



## CITY COUNCIL STAFF REPORT

DATE: August 3, 2016

PUBLIC HEARING

SUBJECT: SERENA PARK – PALM SPRINGS COUNTRY CLUB, LLC, FOR A GENERAL PLAN AMENDMENT, PLANNED DEVELOPMENT DISTRICT IN LIEU OF ZONE CHANGE, MAJOR ARCHITECTURAL APPLICATION, DEVELOPMENT AGREEMENT AND TENTATIVE TRACT MAP FOR THE REDEVELOPMENT OF THE PALM SPRINGS COUNTRY CLUB AND APPROXIMATELY 126-ACRES OF PREVIOUSLY DISTURBED LAND FOR 137 ATTACHED RESIDENCES, 292 DETACHED RESIDENCES, STREETS, PRIVATE OPEN SPACE AND PUBLIC PARK LOCATED NORTH OF VERONA ROAD, EAST OF SUNRISE WAY AND SOUTHWEST OF THE WHITEWATER RIVER WASH (CASE NOS. 5.1327 PD-366, ZC, DA, MAJ AND TTM 36691).

FROM: David H. Ready, City Manager

BY: Department of Planning Services

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### SUMMARY

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 subarea: 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.

ITEM NO. 2A

- b. Southerly subarea:
  - 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 a 156 gross acre site into a public park (5.39 acres), preserved open space (24.93 acres) and the proposed residential development (126-acres), which consists of 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.

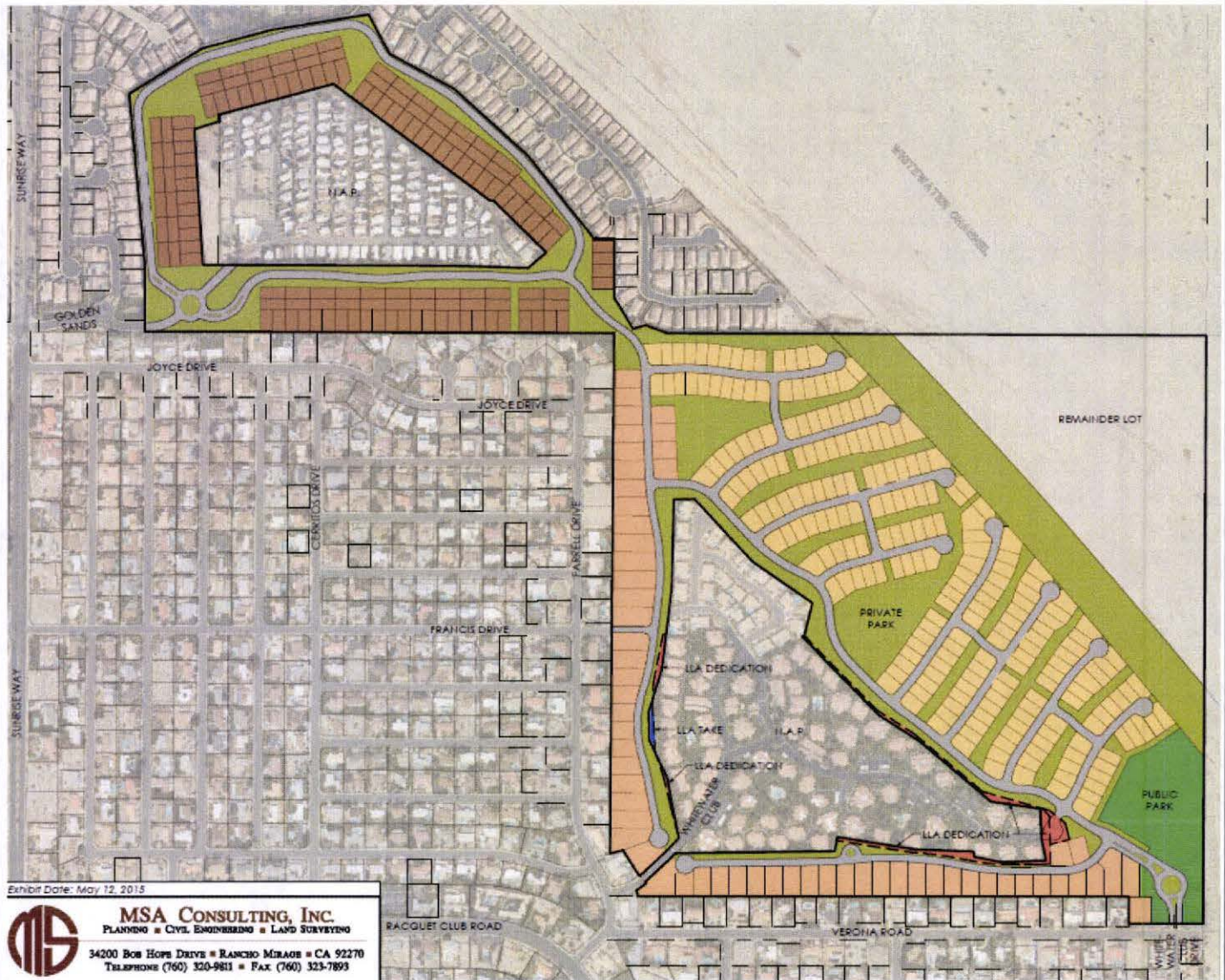
#### RECOMMENDATION:

1. Open the hearing and receive public testimony;
2. Review the Applicant's proposal, Planning Commission recommendations and the Applicant's opposition arguments to the Planning Commission recommendations;
3. Provide direction regarding the project and continue the item to the next regular meeting of September 7, 2016.

#### ISSUES:

1. **Planning Commission Recommended Alternative Layout.** The Commission recommended approval of an alternate site plan that is different from the original site plan proposed by the developer. Figure 1 on the following page depicts the original site plan and Figure 2 on page 4 shows the alternate site plan.

**Figure 1: Original Site Plan**

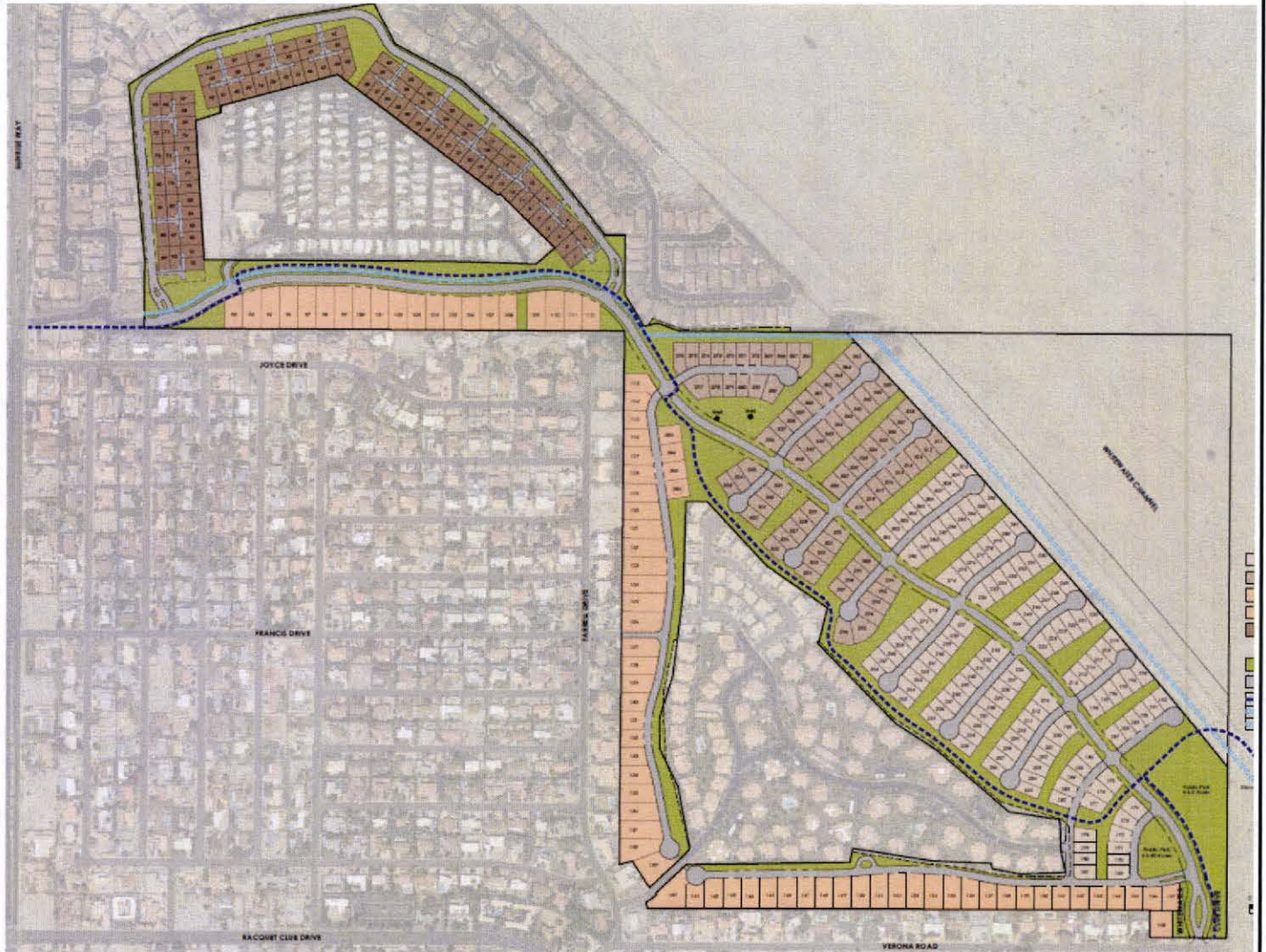


**LEGEND:**

- PROJECT BOUNDARY
- - - PROJECT BOUNDARY
- SINGLE FAMILY DETACHED - 61 LOTS  
(LOT SIZE: 8,000 S.F. MIN.)
- SINGLE FAMILY DETACHED - 231 LOTS  
(LOT SIZE: 5,000 S.F. MIN.)
- SINGLE FAMILY ATTACHED - 137 LOTS  
(LOT SIZE: 5,000 S.F. MIN.)
- TOTAL LOTS: 429 LOTS

- PRIVATE OPEN SPACE  
(WITH PUBLIC ACCESS)
- PRIVATE STREETS
- PUBLIC OPEN SPACE

**Figure 2: Planning Commission Alternate Site Plan**



**LEGEND:**

Product:	Lot Count
50' Single Family Detached (South)	132 (34%)
55' Single Family Detached (South)	82 (21%)
80' Single Family Detached (South)	60 (16%)
80' Single Family Detached (North)	20 (5%)
Single Family Attached	92 (24%)
<b>Total</b>	<b>386 (100%)</b>

	Open Space
	Streets and Driveways
	CV Link Route
	Storm Drain - Double Box Culvert
	Storm Drain - Concrete Channel

**ISSUES (CONTINUED):**

2. **Final Conditions.** As a part of the recommended alternate site plan, the Commission included seventeen project specific conditions of approval, which involve certain changes to the project layout, density, open space, access points, street use (public vs. private) and other modifications/restrictions. The developer submitted a letter opposing some of these conditions and asked that the Council reconsider as follows:

Planning Commission Project Specific COA	Developer Response	Staff Comment
1b "Spine" road to be a public street and realigned through the center of the project	Prefers original layout	
1c Three points of access with Farrell/Racquet Club preferred, and Francis Dr. allowed as alternative	Farrell/Racquet Club not possible to provide access	3 <sup>rd</sup> entry not analyzed as part of EIR; additional study needed
1d Traffic mitigation to be provided at Farrell/Racquet Club, and at Whitewater Club/Vista Chino	Needs specificity as to what traffic mitigation is required	EIR does not require additional mitigation based on project levels of service
2b The City shall work with landowner southeast of project site to provide temporary construction access through to Gene Autry	N/A	Unfeasible as land is outside of project boundary, involves multiple owners and multiple properties, and may require temp. breach of Whitewater levee. Additional analysis needed as part of EIR
2c "Spine" road to be built out as construction road from Golden Sands to Whitewater Club Drive and completed at Phase I of construction	PC condition unfeasible	
2d Construction traffic prohibited from travel on Via Escuela, Whitewater Club Drive, Verona Road	PC condition unfeasible	Impacts related to const. traffic on these streets were determined to be less than significant by EIR. Limiting const. traffic to Golden Sands was not analyzed as a part of EIR and requires additional study
4a 50% open space required	Objects to requirement for additional open space	
4b Reduce unit count by 10% (386 units)	Objects to reduction in unit count	Requires revised Tentative Tract Map
5a CV Link trail shall be provided through property with 24' wide trail in 50' wide greenbelt	Objects to 24' trail width and 50' greenbelt	
8a "Spine" road and three access points shall not be gated	Objects to removal of gates	
10a Hammerhead street design in age-restricted portion of development shall be eliminated (U or C-shaped design preferred)	Objects to street redesign	
12d Perimeter wall to be one consistent wall type	Objects to one wall type, requests two types	
13 Park to be private maintained but open to the public	Objects to private maintenance of park	Parks/Rec. Commission not in favor of proposed park

### ISSUES (CONTINUED):

3. **Public Park.** The Developer proposes a public park as a part of the project; however, the park was not considered desirable in its proposed location by the Parks & Recreation Commission. In its recommendation to the Council, the Planning Commission approved a smaller private park on the alternative site plan and deemed it a public benefit, since it would be open to the public. The applicant is opposed to constructing a private park that is perpetually maintained by the homeowner's association and open to the public.
4. **Gated Project.** Gated communities are prohibited pursuant the General Plan Policy CD 14-6.
5. **Street Width.** Attached product in northerly subarea includes narrow streets which do not allow street parking on motor courtyard shared by 8-unit clusters.
6. **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.
7. **CV Link.** Final location of "CV Link", whether through the project site or not, still needs to be determined.
8. **Development Agreement.** Terms of the agreement need to be finalized by the City Council.

### BACKGROUND AND SETTING:

The Project is located on 156 acres of land in north Palm Springs east of Sunrise Way, north of Racquet Club Drive and west of the Whitewater River Floodplain. 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 1950's-era mobile home park on the north and a condominium/single family development on the south. Contiguous property to the east, that is located within the Whitewater River Floodplain, is also owned by the applicant but is a "remainder parcel" and not part of the project due to its location in the Whitewater Channel.

The property once consisted of an 18-hole golf course, a driving range, a golf clubhouse, tennis courts, and associated parking. The golf course was surrounded by residential development that was adjacent to, but financially independent of the golf course ownership, and the golf course was further constrained by two islands of medium density residential development within the overall boundaries. Existing residences are separated from the property by a combination of walls, fences and open areas. The property abuts a flood control levee that separates the property from the Whitewater River Flood Plain. An aerial view of the project site is shown on the following page.

**Figure 3: Aerial View of Site**



**NORTHERLY SUBAREA**

**SOUTHERLY SUBAREA**

**REMAINDER  
 PARCEL**

**Table 1: Most Recent Change of Ownership**

March 2013	PS Country Club LLC purchased the property.
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**Table 2: Planning Areas**

Airport Overlay	Yes	According to the 2005 Riverside County Airport Land Use Compatibility Plan, the northerly subarea is within Zone C and the southerly subarea is within Zone D. The project has been reviewed by the Riverside County Airport Land Use Commission.
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June 9, 2014	Architectural Advisory Committee (AAC) 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.
Jan. 8, 2015	Planning Department held a public scoping session for the preparation of the Environmental Impact Report (EIR).
Nov. 18, 2015	Planning Commission held a public hearing, continued the item to a date uncertain and directed staff to schedule the item for a study session.
Jan. 27, 2016 Feb. 10, 2016 Mar. 14, 2016	Planning Commission held study sessions on the project.
April 13, 2016	Planning Commission held a public hearing and recommended approval of the project, subject to staff's recommendations and an additional 17 project specific conditions. These additional conditions are discussed in further detail in the Analysis below.

**Table 4: Northerly Subarea**

	<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



**Table 5: Southerly Subarea**

<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:

**Table 6: Land Use Summary**

<b>Land Use Description</b>	<b>Acreage</b>
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 Acreage Total</b>	<b>125.86</b>
Public Open Space / Park	5.39
Open Space in Whitewater River	24.93
<b>Gross Project Acreage Total</b>	<b>156.18</b>

There are three residential product types proposed within the subdivision. The northerly subarea 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 subarea 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.

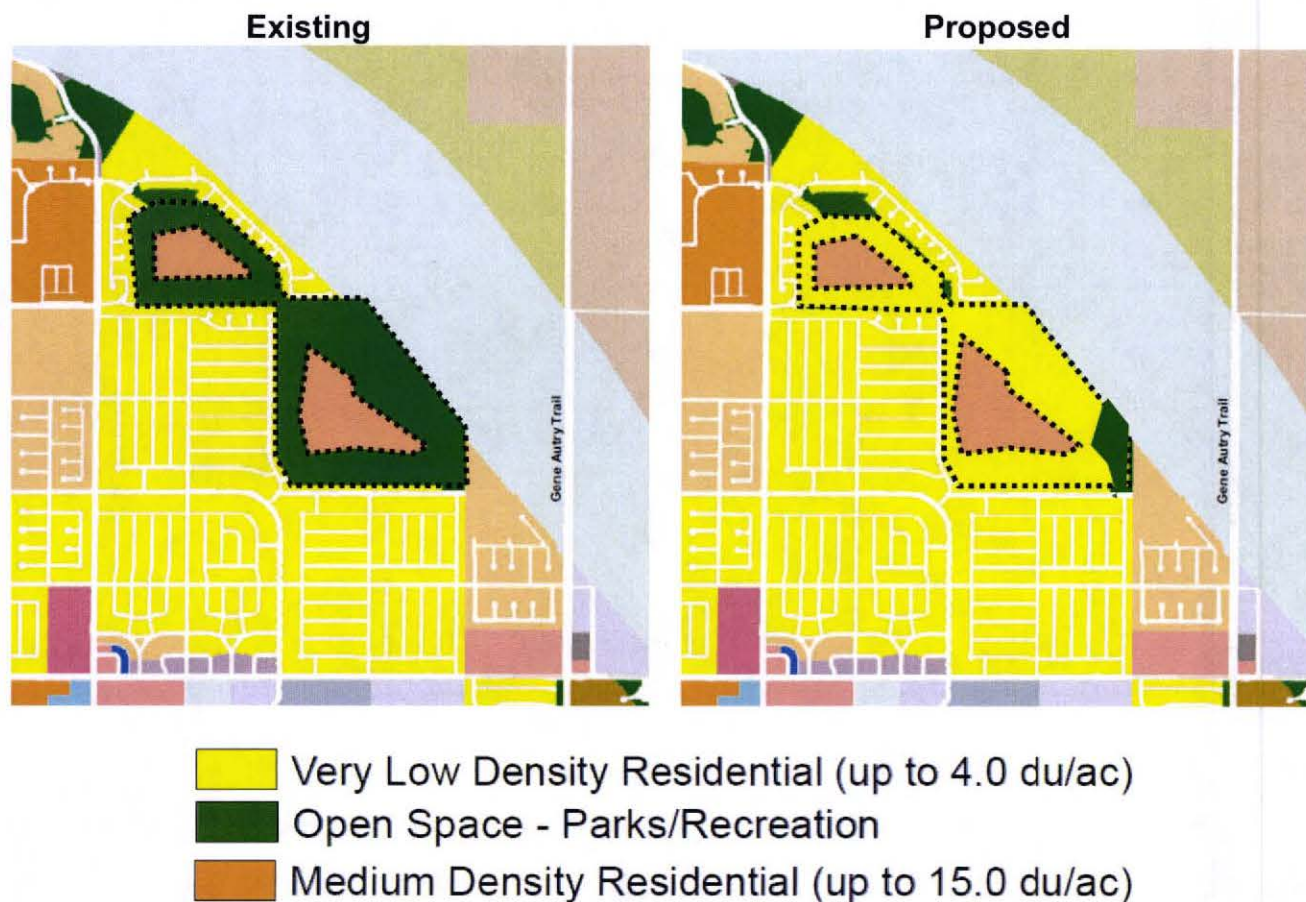
The northerly subarea includes a primary roadway along its outer perimeter except on the southerly portion. The primary roadway is proposed to be 37 feet wide (including wedge curbs) and provides access to hammerhead streets, which are 24 feet wide. Each hammerhead serves eight lots, except one which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

#### ANALYSIS – DEVELOPMENT APPLICATIONS:

##### **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:

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. For further analysis, see separate discussion below in Development Agreement section of this report.

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	Alternate Plan	Comply
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	386 residences on 126.97 acres equates to 3.0 dwelling units per acre	Yes
Open Space – Park / Recreation	None	5.39 acres private park	4.3 acres private park	Yes

The overall density is less than the adjacent Whitewater Club Condominiums and trailer park, but consistent with other adjacent properties, such as the existing single-family residences. However, the applicant proposes distributing density in a different manner, one which is similar to the adjacent 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.

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 a projected population of 94,949 at full buildout, the city will require an additional 184 acres of parkland – see table 5-2 from the ROSC element below.

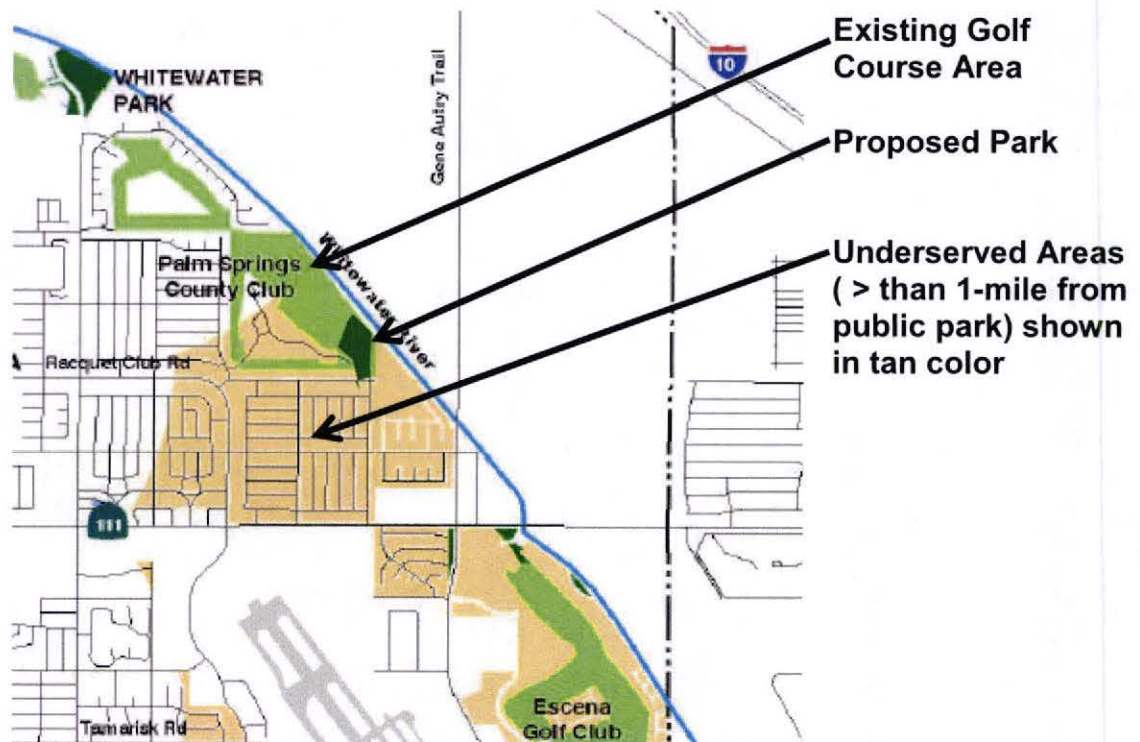
**Table 5-2  
 Palm Springs Parkland Needs**

	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. The proposed park would serve an underserved area of the city, according to Figure 5-1 of the ROSC element which is shown below:



**Enlarged view of proposed park:**

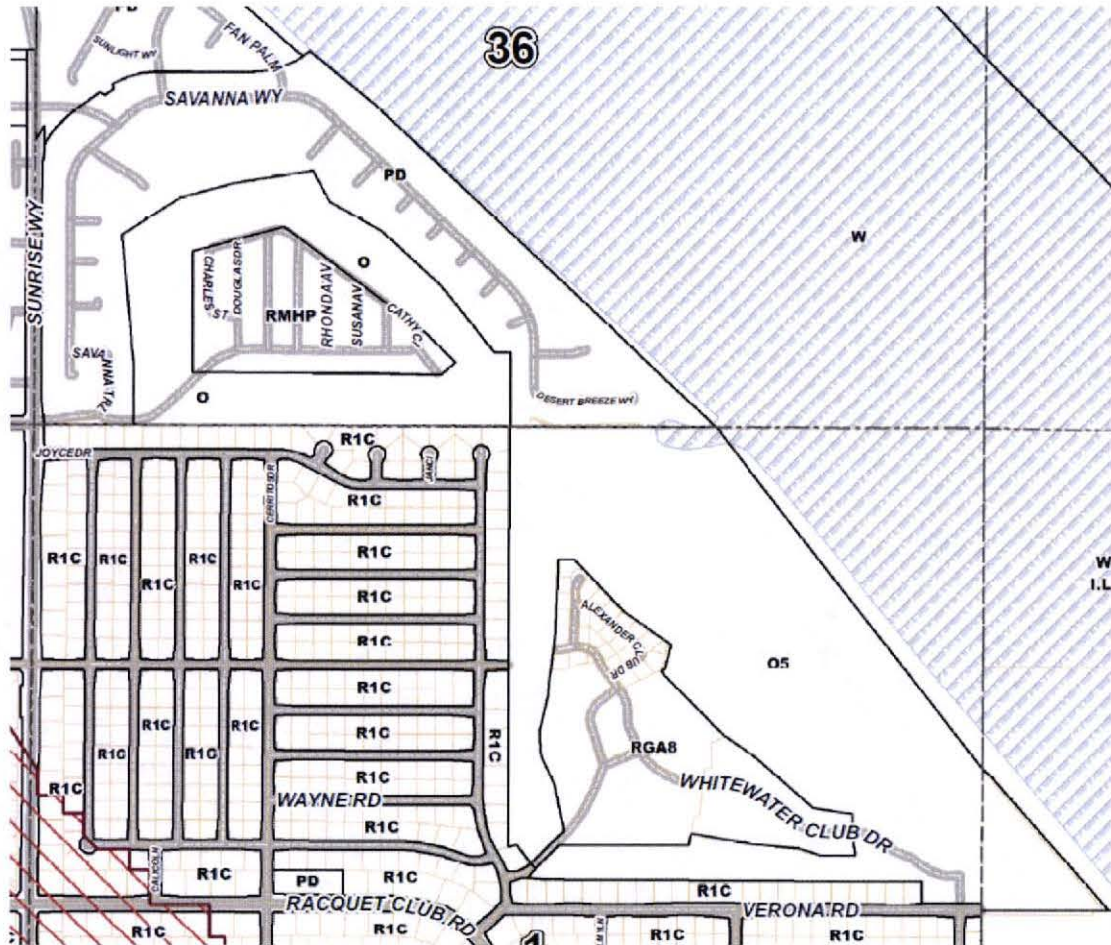


On December 15, 2015, the Parks and Recreation Commission considered the proposed public park in concept. The Commission recommended against a public park as shown above, expressing concerns with its dual use as a detention basin; limited size for recreation uses and parking; and location relative to environmental constraints (i.e. wind and sand). The Commission recommended the Whitewater Park located northwest of the project site be completed instead.

When the matter was considered by the Planning Commission, the park was deemed desirable and a public benefit, but only if maintained in perpetuity by the homeowner's association. The applicant is not opposed to constructing the park, but does not support its perpetual maintenance by the HOA.

## 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 uses, 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 R-1 zoning:

	R-1-C Zone Standards	Proposed			Comply
		Detached 50'W Lots	Detached 80'W Lots	Attached 50' W Lots	
<b>Lot Standards</b>					
Min. Area	10,000 sq. ft. minimum	5,000 sq. ft. minimum	8,000 sq. ft. minimum	5,000 sq. ft. minimum	No, per PD
Min. Width	110 ft. minimum	50 ft. min.	80 ft. min.	50' min.	No, per PD
Min. Depth	100 ft. minimum	100 ft. min.	100 ft. min.	100 ft. min.	Yes
<b>Yard Setbacks</b>					
Garages	25 ft.	18 ft. min.	18 ft. min.	10 ft. min.	No, per PD
Front	25 ft.	12 ft. min.	12 ft. min.	5 ft. from street / 12 ft.	No, per PD
Interior Side	10 ft.	5' ft. / 30% @ 3 ft.	5' ft. / 30% @ 3 ft.	0 ft. and 10 ft.	No, per PD
Street Side	20 ft.	10 ft. min.	10 ft. min.	10 ft. min.	No, per PD
Rear	15 ft.	10 ft. min.	15 ft. min.	10 ft. min.	No, per PD
<b>Lot Coverage</b>	35% maximum	60% max.	40% max.	60% max.	No, per PD
<b>Dwelling Size</b>	Minimum 1,100 sq. ft. (excl. garage)	Undefined, but appears all proposed homes exceed minimum requirement			Yes
<b>Height</b>	Building Envelope. Buildings shall not exceed one (1) story and twelve (12) feet in height at the minimum setback. From the minimum setback, the height may be allowed to increase along a plane which has a slope of 4:12, until a building height of eighteen (18) feet is attained. Gable ends, dormers and front entrance treatments, not exceeding fifteen (15) feet in height, may encroach past the building envelope limits.	1 story (19')	1 story (18')	1 story (19')	No, per PD
<b>Off-street Parking</b>	2 covered parking spaces (each 10ft. by 20 ft.)	2 covered spaces	2 covered spaces	2 covered spaces	Yes
<b>Open Space</b>	Not Required	47%			N/A

**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.

Planning Commission Review:

On November 12, 2015, the Planning Commission reviewed the project and tabled the matter for further study at a study session. The Commission subsequently studied the proposal on January 27, 2016, February 10, 2016 and March 14, 2016. Another public hearing was held by the Planning Commission on April 13, 2016, where the Commission recommended approval subject to the following project specific revisions and conditions:

PC 1. Traffic

- a. Accept Golden Sands as a public street.
- b. "Spine" road to be a public street and realigned to transect through center of 5,000-sq. ft. product lots in southerly area.
- c. A minimum of three points of access shall be required to the project, with the preference for the additional entrance at Farrell/Racquet Club (with the applicant to provide a new gate for residents of Palm Springs Country Club); alternate choice for third point of access is Francis Drive.
- d. Traffic mitigation to be provided at Farrell/Racquet Club, and at Whitewater Club Drive and Vista Chino.

PC 2. Construction Issues

- a. A construction phasing plan shall be required at the Final PD review.
- b. The City shall work with the landowner southeast of the project site to provide temporary construction access through to Gene Autry.
- c. The "spine" road shall be built out as a construction road (no curbs and gutters) from Golden Sands to Whitewater Club Drive; full completion of the "spine" road shall be required at the completion of Phase I of the development.
- d. Construction traffic shall be prohibited from traveling through residential neighborhoods on Via Escuela, Whitewater Club Drive, and Verona Road.

PC 3. Environmental

- a. Applicant shall be required to adhere to Engineering Condition #43 relative to flood control issues.
- b. The applicant shall be required to adhere to Mitigation Measure 4.2-9 relative to wind fencing around construction sites and maintenance of dust control over the entire site.
- c. The applicant shall be required to provide appropriate mitigation of any hazardous materials found on the site.

PC 4. Density

- a. Fifty percent (50%) of the site shall be retained as open space; in determining the open space, the 25 acres within the Whitewater Wash may be included in the calculation. Amenities such as private parks, public parks, greenbelts, CV Link trails, and other similar amenities may be included in the required open space areas.
- b. The total number of units shall be reduced to 386 units, representing a 10% decrease.

PC 5. CV Link

- a. A trail shall be provided through the property whether CV Link approves the alignment. The trail shall have a 24' right-of-way in a 50' wide greenbelt and allow for electric vehicles.
- b. The applicant shall consider moving the alignment of the trail along the levee for the southern portion of the project.
- c. The proposed street along Joyce Drive shall be moved further away from the existing homes so as to accommodate the trail alignment.
- d. Developer to work with Golden Sands Mobile Home Park to add a pedestrian gate from trailer park to trail and allow a pedestrian gate from Savannah Way to the trail if desired by the residents of Four Seasons development.

PC 6. Open Space

- a. The applicant shall donate the 25 acres within the Whitewater Wash to the City.
- b. The levee shall be improved as park or trail area, and count towards the open space requirement.

PC 7. Landscape

- a. Landscape plans shall be reviewed and approved as part of the Final PD application.

PC 8. Gates

- a. The "spine" road and the three access points shall not be gated.
- b. Only the age-restricted portion of the development shall be allowed to have restricted access gates.

PC 9. Sidewalks

- a. Public streets shall be required to have sidewalks along at least one side of the street.
- b. The age-restricted portion of the development shall also be required to have sidewalks.

PC 10. Age-Restricted Housing

- a. The hammerhead design shall be eliminated in favor of c-shaped or u-shaped access driveways.

PC 11. Parking

- a. In the age-restricted portion of the development, guest parking shall be provided if streets aren't wide enough to accommodate on-street parking.

PC 12. Unit Design

- a. Review and approval of the unit design standards shall be deferred to the Final PD application. The architecture of the units should reference the design of the Alexander Estates or the Cody-designed units within the Palm Springs Country Club.
- b. The maximum height of the residential units shall be limited to 19'.
- c. A minimum 10' setback shall be required for all products except the age-restricted portion of the development, with a preference for zero-lot line or shared use easements to maximize use of the side-yard space.
- d. The perimeter wall around the Palm Springs Country Club shall be one consistent wall type, which shall be reviewed and approved by the Planning Commission as part of the Final PD application.

PC 13. Park

- a. A public park shall be provided within the development, and shall be maintained by the HOA.

PC 14. Residential Amenities

- a. No residential amenities are currently shown on the proposed site plan; a proposal for residential amenities, including parks and other recreational amenities, shall be submitted for review and approval by the Planning Commission.
- b. A common clubhouse and pool shall be provided in the age-restricted portion of the development.

PC 15. Public Benefit. In accordance with the adopted City Council policy, the following items shall be considered as public benefits:

- a. CV Link trail alignment or other public access path through the site.
- b. Provision of 50% open space.
- c. Public through-street ("spine" road).
- d. Park (maintained by HOA).
- e. Conservation measures:
  - i. Additional water conservation such as gray water systems (plumb and offer as an option).
  - ii. Provide a percentage of solar power for units (such as 40% of usage capacity).
  - iii. All landscape lighting and outdoor lighting shall utilize LED fixtures.
  - iv. All structures shall conform to the Green for Life building program "Green Tree" level.

PC 16. Development Agreement

- a. This approval shall be conditioned upon the applicant entering into a development agreement with the City.

PC 17. Agreements with Adjacent HOA's/Neighborhood Organizations

- a. The applicant's agreements with any adjacent HOA/neighborhood organization shall be memorialized as part of this approval.

The applicant has submitted a letter expressing concerns and opposition for some of these conditions (see attachment 8) and asks for relief from the Council. Specifically, the applicant is opposed to eliminating gates and making internal streets public (condition PC 1.b and PC 8); building the "spine" road from Golden Sands to Whitewater Club Drive and using only Golden Sands as the construction entry (PC 2); providing 50% open space versus the 47% proposed (PC 4.a); decreasing density from 429 units to 386 units (PC 4.b); increasing the width of the separate internal (possible CV Link) trail from 16-ft. to 24-ft. (PC 5.a); redesigning age-restricted housing from hammerhead streets to U-shaped driveways (PC 10); limiting project perimeter wall to one design type (PC 12.d); and building a public park that is maintained by private HOA (PC 13).

Should the City Council choose to impose the Planning Commission's recommended changes, staff would need to prepare additional study on conditions PC 1c, PC 2b and PC 2d prior to determining the EIR is an adequate analysis of environmental impacts associated with the project.

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. (See table on page 16 of this report for specific deviations.)

The applicant has proposed the following Public Benefits:

- *Existing blighted conditions of an abandoned golf course including blow sand, dead vegetation, broken fences, empty lakes, untrimmed trees, trash, off road vehicle rider trespass and unsightly conditions would be eliminated and replaced with a new residential community with management by a homeowner's association.*

- *Water consumption would be reduced by 50% from the previous use as a golf course.*
- *The blue green dyed dust control spray would be eliminated.*
- *City management of dust control issues would be eliminated.*
- *Real estate values of adjacent homes will increase.*
- *Tax revenues will increase.*
- *Local employment will increase.*
- *A new public park will provide open space opportunities in a part of the City that is currently underserved and distant from other parks.*
- *1.4 miles of the CV Link trail system will be built and connect the Gene Autry neighborhood to Sunrise Way at San Rafael Drive.*
- *Additional bike and pedestrian paths throughout the project will provide abundant trail opportunities to the public.*
- *Fees from the development of the property to public agencies will benefit those agencies.*
- *The City will receive a substantial development agreement fee to purchase offsetting open space in a beneficial location chosen by the City.*
- *There will be public art installed onsite.*
- *The extension of San Rafael Drive onto Desert Sands will be converted to a public street so the burden of maintained this street is more fairly apportioned to the community.*
- *The development has been designed with significant input from neighboring property owners so as to blend the project with neighboring uses in as unobtrusive manner as possible. Examples of these design features include adjusting lot lines to match existing uses of adjoining properties, building privacy walls, maintaining all new homes as one story with significant setbacks from neighbors to preserve views, designing planting plans to preserve views of existing neighbors, eliminating invasive and destructive tamarisk trees.*
- *35 acres of open space land adjacent to and within the Whitewater Wash will be set aside for public use.*
- *Land will be set aside for a future master planned drainage facility.*

The Planning Commission identified the following as public benefits:

- a. CV Link trail alignment or other public access path through the site.
- b. Provision of 50% open space.
- c. Public through-street ("spine" road).
- d. Park (maintained by HOA).
- e. Conservation measures:
  - i. Additional water conservation such as gray water systems (plumb and offer as an option).
  - ii. Provide a percentage of solar power for units (such as 40% of usage capacity).
  - iii. All landscape lighting and outdoor lighting shall utilize LED fixtures.

- iv. All structures shall conform to the Green for Life building program “Green Tree” level.

#### ANALYSIS – DEVELOPMENT AGREEMENT:

California Government Code §65864 through 65896.5 establish procedures for cities and counties to enter into development agreements; PSZC Section 92.08.00 implements the requirements of state law and specifies the required content and process for review and approval of development agreements. At a minimum, a development agreement must specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. The agreement may also address conditions and requirements for any further discretionary actions, construction phasing and timeframes, and financing terms for any necessary public facilities.

Development agreements establish a vested right to proceed with development in conformation with the regulations in effect at the time of approval. This provides assurance to a developer that the project may proceed as originally approved, and not be affected by future changes in land uses regulations. In exchange for this assurance, the developer may agree to provide additional dedications, construction of public improvements, or other similar public benefits.

