



**City of Palm Springs**

**Addendum #2 to the  
Final Environmental Impact Report  
for the  
Museum Market Plaza Specific Plan  
(SCH# 2008061084)**

**October 2015**

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Final Environmental Impact Report  
for the  
Museum Market Plaza Specific Plan**

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## **I. INTRODUCTION AND PROJECT BACKGROUND**

### **A. Summary**

This Addendum to the Final Environmental Impact Report (EIR) for the Museum Market Plaza Specific Plan (SCH# 2008061084) has been prepared to evaluate the potential environmental impacts of a proposed project consisting of:

1. Amendments to the Museum Market Plaza Specific Plan (Case No. 5.1204 SP-A1);
2. Refinement of the development plan of Block E as the Downtown Palm Springs Park;
3. Major Architectural Review for the development of Block B-1 (Case No. 3.3908 MAJ).

This section of the Addendum offers background information on project location and history. Section II provides a description of the proposed project and the purpose of this Addendum. Section III focuses on potential environmental impacts of the proposed project, and compares these impacts with those analyzed in the certified EIR.

### **B. Project Location**

The Museum Market Plaza Specific Plan (referred to as the 2009 Specific Plan in this document) area is located in downtown Palm Springs and bounded by Tahquitz Canyon Drive on the south, Andreas Road (extended) on the north, Belardo Road and Museum Drive on the west, and Indian Canyon Drive on the east. See Exhibits 1 and 2.

### **C. Project History**

#### **1. Museum Market Plaza Specific Plan and EIR (2009)**

In 2008, a draft Environmental Impact Report (EIR) was prepared for the 2009 Specific Plan area, which covered approximately 20.6 acres in downtown Palm Springs. At the time the Specific Plan was proposed, the site was developed with retail commercial development, parking lots, and a vacant parcel that had been graded and scraped.

The Specific Plan Land Use Plan is shown in Exhibit 3. The project area consisted of three (3) planning areas that could accommodate mixed use development, including retail commercial,

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office, hotel, timeshare, condo-hotel, and high-density residential uses, as well as parking and compatible accessory uses. At buildout, the Specific Plan would allow 400,000 square feet of retail or office development, 955 residential dwelling units, 620 hotel rooms and a public plaza. Development areas designated Blocks A through L were identified, and a Conceptual Phasing Plan was proposed.

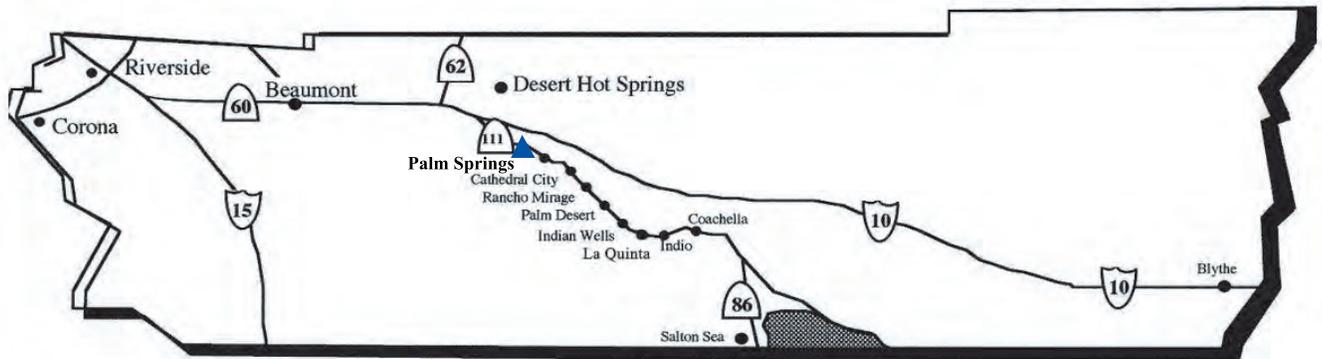
The EIR determined that the project would result in post-mitigation significant effects on aesthetics/visual resources, regional air quality, and cultural resources. However, the City Council concluded that the benefits of 2009 Specific Plan implementation would outweigh the potential adverse effects. Findings and a Statement of Overriding Considerations were adopted as part of EIR certification and Specific Plan approval on December 2, 2009. As part of 2009 Specific Plan adoption, the City Council deleted Planning Areas 2 and 3, both of which had been evaluated in the EIR; the remaining acreage totaled 19.4 acres.

## **2. EIR Addendum Prepared for “Downtown Palm Springs” Renovation Plan (2012)**

In 2012, the City prepared an Addendum to the EIR for the Downtown Project Renovation Plan (referred to as the 2012 Project in this document). The proposed “Downtown Palm Springs” renovation project consisted of the subdivision and development of 13.2 acres within the Specific Plan area that could accommodate 1,237,000 square feet of mixed-use commercial development, a 170-room hotel with appurtenant uses, and a 1.3-acre outdoor performance space and entertainment venue for concerts and other special events and urban open space for cultural and social activities in Block E. The project also called for the extension of Belardo Road and Andreas Road through the site and approval of a parcel map to realign property boundaries, allow dedication of public streets and abandonment of certain rights-of-way, and offer public easements. The Downtown Palm Springs Land Use Plan is shown in Exhibit 4.

The Addendum focused on potential visual and aesthetic impacts that could result from these changes and found that the overall effects would be no more significant than those associated with implementation of the 2009 Specific Plan. No other environmental impacts were expected to result that were not analyzed and mitigated, as needed, in the previously adopted EIR, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program. The Addendum was adopted by the City Council in 2012. On September 17, 2014, the City Council approved the Fourth Amendment to the Project Financing Agreement, which provides for the City’s purchase of the outdoor entertainment venue on Block E, rather than leasing it from the owner of the property for ten years. The proposed use of Block E remained the same.

# CALIFORNIA



# RIVERSIDE COUNTY

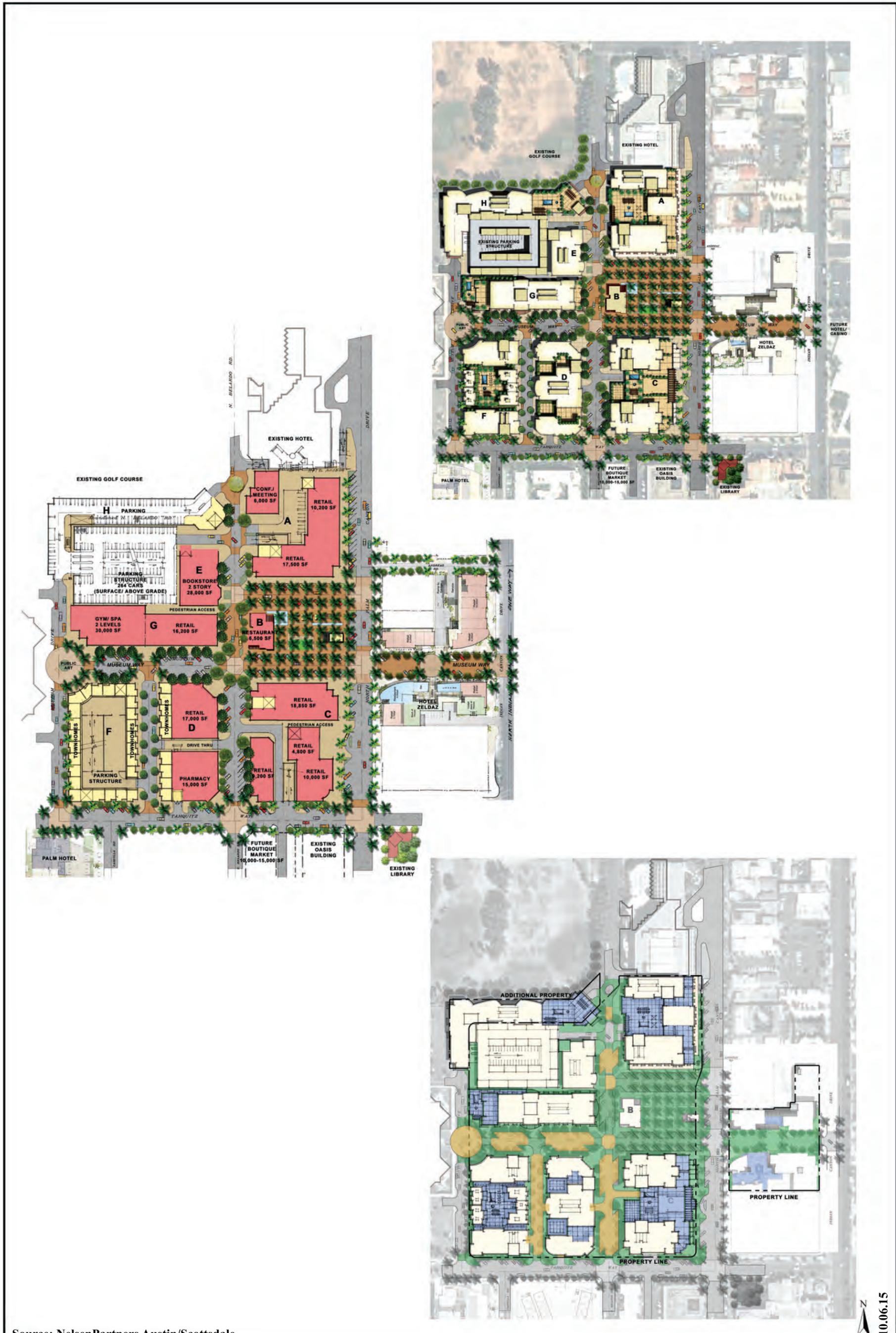
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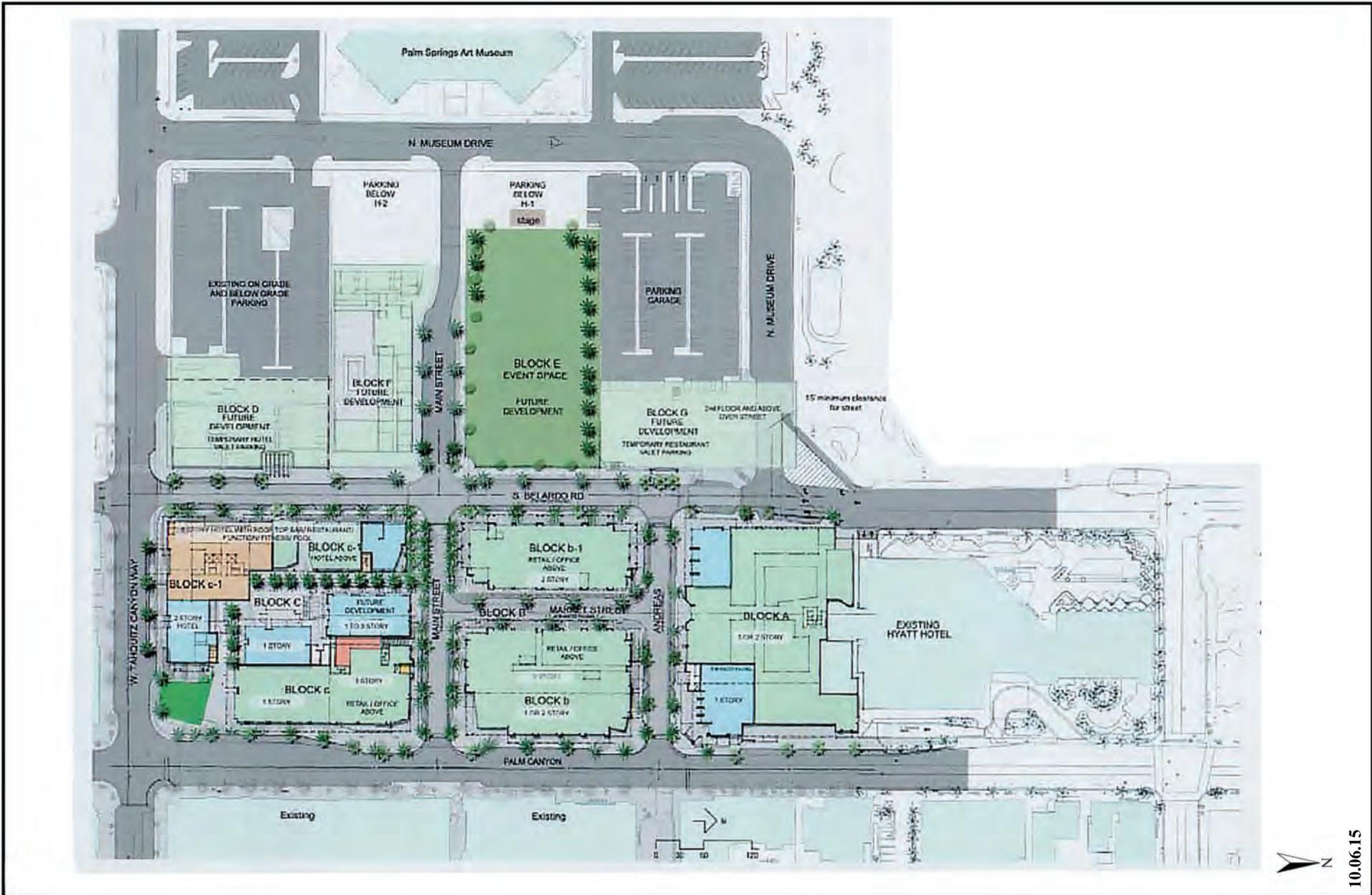
Source: Google Earth, 2015



Museum Market Plaza EIR Addendum #2  
Vicinity Map  
Palm Springs, California



Source: NelsenPartners Austin/Scottsdale



10.06.15

## II. PROPOSED PROJECT MODIFICATIONS

### A. Project Description

The project area is bounded by Tahquitz Canyon Drive on the south, Andreas Road (extended) on the north, Belardo Road and Museum Drive on the west, and Indian Canyon Drive on the east (see Exhibit 5). The project site consists of 20.15 acres, subdivided into multiple Blocks, as shown in Table 1, below.

**Table 1**  
**Specific Plan Amendment Acreage**

<b>Blocks</b>	<b>Acres (net)</b>
Block A	1.59
Block B	1.5
Block C	2.41
Block D & F	3.21
Block E	1.36
Block G	1.73
Block H1	0.31
Block H2	0.41
Block K1	0.89
Block K2	5.0
Streets	1.74
<b>Total:</b>	<b>20.15</b>

The proposed project consists of the following:

1. A Specific Plan Amendment to the Museum Market Plaza Specific Plan to:
  - a. Change the name of the project to Downtown Palm Springs.
  - b. Change the project site plan to reflect changes in the development patterns, development areas (referred to as Blocks in the document) and internal roadway alignments consistent with the changes made in the 2012 Project and EIR Addendum.
  - c. Refine the Block lot sizes to reflect the Parcel Map for the proposed project.
  - d. Change the land use for Block B to allow for residential, commercial and hotel uses for a Block previously considered for Open Space/Plaza land uses consistent with the changes made in the 2012 Project and EIR Addendum.

