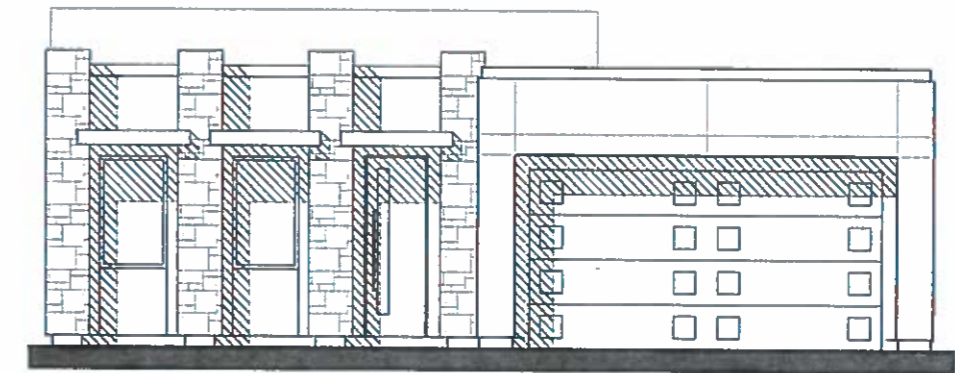
RECEIVED  
 NOV 04 2015  
 PLANNING SERVICE  
 DEPARTMENT

**A1-1**

# Palm Springs Country Club



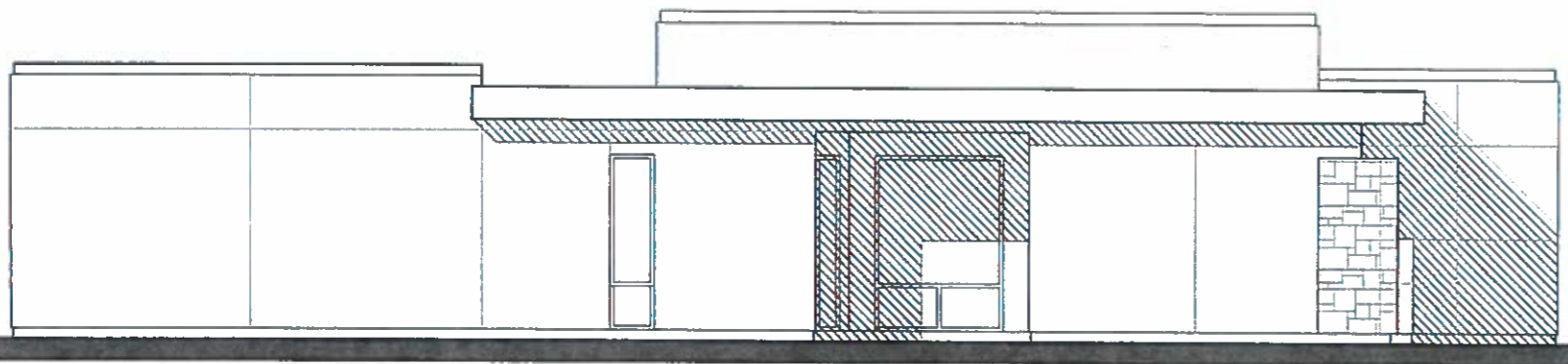
Front Elevation



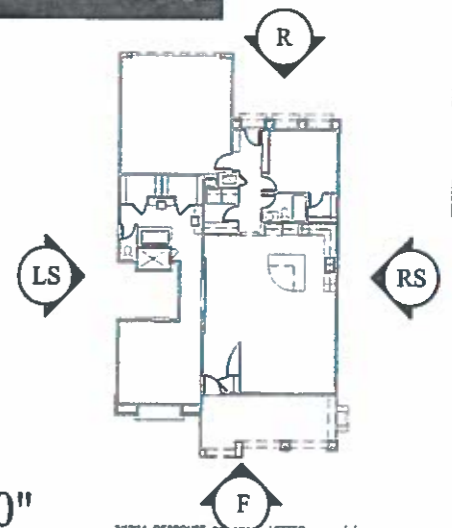
Rear Elevation



Right Side Elevation



Left Side Elevation



Plan 1a 1657 s.f.



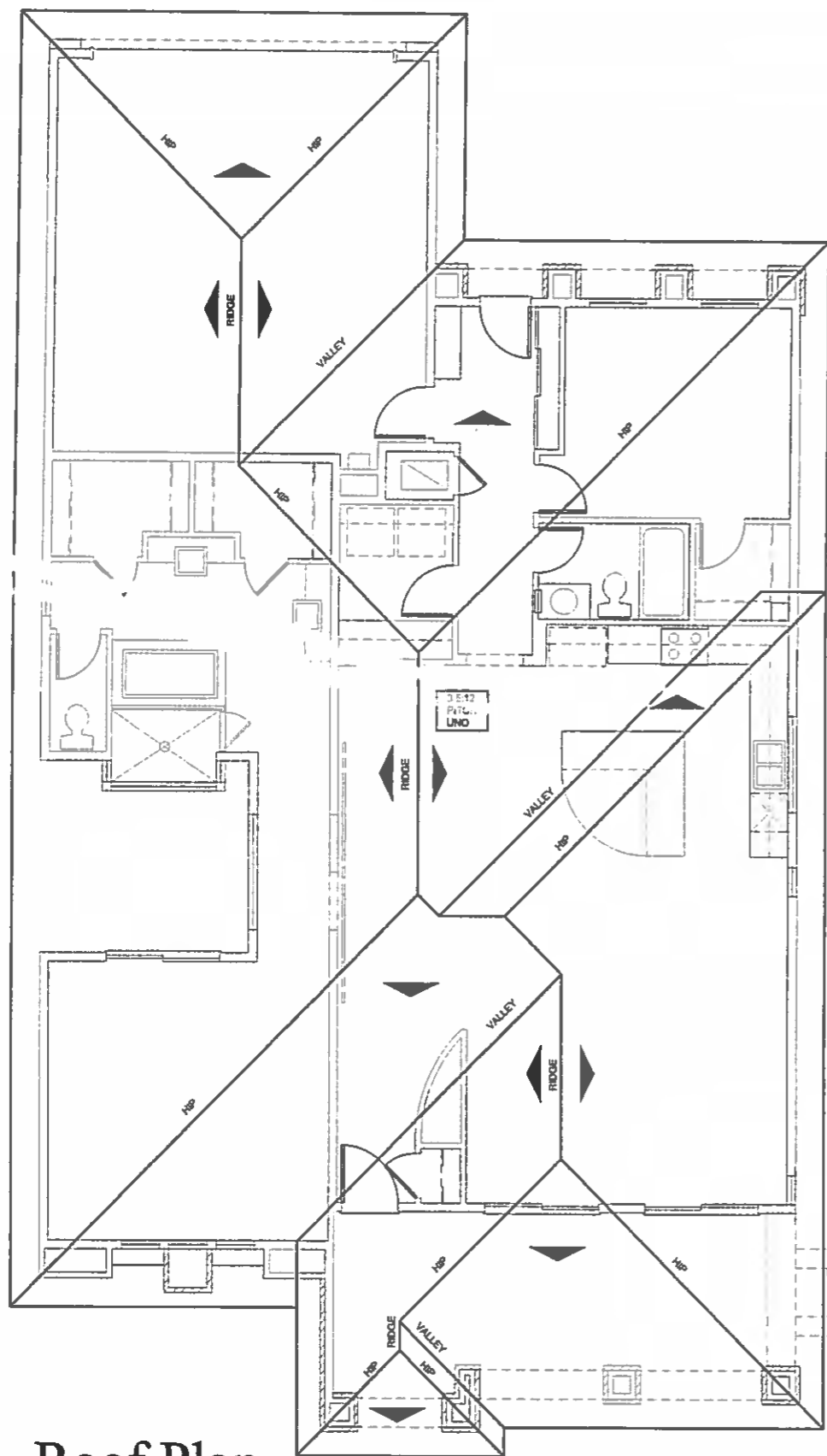
Scale 1/4"=1'-0"

**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

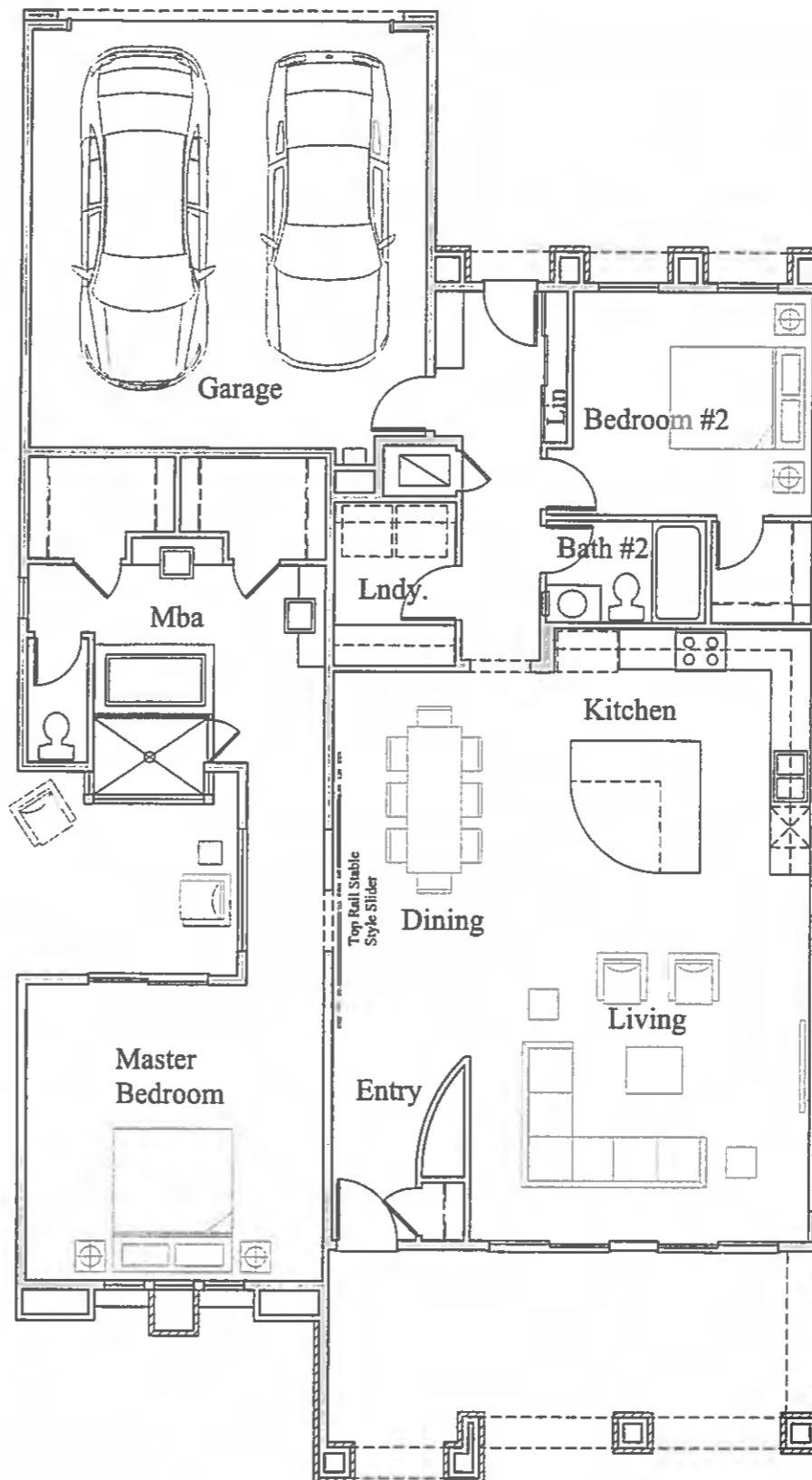
3/12/14 RESPONSE TO 02016 LETTER	---
8-1-2014	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

**A1-2**

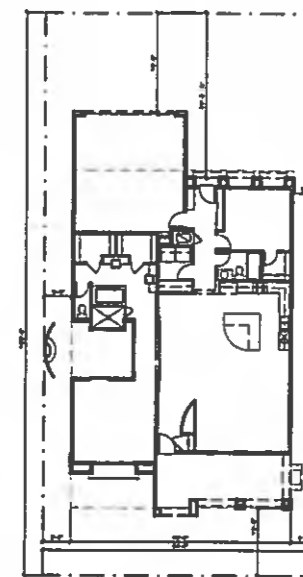




Roof Plan



Plan 1b  
1657 s.f.



Typical Lot Size  
50x100



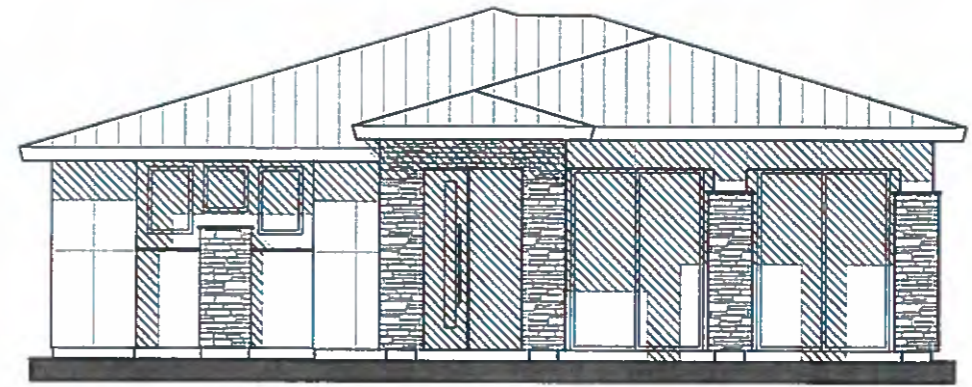
Scale 1/4"=1'-0"

**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

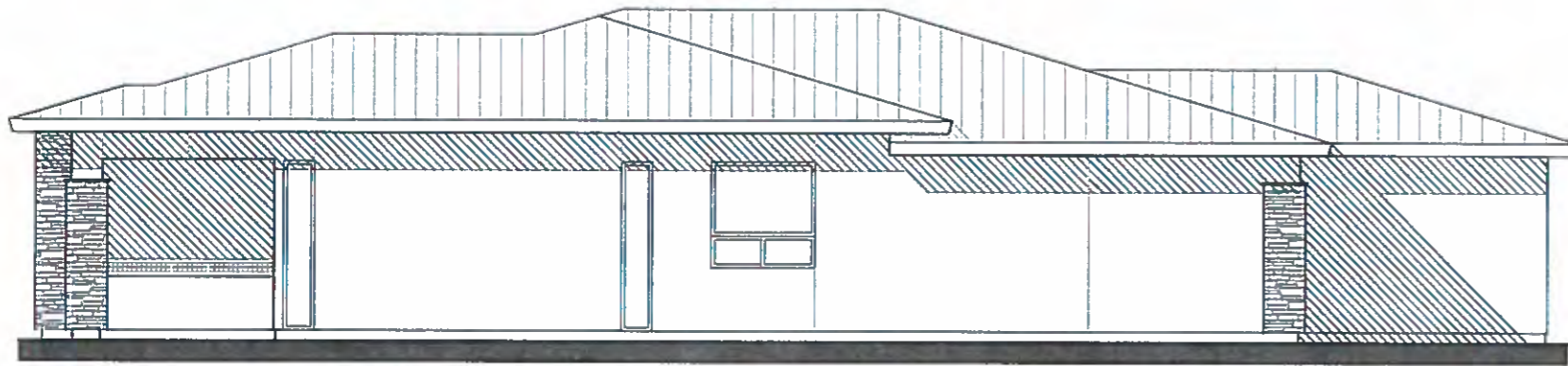
3/12/14 RESPONSE TO 226/14 LETTER

8-1-2014	

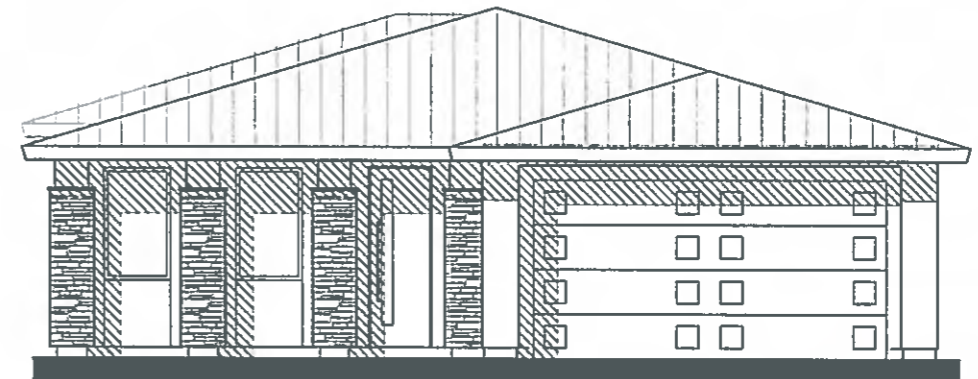
# Palm Springs Country Club



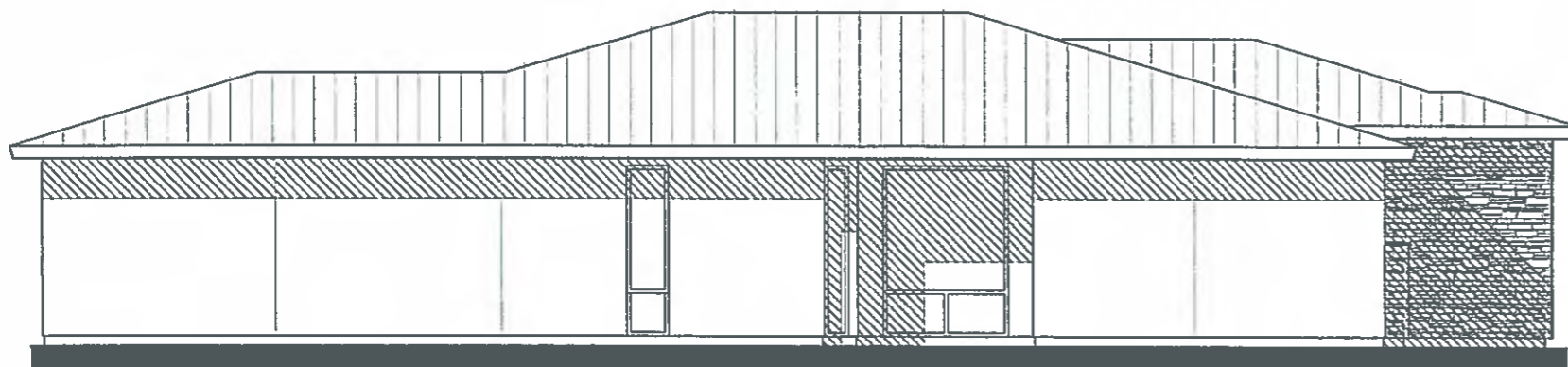
Front Elevation



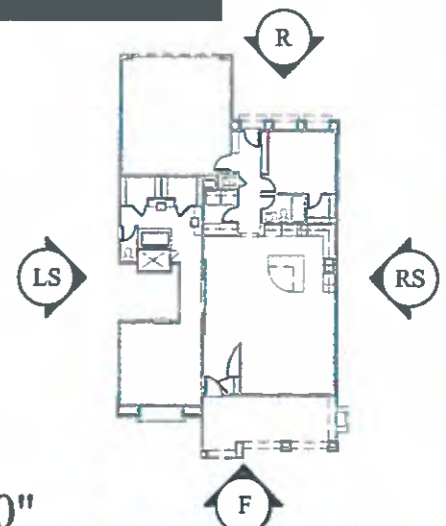
Right Side Elevation



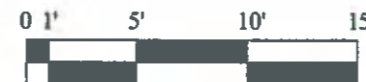
Rear Elevation



Left Side Elevation



Plan 1b 1657 s.f.

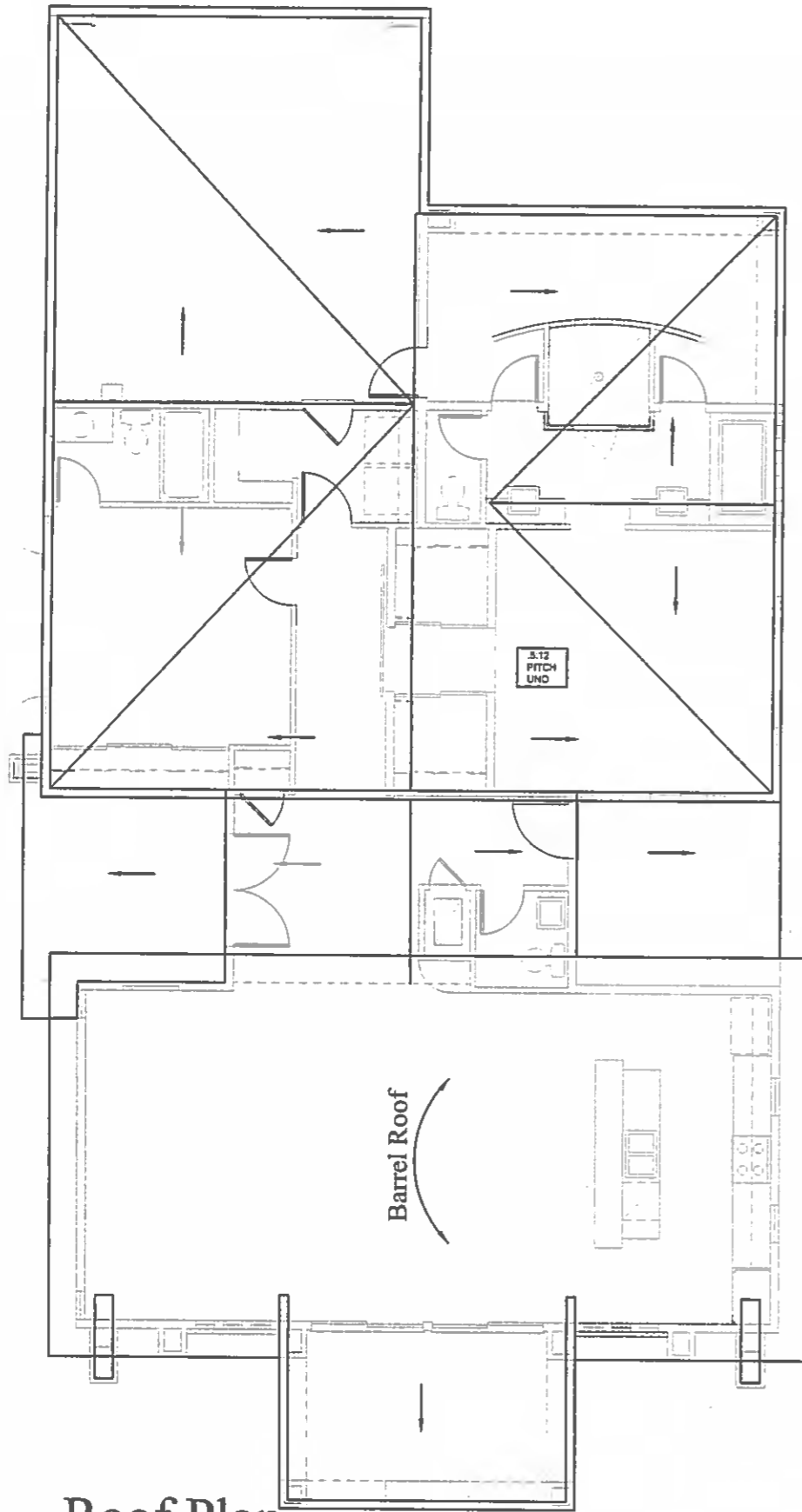


Scale 1/4"=1'-0"

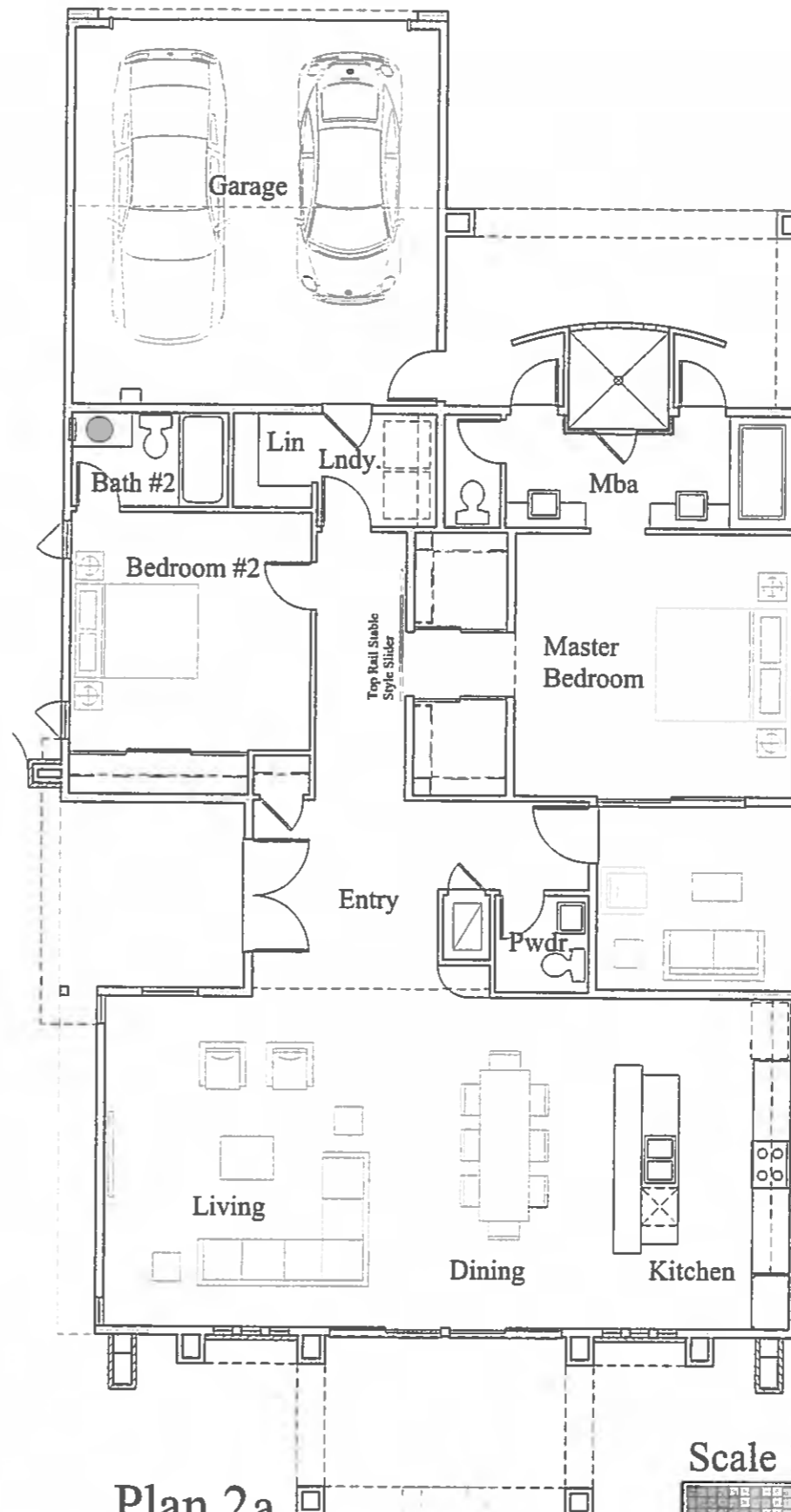
**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA 91709  
 (909) 393-2754

3/2/14 RESPONSE TO OWNER LETTER	---
5-1-2014	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

**A1-4**



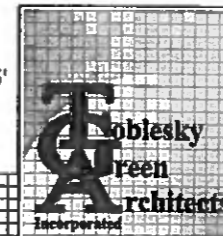
Roof Plan



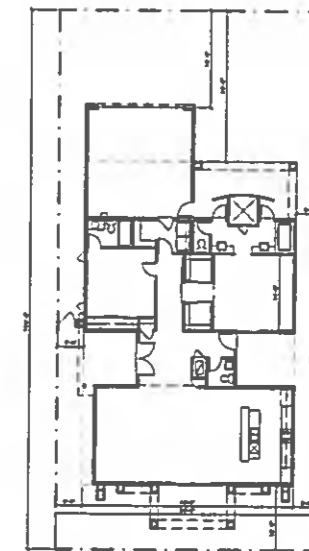
Plan 2a  
1760 s.f.