The applicant presented a draft agreement for consideration, identifying the obligations of the developer and the City. Some of the highlights of the draft agreement include the following:

1. Term of agreement proposed at 25 years (Sec. 3.02); Applicant has since agreed to reduce term to 20 years.
2. Developer to pay exactions per unit in an amount not to exceed \$13,620 at time of certificate of occupancy (Sec. 4.02).
3. Construction of a portion of an alternate for the CV Link Trail from Verona and Whitewater Club to Sunrise across development (Sec. 4.03.c).
4. Payment of a Fee over and above the fees referred to in Sec. 4.02, above, to be used by the City for acquisition of open space. At Developer's option, Developer will pay:
  - o A lump sum of \$2,500,000 to be paid through Statewide Community Infrastructure Program (“SCIP”) funds issued prior to the recordation of a final map; or
  - o Payment of a development agreement fee of \$6,000 per new house payable prior to the issuance of building permits.(Sec. 4.03.e).
5. Conversion of a portion of Golden Sands Drive from a private to a public street to match the current and projected use patterns and more fairly apportion the burden of maintenance and liability from the Four Seasons HOA (Sec. 4.03.f)
6. Developer will build a public park, to be dedicated to the City (Sec. 4.03.g).

7. Developer will provide 67 acres of open space within the development over and above City requirements and the Public Park (Sec. 4.03.f).
8. Fixed development standards and enforceable commitments to the adjacent HOA's:
  - o Max. building height of 19 feet;
  - o New walls adjacent to any phase of Whitewater Condominiums shall be built per the landscape exhibits in the PD, prior to commencement of grading on any area adjacent to that phase;
  - o Property lines adjacent to Phases 1, 2, 3 and 5 of Whitewater Condominiums shall be changed with lot line adjustments in accordance with Tentative Map exhibits or as requested by the HOA of the adjoining phase prior to recordation of any final map;
  - o The connection of Francis Drive to the Property shall be for emergency access only;
  - o Four pedestrian gates shall be provided connecting the Whitewater Condominiums to the Property, one in Phase 1, one in Phase 3 and one on either side of Whitewater Club Drive near the entrance gates to the Whitewater Condominiums;
  - o Landscaping and Irrigation incorporating existing mature trees shall be provided in an eight-foot wide landscape area on both sides of Whitewater Club Drive within the Property;
  - o A six-foot high slumpstone wall shall be built eight feet behind the existing paved road on both sides of Whitewater Club Drive, except where pedestrian and emergency access gates are provided.  
(Sec. 4.03.i).
9. Annual review to occur at least every 12 months during the term of the agreement (Sec. 7.10).

The proposed agreement was reviewed by the Planning Commission at their meeting of April 27, 2016, and was recommended for approval to the City Council subject to conditions. The conditions include the following:

- The term of the agreement should be for 20 years, subject to an adjustment of the impact fees paid by the developer every five years to account for increases in costs of service;
- The fee for the density transfer to be determined by the City Council, with the fee paid in a lump sum rather than a per unit basis;
- The requirement for a third access point should be included in the development agreement, with the preference for an access point at West Whitewater Club Drive and Farrell Road;
- The park shall be open to the public, but maintained by the HOA;
- Include a liquidated damages provision in the event the developer fails to perform;
- The developer shall be required to continue environmental mitigation measures for the term of the agreement;
- In the event of any legal action, the losing party should be responsible for legal

fees;

- The agreement should include the requirement for a third access point be provided for the development;
- The project Conditions of Approval should be incorporated as part of the development agreement; and
- The agreement should address the incorporation of traffic calming measures at the intersection of Whitewater Club Drive and Verona Road.

While staff and the applicant have worked to agree on most terms, several issues have yet to be resolved. The following table identifies the issues to be resolved, including the recommendations of the Planning Commission:

Development Agreement Terms	Applicant's Proposal	Staff Recommendation	Planning Commission Recommendation
Length of Agreement (DA Section 3.02)	20 years	10 years	20 years
Density (Project Description)	429 units	429 units	386 units
Impact Fees Paid by Developer (DA Section 4.02)	\$13,620 per unit	Amount should not include fees charged by other agencies; fees should be tied to length of agreement	Adjust permit fees every 5 years to allow for 20-year agreement period
Density Transfer (DA Section 4.03.e)	\$2,500,000 lump sum (publicly financed) <sup>1</sup> or \$6,000 per unit	\$3,000,000 lump sum	Lump sum; amount to be determined by City Council
Park (DA Section 4.03.g)	Public park, dedicated to the City	Private park, maintained by HOA	Private park, accessible to the public, maintained by the HOA

<sup>1</sup>The California Statewide Community Infrastructure Program offers SCIP financing which enables developers to pay impact fees and finance public improvements through tax-exempt bond proceeds. Should the density transfer funds be ineligible under the SCIP program, the developer may request the City to establish a CFD to then pass on the density transfer cost to homebuyers within the project.

In addition to the development agreement, a separate density transfer agreement has been prepared to address the specific requirements for the transfer of density to the site that is necessary for compliance with the General Plan.

**REQUIRED FINDINGS:**



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

- **General Plan Amendment**
- **Planned Development District in lieu of Zone Change**
- **Development Agreement**
- **Tentative Tract Map**
- **Architectural Review**

An analysis for each application's required findings is provided below. These findings relate to the original site plan

**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 in Lieu of Zone Change:** A Planned Development District is subject to the requirements of Zoning Code Section 94.02.00. 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.

**Development Agreement.** In accordance with Section 94.08.00 of the PSZC, findings shall be made relative to the criteria established for the approval of development agreements. Staff has provided these findings and an analysis of each below.

*i. Is consistent with the objectives, policies, general land uses and programs specified in the general plan and any applicable specific plan;*

Under the Administration Element of the General Plan, there is discussion on the use of development agreements. It notes that such agreements can be a useful means of meeting General Plan goals and policies, while removing some of the risks faced by developers. As proposed, the project will achieve the following general plan policies:

- The project will assist in obtaining and preserving open space elsewhere in the city with the payment of fees (Land Use Element, Policy LU 2.2).
- The project will build and locate a public park in a residential area that is underserved and further than 1-mile to other public parks (Recreation, Open Space and Conservation Element, Policy RC1.3).

Therefore, the proposed development agreement is consistent with the City of Palm Springs General Plan.

*ii. Is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located;*

The development agreement will be one component of the Serena Park project, which includes amendments to the General Plan and approvals of a Planned Development District in lieu of a Zone Change (PD), Tentative Tract Map and Architectural Review application. The PD establishes the site plan and development standards; the TTM subdivides the project site in accordance with the PD; and the Architectural Review application provides conceptual architecture for the project. The development agreement is compatible with these uses and regulations established by the PD for the Serena Park project.

*iii. Is in conformity with public convenience, general welfare and good land use practice;*

The development agreement is in conformance with established City goals, objectives, and regulations outlined in the City General Plan and the City Zoning Ordinance, which the outline the process for ensuring conformity with public convenience, general welfare and good land use practice.

*iv. Will be detrimental to the health, safety and general welfare;*

The development agreement is not detrimental to the health, safety, and welfare of the community in that all established development standards and mitigation measures will provide protections for such occurrence.

*v. Will adversely affect the orderly development of property or the preservation of property values.*

The development agreement provides a tool for establishing obligations of both the developer and the city. The proposed agreement will create orderly development within established terms. It will allow the development of a defunct golf course to a maintain housing development, which is expected to increase property values with the addition of invested infrastructure and residences. Therefore, the development agreement will not adversely affect the orderly development of property or the preservation of property values.

**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 responses:

*1. Does the proposed development provide a desirable environment for its occupants?*

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?*

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?*

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;*

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;*

Proposed land uses and densities generally reflect adjacent existing developments around the project. The southerly subarea 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 subarea 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;*

The proposal is seeking deviations to development standards as shown in the zoning analysis above. Equipment will be screened per the zoning code requirements.

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

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*

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 Development Plans are submitted

*9. Consistency of composition and treatment*

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*

The proposed landscape plans are consistent with desert appropriate trees and plants.

**ENVIRONMENTAL DETERMINATION:**

**CEQA 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, 2014, 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.

### **CEQA 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. Single-family residential is proposed in the southerly subarea, including typical R-1 lots and duplex-style homes around motor courts are proposed in the northerly subarea. The proposed mix allows a variety of housing types, while creating consistency with adjacent residential development patterns.

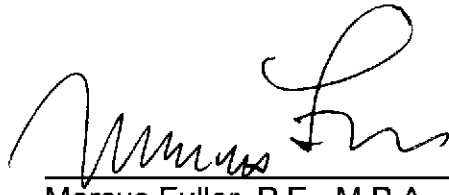
The Planning Commission recommended approval with substantial changes to the project. The applicant is opposed to some of these modifications and seeks relief from Council prior to taking action on the project. Should the Council accept recommendations from the Planning Commission, there are three conditions (PC 1c, PC 2b and PC 2d) that require further environmental study before the EIR can be

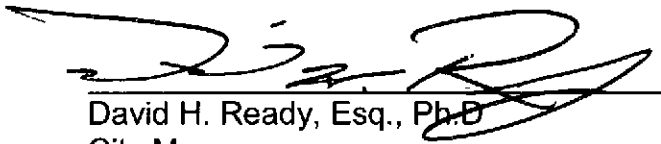
certified as an adequate analysis of environmental impacts associated with the project. A resubmittal of the Tentative Tract Map will also be required if the Council rejects the original proposal.

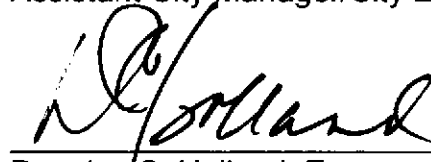
Based on the above, staff recommends the Council open the public hearing, receive public testimony, provide direction on the preferred project and continue the matter to the next regular meeting of September 7, 2016.

SUBMITTED:

  
\_\_\_\_\_  
Flinn Fagg, AICP  
Director of Planning Services

  
\_\_\_\_\_  
Marcus Fuller, P.E., M.P.A., P.L.S.  
Assistant City Manager/City Engineer

  
\_\_\_\_\_  
David H. Ready, Esq., Ph.D.  
City Manager

  
\_\_\_\_\_  
Douglas C. Holland, Esq.  
City Attorney

Attachments:

1. Vicinity Map
2. Applicant Correspondence
3. Development Agreement and Density Transfer
4. City Council Policy Statement on PD's and the Requirement for Public Benefits
5. PC Meeting Minutes, 4/13/2016 (excerpt)
6. PC Study Session Meeting Minutes, 3/14/2016, 2/10/2016 and 1/27/2016
7. PC Meeting Minutes, 11/18/2015 (excerpt)
8. AAC Meeting Minutes, 6/09/2014 (excerpt)
9. Michael Baker International Memo on Final EIR, 9/29/2015
10. Michael Baker International Memo on Draft EIR, 6/15/2015
11. Draft EIR Peer Review Comments, 5/20/2015
12. Public Correspondence
13. 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 – available here:  
<http://www.palmsprings-ca.gov/government/departments/planning/ceqa-documents>

**CITY OF PALM SPRINGS  
PUBLIC NOTIFICATION**



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Date: August 3, 2016  
Subject: Serena Park

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**AFFIDAVIT OF PUBLICATION**

I, Kathie Hart, MMC, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on July 23, 2016.

I declare under penalty of perjury that the foregoing is true and correct.

KHart  
Kathie Hart, MMC  
Chief Deputy City Clerk

**AFFIDAVIT OF POSTING**

I, Kathie Hart, MMC, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board, and in the Office of the City Clerk on July 22, 2016.

I declare under penalty of perjury that the foregoing is true and correct.

KHart  
Kathie Hart, MMC  
Chief Deputy City Clerk

**AFFIDAVIT OF MAILING**

I, Kathie Hart, MMC, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on June 2, 2016, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California.  
(978 notices)

I declare under penalty of perjury that the foregoing is true and correct.

KHart  
Kathie Hart, MMC  
Chief Deputy City Clerk

NOTICE OF PUBLIC HEARING  
CITY COUNCIL  
CITY OF PALM SPRINGS

CASE: 5.1327 GPA / PD 366 / ZC / DA / MAJ / TTM 36691  
PS COUNTRY CLUB, LLC FOR "SERENA PARK

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting of Wednesday, August 3, 2016. The City Council meeting begins at 6:00 p.m., in the Council Chamber at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of this hearing is to consider a proposal to convert and subdivide an abandoned 125-acre golf course, formerly known as the Palm Springs Country Club, to 137 attached residences, 292 detached residences, streets, private open space, and a public park. The applications include the following:

A General Plan Amendment to (1) change approximately 126 acres of "Open Space – Parks / Recreation" to "Very Low Density Residential", allowing up to 4 dwelling units per acre, and (2) modify text within the Recreation, Open Space & Conservation (ROSC) element to address the loss of golf course open space and the addition of a proposed public park, a Planned Development District in lieu of Zone Change to establish the project site plan, permitted uses and development standards, a Major Architectural Application to review proposed conceptual architecture; a Tentative Tract Map to subdivide the project site, and a Development Agreement to establish terms and obligations between the developer and the city. The project site is located east of Sunrise Way, north of Verona Road, and southwest of the Whitewater River Floodplain, in Section 1, Township 4, Range 4, and Section 36, Township 3, Range 4.

**ENVIRONMENTAL DETERMINATION:** An Environmental Impact Report (EIR) has been prepared for this project under the guidelines of the California Environmental Quality Act (CEQA). An EIR is comprised of two parts, the Draft EIR and the Final EIR. The Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 45-day public review period from June 24, 2015, to August 7, 2015. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. The EIR will be submitted to the City Council for requested certification and action on the Project. Members of the public may view the EIR at the Planning Services Department, City Hall, between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday.

**REVIEW OF PROJECT INFORMATION:** The staff report and other supporting documents regarding this project are also available for public review at City Hall between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

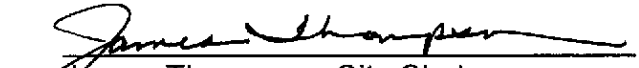
**COMMENT ON THIS APPLICATION:** Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

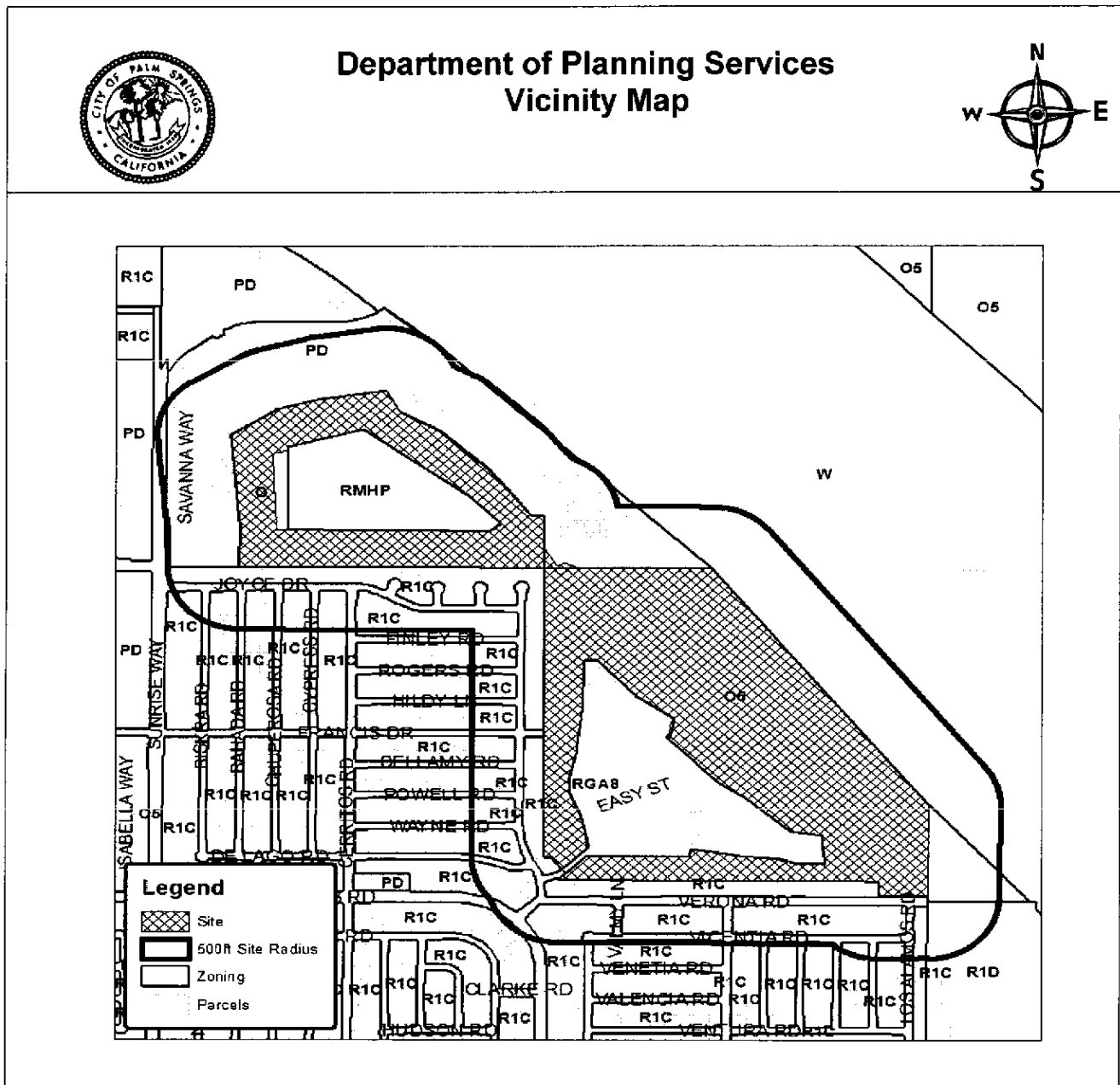
James Thompson, City Clerk  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior, to the public hearing. (Government Code Section 65009[b][2]).

An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to David Newell, Associate Planner, at (760) 323-8245.

Si necesita ayuda con esta carta, por favor llame a la Ciudad de Palm Springs y puede hablar con Felipe Primera telefono (760) 323-8253.

  
James Thompson, City Clerk





**Kathie Hart**

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**From:** Terri Hintz  
**Sent:** Thursday, July 21, 2016 8:43 AM  
**To:** Desert Park Estates; Four Seasons ; Gene Autry; Racquet Club South  
**Cc:** David Newell; Kathie Hart  
**Subject:** Case 5.1327 GPA / PD 366 / ZC / DA / MAJ / TTM 36691 - Palm Springs Country Club LLC - Serena Park  
**Attachments:** 8-3-16 CC PHN.pdf

Good Morning - Please find the attached Public Hearing Notice for the City Council meeting of Wednesday, August 3, 2016 for the proposed project within ½ mile of your neighborhood organization.

*Terri*

Terri Hintz  
Planning Admin. Coordinator  
**City of Palm Springs** - Planning Department  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262  
Tel. (760) 323-8245 ext. 8759 / Fax (760) 322-8360

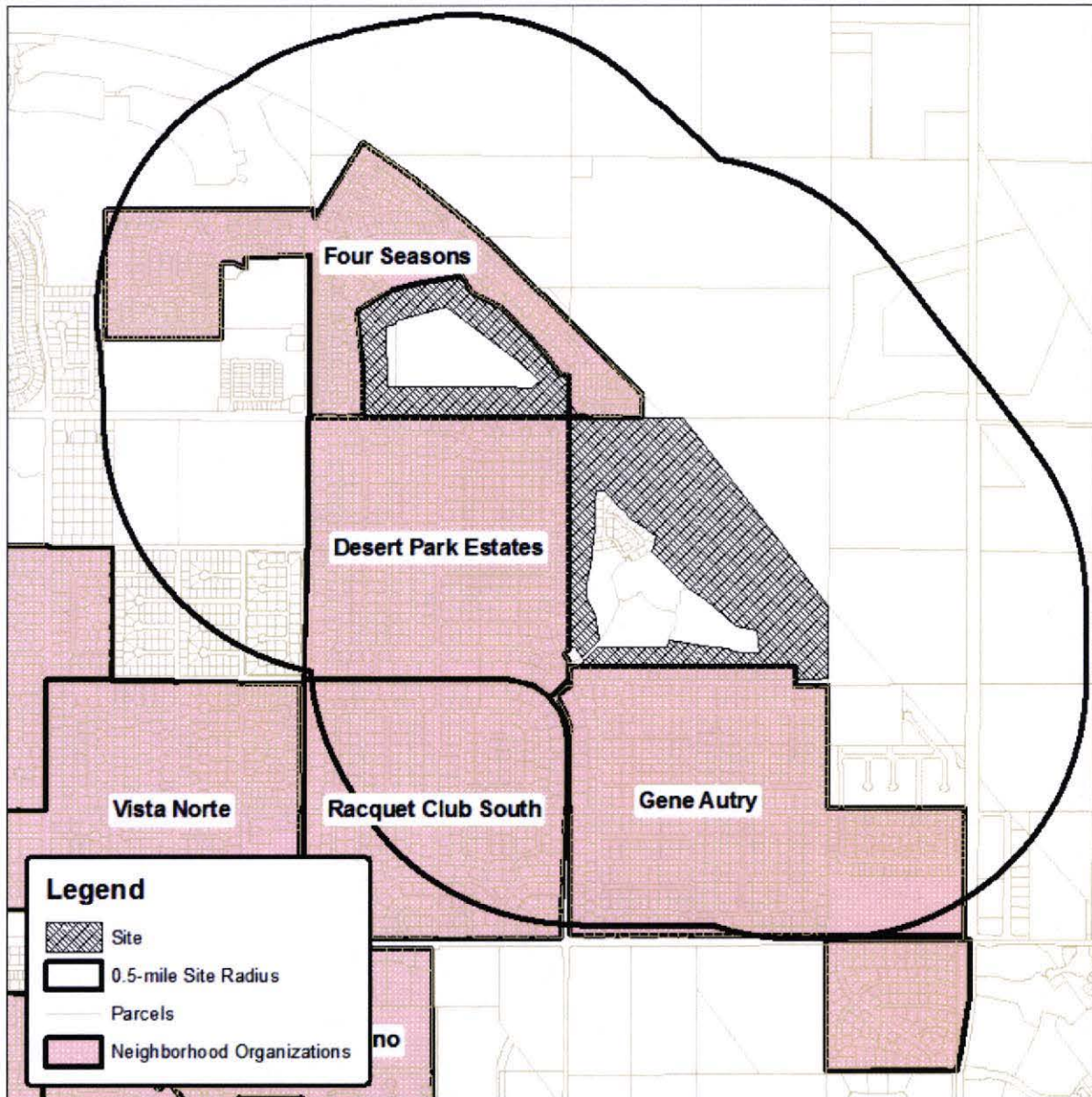
**CUP 5.1327 Neighborhood Organization Map**

Desert Park Estates NO – Ted Janka      [tedjanka@icloud.com](mailto:tedjanka@icloud.com)

Four Seasons NO – Roy Clark      [royclark90278@mac.com](mailto:royclark90278@mac.com)

Gene Autry NO – Tony Barton      [tony@outdoorvideopro.com](mailto:tony@outdoorvideopro.com)

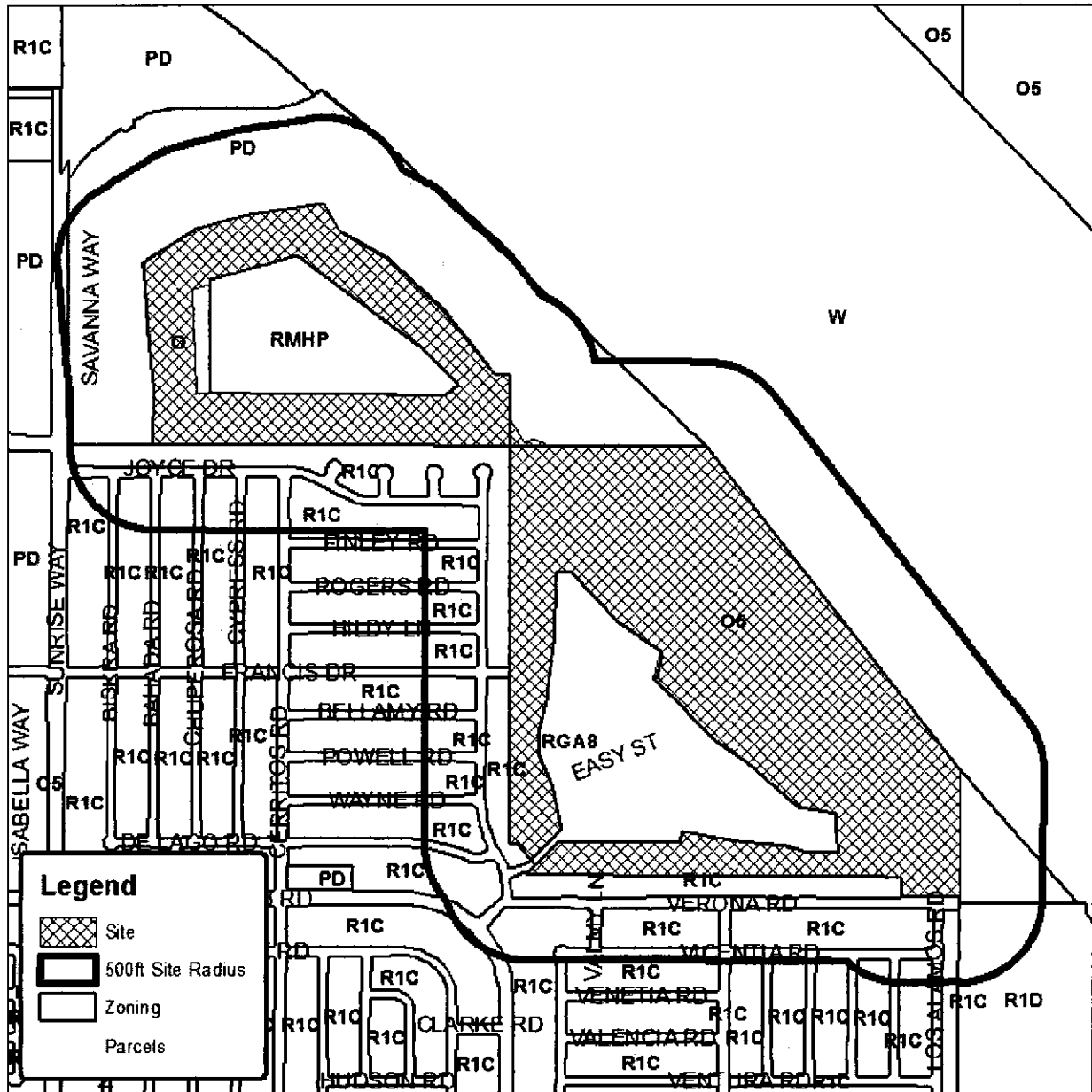
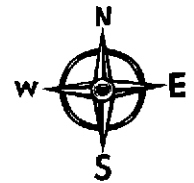
Racquet Club South NO – Richard Martin      [rickymartinrealtor@gmail.com](mailto:rickymartinrealtor@gmail.com)



# Attachment 1



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

# Attachment 2



July 20, 2016

Mr. David Newell  
City of Palm Springs  
3200 Tahquitz Way  
Palm Springs CA 92262

Re: Response to Planning Commission proposed conditions of approval for Tentative Tract Map 36691, Resolution 6566 and related cases on 156 gross acres of the former Palm Springs Country Club, aka Serena Park development.

Dear David,

Per our conversation last week, we offer the following comments from the applicant towards the Planning Commission's recommendation for the Conditions of Approval for the Serena Park Development:

PC 1. d. Traffic – This condition is not clear. Which specific mitigations are required?

PC 2. c. and d. Construction Issues – The applicant desires relief from this request of the Planning Commission. The project was specifically designed to avoid the failures experienced by the neighboring Escena and Avalon projects by phasing improvements as specifically shown in the phasing exhibits submitted by the applicant. This condition negates that phasing design. The intent of our phasing design was to both minimize impacts to the surrounding residential communities by limiting the extent of construction activities to those areas being completed with homes and minimize the risk that large areas of the property would be graded and at risk for economic slowdowns that would leave partially constructed infrastructure open for long periods of time. The Planning Commission recognized this issue during their deliberations and appeared to agree with the applicant.

The applicant understands the Planning Commission desires to minimize impacts to the Gene Autry neighborhood by routing all construction traffic into areas adjacent to the Four Seasons and Desert Park Estates neighborhoods and create a long and circuitous route for construction traffic through Serena Park for the initial phases so as to avoid traffic impacts to the Gene Autry neighborhood. Not only does this significantly affect our phasing design but it makes our project

infeasible economically and much harder to finance. This is also unfairly detrimental to the Four Seasons and Desert Park Estates neighborhoods and will cause unnecessary additional costs and impacts to air quality as a result. We request the initially proposed phasing plan be adopted where construction traffic be routed through the Whitewater entrance in phases 1 and 2 and traffic be routed through the Golden Sands entrance for the remaining phases of the project. This would still result in roughly 75% of all construction traffic being routed through the Desert Sands entrance.

PC 4. a. Density – The applicant objects to the Planning Commission’s arbitrary imposition of a 50% open space requirement. The proposed project is 47% open space which is more than double that on any other project in the immediate area. This requirement will further reduce project density below the 10% reduction imposed under Condition PC 4. b..

PC 4.b. Density – The applicant objects to an arbitrary reduction of 10% of the number of units in the project. It makes the project significantly less feasible economically and therefore more difficult to finance and be successful.

PC 5 a. CV Link – The applicant objects to the width and use of the 24 foot wide off street path for electric vehicles. The applicant had agreed to a proposed a 16 foot wide bicycle and pedestrian path per previous descriptions offered by City staff of this trail. We suggested allowing electrical vehicle access to the collector spine road. This is a much more efficient use of paved surfaces, acts as a traffic calming action and lessens the impacts of solar heating from excessive paved surfaces while still allowing the same means of allowing all three modes of transportation to traverse the site.

PC 10 a. Age Restricted Housing - The applicant requests the originally designed courtyard driveway design as this allows more privacy and lessens unnecessary pavement.

PC 12 d. The applicant is proposing two wall types as is consistent with the two already existing wall types in this area and is consistent with the specific, voted upon requests of the existing residents of the Palm Springs Country Club HOAs.

PC 13. The applicant is very concerned that the City is requesting a private HOA pay for and maintain a public facility. This is very likely to create ongoing conflict with both the HOA and the City and the Bureau of Real Estate. The applicant requests the City establish a Landscape Maintenance District if the City’s intent is to have the Serena Park residents pay for and maintain a City facility.

Public Works and Fire Conditions – The applicant agrees to accept these conditions.

## General Comments on Design

The applicant strongly supports the original gated design concept. We have spent over three years and attended almost thirty neighborhood meetings working to develop a plan that incorporates many of the concerns of the community and meets our criteria for a feasible and economically viable project. We hired one of the best local design firms to develop the design concept.

The Planning Commission undertook a herculean effort to understand the particular circumstances of this property and the project over the six months between last November and last April. The Planning Commission preferred a design concept following the concept of a central spine road per one of the alternatives in the EIR. This alternative design we produced to try and depict the thoughts of the Planning Commission was what was recommended for approval by them.

We believe the gated concept better maintains the privacy and integrity of the Whitewater and AEII and Four Seasons communities.

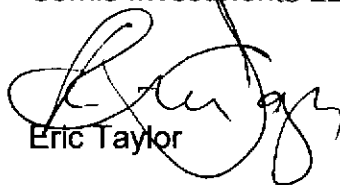
We believe the openness of the applicant's design to non-vehicular access by the public does maintain the desired non-exclusivity sought by the community.

We believe the applicant's makes for more distinctive and cohesive neighborhoods that are all on one side of the collector road.

We believe the applicant's design allows much better connectivity between the open space elements of the project and affords more open space between the various communities.

We would ask the City Council to carefully consider the merits of both alternatives.

Sincerely,  
Somis Investments LLC



Eric Taylor



## David Newell

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**From:** Eric Taylor <etaylor@somisinvestments.com>  
**Sent:** Tuesday, April 12, 2016 1:07 PM  
**To:** Flinn Fagg; David Newell  
**Subject:** Serena Park Alternative Study  
**Attachments:** 2152 Lotting Study Alt 2016-04-07 (002).pdf

Flinn and David,

We had MSA prepare a revised alternative site plan for Serena Park that incorporated several of the concepts from both Commissioner Calderine's plan presented at the last study session and some of the comments made by other Planning Commissioners. Our objective in doing this plan was to respond to the Commission's proposed plan with an alternative that included more detailed engineering for grading, sewer and storm drain design and kept the character of the feasible aspects of the Commission's concept. I have added notes regarding some of the neighborhood feedback to this concept, below. We also had MSA deliver to you eight full sized sets of this plan for distribution.

### Gated Access

The streets throughout this concept would be open and not gated except for the age restricted areas on the north area adjacent to the Four Seasons. We would propose the main spine road be a public street from Verona to Sunrise and the remaining streets be private, with full curb to curb improvements to the public street standards and without sidewalks, except on the spine road.

### CV Link Alignment

The CV Link alignment is depicted adjacent to the Palm Springs Country Club and Alexander Estates in a minimum 50 foot wide greenbelt. This would be a 16 foot wide paved multipurpose trail connecting the Gene Autry Trail to Sunrise Boulevard.

### Lot Size Adjustments

Approximately one-half of the Radburn lots have been increased in width by 10% to allow further market segmentation and facilitate side yard orientated outdoor living spaces as suggested by Commissioner Weremiuk. The portion of the northern section adjacent to homes along Joyce Drive have been changed from age restricted duplexes to 80' x 100' lots. The total lot count has been reduced by 7% to 399 units.

### Parks

The public park has been eliminated.

### Verona Gate to Palm Spring Country Club

There would be provisions for gated access to be reconnected to public streets from the east end of Palm Springs Country Club.

### Access to Whitewater Club Drive near Ferrell Drive

We did not add public access at this point. That access point is private property. The property owners have been polled and do not agree to grant such access. We believe the City has no power to condemn this private property.

### **Neighborhood Comments**

We have spoken with and met with HOA Board representatives from most of the Palm Springs County Club HOAs, Four Seasons and met with the membership of the Desert Park Estates Neighborhood at their annual meeting on April 2. Generally, there is no significant preference for public or private streets. The Palm Springs Country Club members do prefer having the spine road away from their boundary. The majority of neighbors along Joyce Drive would prefer backyard to backyard siting of the new homes adjacent to their lots and have the spine road adjacent to the mobile home park. Individual interviews with mobile home park residents indicate they prefer the opposite configuration. The Four Season's HOA is neutral on having the spine road public all the way to Verona.

### **Comparison**

We prefer the original concept.

- The original concept will have less traffic because the gated community effectively limited traffic to local trips. Opening a collector road connection between the Gene Autry neighborhood and San Rafael allows a new collector connection that facilitates cross city trips.
- The original concept had a single, unified neighborhood block for the Radburn product that is effectively split in two with the spine road. Pushing the collector road north against the wash is costly and difficult to engineer with respect to grading, sewer and storm drain.
- The public park provided needed public open space in this part of Palm Springs and provided a staging area for public access to the trail and open space system and the CV Link.
- The change from age restricted to larger estate sized homes on a portion of the northern section divides the uniformity of that product area and weights the overall product mix more towards expensive housing.

Eric Taylor  
Somis Investments  
300 Esplanade Drive, Suite 1785  
Oxnard, CA 93036

Office: 805-633-1037 ext. 101  
Cell: 805-469-9510  
[etaylor@somisinvestments.com](mailto:etaylor@somisinvestments.com)  
[www.somisinvestments.com](http://www.somisinvestments.com)



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



RECEIVED  
JUL 27 2016  
PLANNING SERVICES  
DEPARTMENT

July 27, 2016

Mr. David Newell  
City of Palm Springs Planning Department  
3200 E Tahquitz Canyon Way  
Palm Springs, CA 92262

Subject: revised Justification Letter for Serena Park (aka Palm Springs Country Club) Applications.

Dear David,

Due to the changes having taken place in some of the conditions requested by both the Planning Commission and neighbors of the Serena Park project, we have modified the Justification Letter for the project from what was submitted on January 16, 2014.

Detailed Project Description

The following sections of the Detailed Project Description in the January 16, 2014, Justification Letter remain unchanged:

- Applications
- Location
- Property Configuration
- Site History
- Surrounding Uses
- Development Proposal
- Potential Environmental Impacts

The **Construction Schedule** is changed to reflect the processing delays since January, 2014 to be:

- |                                   |                |
|-----------------------------------|----------------|
| • Rough Grading                   | June, 2017     |
| • Complete Phase 1 Infrastructure | October, 2017  |
| • Start Building Construction     | November, 2017 |
| • Start of Home Sales             | January, 2018  |
| • Buildout                        | January 2021   |



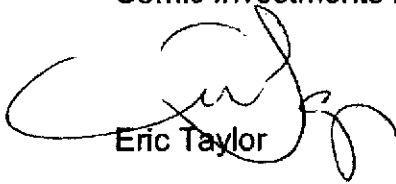
**Potential Public Benefits** The following public benefits will occur as a result of implementation of the Serena Park project:

- Existing blighted conditions of an abandoned golf course including blow sand, dead vegetation, broken fences, empty lakes, untrimmed trees, trash, off road vehicle rider trespass and unsightly conditions would be eliminated and replaced with a new residential community with management by a homeowner's association.
- Water consumption would be reduced by 50% from the previous use as a golf course.
- The blue green dyed dust control spray would be eliminated.
- City management of dust control issues would be eliminated.
- Real estate values of adjacent homes will increase.
- Tax revenues will increase.
- Local employment will increase.
- A new public park will provide open space opportunities in a part of the City that is currently underserved and distant from other parks.
- 1.4 miles of the CV Link trail system will be built and connect the Gene Autry neighborhood to Sunrise Way at San Rafael Drive.
- Additional bike and pedestrian paths throughout the project will provide abundant trail opportunities to the public.
- Fees from the development of the property to public agencies will benefit those agencies.
- The City will receive a substantial development agreement fee to purchase offsetting open space in a beneficial location chosen by the City.
- There will be public art installed onsite.
- The extension of San Rafael Drive onto Desert Sands will be converted to a public street so the burden of maintaining this street is more fairly apportioned to the community.
- The development has been designed with significant input from neighboring property owners so as to blend the project with neighboring uses in as unobtrusive manner as possible. Examples of these design features include adjusting lot lines to match existing uses of adjoining properties, building privacy walls, maintaining all new homes as one story with significant setbacks from neighbors to preserve views, designing planting plans to preserve views of existing neighbors, eliminating invasive and destructive tamarisk trees.
- 35 acres of open space land adjacent to and within the Whitewater Wash will be set aside for public use.
- Land will be set aside for a future master planned drainage facility.

The **Findings** section remains unchanged.

Please incorporate these changes into your new staff report.

Thank you,  
Somis Investments for PS Country Club LLC



Eric Taylor

Cc: Marvin Roos

# Attachment 3

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

(Space Above This Line Reserved For Recorder's Use)

**DRAFT**

**Document is in Negotiation**

**DEVELOPMENT AGREEMENT  
BY AND BETWEEN**

**CITY OF PALM SPRINGS**

**AND**

**PS COUNTRY CLUB, LLC**

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement" or "Development Agreement") is entered into by and between the City of Palm Springs, a California Charter City ("City"), and PS Country Club, LLC, a California Limited Liability Company ("Developer"), pursuant to California Government Code § 65864 *et seq.*

### RECITALS

A. Development Agreement Statute. To strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the Legislature of the State of California has enacted California Government Code § 65864 *et seq.* (the "Development Agreement Statute"), which authorizes City to enter into an agreement with any person having a legal or equitable interest in real property regarding the development of such property. This Development Agreement has been processed, considered, and executed in accordance with the procedures and requirements as set forth in the Development Agreement Statute.