- e. Change the land use for Block E to allow for Open Space/Plaza land uses for a Block previously considered for residential, commercial and hotel land uses consistent with the changes made in the 2012 Project and EIR Addendum.
  - f. Modify certain development standards, including: permitted uses; the building height allowed on Block B from 16 feet to 40 feet for commercial uses; change the building height for Block B-1 to 60 feet for commercial and residential uses, and 75 feet for hotel uses; the building height allowed on Block E from 60 feet to 30 feet; reduce the overall permitted square footage within the project from 1,775,000 to 1,359,500; and make minor modifications to parking standards consistent with the changes made in the 2012 Project and EIR Addendum.
  - g. Eliminate the calculations of building mass included in Table III-3.
  - h. Make other administrative and miscellaneous changes to the text to reflect the updated development pattern of the project as it is being developed currently, and consistent with the changes made in the 2012 Project and EIR Addendum.
2. The refinement of the development plans of Block E, previously approved with the 2012 Project as a special event area and public park to accommodate passive and active recreation, including a special event area to allow for up to 4,000 attendees (including event staff, ancillary and support personnel and persons attending the event). The park will include minimal building construction, which is anticipated to include a police substation, public restrooms, and stage and support areas. It will also be connected to Block H-1 and H-2, which provide space for art displays and the relocation of the historic Aluminaire house. A conceptual site plan, which is subject to change, is provided in Exhibit 6.
  3. A Major Architectural Review for a resort hotel with up to 150 rooms to be located on the west half of Block B. The building will consist of six stories, including a roof-top lounge. Building height will vary from 60 to 69 feet, plus up to 6 feet for mechanical areas (stairwells, elevator shafts, etc.). The hotel will include restaurants, bars and a spa. The hotel will provide 200 parking spaces, in addition to those parking spaces already occurring or currently planned within the project site. See Exhibit 7.

The Museum Market Plaza Specific Plan was adopted by the City in 2009, concurrent with the certification of the Museum Market Plaza Environmental Impact Report. Since that time, demolition of the buildings on the Desert Fashion Plaza site (Blocks A through H) has been completed, and underground parking garages have been upgraded. Construction on Blocks A and C is currently under way. Development projects have been approved on parts of Blocks A, B, C

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and D. Infrastructure, including the installation of Belardo Road and Main Street, is also under way.

In 2012, the City certified an addendum to the certified EIR which primarily addressed visual impacts, specifically reductions in maximum building height on most blocks, an increase in building height on Block B and the use of Block E as described above.

Over time, although the overall project or development area has not changed, the distribution of land uses has been proposed for modification. The Specific Plan Amendment’s purpose is to reflect this redistribution of land uses (referred to as Blocks in the Specific Plan).

Two projects are currently proposed within the Specific Plan area: the park on Block E, and a hotel on Block B. These projects have been incorporated into this EIR Addendum, to assure that they are consistent with the revisions being made to the Specific Plan. The following table compares maximum potential build out square footage analyzed for the 2009 Specific Plan with that allowed by the Specific Plan Amendment.

**Table 2**  
**Maximum Allowable Square Footage**  
**2009 Specific Plan vs. Proposed Amendments**

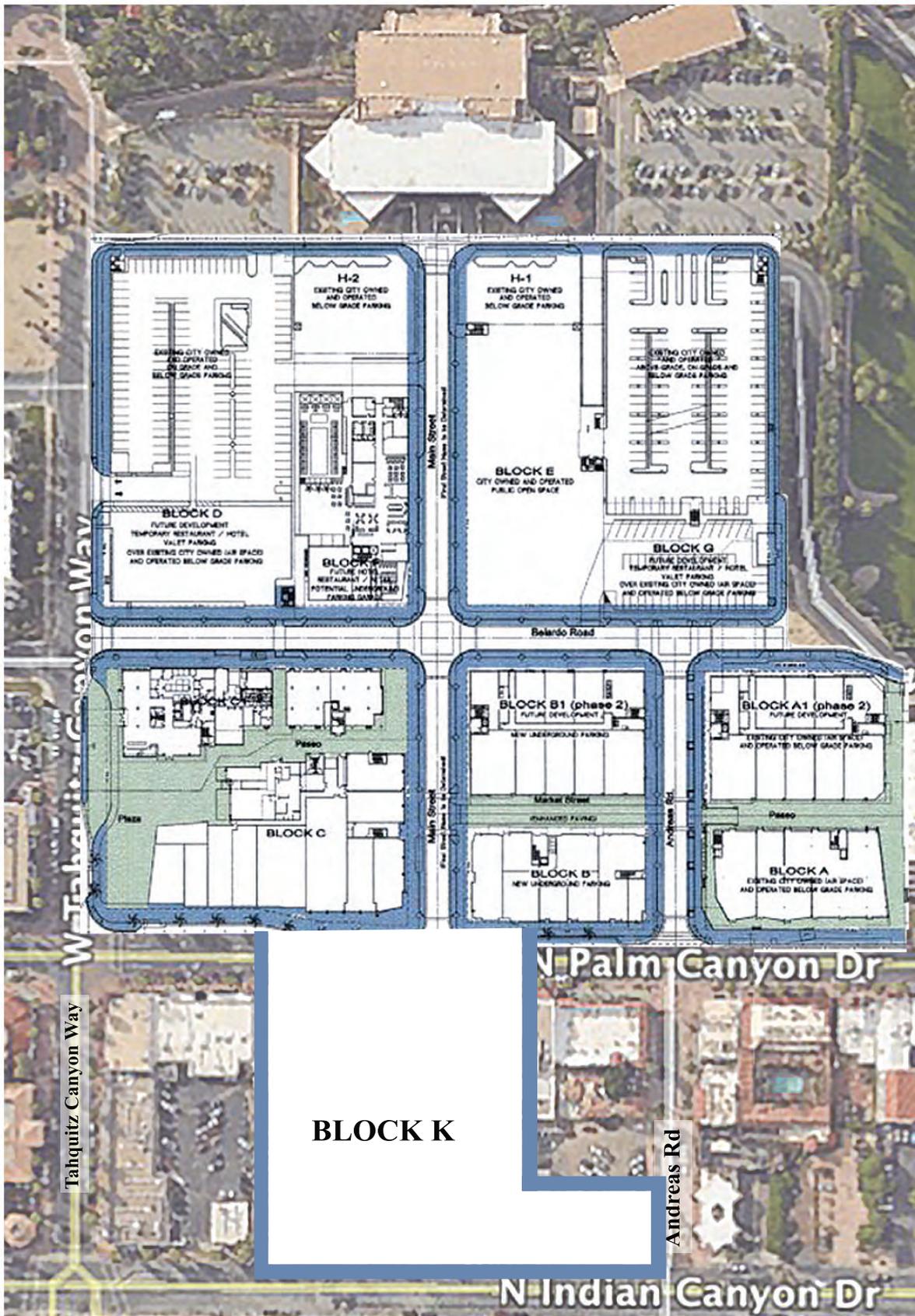
<b>Location</b>	<b>2009 Specific Plan</b>	<b>Proposed Amendment</b>
Block A	220,000	175,000
Block B	3,000	155,000
Block C	245,000	240,000
Block D & F	455,000	225,000
Block E	520,000	7,500 <sup>1</sup>
Block G		225,000
Block H <sup>1</sup>	n/a	n/a
Block K1	181,000	181,000
Block K2	151,000	151,000
<b>Total Potential Square Footage:</b>	<b>1,775,000</b>	<b>1,359,500</b>

<sup>1</sup> Block H consists of public open space to be potentially used for museum exhibitions or art installations.

This EIR Addendum has been prepared based on both the certified EIR and the 2012 Addendum. The bulk of the analysis in this document compares the currently proposed project to the project analyzed in the 2009 certified EIR. The discussion of Aesthetic compares the currently proposed project to the analysis and findings of the 2012 EIR Addendum, as appropriate.

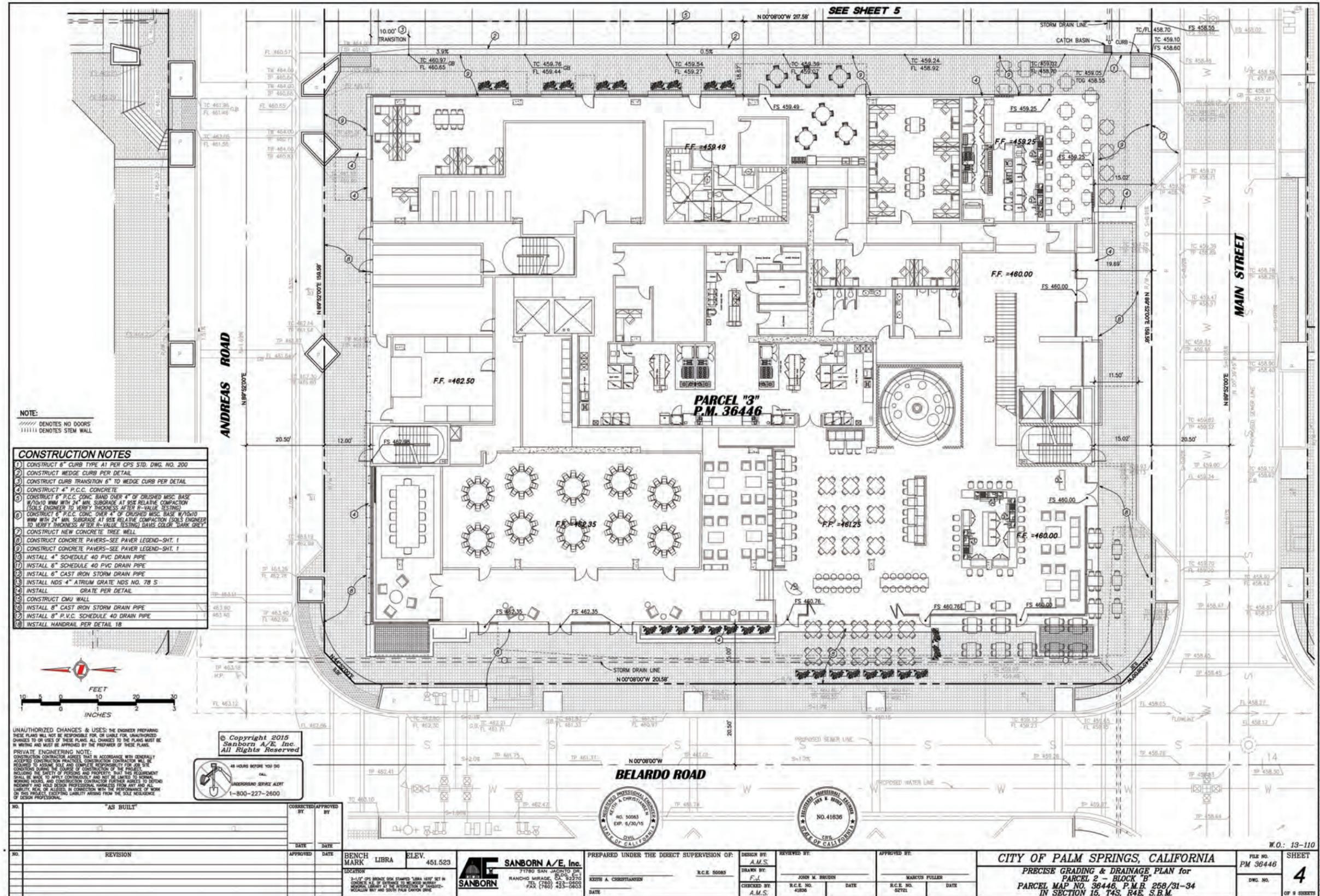
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<sup>1</sup> The building area proposed for Block E consists of support facilities for the Park use, and does not include leasable square footage.





Source: RGA Landscape Architects, Inc.



## **B. Purpose of this Addendum**

According to Section 15164 of the California Environmental Quality Act (CEQA), the Lead Agency is required to prepare an addendum to a previously certified EIR if changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

An Addendum has been prepared for the proposed project modifications because none of the conditions described in Section 15162 have occurred. Specifically:

- No changes are proposed that would require major revisions to the previous EIR due to the involvement of new significant environmental effects of a substantial increase in the severity of previously identified significant effects.
- No substantial changes in circumstances under which the project is undertaken will occur that require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- No new information of significant importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - The project will have one or more significant effects not discussed in the previous EIR;
  - Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - Mitigation measures or alternatives previously found to not be feasible will, in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - Mitigation measures or alternatives, which are considerable different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The following analysis supports the conclusion that the proposed modifications to the 2009 Specific Plan and EIR Addendum for the 2012 Project will not result in any new significant impacts or a substantial increase in the severity of significant impacts that were identified in the certified EIR. The analysis compares the environmental impacts of the proposal with the impacts identified in the certified EIR. The Addendum addresses the same environmental topics addressed in the certified EIR and summarizes potential impacts associated with the proposed land use changes.

### **III. ENVIRONMENTAL IMPACT ANALYSIS**

#### **A. Introduction**

This section addresses all environmental topics previously analyzed in the certified Museum Market Plaza Specific Plan EIR. They are discussed in the same order as in the EIR. Each section includes: 1) summary of findings in the certified Final EIR, including existing conditions, potential project impacts and the level of significance of impacts after mitigation, as applicable; 2) analysis of environmental impacts and recommended mitigation measures for the proposed project modifications, including any relevant updated information, as well as a review of the mitigation measures from the certified EIR, and any necessary modification; and 3) a comparison of the impacts identified in the certified EIR with those identified in this document.

#### **B. Aesthetics**

##### **1. Analysis of the Museum Market Plaza Specific Plan Certified EIR**

The unique topographic features of the Coachella Valley offer attractive and highly valued viewsheds. Distinctive scenic views of the nearby San Jacinto and Santa Rosa Mountains and more distant Little San Bernardino Mountains exist throughout the City. The downtown area, in which the project area is located, contains several listed historic buildings and is well known for its Californian Modernist architectural style. North Palm Canyon Drive, Indian Canyon Drive, and Tahquitz Canyon Way are designated scenic corridors in the General Plan.