Scale 1/4"=1'-0"



**Toblesky  
Green  
Architects**  
Incorporated  
P.O. Box 1261  
Chico Hills, CA  
91709  
(909) 393-2754



Typical Lot Size  
50x100

3/12/14 RESPONSE TO 228/14 LETTER	---
5-1-2014	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

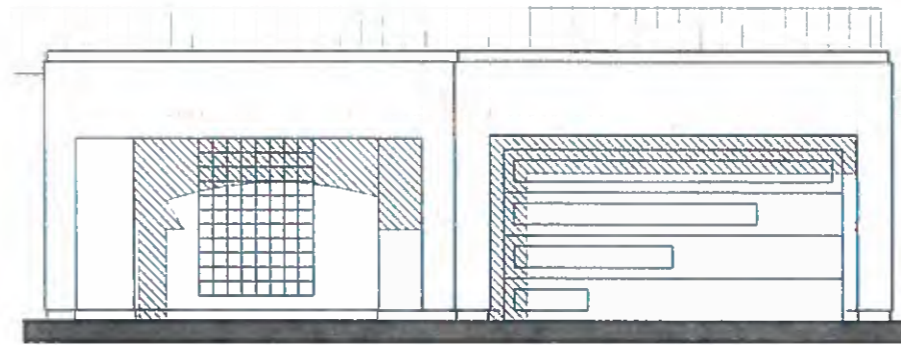
**Palm Springs Country Club**



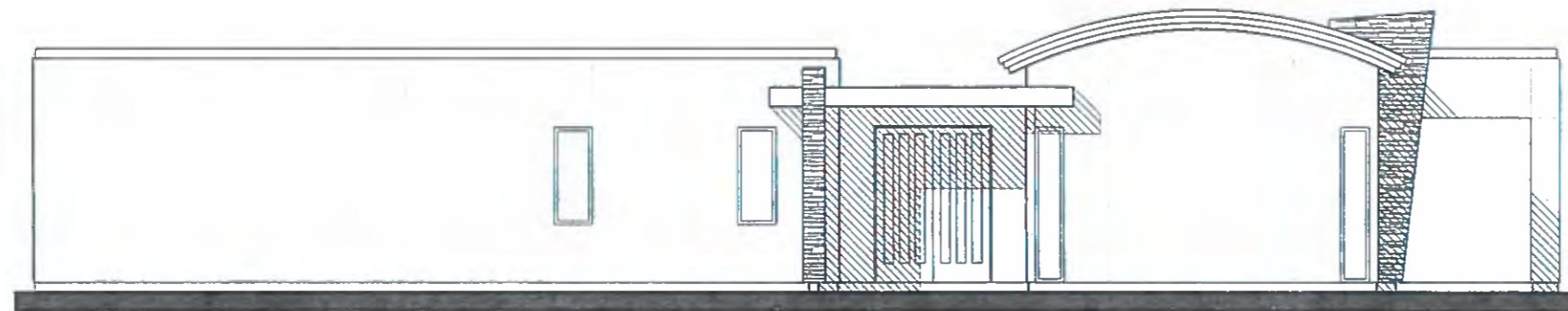
**Front Elevation**



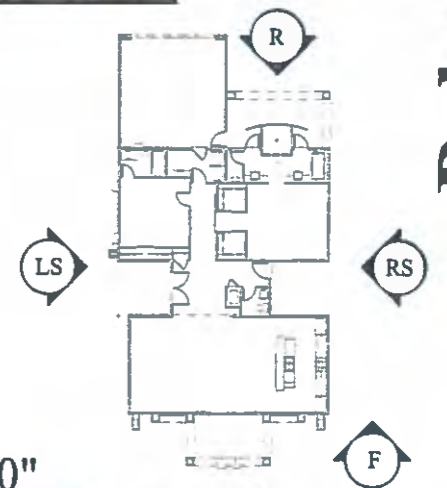
**Right Side Elevation**



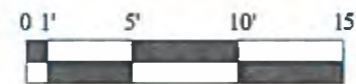
**Rear Elevation**



**Left Side Elevation**



**Plan 2a 1760 s.f.**



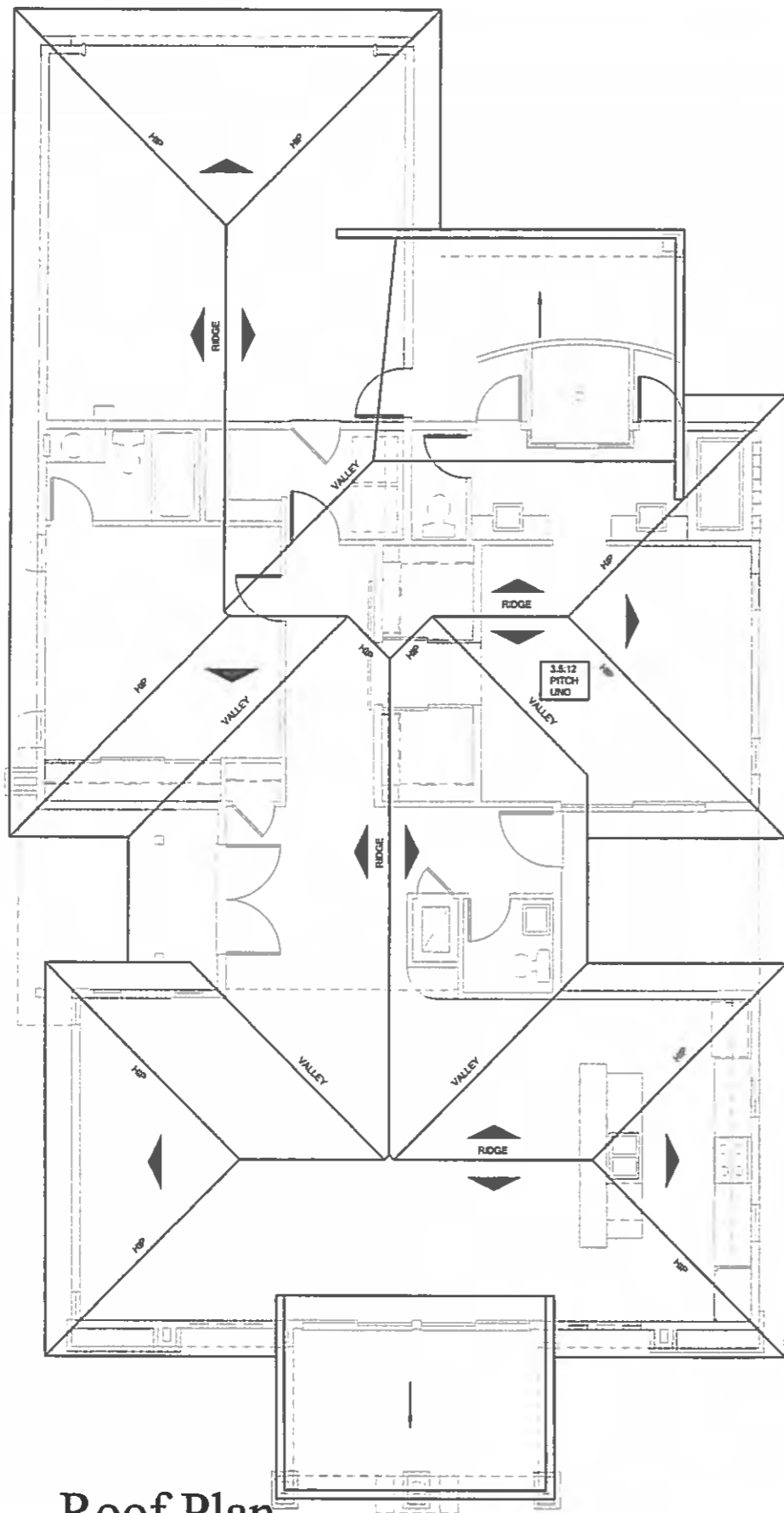
**Scale 1/4"=1'-0"**

**Toblesky Green Architects**  
Incorporated  
P.O. Box 1261  
Chino Hills, CA  
91709  
(909) 393-2754

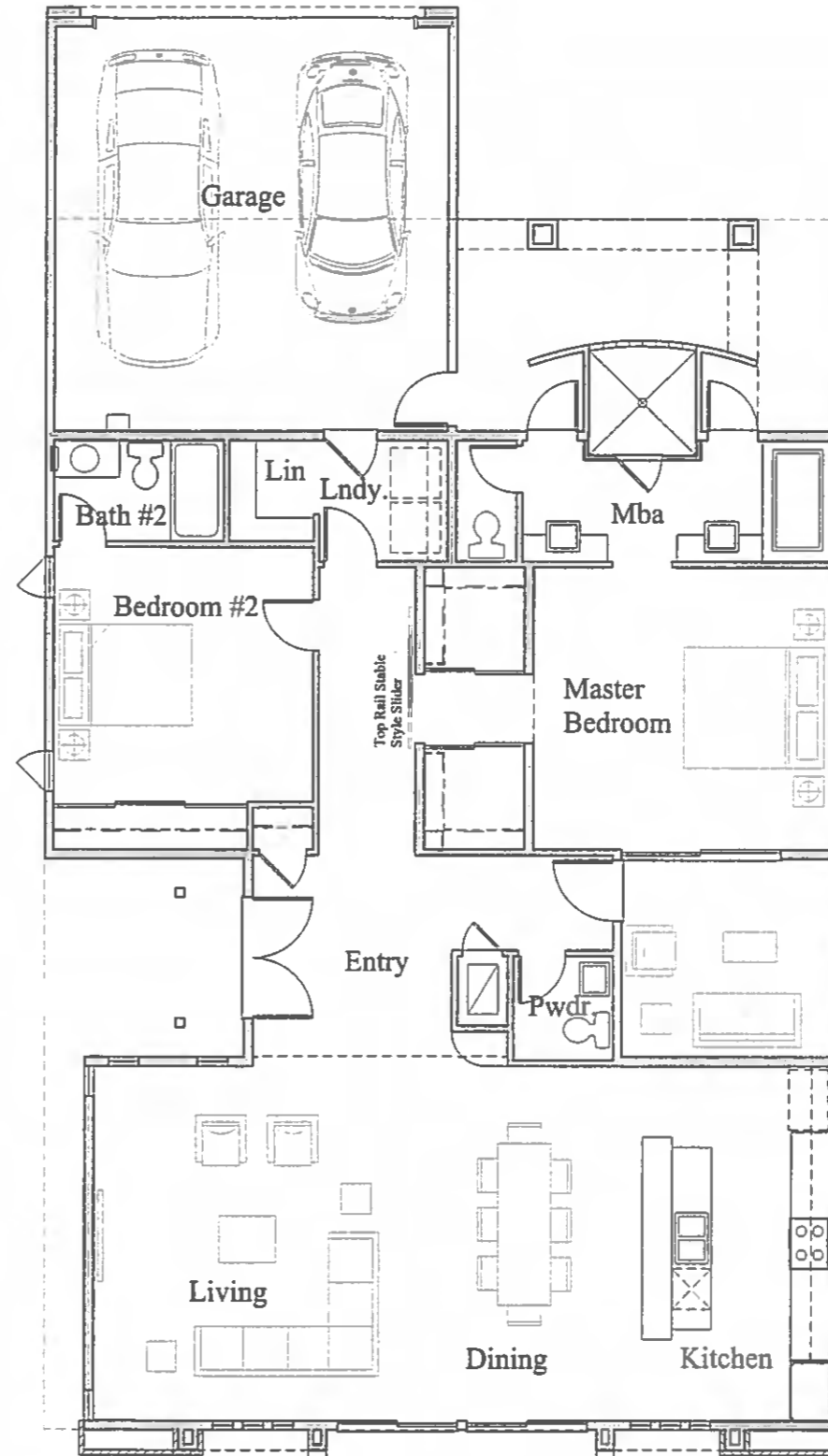
3/12/14 RESPONSE TO 202/14 LETTER

5-1-2014


**A1-6**



Roof Plan

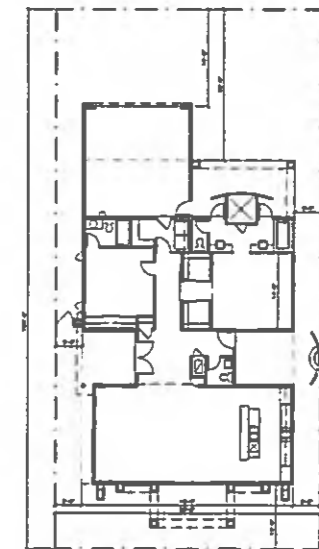


Plan 2b  
1760 s.f.



Scale 1/4"=1'-0"

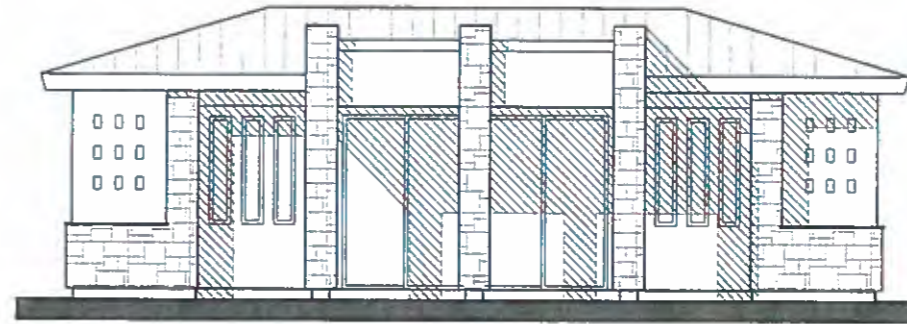
**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA 91709  
 (909) 393-2754



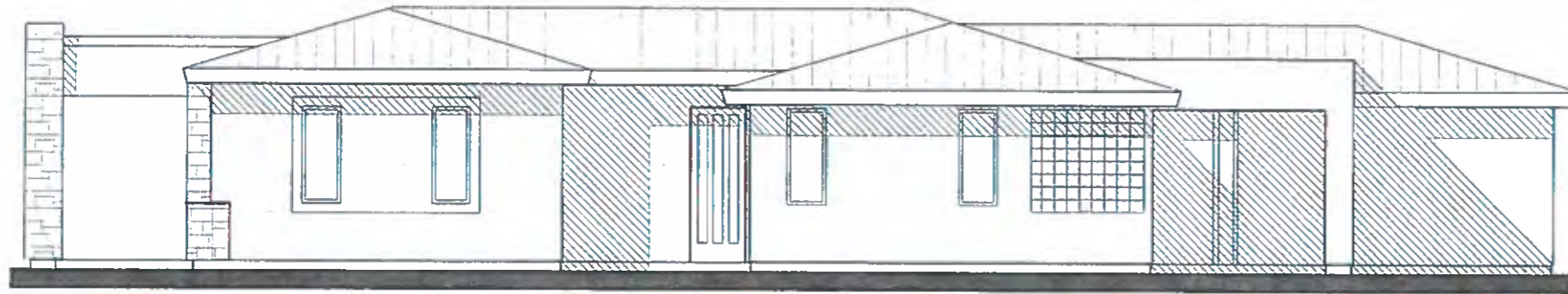
Typical Lot Size  
50x100

3/12/14 RESPONSE TO 2/28/14 LETTER	---
8-1-2014	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

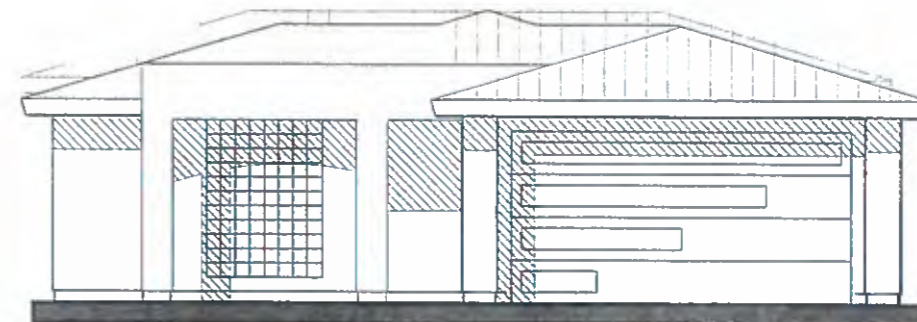
# Palm Springs Country Club



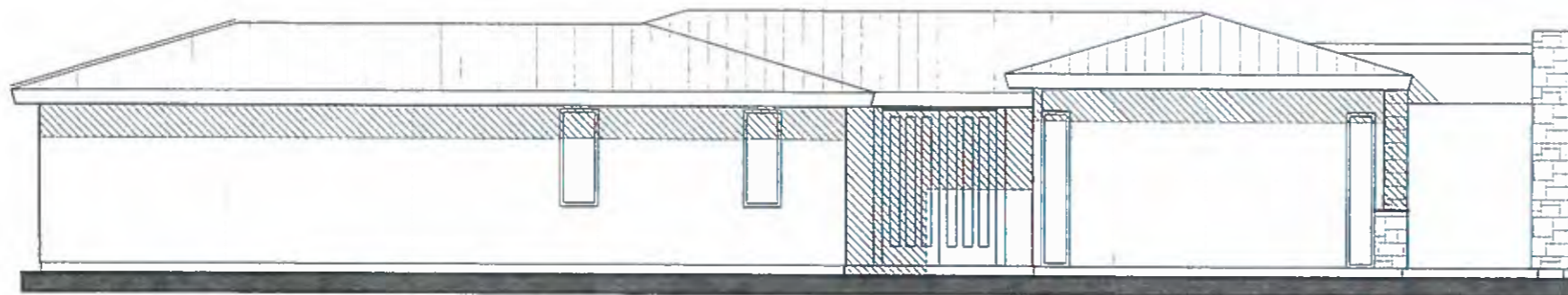
Front Elevation



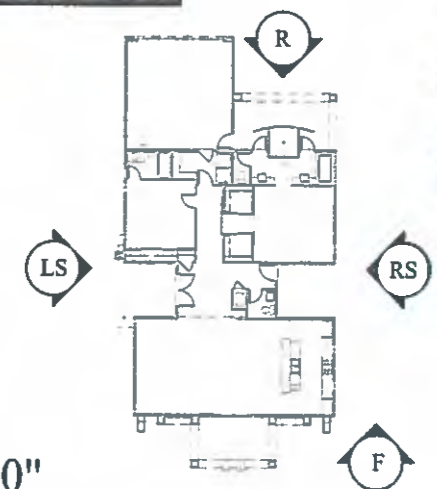
Right Side Elevation



Rear Elevation



Left Side Elevation



Plan 2b 1760 s.f.

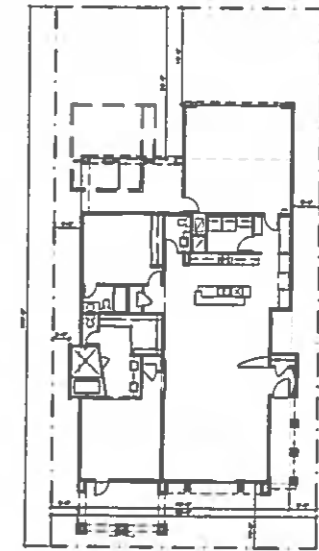
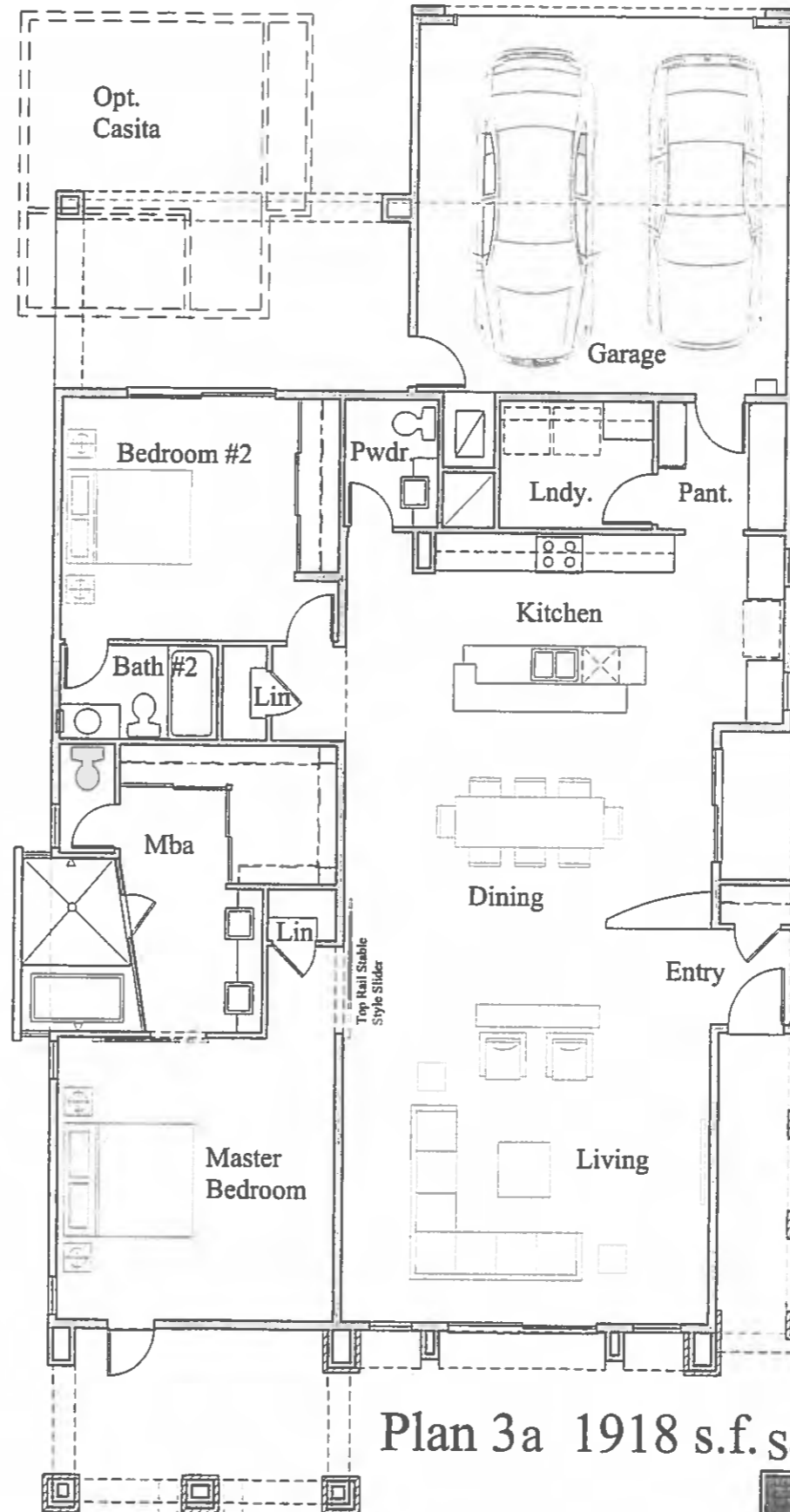
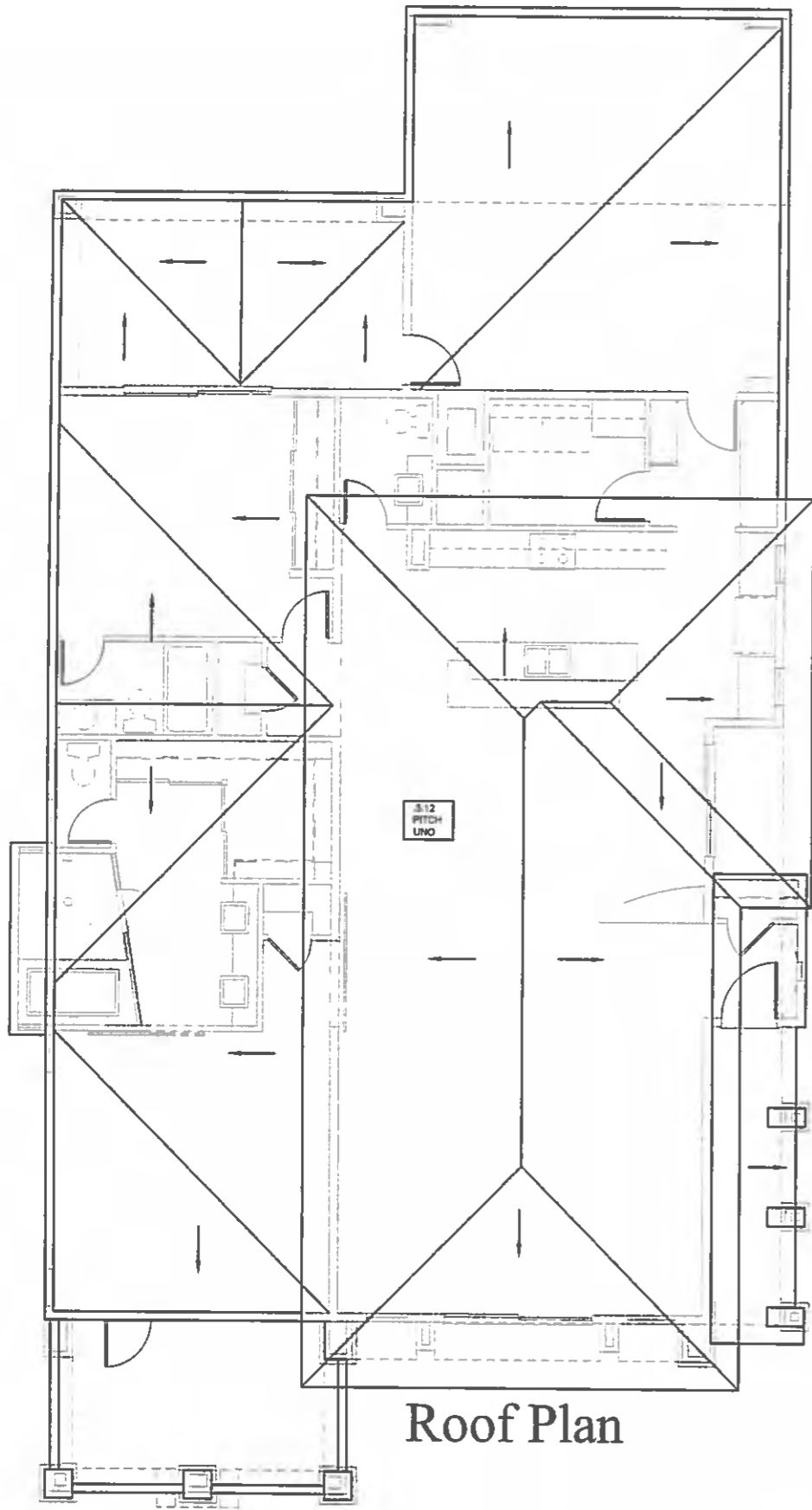


Scale 1/4"=1'-0"

**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91789  
 (909) 393-2754

3/12/14 RESPONSE TO 2/28/14 LETTER	_____
6-1-2014	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

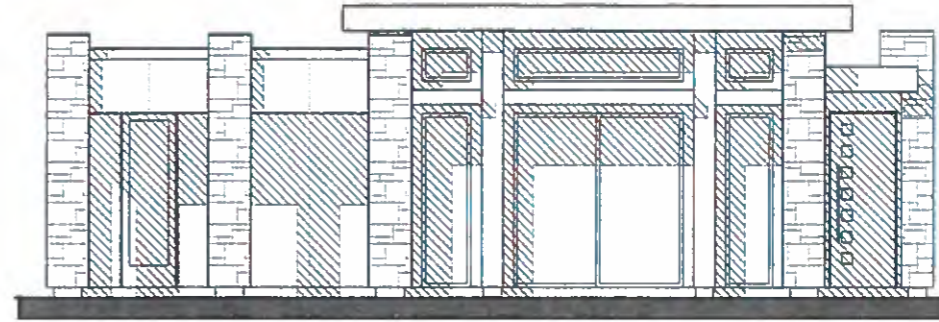
**A1-8**



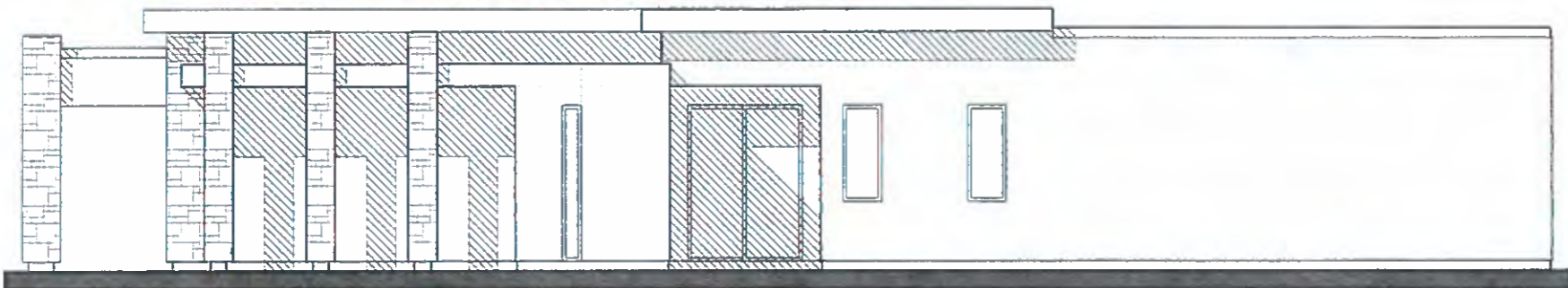
**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

3/12/14 RESPONSE TO 228/14 LETTER	
8-1-2014	

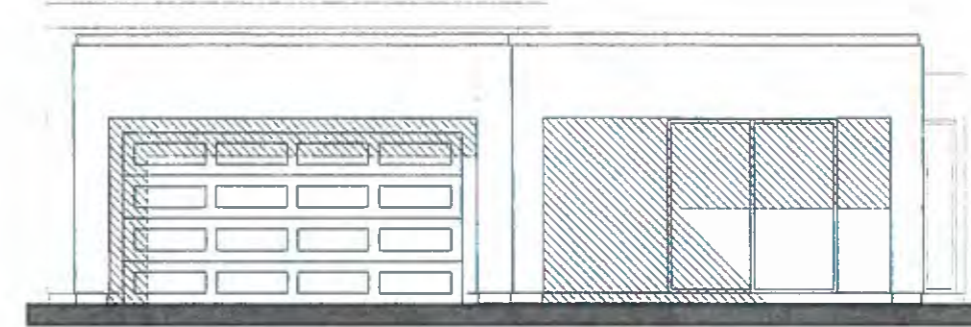
**Palm Springs Country Club**



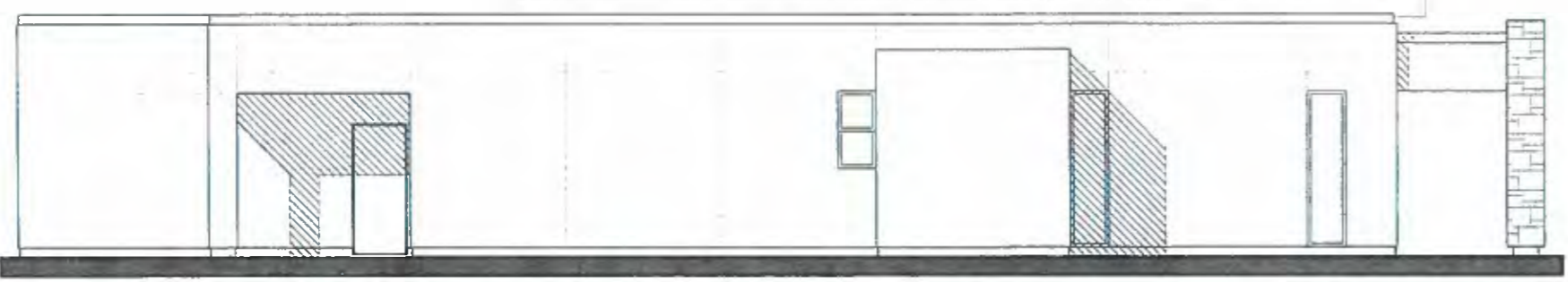
**Front Elevation**



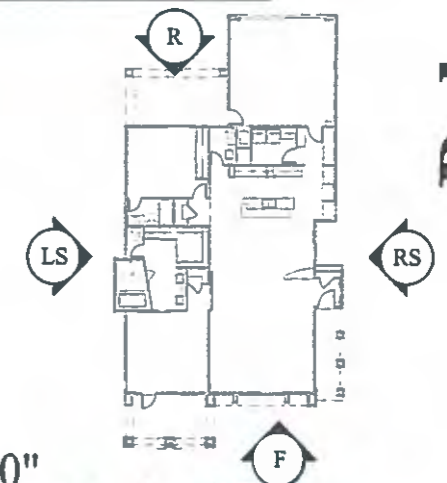
**Right Side Elevation**



**Rear Elevation**



**Left Side Elevation**



**Plan 3a 1918 s.f.**



**Scale 1/4"=1'-0"**

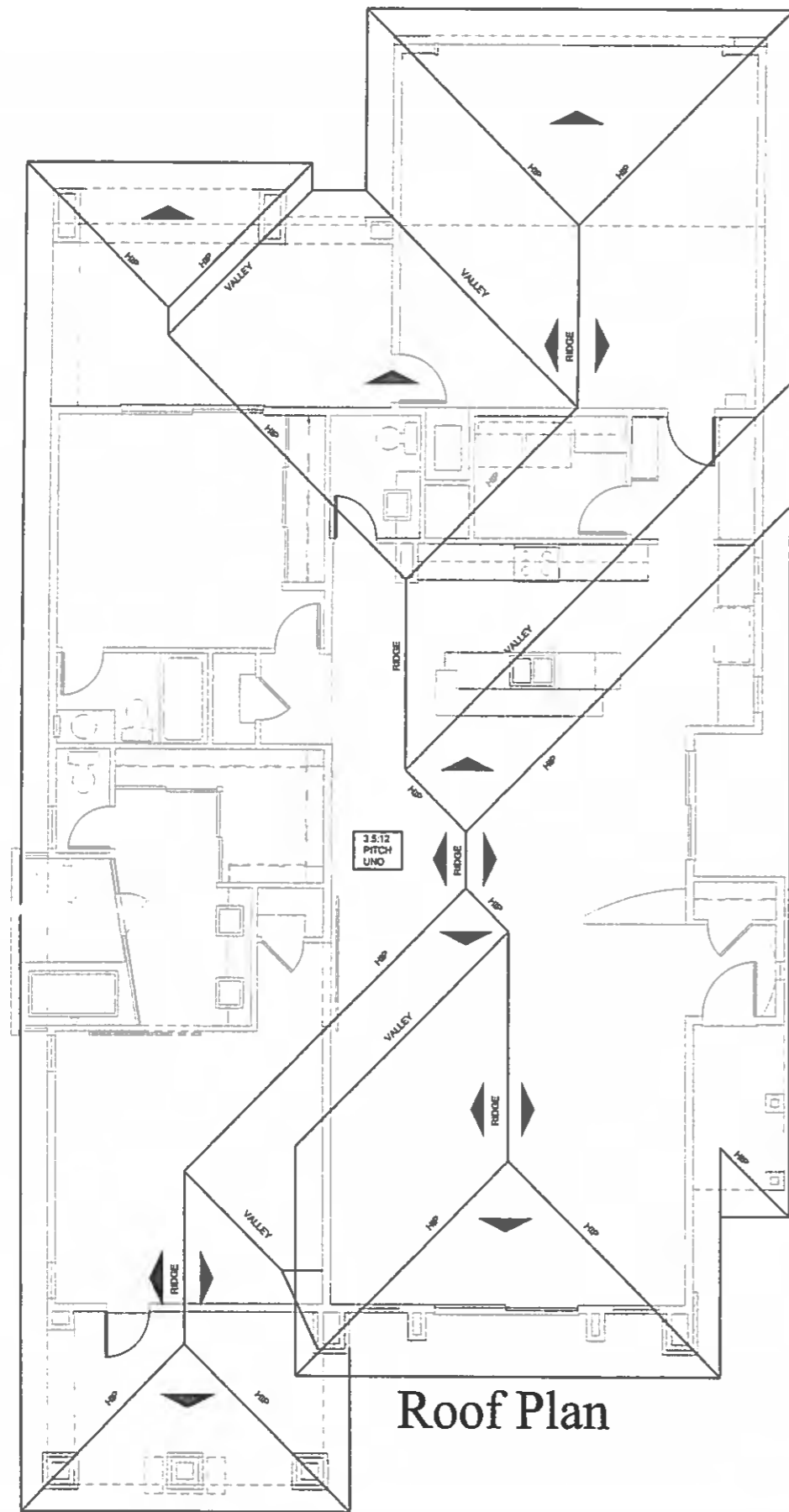
**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 China Hills, CA  
 91709  
 (909) 393-2754