B. City Ordinance. Pursuant to Government Code section 65865(c), City has adopted Ord. 1829 § 3, 2013; Ord. 1294, 1988 [PSMC § 94.08.00], that set forth rules and regulations establishing procedures and requirements for consideration of development agreements. The parties acknowledge: This Agreement will assure adequate public facilities at the time of development.

- a. This Agreement will assure development in accordance with City's land use policies and goals.
- b. This Agreement will provide for orderly growth consistent with the City's General Plan, and other public policies.
- c. This Agreement is intended to provide certainty in the development approval process by vesting the permitted uses, densities and intensity of use with respect to the subject property.
- d. The execution of this Agreement furthers the public health, safety and general welfare of the community.
- e. This Agreement will remove a nuisance situation and potential liability due to the blight at no cost to City.
- f. This Agreement will protect residents and the City from the issues that typically accompany blighted areas.
- g. This Agreement will allow development of a blighted area with appropriate housing and open space that is compatible with the surrounding neighborhoods.
- h. This Agreement will reduce potential trespasses and nuisances affecting adjacent neighborhoods.
- i. This Agreement will reduce air pollution by reason of a significant reduction in wind borne dust and sand to adjacent neighborhoods.
- j. This Agreement will increase parkland in an underserved area of the City.
- k. This Agreement will allow legal commitments by Developer over and above those allowed by state law and the Palm Springs Municipal Code requirements.

C. Description of the Project and Project Site. Developer represents and warrants that it has a legal interest in certain real property as legally described in Exhibit A attached hereto (the "Project Site"). The residential project on the Project Site, along with all related public and private improvements and obligations, is the "Project."

D. Conversion of Open Space – Parks/Recreation Land. The Developer acknowledges the Project Site is currently designated as "Open Space – Parks/Recreation" in the City's adopted General Plan and is zoned as "Open Space" and is therefore subject to the City's Land Use Policy LU2.2 for the conversion of open space to developable areas. The Parties acknowledge the Developer shall cooperate with the City to secure the replacement of converted open space areas on the Project Site through the use of density transfer of property designated for residential development within the City.

E. Entitlements. Concurrent with the approval of this Agreement, City approved the following land use entitlements for the Project Site, which entitlements are also the subject of this Agreement:

- a. General Plan Amendment: From "Open Space – Parks/Recreation" (OS-P/R) to Very Low Density Residential (VLDR) for the residential portions of the project.
- b. Planned Development District in lieu of Change of Zone: From "Open Space" (0, 0-5) to Planned Development District (PDD).
- c. Tentative Tract Map: To subdivide the property into residential lots, privately owned common areas and a public park.
- d. Major Architectural Approval: Conceptual architectural and landscape plans will be part of the preliminary PDD.
- e. Transfer of Density Agreement: To cooperate in the transfer of residential density from the other areas in the City including the Chino Cone Specific Plan to the Project Site consistent with the provisions of the City's General Plan and the Chino Cone Specific Plan at the ratio of 1.2 units for each unit removed from the Chino Cone.

The above Entitlements have been approved subject to various conditions and requirements with which Developer will be required to comply in order to develop the Project Site ("Conditions of Approval"). The approvals described above, including without limitation the Conditions of Approval as referenced in this Recital and this Agreement, are referred to herein as the "Entitlements" and have been reviewed and approved in accordance with the Municipal Code, California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.* ("CEQA"), and all other applicable local, state, and federal laws and regulations. The Entitlements, Conditions of Approval, and this Agreement shall be collectively referred to as "the Project Approvals."

F. Substantial Costs to Developer. Developer will incur substantial costs in order to comply with the Project Approvals and to construct the additional infrastructure

improvements requested by the City to assure development of the Project Site in accordance with the terms of this Agreement.

G. Vesting of Rights. In exchange for the benefits to City described in the preceding Recitals, together with the other public benefits that will result from the development of the Project, Developer will receive by this Agreement assurance that it may proceed with the Project in accordance with the "Applicable Law" (defined below) and therefore desires to enter into this Agreement.

H. Planning Commission – Council Findings. The approval of this Agreement is made pursuant to findings by the Planning Commission and the Council that this Development Agreement:

- a. Is consistent with the objectives, policies, general land uses and programs specified in the general plan and any applicable specific plan;
- b. Is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located;
- c. Is in conformity with public convenience, general welfare and good land use practice;
- d. Will not be detrimental to the health, safety and general welfare;
- e. Will not adversely affect the orderly development of property or the preservation of property values.

I. City Council Actions. City Council, after public hearings and extensive environmental analysis, approved the following entitlements:

- a. By Resolution No. \_\_\_\_\_, dated \_\_\_\_\_, amended City's General Plan Land Use Designation for the subject property from "Open Space – Parks/Recreation" (OS-P/R) to Very Low Density Residential (LDR) for the residential portions of the \_\_\_\_\_ project.
- b. By Ordinance No. \_\_\_\_\_, effective \_\_\_\_\_, adopted the Planned Development District in lieu of Change of Zone: From "Open Space" (0, 0) to Planned Development District (PDD).
- c. By Resolution No. \_\_\_\_\_, effective \_\_\_\_\_, approving Tentative Tract Map \_\_\_\_\_ : \_\_\_\_\_ to subdivide the property into residential lots, privately owned common areas, and a public park.
- d. By Resolution No. \_\_\_\_\_, effective \_\_\_\_\_, approving Major Architectural Approval: Conceptual architectural and landscape plans.
- e. By Resolution No. \_\_\_\_\_, effective \_\_\_\_\_, approving Transfer of Density \_\_\_\_\_

Agreement.

J. Ordinance. On \_\_\_\_\_, 2016, Council adopted Ordinance No. \_\_\_\_\_ approving this Agreement and authorizing the City Manager to execute the Agreement. The Ordinance becomes effective on \_\_\_\_\_, a copy of the Ordinance is attached hereto as Exhibit B.

**AGREEMENT**

NOW, THEREFORE, in consideration of the promises, covenants and provisions set forth herein, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

**ARTICLE 1. DEFINITIONS**

- “Agreement” shall mean this Development Agreement by and between Developer and City, dated \_\_\_\_\_ 2016.
- “Applicable Law” shall have that meaning set forth in Section 7.03 of this Agreement.
- “Changes in the Law” shall have that meaning set forth in Section 7.08 of this Agreement.
- “City” is the City of Palm Springs, a California Charter City.
- “Conditions of Approval” shall have that meaning set forth in Section 4.04 of this Agreement.
- “Default” shall have that meaning set forth in Section 11.01 of this Agreement.
- “Default Notice” shall have that meaning set forth in Section 11.01 of this Agreement.
- “Deficiencies” shall have that meaning set forth in Section 10.02 of this Agreement. “Development Agreement Statute” shall have that meaning set forth in Recital A of this Agreement.
- “Developer” is PS Country Club, LLC, a California Limited Liability Company.
- “EIR” shall mean the Final Environmental Impact Report certified by City Council on \_\_\_, 2016.
- “Entitlements” shall have that meaning set forth in Recital E of this Agreement.
- “Effective Date” shall have that meaning set forth in Section 3.01 of this Agreement.



- “Excusable Delay” shall have that meaning set forth in Section 11.04 of this Agreement.
- “Force Majeure” shall have that meaning set forth in Section 11.04 of this Agreement.
- “Judgment” shall have that meaning set forth in Section 10.02 of this Agreement.
- “Project” is defined above.
- “Project Approvals” shall have that meaning set forth in Recital E of this Agreement.
- “Prompt Review” means review of all plans, specifications, and applications by Developer in accordance with Section 7.11, below.
- “Reasonable Progress” shall mean commercially reasonable efforts by Developer to achieve full build-out and completion of all executory obligations herein within ten years in accordance with Section 7.10, below.
- “Term” shall have that meaning set forth in Section 3.02 of this Agreement.

## **ARTICLE 2. INCORPORATION OF RECITALS.**

Section 2.01. Recitals. The Recitals set forth above, the introductory paragraph preceding the Recitals, and all defined terms set forth in both, are hereby incorporated into this Agreement as if set forth herein in full.

## **ARTICLE 3. EFFECTIVE DATE AND TERM**

Section 3.01. Effective Date. This Agreement shall become effective as of the date the City Council of City approves this Agreement (the “Effective Date”).

Section 3.02. Term. The term of this Agreement (the “Term”) shall commence upon the Effective Date and continue for a period of **twenty (20) years**, unless the Term is terminated or modified as set forth in this Agreement or by mutual consent of the parties hereto.

## **ARTICLE 4. OBLIGATIONS OF DEVELOPER**

Section 4.01. Obligations of Developer Generally. In consideration of City entering into this Agreement, Developer agrees that it will comply with this Agreement and with all Project Approvals. The parties acknowledge and agree that City’s agreement to perform and abide by the covenants and obligations of City set forth in this Agreement is a material consideration for Developer’s agreement to perform and abide by its long term covenants and obligations, as set forth herein.

Section 4.02. Fees Paid by Developer. As a material consideration for the long term assurances and vested rights provided by this Agreement, Developer shall pay fees and exactions to City as set forth in the Project Approvals not to exceed a total amount of **\$13,620.00** (“City

Fees”)per unit for all fees and charges imposed by the City and payable no earlier than City’s issuance of a certificate of occupancy. These fees shall be adjusted to include credits against any and all park fees, including but not limited to, Quimby Fees pursuant to California Government Code §66477, included in the City Fees, for the costs of both land and improvements provided by the Developer to build the public park.

Section 4.03. Public benefits provided by Developer.

- a. All conditions of approval of the Project adopted and accepted by the Developer.
- b. Reservation of lands for public use, owned and maintained by Developer or any successor HOA, in accordance with Exhibit C-1 attached hereto.
- c. Construction of a portion of an alternate for the CV Link Trail from Verona and Whitewater Club to Sunrise across development.
- d. Indemnification over and above the indemnification allowed under the Map Act.
- e. Payment of a Development Agreement Fee over and above the fees referred to in paragraph 4.02, above, to be used by the City for acquisition of open space. At Developer’s option, Developer will pay:
  - 1) A lump sum of \$2,500,000 to be paid through Statewide Community Infrastructure Program (“SCIP”) funds issued prior to the recordation of a final map; or
  - 2) Payment of a development agreement fee of \$6,000 per new house payable prior to the issuance of building permits.
- f. Conversion of a portion of Golden Sands Drive from a private to a public street to match the current and projected use patterns and more fairly apportion the burden of maintenance and liability from the Four Seasons HOA.
- g. Developer will build a public park in the approximate location shown on Exhibit C-1;
- h. Developer will provide 67 acres of open space within the development over and above City requirements and the Public Park.
- i. Fixed development standards and enforceable commitments to the adjacent HOA’s:
  - 1) The maximum height of any buildings in the development shall be no higher than 19 feet;
  - 2) Planting of landscape trees adjacent to existing homes shall be of species and spacing that minimize blocking of existing views;
  - 3) New walls adjacent to any phase of the Whitewater Condominiums shall be built per the landscape exhibits in the Planned Development Permit prior to the commencement of grading on any areas adjacent to that phase;
  - 4) Property lines adjacent to Phases 1, 2, 3 and 5 of the Whitewater Condominiums shall be changed with lot line adjustments in accordance with the tentative map exhibits or as requested by the HOA of the adjoining phase prior to the recordation of any final map;
  - 5) The connection of Francis Drive to the Property shall be for emergency access, only. A Knox-Box type gated entry control for police and fire services shall be provided;
  - 6) Four pedestrian gates shall be provided connecting the Whitewater Condominiums to the Property, one in Phase 1, one in Phase 3 and one on either side of Whitewater Club Drive near the entrance gates to the Whitewater Condominiums;

- 7) A Knox-Box style gated entry for police and fire services shall be installed at the end of each of the cul de sacs adjacent to the entry road at Whitewater Club Drive;
- 8) Landscaping and Irrigation incorporating existing mature trees shall be provided in an eight foot wide landscape area on both sides of Whitewater Club Drive within the Property;
- 9) A six foot high slumpstone wall shall be built eight feet behind the existing paved road on both sides of Whitewater Club Drive, except where pedestrian and emergency access gates are provided.

Section 4.04. Compliance with Project Conditions. In addition to any and all obligations contained in this Agreement, Developer shall comply with and fulfill any and all Conditions of Approval. The Development of the Project and Project Site shall be governed by the terms of the Conditions of Approval and this Agreement. The Conditions of Approval and this Agreement shall, to the fullest extent possible, be read and considered as fully integrated documents, and shall be interpreted so as to avoid inconsistencies, comply with all applicable federal and state laws and City Law, and ensure that the objectives of the parties will be fully realized.

Nothing in this Agreement is intended to supersede, terminate, modify or otherwise affect any provision of the Conditions of Approval, except to the extent that a provision of this Agreement is in direct conflict with a provision of such Condition of Approval. Then, and only in that event, the provisions of this Agreement shall prevail over the contradictory provisions of any such Condition of Approval. The execution of this Agreement by the parties hereto shall in no way otherwise affect the validity of any or all of the provisions of the Conditions of Approval.

#### **ARTICLE 5. OBLIGATIONS OF CITY**

In consideration of Developer entering into this Agreement, City agrees that it will comply with the terms and conditions of this Agreement. The parties acknowledge and agree that Developer's agreement to perform and abide by its covenants and obligations set forth in this Agreement is a material consideration for the City's agreement to perform and abide by the long term covenants and obligations of the City, as set forth herein.

#### **ARTICLE 6. COOPERATION - IMPLEMENTATION**

The parties agree to cooperate in good faith to implement this Agreement.

#### **ARTICLE 7. STANDARDS, LAWS AND PROCEDURES GOVERNING THE PROJECT**

Section 7.01. Vested Right to Develop. Developer shall have a vested right to build out the Project through the Term on the Project Site in accordance with the terms and conditions of the Project Approvals.

Section 7.02. Permitted Uses Vested by This Agreement. The permitted residential use of the Project Site, the density and intensity of use of the Project Site, the maximum height, bulk and size of proposed buildings, provisions for reservation or dedication of land for public purposes and the location of public improvements, the general location of public utilities, and other terms and conditions of development applicable to the Project, are set forth in the Project

Approvals.

Section 7.03. Applicable Law. The rules, regulations, official policies, standards and specifications applicable to the Project (the "Applicable Law") shall be those set forth in the Project Approvals, and, with respect to matters not addressed by the Project Approvals, those rules, regulations, official policies, standards and specifications (including City ordinances and resolutions) governing permitted uses, building locations, timing of construction, densities, design, heights, fees, exactions, and taxes in force and effect on the Effective Date of this Agreement.

Section 7.04. Uniform Codes. City may apply to the Project Site, at any time during the Term, the then current Uniform building construction, fire or other codes, as the same may be adopted or amended from time to time by City, and City's then current design and construction standards for public improvements, as the same may be adopted or amended from time to time, provided any such uniform code or standard has been adopted and uniformly applied by City on a citywide basis, and provided that no such code or standard is adopted for the purpose of preventing or otherwise limiting construction of all or any part of the Project.

Section 7.05. No Conflicting Enactments. City shall not impose on the Project (whether by action of the City Council or by initiative, referendum or other means) any ordinance, resolution, rule, regulation, standard, directive, condition or other measure (each individually, a "City Law") that is in conflict with Applicable Law, or the Project Approvals, or that reduces the development rights or assurances provided by this Agreement with respect to the Project. Without limiting the generality of the foregoing, such City Law may be allowed to address a significant public health or safety issue. Without limiting the generality of the foregoing, any City Law shall be deemed to conflict with Applicable Law, or the Project Approvals, or reduce the development rights provided hereby if it would accomplish any of the following results, either by specific reference to the Project or as part of a general enactment which applies to or affects the Project.

Approvals:

- a. Change any land use designation or permitted use of the Project Site existing as of the Effective Date of this Agreement;
- b. Limit or control the availability of public utilities, services or facilities or any privileges or rights to public utilities, services, or facilities (for example, water rights, water connections or sewage capacity rights, sewer connections, etc.) for the Project, unless such limitation is necessary to address significant health and safety issues;
- c. Limit or control the location of buildings, structures, grading, or other improvements of the Project in a manner that is inconsistent with or more restrictive than the limitations included in the Project Approvals;
- d. Limit or control the rate, timing, phasing or sequencing of the approval, development or construction of all or any part of the Project in any manner inconsistent with the Project Approvals;

- e. Apply to the Project any City Law otherwise allowed by this Agreement that is not uniformly applied on a citywide basis to all substantially similar types of development projects and project sites;
- f. Result in Developer having to substantially delay construction of the Project or require the issuance of additional permits or approvals by the City other than those required by the Project Approvals or Applicable Law;
- g. Substantially increase the cost of constructing or developing the Project or any portion thereof;
- h. Establish, enact, increase, or impose against the Project or Project Site any fees, taxes (including without limitation general, special and excise taxes), assessments, liens or other monetary obligations other than those specifically permitted by this Agreement;
- i. Impose against the Project any condition, dedication or other exaction not specifically authorized by the Project Approvals or Applicable Law;
- j. Grant any development right, entitlement or approval for any portion of the Property that will reduce, limit or encumber Developer's rights hereunder, or
- k. Unreasonably limit the timing, processing or procuring of applications and approvals.

If City attempts to apply to the Project a City Law that Developer believes to conflict with Applicable Law or the Project Approvals, Developer shall provide to City in writing a notice describing the legal and factual basis for Developer's position. The parties shall meet and confer within thirty (30) days after the date of such written notice with the objective of attempting to arrive at a mutually acceptable solution to this disagreement. If no mutually acceptable solution can be reached, either party may take such action as may be permitted under Section 11.07, below.

Section 7.06. Initiatives and Referenda.

- a. To the maximum extent permitted by law, if any City Law is enacted or imposed by initiative or referendum, or by the City Council directly or indirectly in connection with any proposed initiative or referendum, which City Law would conflict with Applicable Law, or the Project Approvals or reduce the development rights provided by this Agreement, such City Law shall not apply to the Project.
- b. Without limiting the generality of any of the foregoing and to the maximum extent permitted by law, no moratorium or other limitation (whether relating to the rate, timing, phasing or sequencing of development) affecting building permits or other entitlements to which Developer is entitled pursuant to the Project Approvals shall apply to the Project.
- c. To the maximum extent permitted by law, City shall take reasonable actions to

prevent any City Law from invalidating or prevailing over all or any part of this Agreement, and City shall cooperate with Developer and shall undertake such reasonable actions as may be necessary to ensure this Agreement remains in full force and effect.

- d. City shall not support, adopt or enact any City Law, or take any other action which would violate the express provisions or spirit and intent of this Agreement or the Project Approvals.
- e. Developer reserves the right to challenge in court any City Law that is enacted after the Effective Date of this Agreement that would conflict with Applicable Law or this Agreement or reduce the development rights provided by this Agreement.

Section 7.07. Environmental Mitigation. The parties understand that the EIR was intended to be used in connection with all of the Project Approvals needed for the Project.

Section 7.08. State and Federal Law. As provided in California Government Code § 65869.5, this Agreement shall not preclude the application to the Project of changes in laws, regulations, plans or policies, to the extent that such changes are specifically mandated and required by changes in state or federal laws or regulations, or by any regional governmental agency that, due to the operation of state law, has binding legal authority on City ("Changes in the Law"). In the event Changes in the Law prevent or preclude compliance with one or more provisions of this Agreement, such provisions of the Agreement shall be modified or suspended, or performance thereof delayed, as may be necessary to comply with Changes in the Law, and City and Developer shall take such action as may be required pursuant to this Agreement including, without limitation, Article 10 (Cooperation-Implementation) and Section 11.04 (Force Majeure and Excusable Delays; Extension of Time of Performance). Not in limitation of the foregoing, nothing in this Agreement shall preclude City from imposing on Developer any fee specifically mandated and required by state or federal laws and regulations, provided that nothing shall limit Developer's ability to challenge such laws and the imposition of such fees.

Section 7.09. Timing of Project Construction and Completion.

- a. Project Timing. The parties acknowledge that Developer cannot predict the timing, rate, order or actual timing with certainty. The timing, order and rate of development shall be in Developer's sole discretion, except as otherwise provided in the Project Approvals.
- b. In light of the foregoing, the parties agree that Developer shall be able to develop in accordance with Developer's own time schedule as such schedule may exist from time to time. In particular, and not in limitation of any of the foregoing, since the California Supreme Court held in *Pardee Construction Co. v. the City of Camarillo*, 37 Cal.3d 465 (1984), that the failure of the parties therein to consider and expressly provide for the timing of development resulted in a later- adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' desire to avoid that result by acknowledging that Developer shall have the right to develop the Project at such rate and at such times as Developer deems appropriate within the exercise

of its subjective business judgment, provided that such schedule is consistent with this Agreement.

Section 7.10. Annual Review. City shall, at least every twelve (12) months during the term of this Agreement, review the extent of good faith substantial compliance by Developer and Landowner with the terms of this Agreement. The review may specifically include a review of whether Developer is making Reasonable Progress. To assess such progress, the City Planning Director may require at any time subsequent to the execution of this Agreement, and as frequently as annually thereafter, a development planned schedule showing a ten-year (or less) completion schedule. Reasonable Progress shall take into account market conditions, commercial realities, the sensitivities of adjacent residents and prudent construction practices. Reasonable Progress is expressly subject to City's obligation of Prompt Review specified in Section 7.11, below. City may charge fees as necessary to cover the costs of conducting the annual review. Such periodic review shall be limited in scope to compliance with the terms of this Agreement pursuant to California Government Code Section 65865.1. Said review shall be diligently completed. Notice of such annual review shall include the statement that any review may result in amendment or termination of this Agreement. A finding by City of good faith compliance by Developer and Landowner with the terms of the Agreement shall conclusively determine said issue up to and including the date of said review. City shall deposit in the mail or fax to Developer and/or Landowner a copy of all staff reports and, to the extent practical, related exhibits concerning contract performance at least seven (7) calendar days prior to such periodic review. Developer or Landowner shall be permitted an opportunity to be heard orally or in writing regarding its performance under this Agreement before the City Council and, if the matter is referred to a City Planning Commission, before said Commission

Section 7.11 Prompt Review by the City. City and Developer shall cooperate and use commercially reasonable efforts to timely review and approve the development design review process, building plan review process, improvement plan review process, and if necessary, the entitlement review process for the residential and other developments to be located within the Project. Review of any application provided by this subparagraph shall not be deemed to waive any of the Applicable Law pertaining to review or approval of such application, including, but not limited to, a public hearing, if any, required therefore. In the event the Parties agree to use an expedited process to perform any review pursuant to this subparagraph, Developer authorizes the imposition of City Fees paid to the City sufficient to cover City's estimated costs of utilizing City staff, retaining an outside consultant or any combination thereof in order to expedite the review process. Any such process shall terminate upon the expiration or termination of this Agreement or the issuance of the final certificate of occupancy for development within the Project, whichever occurs first.

Section 7.12. Exempting Fees Imposed by Outside Agencies. Except as specified in 7.08, above, City agrees to exclude Developer from any and all collection agreements regarding fees, including, but not limited to, development impact fees which other public agencies or responsible agencies request City to impose at City's discretion on the Project or the Project Site after the Effective Date through the Term of this Agreement, provided, however, that Developer will not be exempted from fees included in the Project Approvals.

## **ARTICLE 8. AMENDMENT**

This Agreement may be amended from time to time, in whole or in part, by mutual

written consent of the parties hereto or their successors in interest, in accordance with the Development Agreement Statute.

## **ARTICLE 9. ASSIGNMENT, TRANSFER AND NOTICE**

Section 9.01. Assignment of Interests, Rights and Obligations. Developer may only transfer or assign all or any portion of its interests, rights or obligations under the Project Approvals to another person or entity acquiring an interest or estate in the Project or any portion thereof including, without limitation, purchasers or ground lessees of lots, parcels or facilities that accepts all of the then-applicable responsibilities of the Developer.

Section 9.02. Limits of Liability. To the extent the Developer's responsibilities are transferred in good faith to another person or entity, Developer shall be free from any and all liabilities accruing on or after the date of any assignment or transfer with respect to those obligations assumed by a transferee pursuant to a Transfer Agreement. No breach or default hereunder by any person succeeding to any portion of Developer's obligations under this Agreement shall be attributed to Developer, nor may Developer's rights hereunder be canceled or diminished in any way by any breach or default by any such person.

## **ARTICLE 10. COOPERATION IN THE EVENT OF LEGAL CHALLENGE**

### Section 10.01. Cooperation.

- a. In the event of any administrative, legal or equitable action or other proceeding instituted by any person not a party to this Agreement challenging the validity of any provision of the Agreement or any Project Approval, the parties shall cooperate in defending such action or proceeding. The parties shall use best efforts to select mutually agreeable legal counsel to defend such action, and Developer shall pay compensation for such legal counsel; provided, however, that such compensation shall include only compensation paid to counsel not otherwise employed as City staff and shall exclude, without limitation, City Attorney time and overhead costs and other City staff overhead costs and normal day-to-day business expenses incurred by City. In the event City and Developer are unable to select mutually agreeable legal counsel to defend such action or proceeding, each party may select its own legal counsel.
- b. The parties agree that this Section 10.01 shall constitute a separate agreement entered into concurrently, and that if any other provision of this Agreement, or the Agreement as a whole, is invalidated, rendered null, or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this section, which shall survive such invalidation, nullification or setting aside.

Section 10.02 RESERVED.

### Section 10.03. Waiver of Challenges to Project Approvals.

- a. As a condition precedent to receiving the benefits of this Agreement, Developer, its successors in interest, transferees, assignees, etc., expressly waive any legal or equitable right to challenge any Project Approvals or other act, entitlement, fee, or approval expressly set forth in this Agreement, including without limitation, all acts of protest pursuant to California Government Code Sections 66008 and



66009 as to any fee against which Developer has vested in accordance with this Agreement.

- b. The parties agree that this Section 10.03(b) shall constitute a separate agreement entered into concurrently, and that if any other provision of this Agreement, or the Agreement as a whole, is invalidated, rendered null, or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this section, which shall survive such invalidation, nullification or setting aside.

## **ARTICLE 11. DEFAULT; REMEDIES; TERMINATION**

Section 11.01. Defaults. Any failure by either party to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other party (unless such period is extended by mutual written consent), shall constitute a default under this Agreement (“Default”). Any notice given pursuant to the preceding sentence (“Default Notice”) shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure satisfactorily may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such 30-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 30-day period. Upon the occurrence of a Default under this Agreement, the non-defaulting party may institute legal proceedings to enforce the terms of this Agreement or, in the event of a material Default, terminate this Agreement. If the Default is cured, then no Default shall exist and the noticing party shall take no further action.

Section 11.02. Termination. If City elects to consider terminating this Agreement due to a material Default of Developer, then City shall give a notice of intent to terminate this Agreement. City shall give written notice of termination of this Agreement to Developer by certified mail and this Agreement shall thereby be terminated sixty (60) days thereafter.

Section 11.03. Default by City or Developer. In the event that City or Developer defaults under the terms of this Agreement, the City or Developer shall have all rights and remedies provided herein or under law.

Section 11.04. Force Majeure and Excusable Delay; Extension of Time of Performance. In addition to specific provisions of this Agreement, neither party shall be deemed to be in Default where delays in performance or failures to perform are due to, and a necessary outcome of, war, insurrection, strikes or other labor disturbances, walk-outs, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by other governmental entities (including new or supplemental environmental regulations), enactment of conflicting state or federal laws or regulations, judicial decisions, or similar basis for excusable performance which is not within the reasonable control of the party to be excused (collectively “Force Majeure”). Litigation attacking the validity of this Agreement or any of the Project Approvals, or any permit, ordinance, entitlement or other action of a governmental agency other than City necessary for the development of the Project pursuant to this Agreement, shall also be deemed to create an excusable delay as to Developer (collectively “Excusable Delay”). The party whose performance is prevented or delayed by such event of Force Majeure or Excusable Delay shall give prompt written notice thereof to the other party and both parties shall have agreed that performance is appropriately excused or delayed pursuant to this Section 11.04. In the event of Force Majeure or Excusable Delay, the parties shall memorialize in writing the extension of

time for the performance of any obligation whose performance has been so prevented or delayed. The term of any such extension shall be equal to the period of the Excusable Delay or Force Majeure or such other period as may be mutually agreed upon by both parties.

Section 11.05. Legal Action. Either party may, in addition to any other rights or remedies, institute legal action to cure, correct, or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation thereof, recover damages for any default, enforce by specific performance the obligations and rights of the parties hereto, or to obtain any remedies consistent with the purpose of this Agreement.

Section 11.06. California Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California. Venue for any action shall be in Riverside County, California.

Section 11.07. Resolution of Disputes. With regard to any dispute involving development of the Project, the resolution of which is not provided for by this Agreement or Applicable Law, Developer and City shall, at the request of the party, meet and shall attempt in good faith to resolve any such disputes. Nothing in this Section 11.07 shall in any way be interpreted as requiring that Developer and City and/or City's designee reach an agreement with regard to those matters being addressed, nor shall the outcome of these meetings be binding in any way on City or Developer unless expressly agreed to by the parties to such meetings.

Section 11.08. Attorneys' Fees. In any legal action or other proceeding brought by either party to enforce or interpret a provision of this Agreement, each party shall bear its own costs and expenses, including attorneys' fees.

Section 11.09. Hold Harmless. Developer shall, at its sole expense, defend and hold City and its elected and appointed officers, agents, employees, and representatives harmless from all claims, costs, and liabilities for any personal injury, death, or property damage which arises directly or indirectly as a result of the construction of the Project, the Project Site, or of operations performed under this Agreement by Developer or by Developer's contractors, subcontractors, agents or employees, whether such operations were performed by Developer or any of Developer's contractors, subcontractors, agents, or by any one or more persons directly or indirectly employed by or acting as agent for Developer or any of Developer's contractors or subcontractors. Nothing in this section shall be construed to mean that Developer shall hold City harmless from any claims of personal injury, death or property damage arising from, or alleged to arise solely from, any negligent or intentional act, or failure to act, on the part of City, its elected and appointed representatives, officers, agents and employees.

This hold harmless agreement applies to all damages or claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this section regardless of whether or not City prepared, supplied or approved plans or specifications, or both, for the Project and/or Project Site.

The parties agree that this Section 11.09 shall constitute a separate agreement entered into concurrently, and that if any other provision of this Agreement, or the Agreement as a whole, is invalidated, rendered null, or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this section, which shall survive such invalidation, nullification or

setting aside.

## **ARTICLE 12. NO AGENCY, JOINT VENTURE OR PARTNERSHIP**

It is specifically understood and agreed to by and between the parties hereto that: (i) the subject development is a private development; (ii) City has no interest or responsibilities for, or duty to, third parties concerning any improvements until such time, and only until such time, that City accepts the same pursuant to the provisions of this Agreement or in connection with the various Project Approvals; (iii) Developer shall have full power over and exclusive control of the Project herein described, subject only to the limitations and obligations of Developer under this Agreement, the Project Approvals and Applicable Law; and (iv) City and Developer hereby renounce the existence of any form of agency relationship, joint venture or partnership between City and Developer and agree that nothing contained herein or in any document executed in connection herewith shall be construed as creating any such relationship between City and Developer.

## **ARTICLE 13. MISCELLANEOUS**

Section 13.01. Enforceability. City and Developer agree that unless this Agreement is amended or terminated pursuant to the provisions of this Agreement, this Agreement shall be enforceable by any party hereto, notwithstanding any change hereafter enacted or adopted (whether by ordinance, resolution, initiative, or any other means) in any applicable general plan, specific plan, zoning ordinance, subdivision ordinance, or any other land use ordinance or building ordinance, resolution or other rule, regulation or policy adopted by City that changes, alters or amends the rules, regulations and policies applicable to the development of the Project Site at the time of the approval of this Agreement as provided by California Government Code Section 65866.

Section 13.02. Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the parties. Notwithstanding the foregoing, if any material provision of this Agreement, or the application of such provision to a particular situation, is held to be invalid, void or unenforceable, either City or Developer may (in their sole and absolute discretion) terminate this Agreement by providing written notice of such termination to the other party.

Section 13.03. Other Necessary Acts. Each party shall execute and deliver to the other all such other further instruments and documents as may be reasonably necessary to carry out the Project Approvals and to provide and secure to the other party the full and complete enjoyment of its rights and privileges hereunder.

Section 13.04. Construction. Each reference in this Agreement to this Agreement or any of the Project Approvals shall be deemed to refer to the Agreement or the Project Approvals as they may be amended from time to time, whether or not the particular reference refers to such possible amendment. This Agreement has been reviewed and revised by legal counsel for both City and Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

Section 13.05. Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; “shall” is mandatory; “may” is permissive. If there is more than one signer of this Agreement, the signer obligations are joint and several.

Section 13.06. Covenants Running with the Land. All of the provisions contained in this Agreement shall constitute covenants or servitudes which shall run with the land comprising the Project Site and the burdens and benefits hereof shall be binding upon and inure to the benefit of the parties and their respective heirs, successors in interest, transferees and assignees, representatives, lessees, and all other persons acquiring all or a portion of the Project or the Project Site, or any interest therein, whether by operation of law or in any manner whatsoever. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law including, without limitation, Civil Code Section 1468.

Section 13.07. Notices. Any notice or communication required hereunder between City or Developer must be in writing, and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail) by registered or certified mail (return receipt requested), or by Federal Express or other similar courier promising overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving party’s facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day or on a Saturday, Sunday or holiday shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. Any party hereto may at any time, by giving ten (10) days written notice to the other party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the parties at their addresses set forth below:

If to the City, to:

David H. Ready, Esq., Ph.D.  
City Manager  
Palm Springs City Hall  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262  
(760) 322-8362  
David.Ready@palmsprings-ca.gov

With Copies to:

Douglas Holland

City Attorney  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262  
(760) 323-8299  
[Douglas.Holland@palmspringsca.gov](mailto:Douglas.Holland@palmspringsca.gov)

If to Developer, to:

Eric Taylor  
Somis Investments  
300 E. Esplanade, Suite 1785  
Oxnard, CA 93036  
Tel: 805-633-1037  
Fax: 805-633-4523  
[etaylor@somisinvestments.com](mailto:etaylor@somisinvestments.com)

With Copies to:

Mark C. Allen, III  
The Claremont Land Group Attorneys  
5861 Pine Avenue, Suite A-1  
Chino Hills, CA 91709-6540  
Tel: (909) 398-4404;  
Fax: (909) 398-1883  
(909) 333-5254 - Direct  
[Mark@mcallen3.com](mailto:Mark@mcallen3.com)

Section 13.08. Entire Agreement, Counterparts and Exhibits. This Agreement is executed in duplicate, each of which is deemed to be an original. This Agreement consists of 19 pages and three exhibits which constitute in full, the final and exclusive understanding and agreement of the parties and supersedes all negotiations or previous agreements of the parties with respect to all or any part of the subject matter hereof.

Section 13.09. Waiver. Any waivers of the provisions of this Agreement or any breach of covenants or conditions contained in this Agreement shall be effective only if in writing and signed by the appropriate authorities of City and Developer. A waiver of one provision or breach shall not be considered as a continuing waiver, shall not constitute a waiver of any other conditions or covenants and shall not operate to bar or prevent the other party from declaring a forfeiture or exercising its rights for any succeeding breach of either the same or other condition or covenant.

Section 13.10. Recordation of Development Agreement. No later than ten (10) days after City enters into this Agreement, the City Clerk shall record an executed copy of this Agreement in the Official Records of the County of Riverside.

Section 13.11. No Third Party Beneficiaries. No person or entity shall be deemed to be a third party beneficiary hereof and nothing in this Agreement (either express or implied) is intended to confer upon any person or entity, other than City and Developer, any rights, remedies, obligations or liabilities under or by reason of this Agreement.

Section 13.12. Titles of Parts and Sections. Any titles of the sections or subsections of this Agreement are inserted for convenience of reference only and shall be disregarded in interpreting any part of this Agreement's provisions.

Section 13.13. Discretion of City. City's execution of this Agreement in no way limits the discretion of City in the permit or approval process in connection with any site plan approvals, subsequent entitlements, land use decisions, construction or improvements which are within City's jurisdiction, except to the extent expressly and unequivocally stated herein.

Section 13.14. Representations of Authority. As to each person signing this Agreement on behalf of an entity, all necessary legal prerequisites to that party's execution of this Agreement have been satisfied and he or she has been authorized to sign this Agreement and bind the party on whose behalf he or she signs.

IN WITNESS WHEREOF, the City of Palm Springs California, a Charter City, has authorized the execution of this Development Agreement in duplicate by its City Manager and attestation by its City Clerk, and approved by the Council of the City on the \_\_\_\_ day of \_\_\_\_\_, 2016 and Developer has caused this Agreement to be executed by its authorized representative.

<p>Developer</p> <p>By: _____</p>	<p>City of Palm Springs</p> <p>By: _____</p>
<p>P S Country Club, LLC, a California Limited Liability Company</p> <p>By: _____</p>	<p>APPROVED AS TO FORM</p> <p>By: _____</p>

**DENSITY TRANSFER  
AGREEMENT**

THIS DENSITY TRANSFER AGREEMENT ("Agreement") is entered into as of \_\_\_\_\_, 2016 by and between the City of Palm Springs, a California Charter City ("City"), and PS Country Club, LLC, a California Limited Liability Company ("Developer") to effectuate the intent of the Development Agreement entered into concurrently with this Agreement. The Development Agreement is hereby incorporated by reference as though set forth *in hac verba*.

**RECITALS**

A. Developer Acknowledgement. Developer acknowledges that the Project Site (as defined in the Development Agreement) upon which it will construct residential units in an area currently designated as Open Space. Developer further acknowledges that it has agreed to cooperate with City to transfer residential development rights from other property located in the City onto the Project Site if feasible. Developer understands that this is an important goal of the City

B. City Acknowledgement. City acknowledges that in order for the Developer to contribute funds and to accomplish the other objectives of the property, the Developer's obligation to cooperate cannot be unlimited. City acknowledges that any requests for cooperation must be commercially reasonable.

**AGREEMENT**

NOW, THEREFORE, in consideration of the promises, covenants and provisions set forth herein, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

**ARTICLE 1. INCORPORATION OF RECITALS**

Section 1.01. Recitals. The Recitals set forth above are hereby incorporated into this Agreement as if set forth herein in full.

**ARTICLE 2. TERM**

Section 2.01. Term. This Agreement will run concurrently with the Development Agreement unless fully performed, terminated or modified as set forth in this Agreement, or by mutual consent of the parties hereto before the end of the term of the Development Agreement.

**ARTICLE 3. LIMIT OF LIABILITY**

Section 3.01. Financial Liability. Neither party shall be required to take on added financial liability over and above that specified in the Development Agreement.

Section 3.02. Tort/Contract Liability. Neither party shall be required to take on added tort or contract liability over and above that specified in the Development Agreement.

#### ARTICLE 4. OBLIGATIONS OF DEVELOPER

Section 4.01. Obligations of Developer to Cooperate. Developer agrees that it will cause representatives to attend meetings; engage in negotiations; draft and review documents including, but not limited to, legal documents and work with City staff on approaches and ideas to accomplish the density transfer goals of City.