The project area is generally flat and, at the time the EIR was certified was nearly fully developed with commercial development, courtyards, and pedestrian corridors. The 2009 Specific Plan would allow the construction of buildings ranging from 33 to 79 feet in height immediately east of the San Jacinto Mountains. The EIR analyzed potential project-related viewshed impacts from 11 locations in close proximity to the project area. The analysis determined that development accommodated by the 2009 Specific Plan would result in changes to the existing visual character of the project site, including partial obstruction of mountain views in several surrounding locations, greater levels of illumination and glare, demolition of the Town and Country Center which was eligible for listing as a historic resource, indirect adverse impacts to the Lykken's Department Store building which was designated as a Class I (locally significant) historic building, and impacts to the Palm Springs Walk of Stars.

The 2009 Specific Plan included a range of design features, development standards, and other mitigation measures that would reduce potential project-related visual and aesthetic impacts. However, the EIR concluded that development facilitated by the 2009 Specific Plan, particularly the construction of tall structures, would result in unavoidable significant impacts to the existing visual character of the project area that were not completely mitigated. The adopted Statement of Overriding Considerations, however, determined that the benefits of 2009 implementation outweighed the potential adverse impacts:

“The City of Palm Springs hereby finds that impacts associated with scenic vistas, and the visual character of the Downtown constitute a significant unavoidable impact to aesthetics. Even with the implementation of mitigation measures, the build out of the proposed project will result in significant obstruction of mountain vistas, and impacts to the Lykken’s building. All reasonable and feasible mitigation measures that can substantially reduce impacts have been included in the EIR. No other feasible mitigation measures are available to further reduce impacts to scenic vistas and visual character. The City of Palm Springs finds that the remaining unavoidable significant effects are acceptable based on the inclusion of mitigation, the overall inability to mitigate the impacts despite inclusion of mitigation, the benefits associated with the proposed project, objectives established for the proposed project, and specific overriding considerations described in the Statement of Overriding Considerations.”

The 2012 EIR Addendum analyzed potential visual and aesthetic impacts of the proposed Downtown Renovation Plan. Its visual analysis determined that the overall effect of the Downtown Palm Springs project on aesthetics and visual resources would be no more significant than that of the 2009 Specific Plan.

## 2. Analysis of the Proposed Project Modifications

The following section analyzes the potential impacts to aesthetic resources associated with development of the proposed project, including the Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project, and development of the western half of Block B for a hotel of up to 150 rooms.

Since the EIR was certified, existing buildings on Blocks A through H (Desert Fashion Plaza site) have been demolished. Much of the site is vacant and characterized by mass grading and site preparation activity, including the presence of construction vehicles and materials.

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Construction on Blocks A and C, and construction of Main Street and Belardo Road, is under way. Block K is still developed as it was when the EIR was certified.

The perimeter of the project area is separated from vehicular and pedestrian traffic by temporary barriers and fencing. Approximately 40 palm trees exceeding 25 feet in height have been preserved along portions of the North Palm Canyon Drive, Tahquitz Canyon Way, and Museum Drive frontages. Two parking garages at the following locations were preserved, and underground structures have been upgraded: 1) at- and below-grade parking garage at the northeast corner of Museum Drive and Tahquitz Canyon Way, and 2) above-, at-, and below-grade parking garage at the southeast corner of Museum Drive and Belardo Road.

From the project site, views to the west include the Palm Springs Art Museum and nearly unobstructed views of the San Jacinto Mountains immediately beyond. Views to the north include the Hyatt Palm Springs hotel and trees on the O'Donnell Golf Club. Views to the east include one- and two-story commercial development and tall palm trees along the easterly side of North Palm Canyon Drive. Views to the south include tall palm trees and two- and three-story development along Tahquitz Canyon Drive, and more distant views of the San Jacinto Mountains.

As with the previously approved 2009 Specific Plan, the Specific Plan Amendment allows an intensive level of mixed use development in the downtown area. Both Plans include design features and restrictions aimed at creating and maintaining view corridors, open space, and pedestrian-scale spaces. The Specific Plan Amendment calls for an architectural design theme that reflects Modernist, Spanish, and Mediterranean styles, which is consistent with existing architectural styles in the downtown area and those set forth by the previously approved 2009 Specific Plan.

#### Aerial Simulations

Exhibits 8 and 9 are aerial simulations that show how the project area could potentially look at build out. The simulations are conceptual and depict building architecture, colors, materials, and other specific structural characteristics that are not yet proposed or approved; however, they offer a visual overview of building heights, setbacks, stepbacks, and spatial distribution that can be expected with Specific Plan implementation.

Exhibit 8 views the project area from the east, looking toward the west. Existing development along North Palm Canyon Drive is in the foreground, and the Palm Springs Art Museum and San Jacinto Mountains are in the background. Exhibit 9 is taken west of the project area, looking toward the east. The Art Museum is in the immediate foreground, and the project area is in the middle ground.

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Source: Chris Pardo Design



10.12.15



Source: Chris Pardo Design



10.12.15

### Building Height, Scale, and Mass

Under the 2009 Specific Plan, permissible building heights ranged from 33 to 79 feet, and most planning areas accommodated an average building height of 60 feet. A broad open space plaza was located in the east-central project area, which provided visual relief and passive public gathering space along North Palm Canyon Drive. The Plan provided flexibility with regard to building mass and architectural treatment to visually reduce building bulk.

Compared to the 2009 Specific Plan, the Specific Plan Amendment provides for a 24% reduction in maximum potential square footage, which constitutes a moderate reduction in building mass. Under the proposed Plan, the most substantial building mass and height (60 feet for Blocks A, C, D, F, G & K and 75 feet on Block B-1) is concentrated along the North Palm Canyon Drive frontage and central project area, and is generally associated with hotel and residential development. Like the previous project, buildings could be more than twice the height of existing one- and two-story development on the east side of North Palm Canyon Drive, and ground level views of the mountains will be blocked by structures in many locations.

The previously designated open space courtyard fronting North Palm Canyon Drive is now designated as Block B, which has a permissible height of 40 feet, among the lowest in the project area. It will continue to provide visual relief along North Palm Canyon Drive, but to a lesser extent than the previously approved open space as it is a continuation of the built environment. Higher elevations of the mountains may be visible over its building roofline. The Specific Plan Amendment continues to provide flexibility in building design to minimize visual impacts via stepbacks, height variations, building articulation, and transfers of permitted building square footage between Blocks.

### View Corridors

Under the 2009 Specific Plan, the primary view corridor was a new east-west trending street that bisected the project area and provided views of the San Jacinto Mountains immediately west of the project area. Under the Specific Plan Amendment, the location and layout of the street (now called Main Street) is generally the same west of Palm Canyon Drive, and it continues to provide the most direct and unobstructed mountain views within and through the project area. The new project also includes a westerly extension of Andreas Road, between North Palm Canyon Drive and Belardo Road, which serves as a secondary view corridor. This road segment was proposed as part of the 2012 Addendum, and associated visual impacts will be the same as those analyzed in 2012. Under the proposed plan, view corridors will be similar, and slightly enhanced, to those analyzed in the EIR.

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### Open Space

The 2009 Specific Plan included a landscaped plaza in Block B, which provided open space and relief from the built environment along North Palm Canyon Drive. Under the Specific Plan Amendment, public open space is concentrated on Blocks E, H-1, and H-2 in the western portion of the project area. They are integral components of the view corridor that extends from North Palm Canyon Drive to the Palm Springs Art Museum and showcases views of the mountains and museum. They also enhance east-facing viewsheds from the Art Museum, and offer an expanse of largely undeveloped space in the central project area. The Specific Plan Amendment provides more open space and community recreational amenities than previously analyzed in the EIR and, therefore, impacts will be less intense.

### Block E Park

Under the 2009 Specific Plan, Block E was designated for 16,200 square feet of retail and 30,000 square feet (2 stories) of gym/spa uses. In the 2012 EIR Addendum, it was designated as an outdoor event space. Under the proposed project, Block E is conceptualized as a City park and event space that includes open space and a few ancillary structures, such as a police center and concession stand, which will be limited in height and square footage (maximum 7,500 square feet within Block E) to minimize visual impacts. Landscaping will include turf and drought-tolerant desert plantings. The park will be largely blocked from view on North Palm Canyon Drive by intervening structures in the project area. When viewed from west, north, and south, including from the Palm Springs Art Museum, the park will provide visual interest and relief from surrounding structures and improvements.

The proposed park replaces two-story structures in this portion of the project area with a 1.36 acre community park. Visual impacts will be less intense than those analyzed in the EIR.

### Block B-1 Hotel

Under the 2009 Specific Plan, Block B-1 contained a 3,500 square foot restaurant and the westerly portion of the open space plaza. In the 2012 EIR Addendum, this site was designated for 90,000 square feet of retail/office uses. The Specific Plan Amendment allows up to 75 feet in height for hotel uses and up to 60 feet for commercial or residential uses on Block B-1. The current development proposal calls for a 6-story, 142-room hotel encompassing approximately 112,862 square feet. It will include a roof top deck with a maximum height of 74 feet 6 inches.

Both the EIR and EIR Addendum used a series of photo simulations to illustrate potential visual impacts in the Specific Plan area. A key map showing the location of the simulations is provided in Exhibit 10. The simulation that best depicted Block B-1 was called “View 4” in the certified EIR and 2012 Addendum; photo simulations from the EIR and EIR addendum for View 4 are

shown in Exhibit 11. The top photo shows conditions analyzed in the EIR, and the bottom photo shows conditions analyzed in the 2012 Addendum. The view is taken from the east side of North Palm Canyon Drive, approximately mid-way between the intersections with Tahquitz Canyon Way and Andreas Road. The viewer is looking north/northwest toward the west side of North Palm Canyon Drive.

Exhibit 12 shows a comparable simulation of how Block B-1 could look at build out of the proposed project. The comparison shows that the lower stories of the hotel will be blocked from view from North Palm Canyon Drive by development on Block B. However, from some locations, the upper stories will be visible over the rooftop of buildings on Block B. Views of the base of the mountains will be blocked by structures, but the upper elevations and ridge lines will be visible.

Although more intrusive than the open space plaza and restaurant proposed under the 2009 Specific Plan, the proposed project is comparable to View 4 analyzed in the 2012 EIR Addendum, which shows a lower elevation structure adjacent to North Palm Canyon Drive, and a higher elevation structure to the immediate west. The hotel is also consistent with existing development in the project vicinity, including the Hyatt Palm Springs hotel immediately north of the project area (72 feet high at parapet level). The proposed hotel will not adversely affect other scenic resources, such as historic buildings. Overall visual impacts will be significant, and consistent with those analyzed in the EIR.



Source: Visionscape Imagery, 2015

N  
10.12.15



Existing View



Proposed View

Source: Visionscape Imagery

10.12.15



Looking West down Main St. - Block "B" along Palm Canyon w/ the Park Hotel in the Background

Source: Visionscape Imagery



### Light and Glare

The project area is within the downtown core, which is already impacted by light from vehicles, street lights, landscape and accent lighting, building lights, safety lights in parking lots, and glare from reflective surfaces such as windows, building materials, and vehicles. Compared to the 2009 Specific Plan, the Specific Plan Amendment reduces maximum allowable square footage by approximately 24%. This reduction in building area will result in less light and glare because of reduced building size, less area available for reflection of light, and reduced parking and security lighting. At project build out, impacts from light and glare will be less intense than levels anticipated by the 2009 Specific Plan.

### Summary of Impacts

The Specific Plan Amendment, Block E Park, and Block B-1 hotel allow an increased level of development than currently exists in the downtown area, and vistas of the San Jacinto Mountains will be obstructed in multiple locations. Compared to existing conditions, impacts to visual resources will be significant. The Specific Plan Amendment continues to provide flexibility of design, with regard to building height, mass and other development characteristics that could effectively decrease impacts to visual resources in and around the project area.

The potential visual impacts of the Specific Plan Amendment, Block E park, and Block B-1 hotel will be no greater than those analyzed in the EIR or the 2012 EIR Addendum. The Specific Plan Amendment represents a 24% reduction in maximum allowable square footage compared to the 2009 Specific Plan and, therefore, overall building massing and coverage will be substantially reduced. Views of the San Jacinto Mountains from North Palm Canyon Drive will be blocked by intervening development where an open plaza was originally planned, but these views and their impacts were assessed in the EIR Addendum. The proposed land use distribution is consistent with the development plan analyzed in the 2012 EIR Addendum.

The Specific Plan Amendment proposes no changes to Block K, and no development proposals are currently known for this area of the Specific Plan, which occurs on the east side of Palm Canyon Drive and includes the Town and Country Center. Impacts associated with Block K, including the impact to the Town and Country project, and potential indirect impacts associated with proximity of the Block K structures to the Lykken's Department Store building, remain identical to those considered in the certified EIR, and are potentially significant and unavoidable.

Finally, the proposed Specific Plan Amendment will continue to have a potential impact on the "Palm Springs Walk of Stars," but those impacts will not be any different than those previously analyzed in the EIR for the 2009 Specific Plan. Those impacts will be equivalent to those

analyzed in the certified EIR, and require mitigation consistent with the mitigation measures provided in the certified EIR.

### **EIR Mitigation Measures**

The following mitigation measures were included in the EIR, and are still considered appropriate for the proposed project:

1. Each application for Major Architectural Review or other discretionary permit involving structures within the Plan area shall include an analysis of the potential impacts associated with mountain views.
2. Design of structures shall be sensitive to surrounding mountain vistas, and shall incorporate visually permeable materials, step-backs and setbacks, and stepped building frontages to the greatest extent possible.
3. Building design for all structures along the perimeter of the Plan area, adjacent to existing buildings not in the Plan area, shall be set back from these buildings to the greatest extent possible to minimize indirect impacts associated with the visual character of the area.
4. All lighting proposals for Downtown Palm Springs will be reviewed by the City for compliance with the requirements of both the Specific Plan and the lighting ordinance. Permitted lighting levels shall be consistent with the urban core location and compatible with the mixed uses of the project.
5. All Developer proposals, including those for lighting and landscaping shall conform to the design guidelines set forth in the Downtown Palm Springs Specific Plan.
6. Any elements of the 'Palm Springs Walk of Stars' that may be impacted during build out of the Specific Plan shall be carefully removed from the site, cleaned and safely stored. Once surrounding construction work is complete, the stars shall be reset into the sidewalk as close as possible to their original location. Reinstated stars shall be refurbished as required to restore their original appearance.
7. Signage shall be in compliance with the City's sign ordinance and the requirements of the Specific Plan.