3/12/14 RESPONSE TO 2014 LETTER

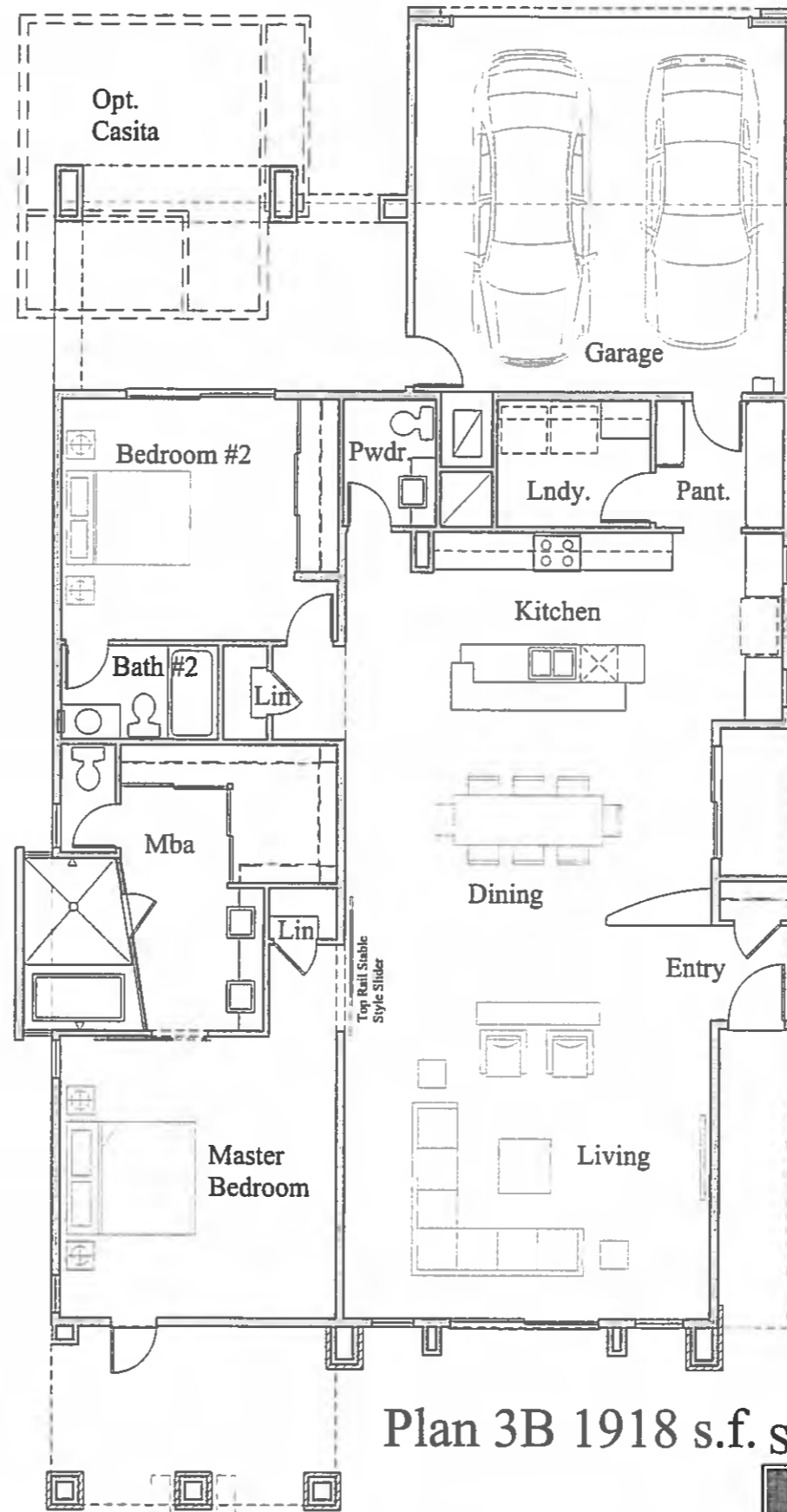
9-12014	

**A1-10**

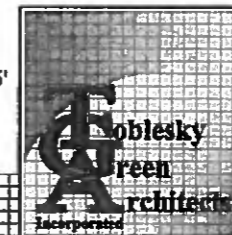




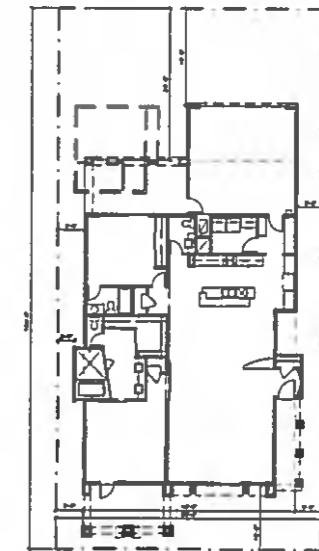
Roof Plan



Plan 3B 1918 s.f. Scale 1/4"=1'-0"



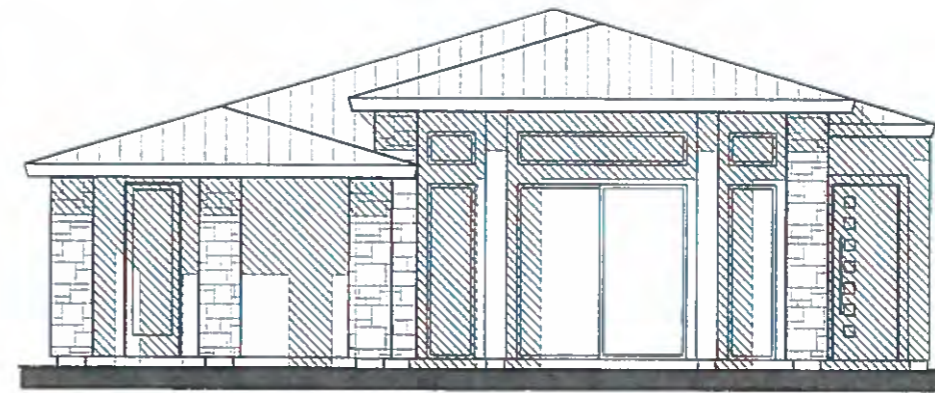
**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754



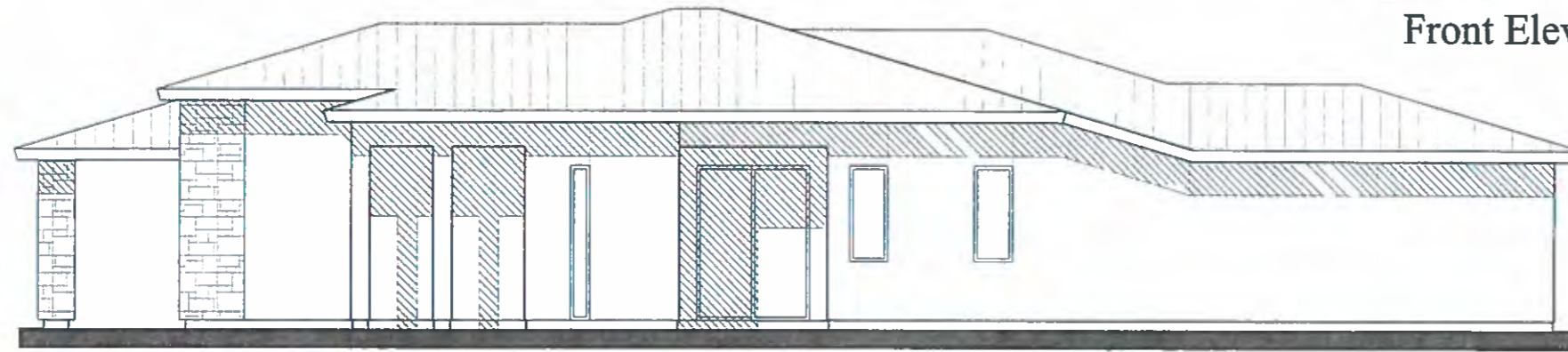
Typical Lot Size  
50x100

3/21/14 RESPONSE TO 22814 LETTER	
8-1-2014	

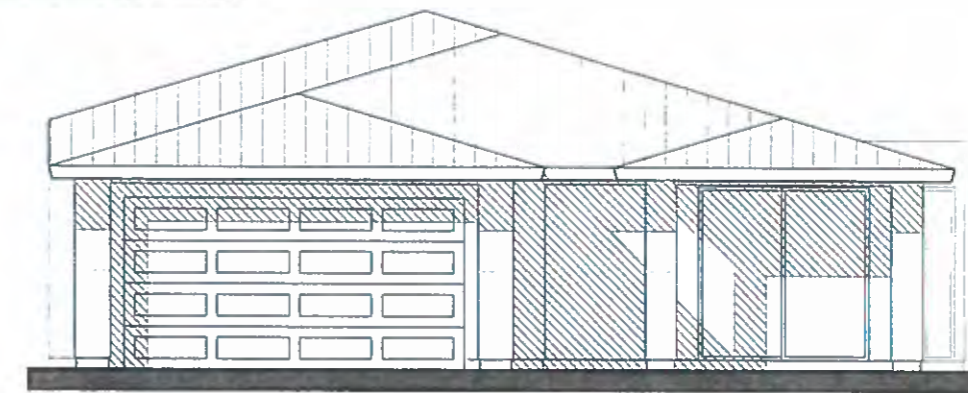
# Palm Springs Country Club



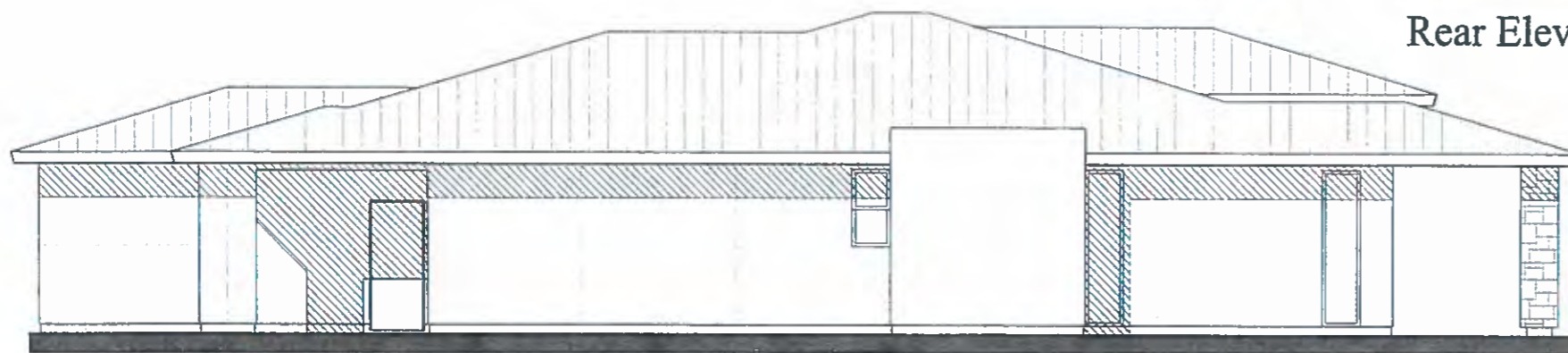
Front Elevation



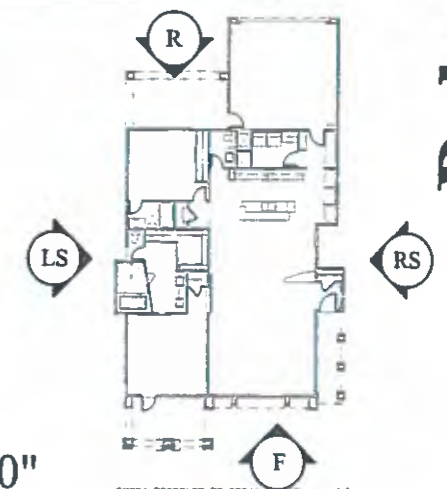
Right Side Elevation



Rear Elevation



Left Side Elevation



Plan 3b 1918 s.f.

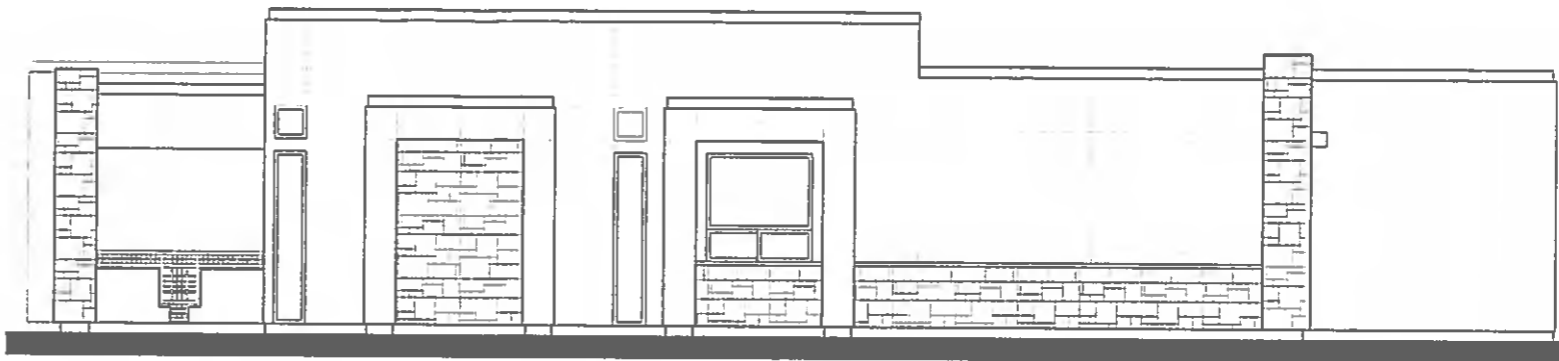


Scale 1/4"=1'-0"

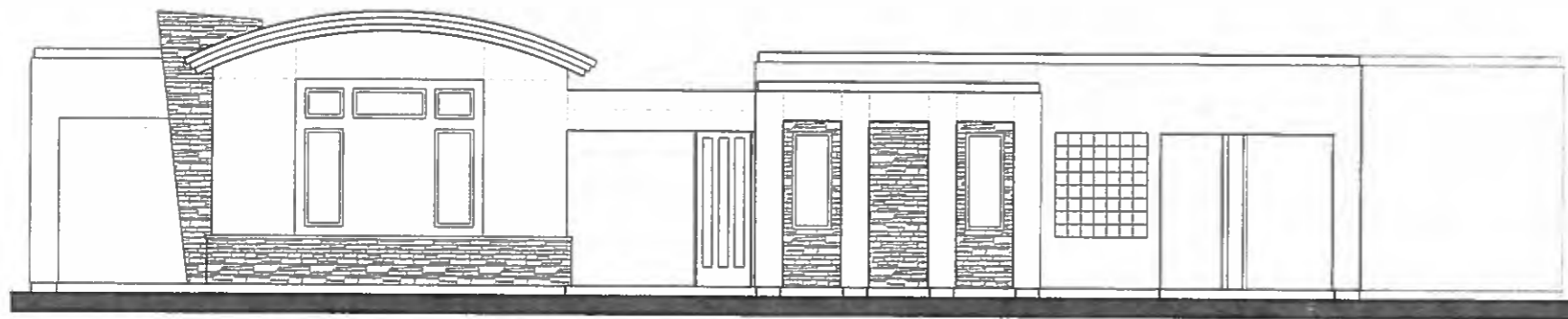
**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Calso Hills, CA  
 91789  
 (909) 393-1754

3/12/14 RESPONSE TO 2/28/14 LETTER	---
9-1-2014	---
---	---
---	---
---	---
---	---
---	---
---	---

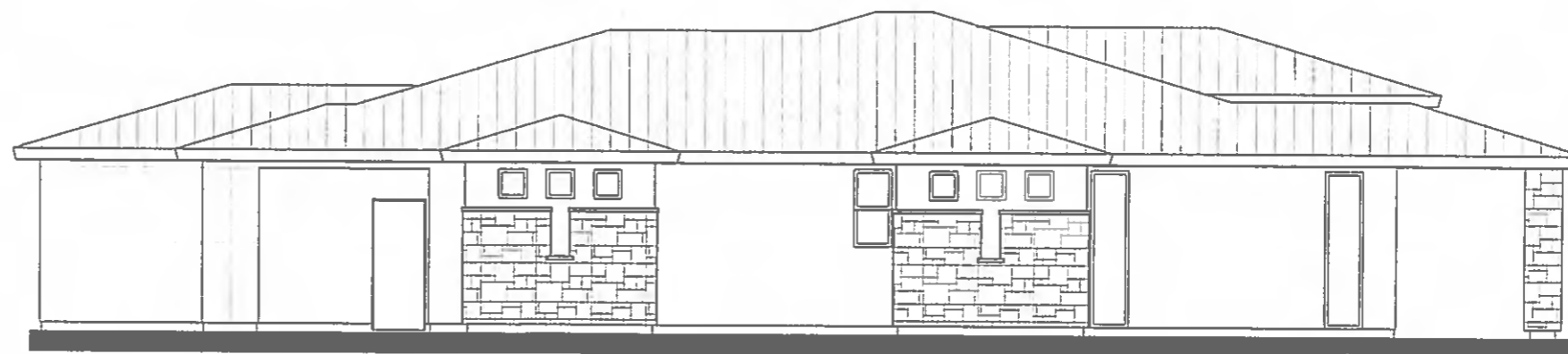
**A1-12**



Street 'A' Plan 1 Enhanced Side Elevation



Street 'A' Plan 2 Enhanced Side Elevation



Street 'A' Plan 3 Enhanced Side Elevation

Sample of Enhanced Side Elevations

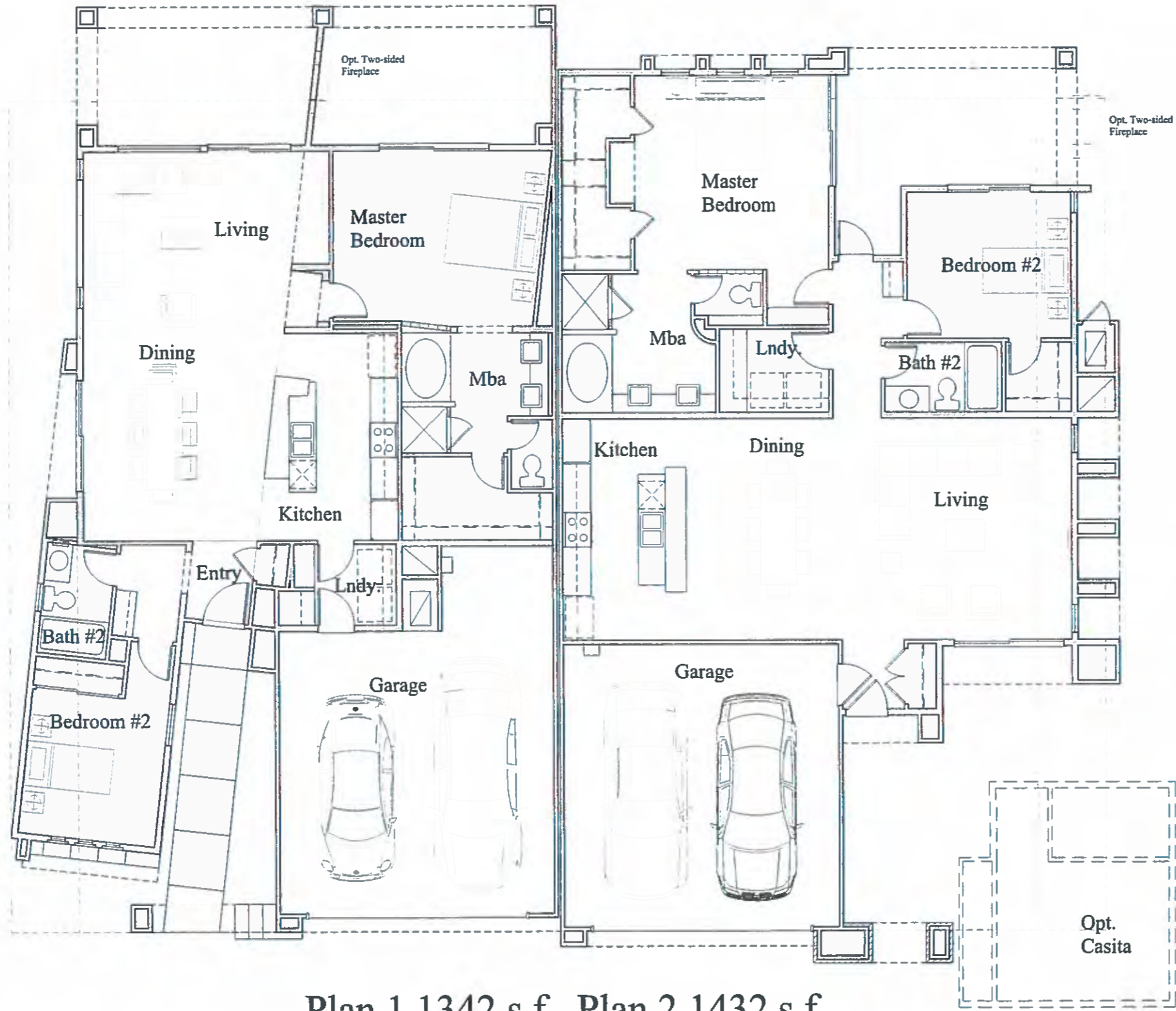
Scale 1/4"=1'-0"



**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

5/12/14 RESPONSE TO 228/14 LETTER	---
8-1-2014	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

# Palm Springs Country Club



Typical Lot Size  
50x100

Plan 1 1342 s.f. Plan 2 1432 s.f.

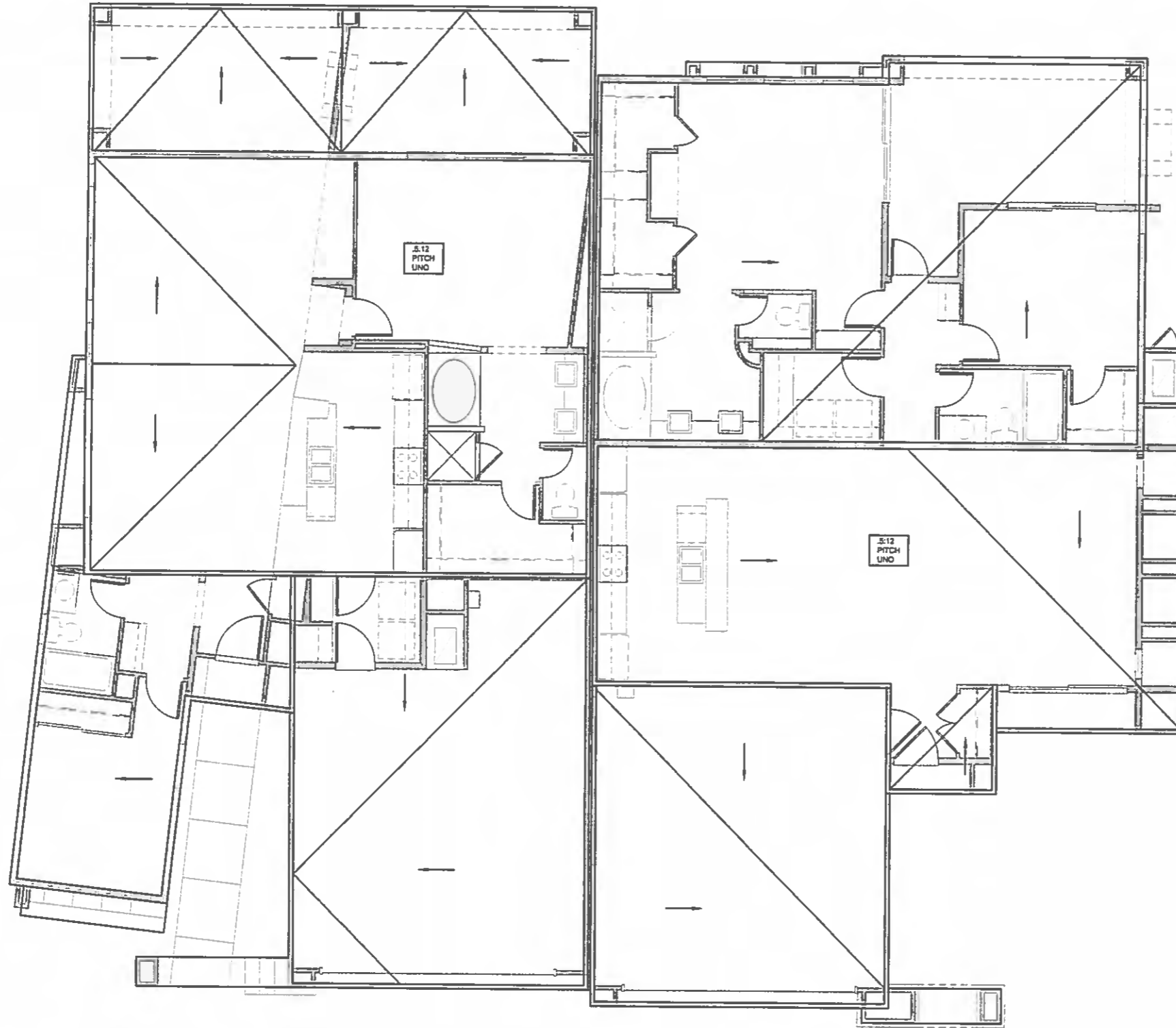
Scale 1/4"=1'-0"



**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

31214 RESPONSE TO 22214 LETTER	

**A2-1**



Plan 1 1342 s.f. Plan 2 1432 s.f.