Section 4.02. Obligation of Developer to Execute Documents. Subject to the Limitation on Developer Liability in Article 3, above, and the Maximum Financial Obligation in Section 4.03 below, Developer agrees to execute all documents needed to assist City. These may include, but are not limited to assignments, deeds, contracts, options and applications.

Section 4.03. Maximum Financial Obligation of Developer. **Notwithstanding any other provision herein, the maximum financial contribution by Developer shall be Two Million Five Hundred Thousand Dollars (\$2,500,000.00).** Such amount shall be inclusive of any cost or contributions whether in cash or in kind or by way of services. This amount shall not include any amounts that would have otherwise been a necessary expense for the development of the Project Site in the absence of this Agreement. Also excluded for this limitation is up to forty (40) hours of legal work and the services of a professional planner.

#### ARTICLE 5. OBLIGATIONS OF CITY

In consideration of Developer entering into this Agreement, City agrees that it will promptly communicate with Developer on all subjects related to this Agreement. The City will use its professional staff to do the primary work on any documents, applications or approvals. The City will obtain any needed title documents and will perform any environmental review.

#### ARTICLE 6. COOPERATION - IMPLEMENTATION

The parties agree to cooperate in good faith to implement this Agreement.

#### ARTICLE 7. AMENDMENT

This Agreement may be amended from time to time, in whole or in part, by mutual written consent of the parties hereto or their successors in interest, in accordance with the Development Agreement Statute.

#### ARTICLE 8. ASSIGNMENT, TRANSFER AND NOTICE

Neither party may assign any rights or obligations under this Agreement without the express written consent of the other. Such consent shall not be unreasonably withheld.

#### ARTICLE 9. NO AGENCY, JOINT VENTURE OR PARTNERSHIP

It is specifically understood and agreed to by and between the parties hereto that City and Developer hereby renounce the existence of any form of agency relationship, joint venture or partnership between City and Developer and agree that nothing contained herein or in any document executed in connection herewith shall be construed as creating any such relationship



between City and Developer.

## ARTICLE 10. MISCELLANEOUS

Section 10.01. Force Majeure and Excusable Delay; Extension of Time of Performance. In addition to the specific provisions of this Agreement, neither party shall be deemed to be in Default where delays in performance or failures to perform are due to, and a necessary outcome of, war, insurrection, strikes or other labor disturbances, walk-outs, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by other governmental entities (including new or supplemental environmental regulations), enactment of conflicting state or federal laws or regulations, judicial decisions, or similar basis for excusable performance which is not within the reasonable control of the party to be excused (collectively "Force Majeure"). Litigation attacking the validity of this Agreement or any of the Project Approvals, or any permit, ordinance, entitlement or other action of a governmental agency other than City necessary for the development of the Project pursuant to this Agreement, shall also be deemed to create an excusable delay as to Developer (collectively "Excusable Delay"). The party whose performance is prevented or delayed by such event of Force Majeure or Excusable Delay shall give prompt written notice thereof to the other party and both parties shall have agreed that performance is appropriately excused or delayed pursuant to this Section 10.01. In the event of Force Majeure or Excusable Delay, the parties shall memorialize in writing the extension of time for the performance of any obligation whose performance has been so prevented or delayed. The term of any such extension shall be equal to the period of the Excusable Delay or Force Majeure or such other period as may be mutually agreed upon by both parties.

Section 10.02. Legal Action. Either party may, in addition to any other rights or remedies, institute legal action to cure, correct, or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation thereof, recover damages for any default, enforce by specific performance the obligations and rights of the parties hereto, or to obtain any remedies consistent with the purpose of this Agreement.

Section 10.03. California Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California. Venue for any action shall be in Riverside County, California.

Section 10.04. Resolution of Disputes. With regard to any dispute involving development of the Project, the resolution of which is not provided for by this Agreement or Applicable Law, Developer and City shall, at the request of the party, meet and shall attempt in good faith to resolve any such disputes. Nothing in this Section 10.04 shall in any way be interpreted as requiring that Developer and City and/or City's designee reach an agreement with regard to those matters being addressed, nor shall the outcome of these meetings be binding in any way on City or Developer unless expressly agreed to by the parties to such meetings.

Section 10.05. Attorneys' Fees. In any legal action or other proceeding brought by either party to enforce or interpret a provision of this Agreement, each party shall bear its own costs and expenses, including attorneys' fees.

Section 10.06. Enforceability. City and Developer agree that unless this Agreement is amended or terminated pursuant to the provisions of this Agreement, this Agreement shall be

enforceable by any party hereto, notwithstanding any change hereafter enacted or adopted (whether by ordinance, resolution, initiative, or any other means) in any applicable general plan, specific plan, zoning ordinance, subdivision ordinance, or any other land use ordinance or building ordinance, resolution or other rule, regulation or policy adopted by City that changes, alters or amends the rules, regulations and policies applicable to the development of the Project Site at the time of the approval of this Agreement as provided by California Government Code Section 65866.

Section 10.07. Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the parties. Notwithstanding the foregoing, if any material provision of this Agreement, or the application of such provision to a particular situation, is held to be invalid, void or unenforceable, either City or Developer may (in their sole and absolute discretion) terminate this Agreement by providing written notice of such termination to the other party.

Section 10.08. Other Necessary Acts. Each party shall execute and deliver to the other all such other further instruments and documents as may be reasonably necessary to carry out the Project Approvals and to provide and secure to the other party the full and complete enjoyment of its rights and privileges hereunder.

Section 10.09. Construction. Each reference in this Agreement to this Agreement or any of the Project Approvals shall be deemed to refer to the Agreement or the Project Approvals as they may be amended from time to time, whether or not the particular reference refers to such possible amendment. This Agreement has been reviewed and revised by legal counsel for both City and Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

Section 10.10. Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive. If there is more than one signer of this Agreement, the signer obligations are joint and several.

Section 10.11. Notices. Any notice or communication required hereunder between City or Developer must be in writing, and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express or other similar courier promising overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day or on a Saturday, Sunday or holiday shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown

on a receipt issued by the courier. Any party hereto may at any time, by giving ten (10) days written notice to the other party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the parties at their addresses set forth below:

If to the City, to:

David H. Ready, Esq., Ph.D.  
City Manager  
Palm Springs City Hall  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262  
(760) 322-8362  
David.Ready@palmsprings-ca.gov

With Copies to:

Douglas Holland  
City Attorney  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262  
(760) 323-8299  
dholland@wss-law.com

If to Developer, to:

Eric Taylor  
Somis Investments  
300 E. Esplanade, Suite 1785  
Oxnard, CA 93036  
Tel: 805-633-1037  
Fax: 805-633-4523  
etaylor@somisinvestments.com

With Copies to:

Mark C. Allen, III  
The Claremont Land Group Attorneys  
5861 Pine Avenue, Suite A-1  
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**Section 10.12. Entire Agreement, Counterparts and Exhibits.** This Agreement is executed in duplicate, each of which is deemed to be an original. This Agreement consists of 6 pages that constitute in full, the final and exclusive understanding and agreement of the parties and supersedes all negotiations or previous agreements of the parties with respect to all or any part of the subject matter hereof.

**Section 10.13. Waiver.** Any waivers of the provisions of this Agreement or any breach of covenants or conditions contained in this Agreement shall be effective only if in writing and signed by the appropriate authorities of City and Developer. A waiver of one provision or breach shall not be considered as a continuing waiver, shall not constitute a waiver of any other conditions or covenants and shall not operate to bar or prevent the other party from declaring a forfeiture or exercising its rights for any succeeding breach of either the same or other condition or covenant.

**Section 10.14. No Third Party Beneficiaries.** No person or entity shall be deemed to be a third party beneficiary hereof and nothing in this Agreement (either express or implied) is intended to confer upon any person or entity, other than City and Developer, any rights, remedies, obligations or liabilities under or by reason of this Agreement.

**Section 10.15. Titles of Parts and Sections.** Any titles of the sections or subsections of this Agreement are inserted for convenience of reference only and shall be disregarded in interpreting any part of this Agreement's provisions.

**Section 10.16. Representations of Authority.** As to each person signing this Agreement on behalf of an entity, all necessary legal prerequisites to that party's execution of this Agreement have been satisfied and he or she has been authorized to sign this Agreement and bind the party on whose behalf he or she signs.

IN WITNESS WHEREOF, the City of Palm Springs California, a Charter City, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Ordinance No. ????, adopted by the Council of the City on the \_\_\_\_ day of \_\_\_\_\_, 2016 and Developer has caused this Agreement to be executed by its authorized representative.

Developer  By: _____	APPROVED AS TO FORM  By: _____ City Attorney
P S Country Club, LLC, a California Limited Liability Company  By	APPROVED AS TO FORM  By: _____

# Attachment 4



**City Council Policy Statement  
Adopted September 17, 2008**

**PLANNED DEVELOPMENTS AND THE REQUIREMENT FOR PUBLIC BENEFITS**

In order to provide for the long-term improvement of the community, every application for a Planned Development District (PDD) and every amendment thereto – including all those enacted in lieu of a change of zone – shall include a public benefit in accordance with the provisions listed below.

1. The concept of a "public benefit" shall be a condition of granting zoning flexibility via approval of a Planned Development District, and is consistent with the goals, policies and objectives of the Palm Springs General Plan.
2. The public benefit of an approved PDD shall be specifically identified by the Planning Commission and City Council within the record of approval (resolution or ordinance, as applicable).
3. The public benefit shall be proportional to the nature, type and extent of the flexibility granted from the standards and provisions of the Palm Springs Zoning Code.
4. A feature, improvement or dedication may only be considered as 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, utility undergrounding, etc.
5. An approved public benefit shall be one of the following types:
  - a. The project as Public Benefit – The project fulfills key General Plan objectives for land use (such as "mixed-use"), economic development, community beautification, additional parking, improved circulation, blight removal or the like.
  - b. Key Features of the Project – The project includes features such as through-streets not indicated on the General Plan, interior parks, community open space, community meeting rooms, entry features, preservation of important buildings, preservation of natural features, daycare facility or other similar amenities.
  - c. Sustainable Features – The project includes features which measurably aid achievement of the City's sustainability goals, including water conservation, energy conservation (e.g., LEED certified), active and passive solar features, California Green Building techniques, and other sustainable features.
  - d. Off-site Improvements – The project includes off-site dedications and / or improvements, such as widened thoroughfares with meandering bikeways, public park lands, hiking trails, recreation facilities, construction of decorative medians, or other public improvements located off the project site.

# Attachment 5

## EXCERPT OF MINUTES

At the Planning Commission meeting of the City of Palm Springs, held April 13, 2016, the Planning Commission took the following action:

**2B. 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-ACRE 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 an overview of the proposed development as outlined in the staff report.

The Commission asked technical questions pertaining:

- Have the dimensions for the lots changed on the alternate plan?
- What is the Public Benefit?
- Details on the traffic control at Farrell Drive and Racquet Club.
- Status of public park.
- Acquiring access points on Golden Sand and Whitewater Country and relocating the gate.
- Attainment of fees for open-space.
- Transfer of density.
- Mitigation measures.
- The City work with the developer and Tribe to obtain access from Verona to Gene Autry for the construction.
- Details on the CV Link.

Chair Klatchko opened the public hearing:

ERIC TAYLOR, applicant, Serena Park, addressed questions from the Commission regarding: streets, mitigation of construction traffic, the park, the Whitewater access connection, CV Link (pedestrian & bike path), lot widths, setbacks and the alternate plan.

The following persons spoke in *opposition* of the proposed project:



KENNETH MAU, Gene Autry Neighborhood, chairman, expressed concern with the traffic access going through their neighborhood and urged the Commission to put this on hold until the issues are resolved.

RENEE SAUNDERS, resides on Verona Road, expressed concern with traffic and loss of views and suggested reducing the density of the project.

JERRY COLLAMER, resides adjacent to the old 18th fairway, spoke about traffic congestion, loss of open-space and urged more study be done.

JEFF DI AVANZO, spoke about the density and urged the Commission to reconsider amending the General Plan designation.

DONALD BROODHURST, concerned with access points into Verona and Whitewater Country Club and suggested using other streets.

DAN HUGHETT, spoke about the entrance issues that will add traffic congestion; he suggested leaving the site as a park.

TERI MC COPLIN, PS Country Club HOA, said a very low density project is actually too dense to absorb and could increase the potential of flooding to her neighborhood.

RONALD HERISKO, PS Country Club, board member, Phase III, expressed concern with the increased homes that will greatly increase the traffic congestion and suggested decreasing the number of homes.

The following persons spoke in *favor* of the proposed project:

ROGER CONWAY, resides adjacent to Golden Sands, said that a public benefit for him will be the end of bike races and random gun shots behind his residence. He requested expeditious approval of the project.

DIANA GRACE, Four Seasons, treasurer & board of directors member, Four Seasons, submitted letters from many the homeowners in favor of this project because of increase in property values, elimination of defunct golf course, blowing sand and noted that it will enhance the city as a whole.

VICTOR DEFOE, Whitewater Condominiums, Phase II, said the board is not in favor of transferring or selling their streets for access to this development. However, he thinks the benefits of this development outweigh the detriments.

There being no further appearances the public hearing was closed.

Chair Klatchko asked the applicant if they considered expanding the park area to keep the open-space in this community.

**ACTION:** Approve the alternate plan, subject to the following additional conditions:

1. Traffic
  - a. Accept Golden Sands as a public street.
  - b. "Spine" road to be a public street and realigned to transect through center of 5,000-sq. ft. product lots in southerly area.
  - c. A minimum of three points of access shall be required to the project, with the preference for the additional entrance at Farrell/Racquet Club (with the applicant to provide a new gate for residents of Palm Springs Country Club); alternate choice for third point of access is Francis Drive.
  - d. Traffic mitigation to be provided at Farrell/Racquet Club, and at Whitewater Club Drive and Vista Chino.

Finding: Without the provision of a third access point to the development, there will be an unfair traffic burden to the adjoining neighborhoods.

2. Construction Issues
  - a. A construction phasing plan shall be required at the Final PD review.
  - b. The City shall work with the landowner southeast of the project site to provide temporary construction access through to Gene Autry.
  - c. The "spine" road shall be built out as a construction road (no curbs and gutters) from Golden Sands to Whitewater Club Drive; full completion of the "spine" road shall be required at the completion of Phase I of the development.
  - d. Construction traffic shall be prohibited from traveling through residential neighborhoods on Via Escuela, Whitewater Club Drive, and Verona Road.
3. Environmental
  - a. Applicant shall be required to adhere to Engineering Condition #43 relative to flood control issues.
  - b. The applicant shall be required to adhere to Mitigation Measure 4.2-9 relative to wind fencing around construction sites and maintenance of dust control over the entire site.
  - c. The applicant shall be required to provide appropriate mitigation of any hazardous materials found on the site.
4. Density
  - a. Fifty percent (50%) of the site shall be retained as open space; in determining the open space, the 25 acres within the Whitewater Wash may be included in the calculation. Amenities such as private parks, public parks, greenbelts, CV Link trails, and other similar amenities may be included in the required open space areas.
  - b. The total number of units shall be reduced to 386 units, representing a 10% decrease.

Finding: There is a disparate impact of not following the grid model of traffic dispersal and impacts to adjoining neighborhoods; reducing density will assist in reducing traffic impacts.

5. CV Link

- a. A trail shall be provided through the property whether CV Link approves the alignment. The trail shall have a 24' right-of-way in a 50' wide greenbelt and allow for electric vehicles.
- b. The applicant shall consider moving the alignment of the trail along the levee for the southern portion of the project.
- c. The proposed street along Joyce Drive shall be moved further away from the existing homes so as to accommodate the trail alignment.
- d. Developer to work with Golden Sands Mobile Home Park to add a pedestrian gate from trailer park to trail and allow a pedestrian gate from Savannah Way to the trail if desired by the residents of Four Seasons development.

6. Open Space

- a. The applicant shall donate the 25 acres within the Whitewater Wash to the City.
- b. The levee shall be improved as park or trail area, and count towards the open space requirement.

7. Landscape

- a. Landscape plans shall be reviewed and approved as part of the Final PD application.

8. Gates

- a. The "spine" road and the three access points shall not be gated.
- b. Only the age-restricted portion of the development shall be allowed to have restricted access gates.

9. Sidewalks

- a. Public streets shall be required to have sidewalks along at least one side of the street.
- b. The age-restricted portion of the development shall also be required to have sidewalks.

10. Age-Restricted Housing

- a. The hammerhead design shall be eliminated in favor of c-shaped or u-shaped access driveways.

11. Parking

- a. In the age-restricted portion of the development, guest parking shall be provided if streets aren't wide enough to accommodate on-street parking.

12. Unit Design
  - a. Review and approval of the unit design standards shall be deferred to the Final PD application. The architecture of the units should reference the design of the Alexander Estates or the Cody-designed units within the Palm Springs Country Club.
  - b. The maximum height of the residential units shall be limited to 19'.
  - c. A minimum 10' setback shall be required for all products except the age-restricted portion of the development, with a preference for zero-lot line or shared use easements to maximize use of the side-yard space.
  - d. The perimeter wall around the Palm Springs Country Club shall be one consistent wall type, which shall be reviewed and approved by the Planning Commission as part of the Final PD application.
  
13. Park
  - a. A public park shall be provided within the development, and shall be maintained by the HOA.
  
14. Residential Amenities
  - a. No residential amenities are currently shown on the proposed site plan; a proposal for residential amenities, including parks and other recreational amenities, shall be submitted for review and approval by the Planning Commission.
  - b. A common clubhouse and pool shall be provided in the age-restricted portion of the development.
  
15. Public Benefit. In accordance with the adopted City Council policy, the following items shall be considered as public benefits:
  - a. CV Link trail alignment or other public access path through the site.
  - b. Provision of 50% open space.
  - c. Public through-street ("spine" road).
  - d. Park (maintained by HOA).
  - e. Conservation measures:
    - 1) Additional water conservation such as gray water systems (plumb and offer as an option).
    - 2) Provide a percentage of solar power for units (such as 40% of usage capacity).
    - 3) All landscape lighting and outdoor lighting shall utilize LED fixtures.
    - 4) All structures shall conform to the Green for Life building program "Green Tree" level.
  
16. Development Agreement
  - a. This approval shall be conditioned upon the applicant entering into a development agreement with the City.
  
17. Agreements with Adjacent HOA's/Neighborhood Organizations

- a. The applicant's agreements with any adjacent HOA/neighborhood organization shall be memorialized as part of this approval.

**Motion:** Commissioner Weremiuk, seconded by Commissioner Middleton and carried 5-1-1 on a roll call vote.

I, TERRI HINTZ, Planning Administrative Coordinator for the City of Palm Springs, hereby certify that the above action was taken by Planning Commission of the City of Palm Springs on the 13<sup>th</sup> day of April, 2016, by the following vote:

AYES: Commissioner Lowe, Commissioner Middleton, Commissioner Weremiuk,  
Vice-Chair Calderine, Chair Klatchko  
NOES: Commissioner Hirschbein  
ABSENT: Commissioner Donenfeld



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Terri Hintz  
Planning Administrative Coordinator

# Attachment 6

**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.

**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).**

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.



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Flihn Fagg, AICP  
Director of Planning Services

**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 Calderine 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

# Attachment 7

## EXCERPT OF MINUTES

At the Planning Commission meeting of the City of Palm Springs, held November 18, 2015, the Planning Commission took the following action:

**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:

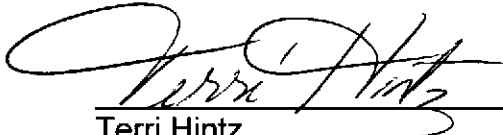
- Letters from the adjacent HOA's stating if they are in support of this development or their concerns.
- Full-size exhibits are needed to understand this development.
- Provide in writing to the adjacent HOA's what the developer has agreed to do.
- Review standards for ways of maximizing placement of 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.

I, TERRI HINTZ, Planning Administrative Coordinator for the City of Palm Springs, hereby certify that the above action was taken by Planning Commission of the City of Palm Springs on the 18th day of November, 2015, by the following vote:

**AYES:** Commissioner Calerdine, Commissioner Donenfeld, Commissioner Lowe, Commissioner Middleton, Commissioner Weremiuk, Vice-Chair Roberts, Chair Klatchko  
**NOES:** None.  
**ABSENT:** None.



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Terri Hintz  
Planning Administrative Coordinator

# Attachment 8

## EXCERPT OF MINUTES

At the Architectural Advisory Committee meeting of the City of Palm Springs, held June 9, 2014, the Architectural Advisory Committee took the following action:

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 foot 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 the optional casita is.

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. Ornamentals, 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 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.

**Motion:** (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.

I, TERRI HINTZ, Planning Administrative Coordinator for the City of Palm Springs, hereby certify that the above action was taken by Architectural Advisory Committee of the City of Palm Springs on the 9<sup>th</sup> day of June, 2014, by the following vote:

**AYES:** Fauber, Fredricks, Hirschbein, Purnel, Song, Chair Secoy-Jensen  
**NOES:** None.  
**ABSENT:** Cassady

  
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Terri Hintz  
Planning Administrative Coordinator

# Attachment 9

# Michael Baker

## INTERNATIONAL

**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

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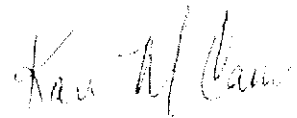
Michael Baker International (Michael Baker) has reviewed the Check Copy Final EIR (FEIR) for the proposed Palm Springs Country Club, Serena Park Project submitted to the City of Palm Springs on Monday, September 21, 2015. We have reviewed the FEIR chapters and the comment matrix prepared for the previous 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 cursive script that reads "Kari Cano".

Kari Cano

# Attachment 10

# Michael Baker

## INTERNATIONAL

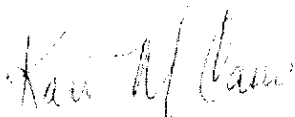
**To:** David Newell, Associate Planner, City of Palm Springs  
**From:** Kari Cano, Project Manager, RBF Consulting, a Michael Baker International Company  
**Date:** June 15, 2015  
**Subject:** Palm Springs Country Club, Serena Park Check Copy DEIR Comments Memorandum

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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



# Attachment 11



[Redacted Header]		
<p><b>General/Global Comments</b></p>	<ol style="list-style-type: none"> <li>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.</li>   <li>2. <u>Mitigation Measures and Standard Conditions</u> - 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:           <ul style="list-style-type: none"> <li>• Provide a background description somewhere in the DEIR discussing the SC's how they are derived and how they are distinguished from MM's.</li> <li>• Provide separate subsections for MM's and for SC's for each topical area to avoid confusion.</li> </ul> <p>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.</p> </li>   <li>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.</li> </ol>	<p><b>Action/Comments:</b></p> <ol style="list-style-type: none"> <li>1. Comment addressed. No further comments.</li>   <li>2. Comment addressed. No further comments.</li>   <li>3. Comment addressed. No further comments.</li> </ol>

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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, <u>including Responsible and Trustee Agencies</u> , 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.



<b>3-8, Section F – General Comment</b>	Please indicate whether the project will involve any demolition, including pavement removal. Also mention trees that will be removed.	Need to expand discussion of the water wells. Location, depth, will they be capped off, etc.
<b>3-7, Table 3-1, Notes</b>	Please indicate the density/density range for the VLDR and MDR designations, as well as RGA8 and SF Residential.	Comment addressed. No further comments.
<b>3-7 &amp; 8, Last Para., 1<sup>st</sup> sentence</b>	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.	Comment addressed. No further comments.
<b>3-8, 1<sup>st</sup> Para.</b>	Please clarify whether the senior housing would be affordable housing.	Comment addressed. No further comments.
<b>3-8, 2<sup>nd</sup> Para.</b>	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.	Comment addressed. No further comments.
<b>2-9 –Site Plan Exhibit</b>	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. It 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).	Comment addressed. No further comments.
<b>3-10, 2<sup>nd</sup> Para. (Parks and open space)</b>	<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>	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.



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	<p>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:</p> <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 Lest 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>
General Comments	1. 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	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.
<b>4.2-47, Section F - Standard Conditions (SC) and Mitigation Measures (MM)</b>	<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.  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."	Comment addressed. No further comments.





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.

**Section 4.4 Cultural Resources**

Page	Comment	Action/Comment
General Comment	<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 Cahuilla 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> (Cahuilla section by Lowell John Bean 1977, page 576, Figure 1), and elsewhere. Known as the "Halchidhoma Trail" and the "Coco-maricopa 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>	
<b>Page 4.4-1</b>	Comment to Exhibit needs to be double checked for numbering consistency.	Comment has <b>NOT</b> been addressed. Please revise.
<b>Page 4.4-7</b>	<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>	Comment has <b>NOT</b> been addressed. Please revise.
<b>4.4-5 Section “D” - Project Standards Found Not to be Significant</b>	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)	Comment addressed. No further comments.
<b>4.4-5 – Section “E” – Potentially Significant Impacts</b>	<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>
<b>Section F. - Standard Conditions</b>	Consistent with our first comment on the Cultural Resources Section above, the SC’s identified in this section need to be converted into enforceable MIM’s. In the event that resources are discovered, the MIM’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	Comment addressed. No further comments.



<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 Paleo 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 "complied" 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.

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4.7-7, <b>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, <b>last para., 1<sup>st</sup> sentence</b>	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, <b>1<sup>st</sup> para.</b>	The first sentence and last sentence are in conflict. Please remove the last sentence.	Comment addressed. No further comments.
4.7-8, <b>2<sup>nd</sup> bullet</b>	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, <b>1<sup>st</sup> para. of heading F</b>	These are not necessarily standard requirements.	Comment has <b>NOT</b> been addressed. Please revise. Original comment is correct. These are NOT standard requirements.
<b>Section 4.8 Hydrology and Water Quality</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
4.8-1, <b>1<sup>st</sup> para. 2<sup>nd</sup> sentence</b>	Provide date for GP update	Comment addressed. No further comments.
4.8-5, <b>para. 1 &amp; 2</b>	Insert a space between paragraphs.	Comment addressed. No further comments.
4.8-8, <b>1<sup>st</sup> para., 1<sup>st</sup> sentence</b>	Change "by" to "from".	Comment addressed. No further comments.
4.8-11, <b>last para., 1<sup>st</sup> sentence</b>	"Storm" is misspelled in Whitewater Storm Channel.	Comment addressed. No further comments.
4.8-11, <b>last para., last sentence</b>	Change "converges" to "converge".	Comment addressed. No further comments.
4.8-12, <b>3<sup>rd</sup> para., 2<sup>nd</sup> sentence</b>	There appears to be word(s) missing following "...treated with dust control". Please revise.	Comment addressed. No further comments.



4.8-14, <b>Heading D</b>	Provide information showing correspondence between narrative and each of the "Appendix G" impact statements.	Comment addressed. No further comments.
4.8-18, <b>first sentence</b>	Change "verity" to "vcrify"	Comment addressed. No further comments.
4.8-21, <b>2<sup>nd</sup> para., last sentence</b>	<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, <b>2<sup>nd</sup> para., last sentence .</b>	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. <b>heading D</b>	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, <b>last para.</b>	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, <b>1<sup>st</sup> para., 3<sup>rd</sup> sentence</b>	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, <b>re: LU2.2</b>	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, <b>re: LU11.4</b>	Please provide additional detail about how the project will comply with the ACLUP.	Comment addressed. No further comments.
4.9-15, <b>4<sup>th</sup> para</b>	What are these densities? Please elaborate.	Comment addressed. No further comments.
4.9-17, <b>1<sup>st</sup> sentence</b>	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.



<b>4.10-8, Off-Site Operational Noise Impacts</b>	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.
<b>4.10-14, Airport Noise Impacts</b>	This analysis should be updated based on the comments provided for the Noise Impact Study.	Comment addressed. No further comments.
<b>4.10-16, Short Term Noise</b>	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.
<b>4.10-16 –Mitigation Measures</b>	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 text below correspond to each three individual impact statements.	Comment addressed. No further comments.





<p>4.11-5, <b>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>4.11-6</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>4.12-1, 1<sup>st</sup> para., 1<sup>st</sup> sentence</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>4.12-3, 1<sup>st</sup> para., 6<sup>th</sup> sentence</p>	<p>Please indicate whether this is the City’s response time standard/criteria.</p>	<p>Comment addressed. No further comments.</p>
<p>4.12-7, <b>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>4.12-8, 1<sup>st</sup> para., last sentence</p>	<p>Please clarify – should this be 1 officer per 1,840 permanent residents?</p>	<p>Comment addressed. No further comments.</p>
<p>4.12-10, 1<sup>st</sup> <b>Heading “school”</b></p>	<p>Add an “s” to School to make it plural.</p>	<p>Comment addressed. No further comments.</p>
<p>4.12-11, 2<sup>nd</sup> para,</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>4.12-11, 1<sup>st</sup> para, last sentence</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 needs 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 (CIWMB) 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.



	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.	
4.15-13, 1 <sup>st</sup> para	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.  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.	Comment addressed. No further comments.
4.15-13, 1 <sup>st</sup> subheading – Electric Services	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?	Comment addressed. No further comments.
<b>Section 5.0 Growth Inducing and Cumulative Impacts</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
5-1, Last Sentence	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).	Comment addressed. No further comments.
5-2, Section C, Last Sentence	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.	Comment addressed. No further comments.
5-2, Section 5.2, Cumulative Impacts, 1 <sup>st</sup> Para.	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.	Comment addressed. No further comments.
5-3, Section 5.3 - Cumulative Impacts by Relevant CEQA Topic	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).	Comment has <b>NOT</b> 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 <b>NOT</b> 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(e)(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>



	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.	3. Comment addressed. No further comment. 4. No revision is required.
<b>7-1, Alternative 1 (Preferred Project - Global)</b>	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.	Comment addressed. No further comments.
<b>7-4, 1<sup>st</sup> and 3<sup>rd</sup> Heading</b>	Spell out the word "acre".	Comment addressed. No further comments.
<b>7-6, Aesthetics Subsection</b>	Include a brief mention/discussion of potential impacts associated with lighting for soccer fields.	Comment addressed. No further comments.
<b>7-6, Air Quality Subsection</b>	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.	Comment has <b>NOT</b> been addressed. Please revise. This determination needs to be substantiated.
<b>7-7, Greenhouse Gas Subsection</b>	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.	Comment has <b>NOT</b> been addressed. Please revise. This determination needs to be substantiated.
<b>7-7, Hazards and Hazardous Materials Subsection</b>	Include a brief narrative, identifying differences in exposure to airport hazards for the project vs. this alternative.	Comment addressed. No further comments.
<b>7-7, Selected Subsections</b>	Provide narrative explicitly comparing the project to the alternative for Hydrology and Water Quality, Land Use & Planning, and Mineral Resources. (Language in these sections is incomplete with respect to such comparisons)	Comment addressed. No further comments.
<b>7-7, Land Use and Planning</b>	Indicate that impacts would be slightly less than the project since 20 additional acres from the soccer park would remain in open space.	Comment addressed. No further comments.
<b>7-8, Noise</b>	Include some analysis of the noise from the soccer park, which, unlike a standard park can generate considerable noise during events.	Comment addressed. No further comments.
<b>7-8, Transportation</b>	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.	Comment addressed. No further comments.



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>
GENERAL COMMENT	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.



	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.	
<b>Page 11</b>	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.	No revision is required.
<b>Pages 14-16</b>	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.	No revision is required.
<b>Pages 26-29</b>	<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>	No revision is required.
<b>Geotechnical Report</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>
	See Attached Memorandum	No revision is required.
<b>Noise Study</b>		
<b>Page</b>	<b>Comment</b>	<b>Action/Comment</b>



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.

# Attachment 12

## David Newell

---

**From:** Flinn Fagg  
**Sent:** Wednesday, July 27, 2016 7:01 AM  
**To:** David Newell  
**Subject:** FW: Serena Park Estates/Golden Sands

Please include this in the backup for Serena Park...

-----Original Message-----

**From:** Les Young [<mailto:lgyoungps@gmail.com>]  
**Sent:** Tuesday, July 19, 2016 1:56 PM  
**To:** Robert Moon; [chris.mills@palmssprings.gov](mailto:chris.mills@palmssprings.gov); Ginny Foat; Geoff Kors; [jr.roberts@palmssprings.com](mailto:jr.roberts@palmssprings.com)  
**Cc:** David Ready; Jim Rush; David Liggett; Mark Sherman; [lgyoungps@gmail.com](mailto:lgyoungps@gmail.com); Michael Amaro; [etaylor@somisinvestments.com](mailto:etaylor@somisinvestments.com)  
**Subject:** Serena Park Estates/Golden Sands

### Palm Springs City Council

If the city approves the Serena Park Estates Project with the current "Conditions" in place, it will cause undue strain to the Four Seasons HOA and some residents of the Desert Park Estates community who live on Joyce Street and abut the "Conditioned" construction traffic route, Golden Sands Drive, put in place by the Palm Springs City Planning Commission.

The proposed construction traffic plan for this Project is very unfair to those residents of Four Seasons whose homes abut Golden Sands Drive, as well as to those residents of the Desert Park Estates community who live on Joyce Street and whose homes also abut Golden Sands Drive. On April 27, 2016, Carol Weremiuk of the Planning Commission appended a "Condition" to the approval of this Project, calling for the exclusive use of Golden Sands Drive at the northwest end of the Project as the sole access point for ALL construction traffic for the buildout duration of the Project, since the Four Seasons HOA had previously considered turning over Golden Sands Drive to the Project developer for future transfer to the City of Palm Springs.

Restricting ALL Project construction traffic to Golden Sands Drive will cause all the noise, dust, damage to roads and existing homes, and disruption from the construction for potentially four to twenty years impacting one set of neighbors. It is interesting that the Planning Commission made a generalization of this nature as opposed to looking at the properties impacted on both sides of the equation. There are 39 homes in the Gene Autry community along E Via Escuela and Whitewater Club Drive, and there are 37 homes in the Four Seasons and Desert Park Estates communities that abut the "Conditioned" construction route of Golden Sands Drive.

Restricting ALL construction traffic to Golden Sands Drive will ensure comfort to those neighbors who live in the Gene Autry community along Via Escuela and Whitewater Club Drive because they will have no impact from construction traffic and noise. However, they will receive the benefit of increased property values on their homes pretty quickly since their homes are located next to the southeast end of the Project which is where the new homes will be constructed first.

Construction traffic having to use Golden Sands Drive to enter the Project site would impact the many

homes on Palm Canyon Drive (Hwy 111), Indian Canyon Drive, San Rafael Road, Golden Sands Drive, and Joyce Street. Alternatively, construction traffic could enter the Project site via Golden Sands Drive by impacting many more homes along Vista Chino, Farrell Drive/Racquet Club Road, Sunrise Way, Golden Sands Drive, and Joyce Street. However, construction traffic approaching the Project site off Gene Autry Trail would only impact 39 homes along Via Escuela and Whitewater Club Drive.

The Four Seasons community is not against the development of Serena Park Estates. We welcome the development of the abandoned Palm Springs community golf course which would help to increase the property values of the homes in the Four Seasons community, as well as eliminate an unsightly eyesore next door to Four Seasons. However, we are against having ALL construction traffic enter and leave the Project site via Golden Sands Drive.

The City of Palm Springs and the Project developer need to work together and harder to develop an access point at the southeast end of the Project site. This would allow for construction traffic serving the eastern half of the Project to enter and leave the worksite via this southeastern access point. The developer has announced the eastern half of the Project would be developed and built out first. Then, when development and buildout of the western half of the Project begins, the construction traffic serving the western half of the Project could enter and leave the worksite via the northwestern access point at Golden Sands Drive.

Better still, a third access point at Francis Drive and Farrell Drive would be even more ideal. This third access point could split the heavy load of all the construction traffic into thirds so each of the access points would only have to handle one-third of the construction traffic, instead of one-half, or even worse, 100 percent.

We strongly urge the City of Palm Springs to work with the developer and the Serena Park Estates Project developer to find a much better solution than having ALL construction traffic use Golden Sands Drive. Thank you for your consideration.

Michael Amaro  
Les Young  
Four Seasons  
3683 Savanna Way  
Palm Springs, CA 92262  
760-322-5691

**From:** [MichangelMas@aol.com](mailto:MichangelMas@aol.com) [mailto:[MichangelMas@aol.com](mailto:MichangelMas@aol.com)]

**Sent:** Tuesday, June 28, 2016 3:05 PM

**To:** Robert Moon <[Robert.Moon@palmspringsca.gov](mailto:Robert.Moon@palmspringsca.gov)>

**Cc:** [dgrace@fourseasonspalmsprings.com](mailto:dgrace@fourseasonspalmsprings.com)

**Subject:** Serena Park Estates/Golden Sands

Dear Mayor Moon,

I live in the Four Seasons community at the North end of Sunrise Way. It has come to my attention that the Serena Park project will be using Golden Sands Drive as the only access for construction vehicles once the project begins. While I am in favor of the Serena Park project, I can't help but be concerned with the impact upon our community should Golden Sands be the only road for construction vehicles, etc. to access the construction area. Our Southern most gate to enter Four Seasons is also on Golden Sands Drive. and I am afraid the amount of congestion on Sunrise and Golden Sands would become untenable. The noise, dust and general construction activity that would be funneled onto Golden Sands would cause the homes that border that street and those homes in that general vicinity of Four Seasons undue discomfort and stress.

There must be other routes that could be used by the construction company to access the area in question thus diverting some of the unwanted traffic Thank you for your consideration in this matter.

Sincerely,

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

[michangelmas@aol.com](mailto:michangelmas@aol.com)

## Jay Thompson

---

**From:** santinameath@aol.com  
**Sent:** Tuesday, July 26, 2016 8:11 AM  
**To:** Jay Thompson  
**Subject:** Council Meeting

My name is Santana Meath and plan on attending the meeting August 3. I am one of the Directors of Palm Springs Country Club Phase 2. I have written our concerns out and this is what I plan on explaining.

While we (PSCC) are very much in favor of the development of Serena Park, we **DO NOT WANT TO LOSE OUR PRIVATE ROAD AND MOVE OUR GATE**. Encroaching on our road and moving the gate will be very expensive and unnecessary. There is a **PUBLIC ROAD** a few blocks up from our entrance on the corner of Farrell and Francis which will work more efficiently and as I said it is already a **PUBLIC ROAD**.

If you look at the plans for Serena Park there are several emergency entrances and exits. I think that is really the most concerning. I've lived here for 28 years and looking at other gated communities there appears to be only one, maybe two, entrances and exits and these communities house many many more units than what is planned for Serena Park. If we are forced into moving the gate it would put it just outside of owners patios and front doors. This is just not acceptable.

Since the Farrell-Vista Chino right-hand turn lane was installed the traffic flow has been a wonderful and welcome relief. I know that we in the immediate area had been asking for that work to be done for years before it finally was completed. Watching the traffic come out of Four Seasons and even Mountain Gate I have never ever seen more than two cars waiting for the light to change. Ergo, I seriously do not see a problem with two entrances. Let's face it - we are not all going to leave our homes and be at the gate at the same time.

As for the traffic signal, we would have to do more research. It will be needed but I'm not sure what has really been proposed.

If you have any comment for me please let me know. If this email will suffice than I won't waste the Councils time by speaking. Thank you.