### 3. Comparison of Aesthetic Analysis and Impacts

As explained above, the Specific Plan Amendment, Park, and Block B-1 hotel will result in visual impacts that are comparable to, but no more significant than, those evaluated in the EIR and 2012 EIR Addendum. The Specific Plan Amendment will result in equivalent building heights, but a significant reduction in building mass, compared to the 2009 Specific Plan. The land use arrangement is comparable to that analyzed in the 2012 EIR Addendum. Impacts will remain significant as they relate to scenic vistas and visual character, and indirect impacts to the Lykken's Department Store will remain significant.

The adopted Findings and Statement of Overriding Considerations addressed these impacts, however, and found that the benefits of the project overrode the potential impacts to aesthetic resources.

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts.

**C. Air Quality**

1. Analysis of the Museum Market Plaza Specific Plan Certified EIR

The Specific Plan area is located in the Salton Sea Air Basin (SSAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD), which is responsible for establishing air quality criteria and management policies for the air basin and neighboring air basins. Primary local mobile source emissions are from vehicle traffic, and primary stationary source emissions are from heating, cooking, and ventilation equipment at residential, commercial, and industrial facilities. The Coachella Valley has historically exceeded prescribed ozone and PM<sub>10</sub> standards. PM<sub>2.5</sub> is also a pollutant of concern as it can cause adverse air quality conditions that affect human health.

At the time the 2009 Specific Plan EIR was written, the site was predominantly occupied by underutilized buildings, most of which were vacant. Specific Plan implementation would require demolition of several existing structures, which would contribute to local and regional air pollution. Other anticipated air pollution would result from emissions associated with grading and site preparation, construction activities, vehicular traffic, and post-development consumption of natural gas and electricity. Worst-case air quality impacts were projected assuming that demolition would occur in 2010, construction would occur in 2012, and build out would occur in 2016. The following tables summarize projected net emissions in the Specific Plan area, which represent the difference between existing emissions and emissions anticipated at Specific Plan build out.

**Table 3**  
**Projected Net Emissions at Build out of the 2009 Specific Plan**

	<b>Gross Emissions</b>	<b>Existing Emissions</b>	<b>Net Emissions</b>	<b>SCAQMD Thresholds</b>
Carbon Monoxide	1,052.14	435.56	<b>616.58</b>	<b>550.0</b>
Nitrogen Oxides	236.95	111.93	<b>125.02</b>	<b>100.0</b>
Reactive Organic Gases	122.29	53.82	<b>68.47</b>	<b>75.0</b>
Sulfur Oxides	3.77	1.5	<b>2.27</b>	<b>150.0</b>
Particulates	30.45	12.21	<b>18.24</b>	<b>55.0</b>
Carbon Dioxide	202,242	79,624	<b>122,618</b>	<b>N/A</b>

Source: Table III-13, Museum Market Plaza Specific Plan Draft EIR, October 2008.

**Table 4**  
**Projected Net GHG Emissions at Build out of the 2009 Specific Plan**  
**(Metric Tons)**

<b>Emission Source</b>	<b>Gross CO<sub>2</sub> Equivalent</b>	<b>Existing CO<sub>2</sub> Equivalent</b>	<b>Net CO<sub>2</sub> Equivalent</b>
Electricity	6,044.49	2,433.69	3,610.80
Natural Gas	4,822.78	760.24	4,062.54
Moving Source	29,790.50	11,728.72	18,061.78
<b>Total</b>	<b>40,657.78</b>	<b>14,922.66</b>	<b>25,735.12</b>

Source: Table III-19, Museum Market Plaza Specific Plan Draft EIR, October 2008.

The analysis found that, at buildout of the 2009 Specific Plan area, several criteria pollutant thresholds were expected to be exceeded without mitigation, and impacts would remain significant and unavoidable even after mitigation. However, the City’s adopted Findings and Statement of Overriding Considerations determined that the benefits of 2009 Specific Plan Amendment implementation outweighed the project’s unavoidable significant impacts on air quality:

“The City of Palm Springs hereby finds that impacts from nitrogen oxide, carbon monoxide and GHG emissions constitute a significant unavoidable impact to air quality. Even with the implementation of mitigation measures, air quality impacts associated with carbon monoxide, nitrogen oxides will exceed SCAQMD thresholds; and GHG emissions will be greater than those on the project site in 1990. All reasonable and feasible mitigation measures that can substantially reduce impacts have been included in the EIR. No other feasible mitigation measures are available to further reduce emissions. The City of Palm Springs finds that the remaining unavoidable significant effects are acceptable based on the inclusion of mitigation, the overall inability to mitigate the impacts despite inclusion of mitigation, the benefits associated with the proposed project, objectives established for the proposed project, and specific overriding considerations described in the Statement of Overriding Considerations.”

2. Analysis of the Proposed Project Modifications

The following section analyzes the potential impacts to air quality associated with development of the proposed project, including the Specific Plan Amendment Amendment, refinements to the

Downtown Palm Springs Park project approved as part of the 2012 Project, and development of the western half of Block B for a hotel of up to 150 rooms.

Development and operation of the Downtown Palm Springs project will result in the direct and indirect emission of air pollutants. Criteria pollutants resulting from construction of the project will be temporary. Post-construction emissions will be ongoing and are associated with daily use once the project is occupied. The following discussion describes criteria pollutant emission projections associated with construction and operation of the proposed project.

### **Construction Emissions**

Implementation of the proposed Downtown Palm Springs project will result in construction on approximately 20.15± acres in the City of Palm Springs. The Desert Fashion Plaza buildings previously occupying the site were demolished after approval of the original project, and portions of the site are currently being developed. The area identified as Block K in the 2009 Specific Plan remains in its original condition, and no immediate development is proposed for this Block. Impacts associated with demolition of this Block, when it occurs, would be equivalent to those analyzed in the certified EIR, and the Specific Plan Amendment will not change those potential impacts.

For analysis purposes, and to provide the most comprehensive and conservative estimates, site grading and construction that have recently occurred were captured in the air quality modeling report. To estimate the potential emissions of criteria pollutants associated with construction of the proposed Downtown Palm Springs project, the California Emissions Estimator Model (CalEEMod) Version 2013.2.2 was used. The model is not the same model as was in use when the certified EIR was prepared, but is more advanced, and the model currently required by SCAQMD for air quality analysis.

The proposed project is expected to develop over a 5-year construction period, beginning in 2016 and ending in 2021. For purposes of this analysis, the land use plan is expected to include 650 high-density residential units (condominiums), 293,500 square feet of retail commercial and restaurant use, 97,800 square feet of office space, 1.74 acres of parkland, and 620 hotel rooms. At build out, the project is expected to generate a total of 26,290 two-way vehicle trips per day. It is estimated that 8,753 cubic yards of cut will be exported from the site during grading. Assumptions for the various construction parameters utilized in the model are detailed in Appendix A of this report, including construction period duration, construction equipment load factors, hours of operation, and horsepower.

Short-term emissions of pollutants will occur during site preparation/grading, building construction, roadway paving, and architectural coating. Sources of construction related emissions include the operation of construction equipment, soils exports, off gassing from asphalt, and vehicles transporting workers to and from the project site. Construction emissions were calculated based upon the daily use of various types of construction equipment to be used throughout the entire construction period. It should be noted that not all equipment will be used every day, and various construction activities generate different quantities of emissions.

The following Construction Emissions Summary table provides the projected maximum daily emissions across all construction activities. Construction related air quality impacts are short-term and will occur only during the construction phase of the project.

**Table 5**  
**Construction Emissions Summary for the Proposed Development**  
**(lbs./day)**

<b>Maximum Emissions</b>	<b>CO</b>	<b>NOx</b>	<b>ROG</b>	<b>SOx</b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
2016	<b>120.44</b>	<b>67.96</b>	11.33	<b>0.17</b>	<b>12.41</b>	<b>6.61</b>
2017	111.15	47.06	10.18	0.17	12.17	4.74
2018	103.04	42.18	9.02	0.17	11.86	4.45
2019	97.04	38.36	<b>71.29</b>	0.17	11.62	4.23
2020	10.23	2.29	71.21	0.02	1.82	0.57
2021	9.81	2.11	71.16	0.02	0.45	0.55
SCAQMD Threshold	550.0	100.0	75.0	150.0	150.0	55.0
<b>Exceeds?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Appendix A: CalEEMod Version 2013.2.2. Average summer and winter emissions.

Note: Construction emissions are not cumulative. The emissions presented above are worst case scenario per each year of construction.

As shown in the table above, construction related activities for the project are projected to remain below established daily thresholds for all criteria pollutants. It should be noted that emissions shown include application of standard minimization measures, including the implementation of dust control practices in conformance with SCQAMD Rule 403, the use of low-polluting architectural paint and coatings per SCAQMD Rule 1113, and use of oxidation catalysts on all construction equipment. Additional minimization measures to further reduce emissions include, but are not limited to, proper maintenance and limited idling of heavy equipment and the implementation of best management practices (BMP). Emission projections for all criteria

pollutants during construction of the Downtown Palm Springs project are below thresholds of significance and are therefore expected to have less than significant impacts to air quality, consistent with the less than significant impacts identified in the certified EIR.

### **EIR Mitigation Measures**

Mitigation measures that were included in the certified EIR, and are still applicable to the proposed project, will further reduce construction-related impacts as follows:

1. Grading and development permits shall be reviewed and conditioned to require the provision of all reasonably available methods and technologies to assure the minimal emissions of pollutants from the development, including proper vehicle maintenance and site watering schedules.
2. The City shall coordinate with the project developers to encourage the phasing and staging of development to assure the lowest construction-related pollutant emission levels practical. As part of the grading permit process, the applicant shall concurrently submit a dust control plan as required by SCAQMD in compliance with Rule 403.
3. In response to requirements of SCAQMD to monitor air quality impacts associated with fugitive dust from site disturbance and grading activities, all construction activities within the project boundary shall be subject to Rule 401 Visible Emissions, Rule 402 Nuisance, and Rule 403 Fugitive Dust<sup>2</sup>.
4. To reduce PM<sub>10</sub> emissions, the developer shall implement the following the greatest extent practicable:
  - chemically treat soil at construction sites where activity will cease for at least four consecutive days;
  - pave on-site construction access roads as they are developed; extend paving at least 120 feet from roadway into construction site and clean roadways at the end of each working day;
  - restore vegetative ground cover as soon as construction activities have been completed;
  - chemically treat unpaved roads that carry 20 vehicle trips per day or more;
  - plant tree windbreaks utilizing non-invasive species on the windward perimeter of construction projects, where feasible;

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<sup>2</sup> "Final 2003 Coachella Valley PM10 State Implementation Plan," prepared by the South Coast Air Quality Management District, August 1, 2003.

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- all construction grading operations and earth moving operations shall cease when winds exceed 30 miles per hour;
  - prior to turf raking, implement effective PM<sub>10</sub> control programs for turf over-seeding as outlined in the CV-SIP;
  - water site and equipment morning and evening and during all earth-moving operations;
  - spread soil binders on site, unpaved roads, and parking areas;
  - operate street-sweepers on paved roads adjacent to site;
  - re-establish ground cover on construction site through seeding and watering or other appropriate means; and
  - pave construction access roads, as appropriate.
5. To minimize construction equipment emissions, the developer and contractors shall implement the following:
- wash off trucks leaving the site;
  - require trucks to maintain two feet of freeboard;
  - properly tune and maintain construction equipment; and
  - use low sulfur fuel for construction equipment.
6. To reduce construction-related traffic congestion, the developer and contractors shall implement the following:
- configure construction parking to minimize traffic interference;
  - provide a flag person to ensure safety at construction sites, as necessary; and
  - schedule operations affecting roadways for off-peak hours, as practical.

### **Localized Significance Threshold (LST)**

To determine if the proposed project has the potential to generate significant adverse localized air quality impacts, the 5-acre mass rate LST Look-Up Table for SRA 30 (Coachella Valley) was utilized. The nearest sensitive receptors are residential units located approximately 100 meters southwest of the project site boundary. Therefore, LSTs are summarized in the table below for sensitive receptors located approximately 100 meters from the emission source. Emission estimates show the highest emitting year for each pollutant. As shown in the following table, LST thresholds will not be exceeded during construction of the project.

**Table 6**  
**Localized Significance Thresholds: Construction**  
**(lbs./day)**

	CO	NO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Project Emissions	120.44	67.96	12.41	6.61
LST	5,331	425	67	19
Exceed?	No	No	No	No

Source: Appendix A: CalEEMod Version 2013.2.2

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### Operational Emissions

Operational emissions are ongoing emissions that will occur over the life of the project. They include area source emissions, emissions from energy (electric and natural gas) demand, and mobile source (vehicle) emissions. The table below provides a summary of projected emissions at operation of the proposed Downtown Palm Springs project. For analysis purposes, it was assumed that build out of the project would occur in 2020.

**Table 7**  
**Operational Emissions Summary (Gross)**  
**(lbs./day)**

	CO	NO <sub>x</sub>	ROG	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	53.78	0.62	42.91	0.00	0.29	0.29
Energy	13.84	17.45	1.93	0.10	1.33	1.33
Mobile	819.18	150.05	81.40	1.40	94.95	27.18
Total	886.80	168.12	126.24	1.50	96.57	28.80
SCAQMD Threshold	550.0	100.0	75.0	150.0	150.0	55.0
Exceeds?	Yes	Yes	Yes	No	No	No

Source: Appendix A: CalEEMod Version 2013.2.2. Average summer and winter, mitigated conditions.

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As shown in the table above, three criteria thresholds will be exceeded after application of mitigation measures; these include carbon monoxide (CO), nitrogen oxides (NO<sub>x</sub>), and reactive organic gasses (ROG). However, these emissions do not take into consideration the removal of operational emissions associated with the Desert Fashion Plaza, which has been demolished. Operational emissions for the Desert Fashion Plaza are provided in the Museum Market Plaza Specific Plan EIR and were subtracted from the proposed project's gross operational emissions.

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The following table provides net operational emissions of the proposed Downtown Palm Springs project after removal of the Desert Fashion Plaza’s emissions.

**Table 8**  
**Operational Emissions Summary (Net)**  
**(lbs./day)**

	<b>Gross Emissions</b>	<b>Desert Fashion Plaza</b>	<b>Net Emissions</b>	<b>SCAQMD Thresholds</b>	<b>Exceeds?</b>
CO	886.80	435.56	451.24	550.00	No
NOx	168.12	111.93	56.19	100.00	No
ROG	126.24	53.82	72.42	75.00	No
SOx	1.50	1.50	0.00	150.00	No
PM <sub>10</sub>	96.57	12.21	84.36	150.00	No
PM <sub>2.5</sub>	28.80	(incl. in PM <sub>10</sub> )	28.80	55.00	No

Source: CalEEMod Version 2013.2.2; Museum Market Plaza Specific Plan EIR, prepared by Terra Nova Planning & Research, Inc., 2009.