**Palm Springs Country Club**

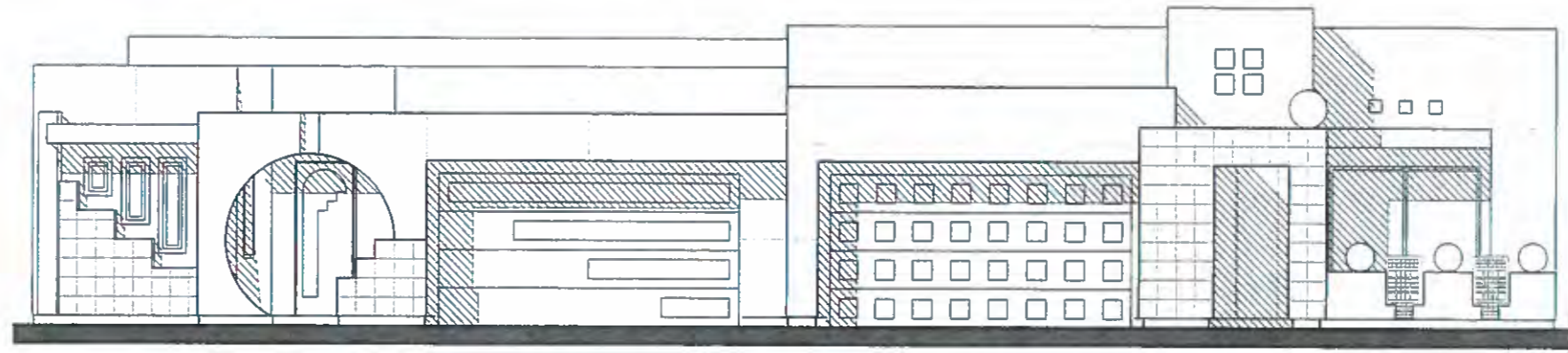
Scale 1/4"=1'-0"



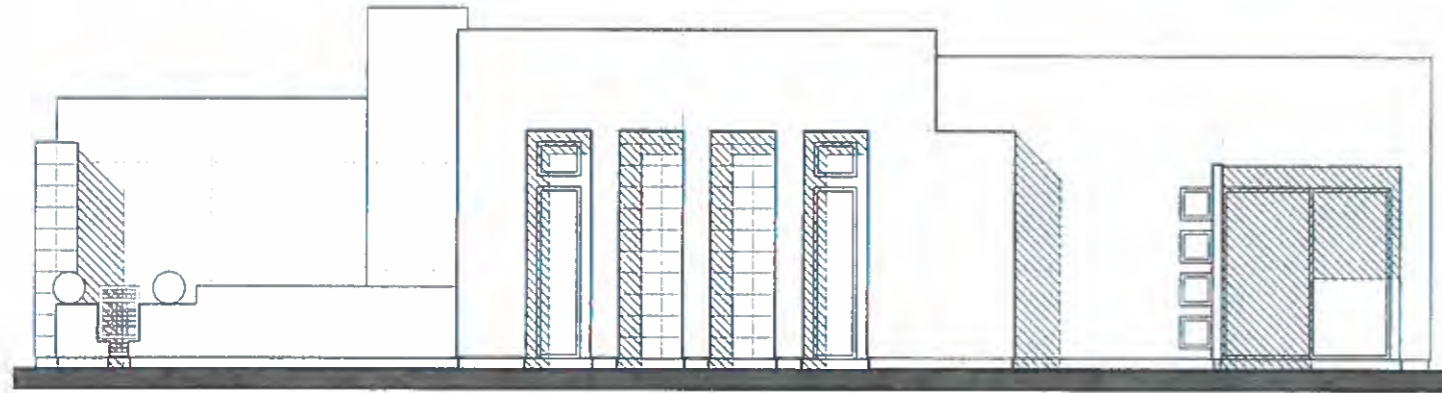
**Toblesky Green Architects**  
Incorporated  
P.O. Box 1261  
Chino Hills, CA  
91709  
(909) 393-2754

3/12/14 RESPONSE TO 228/14 LETTER	
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

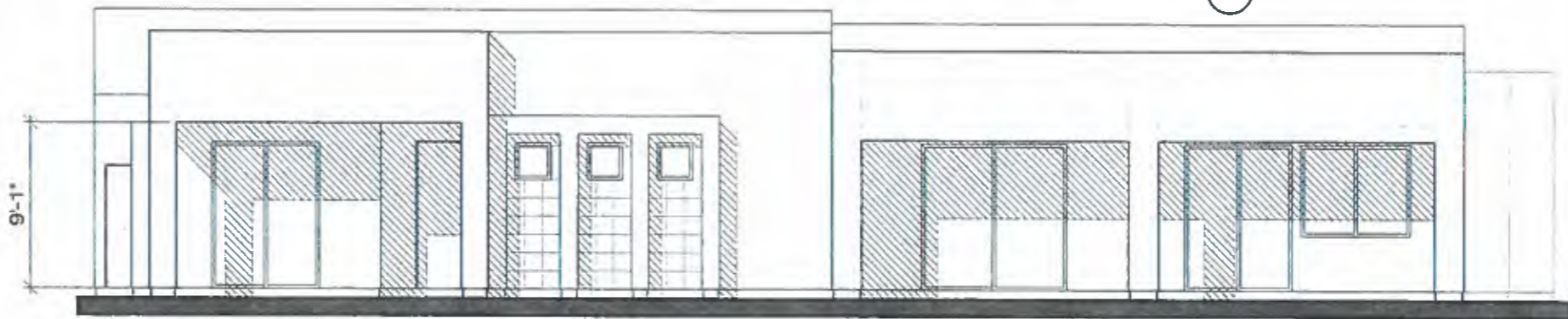
# Palm Springs Country Club



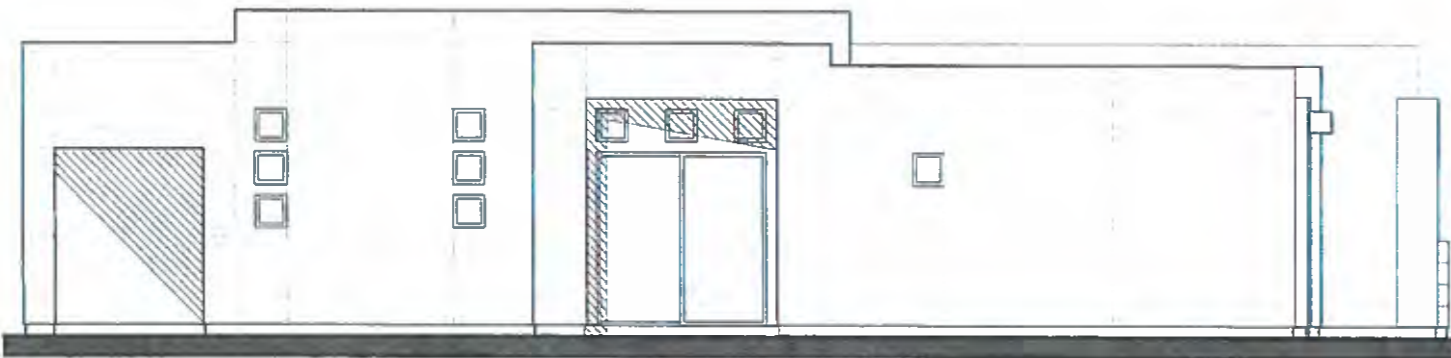
Front Elevation



Right Side Elevation



Rear Elevation

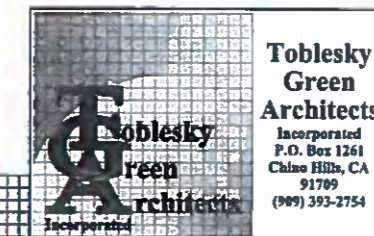


Left Side Elevation

Plan 1 1342 s.f. & Plan 2 1432 s.f.



Scale 1/4"=1'-0"

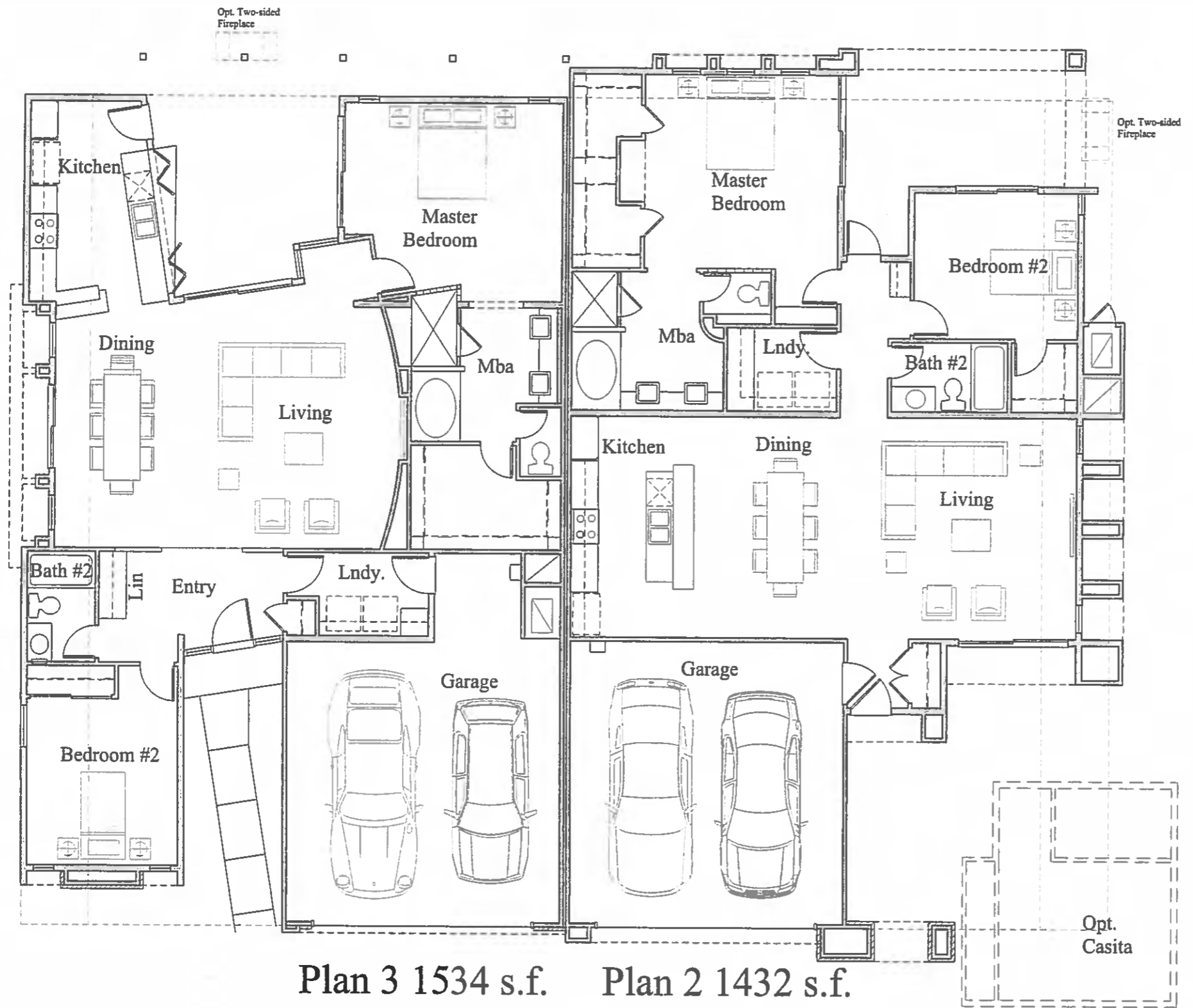


**Toblesky  
Green  
Architects**  
Incorporated  
P.O. Box 1261  
Chino Hills, CA  
91709  
(909) 393-2754

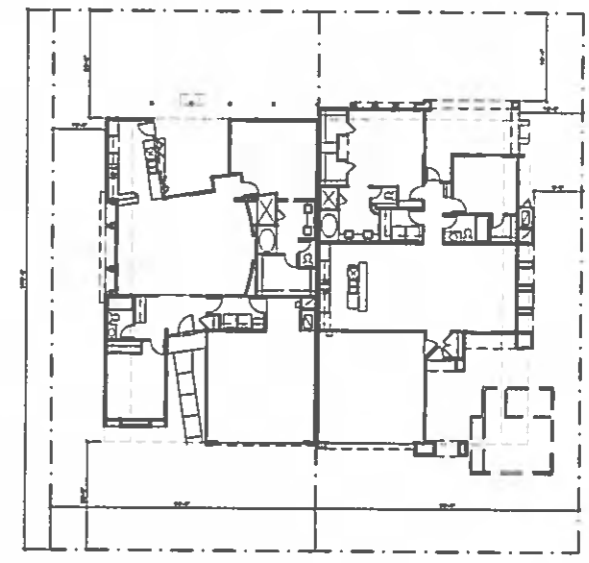
31214 RESPONSE TO 32814 LETTER	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

**A2-3**

# Palm Springs Country Club



**Plan 3 1534 s.f.    Plan 2 1432 s.f.**



**Typical Lot Size  
50x100**



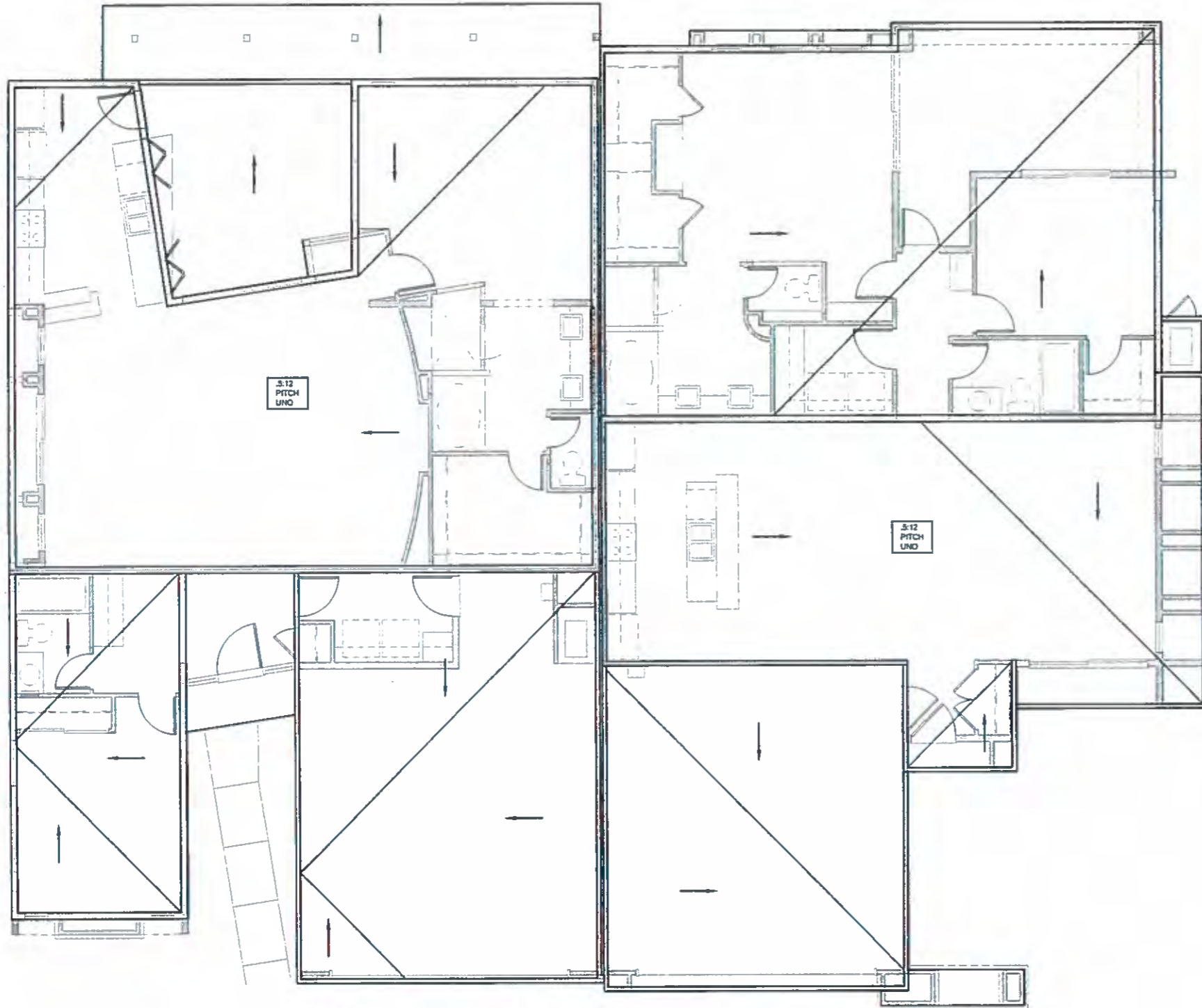
Scale 1/4"=1'-0"

**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

3/12/14 RESPONSE TO 22814 LETTER


**A2-4**

# Palm Springs Country Club



Plan 3 1534 s.f. Plan 2 1432 s.f.



Scale 1/4"=1'-0"



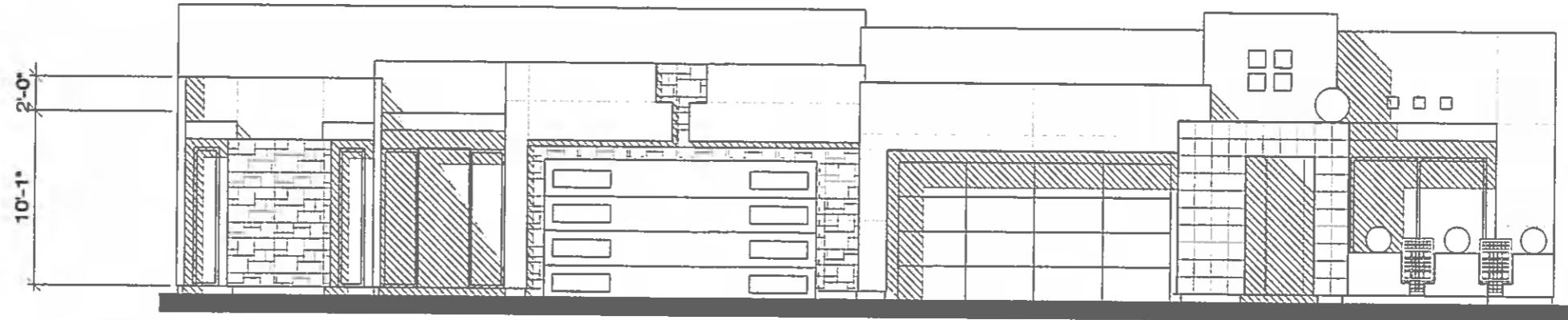
**Toblesky  
Green  
Architects**  
Incorporated  
P.O. Box 1261  
Chino Hills, CA  
91789  
(909) 393-2754

2121 RESPONSE TO 2221 LETTER	

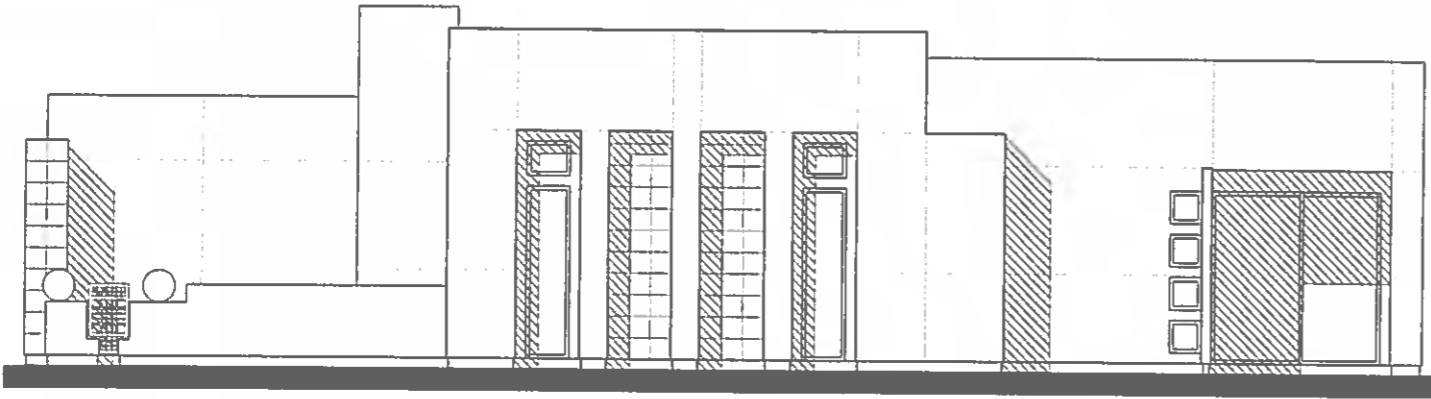
**A2-5**



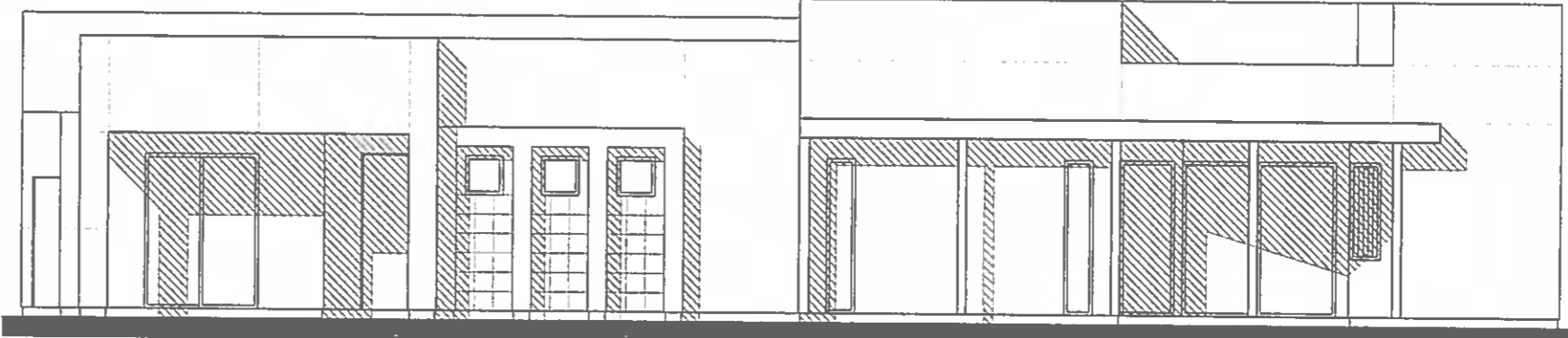
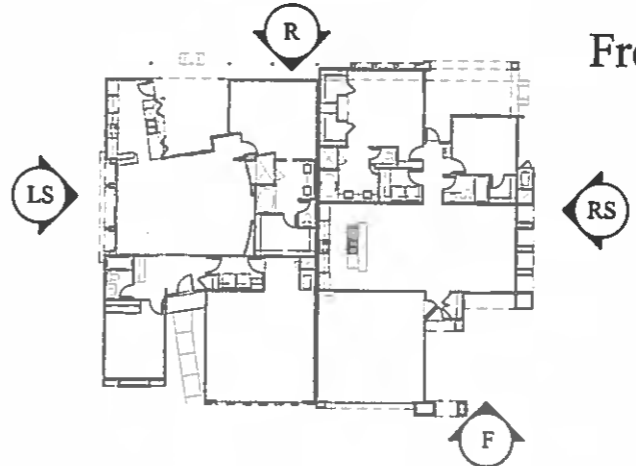
# Palm Springs Country Club



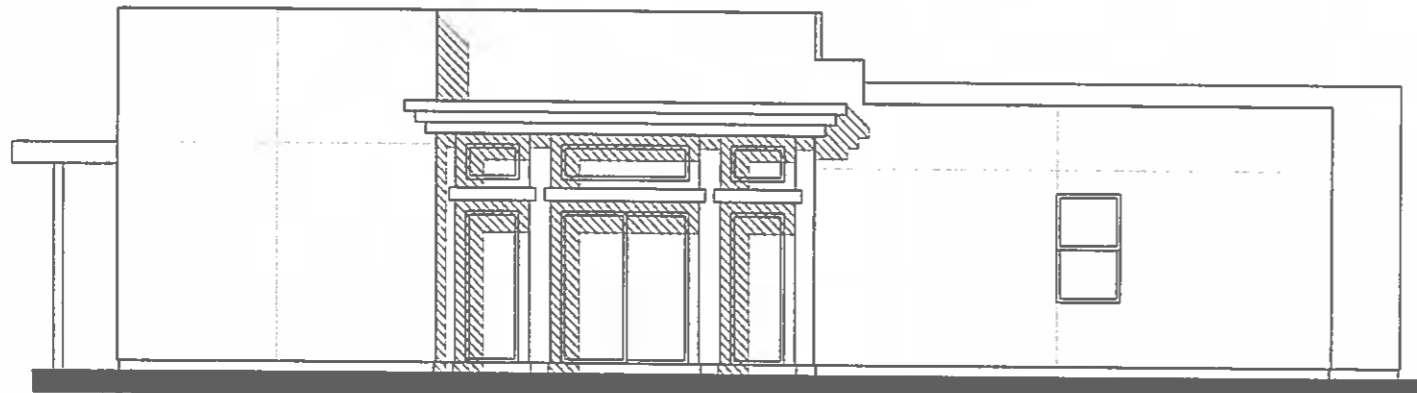
Front Elevation



Right Side Elevation



Rear Elevation



Left Side Elevation



Scale 1/4"=1'-0"

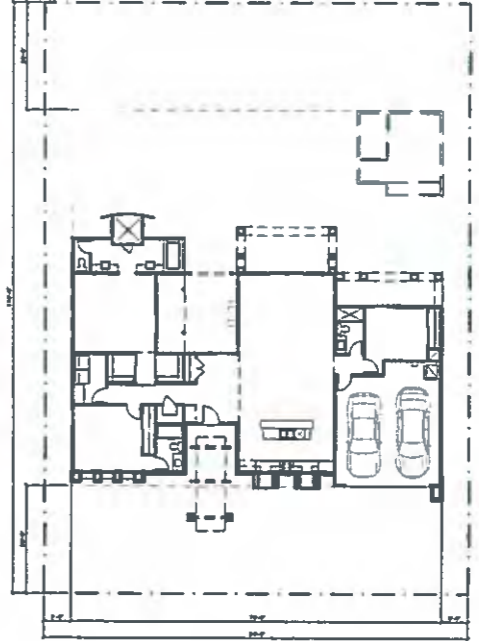
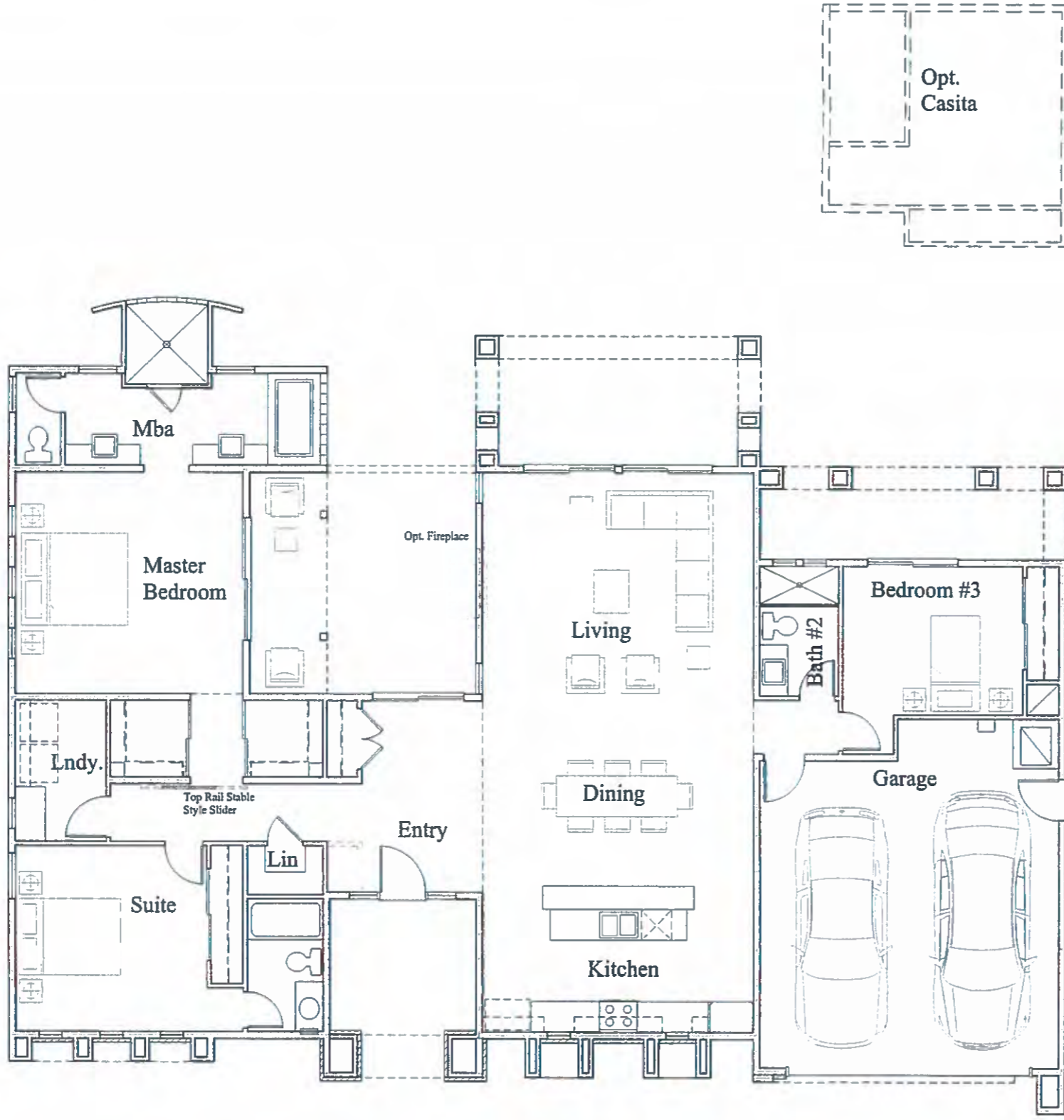
Plan 3 1534 s.f. & Plan 2 1432 s.f.

**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 China Hills, CA  
 91789  
 (909) 393-2754

3/12/14 RESPONSE TO 22814 LETTER	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**A2-6**

# Palm Springs Country Club



Typical Lot Size  
80x110

Plan 1a 1956 s.f.