**Jay Thompson**

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**From:** fred Fabricant <frdfabricant@gmail.com>  
**Sent:** Saturday, July 23, 2016 4:08 PM  
**To:** Jay Thompson; Marcus Fuller  
**Cc:** Fred Fabricant; Denise Janssen Eager; Bud Vitale  
**Subject:** Serena Park

RECEIVED  
CITY OF PALM SPRINGS  
2016 JUL 25 AM 9:55  
JAMES THOMPSON  
CITY CLERK

Dear Mr. Thompson and Mr. Fuller:

I am a resident of Palm Springs Country Club and I understand that on August 3, 2016 there will be discussion regarding the approval of the development known as Serena Park at the City Council meeting.

I am out-of-town and won't return by that date to attend the meeting and participate in Public Discussion regarding Serena Park.

1. I strongly oppose transfer of ANY property of the PRIVATE road within PSCC known as Whitewater Club Drive to Serena Park and/or to the City of Palm Springs by any means whether by payment of monies to Phase II HOA (owner of the road) or by Eminent Domain.
2. Francis Street is a PUBLIC street and would well serve the recommendation that a 3rd means of access should be made available for egress or ingress. Drivers would have easy access to either Sunrise or Farrell with good access then to Racquet Club. Destinations to the south, west, and north would be easily served.  
Destination from Serena Park to the east will be served by the main entrance to Serena Park at Verona and the public portion of Whitewater Club Drive.
3. The installation of a traffic light at the intersection of N. Farrell Drive and Racquet Club is essential whether or not Serena Park is approved. This is a very dangerous intersection for those who wish to exit the two-lane portion of Farrell and making a left turn onto the four-lane portion of Farrell, those who wish to make a right turn exiting the two-lane portion of

Farrell, and those wishing to make a left hand turn from Racquet Club onto the two-lane portion of Farrell.

Drivers routinely speed around the curve in both directions

The time a driver has to complete a turn in any of the above conditions is compromised by the limited sight due to the curve and the speed of on-coming traffic.

Thank you,  
Fred Fabricant  
2597A N. Whitewater Club Drive  
Palm Springs Country Club HOA Phase II

## Jay Thompson

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**From:** Cindy Berardi  
**Sent:** Monday, July 25, 2016 7:21 PM  
**To:** Jay Thompson  
**Subject:** FW: Serena Park Project is is scheduled for the Aug. 3 City Council meeting  
**Attachments:** Hunt,robert.vcf

Cynthia A. Berardi, CMC  
Deputy City Clerk  
City of Palm Springs  
P. O. Box 2743  
Palm Springs, CA 92263  
(760) 323-8204  
(760) 322-8332 fax

**Please note: City Hall is open Monday-Thursday 8:00am-6:00pm, and we are closed on Fridays.**

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**From:** robert Hunt [mailto:robert@alcazarpalmsprings.com]  
**Sent:** Friday, July 22, 2016 10:03 AM  
**To:** CityClerk  
**Subject:** Serena Park Project is is scheduled for the Aug. 3 City Council meeting

Hello James,

I received this below email from one of my neighbors and may not be able to attend the City Council meeting next week. I live and own a condo in PSCC-Palm Springs Country Club-Phase 1 were the proposed Serena Park developer plans on constructing over 400 homes. I've attended several of the Planning Commission meetings since I am a resident and my largest concern is the density issue since this will be presented to City Council on the August 3rd, 2016 meeting.

In the attached document in the below link states;

[url=https://3A%2F%2Fpalmsprings.granicus.com%2FDocumentViewer.php%3Ffile%3Dpalmsprings\\_65f30d113a95b01a0d476bce1e01ffe.pdf%26view%3D1&embedded=true](https://3A%2F%2Fpalmsprings.granicus.com%2FDocumentViewer.php%3Ffile%3Dpalmsprings_65f30d113a95b01a0d476bce1e01ffe.pdf%26view%3D1&embedded=true)

#1 "Planning Commission finds the development agreement is consistent with the cities General Plan"

#3 "Density transfer to another location" then this seems to me it does not meet the cities general plan for new residential projects and the density restrictions since they are requesting the project to purchase other "Open Space" land elsewhere so then the project must be exceeding the density allowed by the cities General Plan.

Please forward my email to the appropriate person(s) that can address the density issue and my concern prior to the City Council meeting on August 3rd, 2016. The fact that the city would direct a developer to purchase Open Space land for the city when it directly impacts PSCC residents that seems to be above the allowed density does

not seem appropriate. I would like to obtain clarification regarding the density issue with Serena Project and PSCC to make sure I am understanding it correctly.

I look forward to hearing back from a city representative that is fully knowledgeable on this project to clarify my concern.

Thank you in advance for your assistance and have a great day!

Robert

Robert Hunt

2526 N Whitewater Club Drive Unit D

Palm Springs, CA 92262

Hi,

*I've just received notice that the Serena Park project is scheduled to be discussed at the Aug. 3 City Council meeting. Though I don't know the process, the council members may decide to accept the development agreement that night. You might remember that in an earlier email of mine, I stated that Lisa Middleton wrote that the meeting, "... is unlikely to occur until the Development Agreement has been agreed to by City Attorney's and the Developer's Attorney. The Development Agreement is not final until approved by the City Council."*

*Based on this, I am assuming that City of Palm Springs' attorney & Serena Park Project's attorney have arrived at an agreement which includes the Planning Commission's (attached) recommendations which you can find on page*

*5 [https://docs.google.com/gview?url=https%3A%2F%2Fpalmsprings.granicus.com%2FDocumentViewer.php%3Ffile%3Dpalmsprings\\_65f30d113a95b01a0d476bce1e01fffe.pdf%26view%3D1&embedded=true](https://docs.google.com/gview?url=https%3A%2F%2Fpalmsprings.granicus.com%2FDocumentViewer.php%3Ffile%3Dpalmsprings_65f30d113a95b01a0d476bce1e01fffe.pdf%26view%3D1&embedded=true)*

*Of concern is:*

*Item #1. The city must put a traffic light in at the 3 way intersection of Farrell Drive, Racquet Club Drive, & N. Farrell Drive. Right now as that recommendation is written, it won't happen unless we actively petition for it. That is unacceptable. In order for Serena Park to be built, it must be installed.*

*Item #7 The planning commissioners recommended that the 3rd access be our existing Whitewater Club Drive Gate. We need to tell them that this is not acceptable to residents within Palm Springs Country Club & they must reconsider Francis Street.*

*There may be other items you would like to address.*

*This means it is extremely important for you attend this August 3 meeting & voice your concerns during the 2 minutes public comments portion at the beginning. If you are unable to attend, it is important for you to please send a letter to City Clerk James Thompson - the address is listed at the bottom of the notice, which is below.*

*Please reply letting me know whether you will be attending or sending a letter. Then share this with all your neighbors & request they do the same.*

*Thanks in advance,*

## David Newell

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**From:** Flinn Fagg  
**Sent:** Thursday, June 16, 2016 2:36 PM  
**To:** David Newell  
**Subject:** FW: Serena Park Estates and Golden Sands Drive

**From:** Jennifer Nelson  
**Sent:** Thursday, June 16, 2016 2:32 PM  
**To:** Marcus Fuller; Flinn Fagg  
**Cc:** Tabitha Richards  
**Subject:** FW: Serena Park Estates and Golden Sands Drive

Fyi..

**Jennifer Nelson**  
**Executive Assistant to Mayor and Council**  
**City of Palm Springs**  
**3200 E. Tahquitz Canyon Way**  
**Palm Springs, CA 92262**  
**760-323-8200**  
**[jennifer.nelson@palmspringsca.gov](mailto:jennifer.nelson@palmspringsca.gov)**  
**City Hall is open Monday - Thursday from 8am to 6pm**  
**Closed Fridays**

**From:** [BlountDR@aol.com](mailto:BlountDR@aol.com) [mailto:BlountDR@aol.com]  
**Sent:** Thursday, June 16, 2016 1:35 PM  
**To:** Robert Moon; Chris Mills; Ginny Foat; Geoff Kors; JR Roberts  
**Cc:** [dgrace@fourseasonspalmsprings.com](mailto:dgrace@fourseasonspalmsprings.com)  
**Subject:** Serena Park Estates and Golden Sands Drive

Palm Springs City Council:

Please reject the Planning Commission's recommendation that ALL construction traffic be directed onto Golden Sands Drive. This recommendation was not presented to the public for comment before the Planning Commission's recommendation, and it needs to be discussed in an open and transparent manner. Please refer this item back to the Planning Commission.

Additionally, I do not believe that the traffic studies for the CEQA documentation fully addressed the high concentration of construction traffic this will cause nor provide a full set of mitigation measures that may be required to make the impacts less than significant. This is a significant change to the project description and needs to have a proper review.

Dale Blount  
Four Seasons  
3964 Blue Sky Way  
Palm Springs, CA 92262

**David Newell**

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**From:** Flinn Fagg  
**Sent:** Tuesday, April 19, 2016 11:05 AM  
**To:** David Newell  
**Subject:** FW: Serena Park

David – please include in the correspondence for Serena Park. PC had wanted a list of commitments the developer made to neighborhood organizations.

**From:** [kjmwh1@juno.com](mailto:kjmwh1@juno.com) [<mailto:kjmwh1@juno.com>]  
**Sent:** Tuesday, April 19, 2016 10:15 AM  
**To:** Flinn Fagg  
**Subject:** Serena Park

Dear Mr Flinn Fagg AICP  
Director  
Planning Commission,

I would like to add to the list for Serena Park

I had a meeting with Erick Taylor a few weeks back and he offered our neighborhood speed humps or bumps is they opened the gate at White Water and Verona St, this would help out speeding and help our neighborhood out, he offered to go to the city for us and get this done and pay for them.

I have a very up set neighborhood, but this might help our with there pain.

Thank You  
Kenneth Mau  
Gene Autry Neighborhood.

Planning Commission Meeting  
Date: 4-27-16  
Additional Material  
Item 2A

# Palm Springs Country Club, LLC for Serena Park

From: Teri McCoppin <terimccoppin@yahoo.com>  
To: Teri McCoppin , Ron Phase 3 Herisko  
Subject: Palm Springs Country Club, LLC for Serena Park  
Date: Apr 13, 2016 12:53 PM

Submitted to  
Planning Commission

APR 13 2016

Case # 2B

To: James Thompson, City Clerk  
3200 E Tahquitz Canyon Way  
Palm Springs, CA 92262

Dear Sir:

I would like to object to this development on behalf of myself and Citizens for Open Space.

\* A VLD (very low density) project is actually too dense for our neighborhood to absorb. At each and every study session, planning commissioners raised the question of the adverse affect the added traffic would have on the surrounding neighborhoods, notwithstanding the traffic study.

\* The project could increase the potential of flooding in my neighborhood. In response to the DEIR, the Riverside County Flood Control wrote to the city on Aug 5, 2015 (Comment Letter B). Their concerns included the following:  
"It is important to note that neither levee certification nor accreditation guarantees protection from a given flood event, and whether or not the levee becomes certified Overtopping or failure of the levee system is always a possibility. Therefore, to mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures."

\*When I purchased my home in PSCC, I had an expectation that my neighborhood would remain encircled by Open Space as that what this 126 acre site is zoned for. I could not have foreseen that an amendment to the General Plan would be one that singled out my area; the City's General Plan is not being modified at this time so why should my neighborhood be the one that loses open space.

\* The developer does not offer enough benefits to the City in exchange for this PDD/PDA.  
The developer sites ridding the city of a 'blighted' area. This acreage is a natural desert, not a blight.  
The developer offers that he will deed a 5 acre park for city use--in exchange for 126 acres. Yet, the park sits on a retention basin which greatly restricts what the city could offer there in the way of amenities.  
The developer offers private open space. The City would like Open Space to be usable, yet this open space would be in a gated housing tract.



\*I was not given adequate opportunities to address all the concerns this proposal raises  
The developer states that he has had 22 neighborhood meetings in the last 3 1/2 years. However, some meetings had a very limited number of invitees. One such meeting I attended (which I was not invited to) had less than 10 participants. The developer states that he has reached out for community input on many occasions, and though I have given my email address to them at least twice, I've never received any communication from them. I have used 2 different viable emails for Somis Development (pscountryclub@gmail.com and info@serena-park.com) to request information from them and yet I have never received any response.

\*Not being privy to the negotiations taking place between the City and the Developer this past month, there is no way to assure my neighborhood's interests were addressed.

At the last Planning Commission meeting on March 14, 2016, the lawyer for Somis Development had just a couple minutes to state, in no uncertain terms, that several of the items Staff had just enumerated to be addressed, were at an 'impasse'. In other words, not up for negotiation. What were these items? Lowering the number of units? Ungating parts of the development to alleviate traffic in the surrounding neighborhood? Offer more functional neighborhood Open Space?

In closing, please note strong opposition to this development as proposed.

Thank you for your consideration and recording of these concerns.

Teri McCoppin

Sent from my iPad

## Cindy Berardi

---

**From:** Lisa Kinsey <lisa.kinsey@me.com>  
**Sent:** Wednesday, April 13, 2016 9:35 AM  
**To:** CityClerk  
**Subject:** Public Hearing 4/13/16 Serena Park

RECEIVED  
CITY OF PALM SPRINGS  
2016 APR 13 AM 9:41  
JAMES THOMPSON  
CITY CLERK

Good Morning,

I know that there is a public hearing today regarding the "Serena Park" project. I just had surgery a week ago and although I am going to try and make it I am not sure that I can. I live on Verona Rd. and have some concerns regarding this project.

1. The increase in traffic - we already have an increase of traffic and people speeding down these roads due to traffic on Gene Autry and Vista Chino. My concern is the increase this project will add.
2. There are indigent individuals that break into the property as it stands and I am afraid of the increase of this issue with the proposed park, which will also increase traffic and noise. I purchased this property instead of the alternate property that was close to Ruth Hardy park for these very reasons. I was not made aware of the proposed project until after my purchase.
3. Do we really need more homes in Palm Springs? One of the other reasons I purchased this property was to avoid having neighbors right on top of me. I like having a view and space between my home and my neighbors. Why is it necessary to squeeze a home in between the properties on Verona Rd and the existing Condo's? Why can this space not be left as green space and preservation of the environment. Why can this space not be made available as green space for the residence of Serena Park and the those of us that already have homes here? Why do we need a park that increases the traffic and increases noise. If they owners feel they need to build homes why can they not build them on the Gene Autry side with an entrance off of Gene Autry and not increase the traffic for us. Better yet replace the golf course that was there.
4. Increasing traffic and potentially bringing in more noise and chaos is not beneficial to any of us. If I wanted to live next to a park and closer to my neighbors I would have bought property in central Palm Springs. We cannot get the issues fixed on Vista Chino when it rains and closes the roads due to environmental issues how is that we can build more homes and take away a more natural desert environment and it not be an environmental issue?

Again my apologies for not getting this to you sooner but I can provide you proof of my surgery if needed. I will continue to attempt to make the meeting today.

Thank you for your time.

Respectfully,

Lisa Kinsey  
2650 E Verona Rd  
Palm Springs, Ca 92262

Peter A. Watters  
Daniel L. Mannon  
2590 E. Verona Rd  
Palm Spings, CA 92262-2631  
April 3, 2016  
501361003-1

RECEIVED  
CITY OF PALM SPRINGS  
2016 APR 12 PM 12:00  
JAMES THOMPSON  
CITY CLERK

James Thompson, City Clerk  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

Dear Mr. Thompson:

Regarding challenges to the proposed PS Country Club, LLC for "Serena Park"  
Case 5.1327 GPA / PD 366 / ZC / DA / MAJ / TTM 36691.

Being unable to attend the Planning Commission meeting on Wednesday April 13, 2016,  
I would like to object to the southern part of this development north of Verona Rd and east of N Farrell Rd.  
and south of E Joyce Rd. This should remain open space for the possibility of resurrecting a nine hole golf  
course or other open space use in the future.

Unlike the northern part of this development with access from N. Sunrise Way at E San Rafael Rd. The  
southern part of the development will only have access by passing through existing residential  
neighborhoods surface streets. This is an unprecedented type of gated community since access is not from  
any major thoroughfare but only on existing neighborhood residential roads. This will impact negatively on  
residents of Desert Park Estates and Gene Autrey.

Presently the residents of Palm Springs Country Club enter their gated community through a gate on  
Whitewater Club Rd off N Farrell Rd which is just one block from the major 4 lane section of N. Farrell Rd  
and E. Racquet Club Rd, another 4 lane major thoroughfare.

The intersection at N Farrell Rd and E. Racquet Club Rd is already hazardous due to the existing curved  
road, high speed limit and the lack of a left turn lane for cars traveling east on E Racquet Club Rd turning  
left on N Farrell Rd. Additional traffic attempting to make this left turn will increase the existing traffic  
hazard.

The Planning Commission should seriously reconsider allowing a development of this size and consider  
downsizing to preserve this rare and invaluable open space.

Sincerely,

  
Peter A. Watters

4-10-2016

GARY CANADY  
2790 E. VERONA RD.  
PALM SPRINGS, CA 92262

Planning Commission Meeting  
Date: 4-13-16  
Additional Material  
Item 2B

City of Palm Springs  
PLANNING COMMISSION  
PALM SPRINGS, CA 92262

OPPOSITION to: SERENA PARK

669-480-027  
649-590-066

RE: OPPOSITION TO Single Family Homes Being built. (Proposed)  
behind my HOME AT 2790 E. VERONA ROAD. I do not  
think it is a good Decision AT THIS TIME.

To Whom it may concern,

RECEIVED

APR 11 2016

PLANNING SERVICES  
DEPARTMENT

Please be advised that I, GARY CANADY, ~~oppose~~ <sup>AND</sup>  
Do not approve of <sup>Building</sup> NEW HOMES proposed by P.S.C.C. LLC.  
Somis, Inc. I have a MUCH better plan ~~that I have proposed~~.

There is a DIFFERENT AND MORE ACCEPTABLE WAY to  
UTILIZE THE FORMER FAIRWAY of the GOLF COURSE. The <sup>(Example)</sup>  
GRASSY AREA AND THE TREES, COULD BE A NICE SANCTUARY  
FOR <sup>sick</sup> PEOPLE OR D.A.P. OR <sup>the</sup> STORE CENTER OR SOMETHING OTHER  
than more homes. This letter I am writing is quick, AT THE  
counter. I ask that this project be delayed for at least  
1 year as more IMPACT on the AREA MUST be STUDIED.  
Not to mention, letting the people vote on it.  
There are other ALTERNATIVES THAT WOULD BE A BETTER CHOICE

Thank you,

Gary Canady

GARY CANADY 310-433-1431  
164

April 11, 2016

To: Palm Springs Planning Commission

From: Diana Grace 

Re: Serena Park Estates

My name is Diana Grace and I am the Treasurer and a member of the Board of Directors of the Four Seasons which is immediately adjacent to the proposed Serena Park Estates project. Our Association and homeowners support the development of Serena Park and urge the Planning Commission to approve the plans submitted for this project.

I am herewith submitting communications from homeowners in our Community in support of the Serena Park Estates development. As you may recall, at the last study session on this project I submitted a packet of emails and letters from homeowners in support of this development.

Our residents support the development because of the potential to increase property values of the homes in our community, the elimination of the extinct and blighted Palm Springs Golf Course, which is an eyesore to our residents whose homes abut the golf course, and the control and elimination of blown sand which accumulates on our walking trail and in homeowners' pools and backyards.

It will also eliminate the attractive nuisance of the defunct golf course which has encouraged all manner of inappropriate activity -- motorcycles, ATVs, fireworks, unleashed dogs, etc.

It will enhance security to the homes in our Community which are adjacent to the development by eliminating access to trespassers through the golf course.

Planning Commission Meeting

Date: 4-13-16

Additional Material

Item 2B

We also are appreciative of Somis Investments's acceptance of the proposed routing of the CV Link through their development, which will eliminate the privacy issues which homeowners would be exposed to if the Link were built on the levee behind our Community.

The development will bring more revenue to the city vis-a-vis property taxes and sales tax.

It will also increase income to the City's merchants with more consumers shopping and dining at local restaurants.

Eric Taylor has been very cooperative and forthcoming in keeping our residents apprised of the plans and proposals for the development of Serena Park Estates. He has conducted three Town Hall Meetings for our residents at our Lodge and has kept them apprised of modifications to the original plans which would impact their residences. At one of the meetings he inquired as to the preference of our residents as far as the placement of a perimeter road in Serena Park and he incorporated their wishes into his plans.

In addition, he has conducted at least three Town Hall Meetings at our Lodge for residents of the surrounding communities which would be impacted by his development in an outreach effort to those homeowners.

The development of Serena Park Estates will eliminate a public nuisance which adversely affects our homeowners with private sector funds. It is a win/win situation for the City and its residents.

We respectfully request that this Commission approve the plans so that construction can begin as soon as possible and the City of Palm Springs, its citizens and our Community can recognize the benefits afforded by this new development, and the northern end of Palm Springs can be a part of the revitalization of our City.

Richard C. Bergstrom  
3431 Suncrest Trail  
Palm Springs, CA 92262-9765  
760-318-0257

April 10, 2016

To Whom It May Concern:

Having lived in the Four Seasons Community for almost 11 years, my wife and I were quite pleased to hear something was finally going to be done with the abandoned and neglected golf course adjacent to our Community. This improvement would be the Serena Park Estates.

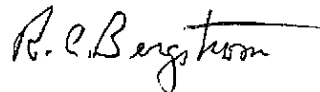
The golf course property has been an eyesore for years. Not only was the property ugly to look at, but the dead palm and other trees were a definite fire hazard. Frequently, kids on ATVs would race recklessly around what used to be the fairways. This was a lawsuit waiting to happen.

The developer seems quite sincere in wanting to make his project a quality development. I believe this would raise the property values at Four Seasons, and would create additional revenue for the City of Palm Springs through additional taxes, both property and sales. The new inhabitants would need to shop just like the rest of us. To me, this looks like a win-win situation for the developer and the City.

As for the CV Link, I am opposed to that project in total. Why are we spending that kind of money on the CV Link when a vast number of streets in our beautiful city are in need of major repairs? This project is akin to the infamous "bridge to nowhere" in Alaska, and the high-speed rail line proposed for Central California. I would like to see the headcount of the number of people who will be riding their bikes in a 30 mph wind and 112 degree heat so they can view the wash at the north end of Sunrise Way.

Since the Link seems to be a done deal, I would support the route through the Serena Park Estates, rather than along the top of the levee within a few feet of the north side of Four Seasons.

Respectfully,



Date: Saturday, April 9, 2016 1:44 PM  
From: michaelnpaul@aol.com  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates Development

Hello, we are full time residents in the Four Seasons community and we feel that the development of the Serena Park Estates would benefit the community as a whole. It would make the community area more attractive and add value to the existing homes. We do understand that there would be increase traffic in the area but the benefits far outweigh that issue.

Michael Burns  
Otis Beal  
3927 Sandy Circle  
Palm Springs, CA 92262



Date: Friday, April 8, 2016 6:59 AM  
From: JFogarty99@aol.com  
To: dgrace001@dc.rr.com  
Cc: rrsaenz@aol.com  
Subject: Serena Park

Diana,

Both Robert R Saenz (rrsaenz@aol.com) & I support the Serena Park Development.

It will populate a sand blow, unattractive, crime ridden area of our community, and will bring growth to our city, and additional tax wealth to the City of Palm Springs.

We will be out of town for the meeting but the development has our support.

James F Fogarty  
&  
Robert R Saenz

Date: Thursday, April 7, 2016 12:46 PM  
From: Wayne B-G <wbg0827@yahoo.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park Estates

I strongly support the construction of Serena Park Estates in the defunct golf course. The abandoned course is an eyesore to Palm Springs. The new development will bring added revenue to Palm Springs through property taxes and will continue the expansion of the north side of the city.

Wayne Burcham-Gulotta  
1800 Sand Canyon Way  
PS, CA 92262

Date: Thursday, April 7, 2016 10:42 AM  
From: Victor Agbayani <vagbayani@aol.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park

I'm in favor of the development. Any development will be good. It's progress.

Victor Agbayani  
Via Escuela  
Sent from my iPhone

Date: Wednesday, April 6, 2016 3:53 PM  
From: Joe G <beppe0608@yahoo.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park

I would like to add my voice as a yes to The Serena Park development. The new community will eliminate the ugly, abandoned golf course.

Thanks,

Joseph Gulotta  
1800 Sand Canyon Way  
Four Seasons

Date: Tuesday, March 29, 2016 2:01 PM  
From: Richard Sarnat <rsarnat@amibestmed.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission,

I am writing this letter in support of the proposed project to rehab the vacant golf course adjacent to the Four Seasons gated community.

Serena Park Estates has the opportunity to accomplish many goals by its existence:

- Provide additional property and sales taxes to the city
- Increase the property values of Four Seasons current owners
- Replace an eyesore, which creates unwanted dust and security issues
- Increases city housing volume, which secondarily promotes business and tax base
- Provides a better, safer and less costly route for the CV link project versus the proposed route on the levee.

For all of these reasons, I strongly encourage the planning commission to proceed with the Serena Park Estates project, despite the objections of a few adjacent homeowners in the Four Seasons complex.

The needs of the many are enhanced by this project; as always, the needs of a few will be temporarily inconvenienced. Such is the way of progress...

Sincerely,  
Richard L. Sarnat MD  
Owner/occupant of Four Seasons property

Date: Monday, March 28, 2016 4:09 PM  
From: Susan Sagle <susansagle@gmail.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission:

We are writing to you to give our support to the proposed Serena Park Estates development. As residents of the Four Seasons Community we believe that replacing the extinct Palm Springs Golf Course with this development will add to the value of all properties in North Palm Springs. In addition to decreasing blowing sand it will offer more housing to attract new residents to our area. This will increase property and sales tax revenue for Palm Springs.

We understand that the developers of this project have offered to have the CV Link route run through the community. This would keep the path off of the levee and would require less maintenance during windy periods. We believe this is a good option which should save building and ongoing maintenance costs for the city.

Thank you for your consideration. We strongly support this project.

Sincerely,

Dr. and Mrs. Neil A. Sagle

Date: Sunday, March 27, 2016 2:10 PM  
From: Lon McCoy <mail4lon@yahoo.com>  
To: Diana Grace <dgrace001@dc.rr.com>  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission,

As a resident of Four Seasons I wish to show my strong support for the Serena Park Estates development. This development is good for everyone. The abandoned golf course is truly a blight. It's dusty, ugly, and hazardous. The Serena Park Estates is well thought out and will be good for Palm Spring's economy and desirability.

I hear that the developer has agreed to allow CV Link to be routed through his development. This would be a very good thing for the Four Seasons community because the CV Link as currently planned adversely affects privacy and property values of many homes in Four Seasons.

Again, I think the Serena Park Estates development is a very good project and should move forward. Thank you.

Sincerely,

Lon McCoy  
3794 Date Palm Trail  
Palm Springs, CA

Date: Sunday, March 27, 2016 1:37 PM  
From: George <geofea@yahoo.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission,

I am writing this to express STRONG SUPPORT FOR the Serena Park Estates project. I consider this a much needed in-fill project that will replace a neighborhood blight with homes that will increase the city's economic activity and tax base. It's a win-win for the city and area residents.

George Feaster  
3794 Date Palm Trail  
Palm Springs, CA



Date: Friday, March 25, 2016 9:13 AM  
From: Alvin Stein <asalstein@gmail.com>  
To: dgrace001@dc.rr.com  
Cc: Sharon Stein <sharonstein33@gmail.com>  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission: As residents of an adjacent area to the proposed Serena Park development we have keenly observed the geographic area, as well as the many comments and arguments for and against this project. Our conclusion is that the Palm Springs Community would be well served by approving and completing this project as soon as possible. The development seems to have a respectable and transparent Developer at its helm bringing a much needed commodity to this part of Palm Springs. It would also eliminate the current eyesore and destructive environment which has caused noise and air pollution for the past several years. Surely the city will be able to cure some legitimate traffic concerns in a fairly easy manner. We see these concerns modest in terms of what the finished project will bring to the community as well as the city's revenues. Please work with the Developer towards a rapid start and completion of this excellent project.

Sincerely, Al and Sharon Stein  
1840 Fan Palm Way  
Palm Springs, CA 92262

Date: Wednesday, March 23, 2016 2:52 PM  
From: Donna Menne <donnamenne@msn.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission,

We fully support the Serena Park Estates to be built on the old golf course behind the Four Seasons community.

This will increase the value of our home as well as add value to the area. When we bought our home in 2004--we were told that homes would be built there--we expected the area behind us to be cleaned up.

I believe that is one reason why our home values have not recovered as quickly as other areas have in Palm Springs.

The other plus is the CV Link being routed thru the Serena Park Estates will also attract visitors to use it for additional outdoor activities such as biking and walking.

Our city is a vacation destination--the more we offer--the more we attract people to enjoy it. With the downtown rebuilding, the tram, and other outdoor play options, we increase revenue for our businesses as well as additional tax income for the city.

Sincerely,

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

Date: Wednesday, March 23, 2016 2:26 PM  
From: Allen Dan Cohen-Anglin <cohen.anglin@yahoo.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission

As a resident of the Four Seasons community I am very much in favor of the proposed development called Serena Park Estates. I feel that the development will enhance the value of our community and eliminate what is now a terrible eyesore. There are few if any new developments on fee land in the city of Palm Springs that offer starting prices in the \$300,000 range. This will make it so much more affordable to a segment of the population that is priced out of the new construction market. In addition, regarding the concerns of additional traffic in the area, I strongly believe that will not be an issue, all one has to do is stand outside our gates on Sunrise to see that it is not a problem for the 478 homes in our community. It is rare to see more than a handful of cars going up and down Sunrise at one time.

Allen Cohen  
3434 Savanna Way  
Palm Springs Ca 92262

Date: Wednesday, March 23, 2016 4:16 PM  
From: John Verrilli <jolaver@msn.com>  
To: dgrace001@dc.rr.com  
Subject: Fw: CV Link/Serena Park Estates

**From:** JOHN VERRILLI  
**Sent:** Wednesday, March 23, 2016 4:12 PM  
**To:** dgrace001@001dc.rr.com  
**Subject:** CV Link/Serena Park Estates  
dgrace  
From:  
John L. Verrilli  
The Four Seasons  
3979 Blue Sky Way  
Palm Springs, CA 92262-8848

Dear Palm Springs Planning Commission,  
The replacement of the Palm Springs Golf Course is crucial for the future of the Four Seasons and the Northern part of Palm Springs. The golf course is a hazard, not only because of the sand blowing into our community, but it also provides a place for dirt bikes that increases the sand hazard. I do not understand why people would prefer this sand mess to a new community. The police are unable to patrol this area.  
The CV link through Serena Park will solve the privacy problem for the Four Seasons. The link is planned to be built only a few feet from the backs of the houses. The openness of the desert was one of the factors that lured people to buy in The Four Seasons despite the wind here.  
I hope you will reconsider the plans for this neighborhood. Its future depends on the right decision.  
Sincerely,  
John L. Verrilli

Date: Wednesday, March 23, 2016 6:30 PM  
From: Darlene Jones <darruss@twc.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

PALM SPRINGS PLANNING COMMISSION:

I AM WRITING TO EXPRESS MY SUPPORT FOR THE SERENA PARK ESTATES DEVELOPMENT. I AM A RESIDENT OF FOUR SEASONS AT PALM SPRINGS. OUR CITY NEEDS NEW SOURCES OF REVENUE, AND THIS DEVELOPMENT WILL GENERATE ADDITIONAL PROPERTY TAXES, AND SALES TAX. WHEN THE CV LINK GOES THROUGH SERENA, WE WILL BENEFIT BY THE PROTECTION OF OUR PRIVACY, AND I UNDERSTAND IT WOULD BE CHEAPER FOR ALL OF US. THE BLOWING SAND IS A HEALTH HAZARD AND THE APPEARANCE IS A DETRIMENT TO OUR CITYSCAPE. THANK YOU FOR YOUR CONSIDERATION.

I DARLENE JONES  
1830 FAN PALM WAY  
PALM SPRINGS

Date: Wednesday, March 23, 2016 6:56 PM  
From: Darlene Jones <darruss@twc.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

Dear PS Planning Commission,

I support the Serena Park Estates development. I see nothing detrimental and many benefits. Additional property tax, sales taxes from new consumers, eliminating an eyesore, and controlling blowing sand, are but a few. If the CV link goes through SPE, it will address the lack of privacy for Four Seasons, and I understand it will be cheaper. I hope you will use these points in your considerations.

Russell Jones  
1830 Fan Palm Way

Date: Wednesday, March 23, 2016 7:54 PM  
From: hasovartanian <hasovartanian@yahoo.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

Hasmik Tchakmakjian

3606 Cliffrose TRL Palmsprings ca.92262

Salutation:Dear palm Springs planning commission. I am highly agree with that project!!!

Date: Wednesday, March 23, 2016 8:07 PM  
From: jackmajian <jackmajian@yahoo.com>  
To: dgrace001@dc.rr.com  
Subject: Serena park Estates

Jack Tchakmakjian

3606 Cliffrose Trl palmsprings ca.92262

Salutation: Dear palm Springs planning commission. I am highly agree with that project.

Sent from my Verizon Wireless 4G LTE smartphone



**Print**

Date: Friday, March 25, 2016 12:55 PM  
From: linda little <lindajlittle@hotmail.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Cc: lpennington@cpk.com <lpennington@cpk.com>  
Subject: Serena Park Estates

Attention: Diana Grace

Dear Palm Springs Planning Commission,

My name is Linda Little, I live at 2298 Savanna Way, Palm Springs, Ca 92262 in the Four Seasons.

My concern as many of the home owners in the Four Seasons is making sure that my property value will increase with the additional of the Palm Springs Golf Course. I was told when I purchased my home that there would be a golf course built and I would be able to use it. This never happened. With the approval of the Palm Springs Golf Course this would help with the blowing of the sand. We live where the winds constantly blow and with no mercy. Again when I purchased my home I was unaware of the high winds.

With the approval of the Serena Park Estates this will help eliminate some of the wind and sand.

The increase of much needed income for the local merchants would also influence not only the merchants who are here but, make more merchants want to come to our beautiful city.

The safety of users would also be improved by The Serena Park CV Link and still give me and other homeowners in the Four Seasons our privacy. This is why I chose the Four Seasons as well.

We are a Senior community with widows, and single people who live alone. This is a Big Concern to me.

I am a Retired Navy Veteran who has served my Country for over 25 years. I would hope you would take all consideration in taking care of the homeowners who live full time in Palm Springs.

Thank you in advance for your time,  
Linda J.Little  
Concerned Resident

Date: Friday, March 25, 2016 1:04 PM  
From: Andrew Georgias <agga@earthlink.net>  
To: dgrace001@dc.rr.com  
Subject: Serena Parks Estates

Dear Palm Springs Planning Commission:

As a homeowner in Four Seasons, I am very concerned about the CV Link for the following reasons: It comes too close to my home on Savanna Way in the Four Seasons Development. I don't use the CVLink as I am retired. We don't need the noise and disturbance coming from this project and aftermath i.e. people using it at all hours of the day and night.

It makes more sense to reroute the CV Link via Serena Park because the younger homeowners would avail themselves of the CV Link and it would be safer and healthier for users.

If approved, Serena Park theoretically will provide a broader economic and tax base for the City of Palm Springs and Riverside County.

Please consider this request to move the CV Link route via Serena Park.

Sincerely,  
Andrew Georgias

**Print**

? This is an urgent message.

Date: Friday, March 25, 2016 12:57 PM  
From: Terri Starekow <tstarekow@msn.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Parks Estates

Dear Palm Springs Planning Commission:

As a homeowner in Four Seasons, I am very concerned about the CV Link for the following reasons:

It will create serious privacy, noise, lighting, and safety issues for the homeowners adjacent to the CV Link, if it runs along the existing levee. Because Four Seasons is a 55+ community, this will place an undue burden on senior citizens who are here to relax and enjoy what is left of life. In addition, some of our home owners are in poor health and do not need any additional stressors in life.

The associated maintenance costs to the City of Palm Springs will eventually become another tax burden to homeowners and businesses. One for which I do not want to pay because I will not use the Link and do not see the benefit of it in a wind/dust storm conditions or on 120 degree days. Seniors are advised to stay indoors in these conditions.

It makes more sense to reroute the CV Link via Serena Park because the younger homeowners would avail themselves of the CV Link and it would be safer and healthier for users.

If approved, Serena Park theoretically will provide a broader economic and tax base for the City of Palm Springs and Riverside County.

Please consider this request to move the CV Link route via Serena Park.

Sincerely,

Terri Starekow  
1800 Sand Canyon Way  
Palm Springs, CA 92262

Date: Thursday, March 24, 2016 11:31 AM  
From: jwinps <jwinps@gmail.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission,

As a Four Seasons resident I am totally in favor of the Serena Park Estates development moving forward. It is a win for:

- The city of Palm Springs (increased tax revenue,)
- Local businesses (increased business income from local residents,)
- Four Seasons (increased property values,)
- The environment (sand erosion,)
- Beautification (elimination of the present Palm Springs Golf Course eyesore,)
- Mutual neighborhood acceptance of the CV link placement,)
- The Country of Riverside (increased property tax revenue.)

Again, there is everything to gain and nothing to lose by going forward with this most welcome development.

Sincerely,

John W Wirtanen  
3586 Date PalmTrail  
Palm Springs, CA 92262

Sent from my Sprint Samsung Galaxy Note5.

March 24, 2016

To The Palm Springs Planning Commission:

My husband and I own a home in the Four Seasons, which is immediately adjacent to the proposed Serena Park Estates.

I am writing to indicate our support for the development. We feel this project will be a win/win situation for the Four Seasons, inasmuch as property values of our homes will increase. It will also control and eliminate blow sand which is a serious problem due to the winds/wind gusts in the north end of Palm Springs.

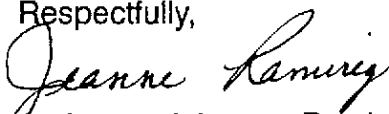
It will bring additional revenue to the City of Palm Springs through property taxes and sales tax. It will also be a boom to merchants in the Downtown with more consumers shopping at the stores and dining at local restaurants.

With the developer's agreement to route the CV Link through the project, it will resolve privacy issues that residents along Savanna Way and Fan Palm Way would be subjected to if the Link were built on the levee behind our Community.

We also admire the developer's utilization of private sector funds to resolve a public nuisance and blighted area, the extinct Palm Springs Golf Course.

We encourage you to approve the plans for Serena Park Estates.

Respectfully,

  
Andres and Jeanne Ramirez  
3948 Sunny Springs Way  
Palm Springs, CA 92262

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,

A handwritten signature in black ink, appearing to read 'GALVES', written over the printed name.

GREG ALVES

2526B N. WHITEWATER CLUB DR.

PALM SPRINGS, CA. 92262

PG. 2 OF 2

## David Newell

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**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

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**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. Hmmm...

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

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**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,

A handwritten signature in cursive script that reads "Ronald J. Herisko". The signature is written in black ink and is positioned above the printed name.

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**

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

**RECEIVED**

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

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MAR 14 2016

PLANNING SERVICES  
DEPARTMENT

Felix J Nacanther

1880 Fan Palm Way

Palm Springs, CA 92262

March 8, 2016

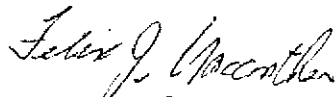
Palm Springs Planning Commission:

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

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

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.