Net operational emissions demonstrate that no thresholds will be exceeded, and therefore, impacts related to air quality will be less than significant.

**EIR Mitigation Measures**

The following mitigation measures, included in the certified EIR, will ensure operational emissions are further reduced.

7. To minimize indirect source emissions, the developer shall:
  - install low-polluting and high-efficiency appliances;
  - install energy-efficient street lighting; and
  - landscape with native and other appropriate drought-resistant species to reduce water consumption and to provide passive solar benefits.
  
8. To minimize building energy requirements, the developer may also implement the following:
  - assure the thermal integrity of buildings and reduce the thermal load with automated time clocks or occupant sensors;
  - use efficient window glazing, wall insulation and ventilation methods;
  - introduce efficient heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces and boiler units;
  - incorporate appropriate passive solar design, including solar heaters, and solar water heaters, to the greatest extent feasible;
  - use devices that minimize the combustion of fossil fuels; and
  - capture waste heat and re-employ this heat, where feasible.

9. Architecture and construction activities and materials shall utilize green buildings and alignment principles, as appropriate, including standards as defined in the Leadership in Energy and Environmental Design (LEED) Green Building standards for municipal buildings to the greatest extent possible. The use of solar panels is encouraged.

**Greenhouse Gas Emissions**

The proposed project will generate greenhouse gas (GHG) emissions during both construction and operation. As with construction and operation criteria pollutant emissions, CalEEMod was used to quantify greenhouse gas emissions. Construction related greenhouse gas emissions will be temporary and will end once the project is completed. Operation of the proposed project will create on-going greenhouse gases through the consumption of electricity and natural gas, moving sources, the transport and pumping of water for onsite use, and the disposal of solid waste. Similar to operational emissions, GHG emissions associated with operation of the Desert Fashion Plaza were subtracted from the proposed project’s gross GHG emissions. The following table provides projected short-term and annual GHG generation associated with the Downtown Palm Springs project.

**Table 9  
Projected GHG Emissions Summary  
(Metric Tons)**

Phase	Gross CO <sub>2</sub> e	Existing GHG <sup>1</sup>	Net CO <sub>2</sub> e
Construction (5-years)	6,073.46	NA	6,073.46
Operational (Annually)	26,566.12	14,922.66	11,643.46

Source: CalEEMod Version 2013.2.2.

1. Existing GHG emissions derived from Table III-18 of the Museum Market Plaza Specific Plan EIR.

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There are currently no adopted thresholds of significance for GHG emissions for construction or operation of projects similar to Downtown Palm Springs. It is recognized that GHG impacts are intrinsically cumulative. As such, project construction and operation will be conducted in a manner that is consistent with applicable rules and regulations pertaining to the release and generation of GHG’s. Statewide programs and standards will further reduce GHG emissions generated by the project, including new fuel-efficient standards for cars and newly adopted Building Code Title 24 standards.

Although implementation of the proposed project will produce GHG emissions, the project is consistent with the requirements of SB32 to reduce GHG emissions to 1990 levels, because

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operational GHG emissions from the project will be lower than operation of the site in 1990. Therefore, impacts of build out of the proposed project on GHG emissions will be less than significant.

### **Potential Odors**

The proposed project is not expected to generate objectionable odors during any phases of construction or at project buildout. The proposed project has the potential to result in short term odors associated with asphalt paving and other construction activities. However any such odors would be quickly dispersed below detectable thresholds as distance from the construction site increases. Therefore, impacts from objectionable odors are expected to be less than significant.

### 3. Comparison of Air Quality Analysis and Impacts

The previous analysis for the Museum Market Plaza was conducted using the modeling software URBEMIS2002 Versions 8.7.0, EMFAC 2007 Version 2.3, and the CEQA Air Quality Handbook. Since the approval of the previous project, CalEEMod has become the required modeling software essentially superseding URBEMIS and EMFAC for air quality modeling. There are many differences between the previous and current modeling software, including data input procedures, updated equipment and utility emission rates, and emission reporting format. Overall, CalEEMod has improved upon the air quality modeling process and accuracy of emission projections. Therefore, comparing modeling assumptions and impact findings between the Museum Market Plaza and Downtown Palm Springs projects will not be exact, and emission projections will vary.

The table below provides a comparison of air quality modeling assumptions used for both analyses.

**Table 10**  
**Comparison of Air Quality Monitoring Assumptions**

	<b>Previously Analyzed (Museum Market Plaza Specific Plan)</b>	<b>Proposed Modifications (Specific Plan Amendment)</b>
Modeling Tools	URBAMIS2002 V. 8.7.0; EMFAC 2007 V. 2.3; CEQA Air Quality Handbook	CalEEMod V. 2031.2.2
Buildout Schedule	2010 - 2016	2016 - 2022
Total Acreage	20.6 acres	20.15 acres
High Density Residential	955 units	650 units
Retail Commercial	275,000 square feet	293,500 square feet
Office Space	100,000 square feet	97,800 square feet
Restaurant Use	25,000 square feet	(Combined with Retail)
Hotel	620 rooms	620 rooms
Two-Way Vehicle Trips	27,520 per day	26,290 per day
Material Export	Unknown	8,753 cubic yards
Material Import	Unknown	0 cubic yards

**Comparison of Construction Emissions**

As previously discussed, emission projections are expected to vary due to changes in modeling software. Construction emissions for the 2009 Specific Plan were presented by construction phase, including site preparation/demolition, grading, and building construction. Each phase provided the maximum daily emission per criteria pollutant. For purposes of this analysis, the highest maximum daily emission across all phases, per criteria pollutant, was used to project emissions of the proposed Downtown Palm Springs project.

The following table compares construction related, maximum daily emissions for the Museum Market Plaza (previous) and the Downtown Palm Springs project (proposed). The proposed Downtown Palm Springs project will result in fewer residential units and overall building square footage; however, construction emissions show an increase in the majority of criteria pollutant emissions. Again, this is due to changes in the modeling software, and proposed emissions will remain less than significant.

**Table 11**  
**Comparison of Construction Emissions**  
**(lbs./day)**

	<b>Previous (Museum Market Plaza SP)</b>	<b>Proposed (Downtown Palm Springs SP)</b>	<b>Difference</b>	<b>Exceeds Threshold?</b>
CO	52.86	120.44	+ 67.58	NO/NO
NO <sub>x</sub>	118.33	67.96	- 50.37	YES/NO
ROG	59.23	71.29	+ 12.06	NO/NO
SO <sub>x</sub>	0.26	0.17	- 0.09	NO/NO
PM <sub>10</sub>	4.83	12.41	+ 7.58	NO/NO
PM <sub>2.5</sub>	4.29	6.61	+ 2.32	NO/NO

Source: CalEEMod Version 2013.2.2; Museum Market Plaza Specific Plan EIR, prepared by Terra Nova Planning & Research, Inc., 2009.

Construction emissions for the Downtown Palm Springs project will not exceed established thresholds for any criteria pollutant; however, the 2009 Specific Plan has the potential to exceed NO<sub>x</sub> thresholds by 18.33 pounds during grading. Mitigation measures were set forth in the Museum Market Plaza Specific Plan EIR to reduce emissions. Nonetheless, NO<sub>x</sub> emissions were considered significant and unavoidable, requiring Findings and a Statement of Overriding Considerations.

**Comparison of Operational Emissions**

Similar to construction, comparison of operational emissions shows a variation in air quality projections due to changes in modeling software. To remain consistent with the previous analysis, net operational emissions were provided for the proposed Downtown Palm Springs project, which include the removal of the Desert Fashion Plaza.

**Table 12**  
**Comparison of Operational Emissions**  
**(lbs./day)**

	<b>Previous (Museum Market Plaza SP)</b>	<b>Proposed (Downtown Palm Springs SP)</b>	<b>Difference</b>	<b>Exceeds Threshold?</b>
CO	616.58	451.24	- 165.34 lbs.	YES/NO
NO <sub>x</sub>	125.02	56.19	- 68.83 lbs.	YES/NO
ROG	68.47 <sup>1</sup>	72.42	+ 3.95 lbs.	NO/NO
SO <sub>x</sub>	2.27	0.00	- 2.27 lbs.	NO/NO
PM <sub>10</sub>	18.24	84.36	+ 66.12 lbs.	NO/NO
PM <sub>2.5</sub>	(incl. in PM <sub>10</sub> )	28.80	+ 28.80 lbs.	NO/NO

Source: CalEEMod Version 2013.2.2; Museum Market Plaza Specific Plan EIR, prepared by Terra Nova Planning & Research, Inc., 2009.

1. ROG emissions from pavement and architectural coating off-gassing were not accounted for in the Museum Market Plaza due to limitations of the modeling software. Therefore, ROG emissions were understated in the previous analysis.

As shown in the table above, operation of the Downtown Palm Springs project will not exceed thresholds for criteria pollutants, and impacts are considered less than significant. Build out of the 2009 Specific Plan was projected to exceed thresholds for CO by 66.58 pounds and NO<sub>x</sub> by 25.02 pounds. Operational impacts associated with the 2009 Specific Plan were considered significant and unavoidable, requiring Findings and a Statement of Overriding Considerations. The operational emissions associated with the proposed project are expected to be less than significant, insofar as none of the SCAQMD's thresholds will be exceeded. As a result, impacts associated with air quality during the life of the project will be less than those analyzed in the certified EIR, and will be less than significant.

### **Comparison of Greenhouse Gas Emissions**

Both projects will generate greenhouse gas (GHG) emissions during construction and operation. The following table provides projected short-term and annual GHG generation associated with the 2009 Specific Plan and Specific Plan Amendment projects.

**Table 13**  
**Comparison of GHG Emissions Summary**  
**(Metric Tons)**

<b>Phase</b>	<b>Previous (Museum Market Plaza SP)</b>	<b>Proposed (Downtown Palm Springs SP)</b>	<b>Difference</b>
Construction (5-years)	6,646 CO <sub>2</sub> e	6,073.46 CO <sub>2</sub> e	- 572.54 CO <sub>2</sub> e
Operational 2022 (Annually)	25,735.12 CO <sub>2</sub> e	11,643.46 CO <sub>2</sub> e	- 14,091.66 CO <sub>2</sub> e

Source: CalEEMod Version 2013.2.2; Museum Market Plaza Specific Plan EIR, prepared by Terra Nova Planning & Research, Inc., 2009.

As shown in the table above, projected GHG emissions from the proposed project are significantly lower than GHG emissions from the 2009 Specific Plan. This is largely due to a lower transportation trip-rate, fewer proposed residential units, and the more stringent requirements of the Uniform Building Code now reflected in the air quality modeling software.

There are currently no adopted thresholds of significance for GHG emissions; however, it is recognized that GHG impacts are intrinsically cumulative. As previously discussed, GHG emissions from the proposed Downtown Palm Springs project are considered less than significant because emissions are lower than 1990 site-specific levels. As shown in Table 9, emissions from the Desert Fashion Plaza, which was operating in 1990, totaled 14,922 metric tons of CO<sub>2</sub>e. The Specific Plan Amendment will result in 11,643 metric tons of CO<sub>2</sub>e. The build out of the proposed project, therefore, will reduce GHG emissions to lower levels than those of the Desert Fashion Plaza in 1990, and will meet the criteria established by the State for GHG reduction.

Because implementation of the 2009 Specific Plan was projected to increase GHG emissions above 1990 site-specific levels, it was considered inconsistent with the requirements of SB32. The Museum Market Plaza Specific Plan EIR indicated that impacts to GHGs were significant and unavoidable, requiring a Statement of Overriding Considerations. The Findings statement is provided below:

“The City of Palm Springs hereby finds that impacts from nitrogen oxide, carbon monoxide, and GHG emissions constitute a significant unavoidable impact to air quality. Even with the implementation of mitigation measures, air quality impacts associated with carbon monoxide, nitrogen oxides will exceed SCAQMD thresholds; and GHG emissions will be greater than those on the project site in 1990. All reasonable and feasible mitigation measures that can

substantially reduce impacts have been included in the EIR. No other feasible mitigation measures are available to further reduce emissions. The City of Palm Springs finds that the remaining unavoidable significant effects are acceptable based on the inclusion of mitigation, the overall inability to mitigate the impacts despite inclusion of mitigation, the benefits associated with the proposed project, objectives established for the proposed project, and specific overriding considerations described in the Statement of Overriding Considerations.”

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts.

#### **D. Cultural Resources**

##### **1. Analysis of the Museum Market Plaza Specific Plan Certified EIR**

Much of the project area has undergone several phases of redevelopment over many decades, and at the time the 2009 Specific Plan EIR was prepared, the site was nearly fully developed. Ground disturbance, excavation, grading and construction activities had considerably lowered the potential for archaeological or cultural resources to exist onsite. Three archaeological sites including two with surface scatters of artifacts and bedrock milling features, and a burial site have been recorded within a half-mile radius of the Specific Plan area. The Native American Heritage Commission (NAHC) conducted a search of the Sacred Lands File and confirmed that no sites were recorded within the Specific Plan area. Eight Native American tribes were contacted for information. The Agua Caliente Band of Cahuilla Indians responded to the City’s request, but had no concerns with the planned project.

Historic resources in the project area included the Town and Country Center, which was determined eligible for listing in the National Register of Historic Places and the California Register of Historical Resources, with a local level of significance. The EIR’s cultural resources study found that it made a material contribution to the historic character of Downtown Palm Springs. Several other listed historic buildings exist in close proximity to the project site, including Lykken’s Department Store, a Class I historically significant building.

The EIR determined that, although the project area had been extensively disturbed by development, it still had potential to harbor unearthened archaeological resources. If such features were discovered during project development, potential impacts were determined to be adequately

mitigated through an assessment and treatment plan conducted by a qualified archaeologist and approved by the Tribe and City.

Implementation of the 2009 Specific Plan proposed the demolition of the Town and Country Center. The EIR found that this constituted a significant impact under CEQA. Mitigation measures included a documentation and display program to commemorate the Center; however its demolition was determined to be an unavoidable significant impact that could not be fully mitigated.