Scale 1/4"=1'-0"

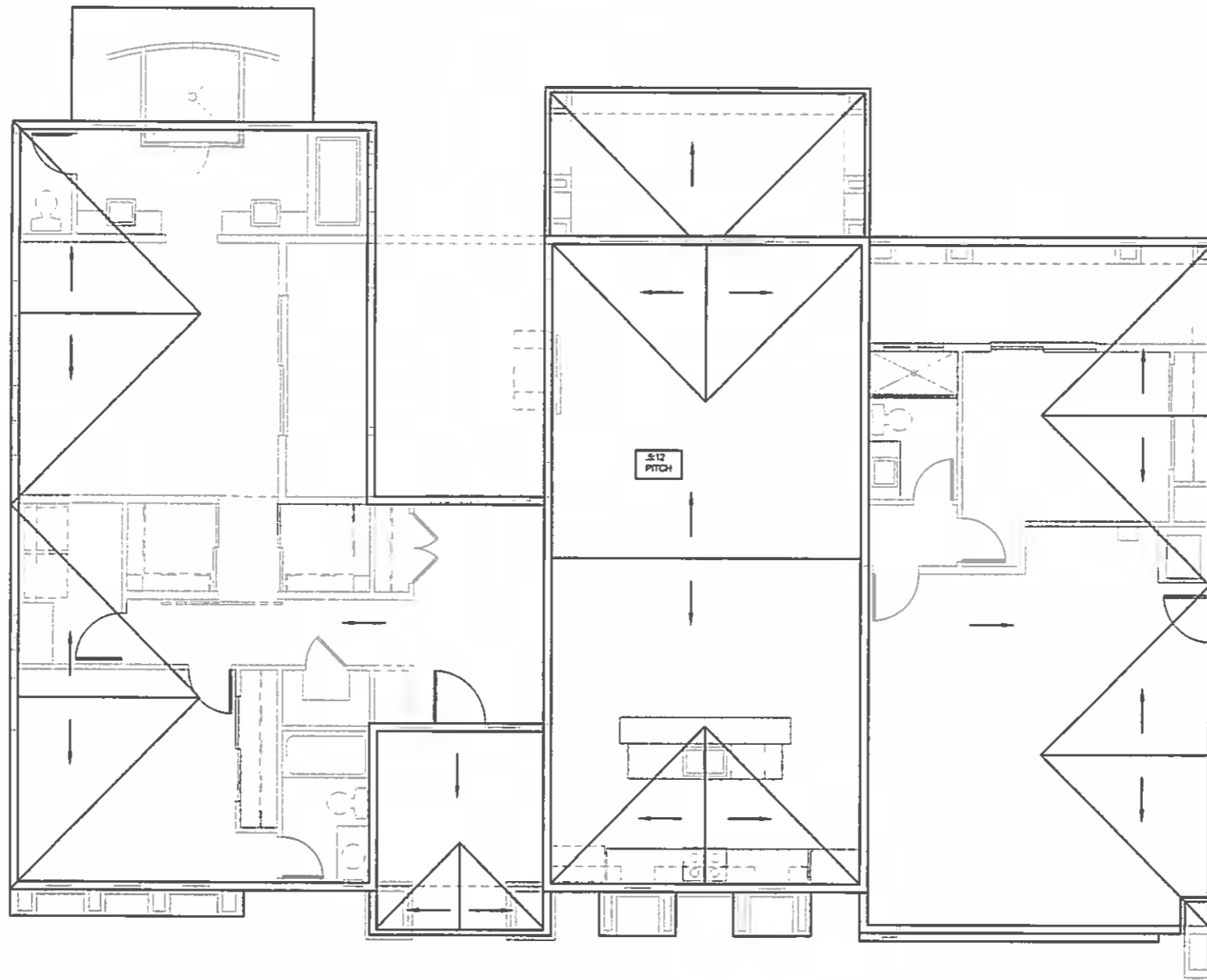


**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

3/27/14 RESPONSE TO 22816 LETTER	_____
8-1-2014	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**A3-1**

# Palm Springs Country Club



Plan 1a 1956 s.f.

Scale 1/4"=1'-0"



**Toblesky  
Green  
Architects**  
Incorporated  
P.O. Box 1261  
Chico Hills, CA  
91709  
(909) 393-2754

3/13/14 RESPONSE TO 22814 LETTER

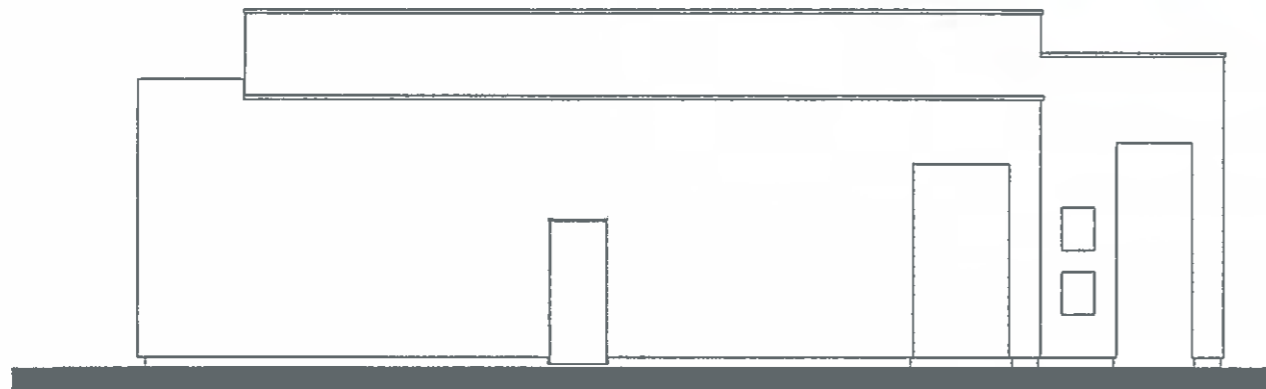
8-1-2014	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

## A3-2

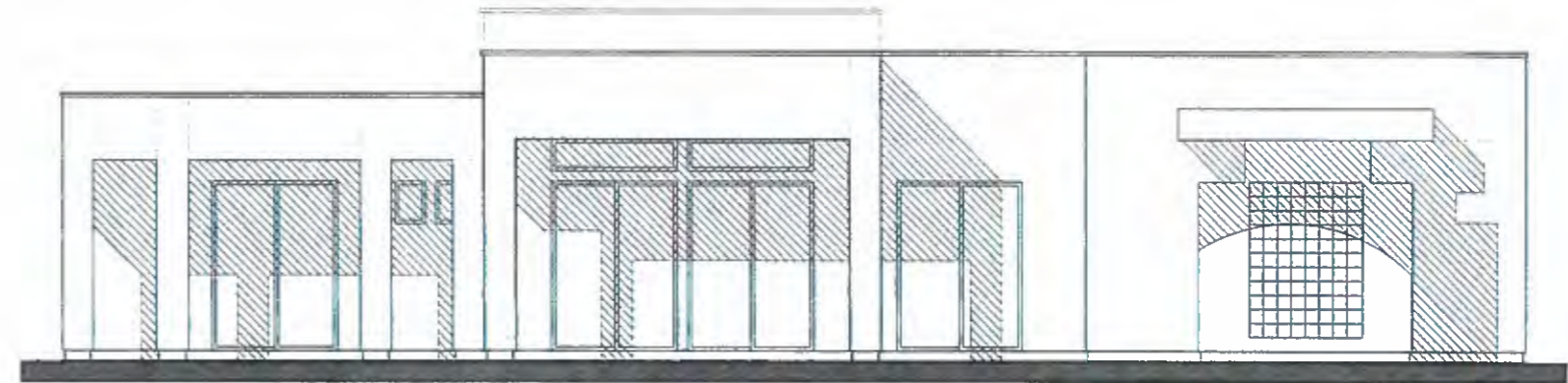
**Palm Springs Country Club**



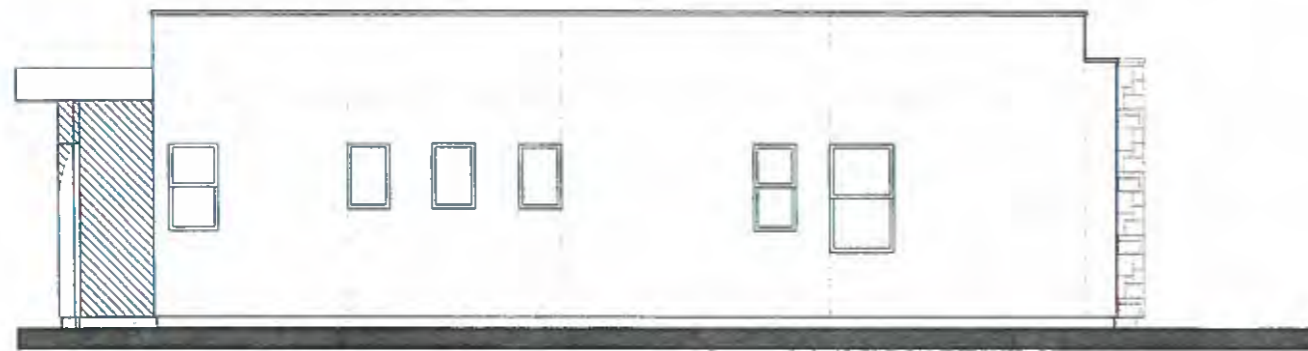
Front Elevation



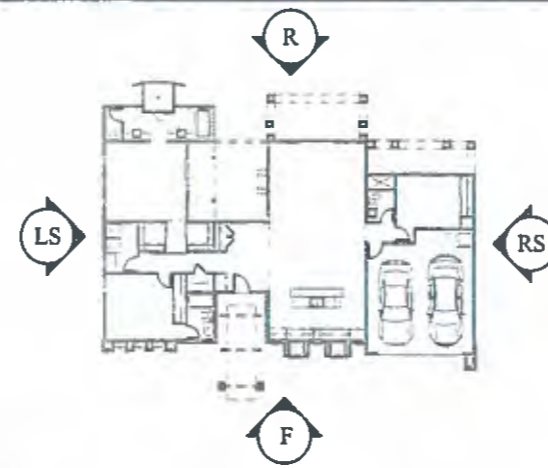
Right Side Elevation



Rear Elevation



Left Side Elevation



Plan 1a 1956 s.f.

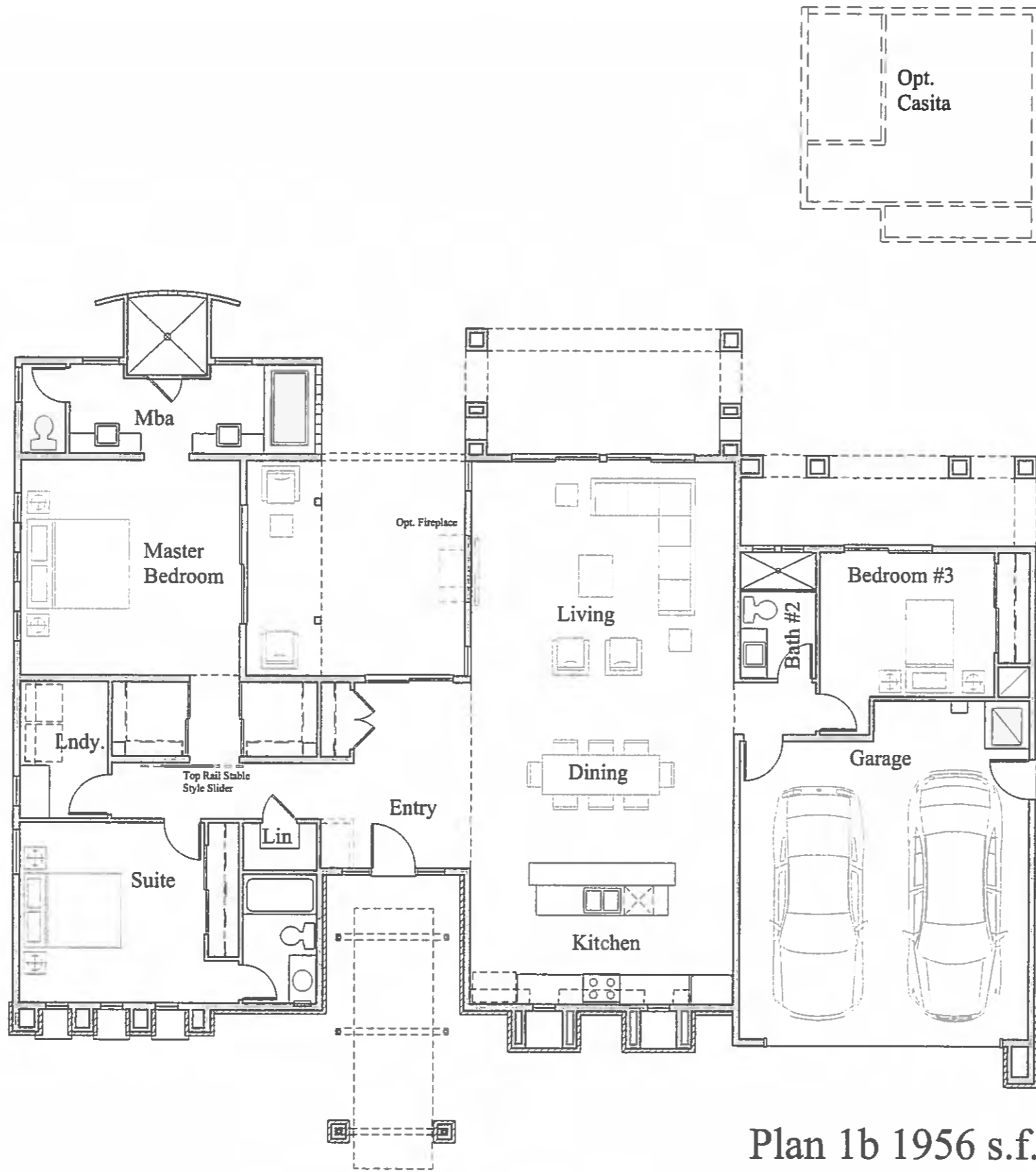


Scale 1/4"=1'-0"

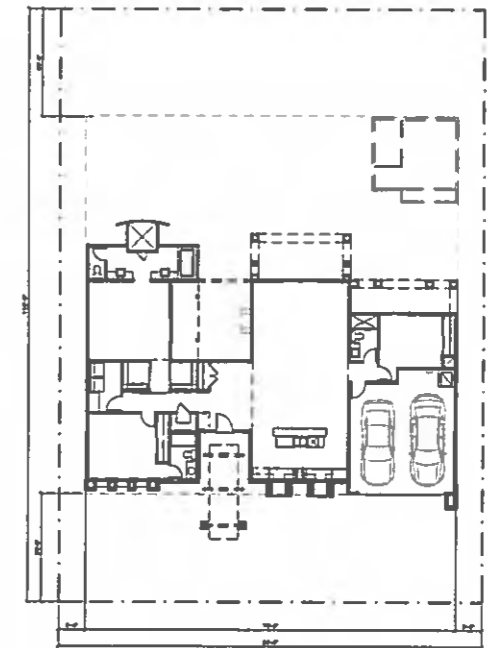
**Toblesky Green Architects**  
Incorporated  
P.O. Box 1261  
Chino Hills, CA  
91709  
(909) 393-2754

3/7/216 RESPONSE TO 225/16 LETTER	_____
8-1-2016	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**A3-3**



Plan 1b 1956 s.f.



Typical Lot Size  
80x110

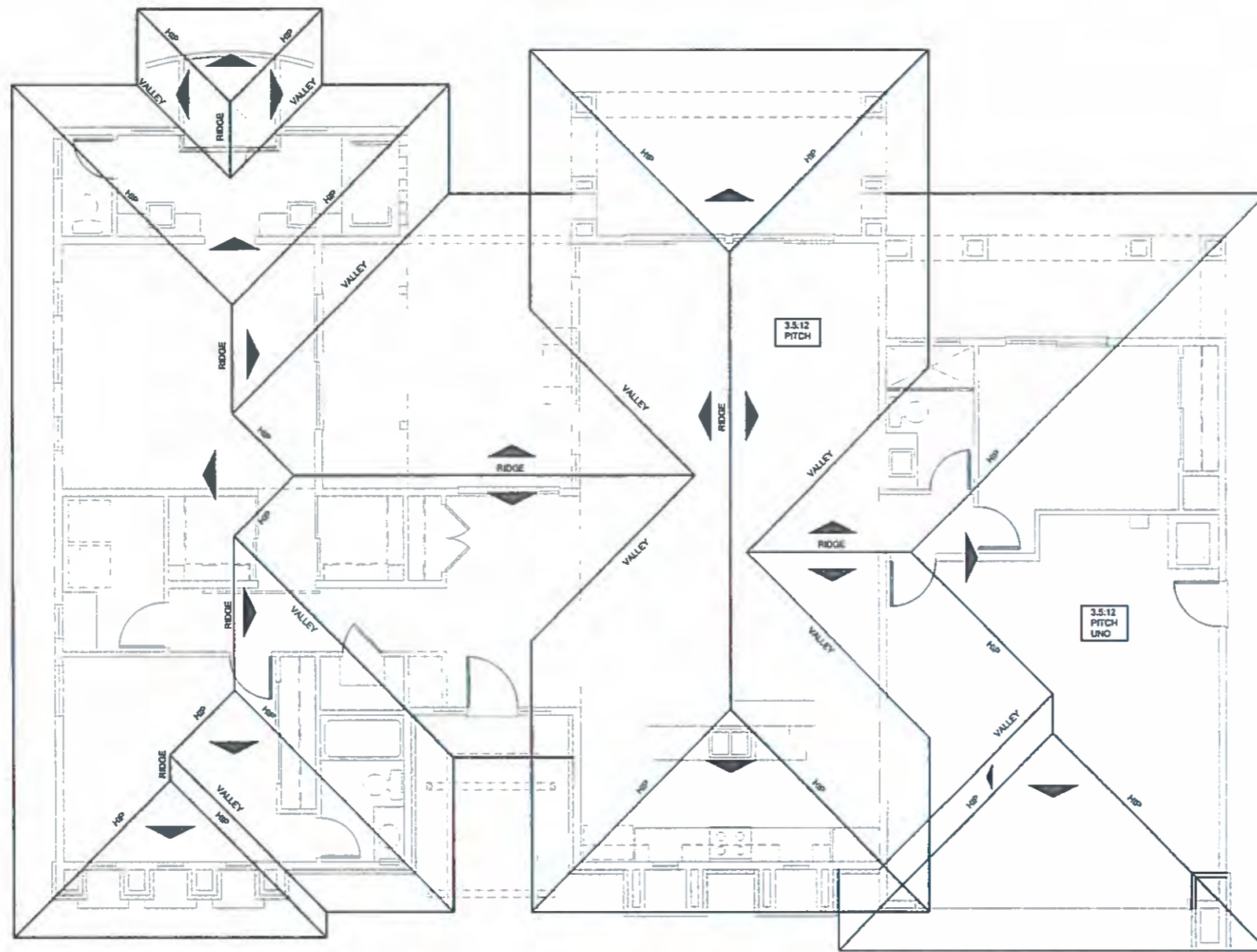


Scale 1/4"=1'-0"

**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

DATE	DESCRIPTION
9-1-2014	RESPONSE TO 228/14 LETTER

# Palm Springs Country Club



Plan 1b 1956 s.f.

Scale 1/4"=1'-0"

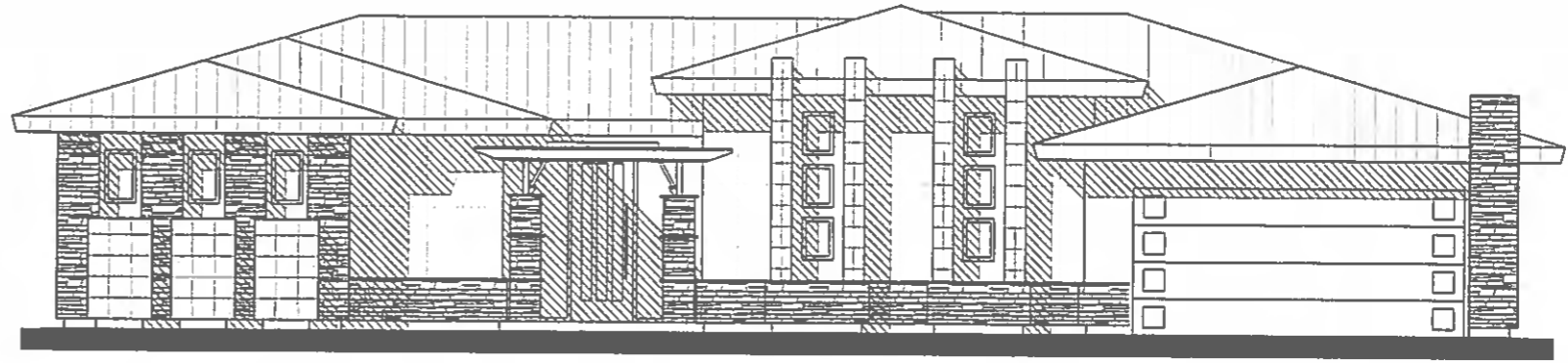


**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

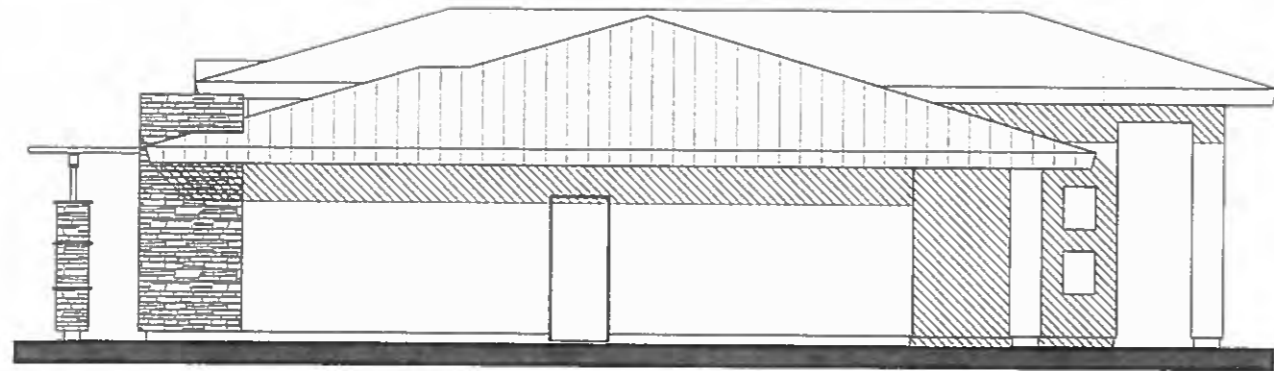
3/12/14 RESPONSE TO 228/14 LETTER	---
5-1-2014	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

**A3-5**

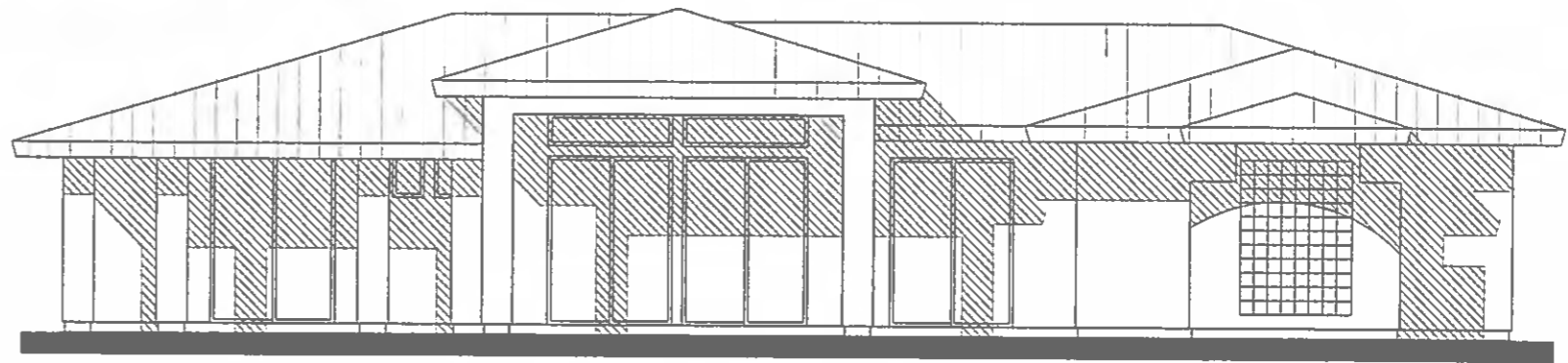
# Palm Springs Country Club



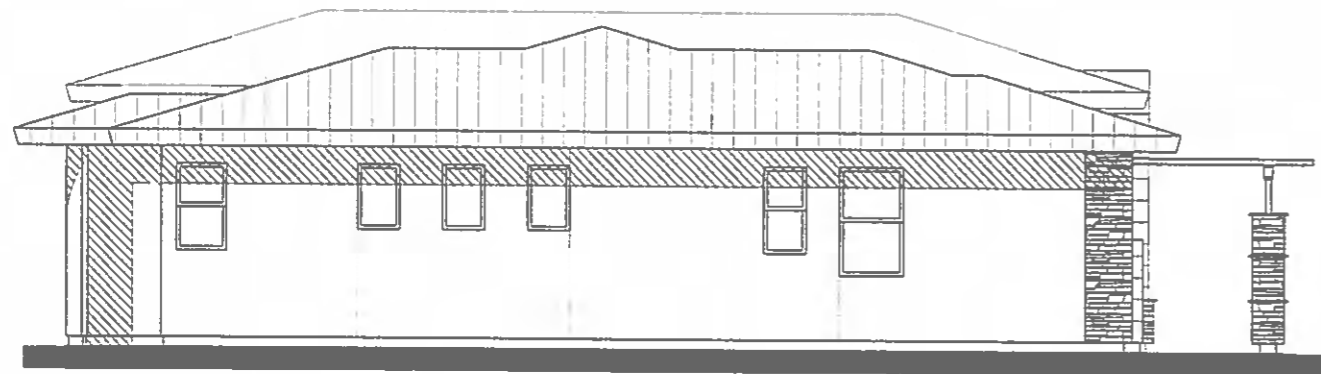
Front Elevation



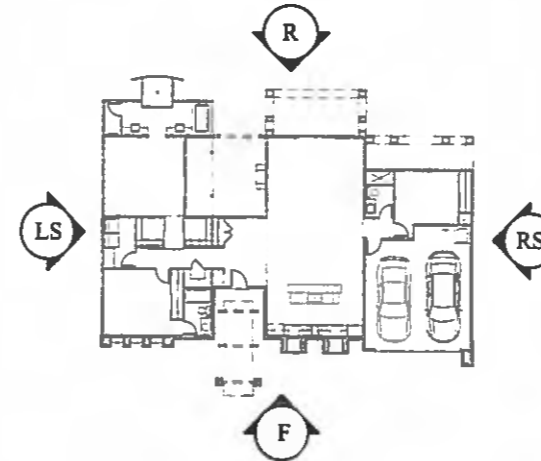
Right Side Elevation



Rear Elevation




Left Side Elevation



Plan 1b 1956 s.f.

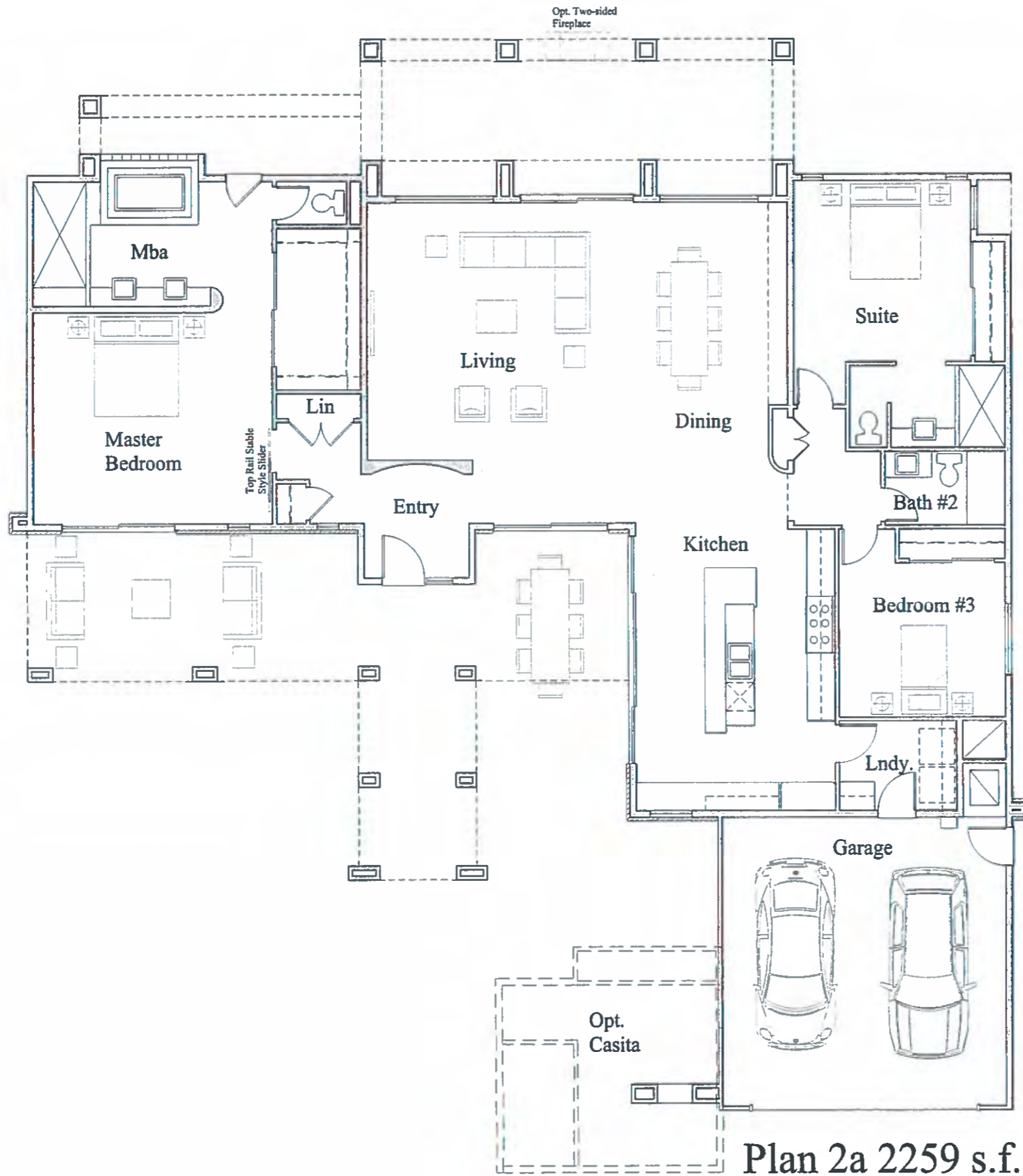


Scale 1/4"=1'-0"

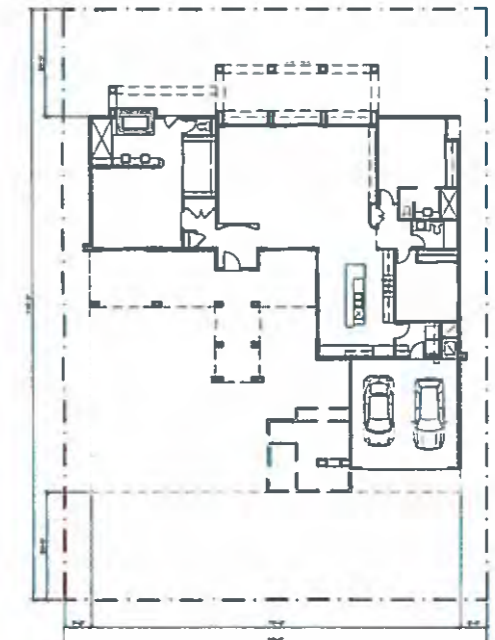


**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

DATE	DESCRIPTION
3/12/14	RESPONSE TO 22814 LETTER
8-1-2014	



Plan 2a 2259 s.f.