Diana Account Info : Sign Out Home

Contacts Notepad Calendar

Actions : Apply Previous

Inbox (78)

Drafts

Sent

Spam (17)

Trash

[Empty]

[Empty]

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)



LendingTree.com

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California Mortgage Rates Take Huge Dip- 3...

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

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

SolarCity

HEY CALIFORNIA.

Our customers saved an avg. of

\$516+

their first year.

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MAR 14 2016

PLANNING SERVICES DEPARTMENT

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Actions : Apply Previous



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  
2255 LINDEN BLVD  
PALM SPRINGS, CA 92262

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  
CITY OF PALM SPRINGS

## 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 <lbhorseman@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

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 Solaná 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.

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 time 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: jibarry@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 12 2016

PLANNING 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  
11:59:07S 2016

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 DEPARTMENT  
10:00 AM

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  
DEPT. 17

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.

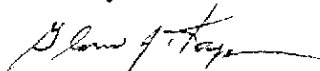
The area bordering our Four Seasons community is not maintained except for very limited weed control. The area is quite dusty and has become an area that gathers trash. The development of homes would be a great improvement to the area which borders much of our community.

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  
CITY OF PALM SPRINGS

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  
APR 14 2016  
PLANNING SERVICES  
CITY OF PALM SPRINGS

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  
[RickKiesel@aol.com](mailto:RickKiesel@aol.com)

RECEIVED  
MARCH 14 2016  
PLANNING COMMISSIONS  
CITY OF PALM SPRINGS

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 24 2016

PLANNING DEPARTMENT  
CITY OF PALM SPRINGS

March 13, 2016

Planning Commission  
City of Palm Springs

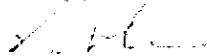
In re: Serena Park development

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.

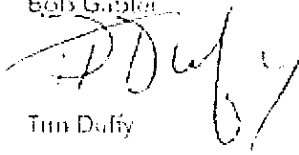
The failed golf course is a wasteland and a fire danger, filled with blowing sand, dead and dying trees, poisonous reptiles, feral cats, and coyotes. Beyond that, it is an eyesore and an attractive nuisance, regularly enticing off road aficionados to cowardly set upon the sandy desolation under cover 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 defunct 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 entitlement.

Sincerely yours,



Bob Gabler



Tim Duffy

RECEIVED

MAR 14 2016

13 March, 2016

PLANNING SERVICES  
2000 PALM BLVD

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 16 2016  
PALM SPRINGS PLANNING  
COMMISSION

**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

PLAIN TEXT MESSAGE

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

PLANNING COMMISSION  
CITY OF PALM SPRINGS

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

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.



Roy W. Clark

RECEIVED

MAR 14 2016

PLANNING SERVICES  
DEPT. 011

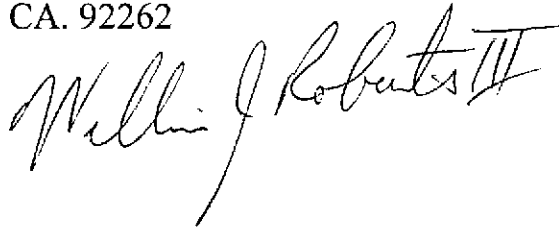
The Palm Springs Planning  
Commission  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA. 92262

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





March 10, 2016  
The Palm Springs Planning Commission  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA. 92262

RECEIVED  
MAR 14 2016  
PLANNING DEPARTMENT  
CITY OF PALM SPRINGS

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 AND ZONING  
COMMISSION

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:

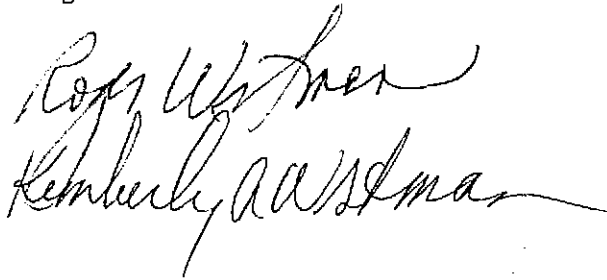
- **The Serena Park Estates landscape plan calls for removal of the Tamarisk trees that are damaging our property.** This row of trees grows only about 10' beyond our property line. The extensive and aggressive root system of these trees extends well beyond our fence into our property and very likely 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 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  
[Kimwh1@Juno.com](mailto:Kimwh1@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 initial "K" and "M".

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  
CITY OF PALM SPRINGS

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

Received from Weber  
2510 D Whitewater Club Dr  
**RECEIVED**

Mr. David Newell  
Assoc. Planner  
City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

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 #
<u>Charlie Cohoe</u>	<u>2531B</u>	<u>Frank Murray</u>	<u>2530C</u>
<u>Mary Cohoe</u>	<u>2511C</u>	<u>Ernie</u>	<u>2511A</u>
<u>Byron</u>	<u>2521D</u>	<u>Tona Rauch</u>	<u>2538B</u>
<u>Fr Peyton</u>	<u>2572 B</u>	<u>Judy Weber</u>	<u>2510D</u>
<u>John Quirk</u>	<u>2530 D</u>	<u>Janene Doane</u>	<u>2515B</u>
<u>Hy Ly</u>	<u>2526 C</u>	<u>Art Carroll</u>	<u>2504 B</u>
<u>Luzanne Carroll</u>	<u>2501B</u>	<u>John Harry</u>	<u>2504D</u>
<u>Emily Wick</u>	<u>2504 E</u>	<u>Cheryl Kline</u>	<u>2504 F</u>
<u>Fred McDonald</u>	<u>2538D</u>	<u>Charles Anderson</u>	<u>2543 B</u>
<u>David Strubbe</u>	<u>2537 D</u>	<u>Larry + Pam M</u>	<u>2543 D</u>
<u>Veronica Skell</u>	<u>2521 B</u>		
<u>Dean Weber</u>	<u>2510D</u>		

## David Newell

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**From:** Ed Caruso <ed@edcsf.com>  
**Sent:** Monday, November 16, 2015 3:00 PM  
**To:** David Newell  
**Subject:** Re: Serena Park project

RECEIVED  
NOV 20 2015  
11:11 AM

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

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Sent from my M8.

## David Newell

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**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  
PALM SPRINGS  
CALIFORNIA

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

Item 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 14 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

<b>Escrow Officer:</b> Debi Calmelat	<b>Escrow No:</b> 09271090 - 916 DC1	<b>Close Date:</b> 02/28/2013	<b>Proration Date:</b>	<b>Date Prepared:</b> 03/06/2013
<b>Seller(s):</b>	Palm Springs Country Club Investors, LLC, a California limited liability company Jeffrey G. Gomberg			
<b>Property:</b>	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@palm Springs-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

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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 in 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 at the expense of the new residents is wasted water and open space.

The five acre public park is in 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

To: James Thompson, City Clerk

1/08/11, 2015

p1

Re: CASE 5.1327 GPA/PD316/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 (MB-1 letter B) + 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 RCFC + 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 flood proofing 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 responsible for my flood insurance costs or floodproofing my home??

Submitted to  
Planning Commission

Case # 253  
JFM 11/10

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 Sereno 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  Water Usage Increase associated with the influx of all these new residents

C) impact of possible electrical overloads due to the higher demands of an increased population.

Submitted to  
Planning Commission

NOV 12 2015

Case # 2C 270

r -

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,

Teri McCoppin

Teri McCoppin

2545 C Whitewater Club Dr.  
(PSCC)

Palm Springs CA 92262

terimccoppin@yahoo.com

(760) 861-9525

Submitted to  
Planning Commission

NOV 12 2015

Case # \_\_\_\_\_

271

# **/LINK** 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.

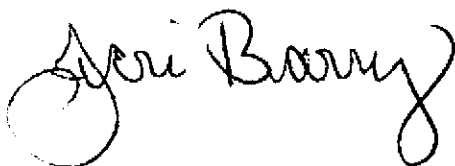
At the hearing regarding Serena Park project on November 12, we request that the CV Link issue be included in the discussion, specifically these questions...

- 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,

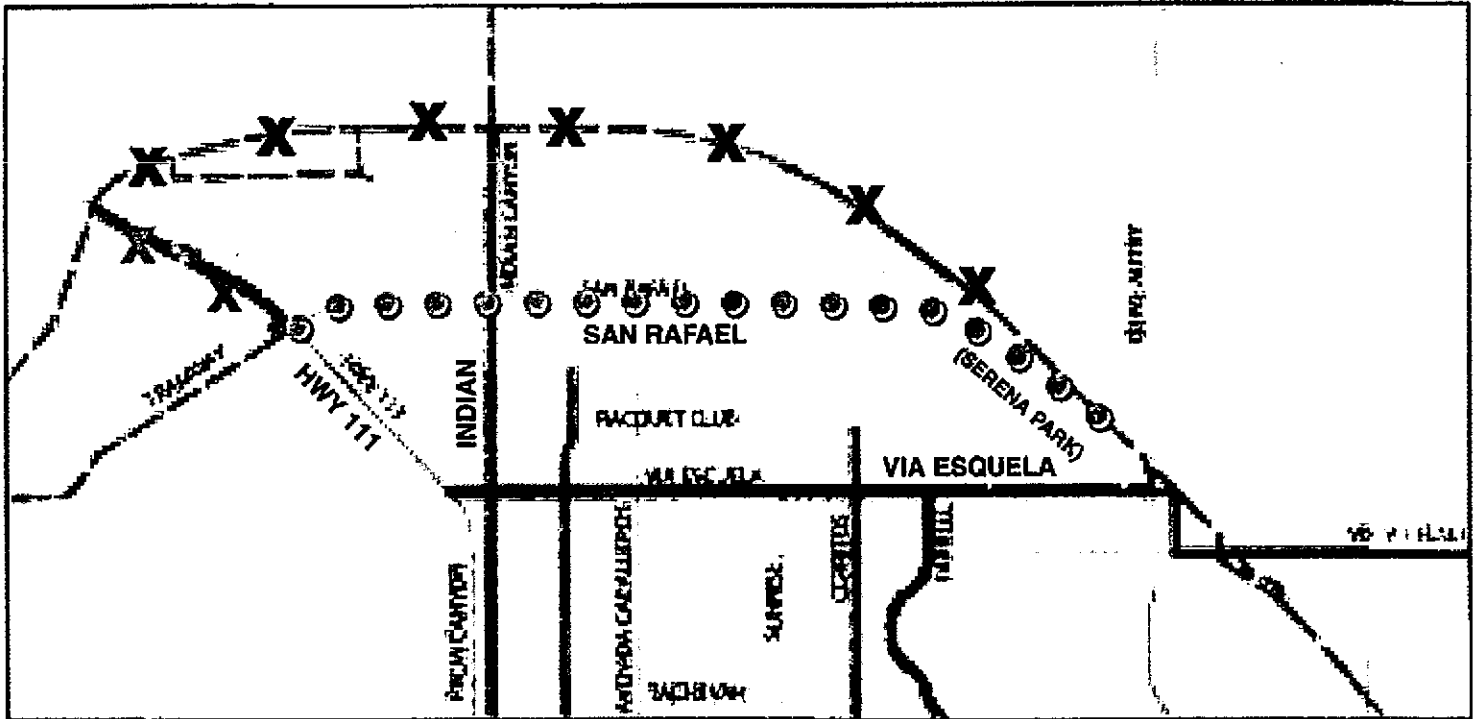


Jeri Barry, Vice Chair  
CV Link Committee of the Four Seasons  
2250 Savanna Way  
Palm Springs, CA 92262  
(760) 320-3003


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**

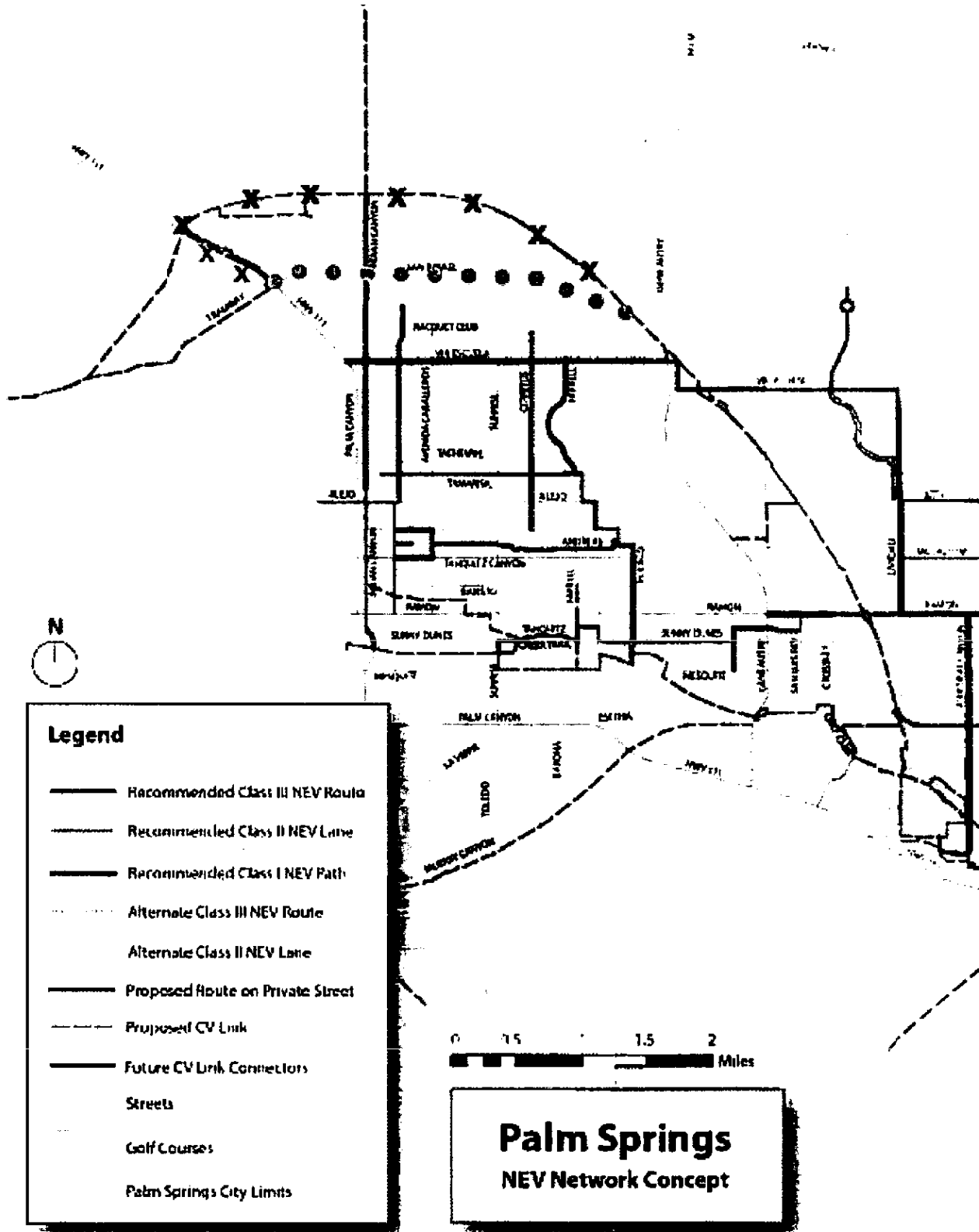
**X Additional CV Link Segment(s) that could be eliminated**

## **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 B: 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. Tahquitz 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.

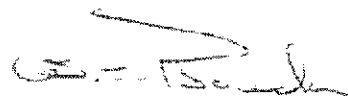
The golf course, club house and tennis courts played a large part in why our residence was purchased and because of the open space of the golf course surrounding Palm Springs Country Club. Sadly when the golf course failed to continue due to poorly arranged financing we were fortunate that we still had 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**

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**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

**City of Palm Springs  
Serena Park Project  
Environmental Impact Report  
Scoping Meeting  
Thursday, January 8, 2015**

This form may be used to submit comments and suggestions in regard to environmental issues that should be included in the EIR for the proposed Serena Park Project.

Name (please print) MARY L. PETRILLI  
 Mailing Address 2527 N. WHITEWATER DR. UNIT A  
 Telephone No. (daytime) (760) 548-0333  
 Fax No. \_\_\_\_\_  
 E-mail address marpetrilli@hotmail.com  
 Organization/Affiliation WHITEWATER RESIDENT - Phase 1

The Draft EIR for the proposed Serena Park Project should address the following potentially significant environmental impacts:

- ① I believe I mentioned it before but I wanted to put in the public record - acoustics put in wall to be built that will be surrounding White Water Country Club.
- ② Increase the distance of the <sup>proposed</sup> road to be built ~~at~~ surrounding Palm Spring CC club to reduce ~~that~~ noise.
- ③ A direct e-mail address to the Planning Board so that PSCC residents can find the agenda more easily. Currently it is very difficult to locate on the Govt website

Signature Mary L Petrilli

Thank you for your assistance.

Written comments may be directed to David A. Newell, Associate Planner, located at 3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262 or E-mail David.Newell@palmsprings-ca.gov.

To Mail, Fold and Staple

**RECEIVED**  
 FEB 17 2015  
 PLANNING SERVICES  
 DEPARTMENT



## 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>  
**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

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**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 Geronio 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 <ficerelc@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

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

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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 Alvane</u>	<u>2515-B</u>	<u>Robert Ann</u>	<u>2511 D</u>
<u>Neil Miller</u>	<u>2515-A</u>		
<u>William B Paine</u>	<u>2521-D</u>		
<u>David Shea</u>	<u>2531 B</u>		
<u>May J Petulli</u>	<u>2537 A</u>		
<u>[Signature]</u>	<u>2537 C</u>		
<u>[Signature]</u>	<u>2537 B</u>		
<u>David Stachura</u>	<u>2537-D</u>		
<u>Jane K Ryan</u>	<u>2543 C</u>		
<u>Fred Malabon</u>	<u>2538 D</u>		
<u>[Signature]</u>	<u>2530 D</u>		
<u>Shirley Limer</u>	<u>2531-B</u>		

**David Newell**

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**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

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**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 !! 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

PLANNING SERVICES  
DEPARTMENT

Please do not ~~rezone~~  
my part of or area of  
Palm Springs - 440 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 gated  
road. If you had done  
the same would you want  
to be surrounded by 6 foot

clevelandc.nicabuchabi.ae

1 of 2

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

Phyllis I. Ulrich  
26 Promontory  
Dove Canyon, CA 92679

until I move to Palm Springs  
full time.

clevelandclinic.audhabi.ae

## David Newell

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**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.

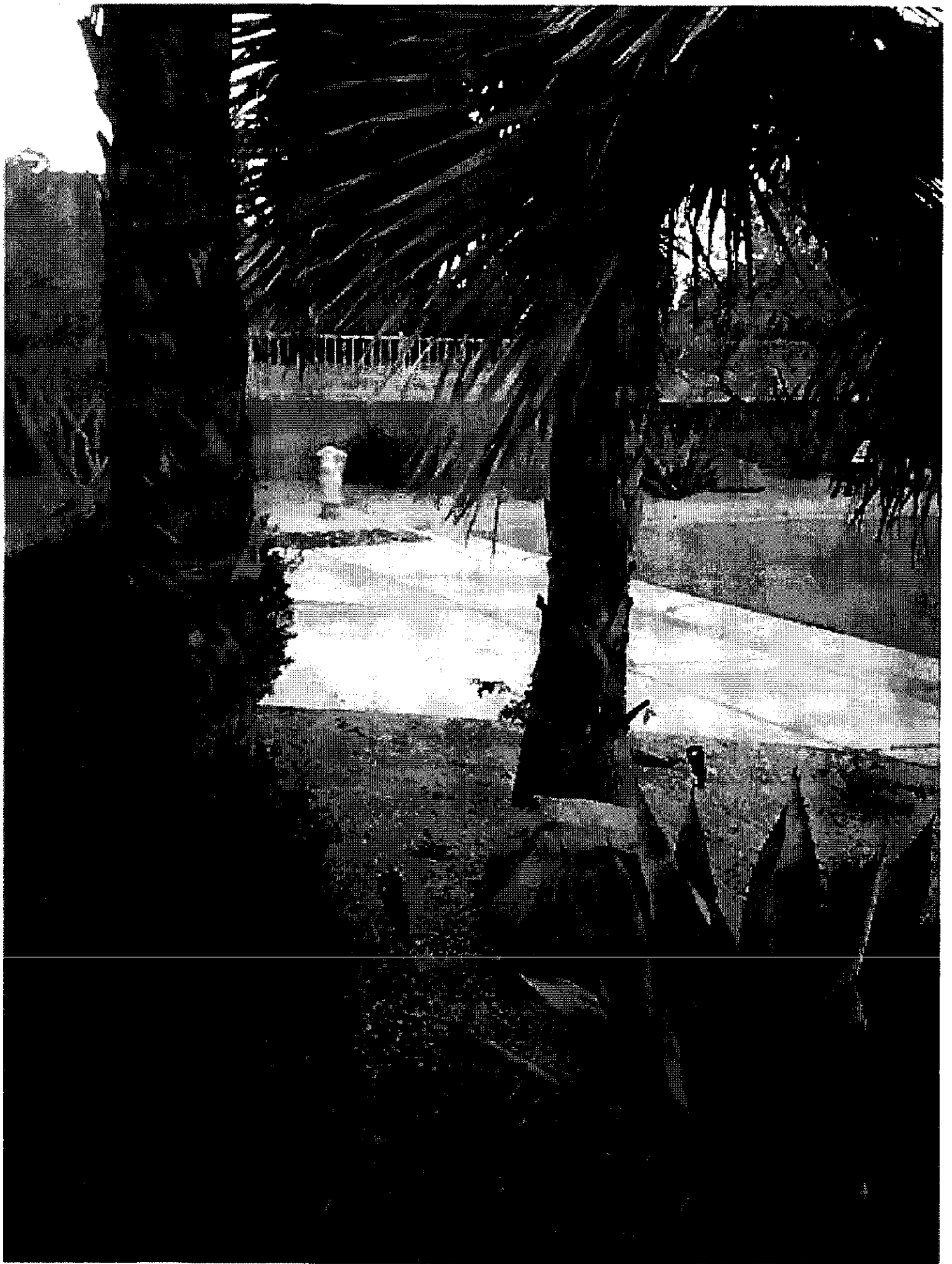
4) There is a wall around my particular area of the existing Palm Springs Country Club community, Alexander Estates II. One part of that wall, is partially open - I supposed to allow a few of the lovely golf course that isn't there anymore. However, it is the only place that wall is an easy climber and 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

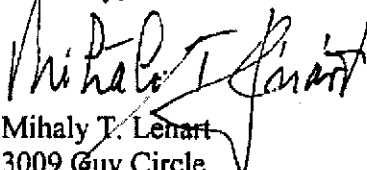
To Whom It May Concern:

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 their 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, their 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

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**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 COMMISSION 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

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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.

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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](mailto: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**

316

# ATTACHMENT 13

PROVIDED UNDER SEPARATE COVER

AND

ON FILE IN THE ***OFFICE OF THE CITY CLERK***

# **ADDITIONAL CORRESPONDENCE**

The following was received late Thursday, July 28, 2016.



RECEIVED  
CITY OF PALM SPRINGS

2016 JUL 28 PM 5:00

JAMES THOMPSON  
CITY CLERK

July 28, 2016

**To: The Palm Springs City Council**

**From: The Board of Directors  
Four Seasons at Palm Springs Community Association**

**Re: Serena Park Estates**

**Our Association and the majority of our homeowners support the development of Serena Park Estates.**

**We are herewith submitting communications to the Palm Springs Planning Commission from homeowners in our Community in support of the project.**

**Our residents support the development because of the potential to increase property values of the homes in our community, the elimination of the blighted Palm Springs Golf Course, which is an eyesore to our residents whose homes abut the golf course, and the control and elimination of blown sand which accumulates on our walking trail and in homeowners' pools and backyards.**

**It will also eliminate the attractive nuisance of the defunct golf course which has encouraged all manner of inappropriate activity – motorcycles, ATVs, fireworks, unleashed dogs, etc. It will enhance security to the homes in our Community which are adjacent to the development by eliminating access to trespassers through the golf course.**

**The development will bring more revenue to the city vis-a-vis property taxes and sales tax. It will also increase income to the City's merchants with more consumers shopping and dining at local restaurants.**

**The development will eliminate a public nuisance which adversely affects our homeowners and surrounding neighborhoods with private sector funds. It is a win/win situation for the City and its residents.**

**We recognize the benefits afforded by Serena Park Estates to the City of Palm Springs, its citizens and our Community, and the fact that the northern end of Palm Springs will be a part of the revitalization of our City.**

However, our Association and numerous homeowners strongly object to the Planning Commission's recommendation that Golden Sands Drive, the street adjacent to our south entrance, be the sole and exclusive construction traffic route into the Serena Park Estates project.

We are herewith submitting communications from homeowners expressing their objections to and concerns regarding this issue.

**We believe that this recommendation was made without complete transparency or full inclusion of all interested parties.**

Representatives of our Committee and Association attended all of the Planning Commission meetings and study sessions concerning Serena Park Estates. Prior to the April 27<sup>th</sup> Planning Commission meeting, there had been no discussion concerning Golden Sands Drive being designated as a construction traffic route into the new development.

At the April 27<sup>th</sup> meeting, the discussion relating to this issue came after the close of public comments, which precluded representatives from our Association being able to voice their objections on this matter.

However, a number of homeowners in neighborhoods surrounding the former golf course did voice their objections to construction traffic on the streets of Verona Road, Whitewater Club Drive and Via Escuela. Apparently, it was their objections that lead to the recommendation that Golden Sands Drive should be the sole and exclusive construction traffic route.

While their voices were allowed to be heard during Planning Commission meetings, we were unaware of a need to address the construction traffic issue, nor were we given the opportunity.

It is our position that all of the streets adjacent to the entrances into Serena Park Estates should equally share in the routing of construction traffic.

We hope that the City Council will give equal weight to our objections and concerns on this issue and resolve the matter in a manner that is fair and equitable to all of the surrounding neighborhoods.

Thank you.




## **Palm Springs City Council**

We are not opposed to the Serena Park Development. It will remove the blighted former golf course which provides blowing sand, trespassers on atv's and motorcycles from our backyards.

However, we strongly oppose the use of Golden Sands Drive as the only access for construction traffic. This is not fair to our homeowners who will have to look and listen to the noise of heavy equipment, with possible resultant damage, for the entire length of the project.

Please insist that there be additional access streets.

Thank-you

Handwritten signatures of Linda Wright and Jeanne Blackburn. The signature for Linda Wright is on the left, and the signature for Jeanne Blackburn is on the right, featuring a long horizontal stroke.

Linda Wright and Jeanne Blackburn

2602 Desert Breeze Way

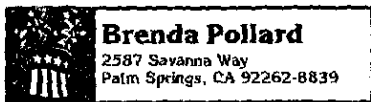
Palm Springs, California 92262

To: Palm Springs City Council: 8 July 16  
To whom it May Concern,

Since lack of advance discussion prohibited me as a 4 Season Resident from providing written or verbal comments to objections to Golden Sands Dr being the only construction entrance I am making my opinion below.

I think that it is unfair for Golden Sands to be the only entrance to the construction of Service Park Estates. All entrances should have construction traffic equally.  
Thank you.

Sincerely  
Brenda E. Pollard



2587 SAVANNA WAY  
Palm Springs, CA 92262

July 4, 2016

To: The Palm Springs City Council

From: Diana Grace  
Homeowner, Four Seasons at Palm Springs Community Association

Re: Serena Park Estates/Golden Sands Drive

The General Manager of our homeowners Association and I attended all of the Palm Springs Planning Commission meetings and study sessions regarding the development of Serena Park Estates.

During these sessions numerous homeowners in surrounding communities adjacent to Serena Park expressed their objection to construction traffic on Verona Road, Whitewater Club Drive and Via Escuela.

At no time did any member of the Planning Commission make any comments regarding disallowing construction traffic on these streets and targeting Golden Sands Drive as the **only** construction entrance to the project until subsequent to the close of public comments at the April 27 meeting, which prohibited representatives of our Association from expressing their concerns and objections to this recommendation.

While not addressing the issue when residents could express their opinions, the Planning Commission did not provide an open forum for a full and transparent discussion concerning construction traffic. Their actions do not represent a fair and equitable resolution to the construction traffic issue, but rather place an enormous burden on our Community.

I am aware of their recommendation for the City Council and developer to try to negotiate building a construction traffic artery across the land adjacent to Gene Autry Trail and Via Escuela. However, Eric Taylor, the developer, indicated he has approached the Indian tribe which owns a considerable portion of the land proposing to build a road across their property and received a resounding "No" in response.

It is my feeling that all of the streets adjacent to the entrances into Serena Park Estates should share equally in the routing of construction traffic.

I hope that you, as the representatives of all citizens in our City, will give equal weight to our objections and concerns and resolve the matter in a manner that is fair and equitable to all of the surrounding neighborhoods.

Thank you.

Subject **Palm Springs City Council – RE: Construction Traffic into Serena Park Estates from Golden Sands Drive – (FORMAL – OBJECTION)**

From Joe Shuster <horsehead93@gmail.com>

To <dgace001@dc.rr.com>

Cc <dgrace@fourseasonspalmsprings.com>

Date 2016-07-04 21:16

Dear Palm Springs City Council:

**So many issues here.**

(1) It is a poor business practice, (2) certainly raises safety issues, (3) totally UNFAIR to the local residents: to LIMIT all construction traffic into new Serena Park Estates to ONE ROADWAY (Golden Sands Drive)! ARE YOU KIDDING? I've been involved with projects over the years, and one of this size should throw up the red flags immediately.

Large projects require MULTIPLE means of ingress/egress for SAFETY, FAIRNESS TO THE LOCAL RESIDENTS (closest in proximity), and for the WEAR AND TEAR OF THE ROADWAYS. One roadway should NEVER be subjected to this type of construction limitation, it's totally against all LOGIC, and the planning department should understand this, this certainly isn't the first project of this scale they've analyzed.

MY OPINION: DO NOT LIMIT CONSTRUCTION TRAFFIC INTO SERENA PARK ESTATES FROM ONLY GOLDEN SANDS DRIVE, THERE MUST BE MULTIPLE MEANS OF INGRESS/EGRESS DURING THE ENTIRE CONSTRUCTION PROCESS. THIS IS A MAJOR RESIDENTIAL PROJECT, DO THE RIGHT THING, DO IT NOW!

Respectfully submitted,

Joseph Shuster  
1321 Solana Trail  
Palm Springs, CA 92262

Subject **Serena Park Estates / Golden Sands Drive**  
From **William Smith <bills1947@sbcglobal.net>**  
To **dgrace@fourseasonspalmsprings.com <dgrace@fourseasonspalmsprings.com>**  
Date **2016-06-30 03:08**

Dear Palm Springs City Council:

While I am strongly in favor of the new Serena Park Estates development which will border on my community (Four Seasons), I am also strongly opposed to Golden Sands Drive being the ONLY construction traffic entrance to Serena Park Estates. It is simply not fair that one residential street bear the full burden of construction traffic. Other streets adjacent to entrances to Serena Park should also share this traffic.

The Palm Springs Planning Commission's discussion of construction traffic routes was not transparent or inclusive, since the "public comments" section of the April 27, 2016 meeting was closed before discussion about the construction entrance. This prevented Four Seasons residents and our representatives from voicing our objections.

I strongly urge you to alter and expand the Planning Commission's recommendation, so that Serena Park Estates construction traffic is not restricted to just Golden Sands Drive. More than one street should be designated for this purpose. Thank you for your consideration of this important matter.

Respectfully,

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

Subject **Serena Park Estates/Golden Sands**  
From <MichangelMas@aol.com>  
To <Robert.Moon@PalmspringsCa.Gov>  
Cc <dgrace@fourseasonspalmsprings.com>  
Date 2016-06-28 22:05

Dear Mayor Moon,

I live in the Four Seasons community at the North end of Sunrise Way. It has come to my attention that the Serena Park project will be using Golden Sands Drive as the only access for construction vehicles once the project begins. While I am in favor of the Serena Park project, I can't help but be concerned with the impact upon our community should Golden Sands be the only road for construction vehicles, etc. to access the construction area. Our Southern most gate to enter Four Seasons is also on Golden Sands Drive. and I am afraid the amount of congestion on Sunrise and Golden Sands would become untenable. The noise, dust and general construction activity that would be funneled onto Golden Sands would cause the homes that border that street and those homes in that general vicinity of Four Seasons undue discomfort and stress.

There must be other routes that could be used by the construction company to access the area in question thus diverting some of the unwanted traffic Thank you for your consideration in this matter.

Sincerely,

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

[michangelmas@aol.com](mailto:michangelmas@aol.com)

Subject **Lack of Discussion on the construction entrance**  
From Mary Wilker <mwilker@drmineternet.com>  
To dgrace@fourseasonspalmsprings.com <dgrace@fourseasonspalmsprings.com>  
Date 2016-07-06 18:32

Needs to have more discussion. Lack of advance discussions prohibited residents of the Four Seasons from providing their written or verbal comments or objections to Golden Sands Drive being the ONLY construction entrance.

Regards

Mary Wilker  
Architectural Compliance Manager  
mwilker@drmineternet.com  
DESERT RESORT MANAGEMENT  
www.drmineternet.com

[www.associaadvantage.com](http://www.associaadvantage.com)

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760.346.9918 Fax

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3351 Savanna Trail  
Palm Springs, CA  
92262-8844

June 27, 2016

COPY

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

Re: Serena Park Estates/Golden Sands

Dear Members of the Council:

I am a resident of Four Seasons at Sunrise/Golden Sands. Recently I retired, and moved full time to my retirement home there 2 years ago. Since then I have enjoyed peaceful sleep until I wake of my own accord, and relaxing meals on the patio with peace and quiet.

All this could come to an end if the only construction access for the proposed Serena Park Estates is allowed to be Golden Sands. With many residences located next to the proposed Golden Sands access, as well as others being backed up against the project itself, there is the opportunity for excessive noise, dirt and disturbance. When I purchased my house, the golf course was still intact, and the worst we were told to worry about was the possibility of an errant golf ball. Now there is a large construction project being planned. I realize that progress is necessary, and support it in general.

I am however, opposed to:

- 1) giving away the land that was deeded for recreation and other beneficial uses for the neighboring communities, including Four Seasons, without remuneration of some kind, for the communities.



Page 2

2) having all construction equipment use ONLY Golden Sands. At the minimum, spread the access among several areas.

3) the lack of a plan to keep noise and dirt under control. We have discussions and rules to keep other neighborhoods free from late-night rental parties, and neighbors of clubs from being subjected to loud outdoor music. I expect nothing less for established communities during what could be a 10 year construction project next to us.

Thank you in advance for your consideration of this matter.

Sincerely,

COPY

Jerome Haggart

Subject: **Serena Park Estates/Golden Sands**  
From: David Schafer <schafer356@gmail.com>  
To: <dgrace@fourseasonspalmsprings.com>  
Date: 2016-06-17 22:32

To Whom It May Concern,

There needs to be a public discussion regarding only having one street to be used for construction traffic into the Serena Park Community. The City of Palm Springs has received enough bad publicity when the FBI raided offices not to long ago. This discussion has been kept relatively quiet and has been less than inclusive. There should be other streets that take the burden off only using one street for a more balanced traffic flow and less inconvenience for local residents. Maybe a bit of national publicity will put a spotlight on this problem and get it properly resolved.

David Schafer  
Home Owner Four Seasons Palm Springs  
Tel: 818-632-1000

Subject **Serena Park Construction Entrance**  
From <das5305@yahoo.com>  
To dgrace@fourseasonspalmsprings.com <dgrace@fourseasonspalmsprings.com>  
Date 2016-06-16 21:12

Dear Palm Springs City Council,

I am writing in regards to the construction entrance for the Serena Park Estates. It is our opinion that all streets adjacent to the entrances for the Serena Park Estates should share all the construction traffic equally. We feel one entrance bearing all the construction is unfair.

The discussion of construction traffic routes was not included in the meeting that was held. We did not have input as to our concerns utilizing Golden Sands as the only route for all the construction traffic.

The public comment section of the April 27 meeting was closed before the discussion about the construction entrance was even brought up which did not allow anyone in Four Seasons representing the community to voice our concerns and objections.

We do not feel that is very fair to bear the full burden of this construction traffic in one entrance of our development.

Please reconsider this decision since we had absolutely no input and are now earmarked to bear all the traffic.

David A. Schlegel  
Thomas B. Cofrancesco  
Four Seasons  
3430 Savanna Trail  
Palm Springs, CA 92262

Subject **Serena Park Estates and Golden Sands Drive**  
From <BlountDR@aol.com>  
To <Robert.Moon@palmspringsca.gov>, <Chris.Mills@palmspringsca.gov>, <Ginny.Foat@palmspringsca.gov>, <Geoff.Kors@palmspringsca.gov>, <jr.roberts@palmspringsca.gov>  
Cc <dgrace@fourseasonspalmsprings.com>  
Date 2016-06-16 20:34

**Palm Springs City Council:**

Please reject the Planning Commission's recommendation that ALL construction traffic be directed onto Golden Sands Drive. This recommendation was not presented to the public for comment before the Planning Commission's recommendation, and it needs to be discussed in an open and transparent manner. Please refer this item back to the Planning Commission.

Additionally, I do not believe that the traffic studies for the CEQA documentation fully addressed the high concentration of construction traffic this will cause nor provide a full set of mitigation measures that may be required to make the impacts less than significant. This is a significant change to the project description and needs to have a proper review.

Dale Blount  
Four Seasons  
3964 Blue Sky Way  
Palm Springs, CA 92262

Subject: **Serena Park Estates / Golden Sands**  
From: Tom Clause <tomclause@aol.com>  
To: <dgrace@fourseasonspalmsprings.com>  
Date: 2016-06-16 23:01

Dear Palm Springs City Council,

The City Council meeting of April 27 was terminated before residents of the Four Seasons community had an opportunity make public comment regarding the proposed "Serena Park Estates" and the routing of construction traffic adjacent to the existing Four Seasons community.

It appears that the current proposal will restrict or route ALL construction traffic to just a single road, "Golden Sands Drive", which abuts the Four Seasons community. This will be a heavy burden for Four Season's residents to endure over a long period of time.

There are *several* access roads that can all be used to share the construction traffic-load and spread out the impact over a larger area. In light of this, it is not fair to place the full burden upon just one street and just one group of residents.

I am strongly urging the City Council to ensure a fair and open public discussion on this subject to determine the most equitable construction traffic route in its final plan.

Thank you for your consideration.

Thomas Clause  
3937 Blue Sky Way  
Palm Springs, CA

Subject: **Serena Park Estates / Golden Sands Drive**  
From: Terri Starekow <tstarekow@msn.com>  
To: <dgrace@fourseasonspalmsprings.com>  
Date: 2016-06-17 00:08  
Priority: **Highest**

Dear Palm Springs City Council Members:

The exclusive use of Golden Sands Drive for the Serena Park construction project is of concern to me, in light of the availability of two other ingress/egress points that could share the burden of the construction traffic.

In addition, there are safety and emergency concerns relating to the following:

1. Existing heavy use by children and pedestrians;

a. Golden Sands Drive is a public school bus pick up and drop off site. Usually parent(s) drive their children to and from the bus stop. While parent(s) wait for the children, they line up along the curbs, which creates heavy traffic congestion for other pedestrians and vehicles.

b. Pedestrians and children frequently use Golden Sands Drive to reach the public bus stop on San Rafael and Sunrise Way or to walk to nearby shopping;

2. The construction traffic will impede Four Seasons traffic at the south gate on Golden Sands Drive;

Four Seasons relies heavily on emergency and medical services due to its aging population. We need more than one route in and out of our development.