## 2. Analysis of the Proposed Project Modifications

The following analyzes the potential impacts to cultural resources associated with development of the proposed project, including the Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project, and development of the western half of Block B for a hotel of up to 150 rooms. This analysis considers the changes resulting from these projects as they relate to historic and prehistoric resources in the project area.

The Downtown Palm Springs Park and proposed hotel on Block B all occur on the west side of Palm Canyon Drive, in an area that was previously determined in the certified EIR not to contain cultural resources. The proposed Park and hotel will be constructed on areas of the project that have been graded as part of earlier project activities. These portions of the proposed project will have no impact on cultural resources.

The Specific Plan Amendment continues to include the development of lands on the east side of Palm Canyon Drive, extending to Indian Canyon Drive. This portion of the Specific Plan area contains the Town and Country Center, which was determined in the certified EIR to be eligible for listing in the National Register of Historic Places and the California Register of Historic Places. The Center was also identified as potentially locally significant in City surveys conducted in 2004. Since certification of the EIR, the Historic Preservation Commission requested that the City Council consider listing the Town and Country Center as a Class 1 historic site. The City Council did not support the request. Nonetheless, the Center remains a potentially significant historic resource, and its demolition would constitute a potentially significant impact. The mitigation measures included in the EIR, and re-stated below, would reduce the potential impact, but not to a less than significant level. As a result, the impacts of the build out of the Specific Plan Amendment, as it applies to Block K, would remain significant and unavoidable.

### **EIR Mitigation Measures**

Mitigation measures included in the EIR remain germane to the proposed project, and will be implemented, as follows:

1. On-site commemorative signs or displays recognizing the historic value of the two previously occurring historic sites to the west of Palm Canyon Drive shall be incorporated into the proposed project.
2. A comprehensive documentation program shall be completed for the Town and Country Center prior to any building altering activities on the property. The documentation shall be consistent with Historic American Building Survey (HABS) procedures, and shall include detailed architectural description, photographic records, scaled mapping and completion of a historic record of the property. The resulting records shall be curated at the City of Palm Springs and the Eastern Information Center.

Commemorative signage and displays shall be incorporated into the proposed project.

3. In the event that inadvertent archaeological discovery is made on the project site during ground disturbing activities, all activity shall stop in the vicinity of the discovery, and the City and Tribal Historic Preservation Officer shall be contacted. If determined necessary by the Tribe and the City, a qualified archaeologist shall be hired by the contractor to assess the find. If the find is determined significant, a Treatment Plan shall be prepared and submitted to the Tribe and City for approval.

An additional mitigation measure was added at the time that the EIR was certified, to provide additional protection for the Town and Country Center:

1. No permit for the demolition or substantial alteration of any portion of the Town and Country Center will be issued until (a) all discretionary entitlements consistent with the Specific Plan have been approved for the renovation or redevelopment of the existing Desert Fashion Plaza; (b) building permits in furtherance of such renovation or redevelopment have been issued; and (c) substantial work consistent with such building permits have commenced on the existing Desert Fashion Plaza.

### 3. Comparison of Cultural Resources Analysis and Impacts

The implementation of the Specific Plan Amendment, Downtown Palm Springs Park, and proposed hotel on Block B will result in substantially the same impacts to cultural resources. In the areas covered by Blocks A through H, although the location of buildings and the proposed Park have changed, the same amount of ground disturbance will occur in an area where no cultural resources occur.

In the area of Block K, the build out of the land uses proposed in the Specific Plan Amendment will, as they did in the certified EIR, result in a significant and unavoidable impact to the Town and Country Center. The Findings and Statement of Overriding Considerations remain consistent with the conditions today, and continue to apply to the proposed project, as it relates to the future development of Block K. The adopted Findings and Statement of Overriding Considerations found:

“The Town and Country Center meets the CEQA criteria “c” for listing, and can be considered a significant resource. The Center meets the definition of a historic resource as put forward in CEQA. Demolition of the Center would therefore be a significant impact. The EIR includes mitigation measures to preserve a record of the buildings according to federal standards, and to include displays within the proposed project which would commemorate the Center. However, as the Center has been determined a historically significant structure under CEQA, its demolition will result in an unavoidable significant impact which cannot be fully mitigated...

The City of Palm Springs hereby finds that the proposed project will result in significant and unavoidable impacts to historic resources. No feasible mitigation measures are available to mitigate this impact, insofar as demolition of the Town and Country Center will eliminate a CEQA qualified historic structure. The City of Palm Springs finds that these unavoidable significant impacts are acceptable based on the overall inability to mitigate the impacts despite inclusion of mitigation, the benefits associated with the proposed project, objectives established for the proposed project, and specific overriding considerations described in the Statement of Overriding Considerations.”

## **E. Geology/Soils**

### **1. Analysis of the Museum Market Plaza Specific Plan Certified EIR**

The Palm Springs area and project site are located within Seismic Zone 4, a geographic location with a high probability of significant seismic activity. The EIR determined that no major active or potentially active faults are known to cross the project area, and the site is not located within an Alquist-Priolo Earthquake Fault Zone. Nonetheless, nearby active faults could cause moderate to intense ground shaking in the project area. The potential for liquefaction is very low, with the exception of a limited area at the northeast corner of Tahquitz Canyon Way and Indian Canyon Drive (Block K) near an artesian thermal well that served the now demolished Spa Hotel. Rock fall and seismically induced landslide hazards are low to none, and onsite soils are not considered to be vulnerable to shrinking and swelling. The site lies within the boundaries of an Active Blowsand Hazard Area, and sand accumulation is likely to occur onsite. Seismically induced ground settlement and/or lateral spreading could occur.

The EIR determined that development of the Specific Plan area is feasible from a geotechnical standpoint, and implementation of mitigation measures would reduce potential geologic related impacts to insignificant levels. Mitigation measures included compliance with applicable seismic safety engineering measures and building codes, implementation of erosion control and clean water runoff measures, well monitoring for construction plans within Block K, and review and/or observation of foundation plans and rough grading activity within the project site.

### **2. Analysis of the Proposed Project Modifications**

The following section analyzes the potential impacts to geology/soils associated with development of the proposed project, including the Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project, and development of the western half of Block B for a hotel of up to 150 rooms.

Geological and subsurface soil conditions in the project area are largely unchanged from 2009 conditions under which the 2009 Specific Plan was analyzed. Due to its location within Seismic Zone 4, the site continues to be susceptible to strong ground shaking; however, the potential for seismically induced hazards, such as rock fall, landslides, and liquefaction, continues to be low to none. There is no additional evidence of subsidence within or near the project site. The project area continues to be underlain by alluvial and aeolian sediments that have a lowrange expansion potential. The site is located in an Active Blowsand Hazard area and, therefore, continues to be

susceptible to potential sand accumulation. Since preparation of the certified EIR, surficial soil conditions have changed in portions of the project area as a result of: 1) demolition of buildings on the Desert Fashion Plaza site (Blocks A through H); 2) grading and site preparation for construction that is currently underway on Blocks A and C; and, 3) installation of Belardo Road and Main Street currently underway.

Build out of the proposed Downtown Palm Springs will result in a maximum of 1,352,000 square feet of commercial, hotel, office, and residential building space. An estimated 8,753 cubic yards of cut will be exported from the site during grading. The project is an infill project, and onsite soils have adequately supported structures similar to those proposed. Future development will be connected to the existing municipal sewer system, and no adverse impacts associated with inadequate soil conditions are anticipated.

Future construction in the southeasterly portion of Block K will be in close proximity to a known artesian thermal well. Historic depth to groundwater measurements suggest that the well does not create a high groundwater table under Block K; however, plans for development should be accompanied by a groundwater monitoring report for the area to assure that potential impacts will not be significant, consistent with the analysis conducted for the certified EIR.

Geotechnical and soil conditions on Block B-1 (on which a hotel is proposed) and Block E (on which the Park is proposed) are substantially the same as those within the larger Downtown Palm Springs project site. Neither the hotel nor the park includes land uses that would pose unique or unusual geotechnical hazards to the public.

Build out of the proposed project is considered feasible from a geotechnical perspective. With implementation of appropriate mitigation measures, the proposed project will not expose people or structures to substantial adverse geotechnical effects, and project-related impacts will be less than significant, and equivalent to those considered in the certified EIR.

### **EIR Mitigation Measures**

The following mitigation measures were included in the certified EIR, and still apply to the proposed project.

1. The proposed project shall comply with the City's mandatory strengthening mitigation program. The strengthening mitigation standard chosen by Palm Springs for its URM's is the Modified 1987 Edition of the Seismic Safety Commission Model Ordinance (SSC, 2003).

2. Temporary erosion-control measures shall be provided during the construction phase of the project site development, as required by local building codes and ordinances, as well as state and federal stormwater pollution regulations. In addition, permanent erosion control and clean water runoff measures are required for new developments, which are discussed further in the Hydrology and Water Quality, Sections III-F and III-G, of the certified EIR.

Mitigation measures, including planting stabilizing vegetation, covering soils with impervious surfaces, and installing wind fencing can significantly reduce wind related erosion. Additionally, the project applicant will be required to submit a Fugitive Dust Plan to the City prior to initiation of grading. These issues are also discussed in Section III-C, Air Quality, of the certified EIR and this Addendum.

3. Construction plans for any portion of Block K shall be accompanied by a well monitoring report to assess the status and potential impact of the hot spring located at the Spa Hotel property. The report shall include any required improvements which will assure no impacts to either the building(s) on Block K, or the springs on the hotel property.
  4. The proposed project will be required to comply with the construction standards of the Palm Springs Fire Department, the Palm Springs Building Codes, and the seismic engineering requirements of the Uniform Building Code (UBC). As appropriate engineering design features and structural requirements are applied, any potential impacts would be mitigated.
  5. Subsequent to preparation of final development plans and specifications, but prior to grading and construction, the foundation plans shall be reviewed by the geological consultant and/or the City Building and Safety Department to verify compatibility with site geotechnical conditions and conformance with recommendations contained herein.
  6. Rough grading of the project site shall be performed under geological and engineering observation of the geological consultant and/or the City's Engineer. Rough grading includes, but is not limited to, grading of overexcavated cuts, fill placement, and excavation of temporary and permanent cut slopes.
  7. As determined appropriate by the City and consulting geologist, the geotechnical consultant and/or the City Building and Safety Department shall perform the following observations during site grading and construction of foundations to verify or modify, if necessary, conclusions and recommendations in the project's geotechnical report:
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- a) Observation of all grading operations.
- b) Geologic observation of all cut slopes.
- c) Observation of all key cuts and fills benching.
- d) Observation of all retaining wall back cuts, during and following completion or excavation.
- e) Observation of all surface and subsurface drainage systems.
- f) Observation of backfill wedges and subdrains for retaining walls.
- g) Observation of pre-moistening of subgrade soils and placement of sand cushion and vapor barrier beneath the slab.
- h) Observation of all foundation excavations for the structure or retaining walls prior to placing forms and reinforcing steel.
- i) Observation of compaction of all utility trench backfill.

### 3. Comparison of Geology/Soils Analysis and Impacts

As described above, onsite geotechnical conditions remain largely unchanged from 2009 conditions, although surficial soil conditions on portions of the site have changed due to demolition, grading, and new construction. Both the previously analyzed and currently proposed projects propose a mix of retail, office, restaurant, hotel, and residential uses on the project site, which will be subject to standard building and safety requirements. Neither project proposes land uses that are infeasible or inconsistent with onsite geological or soils conditions. Compared to the 2009 Specific Plan, the proposed project reduces the overall maximum permitted square footage within the project area by 24%, which will reduce potential geotechnical hazards to some extent, but overall potential impacts are substantially the same.

## **F. Hazards and Hazardous Materials**

### 1. Analysis of the Museum Market Plaza Specific Plan Certified EIR

The Specific Plan area is subject to a variety of federal and state regulations and programs that regulate the use, storage, and transportation of hazardous materials, including the City's Multi-Hazard Functional Plan that addresses planned local responses to emergency situations. No historical evidence was found to indicate that potentially hazardous materials had been generated or deposited on the property. A Phase I Environmental Site Assessment prepared for the Desert Fashion Plaza in 1998 determined that no potential environmental concerns were identified on the subject property; however, there was the potential for Asbestos Containing Material (ACM) to be found within the mall due to its age. The potential for ACMs and lead paint also existed for

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the Town and Country Center, which was built in 1948 and renovated a number of times. No significant fire hazards or airport safety hazards were identified onsite.

The EIR found that development facilitated by the Specific Plan had the potential to increase the transport, storage, use, and generation of hazardous materials and wastes, and would increase the demand for proper disposal of such materials. However, these activities would be well regulated through City, regional and federal law, and no high-volume hazardous waste generators were expected to be present onsite. Impacts related to hazardous materials would be further reduced to less than significant levels through a number of mitigation measures, including the proper identification, removal, and disposal of construction debris from demolition of the Town and Country Center.

## 2. Analysis of the Proposed Project Modifications

The following section analyzes the potential impacts to hazards/hazardous materials associated with development of the proposed project, including the Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project, and development of the western half of Block B for a hotel of up to 150 rooms.

Local and regional hazards could include earthquakes, flooding, wildland fires, wind and storm events, and hazardous materials emergencies. The City's Local Hazard Mitigation Plan (LHMP) and County's Multi-Jurisdictional Hazard Mitigation Plan address and plan for coordinated responses to potential hazards. The City's Community Emergency Response Team (CERT) educates citizens about disaster preparedness and disaster response skills. The site is under the supervision of various federal, state, and local regulations and programs that regulate the use, storage, and transportation of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is responsible for overseeing hazardous materials programs in the County. The City operates a hazardous materials disposal facility that accepts antifreeze, batteries, oil, and latex paint.

Environmental and hazardous concerns within the project area are low to none. The Palm Springs General Plan Safety Element indicates that no hazardous materials sites are located onsite.<sup>3</sup> The site is not identified as an area of concern in the California Department of Toxic Substance Control's (DTSC) Envirostor database of hazardous waste facilities that are subject to corrective action.<sup>4</sup> The project area is not identified by the State Water Resources Board as containing underground storage tanks (USTs) for which there has been a migration of hazardous

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<sup>3</sup> Figure 6-7, Palm Springs General Plan, 2007.

<sup>4</sup> <http://www.envirostor.dtsc.ca.gov/>, accessed September 30, 2015.

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waste or the issuance of cleanup or abatement orders.<sup>5</sup> A 1998 Phase I Environmental Site Assessment identified the potential for asbestos containing materials at the Desert Fashion Plaza; however, the mall has been demolished and associated hazards eliminated.