Typical Lot Size  
80x110



Scale 1/4"=1'-0"

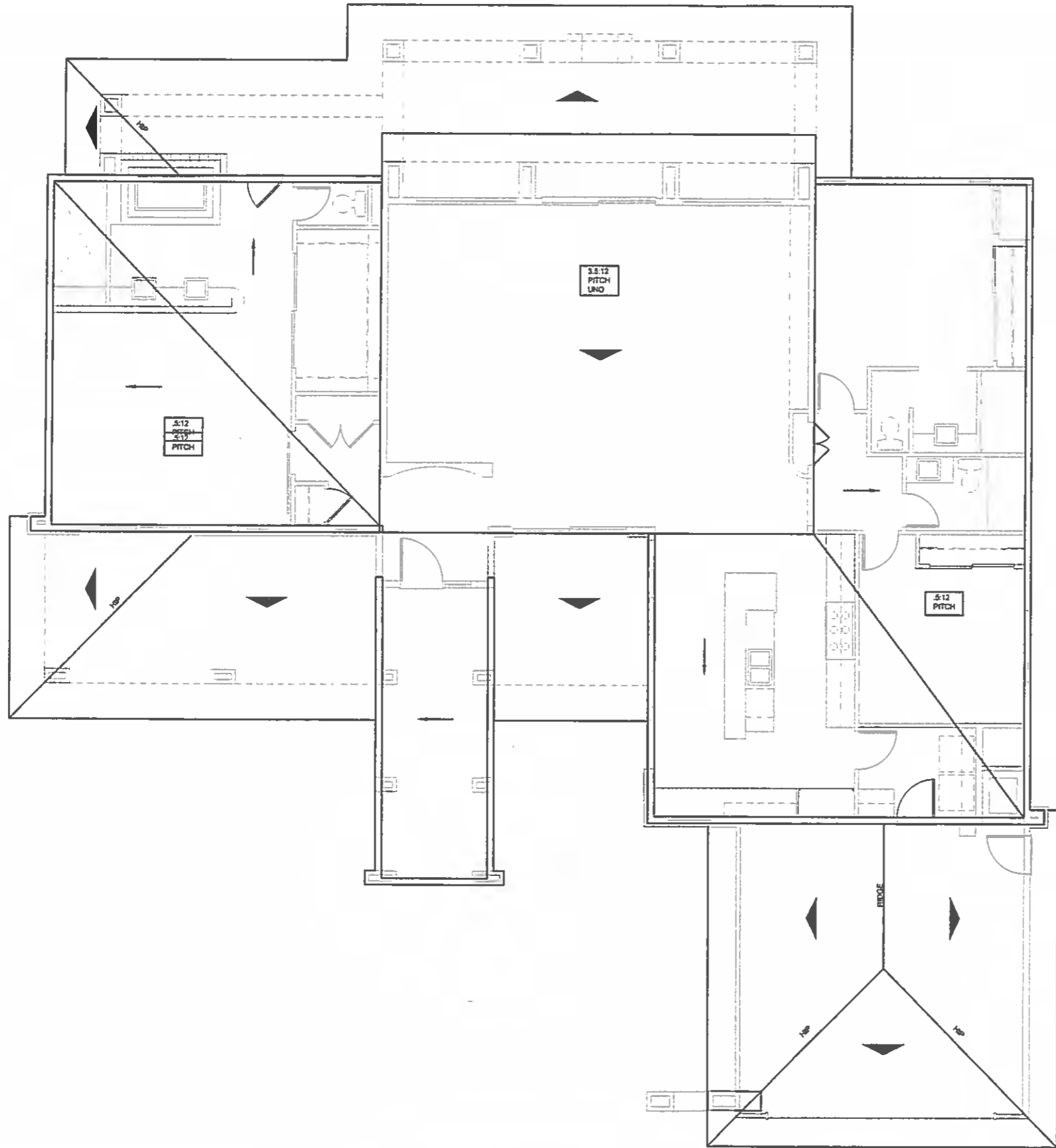
**Toblesky Green Architects**  
Incorporated  
P.O. Box 1261  
Chino Hills, CA  
91709  
(909) 393-2754

3/21/14 RESPONSE TO 2/28/14 LETTER	---
8-1-2014	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

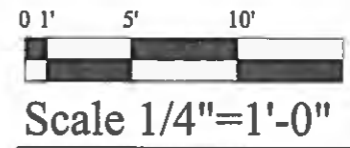
**A3-7**

**Palm Springs Country Club**





Plan 2a 2259 s.f.



15'

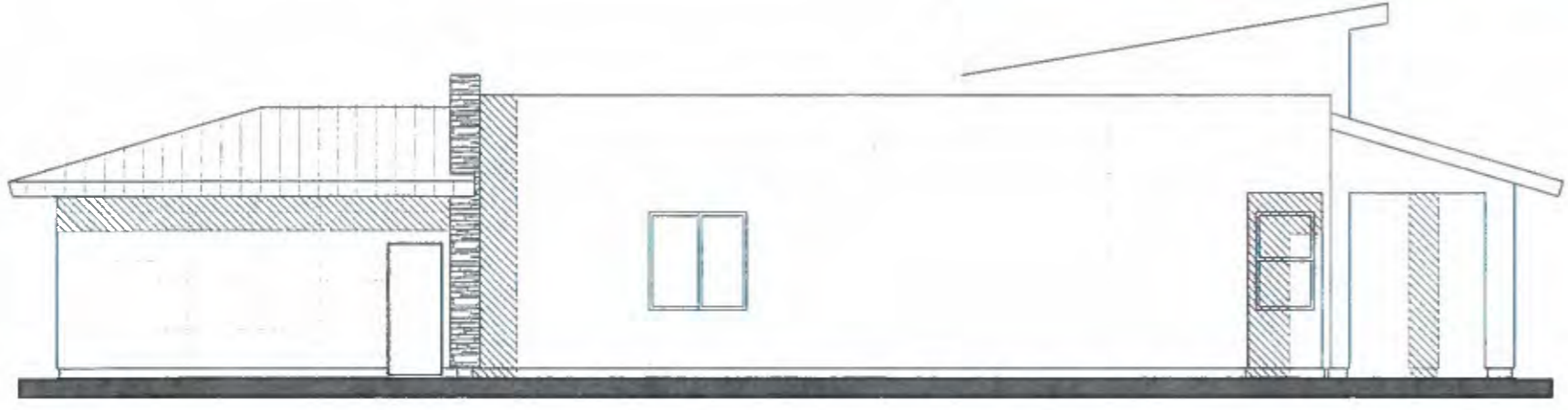
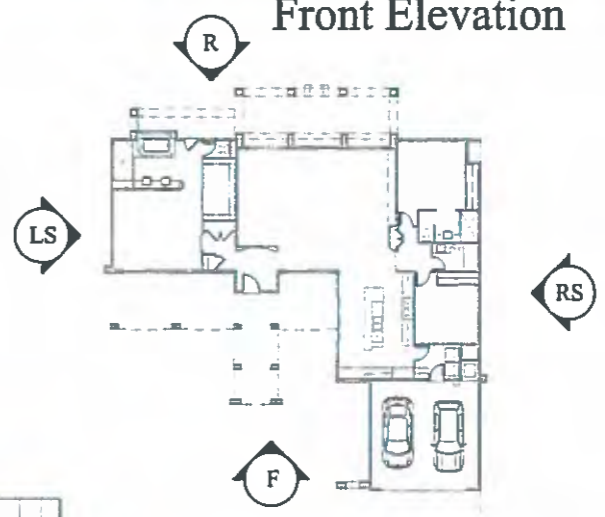
**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-3754

3/12/14 RESPONSE TO 22814 LETTER	---
6-1-2014	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

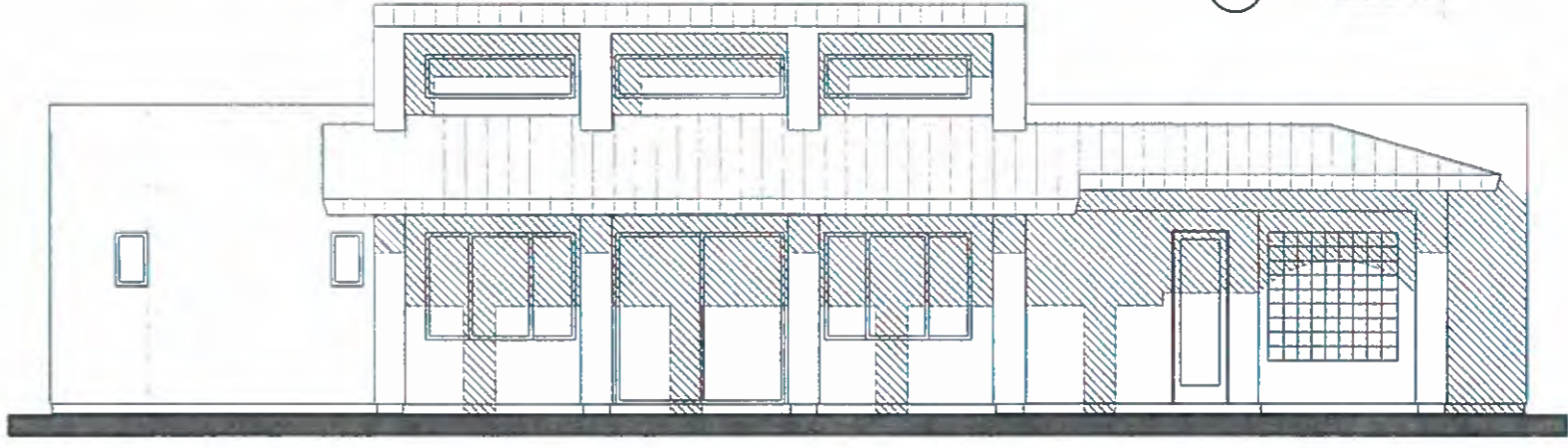
**Palm Springs Country Club**



**Front Elevation**

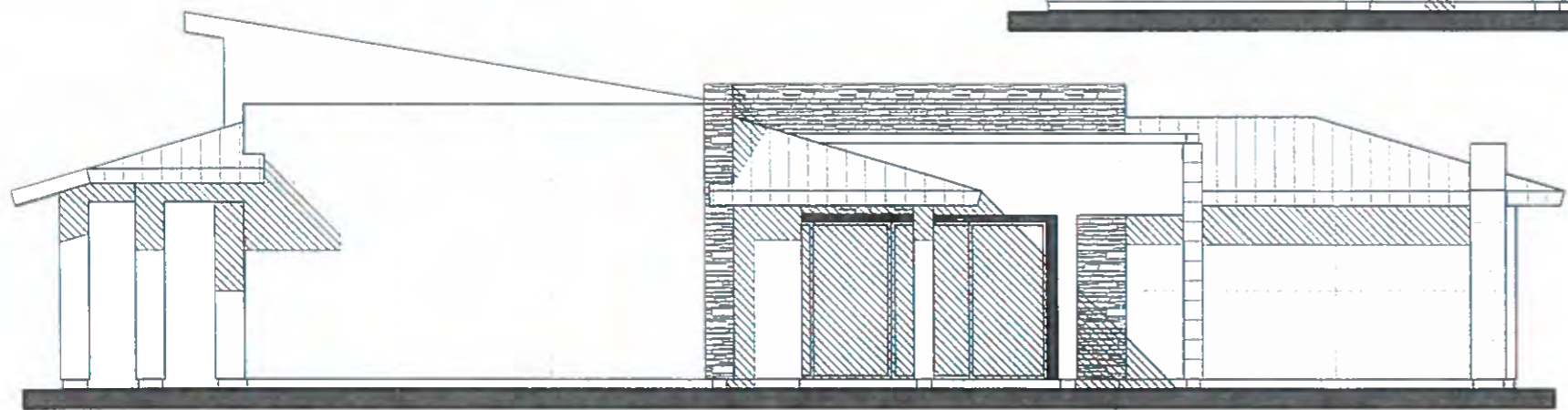


**Right Side Elevation**



**Rear Elevation**

**Plan 2a 2259 s.f.**



**Left Side Elevation**



Scale 1/4"=1'-0"

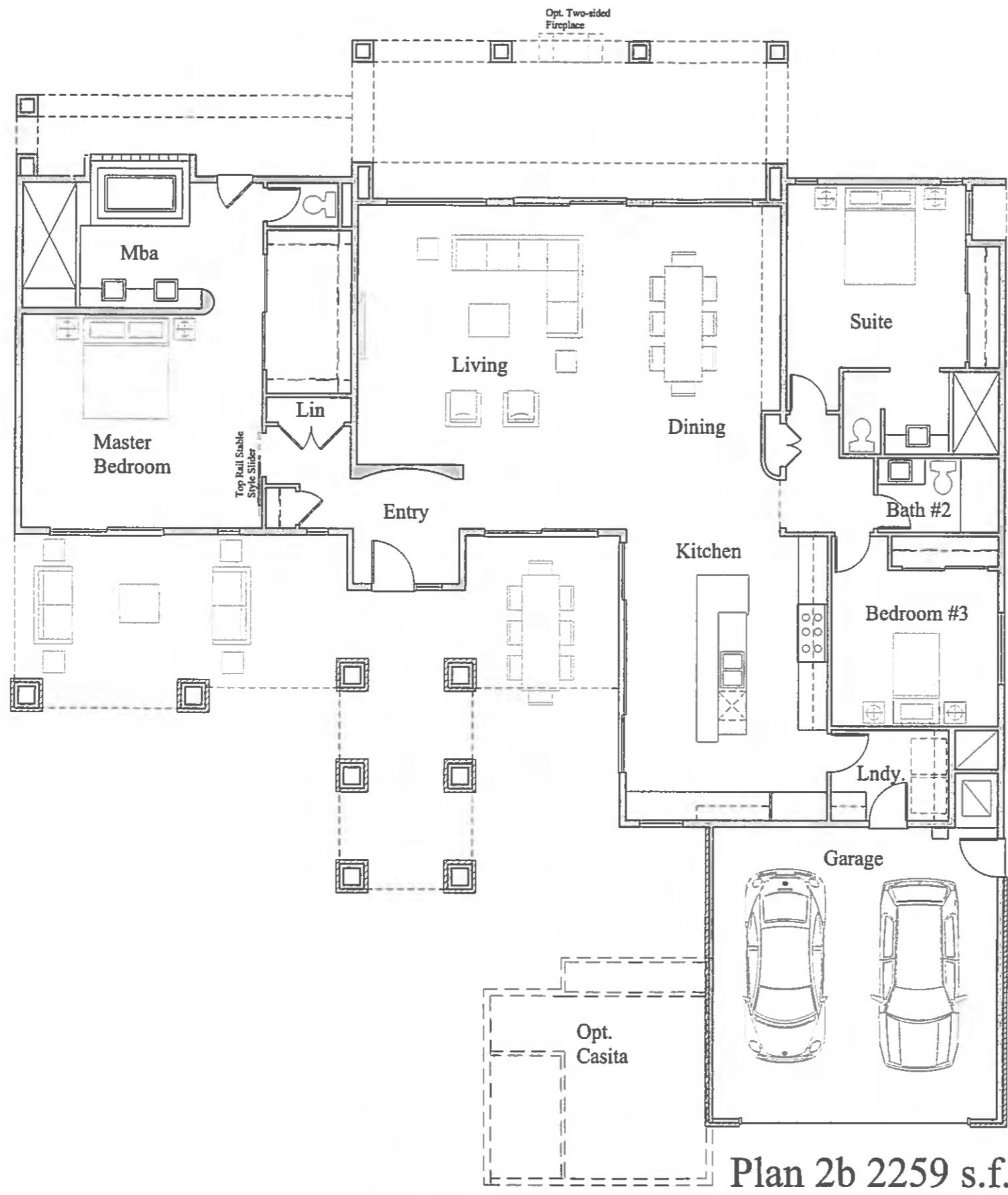


**Toblesky  
Green  
Architects**  
Incorporated  
P.O. Box 1261  
Chino Hills, CA  
91789  
(909) 393-2754

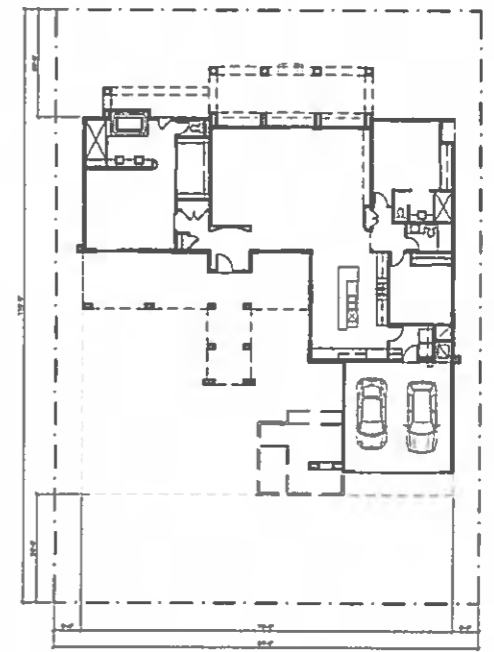
3/12/14 RESPONSE TO 22514 LETTER	_____
B-1-2014	_____
	_____
	_____
	_____
	_____
	_____
	_____
	_____

**A3-9**

# Palm Springs Country Club



Plan 2b 2259 s.f.



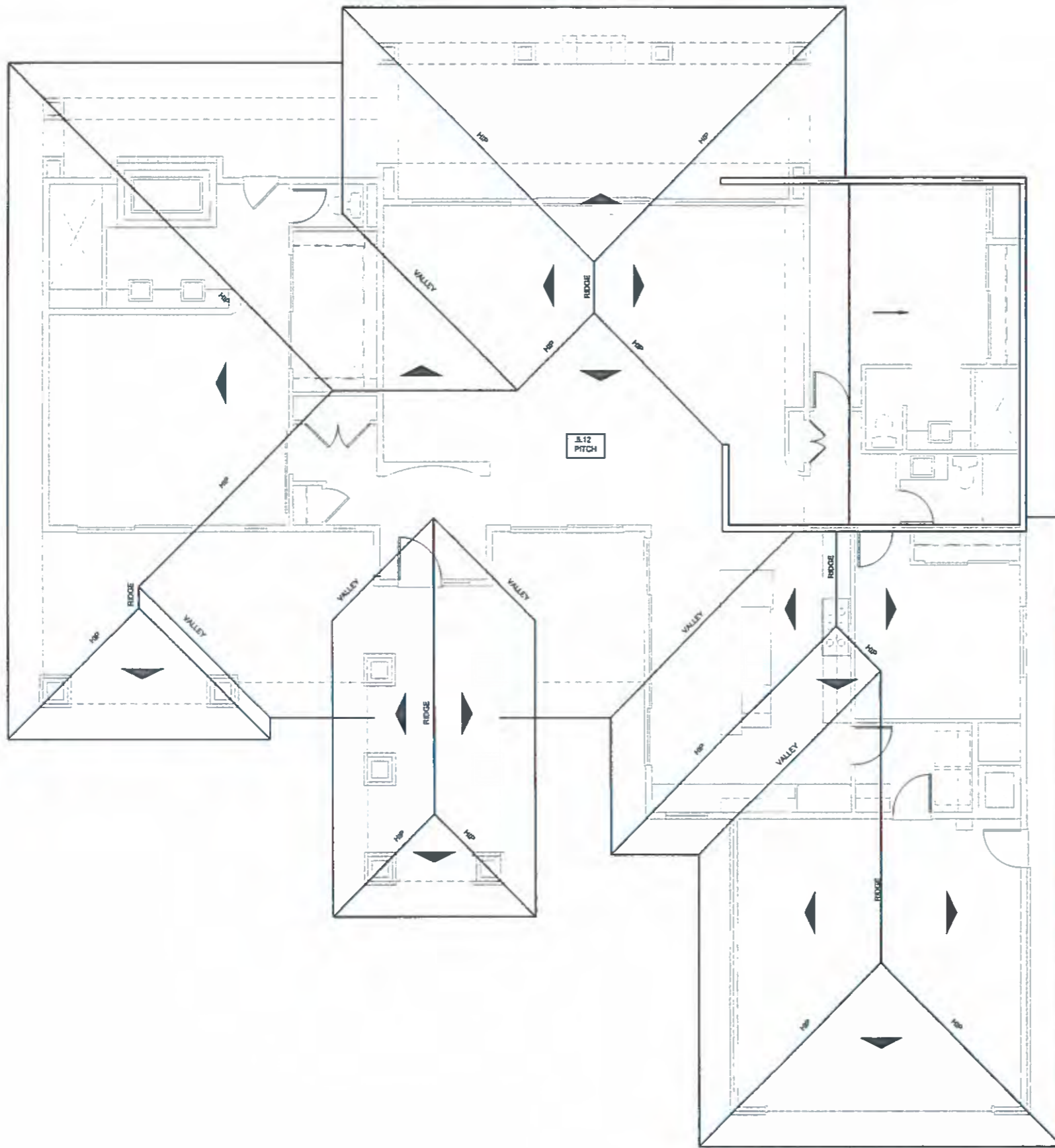
Typical Lot Size  
80x110

0 1' 5' 10' 15'

Scale 1/4"=1'-0"

**Toblesky Green Architects**  
Incorporated  
P.O. Box 1261  
Chino Hills, CA  
91709  
(909) 393-2754

3/27/14 RESPONSE TO 228/14 LETTER	---
8-1-2014	---
---	---
---	---
---	---
---	---
---	---
---	---



Plan 2b 2259 s.f.



Scale 1/4"=1'-0"



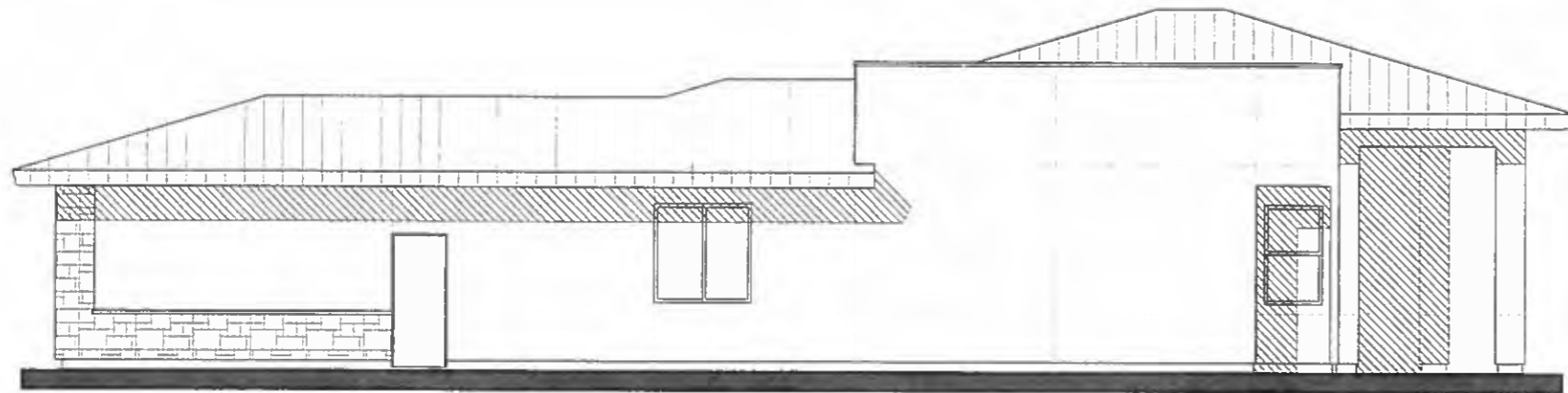
**Toblesky  
Green  
Architects**  
Incorporated  
P.O. Box 1261  
Chino Hills, CA  
91709  
(909) 393-2754

3/12/14 RESPONSE TO 22814 LETTER	---
8-1-2014	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

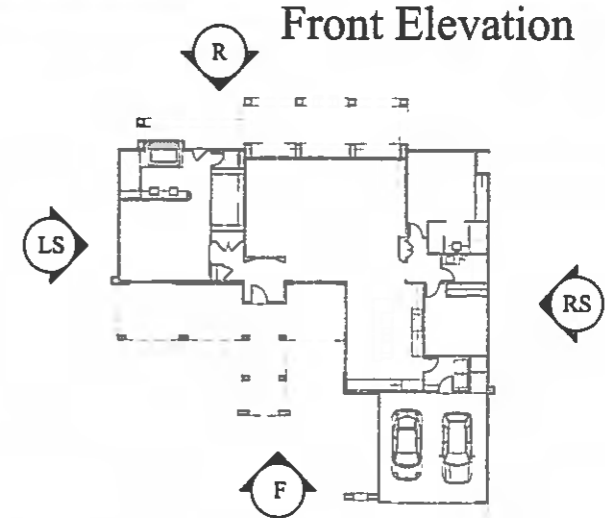
**A3-11**



Front Elevation

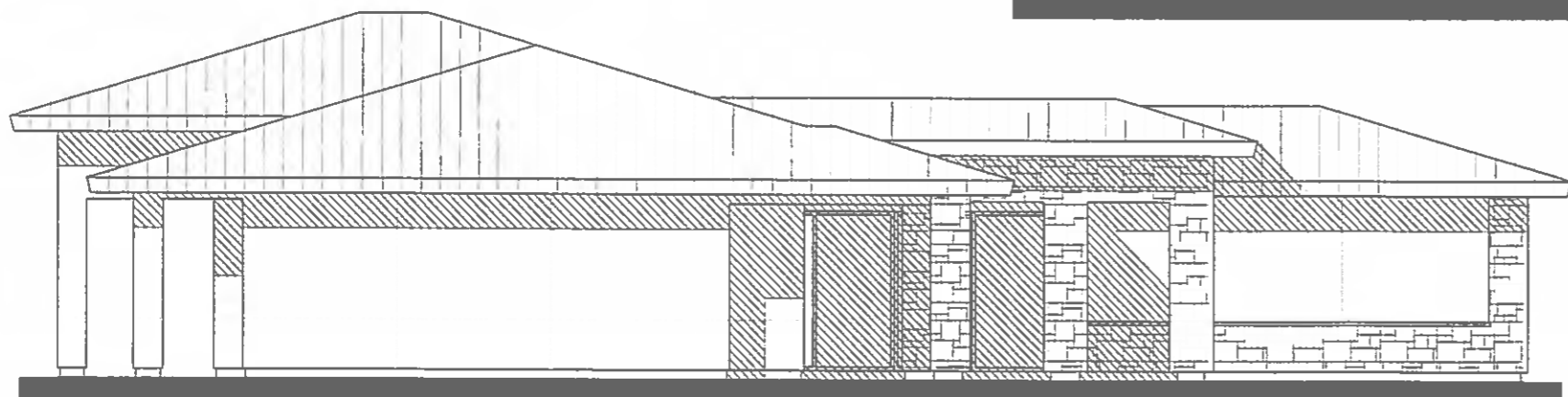


Right Side Elevation



Rear Elevation

Plan 2b 2259 s.f.



Left Side Elevation



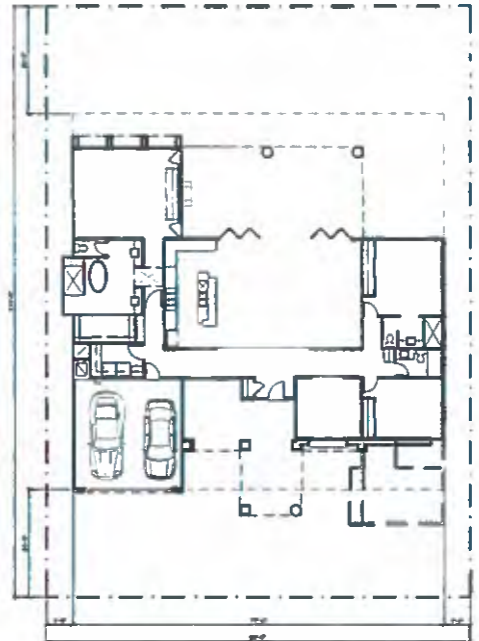
Scale 1/4"=1'-0"

**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

3/12/14 RESPONSE TO 2/28/14 LETTER	---
8-1-2014	---
	---
	---
	---
	---
	---
	---
	---
	---

**Palm Springs Country Club**

# Palm Springs Country Club



Plan 3a 2524 s.f.

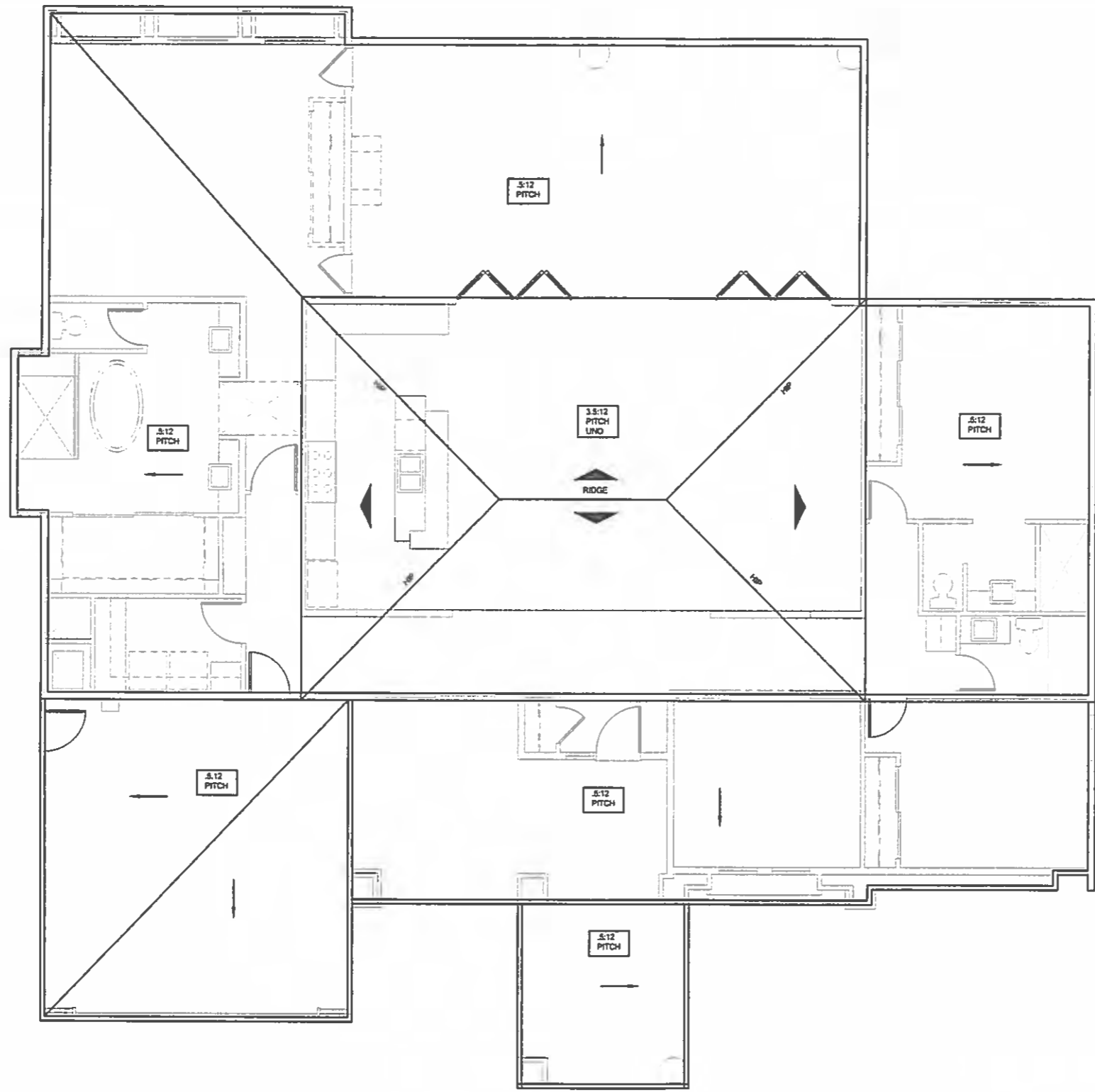


Scale 1/4"=1'-0"

**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

DATE	DESCRIPTION
8-1-2014	RESPONSE TO 2/26/14 LETTER

# Palm Springs Country Club



Plan 3a 2524 s.f.