To add heavy construction traffic to an already stressed traffic situation creates a foreseeable liability to the city, developer, and community.

Please consider all options to alleviate these issues.

Sincerely,

Terri Georgias  
2474 Savanna Way  
Palm Springs, CA 92262

Subject **Serena Park Estates / Golden Sands**  
From **Celeste Aviles <majclaviles@verizon.net>**  
To **<dgrace@fourseasonspalmsprings.com>**  
Date **2016-07-22 22:13**

Dear Palm Springs City Council,

This email is in regards to the construction route for traffic for the future Serena Park project. The fact that the only construction route the planning commission intends to recommend, along Golden Sands Drive, presents undue hardship for those of us who use this entrance on a regular basis. It is not fair for only one residential street to bear the full burden of construction traffic. As such, many of our resident neighbors, including my household, are adamant that an additional route be included for construction traffic to provide traffic congestion relief.

Thank you for your time,

Respectfully,

Celeste L. Aviles  
3557 Savanna Way  
Four Seasons  
Palm Springs, CA 92262

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<https://www.avast.com/antivirus>

Subject **Serena Park - construction entrances**  
From **Mary Stokes <marystokes28@roadrunner.com>**  
To **<dgrace@fourseasonspalmsprings.com>**  
Date **2016-06-17 01:54**

**Subject:** Serena Park Estates/Golden Sands

Dear Palm Springs City Council:

I am shocked by the way it appears that Palm Springs government is proceeding with getting approval for ONE ROUTE ONLY for construction traffic for Serena Park Estates.

At their April 27<sup>th</sup> meeting, the Planning Commission made the decision to recommend to the City Council that Golden Sands Drive be the **ONLY** route for construction traffic into the new Serena Park Estates community.

Apparently, this decision was facilitated by a group of homeowners who live near the old golf course.

The subject of "construction traffic" on Golden Sands Drive had not been publicly discussed prior to the April 27<sup>th</sup> meeting.

The "public comments" section of the April 27<sup>th</sup> meeting was closed BEFORE the discussion about the construction entrance, preventing Four Seasons representatives from voicing objections.

Lack of advance discussions prohibited residents of the Four Seasons from providing their written or verbal comments or objections to Golden Sands Drive being the ONLY construction entrance. It is not fair for one residential street to bear the full burden of construction traffic. Streets adjacent to all entrances into Serena Park Estates should share construction traffic equally.

This is so wrong on so many levels, the City Council should do the right thing, and open an additional route that does not include the Four Seasons.

I thank you for your time.

Very Truly Yours,

Mary L. Stokes  
3542 Cliffrose Trail  
Palm Springs, Ca. 92262

**336**



Subject: **Serena Parks Estates/Golden Sands**  
From: barbara <bc004@hotmail.com>  
To: dgrace@fourseasonspalmsprings.com <dgrace@fourseasonspalmsprings.com>  
Date: 2016-06-17 03:44

To attention of the Palm Springs City Council:

I am disappointed to learn that the Palm Springs Planning Commission recommended to the City Council that Golden Sands be the only route for construction traffic entering and exiting Serena Park Estates. The Four Seasons community was not given the opportunity to have our voices heard. This goes against our Palm Springs officials' emphasis on transparency. Traffic on North Sunrise will already be greatly increased with the major developments adjacent to our community. It is not viable or fair for Golden Sands to be the only route into and out of the large Serena Park Estates. Additional streets should share in providing access to Serena Park.

There is also a safety concern for the children from Golden Sands Mobile Home Park because this is the same location used by the school buses.  
All of the residents of Palm Springs should be considered equally.

Palm Springs is a very special place. I am confident that you will make wise and fair decisions. Thank you.

Barbara (Shrum) Craig  
3410 Savanna Trail  
Palm Springs, CA 92262

Subject: **Serena Park Estates / Golden Sands**  
From: <michaelnpaul@aol.com>  
To: <dgrace@fourseasonspalmsprings.com>  
Date: 2016-06-14 14:42

Dear Palm Springs City Council

Otis Beal  
3927 Sandy Circle  
Palm Springs, CA 92262

I find it surprising that the subject of "construction traffic" on Golden Sands Drive had not been publicly discussed prior to the April 27th meeting. Also that the "public comments" section of the April 27<sup>th</sup> meeting was closed BEFORE the discussion about the construction entrance, preventing Four Seasons representatives from voicing objections.

There should have been and should be advance discussions that allow the residents of the Four Season to provide their comments or objections to the Golden Sands Drive as being the only construction entrance. Just as the residents of the other surrounding areas obviously had the opportunity to voice their comments.

- It is not fair for one residential street to bear the full burden of construction traffic.
- Streets adjacent to all entrances into Serena Park Estates should share construction traffic equally.
- The discussion of construction traffic routes was not transparent or inclusive.

Respectfully,

Otis Beal

Subject: **Serena Park Estates/Golden Sands**  
From: Kathryn <katie39di@yahoo.com>  
To: <dgrace@fourseasonspalmsprings.com>  
Cc: Diana <dgrace001@dc.rr.com>  
Date: 2016-06-17 15:00

This letter is in reference to the construction entrance on Golden Sands Drive. There will be a great deal of construction traffic going in and out of this street. I am requesting that the City Council review our request for an additional entrance for the construction traffic. To use only one entrance will greatly impede and hinder the safety and convenience of entry to our development in the "Four Seasons".

Thank you for your attention.  
Kathryn Digregorio  
1946 Savanna Way  
Palm Springs, Ca  
92262

Subject: **Serena Park Estates / Golden Sands**  
From: **Wayne B-G <wbg0827@yahoo.com>**  
To: **Diana Grace <dgrace@fourseasonspalmsprings.com>**  
Date: **2016-06-17 17:21**

06.17.2016

Dear PS City Council,

At their 04.27.2016 meeting, the Planning Commission made the decision to recommend to the City Council that Golden Sands Drive be the **only** route for construction traffic into the new Serena Park Estates community. This is totally unfair for one residential street to be the only entrance and exit for heavy construction traffic over multiple years. Please reconsider.

Thank you.

Wayne Burcham  
1800 Sand Canyon Way  
Palm Springs, CA 92262

Subject: **Serena Park Estates / Golden Sands Drive**  
From: Joe G <beppe0608@yahoo.com>  
To: DGrace@FourSeasonsPalmSprings.com  
<DGrace@FourSeasonsPalmSprings.com>  
Date: 2016-06-17 17:29

June 17, 2016

Dear Palm Springs City Council,

The Planning Commission made the decision at their 04.27.2016 meeting to recommend that Golden Sands Drive be the **ONLY** route for entrance and exit of heavy construction traffic over multiple years. Please reject this recommendation. The multiple entrances into Serena Park Estates should share the traffic equally.

Thank you.

Joseph Gulotta  
1800 Sand Canyon Way  
Palm Springs, CA 92262

Subject **Serena Park Estates/Golden Sands**  
From **jackie freeburn <jfreeburn@dc.rr.com>**  
To **<dgrace@fourseasonspalmsprings.com>**  
Date **2016-06-17 18:15**

Dear Palm Springs City Council

I would like to address the subject of construction traffic on Golden Sands.

It seems that all streets that will be adjacent to the Serena Park development should have to share the construction traffic. To limit it to just Golden Sands is very upsetting to me and many of the residents of Four Seasons.

The public comments section of the April 27th meeting was closed before the discussion about the construction entrance, preventing our Four Seasons residents and their representatives from voting objections.

I sincerely hope that you will reconsider this action.

Thank you,

Jackie Freeburn  
1901 Savanna Way  
Palm Springs, CA 92262

Subject **Serena Park Estates / Golden Sands**  
From **Robert Howdysshell <rjhowdy@earthlink.net>**  
To **<DGRACE@fourseasonspalmsprings.com>**  
Date **2016-06-17 18:48**  
Priority **Normal**

Dear Palm Springs City Council:

Lack of advance discussions prohibited residents of the Four Seasons from providing their written or verbal comments or objections to Golden Sands Drive being the **ONLY** construction entrance. It is not fair for one residential street to bear the full burden of construction traffic. Streets adjacent to all entrances into Serena Park Estates should share construction traffic equally. Please reconsider!

Robert & Frances Howdysshell  
3647 Savanna Way  
Palm Springs, CA

Subject **Serena Park Estates / Golden Sands**  
From **Bill Conway <bconway71@gmail.com>**  
To **<dgrace@fourseasonspalmsprings.com>**  
Date **2016-06-18 15:47**

Dear Palm Springs City Council,

We are writing to request that you reconsider the April 27 decision to make Golden Sands Drive the ONLY route for construction access to the Serena Park project.

It is not fair for one street to bear the full load of a project this size. It will disproportionately cause a burden to our Four Seasons community. Beyond the volume of vehicles clogging up the only two entrances to our community, there is the damage it can cause.

Nails, bolts, wood, metal and other construction items inevitably fall off the construction vehicles causing damage to our tires and vehicles. This is no small undeserved financial penalty to our 55+ neighbors. Tires are expensive. Auto repairs are not expensive. This type of damage is something we have experienced before.

There are many streets that can and should share this traffic burden. Golden Sands is further away from most of the project and would be inconvenient for the contractors too. Why not share the access with all the streets adjacent to Serena Park ?

We were very surprised that this decision was made before any public discussion and after the Public Comments portion of the April 27 meeting closed. That is not our idea of transparency in government and is disappointing to us as Palm Springs residents.

Please reconsider this decision in the interest of fairness to all residents.

Richard and Nora Conway  
1717 Prickly Pear Way  
Palm Springs, CA 92262



Subject **Serena Park Estates/Golden Sands**  
From Maria Dolores Dougherty <mariadoloresdougherty@gmail.com>  
To <dgrace@fourseasonspalmsprings.com>  
Date 2016-06-18 18:15

Dear Palm Springs City Council

I am writing re: construction traffic on Golden Sands, the Planning Commission is recommending that the construction traffic for Serena Park be only on Golden Sands Drive. Advance discussions on the construction traffic have not been publicly discussed so that residents of Four Seasons have been prevented from voicing objections.

The construction traffic routes should be shared by ALL streets adjacent streets to all entrances into Serena Park, NOT just Golden Sands Drive.

Maria Dolores Dougherty  
2410 Savanna Way  
Palm Springs, Ca. 92262

Subject: **Serena Park Estates/Gloden Sands**  
From: gertrude Thomas <THOMAS1197@roadrunner.com>  
To: <dgrace@fourseasonspalmsprings.com>  
Date: 2016-06-18 18:45

Dear Palm Springs City Council.

The subject of "construction Traffic" on Golden Sands Drive had not been publicly discussed prior to the April 27<sup>th</sup> meeting. It is not fair for one residential street to bear the full burden of construction traffic.

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

Subject **Serena Park Estates/Golden Sands**  
From **Carol Gelman <borncrafty@dc.rr.com>**  
To **<dgrace@fourseasonspalmsprings.com>**  
Date **2016-06-14 15:49**  
Priority **Normal**

Dear Palm Springs City Council,

It is a big mistake to have Golden Sands Drive be the sole entry to Serena Park Estates.

This will be a major confusion for all the residents in the area and a safety issue. There are

children who live at Golden Sands Park, there are over the age of 55 people living in Four Seasons and a street (Golden Sands Drive) of private residents who are used to the quiet community they live in.

One of the biggest issues is an emergency. Whether it is a major earth quake or getting fire trucks or an ambulance to the area quickly, it won't happen with construction vehicles blocking the road.

**THERE NEEDS TO BE MORE THEN ONE ENTRY INTO THE CONSTRUCTION AREA.**

**WE THE PEOPLE OF THIS AREA HAVE ELECTED YOU TO PROTECT AND SERVE. LET'S DO IT.**

Thank you for your support,

Carol Gelman

3773 Jasper Trail

Palm Springs, CA. 92262

**Serena Park Estates / Golden Sands Drive**

&lt;bulgerbill@aol.com&gt;

&lt;dgrace@fourseasonspalmsprings.com&gt;

2016-06-13 13:53

Dear Palm Springs City Council,

My name is William Bulger and my spouse and I are homeowners at 3333 Savanna Way, Palm Springs in the Four Seasons HOA. Our property sits immediately adjacent to Golden Sands Drive.

Representatives from the Four Seasons HOA were in attendance at the April 27 Planning Commission meeting, when the Serena Park Estates project was forwarded with recommendations to the City Council for review. At that meeting, the Planning Commission's final recommendation was for Golden Sands Drive to be the sole access road for all construction traffic for this project. As a homeowner, who lives adjacent to this street, I find this recommendation 100 percent unacceptable.

Additional concerns that I have regarding this Planning Commission recommendation include:

- The notion of construction traffic using Golden Sands Drive at all had not been publicly discussed prior to the April 27 meeting.
- At the April 27 meeting, the public comments section was closed prior to any discussion by the Commission regarding Golden Sands' use for construction traffic. This prevented Four Seasons homeowners from commenting on this recommendation.
- If the city had no previous public discussions regarding Golden Sands' use for construction traffic, then homeowners had no advance opportunity to prepare written or verbal objections, prior to the April 27 meeting.

Serena Park Estates is a large project that is adjacent to many homes and multiple neighborhoods. Due to the project's size, construction time could run many years into the future. For the Planning Commission to recommend this one and only residential street to be used for all construction traffic is unfair.

If many homeowners are expecting a benefit from the development of this large dilapidated property, then all neighbors should share in the burden that comes with the years long inconveniences of constructing it. Specifically, the City Council should require multiple construction access roads that divide the construction traffic equally and fairly among surrounding neighborhoods.

Finally, I would like to voice my objections to the manner in which this Planning Commission recommendation for construction traffic was reached. It was neither transparent nor inclusive.

Thank you for your attention to this matter and for your service to the City of Palm Springs.

Sincerely,

William Bulger  
3333 Savanna Way  
Palm Springs, CA 92262

**Serena Park Estates/Golden Sands**

Henry <allenorgs@aol.com>

<dgrace@fourseasonspalmsprings.com>

2016-06-13 10:09

While I am all for progress, I don't feel it's right for one residential street to bear the full burden of construction traffic. I believe that all streets adjacent to the entrances into Serena Park Estates should share construction traffic equally!

Henry Hunt

2458 Savanna Way

Palm Springs CA 92262

Subject: **Serena Park Estates / Golden Sands**  
From: <michaelpaul@aol.com>  
To: <dgrace@fourseasonspalmsprings.com>  
Date: 2016-06-14 14:40

Dear Palm Springs City Council

Michael Burns  
3927 Sandy Circle  
Palm Springs, CA 92262

I find it surprising that the subject of "construction traffic" on Golden Sands Drive had not been publicly discussed prior to the April 27th meeting. Also that the "public comments" section of the April 27<sup>th</sup> meeting was closed BEFORE the discussion about the construction entrance, preventing Four Seasons representatives from voicing objections.

There should have been and should be advance discussions that allow the residents of the Four Season to provide their comments or objections to the Golden Sands Drive as being the only construction entrance. Just as the residents of the other surrounding areas obviously had the opportunity to voice their comments.

- It is not fair for one residential street to bear the full burden of construction traffic.
- Streets adjacent to all entrances into Serena Park Estates should share construction traffic equally.
- The discussion of construction traffic routes was not transparent or inclusive.

Respectfully,

Michael Burns

**Searena Park**

Marian Martinez <marian192745@yahoo.com>

dgrace@fourseasonspalmsprings.com <dgrace@fourseasonspalmsprings.com>

2016-06-13 10:21

I totally agree that there should be other entrances to the Serena Park , and not but the burden only on Golden Sands Drive entrance.

Marian Martinez  
1545 Four Seasons Blvd.  
Palm Springs, Ca  
92262

**Serena Park Estates / Golden Sands**

Harold Kellogg &lt;hark50@live.com&gt;

&lt;dgrace@fourseasonspalmsprings.com&gt;

2016-06-13 10:33

Normal

Dear Palm Springs City Council,

I am Hal Kellogg, living in the Four Seasons Community, and the third house from Four Seasons residence gate from Golden Sands Road.

I am really concerned, (as well as my neighbors) that the council has provided only one entrance for the new construction, when there are other alternatives, for providing other entrances to accommodate the construction trucks, and all the noise and dirt that will be stirred up, with only one entrance.

Obviously, this was not thought out thoroughly, and our community, that, by the way, is a very nice and clean community, will have to put up with all of the above, if the council does not re-think their thoughts on what they may be causing to our area.

If you lived here, then you would know that this is not a good choice. There are other paths to take, such as off of the back streets near Farrell, as additional access to the project.

Would you please come down here and take a look at the entire empty golf course, and see for yourself, where the additional entrances could be established. Also, please come to Golden Sands Road, and see that the entrance to the construction area has a very narrow road, just after Four Seasons, and that this could back up traffic to the point, that we could not get out, if there was an emergency.

Another thing, is that on Golden Sands Road, this is a School Bus Stop for the entire Golden Sands Mobile Home Park school drop off and pick up area. The busses park on Golden Sands Road twice a day, and we all wait for the children to be picked up from their parents that live in the Golden Sands MH Park area. Think about construction trucks driving along this road when the children are walking along the road, or being picked up by their parents. Are you willing to take responsibility for any accidents that may occur. Who will be the first to take responsibility. Please tell us.

With Respect,

Hal Kellogg

3350 Savanna Trl.

Palm Springs, CA 92262



**Serena Park Estates / Golden Sands**

JoAnn Chubb <joannchubb@yahoo.com>

dgrace@fourseasonspalmsprings.com <dgrace@fourseasonspalmsprings.com>

2016-06-13 10:37

Dear Palm Springs City Council

It is my belief that streets adjacent to all entrances into Serena Park Estates should share construction traffic equally.

Thank you,

Jo-Ann Chubb  
3737 Savanna Way  
Palm Springs.

Subject **GOLDEN SANDS Construction Traffic**  
From Jim Louis <spouses@turquoise.net>  
To <dgrace@fourseasonspalmsprings.com>  
Date 2016-06-27 18:27

Dear palm springs City Council

The subject of "construction traffic" on Golden Sands Drive has not been discussed prior to your meeting. The lack of Advance discussions has prohibited Four Seasons residence to properly exhibit our Profound objections.

James L. Louis  
Home Owner Of  
3507 Date Palm Trail  
Four Seasons Palm Springs.

**Serena Park Estate/ Golden Sands**

mick dawson <joanandmick@hotmail.com>

dgrace@fourseasonspalmsprings.com <dgrace@fourseasonspalmsprings.com>

2016-06-13 10:46

Palm Springs City Council,

We, the undersigned, strongly object to the Golden Sand entrance to be used as the main route for the construction of Serena Park Estate .

It will cause further congestion to an already busy area, especially with the frequency of school bus turn around and dropping off small children.

yours sincerely

A W Dawson

W J Dawson

1733 Prickly Pear Way

Palm Springs

CA 92262

**Serena Park Estates / Golden Sands**

Greg Wildman &lt;lbhorseman@yahoo.com&gt;

dgrace@fourseasonspalmsprings.com &lt;dgrace@fourseasonspalmsprings.com&gt;

2016-06-13 10:46

Dear Members of the Palm Springs City Council,

This purpose of this letter is to address the recent recommendation that the Golden Sands entrance to the Serena Park Estates development be THE ONLY entrance into that construction site. I must say that while I support this development I absolutely cannot support or abide by this recommendation. The Serena Park Estates development will be quite large given that it will sit on what was an 18-hole golf course. There is a lot of land involved in this development that covers a fair amount of acreage and area. Given this, and given the expanse of the property, there are several means of access to and egress from this property from the east, the middle and west sides of the development.

It is my understanding that the development, when fully approved and a contractor is on board, will begin on the east side of the property. It will be unfair that homeowners along the west and middle of Four Seasons bear the brunt of continuous construction traffic from the beginning to the end of the project. Given the length of time it will take to build out such a large project having Golden Sands on the west side as the exclusive entrance means that homeowners will endure many, many years of constant construction traffic, noise, dust and debris. This will unfairly cause tremendous disruption to our lives and greatly impact the quiet enjoyment we should expect to have in our own homes.

I, as well as will my immediate neighbors, will be personally and significantly impacted by this current proposal. I own the property where both sides of the golf course converge at the bottle neck (where Savanna Way ends and Desert Breeze begins in the Four Seasons development) in the middle of the property. As such, if the west side is the exclusive construction entrance then I will be enduring daily construction traffic for almost the entire duration of the project, which will have a significant and lengthy impact to the quality of my life due to the large number of vehicles needed to service this project. It will also have a significant impact on the value and desirability of my property, which will bring dire consequences to the current capital investment I have in my home. I fear that if the west side is the only entrance to this project then I will basically have an unsellable property or will suffer a drastic and significant decrease in its value. Unfortunately, I will receive no tax break for this loss of value and will continue to pay at the rate I purchased my home. This would be an unjust and unfair consequence where I as a homeowner will be asked to endure the enrichment of another yet suffer financially as the result of their activity.

Unless there are planned reparations for the loss of value and the disruption to the quality of life that homeowners adjacent to the project I ask the members of the City Council to **reject** the proposal for the exclusive west side entrance at Golden Sands and issue a directive to have access and egress to the Serena Park Estates development at one, but ideally 2, additional entrances to mitigate the impact construction will have on a handful of homeowners that will suffer significant and severe consequences for the duration of the project.

Respectfully,

Greg Wildman  
2611 Savanna Way  
Palm Springs, CA 92262

**Serena Park Estates /Golden Sands**

Felix Nacanthor &lt;felcat735@msn.com&gt;

&lt;dgrace@fourseasonspalmsprings.com&gt;

2016-06-13 11:07

Normal

Dear Palm Springs City Council:

My name is Felix Nacanthor and I reside at 1880 Fan Palm Way which is located in the Four Seasons Development at the end of Sunrise Way. Our community is adjacent to the proposed Serena Park Estates project currently under consideration by the City Council. It has come to my attention that a decision was reached by the Planning Commission to recommend that Golden Sands Drive be the only route for construction traffic onto the building site precluding other routes from consideration. This decision was forwarded to the City Council. This recommendation was approved without allowing for public comments on that specific issue. Our community is directly impacted by this proposed project as are the communities along Farrell and Whitewater.

It is inconceivable that a project of this size would have only one access and egress point for construction vehicles and that "all" communities adjacent to the project not share the "burden" of this. Golden Sands is one of two exits points for the East side of Four Seasons. It is also used by residents of the mobile home park which will be surrounded by the Serena Park project. With significant numbers of children living in the mobile home park, who use Golden Sands as their only access point to exit their homes, it seems foolhardy to use Golden Sands as the only street for heavy construction equipment.

The Serena Park project is a plus for our section of Palm Springs and will eliminate a long blighted eyesore from the community. Although there will be inconveniences during the initial construction phase, these inconveniences should be shared by the whole community, not just Four Seasons. North Farrell Dr, N Whitewater Club Drive and even possibly Gene Autry should be included as additional construction routes into the Serena Park site. Using multiple access roads reduces the impact of this project on everyone.

For an administration which prides itself on open, transparent inclusiveness, this decision, without the opportunity for public comment, is contrary to the nature of city government. I hope the Planning Commission and the City Council will take these comments, along with others, to heart and readdress this important issue.

Sincerely,

Felix Nacanthor

**Serena Park Estates / Golden Sands**

Diane Hathaway <dh121@dc.rr.com>

<dgrace@fourseasonspalmsprings.com>

2016-06-13 11:27

Normal

Dear Palm Springs City Council,

As a 10 year resident of Four Seasons, it seems that we are NOT being treated fairly.

First - if Golden Sands Drive is the ONLY construction entrance it seems unfair that OUR community will be so negatively impacted by the construction traffic.

Second – I understand that the "public comments" section of the April 27<sup>th</sup> meeting was closed BEFORE the discussion about the construction entrance, preventing Four Seasons representatives in attendance at the meeting from voicing objections.

Instead all streets adjacent to all entrances into Serena Park Estates should share construction traffic equally and this option should be adequately heard.

Thanks you in advance for you consideration.

Diane Hathaway

3764 Serenity Trail

Palm Springs CA 92262-9774

**Serena Park Estates/Golden Sands**

Edward Ryan <edryan9@mail.com>  
<dgrace@fourseasonspalmsprings.com>  
2016-06-13 11:37  
Normal

From: Edward Ryan

3542 Cliffrose Trail

Palm Springs, CA 92262

Dear Palm Springs City Council:

I am shocked by the way it appears that Palm Springs government is proceeding with getting approval for ONE ROUTE ONLY for construction traffic for Serena Park Estates.

At their April 27<sup>th</sup> meeting, the Planning Commission made the decision to recommend to the City Council that Golden Sands Drive be the **ONLY** route for construction traffic into the new Serena Park Estates community.

Apparently, this decision was facilitated by a group of homeowners who live near the old golf course.

The subject of "construction traffic" on Golden Sands Drive had not been publicly discussed prior to the April 27th meeting.

The "public comments" section of the April 27<sup>th</sup> meeting was closed BEFORE the discussion about the construction entrance, preventing Four Seasons representatives from voicing objections.

Lack of advance discussions prohibited residents of the Four Seasons from providing their written or verbal comments or objections to Golden Sands Drive being the ONLY construction entrance.

It is not fair for one residential street to bear the full burden of construction traffic Streets adjacent to all entrances into Serena Park Estates should share construction traffic equally.

Is this how government works here?

Yours Truly,

Edward Ryan

**Serena Park Estates/Golden Sands**

Paul Roos <poroos@aol.com>

<dgrace@fourseasonspalmsprings.com>

2016-06-13 13:21

To: Palm Springs City Council

From: Paul Roos (Four Seasons Homeowner)  
1745 Hot Springs Way  
Palm Springs, 92262

Dear Councilmembers-

It is not fair or equitable to impacted residents that only one construction entrance be used for the Serena Park Estates (SPE) project.

Streets adjacent to the construction site, including the proposed third entrance, should share in the construction traffic equally. As a homeowner at the southeast end of Four Seasons, I and my neighbors who use the south gate exclusively will be severely impacted by construction traffic on Golden Sands Drive if that is the only access road to the SPE project.

Since public comments at your April 27th meeting were closed prior to discussion about the construction entrance road(s), Four Seasons residents were unable to voice their concerns about limiting the entrance to only Golden Sands Drive. This portion of the Council discussion therefore was not transparent nor inclusive which I believe to be a violation of your duty to the residents and voters of the city you represent.

Please allow the Four Seasons Board of Directors, if not individual homeowners, the chance to express their views and concerns over the Council's current plan to have only one construction entrance to the SPE project.

Sincerely,

-Paul Roos  
Voter in Palm Springs



**Dear Palm Springs City Council**

MARIA FRASER <mmonteleone4@msn.com>

dgrace@fourseasonspalmsprings.com <dgrace@fourseasonspalmsprings.com>

2016-06-13 13:49

Serena Park Construction Golden Sands entrance

I am concerned that the only construction route will be on Golden Sands, It was not made clear and was not a transparent process involving the community that this was the only route to be used for construction.

It appears that there are other streets that can also be used in addition to Golden Sands.

Let all neighborhoods share in the construction traffic. It is certainly not fair for only Four Seasons to have all the construction traffic.

Let's be Fair.

Maria Fraser  
3527 Desert Creek Trail  
Palm Springs 92262  
760 898 5001

**Serena Park Estates / Golden Sands Drive**

<mattrcg@aol.com>

<dgrace@fourseasonspalmsprings.com>

2016-06-13 13:51

Dear Palm Springs City Council,

My name is Matthew Bridenstine and my spouse and I are homeowners at 3333 Savanna Way, Palm Springs in the Four Seasons HOA. Our property sits immediately adjacent to Golden Sands Drive.

Representatives from the Four Seasons HOA were in attendance at the April 27 Planning Commission meeting, when the Serena Park Estates project was forwarded with recommendations to the City Council for review. At that meeting, the Planning Commission's final recommendation was for Golden Sands Drive to be the sole access road for all construction traffic for this project. As a homeowner, who lives adjacent to this street, I find this recommendation 100 percent unacceptable.

Additional concerns that I have regarding this Planning Commission recommendation include:

- The notion of construction traffic using Golden Sands Drive at all had not been publicly discussed prior to the April 27 meeting.
- At the April 27 meeting, the public comments section was closed prior to any discussion by the Commission regarding Golden Sands' use for construction traffic. This prevented Four Seasons homeowners from commenting on this recommendation.
- If the city had no previous public discussions regarding Golden Sands' use for construction traffic, then homeowners had no advance opportunity to prepare written or verbal objections, prior to the April 27 meeting.

Serena Park Estates is a large project that is adjacent to many homes and multiple neighborhoods. Due to the project's size, construction time could run many years into the future. For the Planning Commission to recommend this one and only residential street to be used for all construction traffic is unfair.

If many homeowners are expecting a benefit from the development of this large dilapidated property, then all neighbors should share in the burden that comes with the years long inconveniences of constructing it. Specifically, the City Council should require multiple construction access roads that divide the construction traffic equally and fairly among surrounding neighborhoods.

Finally, I would like to voice my objections to the manner in which this Planning Commission recommendation for construction traffic was reached. It was neither transparent nor inclusive.

Thank you for your attention to this matter and for your service to the City of Palm Springs.

Sincerely,

Matthew Bridenstine  
3333 Savanna Way  
Palm Springs, CA 92262

Sal Mistretta  
3686 Serenity Trail  
Palm Springs, CA. 92262

June 13, 2016

Dear Palm Springs City Council,

I attended a meeting at the Four Seasons recently and was apprised of the construction about to commence around our complex. Although we were told another construction project was to be built affecting the West side where we reside, this meeting was about the Serena Park Estates affecting the East side complex.

We were all surprised that the council had somehow deemed it a necessity to make the main and sole access to the construction site Golden Sands Drive.

Those who attended the April 27<sup>th</sup> council meeting concerning "construction traffic" on Golden Sands Drive, told us that this subject had not been publicly discussed prior to the April 27<sup>th</sup> meeting.

The "public comment" section of the April 27<sup>th</sup> meeting was, we were told, closed BEFORE any discussion about the entrance was allowed. That likewise surprised me as I have always thought the council a fair and just body with the community interests at heart. But in this instant the Four Seasons group, whose residents they were there to represent, were prevented from voicing an opinion or concern. And a lack of advance discussion prohibited those residents of Four Seasons impacted by this decision from providing written or verbal comments or objections to Golden Sands Drive being the sole construction entrance.

It seems blatantly unfair for one residential street to bear the burden of the construction traffic.

There are adjacent streets into Serena Park Estates that should by design share the construction traffic equally.

By not allowing the Four Seasons representatives a voice in what is to impact their residents and community seems to be not at all the way I imagine this council to operate.

The discussion of traffic routes seems not to have been transparent. It excluded the very residents who are to be impacted.

Apparently, this decision to use Golden Sands Drive was facilitated by a group of homeowners who live near the old golf course which would also be a viable access. Please renew my faith in your council by not silencing those who are involved and concerned.

Sincerely,

Sal Mistretta

**Serena Park/Golden Sands**

Anthony Ellerd <aellerd@icloud.com>

<dgrace@fourseasonspalmsprings.com>

2016-06-13 15:50

Dear Palm Springs City Council:

We are totally opposed to Golden Sands being the sole access for all the construction trucks during the Development of Serena Park. We live in the Four Seasons over 55 Community and near Golden Sands. As original homeowners we paid from \$450,000 to \$600,000 for our homes. We don't want to hear construction trucks etc. noise for the rest of our lives. Many of us are in our 70's.

Our community voice needs to be heard too. We also back up to the golf course. The golf course was green when we moved in before it was abandoned. Construction trucks, cement mixers etc will I crack our foundation slabs and walls. Who is going to pay for the damage? Construction near our homes is targeted for the last phase of construction and it is absolutely unreasonable for Golden Sands to be the only construction access. Why should the golf course community live in peace and we put with years of noise? Our community has a vested interest in this development equal to that of the golf course community. Please listen to us.

If this is the City Councils only solution, we are TOTALLY opposed to the Serena Park development.

Anthony & Patric Ellerd  
1702 Hot Springs Way  
Palm Springs Ca 92262  
760 318 5972

Sent from my iPad

**Serena Park Estates / Golden Sands**

Victor Ranieri <vicinca@gmail.com>

'Diana Grace' <dgrace@fourseasonspalmsprings.com>

2016-06-13 18:04

Dear Palm Springs City Council

I am concerned about the use of Golden Sands as the only construction access route into the Serena Park Estates development. It will place an extra burden on the road itself as well as cause accompanying noise and environmental pollution. Those residents living along that road will have to bear more than their share since no other route is being suggested. Other streets into the development have been ruled out for those very reasons rather than sharing the inconvenience of such construction. I recommend that the issue of construction routes be reconsidered in fairness to all who will be affected.

Victor M. Ranieri  
3501 Desert Creek Trail  
Palm Springs, CA 92262-9754

**Serena Park Estates / Golden Sands**

rban58@aol.com <rban58@aol.com>

<dgrace@fourseasonspalmsprings.com>

2016-06-13 18:17

Dear Palm Springs City Council:

Are you kidding me to use only Golden Sands Drive as the ONLY access to construction. This is totally unacceptable. The ENTIRE community needs to take on the burden equally and use all streets for access. We at Four Seasons bought our retirement homes with the thought of having a peaceful and relaxing environment and not have to put up with the noise and dust this will bring. Please do something to make this burden shared equally among the neighborhoods.

Sincerely,

Richard Banconi

Four Seasons resident

2058 Savanna Way

Palm Springs, CA 92262

6/18/16

Attention: Palm Springs City Council

From: Mike Greenwell & Mike Humphrey  
3853 Blue Sky way  
Palm Springs, CA 92262

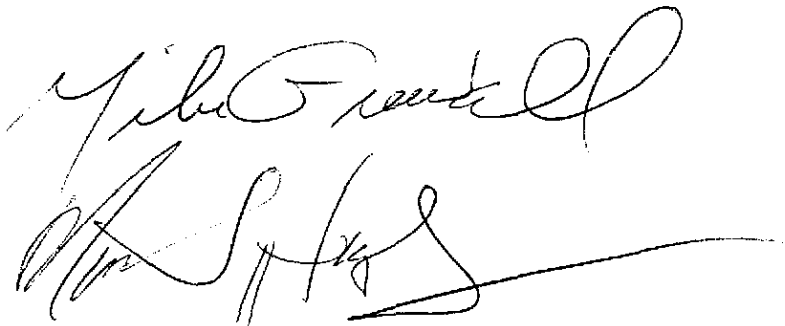
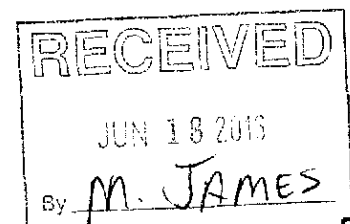
RE: Serena Park Estates / Golden Sands

As homeowners at Four Seasons we are concerned about the construction traffic for the Serena Park Estates development if the only route allowed is on Golden Sands Drive off of Sunrise.

It seems that the homeowners and their representatives were not notified and allowed to have a say in this matter. We think that because of the scale and time length of this project, that all entrances to Serena Park should share the construction traffic equally, not just Golden Sands. One residential street should not have to bear the burden of all the construction traffic and the noise and dust that comes along with it.

Sincerely,

Mike Greenwell & Mike Humphrey

The image shows two handwritten signatures in black ink. The top signature is for Mike Greenwell and the bottom signature is for Mike Humphrey. Both signatures are written in a cursive, flowing style.

Tues. June 14, 2016

To: Palm Springs City Council

RE: Serena Park Estates

Dear Palm Springs City Council

My name is Carol Stahr, I live at 1241 Solana Trl. in Four Seasons. I'm writing to urge the council to consider additional construction routes into Serena Park. Using only Golden Sands is an unfair burden to place on our neighborhood; I believe all areas should share the additional noise, traffic & inconvenience this project will cause.

Carol A Stahr



Michael Clinton  
1933 Savanna Way  
Palm Springs, CA 92262

June 20, 2016

Palm Springs City Council  
RE: Serena Park Estates/Golden Sands

Dear Palm Springs City Council:

I am a resident of the Four Seasons and have just heard of how our community will be unfairly impacted by the City Council's recent decision to utilize only Golden Sands for the construction of Serena Park Project. This decision was made after input on the project had been closed and was totally different than what had been explained and previously proposed. It was made without time for additional neighborhood input and seems arbitrary and unfair.

We have tried to keep up with meetings held by the developer and presentations to the Planning Commission. The opposition to construction traffic and the limiting of access to only Golden Sands has not been properly addressed in public meetings and thereby denies our community proper discussion and input. It appears that special interests have railroaded this to not share the negative impacts over the entire neighborhood and instead focus it only on the Golden Sands entrance. Whitewater has better access to much of the proposed development so at a minimum, both entrances should be utilized. A third access point should also be considered as was once mentioned by the developer.

Overall, we all know that this development will benefit the neighborhood and the city. Long term, it should be done, but it is unfair for some properties around the parcel to benefit unequally. We all need to share the pain and inconvenience of this projects development during the construction phase.

I therefore ask you to reconsider your decision to have only one construction entrance for this project and return to a more balanced plan with 2 or 3 access points.

Very truly yours,



Michael Clinton

Willard "Bill" Combs  
1933 Savanna Way  
Palm Springs, CA 92262

June 20, 2016

Palm Springs City Council  
RE: Serena Park Estates/Golden Sands

Dear Palm Springs City Council:

As a resident of the Four Seasons, I wanted to make you aware of my dissatisfaction on the handling of construction traffic into the proposed Serena Park Estates development.

It appears that the City Council has been railroaded by some residents to not utilize the Whitewater entrance to the development. This NIMBY (Not In My Back Yard) attitude will force other residents in the neighborhood to accept more than their fair share of traffic generated by this project.

Long term, the continued development of this parcel will far outweigh the temporary inconvenience. I believe that this project will increase property values for all current residents in the area as well as increase property and sales tax revenues for the city. As unimproved property, it does just the opposite.

Given the normal requirements imposed by our planning department; dust, noise and traffic can be best controlled by having construction traffic use multiple access routes to access this project.

Very truly yours,

  
Willard "Bill" Combs

## Palm Springs City Council

Dear Members,

The use of Golden Sands Drive as the exclusive access for construction of Serena Park construes an unfair burden on our community of Four Seasons Palm Springs. We were not given a chance to address this at the April 27 meeting. A project of this size affects all its neighbors and the burden in all fairness should be shared.

In addition Golden Sands Drive is owned and maintained by Four Seasons with part of our monthly assessment going to the upkeep and replacement of that street. It is logical to assume that heavy construction equipment will cause damage to the street and perhaps even the sidewalks. Our independent Reserve Study projects we will not need a major repair on the street for at least 16 years. To have to spend funds for repair much earlier than that will put a financial strain on our community. We are an "over 55" community and many of our homeowners live on fixed incomes. It is just not FAIR that our community should face the additional cost to them of a project that should be shared by all.



William Roberts III  
1815 Sandcanyon Way  
Palm Springs, Ca 92262  
06/16/2016

June 20, 2016

Palm Springs City Council

City Hall

3200 E. Tahquitz Canyon Way

Palm Springs California

Ref: Serena Park Estates / Golden Sands

Dear City Council Members,

My name is Les Bowman. I live at 3449 Desert Creek Trail, Palm Springs, 92262. I reside in the 55+ community of Four Seasons, on the north end of Sunrise Way.