The site is approximately 2 miles west of the Palm Springs International Airport and outside of its Airport Influence Area Boundary<sup>6</sup>, and the site is not in close proximity to any private airports or airstrips.

Development of the site has the potential to increase the transport, storage, use, and generation of hazardous materials and wastes, and will increase the demand for proper disposal of such materials, in small quantities consistent with those analyzed in the certified EIR. Although no high-volume hazardous waste generators are planned onsite, commercial service providers, such as dry cleaners and film processors, have the potential to use and produce hazardous materials. Other potentially hazardous materials used onsite may include common cleaning and grounds-keeping products, antifreeze, batteries, fluorescent lighting, and electronics. Neither the proposed hotel on Block B-1 nor the proposed Park on Block E includes land uses that would significantly increase hazardous materials risks.

The use and disposal of hazardous materials will continue to be regulated by federal, state, county, and local laws and regulations to assure adequate levels of safety. Project-related impacts will be less than significant with mitigation, as listed below, and equivalent to those considered in the certified EIR.

### **EIR Mitigation Measures**

The following mitigation measures were included in the certified EIR, and still apply to the proposed project.

1. Prior to any demolition of any structures within the Town and Country Center, a Phase I Environmental Site Assessment shall be completed. The study shall include an evaluation for Asbestos Containing Materials (ACM) and lead paint. Should either be identified, a remediation plan (Phase II) shall be prepared and submitted to the City for approval. All remediation shall be completed to the satisfaction of the City.
2. All asbestos-related work, including demolition and renovation, shall be performed by a licensed Asbestos-abatement Contractor under the supervision of a certified Asbestos Consultant. Asbestos shall be removed and disposed of in compliance with notification

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<sup>5</sup> <http://geotracker.waterboards.ca.gov/map>, accessed September 30, 2015.

<sup>6</sup> Map PS-1, Riverside County Airport Land Use Compatibility Plan, adopted March 2005.

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and asbestos-removal procedures outlined in South Coast Air Quality Management District Rule 1403 to reduce asbestos-related health risks.

3. During project construction and implementation, the handling, storage, transport, and disposal of all chemicals, including herbicides and pesticides, runoff, hazardous materials and waste used on, or at, the project site, shall be in accordance with the project's BMP/Integrated Waste Management Plan, other relevant regulatory plans, and applicable City, county, state, and federal regulations.
4. Ongoing development within the Specific Plan area shall require continued coordination with the City of Palm Springs Fire Department to reduce the level of potential risk of exposure to hazardous and toxic material and waste, and facilitate fire department response in the event of a hazardous material or waste related emergency.
5. Future development within the Specific Plan area shall be required to comply with all applicable federal, state, and regional permitting requirements for hazardous and toxic materials generation and handling, including but not limited to the following:
  - a. If it is determined that hazardous wastes are, or will be, generated by any proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If so, the proposed facility shall obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942.
  - b. If hazardous wastes are (a) stored in tanks or containers for more than ninety days, (b) treated onsite, or (c) disposed of onsite, then a permit from the Department of Toxic Substances Control (DTSC) may be required. If so, the proposed facility shall contact DTSC at (818) 551-2171 to initiate pre-application discussions and determine the permitting process applicable to the facility.
6. Hazardous material and waste storage within the proposed project shall be secured so as to minimize risk of upset in the event of ground shaking associated with earthquakes.

### 3. Comparison of Hazards Analysis and Impacts

Since the certified EIR was prepared, the Desert Fashion Plaza and other structures in the project area have been demolished, and potential asbestos-containing materials, lead paint, and other

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potentially hazardous materials have been removed. The proposed Downtown Palm Springs project allows the development of similar land uses (commercial, hotel, residential) as the 2009 Specific Plan, but reduces the overall permitted square footage by 24%. The types of hazardous materials stored and used onsite are expected to be similar, but quantities may be slightly less due to reductions in developed square footage. Impacts are expected to be largely comparable for both projects, and the mitigation measures from the certified EIR are adequate for the proposed project.

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts.

## **G. Hydrology**

### **1. Analysis of the Museum Market Plaza Specific Plan Certified EIR**

The Coachella Valley is a low, dry desert valley basin that is occasionally subjected to substantial flooding events. A number of bridges, storm water channels, levees, and detention reservoirs have been built in the City to protect development from flood hazards. The Federal Emergency Management Agency (FEMA) has designated the Specific Plan area as Flood Zone X, which means it has a less than 2% annual chance of flooding. Surface drainage from the project site and adjacent development flows primarily to public streets; runoff is transported by a system of surface and subsurface drainage facilities, including the Baristo Channel, that discharge into Tahquitz Creek in the central part of the City.

A system of surface and subsurface drainage facilities are located at and in the vicinity of the project site. Existing facilities include a 39-inch storm drain, known as Lateral 15BA, occurring in Museum Drive north of Tahquitz Canyon, and a 63-inch reinforced concrete pipe (RCP), known as Lateral 15B, in Tahquitz Canyon Drive west of Palm Canyon Drive, and in the Tahquitz Canyon Drive right of way between Indian Canyon Drive and North Palm Canyon Drive. Lateral 15B then connects to Lateral 15A in Calle El Segundo and flows south into the reinforced concrete trapezoidal or rectangular Baristo Channel, which discharges into Tahquitz Creek in the central part of the city.

The EIR determined that development facilitated by the Specific Plan would increase storm water runoff originating from the subject property, but peak runoff would not exceed existing conditions. The analysis also determined the project would not significantly alter drainage patterns. A proposed 36-inch storm drain in the extension of Belardo Road would collect storm

flows from throughout the project area to catch basins and direct them to existing facilities on surrounding streets. Runoff from the project site would be collected on the site and directed towards the existing storm drain in Tahquitz Canyon Way.

Development in the Specific Plan area would be required to implement Best Management Practices and to conform to applicable NPDES storm water pollution prevention programs to minimize adverse impacts to water quality. Impacts were determined to be less than significant, with the implementation of the proposed improvements and standard conditions of approval. No project-specific mitigation measures were identified.

Project-related and cumulative impacts were determined to be less than significant, particularly because the proposed project occurs in an urbanized area with limited additional development potential, and facilities exist in the area to convey storm flows.

## 2. Analysis of the Proposed Project Modifications

The following section analyzes the potential impacts to hydrology associated with development of the proposed project, including the Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project, and development of the western half of Block B for a hotel of up to 150 rooms.

The Specific Plan Amendment will result in less square footage than originally analyzed, and changes in development standards and distribution of land uses will not change the amount of impervious surface to be created on the site. The development area of Blocks A through K is identical to that considered in the certified EIR. Build out of the Specific Plan, as amended, would result in the same quantities of storm flow as those considered in the certified EIR. The backbone infrastructure required to convey these storm flows continues to be in place, and the project will construct on-site improvements that connect to the existing infrastructure.

As projects are developed on the remaining un-built Blocks, the City will continue to require compliance with NPDES standards, and the implementation of Best Management Practices necessary to assure that polluted discharge is treated prior to entering the system. These standard requirements will continue to assure that impacts associated with hydrology remain less than significant throughout the build out of the Specific Plan.

The development of the Downtown Palm Springs Park and the proposed 150 room hotel on Block B are part of the overall project, and subject to the same requirements as the rest of the Specific Plan area. Their construction will be governed by the same standards and conditions of

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approval as the Specific Plan overall. Each project will be required to integrate into the master flood control system, and to meet the City's standards relating to storm water pollution prevention. Impacts associated with the construction of these projects will be less than significant.

### 3. Comparison of Hydrology Analysis and Impacts

The Specific Plan Amendment, Downtown Palm Springs Park and proposed hotel will have the same impacts as those studied in the certified EIR. None of the projects will change the amount or direction of storm flows, nor will any of the projects result in the generation of more significantly polluted storm flows. The same standards that would apply to any development project in the City will be applied to these project. Impacts will continue to be less than significant.

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts.

## **H. Water Quality/Resources**

### 1. Analysis of the Museum Market Plaza Specific Plan Certified EIR

The Specific Plan project site is part of the West Basin of the Colorado River Watershed, which drains into the Salton Trough. Groundwater is the main source of water for the Coachella Valley. Water demand in the Coachella Valley has increased dramatically over the past few decades, and total water production within the Whitewater River Subbasin increased from approximately 93,000 acre-feet per year in 1966 to 203,000 acre-feet per year in 1999. As a result, the Whitewater River Subbasin is in a state of overdraft, whereby water demand exceeds supply. To offset this overdraft, groundwater supplies are replenished with imported Colorado River water that is used for crop irrigation and to recharge the groundwater basin. The Specific Plan project area is underlain by the Palm Springs Subarea of the Whitewater River Subbasin, which is estimated to contain approximately 4.38 million acre-feet of water in storage.

The Desert Water Agency (DWA) provides domestic water services to the Specific Plan area. The municipal service system consists of numerous wells that extract groundwater, surface water diversions, and recycled water for irrigation. Local water quality is good to excellent, but over time has been characterized by increased levels of total dissolved solids (TDS) and nitrates in some locations.

At the time the EIR was prepared, much of the Specific Plan area was developed with commercial/retail, office, and restaurant uses. Existing onsite water demand was estimated at 64.9 acre-feet per year, including water for indoor uses and for landscaping. A Water Supply Assessment (WSA) was prepared for the 2009 Specific Plan, and water demand at build out of the project area was projected at 259.3 acre-feet per year. The WSA analyzed demand and supply for normal, dry and wet years, as required by law. As shown in the following table, the project was expected to result in an estimated water demand increase of 194.3 acre-feet per year.

**Table 14**  
**2009 Specific Plan**  
**Net Water Service Demand**

<b>Water Demand</b>	<b>Total Annual Demand (ac-ft/yr)</b>
Project Water Demand	259.3
Existing Water Demand	64.9
<b>Net Water Demand</b>	<b>194.3</b>

Sources: Table III-24, Museum Market Plaza Specific Plan Draft EIR, October 2008; "Museum Market Plaza Water Supply Assessment," prepared by Terra Nova Planning & Research, October 8, 2008.

Analysis of project demand in relation to regional water supplies determined that sufficient water supplies would be available to serve the Specific Plan project through 2030 without impacts to other current or planned water users in DWA's service area, and that impacts to water resources would be less than significant. In addition, to assure that the proposed project's impacts on water resources were reduced to the greatest extent possible, a variety of water conserving mitigation measures were identified, and included in the certified EIR.

## 2. Analysis of the Proposed Project Modifications

The following section analyzes the potential impacts to water quality and water resources associated with development of the proposed project, including the Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project, and development of the western half of Block B for a hotel of up to 150 rooms.

The proposed project will be subject to the standard conditions and requirements of local, regional, State and federal law associated with water quality protection, including NPDES, Regional Water Quality Control Board regulations, and other programs. These standard

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requirements have been developed to protect groundwater from pollution, and assure that impacts associated with water quality are less than significant. Consistent with the analysis in the certified EIR, impacts associated with water quality are expected to be less than significant.

The Specific Plan Amendment, Downtown Palm Springs Park and proposed hotel will result in a demand for domestic water for both interior use and landscaping. In order to determine the impacts associated with water resources of the proposed project, demand was calculated based on the factors utilized in the approved WSA. Please also see discussion under Public Services – Water Services, below.

#### Landscaping Water Demand

Demand for landscaping water assumes 10% landscape coverage for residential, hotel, commercial, office, restaurant, and streetscape land uses. Given that park (Block E) and open space (Blocks H-1 and H-2) design plans are preliminary and conceptual at this time, it is assumed that 100% of these Blocks will be landscaped, in order to provide a conservative estimate. Actual development of the Park is likely to result in only a portion of the area being developed in landscaping, and the balance in hardscape and up to 7,500 square feet of support structures. The analysis also assumes that moderate desert landscaping will be installed on residential, hotel, commercial, office, restaurant, and streetscape land uses, which consumes 3.108 acre-feet per acre annually; and that turf will be installed on parks and open spaces (Blocks E, H-1, and H-2), which consumes 4.352 acre-feet per acre annually. The following table summarizes estimated landscape water consumption in the project area at project build out.

**Table 15**  
**Projected Landscape Water Demand**  
**At Build Out of Downtown Palm Springs Project**

<b>Block</b>	<b>Total Acres</b>	<b>Estimated Landscaped Acres<sup>1</sup></b>	<b>Landscaping Demand Factor (ac-ft/ac/year)<sup>2</sup></b>	<b>Project Total Demand (ac-ft/year)</b>	<b>Total Demand Less 35% Return Flows (ac-ft/year)</b>
Block A	1.59	0.16	3.108	0.50	0.32
Block B	1.5	0.15	3.108	0.47	0.31
Block C	2.41	0.24	3.108	0.75	0.49
Block D & F	3.21	0.32	3.108	0.99	0.64
Block E	1.36	1.36	4.352	5.92	3.85
Block G	1.73	0.17	3.108	0.53	0.34
Block H1	0.31	0.31	4.352	1.35	0.88
Block H2	0.41	0.41	4.352	1.78	1.16
Block K1	0.89	0.09	3.108	0.28	0.18
Block K2	5.0	0.50	3.108	1.55	1.01
Streets	1.74	0.17	3.108	0.53	0.34
<b>Total:</b>	<b>20.15</b>	<b>3.88</b>	<b>----</b>	<b>14.65</b>	<b>9.52</b>

<sup>1</sup> Assumes 10% landscape coverage for residential, hotel, commercial, office, restaurant, and streetscape usage. Assumes 100% landscape coverage for parks and open space (Blocks E, H-1, and H-2).

<sup>2</sup> Assumes moderate desert landscaping for residential, hotel, commercial, office, restaurant, and streetscape usage. Assumes turf coverage for parks and open space (Blocks E, H-1, and H-2).

**Potable Water Demand**

The same methodology used in the WSA was used to project potable water demand at build out of the proposed project. Because average household size has decreased in the City since preparation of the WSA, this analysis is conservative and overstates water demand from residential land uses. Non-residential demand factors used in the WSA were applied to the currently proposed project. An annualized hotel occupancy rate of 75% was assumed. The following table summarizes projected potable water demand at project build out. The EIR WSA considered, but did not apply, a non-consumptive return flow factor of 35% for potable water. This assumes that some water is not consumed, but is returned to the water supply or captured, treated, and recycled for irrigation purposes.