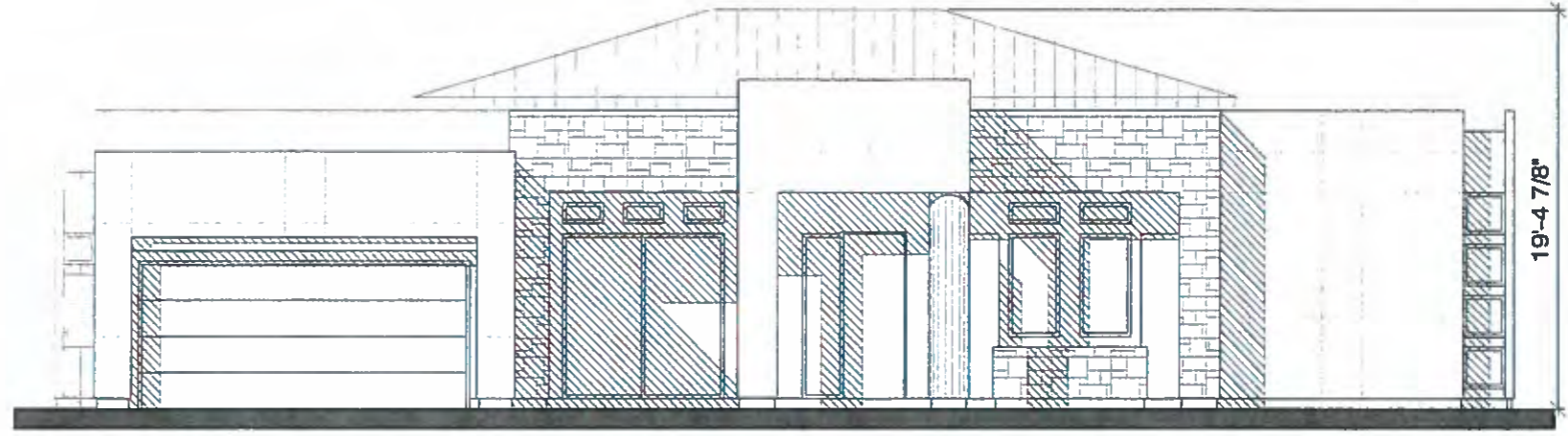
Scale 1/4"=1'-0"



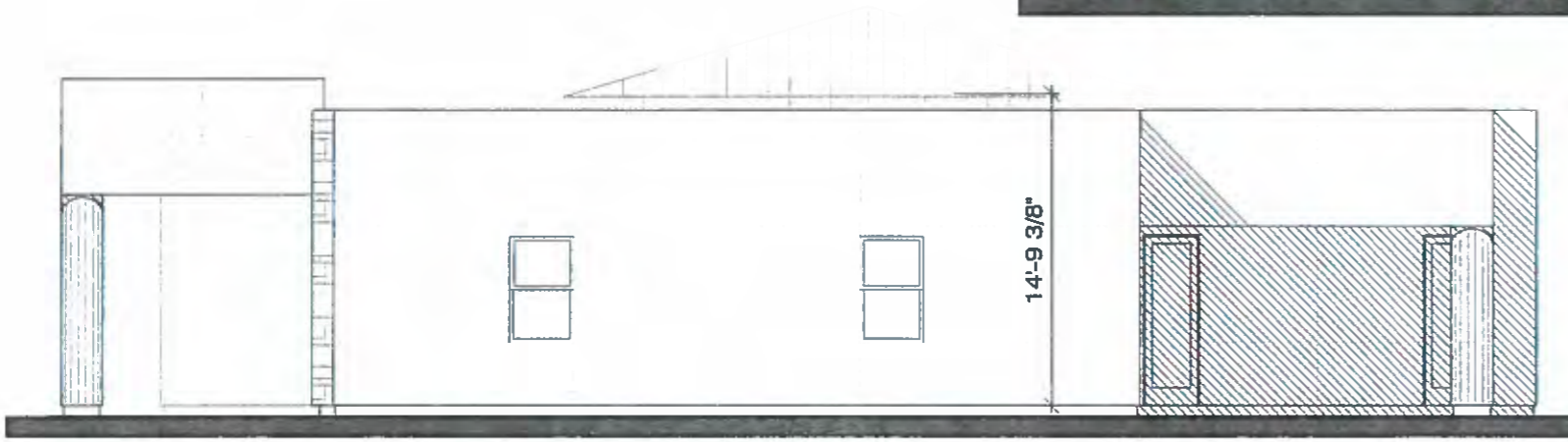
**Toblesky  
Green  
Architects**  
Incorporated  
P.O. Box 1261  
Chino Hills, CA  
91709  
(909) 393-2754

DATE	DESCRIPTION
8-1-2014	RESPONSE TO 22014 LETTER

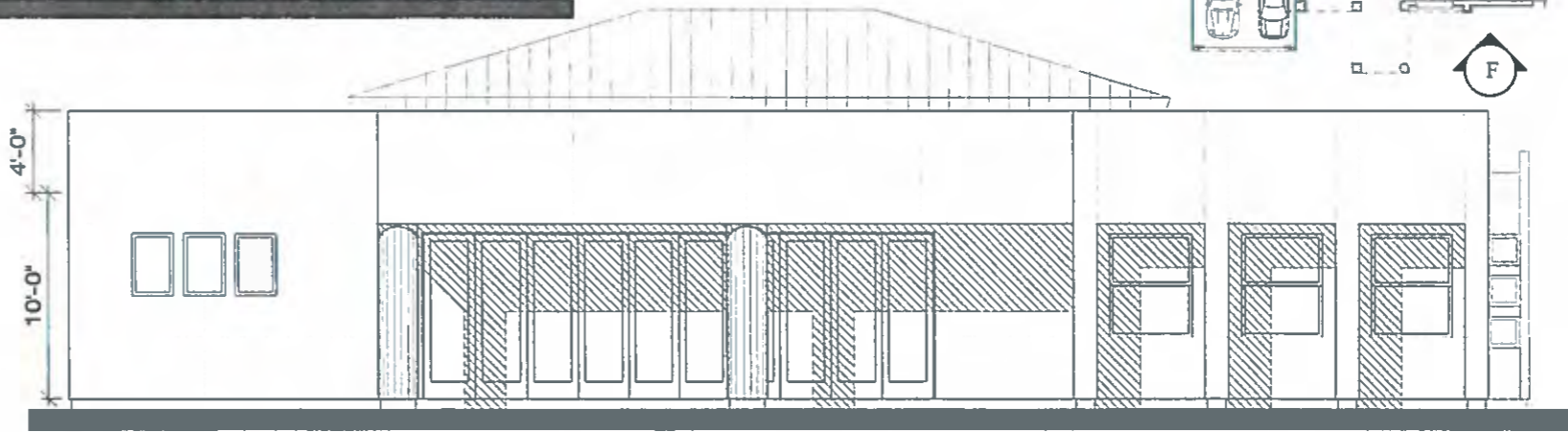
# Palm Springs Country Club



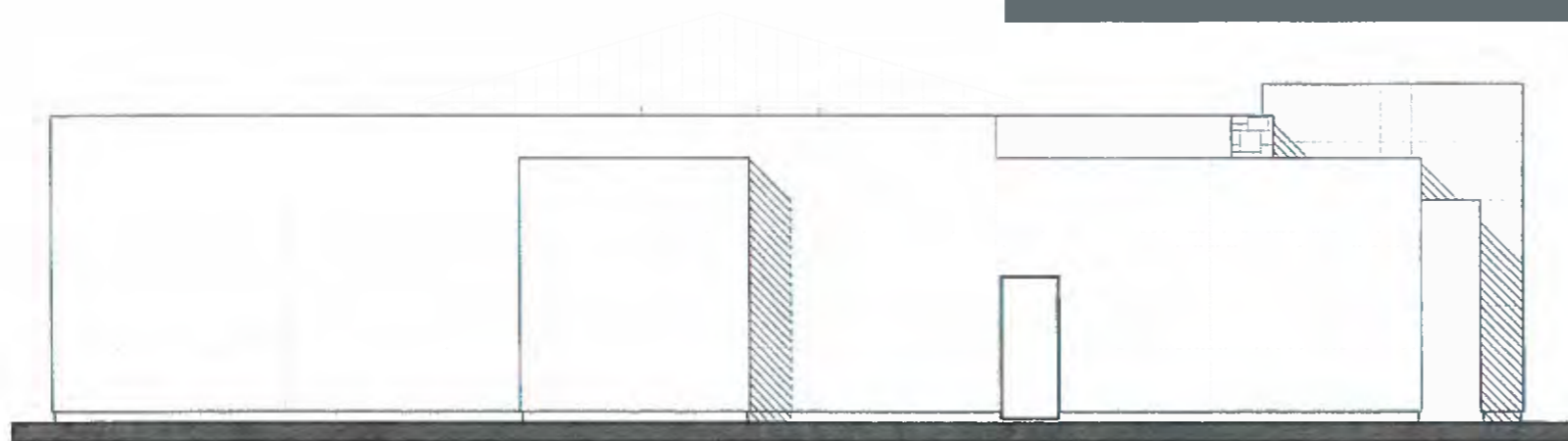
Front Elevation



Right Side Elevation



Rear Elevation



Left Side Elevation

Plan 3a 2524 s.f.



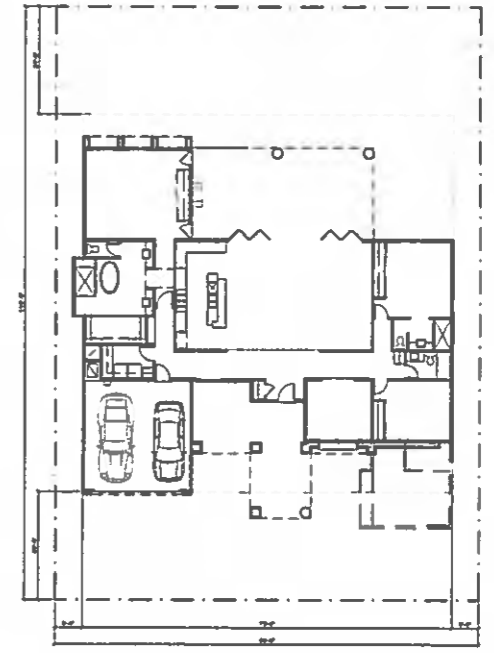
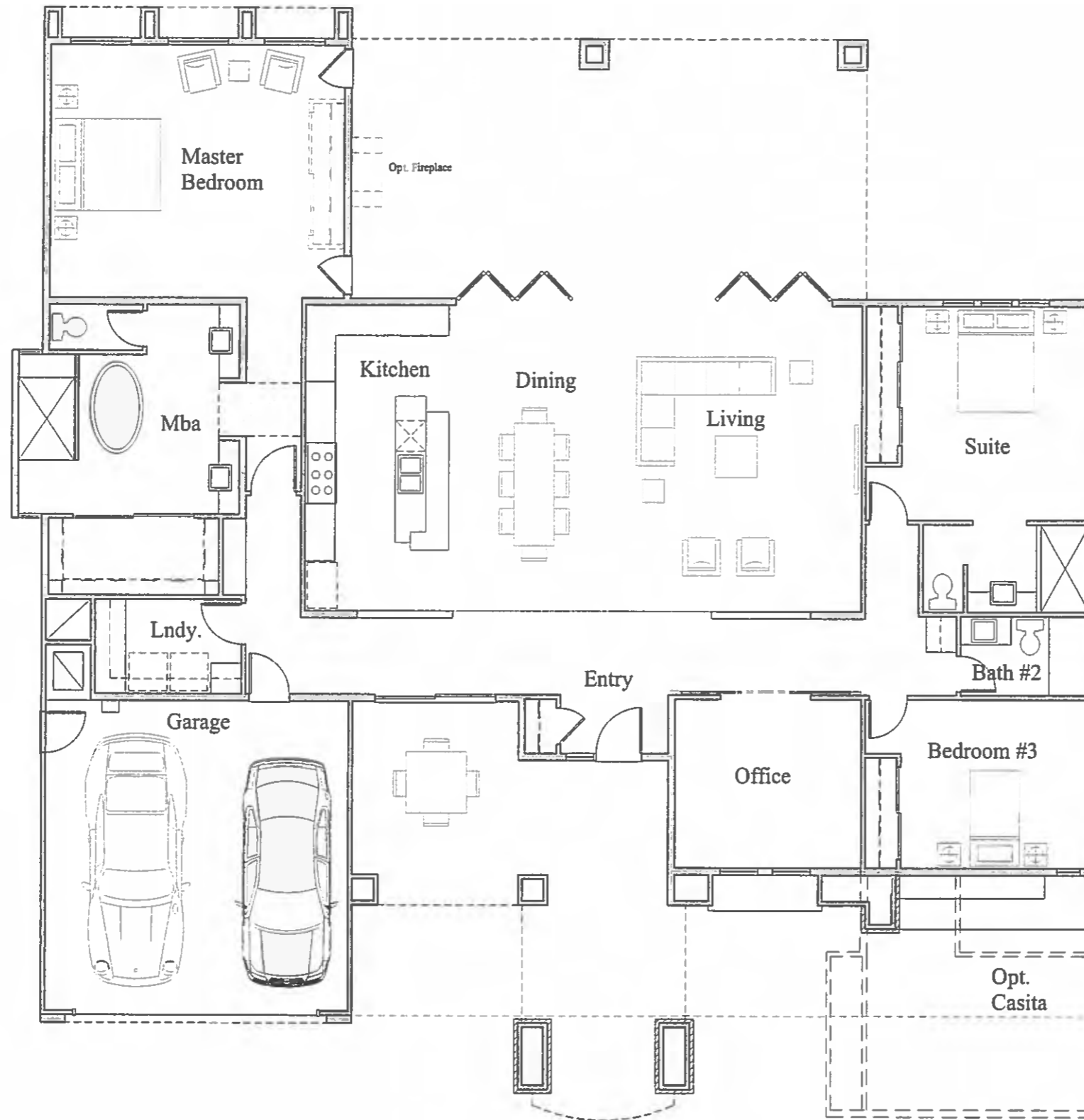
Scale 1/4"=1'-0"

**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

3/21 RESPONSE TO 22011 LETTER	---
6-1-2014	---
	---
	---
	---
	---
	---
	---
	---

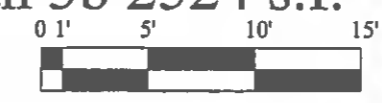
**A3-15**





Typical Lot Size  
80x110

Plan 3b 2524 s.f.

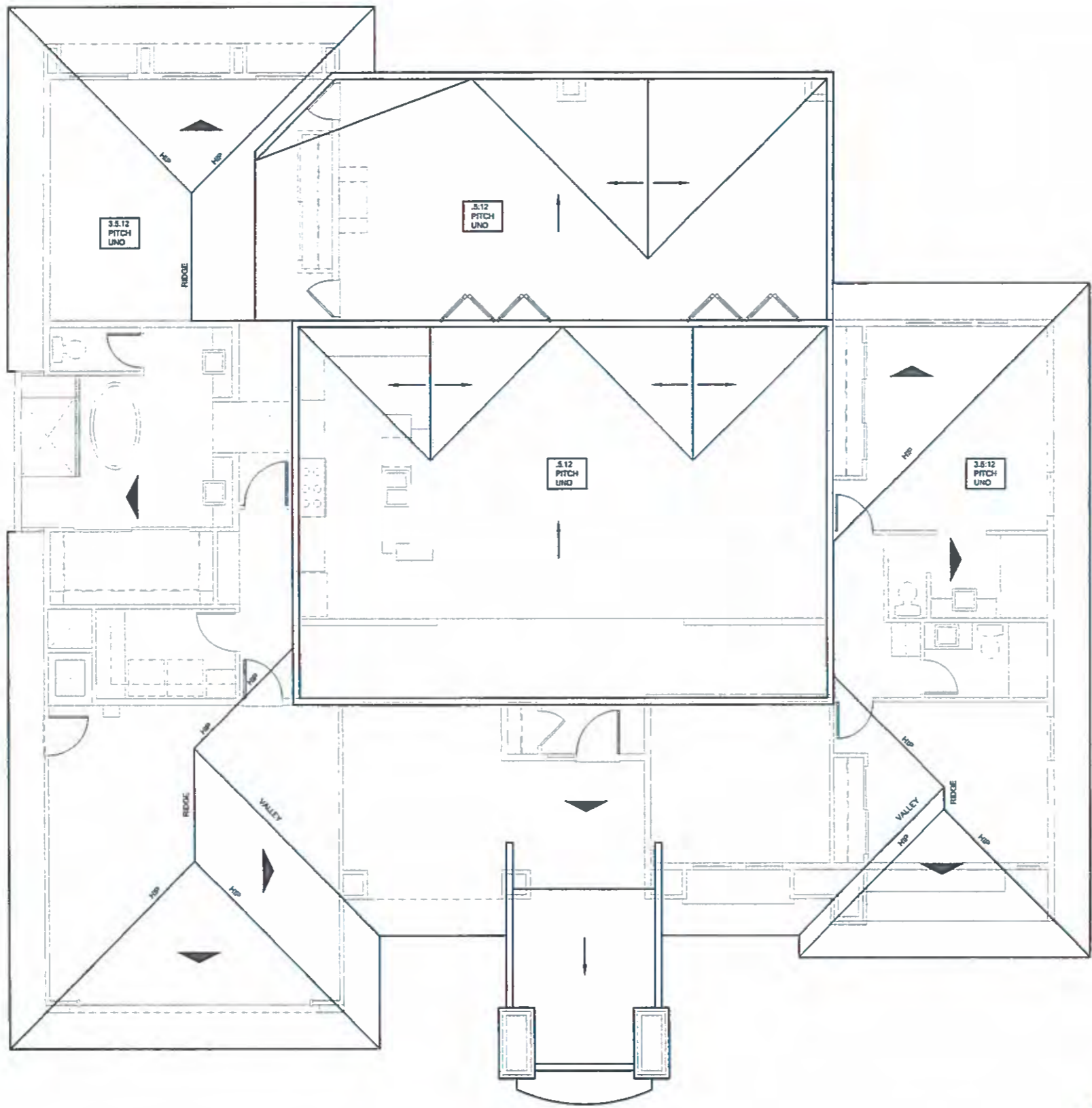


Scale 1/4"=1'-0"

**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

3/12/14 RESPONSE TO 228/14 LETTER	
8-1-2014	

# Palm Springs Country Club



Plan 3b 2524 s.f.

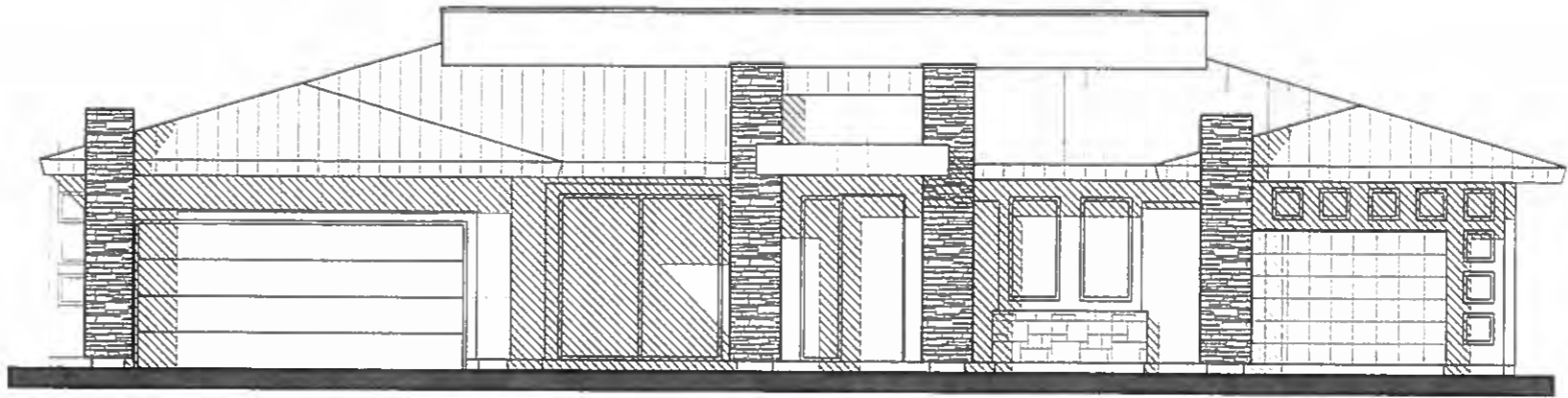


Scale 1/4"=1'-0"

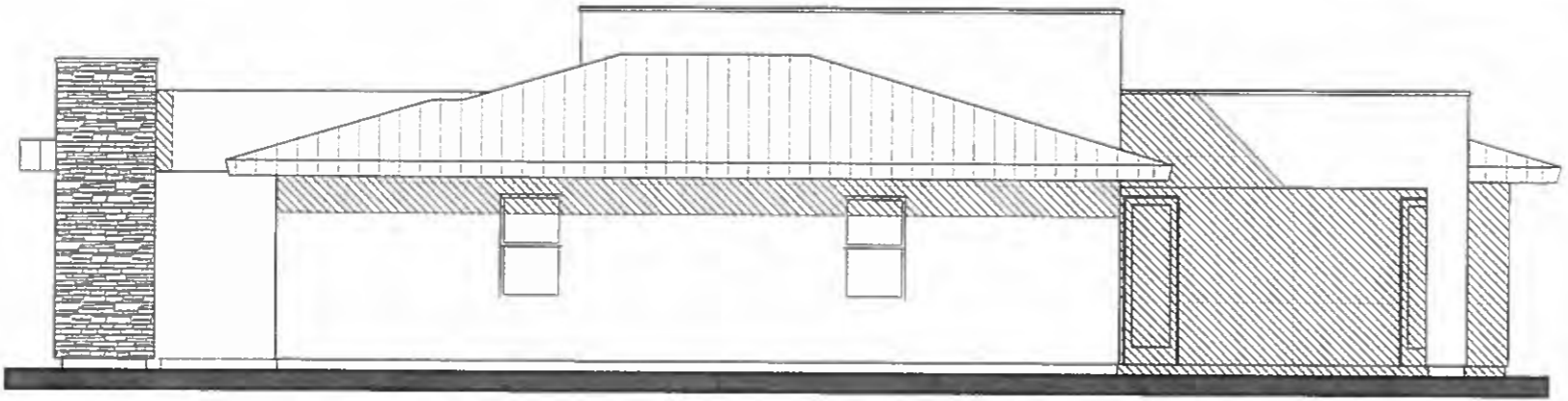
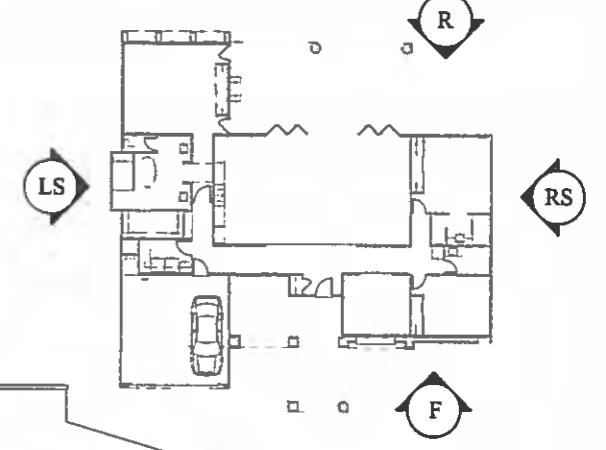
**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

DATE	DESCRIPTION	BY	CHKD
8-1-2014	3/12/14 RESPONSE TO 22514 LETTER		

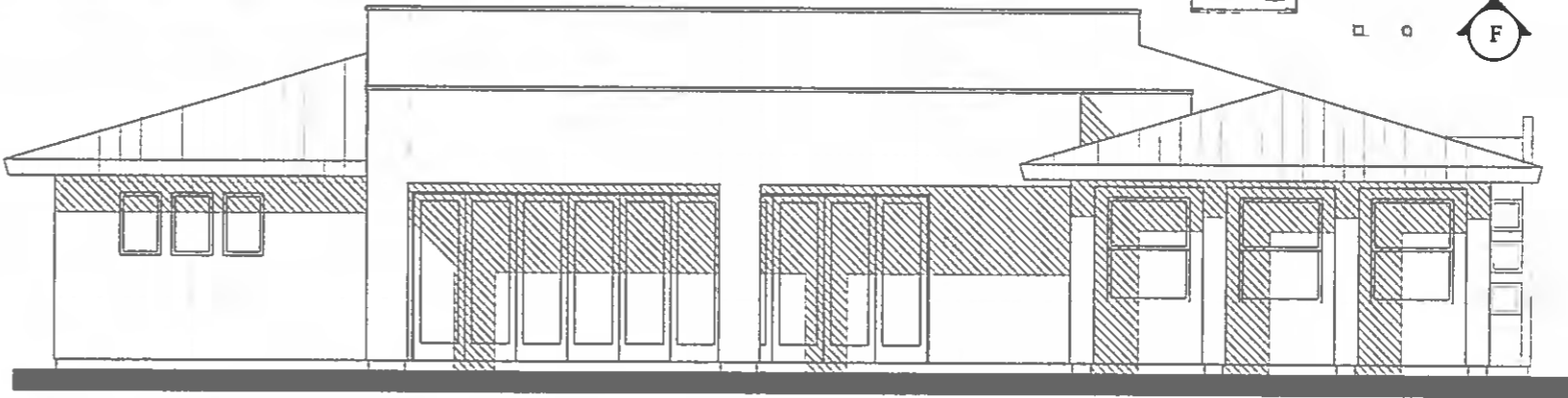
# Palm Springs Country Club



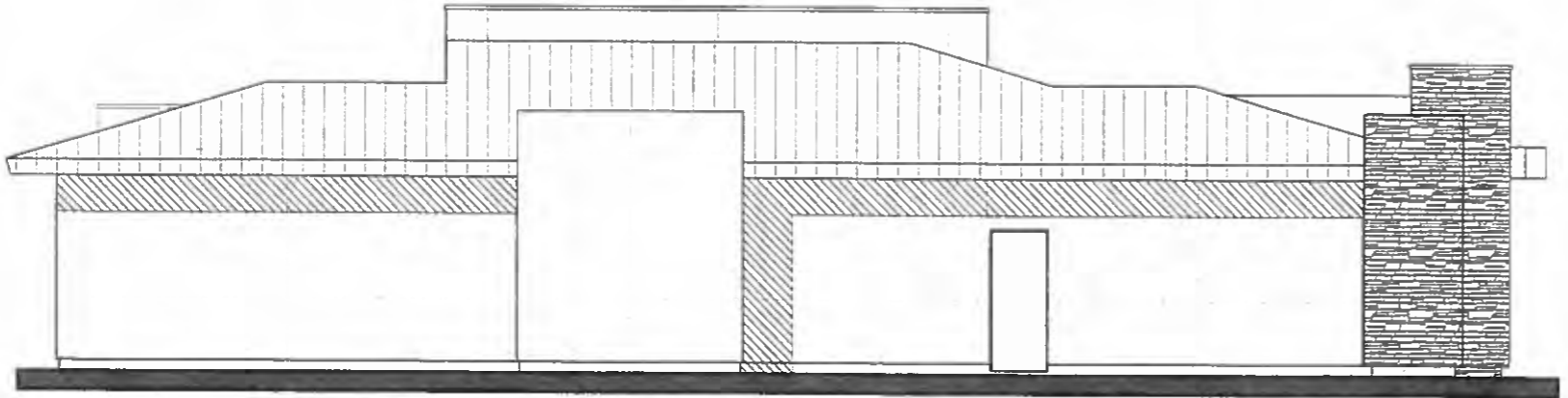
Front Elevation



Right Side Elevation



Rear Elevation

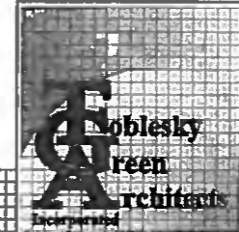


Left Side Elevation

Plan 3b 2524 s.f.