It has been exciting to see Palm Springs grow and prosper over the past ten years of my residency. City growth and expansion of housing is understandable considering the beauty of our city and popularity of living in a resort area. It is however sad, in my opinion when the appointed and elected officials of Palm Springs do not fairly and honestly take ALL public opinions and input into consideration on how our city's expansion is dealt with.

The approved Serena Park Estates housing development is directly adjacent to the Four Seasons. It is my understanding that the Palm Springs Planning Commission has made the decision to recommend to the City Council that Golden Sands Drive (the road that leads into both the south entrance of the Four Seasons, and the Golden Sands Trailer Park) to be the ONLY route for construction traffic into the new Serena Park Estates community. This decision was apparently done and facilitated by a group of homeowners who live near another proposed construction vehicle entrance. Really? Does only one group of homeowners affected by this construction traffic have a right to be heard, and voice their concerns and opinions? I'm sure that the City Council is more fair minded than that!

Particularly shocking is that the public comments section of the April 27, 2016 meeting of the Planning Commission was closed before the discussion about the construction entrance. This prevented the representatives of the Four Seasons from voicing any objections to the proposed single construction entrance. The subject of construction traffic on Golden Sands Drive had not been publicly discussed prior to the April 27<sup>th</sup> meeting.

The residents of the Four Seasons are mature individuals who understand our responsibility in our community. We know that the Serena Park Estates will be developed, we only ask that our community not bear the full brunt and burden of having the ONLY construction traffic entrance.

I'm sure the Golden Sands residents feel the same. By the way, this area is used by school buses for both pick up and drop off of children in the area.

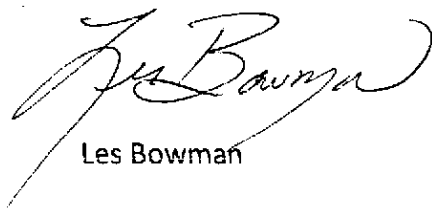
There are other entrances that should be used (at least considered!) for construction traffic to enter and exit the Serena Park Estates development. EVERY entrance needs to SHARE the construction traffic. Let's REQUIRE ALL neighborhoods with access into and out of Serena Park Estates to share equally. It is clearly not fair that our Four Seasons neighborhood be saddled with the entire burden of dealing with construction traffic at our gates and by our homes. This is especially true when there are other entrances that can be used.

I am confident that you are all sympathetic with our dilemma and know that out of fairness and true democracy that you will not allow Golden Sands Drive to be the only construction entrance without a fair and impartial discussion. Please allow further review of this proposal. It is very disappointing how the Planning Commission has dealt with this issue.

Let's all work together to improve all of our neighborhoods, not only benefit a select few. The Four Seasons is a fair and understanding body, and ask that our constructive input not be ignored or disrespected.

Thank you for your service to our city, and thank you for your consideration regarding this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Les Bowman". The signature is written in black ink and is positioned above the printed name "Les Bowman".

Les Bowman

Subject **Serena Park Estates / Golden Sands**  
From **Chester H Panique Jr <CPanique@dc.rr.com>**  
To **<dgrace@fourseasonspalmsprings.com>**  
Date **2016-06-16 03:10**

Dear Palm Springs City Council,

We have lived in the Four Seasons 55+ community, since our house was built in 2005. We basically have used the South gate to our community that connects with Golden Sands for entry and exit to our community. It seems that it is the only way in and out of the Golden Sands trailer park for those residents as well. There is a bus stop for school children that is used several times a day that is located there. It seems unfair that this area would also be an exclusive entrance in the La Serena project. I believe that it would create a significant burden for those of us who use this street several times daily. It seems to me as well, that if a major earthquake were to occur, and the street would become unserviceable, that it would become a huge safety issue to the community. One that could be avoided by better planning. I would expect that the City Council has enough resources to plan for a better way to serve our community.

Thank You,

Chester and Brenda Panique  
3470 Savanna Way  
Palm Springs, CA 92262

**Serena Park Estates/Golden Sands Drive**

Stewart Seaton <coldstew@hotmail.com>

dgrace@fourseasonspalmsprings.com <dgrace@fourseasonspalmsprings.com>

2016-06-13 12:33

June 13th, 2016

Dear Palm Springs City Council,

It has come to my attention that the Planning Commission made a decision to recommend to the City Council that Golden Sands Drive be the only route for construction traffic for the Serena Park Estates project. There are only two entrances to the east side of Four Seasons. One of the Four Seasons' entrances is located at Golden Sands Drive. It is absolutely silly to think that Golden Sands Drive could handle large amounts of construction traffic on its own. It is unfair for the residents of Four Seasons and adjacent properties on Golden Sands Drive to bear all the congestion, dust, and noise this traffic will generate. I am all for progress and I do believe this project will be good for the community, but all streets adjacent to the Serena Park Estates' construction site should share the burden of construction traffic equally.

Respectfully,

Stewart Seaton  
3452 Savanna Way  
Palm Springs, CA  
92262

Subject **Serena Parks Estates / Golden Sands**  
From Jon <jpenner471200@yahoo.com>  
To dgrace@fourseasonspalmsprings.com <dgrace@fourseasonspalmsprings.com>  
Date 2016-06-15 19:03

It has been brought to my attention that on April 27, 2016 meeting the Planning Commission arbitrarily recommended to the the City Council that Golden Sands Drive be the only route for construction traffic into and out of the new Serena Park Estates Community.  
This decision was generated by a group of homeowners living in the proximity of the old golf course. One could only guess why the Planning Commission would recommend to the City Council only the Golden Sands option. It is the responsibility of the City Council to ensure that all parties have an opportunity to voice their opinions on the critical matter. As I understand it the issue of "construction traffic" on Golden Sands Drive had not been publicly discussed prior to the April 27 meeting, the "public comments" section of the April 27 meeting was closed before the discussion about the construction entrance thus preventing Fours Seasons representatives an opportunity to voice their objections and this lack of any type of advance discussion prohibits Four Seasons residents any opportunity to provide written or verbal input on this issue. One begs the question why would the Planning Commission entertain to a point where they would recommend this option to the City Council.  
It perfectly clear that having one residential street bear the burden of all construction traffic is ridiculous and unfair. The fair solution would have all streets adjacent to Serena Park entrances bear responsibility for an equitable portion construction traffic.

Jonathan Penner  
3744 Claret Trail  
Palm Springs, CA

**WHEN YOU SEE SOMETHING, SAY SOMETHING!**



Subject **GOLDEN SANDS Construction Traffic**  
From **Jim Louis <spouses@turquoise.net>**  
To **<dgrace@fourseasonspalmsprings.com>**  
Date **2016-06-27 18:27**

Dear palm springs City Council

The subject of "construction traffic" on Golden Sands Drive has not been discussed prior to your meeting. The lack of Advance discussions has prohibited Four Seasons residence to properly exhibit our Profound objections.

James L. Louis  
Home Owner Of  
3507 Date Palm Trail  
Four Seasons Palm Springs.

Subject **Serena Park/Golden Sands**  
From <rwshop@dc.rr.com>  
To <dgrace@fourseasonspalmsprings.com>  
Date 2016-06-23 22:27  
Priority Normal

Dear Palm Springs City Council,

It is my understanding that it is proposed that once construction begins on the Serena Park project, all construction traffic is to be routed through the Golden Sands Drive access. As a resident of Four Seasons, whose home is just 4 houses inside the south gate, I am against this plan. Particularly since the first 2 phases of the project are on the south end of the property, furthest from the Golden Sands access point. That is neither logical or practical for the builder, nor fair to we residents near that roadway.

When were we impacted residents meant to be able to offer up our concerns about this? Are we not meant to have a voice?

I am registering my protest for this plan and ask for consideration in utilizing ALL access points to this property and distribute the traffic and its associated noise, dust, and rumbling to be shared by all neighboring residents, even those near the southern end of the development. Let's be fair here.

Roger and Kim Westman  
3370 Savanna Trail  
Palm Springs, CA 92262

Subject **Serena Park Estates / Golden Sands**  
From Jerry Hemstock <jersfc@hotmail.com>  
To dgrace@fourseasonspalmsprings.com <dgrace@fourseasonspalmsprings.com>  
Date 2016-06-21 22:12  
Priority Highest

Dear Palm Springs City Council:

I am writing to register my concerns about the lack of transparency by the Palm Springs Planning Commission in their consideration of construction traffic access routes to the Serena Park Estates housing development and also regarding the significant potential for disproportionate adverse impacts of construction traffic and related environmental effects on the minority and low-income residents of Golden Sands and on the elderly population at Four Seasons.

First, the Planning Commission's consideration of construction-related traffic routes was not transparent or inclusive. To my knowledge, the subject of "construction traffic" was not publicly discussed by the Planning Commission prior to their April 27th meeting. The opportunity for public comment at that meeting was closed prior to the Commission's discussion of options for construction vehicle access routes, which effectively prevented Four Seasons representatives present at the meeting from providing their opinions and/or voicing their objections. It all comes down to the issue of basic fairness – it is unfair for Palm Springs residents in a single area to have to bear the full brunt of construction related traffic impacts from a large housing project when there are several points of access to the project site.

My other concern is that construction-related traffic will result in adverse traffic safety, noise and air quality impacts which will disproportionately affect the minority and low-income residents of the Golden Sands mobile home park. I am a resident of Four Seasons and sometimes use our development's south access gate. However, I drive to the north access gate during times when children from the Golden Sands neighborhood are walking to and from the nearby bus stop in the mornings and afternoons during the school year. It is not uncommon to see a dozen or more young children at a time walking to and from the bus stop. Sidewalks are often not the shortest or easiest route for kids (in my day and today!) who are headed to school or coming home. A significant increase of construction vehicles for months and months, when other access points are clearly available, will be a safety hazard for these kids. That's not fair.

In addition, construction-related vehicles, despite the use of best practices by the developer, will result in decreased air quality and increased noise levels over the many months of phased construction. Even though the environmental impact study determined that those impacts would not be significant, it is clearly unfair that residents of Golden Sands and Four Seasons would be subjected to the bulk of construction vehicle noise and dust early in the morning, throughout the day and late in the afternoons. Kids living in the small homes at Golden Sands, especially preschoolers, are more likely to be playing outdoors and be subjected to degraded air quality from vehicles traveling adjacent to their homes on unpaved temporary roads. Those same vehicles could be directly accessing the areas where the early phases of construction will occur, from other city streets.

My bottom line is that being older, being part of a minority population or being poor should not mean that our voices – or our health and wellbeing – should be discounted in favor of a handful of folks with louder voices. We deserve a fair hearing – one that the Planning Commission did not provide and that the City Council should demand. In an ideal world, the positive and negative impacts of the construction of the Serena Park Estates should be shared amongst all of its neighbors. Thank you for your consideration.

379

Respectfully,

Jerry Hemstock  
2490 Savanna Way  
Palm Springs, CA 92262-8837

Subject **Serena Park Estates / Golden Sands**  
From <donaldconnie@dc.rr.com>  
To <dgrace@fourseasonspalmsprings.com>  
Date 2016-06-20 15:46  
Priority Normal

Dear Palm Springs City Council:

Construction traffic on Golden Sands Drive had not been publicly discussed prior to the April 27 meeting.

The public comments section was closed before Four Seasons residents were able to voice their objections.

Streets near Serena Park entrances should share the burden of construction traffic, not just one residential street.

The opinions and desires of only one group of homeowners should not be the only deciding factor. The decision process has not been inclusive or transparent.

The flow of additional traffic at the Golden Sands, San Raphael, Sunrise traffic light and intersection, must be given serious evaluation. Construction vehicles, Golden Sands and Four Seasons residential traffic, along with school bus traffic must be given safety consideration.

I request the City Council to reconsider these factors and require additional routes for construction traffic.

Connie Richroath  
2699 Desert Breeze Way, Palm Springs

Subject **Serena Park Estates / Golden Sands**  
From <donaldconnie@dc.rr.com>  
To <dgrace@fourseasonspalmsprings.com>  
Date 2016-06-20 14:43  
Priority Normal

Dear Palm Springs City Council:

The April 27th meeting was closed before Four Seasons residents were able to presents their views on alternative routes for construction traffic.

It is not fair for one community to bear the full burden of construction traffic.

Streets next to Serena Park entrances/exits should share traffic equally.

Discussion of construction traffic at the 27th meeting was not inclusive or transparent to all concerned.

If only one route for construction traffic is approved, consider the consequences:

- \*There is only one traffic light at Golden Sands, Sunrise Way and San Raphael to control increased traffic flow and congestion.
- \*Besides construction traffic on Golden Sands there will be residential traffic and school bus traffic from Golden Sands residents.
- \*There should be serious concern about traffic safety at this intersection of Golden Sands, Sunrise, San Raphael.

I request City Council to require additional routes for construction traffic.

Donald Richroath 2699 Desert Breeze Way, Palm Springs

Subject **SERENA PARK ESTATES / GOLDEN SANDS**  
From John <jj4037@hotmail.com>  
To dgrace@fourseasonspalmsprings.com <dgrace@fourseasonspalmsprings.com>  
Date 2016-06-19 01:52

Dear Palm Springs City Council

By only using Golden Sands Dr. for the construction project puts an unfair burden on the residence who live on that end of the Four Seasons compound. It will increase noise, congestion and debris. Also the discussion of construction traffic routes was not transparent or inclusive!

J. Hopps  
3778 Aloe Grove Way  
Palm Springs, CA  
92262

Sent from [Mail](#) for Windows 10

June 20, 2016

Attention: Palm Springs City Council

Palm Springs, California 92262

Date: April 27<sup>th</sup> Meeting held with Action by Planning Commission:

Regarding the "Recommendation that GOLDEN SANDS DRIVE be the only route for construction traffic into the new Serena Park Estates Community".

This letter is being delivered to "YOU" Our City Council regarding the decision facilitated by a group of homeowners who presently live at or near the old golf course. "YOU", the City council are "OUR" council as well as the home-owners, at the old city golf course.

I took the liberty last Friday June 17, to stop on Golden Sands Drive, and count the number of vehicles coming in and out of this drive. Approximately 300 to 373 vehicles per day go in and out. The taxpayers that reside in the mobile home park are working class people, and like many of us homeowners, here at Four Seasons use both entrances.

I also took the time to speak to Jim, the general manager of the mobile home park. They are opposed to Golden Sands being the only route in and out of the construction site. Have you given them a fair voice? You cannot imagine the dust that will arise from vehicles driving in and out daily.

Lack of advance discussions prohibits many of us residents from Four Seasons from providing any complaints good or bad to and for "YOU," our city council or planning commission.

In closing I reiterate any elected official should have the "decency to figure out that we need more than ONE entrance into a new subdivision". There are other streets available for the other entrances (plural). Have you really taken the time to go out and look or make a evaluation for yourselves? A good or "great" council person that cares would!

My wife and I reside at 2285 Savanna Way, Four Seasons. We love our home here and with your help will make it an even better place to live. Let us have, Two possibly three, roads please.

Charles J. Bustos

2285 Savanna Way,

Palm springs, Ca. 92262



**Print**

Date: Monday, June 27, 2016 5:16 PM  
From: Jim Diamond <jdiamond2@dc.rr.com>  
To: dgrace@fourseasonspalmsprings.com  
Subject: Serena Park Estates/Golden Sands

Jim and Joan Diamond  
2570 Savanna Way  
Palm Springs Ca 92262

We do not want GOLDEN SANDS DRIVE to be the sole and exclusive route for construction traffic into Serena Park  
There will be construction trucks in the way of getting through the gate. It will be a pain coming into the complex.  
Constant noise.

Lucille Conway  
3310 Savanna Trail  
Palm Springs, CA 92262

Dear Palm Springs City Council,

*This letter is to call your attention to what I believe was a substantial violation of a central provision of the Ralph M. Brown Act, one which may jeopardize the finality of the action taken by the Palm Springs Council.*

*The nature of the violation is as follows: In its meeting of April 27, 2016, the Planning Commission made the decision to recommend to the City Council that Golden Sands Drive be the ONLY route for construction traffic into the new Serena Park Estates community. The subject of "construction traffic" had not been publicly discussed prior to the meeting of the Planning Commission on April 27, 2016. The "public comments" section of the meeting was closed BEFORE the discussion about the construction entrance, preventing Four Seasons representatives from voicing objections.*

*The objection is that one residential street should not bear the entire burden of construction traffic. Instead, streets adjacent to all entrances into Serena Park should equally share the construction traffic.*

*The action taken was not in compliance with the Brown Act because it occurred as the culmination of a discussion of a matter which the Act does not permit to be discussed without adequate notice to the public on the posted agenda for the meeting that the matter acted upon would be discussed, and there was no finding of fact made by the Palm Springs Planning Commission that urgent action was necessary on a matter unforeseen at the time the agenda was posted.*

*Pursuant to that provision (Government Code Section 54960.1), I demand that the Palm Springs Planning Commission correct the action taken by providing full opportunity for informed comment by members of the public, specifically residents of Four Seasons, at the same meeting, notice of which is properly included on the posted agenda.*

*As provided by Section 54960.1, you have 30 days from the receipt of this demand to correct the challenged action or inform me of your decision not to do so.*

*Respectfully yours.*

*Lucille Conway*

Richard C. Bergstrom  
3431 Suncrest Trail  
Palm Springs, CA 92262-9765  
760-318-0257

April 10, 2016

To Whom It May Concern:

Having lived in the Four Seasons Community for almost 11 years, my wife and I were quite pleased to hear something was finally going to be done with the abandoned and neglected golf course adjacent to our Community. This improvement would be the Serena Park Estates.

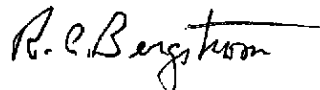
The golf course property has been an eyesore for years. Not only was the property ugly to look at, but the dead palm and other trees were a definite fire hazard. Frequently, kids on ATVs would race recklessly around what used to be the fairways. This was a lawsuit waiting to happen.

The developer seems quite sincere in wanting to make his project a quality development. I believe this would raise the property values at Four Seasons, and would create additional revenue for the City of Palm Springs through additional taxes, both property and sales. The new inhabitants would need to shop just like the rest of us. To me, this looks like a win-win situation for the developer and the City.

As for the CV Link, I am opposed to that project in total. Why are we spending that kind of money on the CV Link when a vast number of streets in are beautiful city are in need of major repairs? This project is akin to the infamous "bridge to nowhere" in Alaska, and the high-speed rail line proposed for Central California. I would like to see the headcount of the number of people who will be riding their bikes in a 30 mph wind and 112 degree heat so they can view the wash at the north end of Sunrise Way.

Since the Link seems to be a done deal, I would support the route through the Serena Park Estates, rather than along the top of the levee within a few feet of the north side of Four Seasons.

Respectfully,



Date: Friday, April 8, 2016 6:59 AM  
From: JFogarty99@aol.com  
To: dgrace001@dc.rr.com  
Cc: rrsaenz@aol.com  
Subject: Serena Park

Diana,

Both Robert R Saenz (rrsaenz@aol.com) & I support the Serena Park Development.

It will populate a sand blow, unattractive, crime ridden area of our community, and will bring growth to our city, and additional tax wealth to the City of Palm Springs.

We will be out of town for the meeting but the development has our support.

James F Fogarty  
&  
Robert R Saenz

Date: Saturday, April 9, 2016 1:44 PM  
From: michaelnpaul@aol.com  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates Development

Hello, we are full time residents in the Four Seasons community and we feel that the development of the Serena Park Estates would benefit the community as a whole. It would make the community area more attractive and add value to the existing homes. We do understand that there would be increase traffic in the area but the benefits far outweigh that issue.

Michael Burns  
Otis Beal  
3927 Sandy Circle  
Palm Springs, CA 92262

Date: Thursday, April 7, 2016 12:46 PM  
From: Wayne B-G <wbg0827@yahoo.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park Estates

I strongly support the construction of Serena Park Estates in the defunct golf course. The abandoned course is an eyesore to Palm Springs. The new development will bring added revenue to Palm Springs through property taxes and will continue the expansion of the north side of the city.

Wayne Burcham-Gulotta  
1800 Sand Canyon Way  
PS, CA 92262

Date: Thursday, April 7, 2016 10:42 AM  
From: Victor Agbayani <vagbayani@aol.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park

I'm in favor of the development. Any development will be good. It's progress.

Victor Agbayani  
Via Escuela  
Sent from my iPhone

Date: Wednesday, April 6, 2016 3:53 PM  
From: Joe G <beppe0608@yahoo.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park

I would like to add my voice as a yes to The Serena Park development. The new community will eliminate the ugly, abandoned golf course.

Thanks,

Joseph Gulotta  
1800 Sand Canyon Way  
Four Seasons



Date: Tuesday, March 29, 2016 2:01 PM  
From: Richard Sarnat <rsarnat@amibestmed.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission,

I am writing this letter in support of the proposed project to rehab the vacant golf course adjacent to the Four Seasons gated community.

Serena Park Estates has the opportunity to accomplish many goals by its existence:

- Provide additional property and sales taxes to the city
- Increase the property values of Four Seasons current owners
- Replace an eyesore, which creates unwanted dust and security issues
- Increases city housing volume, which secondarily promotes business and tax base
- Provides a better, safer and less costly route for the CV link project versus the proposed route on the levee.

For all of these reasons, I strongly encourage the planning commission to proceed with the Serena Park Estates project, despite the objections of a few adjacent homeowners in the Four Seasons complex.

The needs of the many are enhanced by this project; as always, the needs of a few will be temporarily inconvenienced. Such is the way of progress...

Sincerely,  
Richard L. Sarnat MD  
Owner/occupant of Four Seasons property

Date: Monday, March 28, 2016 4:09 PM  
From: Susan Sagle <susansagle@gmail.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission:

We are writing to you to give our support to the proposed Serena Park Estates development. As residents of the Four Seasons Community we believe that replacing the extinct Palm Springs Golf Course with this development will add to the value of all properties in North Palm Springs. In addition to decreasing blowing sand it will offer more housing to attract new residents to our area. This will increase property and sales tax revenue for Palm Springs.

We understand that the developers of this project have offered to have the CV Link route run through the community. This would keep the path off of the levee and would require less maintenance during windy periods. We believe this is a good option which should save building and ongoing maintenance costs for the city.

Thank you for your consideration. We strongly support this project.

Sincerely,

Dr. and Mrs. Neil A. Sagle

Date: Sunday, March 27, 2016 2:10 PM  
From: Lon McCoy <mail4lon@yahoo.com>  
To: Diana Grace <dgrace001@dc.rr.com>  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission,

As a resident of Four Seasons I wish to show my strong support for the Serena Park Estates development. This development is good for everyone. The abandoned golf course is truly a blight. It's dusty, ugly, and hazardous. The Serena Park Estates is well thought out and will be good for Palm Spring's economy and desirability.

I hear that the developer has agreed to allow CV Link to be routed through his development. This would be a very good thing for the Four Seasons community because the CV Link as currently planned adversely affects privacy and property values of many homes in Four Seasons.

Again, I think the Serena Park Estates development is a very good project and should move forward. Thank you.

Sincerely,

Lon McCoy  
3794 Date Palm Trail  
Palm Springs, CA

Date: Sunday, March 27, 2016 1:37 PM  
From: George <geofea@yahoo.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission,

I am writing this to express STRONG SUPPORT FOR the Serena Park Estates project. I consider this a much needed in-fill project that will replace a neighborhood blight with homes that will increase the city's economic activity and tax base. It's a win-win for the city and area residents.

George Feaster  
3794 Date Palm Trail  
Palm Springs, CA

Date: Friday, March 25, 2016 9:13 AM  
From: Alvin Stein <asalstein@gmail.com>  
To: dgrace001@dc.rr.com  
Cc: Sharon Stein <sharonstein33@gmail.com>  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission: As residents of an adjacent area to the proposed Serena Park development we have keenly observed the geographic area, as well as the many comments and arguments for and against this project. Our conclusion is that the Palm Springs Community would be well served by approving and completing this project as soon as possible. The development seems to have a respectable and transparent Developer at its helm bringing a much needed commodity to this part of Palm Springs. It would also eliminate the current eyesore and destructive environment which has caused noise and air pollution for the past several years. Surely the city will be able to cure some legitimate traffic concerns in a fairly easy manner. We see these concerns modest in terms of what the finished project will bring to the community as well as the city's revenues. Please work with the Developer towards a rapid start and completion of this excellent project.

Sincerely, Al and Sharon Stein  
1840 Fan Palm Way  
Palm Springs, CA 92262

Date: Wednesday, March 23, 2016 2:52 PM  
From: Donna Menne <donnamenne@msn.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission,

We fully support the Serena Park Estates to be built on the old golf course behind the Four Seasons community.

This will increase the value of our home as well as add value to the area. When we bought our home in 2004--we were told that homes would be built there--we expected the area behind us to be cleaned up.

I believe that is one reason why our home values have not recovered as quickly as other areas have in Palm Springs.

The other plus is the CV Link being routed thru the Serena Park Estates will also attract visitors to use it for additional outdoor activities such as biking and walking.

Our city is a vacation destination--the more we offer--the more we attract people to enjoy it. With the downtown rebuilding, the tram, and other outdoor play options, we increase revenue for our businesses as well as additional tax income for the city.

Sincerely,

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

Date: Wednesday, March 23, 2016 2:26 PM  
From: Allen Dan Cohen-Anglin <cohen.anglin@yahoo.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission

As a resident of the Four Seasons community I am very much in favor of the proposed development called Serena Park Estates. I feel that the development will enhance the value of our community and eliminate what is now a terrible eyesore. There are few if any new developments on fee land in the city of Palm Springs that offer starting prices in the \$300,000 range. This will make it so much more affordable to a segment of the population that is priced out of the new construction market. In addition, regarding the concerns of additional traffic in the area, I strongly believe that will not be an issue, all one has to do is stand outside our gates on Sunrise to see that it is not a problem for the 478 homes in our community. It is rare to see more than a handful of cars going up and down Sunrise at one time.

Allen Cohen  
3434 Savanna Way  
Palm Springs Ca 92262

Date: Wednesday, March 23, 2016 4:16 PM  
From: John Verrilli <jolaver@msn.com>  
To: dgrace001@dc.rr.com  
Subject: Fw: CV Link/Serena Park Estates

**From:** JOHN VERRILLI  
**Sent:** Wednesday, March 23, 2016 4:12 PM  
**To:** dgrace001@001dc.rr.com  
**Subject:** CV Link/Serena Park Estates

dgrace

**From:**

John L. Verrilli

The Four Seasons

3979 Blue Sky Way

Palm Springs, CA 92262-8848

Dear Palm Springs Planning Commission,

The replacement of the Palm Springs Golf Course is crucial for the future of the Four Seasons and the Northern part of Palm Springs. The golf course is a hazard, not only because of the sand blowing into our community, but it also provides a place for dirt bikes that increases the sand hazard. I do not understand why people would prefer this sand mess to a new community.

The police are unable to patrol this area.

The CV link through Serena Park will solve the privacy problem for the Four Seasons. The link is planned to be built only a few feet from the backs of the houses. The openness of the desert was one of the factors that lured people to buy in The Four Seasons despite the wind here.

I hope you will reconsider the plans for this neighborhood. Its future depends on the right decision.

Sincerely,

John L. Verrilli



Date: Wednesday, March 23, 2016 6:30 PM  
From: Darlene Jones <darruss@twc.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

PALM SPRINGS PLANNING COMMISSION:

I AM WRITING TO EXPRESS MY SUPPORT FOR THE SERENA PARK ESTATES DEVELOPMENT. I AM A RESIDENT OF FOUR SEASONS AT PALM SPRINGS. OUR CITY NEEDS NEW SOURCES OF REVENUE, AND THIS DEVELOPMENT WILL GENERATE ADDITIONAL PROPERTY TAXES, AND SALES TAX. WHEN THE CV LINK GOES THROUGH SERENA, WE WILL BENEFIT BY THE PROTECTION OF OUR PRIVACY, AND I UNDERSTAND IT WOULD BE CHEAPER FOR ALL OF US. THE BLOWING SAND IS A HEALTH HAZARD AND THE APPEARANCE IS A DETRIMENT TO OUR CITYSCAPE. THANK YOU FOR YOUR CONSIDERATION.

I DARLENE JONES  
1830 FAN PALM WAY  
PALM SPRINGS

Date: Wednesday, March 23, 2016 8:07 PM

From: jackmajian <jackmajian@yahoo.com>

To: dgrace001@dc.rr.com

Subject: Serena park Estates

Jack Tchakmakjian

3606 Cliffrose Trl palmsprings ca.92262

Salutation:Dear palm Springs planning commission. I am highly agree with that project.

Sent from my Verizon Wireless 4G LTE smartphone

**Print**

Date: Friday, March 25, 2016 12:55 PM  
From: linda little <lindajlittle@hotmail.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Cc: lpennington@cpk.com <lpennington@cpk.com>  
Subject: Serena Park Estates

Attention: Diana Grace

Dear Palm Springs Planning Commission,

My name is Linda Little, I live at 2298 Savanna Way, Palm Springs, Ca 92262 in the Four Seasons.

My concern as many of the home owners in the Four Seasons is making sure that my property value will increase with the additional of the Palm Springs Golf Course. I was told when I purchased my home that there would be a golf course built and I would be able to use it. This never happened. With the approval of the Palm Springs Golf Course this would help with the blowing of the sand. We live where the winds constantly blow and with no mercy. Again when I purchased my home I was unaware of the high winds.

With the approval of the Serena Park Estates this will help eliminate some of the wind and sand.

The increase of much needed income for the local merchants would also influence not only the merchants who are here but, make more merchants want to come to our beautiful city.

The safety of users would also be improved by The Serena Park CV Link and still give me and other homeowners in the Four Seasons our privacy. This is why I chose the Four Seasons as well.

We are a Senior community with widows, and single people who live alone. This is a Big Concern to me.

I am a Retired Navy Veteran who has served my Country for over 25 years. I would hope you would take all consideration in taking care of the homeowners who live full time in Palm Springs.

Thank you in advance for your time,  
Linda J.Little  
Concerned Resident

Date: Friday, March 25, 2016 1:04 PM  
From: Andrew Georgias <agga@earthlink.net>  
To: dgrace001@dc.rr.com  
Subject: Serena Parks Estates

Dear Palm Springs Planning Commission:

As a homeowner in Four Seasons, I am very concerned about the CV Link for the following reasons: It comes too close to my home on Savanna Way in the Four Seasons Development. I don't use the CVLink as I am retired. We don't need the noise and disturbance coming from this project and aftermath i.e. people using it at all hours of the day and night.

It makes more sense to reroute the CV Link via Serena Park because the younger homeowners would avail themselves of the CV Link and it would be safer and healthier for users.

If approved, Serena Park theoretically will provide a broader economic and tax base for the City of Palm Springs and Riverside County.

Please consider this request to move the CV Link route via Serena Park.

Sincerely,  
Andrew Georgias

**Print**

! This is an urgent message.

Date: Friday, March 25, 2016 12:57 PM  
From: Terri Starekow <tstarekow@msn.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Parks Estates

Dear Palm Springs Planning Commission:

As a homeowner in Four Seasons, I am very concerned about the CV Link for the following reasons:

It will create serious privacy, noise, lighting, and safety issues for the homeowners adjacent to the CV Link, if it runs along the existing levee. Because Four Seasons is a 55+ community, this will place an undue burden on senior citizens who are here to relax and enjoy what is left of life. In addition, some of our home owners are in poor health and do not need any additional stressors in life.

The associated maintenance costs to the City of Palm Springs will eventually become another tax burden to homeowners and businesses. One for which I do not want to pay because I will not use the Link and do not see the benefit of it in a wind/dust storm conditions or on 120 degree days. Seniors are advised to stay indoors in these conditions.

It makes more sense to reroute the CV Link via Serena Park because the younger homeowners would avail themselves of the CV Link and it would be safer and healthier for users.

If approved, Serena Park theoretically will provide a broader economic and tax base for the City of Palm Springs and Riverside County.

Please consider this request to move the CV Link route via Serena Park.

Sincerely,

Terri Starekow  
1800 Sand Canyon Way  
Palm Springs, CA 92262

Date: Thursday, March 24, 2016 11:31 AM  
From: jwinps <jwinps@gmail.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

Dear Palm Springs Planning Commission,

As a Four Seasons resident I am totally in favor of the Serena Park Estates development moving forward. It is a win for:

The city of Palm Springs (increased tax revenue.)  
Local businesses (increased business income from local residents,)  
Four Seasons (increased property values,)  
The environment (sand erosion,)  
Beautification (elimination of the present Palm Springs Golf Course eyesore,)  
Mutual neighborhood acceptance of the CV link placement,)  
The Country of Riverside (increased property tax revenue.)

Again, there is everything to gain and nothing to lose by going forward with this most welcome development.

Sincerely,

John W Wirtanen  
3586 Date PalmTrail  
Palm Springs, CA 92262

Sent from my Sprint Samsung Galaxy Note5.

March 24, 2016

To The Palm Springs Planning Commission:

My husband and I own a home in the Four Seasons, which is immediately adjacent to the proposed Serena Park Estates.

I am writing to indicate our support for the development. We feel this project will be a win/win situation for the Four Seasons, inasmuch as property values of our homes will increase. It will also control and eliminate blow sand which is a serious problem due to the winds/wind gusts in the north end of Palm Springs.

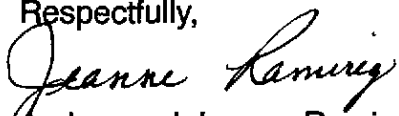
It will bring additional revenue to the City of Palm Springs through property taxes and sales tax. It will also be a boom to merchants in the Downtown with more consumers shopping at the stores and dining at local restaurants.

With the developer's agreement to route the CV Link through the project, it will resolve privacy issues that residents along Savanna Way and Fan Palm Way would be subjected to if the Link were built on the levee behind our Community.

We also admire the developer's utilization of private sector funds to resolve a public nuisance and blighted area, the extinct Palm Springs Golf Course.

We encourage you to approve the plans for Serena Park Estates.

Respectfully,



Andres and Jeanne Ramirez  
3948 Sunny Springs Way  
Palm Springs, CA 92262

**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

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**

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

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

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

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

Felix J Nacanther  
1880 Fan Palm Way  
Palm Springs, CA 92262

March 8, 2016

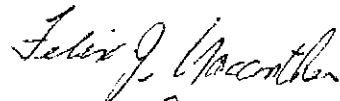
Palm Springs Planning Commission:

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.

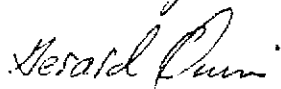
As with any proposed project there will be those who support it and those who oppose it. The overall benefit of the project seems to outweigh the negatives. Many in our community, whose homes face this eyesore, have had serious problems with noise, harassment and a sense of dread at the continued lack 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

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

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

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

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

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



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

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

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

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.

Date: Wednesday, March 23, 2016 6:56 PM  
From: Darlene Jones <darruss@twc.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

Dear PS Planning Commission,

I support the Serena Park Estates development. I see nothing detrimental and many benefits. Additional property tax, sales taxes from new consumers, eliminating an eyesore, and controlling blowing sand, are but a few. If the CV link goes through SPE, it will address the lack of privacy for Four Seasons, and I understand it will be cheaper. I hope you will use these points in your considerations.

Russell Jones  
1830 Fan Palm Way

Date: Wednesday, March 23, 2016 7:54 PM  
From: hasovartanian <hasovartanian@yahoo.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

Hasmik Tchakmakjian

3606 Cliffrose TRL Palmsprings ca.92262

Salutation:Dear palm Springs planning commission. I am highly agree with that project!!!

**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

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

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

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:

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 Muzdakis <jmuzdakis@dc.rr.com>  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

To: Palm Springs Planning Commission

From: John Muzdakis, 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 Muzdakis

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](http://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

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 bar with input fields

Diana Account Info :  Sign Out Home

Contacts Notepad Calendar

Actions : Apply Previous

Inbox (78)

Drafts

Sent

Spam (17)

Trash

[Empty]

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**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

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March 9, 2016

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

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

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

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

**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: MichaelMas@aol.com  
To: dgrace001@dc.rr.com  
Subject: Serena Park Estates

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. --

**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

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 <lbhorseman@yahoo.com>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: Letter in Support of the Serena Estates Development

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

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

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

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

Friday, March 11, 2016

To: Palm Springs Planning Commission

From: Ken Pengelly, David Engen  
1301 Solaná 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.

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

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

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

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 time 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

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

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**

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 <jeromarlip@att.net>  
To: dgrace001@dc.rr.com <dgrace001@dc.rr.com>  
Subject: The Serena Park Estate Project

**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

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)

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.

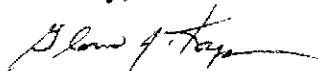
The area bordering our Four Seasons community is not maintained except for very limited weed control. The area is quite dusty and has become an area that gathers trash. The development of homes would be a great improvement to the area which borders much of our community.

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

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

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)

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

March 13, 2016

Planning Commission  
City of Palm Springs

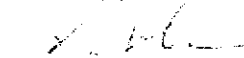
In re: Serena Park development

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.

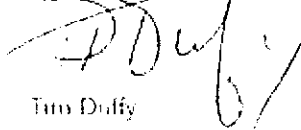
The failed golf course is a wasteland and a fire danger, filled with blowing sand, dead and dying trees, poisonous reptiles, feral cats, and coyotes. Beyond that, it is an eyesore and an attractive nuisance, regularly enticing off road aficionados to covertly set upon the sandy desolation under cover 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

13 March, 2016

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 is 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

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

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

1920 Fan Palm Way  
Palm Springs, CA 92262  
March 10, 2016

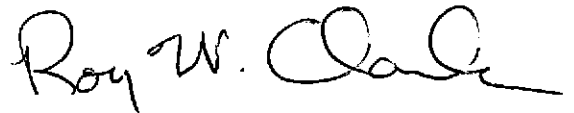
Planning Commission  
City of Palm Springs  
3200 E. Tahquitz Way  
Palm Springs, CA 92262

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 large, stylized "R" and "C".

Roy W. Clark

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

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

A handwritten signature in cursive script that reads "Carl Grant".

Roger and Kim Westman  
3370 Savanna Trail  
Palm Springs, CA 92262  
rwestman@dc.rr.com

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:

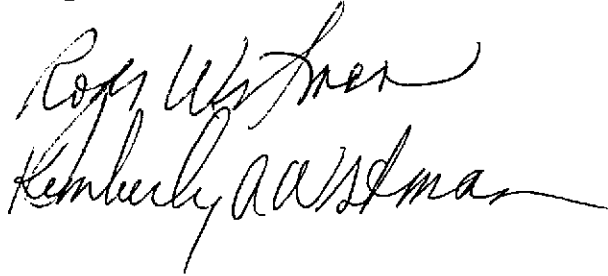
- **The Serena Park Estates landscape plan calls for removal of the Tamarisk trees that are damaging our property.** This row of trees grows only about 10' beyond our property line. The extensive and aggressive root system of these trees extends well beyond our fence into our property and very likely 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 and Kim Westman. The signature for Roger Westman is written in cursive and is positioned above the signature for Kim Westman, which is also in cursive and includes a long horizontal flourish at the end.

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