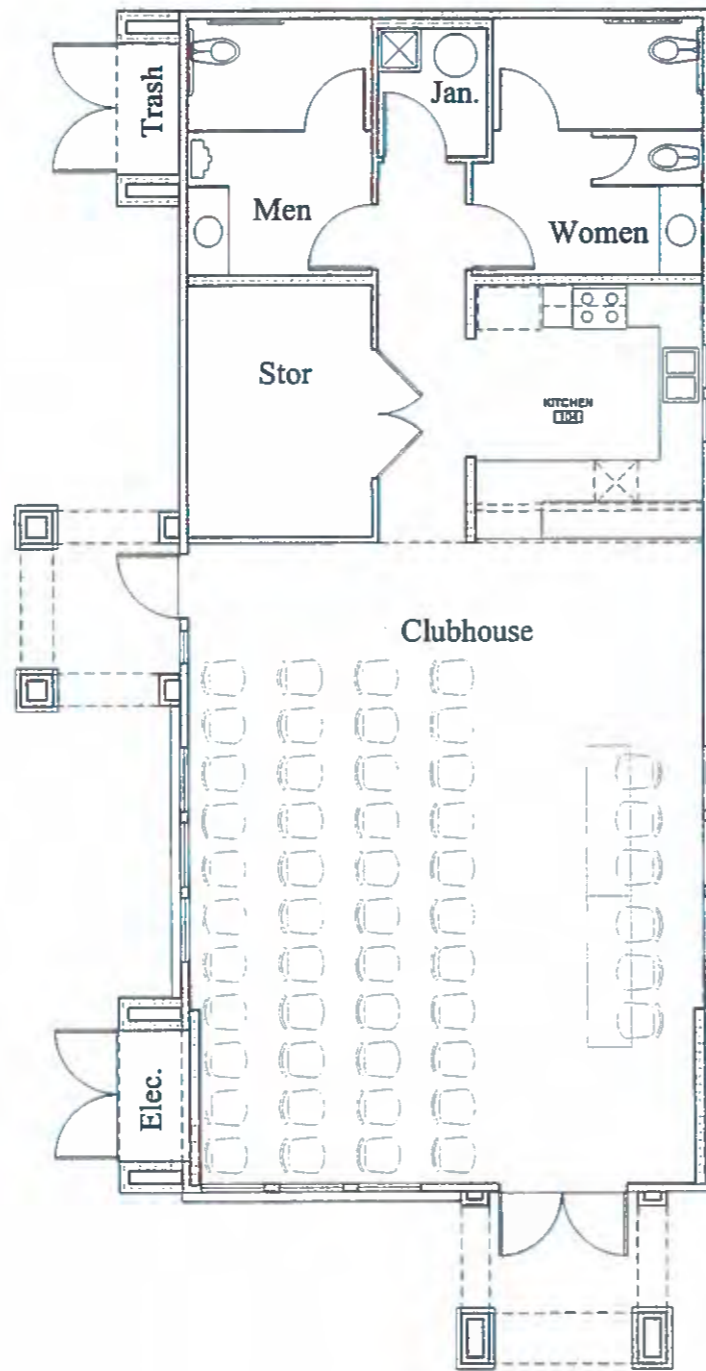
Scale 1/4"=1'-0"



**Toblesky  
Green  
Architects**  
Incorporated  
P.O. Box 1261  
Chino Hills, CA  
91789  
(909) 393-2754

3/12/14 RESPONSE TO 2/22/14 LETTER	
2-1-2014	_____
	_____
	_____
	_____
	_____
	_____
	_____
	_____

# Palm Springs Country Club



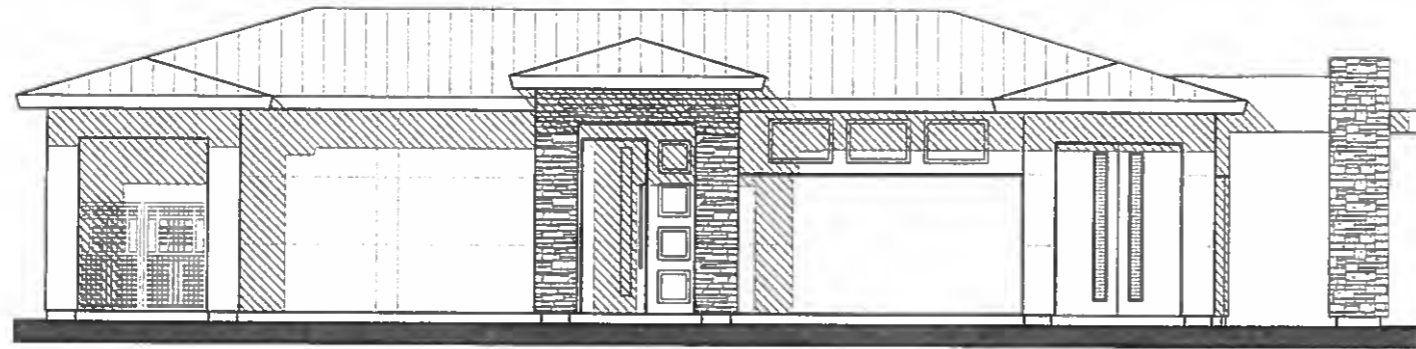
Total 1454 s.f.  
Clubhouse



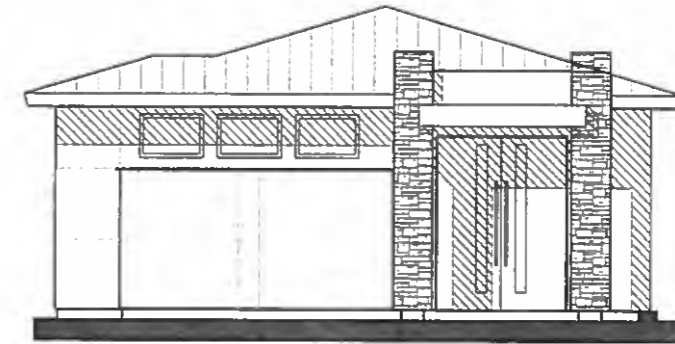
Scale 1/4"=1'-0"

**Toblesky Green Architects**  
Incorporated  
P.O. Box 1261  
Chino Hills, CA  
91709  
(909) 393-2754

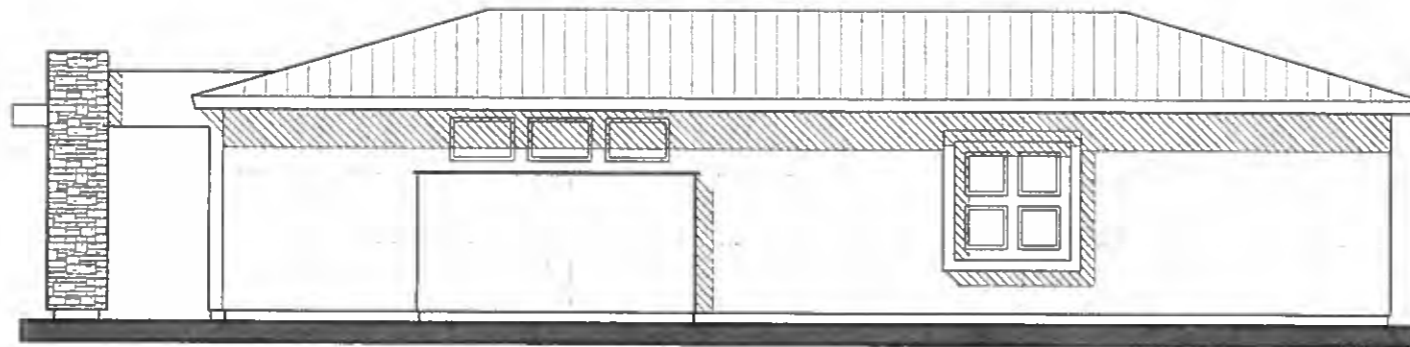
3/12/14 RESPONSE TO 208/14 LETTER	---
8-1-2014	---
	---
	---
	---
	---
	---
	---
	---
	---



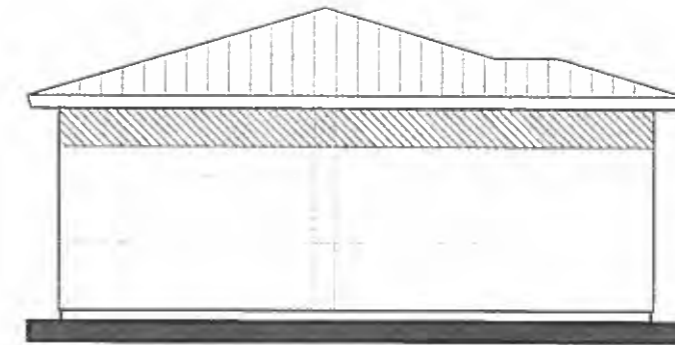
Left Side Elevation



Front Elevation



Right Side Elevation



Rear Elevation

Palm Springs Country Club



Scale 1/4"=1'-0"

Clubhouse

**Toblesky Green Architects**  
 Incorporated  
 P.O. Box 1261  
 Chino Hills, CA  
 91709  
 (909) 393-2754

3/12/14 RESPONSE TO 22814 LETTER	---
8-1-2016	---
	---
	---
	---
	---
	---
	---
	---
	---

A4-2

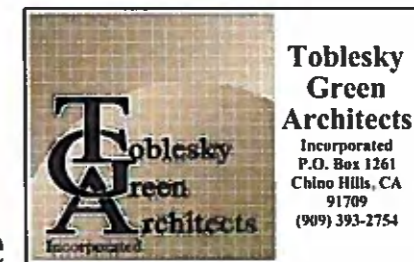


**Plan 1 Elevation 'A'**

**Plan 2 Elevation 'B'**

**Plan 3 Elevation 'A'**

**Palm Springs Country Club Radburn Concept Street Scene**





**Plan 3 Elevation 'B'**

**Plan 1 Elevation 'B'**

**Plan 2 Elevation 'A'**

**Palm Springs Country Club Estate Lot Street Scene**











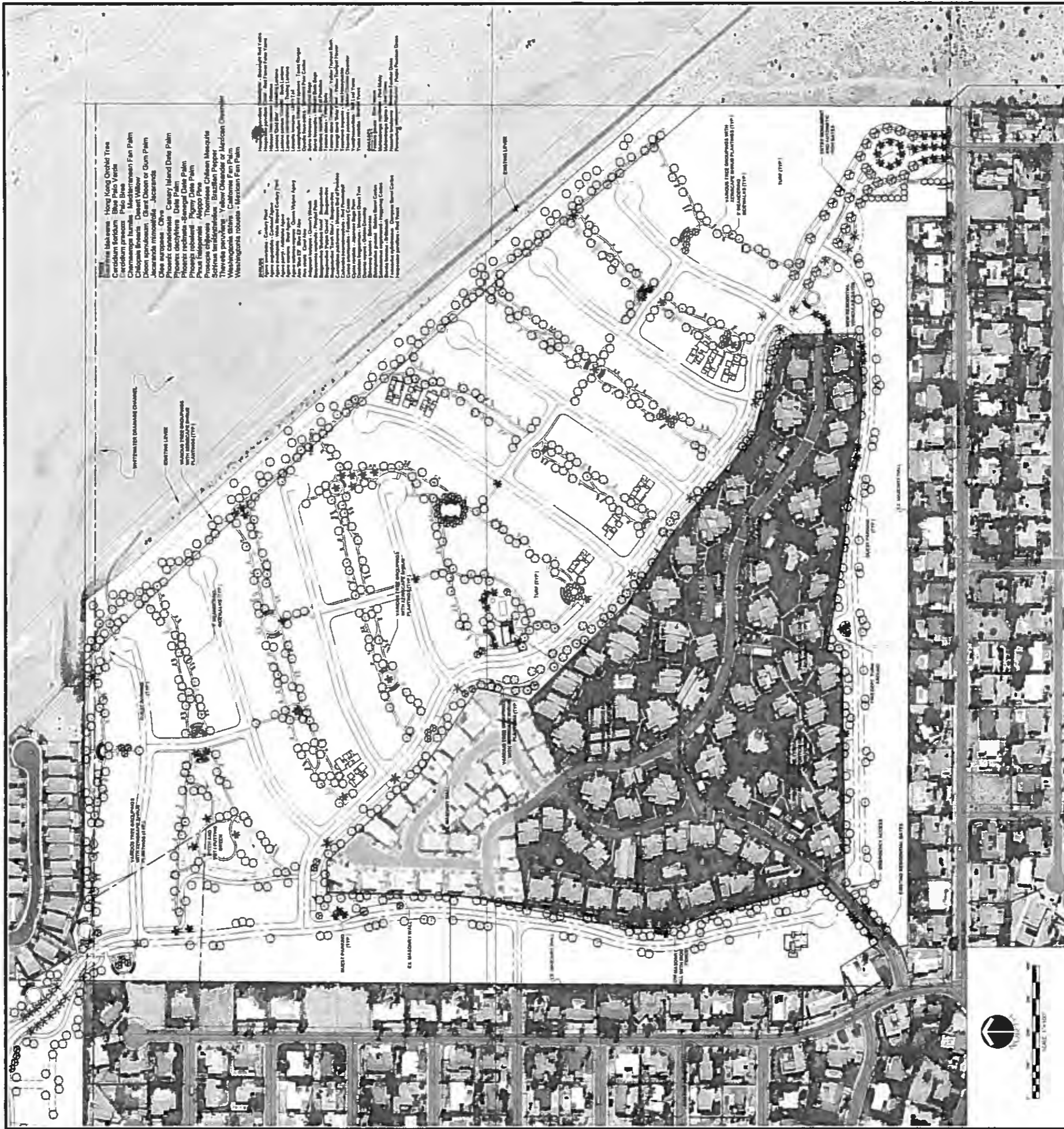
**SERENA PARK  
PALM SPRINGS COUNTRY CLUB**  
Conceptual Land Plan

**L. Newman  
Design Group, Inc.**  
10000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
Tel: 310.277.1111  
Fax: 310.277.1112  
www.lnewman.com



**M&A CONSULTING, INC.**  
A Division of M&A Consulting & Land Services  
14220 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
Tel: 310.277.1111  
Fax: 310.277.1112  
www.m-a.com

DATE	NOVEMBER 4, 2011
SCALE	AS SHOWN
PROJECT	SERENA PARK PALM SPRINGS COUNTRY CLUB
CLIENT	THE SERENA PARK PALM SPRINGS COUNTRY CLUB
DESIGNER	L. NEWMAN DESIGN GROUP, INC.
CHECKED BY	M&A CONSULTING, INC.
DATE	NOVEMBER 4, 2011



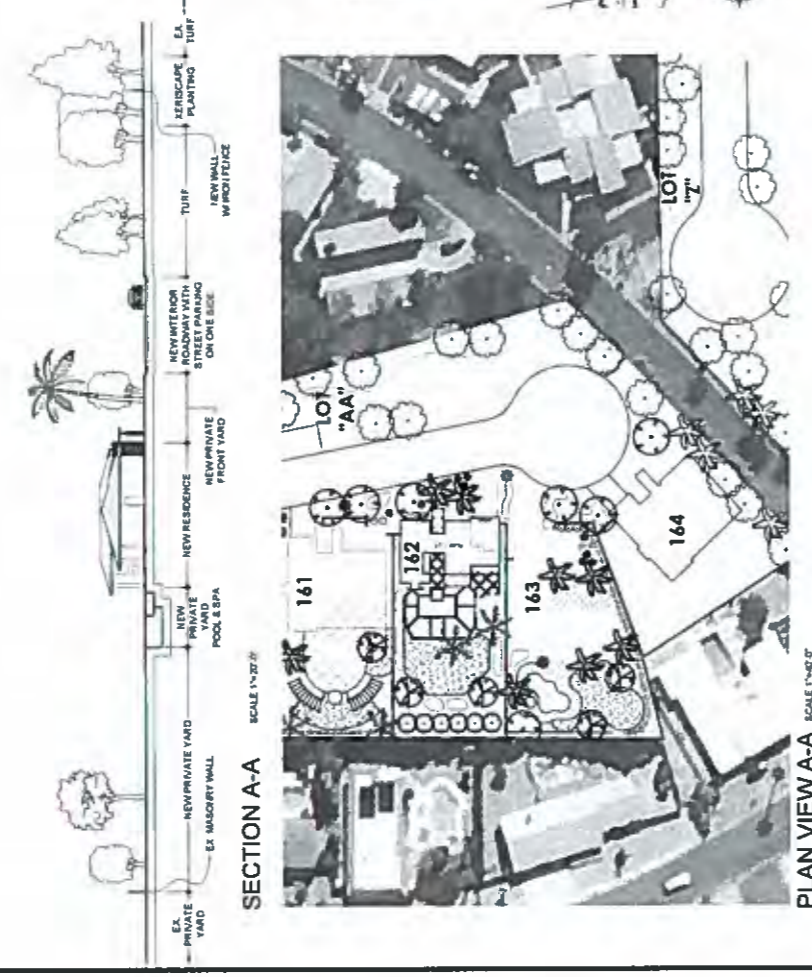
- Sereno Salween - Hong Kong Chestle Tree  
 Cordia rostrata - Red Bay  
 Cordium prostratum - Palo Verde  
 Chamaecyparis humilis - Mediterranean Fan Palm  
 Chippewa Brevifolia - Desert Willow  
 Jacaranda mimosoides - Jacaranda  
 Olea europaea - Olive  
 Phoenix canariensis - Canary Island Date Palm  
 Phoenix dactyloctenagyna - Date Palm  
 Phoenix roborata - Royal Date Palm  
 Phoenix tchibouriensis - Royal Date Palm  
 Phoenix tabularis - Royal Date Palm  
 Prosopis juliflora - Mesquite  
 Theobroma cacao - Cacao  
 Washingtonia robusta - California Fan Palm  
 Washingtonia robusta - Mexican Fan Palm
- SERENO  
 Sereno Salween - Hong Kong Chestle Tree  
 Cordia rostrata - Red Bay  
 Cordium prostratum - Palo Verde  
 Chamaecyparis humilis - Mediterranean Fan Palm  
 Chippewa Brevifolia - Desert Willow  
 Jacaranda mimosoides - Jacaranda  
 Olea europaea - Olive  
 Phoenix canariensis - Canary Island Date Palm  
 Phoenix dactyloctenagyna - Date Palm  
 Phoenix roborata - Royal Date Palm  
 Phoenix tchibouriensis - Royal Date Palm  
 Phoenix tabularis - Royal Date Palm  
 Prosopis juliflora - Mesquite  
 Theobroma cacao - Cacao  
 Washingtonia robusta - California Fan Palm  
 Washingtonia robusta - Mexican Fan Palm

**SERENA PARK**  
**PALM SPRINGS COUNTRY CLUB**  
 Conceptual Land Plan

DATE: NOVEMBER 4, 2013  
 MSA CONSULTING, INC.  
 Planning & Design  
 14000 Sun Valley Drive • Las Vegas, NV 89138  
 Telephone: (702) 252-1111 • FAX: (702) 252-1111

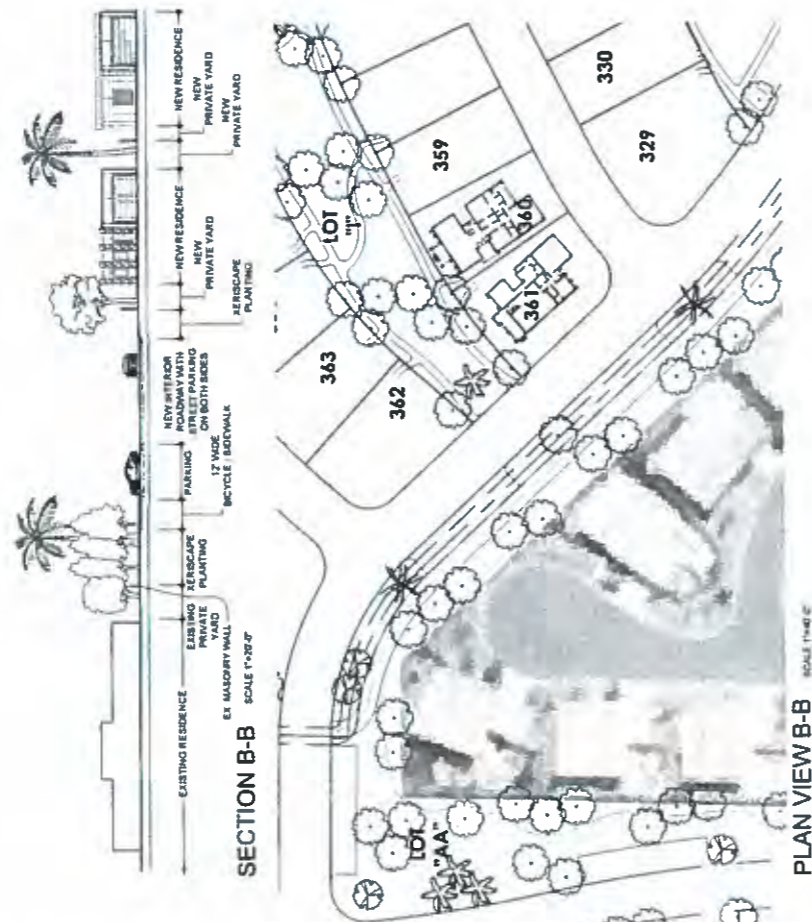
L. Neumann  
 Designer/Architect, Inc.

2	2
2	2



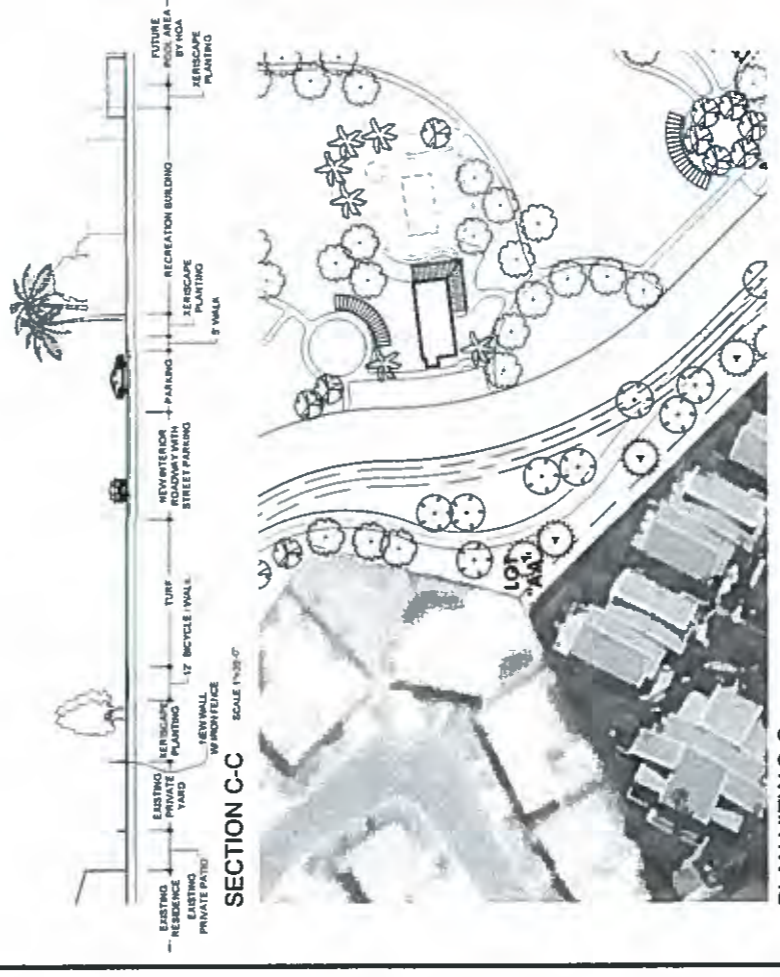
SECTION A-A

PLAN VIEW A-A



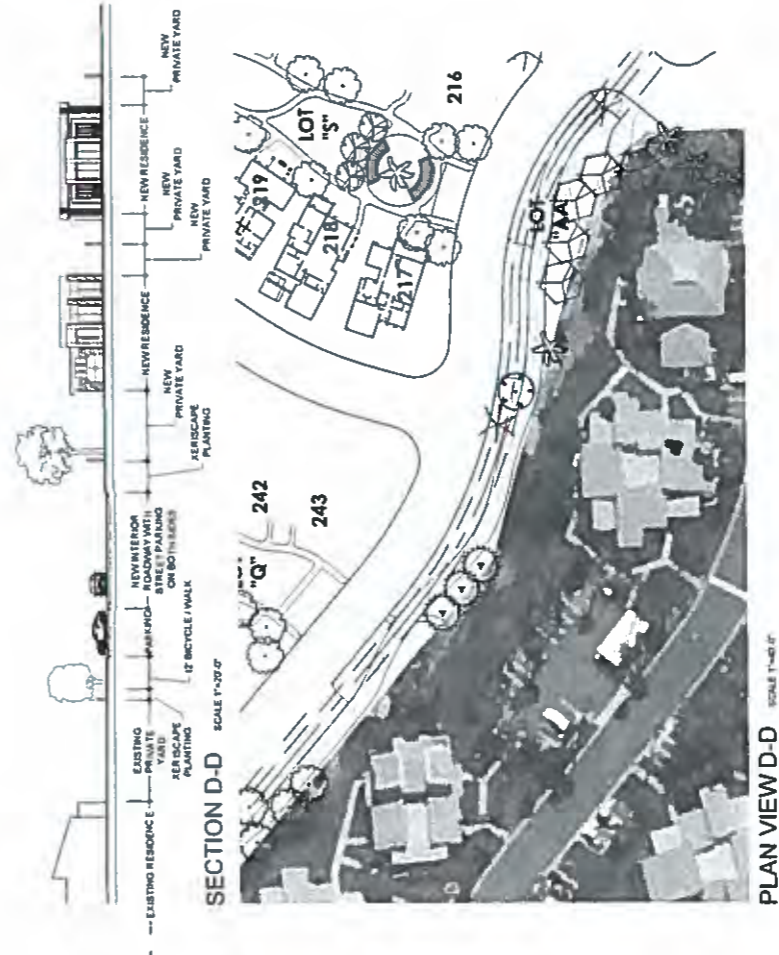
SECTION B-B

PLAN VIEW B-B



SECTION C-C

PLAN VIEW C-C



SECTION D-D

PLAN VIEW D-D

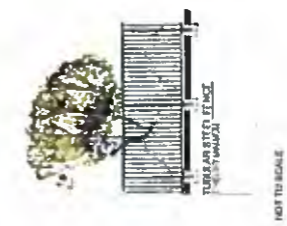
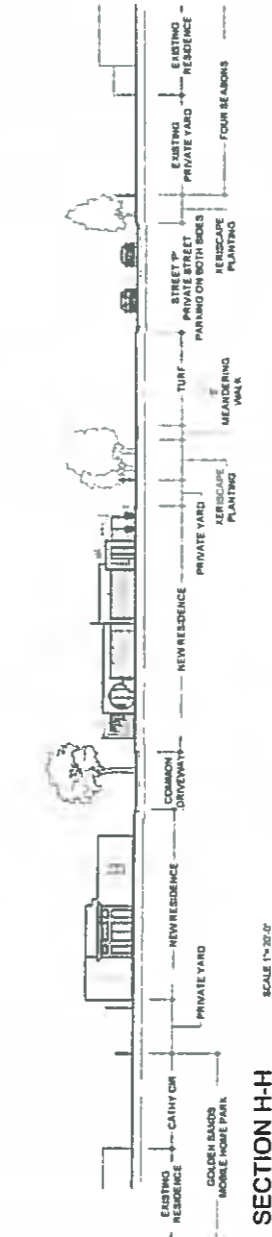
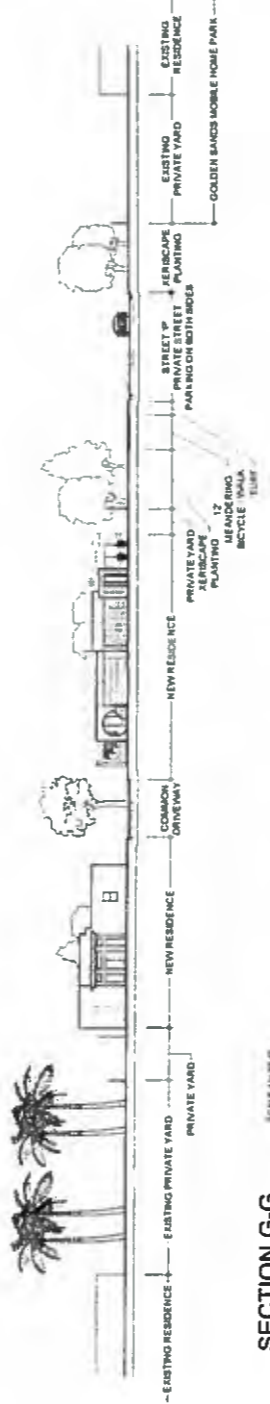
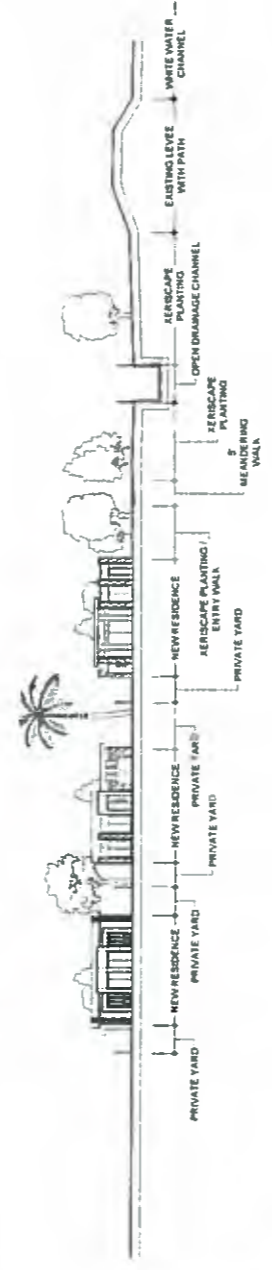
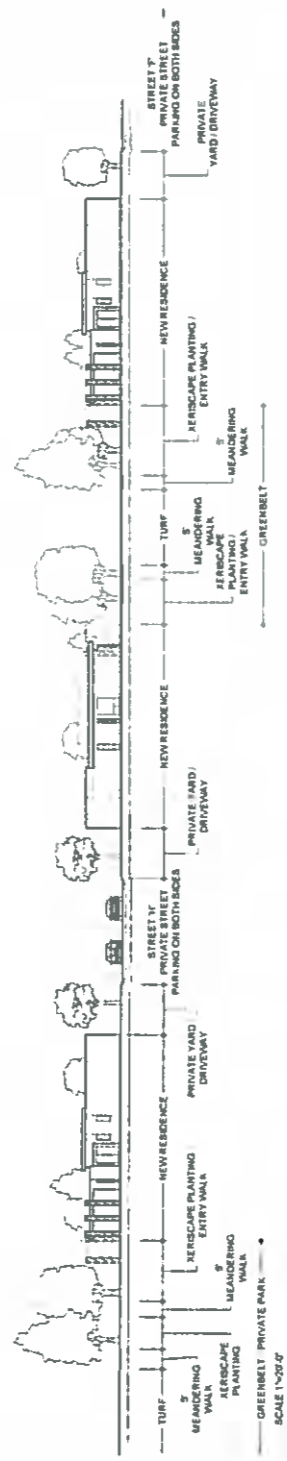
**PALM SPRINGS COUNTRY CLUB**  
 Conceptual Land Plan - Sections and Vignettes



DATE: NOVEMBER 14, 2011  
 DRAWN BY: M. Newman  
 CHECKED BY: D. Smith  
 PROJECT: Palm Springs Country Club  
 SHEET: 11-01



MSA CONSULTING, INC.  
 14000 Blue Hill Road, Suite 100  
 San Diego, CA 92128  
 TEL: (619) 594-8888 FAX: (619) 594-8899



SERENA PARK  
PALM SPRINGS COUNTRY CLUB  
Conceptual Land Plan - Sections and Fencing

DESIGNED BY: L. Newman Design Group, Inc.  
  
 1400 Blue Stone Drive, Suite 100, Palm Springs, CA 92262  
 Telephone: (760) 328-7811 • Fax: (760) 328-7811

DATE: NOVEMBER 4, 2013

PROJECT: SERENA PARK PALM SPRINGS COUNTRY CLUB  
 SHEET: 2 OF 2  
 SCALE: AS SHOWN