**Table 16**  
**Projected Potable Water Demand**  
**At Build Out of Downtown Palm Springs Project**

<b>Land Use</b>	<b>Total Units</b>	<b>Population per Unit</b>	<b>Square Feet</b>	<b>Demand Factor (gallons)</b>	<b>Total Demand (ac-ft/year)</b>
High Density Residential	650	2.10	N/A	69.3 gal/person/day	105.96
Hotel	620 <sup>1</sup>		N/A	87.5 gal/occupied room/day	45.58
Commercial <sup>2</sup> : Retail			249,475	30.5 gal/sq.ft./year	23.35
Restaurant			44,025	230.5 gal/sq.ft./year	31.14
Office			97,800	30.5 gal/sq.ft./year	9.15
				<b>Total:</b>	<b>215.18</b>

<sup>1</sup> Assumes 75% occupancy year round.

<sup>2</sup> Assumes total commercial square footage consists of 85% retail and 15% restaurant.

Total Projected Water Demand

Overall water demand at build out of the proposed Downtown Palm Springs project is shown in the following table.

**Table 17**  
**Total Projected Water Demand**  
**At Build Out of Downtown Palm Springs Project**

<b>Use</b>	<b>Projected Water Demand (acre-feet/year)</b>
Landscaping Water	9.52
Potable Water	215.18
<b>Total:</b>	<b>224.70</b>

In the approved WSA, the analysis included the water use of the existing buildings and landscaping within the project area. This water use continues on the area of the project identified as Block K, but no longer occurs within the core of the project area (Blocks A through H). When the existing water demand is deducted from new project demand, the proposed project will generate a net demand for 159.8 acre feet of water annually. Further, if the 35% non-consumptive return flow is applied to the potable water demand of built uses within the project, overall water demand would be reduced to 149.39 ace feet annually.

For purposes of this analysis, the net water demand was assumed to be 159.8 acre feet per year, in order to assure a conservative analysis. This water demand represents a reduction in water use of 17.76% from that originally analyzed in the approved WSA and certified EIR. It is also likely that water demand will be further reduced, because the Building Code in place at the time that the certified EIR was prepared contained less stringent standards relating to water use in buildings. Impacts associated with water resources, therefore, will be less than those considered in the certified EIR.

Since the adoption of the WSA and the certification of the EIR, California has entered into a multi-year drought. The drought has resulted in mandates for water conservation across all land uses and locations in the State, stemming from the requirements of the Governor's Executive Order B-29-15. Within DWA's service area, the mandated reduction was set by the State at 36%. DWA achieved reductions of 30% in July, and 40% in June of 2015, through the implementation of a series of water conservation mandates applicable to both residential and commercial customers. These restrictions include:

- "Washing of hardscape, such as driveways, parking lots and walkways, shall be prohibited.
- The use of running water to wash vehicles shall be prohibited. The use of buckets and stop nozzles on hoses, for rinsing only, shall be permitted.
- Restaurants may provide water to customers only upon request.
- Outdoor irrigation of commercial, industrial and institutional facilities shall be restricted to alternate days after 7:00 p.m. and before 7:00 a.m. The schedule will depend on the building's address. If the address is even, such as 550, water on even days, such as the 2nd, 4th, 6th, etc. If the address is odd, such as 555, water on odd days, such as the 1st, 3rd, 5th, etc.
- A commercial, industrial or institutional customer may implement an alternative water use reduction plan that achieves reductions in water use equivalent to those expected from the restrictions prescribed herein, if approved in advance by the General Manager.
- Outdoor residential irrigation shall be restricted to Mondays, Wednesdays and Fridays, after 7:00 p.m. and before 7:00 a.m.
- The application of potable water to outdoor landscapes in a manner that causes runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures shall be prohibited.
- The use of non re-circulating fountains or other decorative water features shall be prohibited.
- The application of water to outdoor landscapes during and up to 48 hours after measurable rainfall shall be prohibited.

- Operators of hotels and motels shall provide guests with the option of choosing not to have towels and linens laundered daily. Each hotel or motel shall prominently display notice of this option in each bathroom, using clear and easily understood language.
- The use of potable water outside of newly constructed homes and buildings that is not delivered by drip or micro-spray systems shall be prohibited.
- The use of potable water to irrigate turf within street medians, and turf within the dedicated right of way on either side of a public street, shall be prohibited.
- Agency customers are encouraged not to empty and refill swimming pools from June 1 through October 31 unless necessary to address a health or safety emergency.”

The proposed project will be subject to these restrictions, and any additional restrictions that may be implemented by DWA or mandated by the State. In addition, the proposed project will be constructed using 2013 or later Building Code requirements, which are more stringent than the Building Code that was in effect at the time that the WSA was adopted and the EIR was certified.

The adopted WSA included an analysis of the impacts of the original, more intense project on water resources during single and multiple dry years. The certified EIR included mitigation measures intended to further reduce the impacts of the proposed project on water resources.

### **EIR Mitigation Measures**

Although the proposed project will result in reduced impacts to water resources as compared to that originally analyzed, the mitigation measures included in the certified EIR are still appropriate, particularly given the current drought conditions.

1. The following general landscape design principles shall be integrated into the project:
  - a. To the greatest extent practicable, native plant materials and other drought-tolerant plants shall be used in all non-turf areas of project landscaping.
  - b. Inorganic landscape materials, including boulders, cobble, gravels and crushed granitic materials, shall be used throughout the landscape to help naturalize the design, provide additional structure and pattern to the landscape, and eliminate the need for water in these areas.
  - c. Large expanses of lawn and other water-intensive landscaped areas shall be limited to 50% of the park area or less, and consistent with the functional and aesthetic needs of

the project, while providing soil stability and resistance to erosion. No other turf areas shall be allowed.

2. Landscaped areas shall utilize efficient irrigation systems that minimize runoff and evaporation, and maximize effective watering of plant roots. Landscape areas shall be outfitted with moisture detectors and ET controllers to maximize irrigation efficiency. Landscape plans shall be approved by the City and DWA prior to installation.
3. The use of low-flush toilets and water-conserving shower heads and faucets shall be required in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Code of Regulations Section 1601(b), and applicable sections of Title 24 of the State Code.
4. In accordance with the General Construction Activities Stormwater Permit issued by the California State Water Resources Control Board, the project proponent shall develop and implement a stormwater pollution prevention plan (SWPPP) specifying best management practices (BMPs) to reduce construction-related stormwater runoff pollution to acceptable levels.
5. Should recycled water be made available by Desert Water Agency at the site at the time of project development, the proposed project shall irrigate landscaping with recycled water.

### 3. Comparison of Water Resources Analysis and Impacts

As described above, the proposed project will result in lower demand for domestic water than that considered in the adopted WSA and the certified EIR. Overall impacts associated with water resources remain less than significant.

With the on-set of the current drought, the State and DWA have implemented standard requirements which require all water users to reduce their impacts on water supplies. The proposed project will be required to comply with current and future restrictions, as are all DWA customers. Finally, the certified EIR included additional mitigation measures that were designed to further reduce water demand of the project. These mitigation measures are appropriate for the proposed project, and will be applied to it as development occurs. Overall impacts associated with water resources are expected to be less than those originally analyzed in the certified EIR.

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts.

## **I. Land Use Planning**

### **1. Analysis of the Museum Market Plaza Specific Plan Certified EIR**

The Specific Plan area is located in the City's urban core and originally consisted of 20.6± acres. (As part of Specific Plan adoption, the City Council deleted Planning Areas 2 and 3 that had been evaluated in the EIR; the remaining project acreage totaled 19.4 acres. With changes to lot lines resulting from the project's Parcel Map, the current project area now consists of 20.15 acres.)

At the time the EIR was prepared, the project area was developed with the underutilized Desert Fashion Plaza, surface and subsurface parking lots and structures, retail commercial, office commercial, and restaurant land uses. The project area was designated Central Business District (CBD) in the General Plan, with corresponding CBD zoning. Surrounding land uses included golf course, institutional, hotel, commercial, restaurant, single- and multi-family residential development, and parking facilities.

The Specific Plan established the goals, policies, development standards, and design guidelines for the project area. It set forth the vision for a master planned, mixed use project to include retail, office, high-density residential, and resort development in three planning areas. The Specific Plan was determined to be consistent with the existing CBD General Plan designation elsewhere in the project area, with the exception of the maximum density allowed for residential and hotel uses, which it exceeded by 6 units per acre; however, impacts associated with density were found to be less than significant. The EIR determined that the Specific Plan would implement many General Plan policies, but would amend the General Plan by setting new building height standards; impacts were determined to be less than significant.

The Specific Plan would become the Zoning Ordinance for the project site and provide new development standards for the project area.

The Specific Plan area was located within the City's Merged Project Area I Redevelopment Plan boundary, and the EIR determined the project would be consistent with the economic development goals of the Redevelopment Agency (after the EIR was adopted, the RDA and Redevelopment areas were eliminated in accordance with ABx1 26 in year 2012). The EIR

determined that the proposed project could significantly impact the Agency's obligation under law to provide affordable housing for very low and low income households. To mitigate project-related impacts associated with affordable housing, the project was required to assure 15% of total residential units in the project area would be affordable to low and very low income households or, alternatively, the housing could be outside the Specific Plan area if the alternate location was within Merged Project Area I and was under the applicant's or City's control at the time the agreement was finalized.

## 2. Analysis of the Proposed Project Modifications

The following section analyzes the potential impacts to land use associated with development of the proposed project, including the Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project, and development of the western half of Block B for a hotel of up to 150 rooms.

The Specific Plan Amendment includes an overall decrease in intensity of land use. Table 18 compares the maximum square footage allowed under the 2009 Specific Plan and that allowed under the proposed amendments. As shown, the amended Specific Plan will reduce the maximum allowable square footage by 420,500 square feet, which represents a 24% reduction in overall project intensity. Further, the Specific Plan Amendment will result in an overall reduction in residential units, from 955 analyzed in the EIR, to 650 multi-family units.

**Table 18**  
**Maximum Allowable Square Footage**  
**2009 Specific Plan vs. Proposed Amendments<sup>1</sup>**

<b>Location</b>	<b>2009 Specific Plan</b>	<b>Proposed Amendment</b>
Block A	220,000	175,000
Block B	3,000	155,000
Block C	245,000	240,000
Block D & F	455,000	225,000
Block E	520,000	7,500
Block G		225,000
Block H	n/a	n/a
Block K1	181,000	181,000
Block K2	151,000	151,000
<b>Total Potential Square Footage:</b>	<b>1,775,000</b>	<b>1,359,500</b>

<sup>1</sup> Block E structures are proposed as support structures for the event venue, public restrooms and a police office; no commercially viable space is likely to occur at this location. Block H consists of public open space. Block H-1 is anticipated to accommodate art installations and similar public viewing areas in a park setting. Block H-2 is expected to accommodate the historic Aluminaire House, which will be on permanent exhibition at this location. None of the uses proposed are to include active commercial or residential uses. Should commercial or residential land uses be proposed on Blocks H-1 or H-2, a Specific Plan amendment will be required.

The Specific Plan Amendment includes the redistribution of the project's Blocks to reflect the changes in development patterns on the site since the adoption of the Specific Plan. The primary change involves the relocation of what was originally identified as Block B. That Block was planned as a public plaza bordering Palm Canyon Drive. The Specific Plan Amendment renames the Block as Block E, and relocates it to the north side of Main Street, adjacent to Museum Drive, in the center of the project. What was described in the EIR as a public plaza to include passive and active areas, shaded seating, public event space and similar public uses will remain true of the Block E, which is now planned as the Downtown Palm Springs Park (please see further discussion of this aspect of the proposed project below).

The development standards in the Specific Plan will be modified to change building height on Block B-1 to 75 feet for a hotel and 40 feet on Block B, where the building height on that Block was limited to 16 feet when a public plaza was envisioned; decrease the building height on Block E from 60 to 30 feet; decrease building height on Block H from 60 feet to 17 feet for Block H-1 and 40 feet for Block H-2; change the building setbacks to reflect the changes in the location of the property lines at the curb; eliminate the building mass requirements and add requirements for open areas in building facades on the ground and upper floors. Finally, the Specific Plan

Amendment generally updates the Specific Plan text to reflect conditions as they now exist or are planned within the project area.

The Specific Plan Amendment also proposes changes in development standards which are consistent with the development standards analyzed in the Specific Plan and certified EIR, including the increased height on Block B. The certified EIR considered heights extending to 79 feet, which is greater than that proposed for Block B. The certified EIR found that the Specific Plan was consistent with the City's General Plan, and implemented the Downtown Design Guidelines, which are appended to it.

The certified EIR also considered the impacts of up to 955 housing units on the site as they related to the City's Redevelopment Agency responsibilities for what was at the time a redevelopment area. Although the Redevelopment Agency has been dissolved, the City still has a mandate to provide affordable housing through the implementation of its Housing Element. The mitigation measure included in the certified EIR, requiring the provision of 15% of units for very low and low income households, is consistent with the City's Housing Element, insofar as it encourages the development of affordable housing units that are integrated into market housing projects and distributed throughout the City. The implementation of this mitigation measure therefore remains consistent with the certified EIR, and should be preserved.

The proposed project includes the construction of Block E as the Downtown Palm Springs Park. The proposed park will be the same size as originally analyzed, and will include passive and active open space areas, public restrooms, and facilities related to the use of the space for special events, including a ticket booth, stage, police substation and support facilities. The space will be a central public space, consistent with what was described in the certified EIR. The number and nature of events which may occur at the Park is not known, but can be expected to include theatre, concerts, community events, fairs and similar gatherings. The impacts of these events on the noise and traffic environment of the area are discussed separately in those sections of this document, below. From a land use perspective, the construction of the proposed park is consistent with the analysis contained in the certified EIR, insofar as it will create a central gathering place that will increase activity and public use of the downtown area, consistent with General Plan Policy LU1.7, LU1.12, LU10.1 and LU10.5. The Park's public uses will continue on adjacent blocks H-1 and H-2, which are proposed as a sculpture and art display area and a permanent home for the historic Aluminaire House. All three Blocks together will provide significant public space for the project area, the surrounding neighborhood, and the City as a whole.

The proposed project includes the construction of a hotel of up to 150 rooms on Block B of the Specific Plan. The number of rooms proposed is consistent with the original land use plan for the project area, and will not cause the project to exceed the maximum number of hotel rooms allowed on the site (620 rooms in total). There have been two other hotels approved on the project site, on Block C and Block D, allowing 135 rooms and 115 rooms, respectively. With the addition of the proposed project, a total of 400 hotel rooms will occur within the project site. This will result in a potential for an additional 220 rooms elsewhere on the site.

The proposed hotel building is to be located away from Palm Canyon Drive, toward the center of the site. Its proposed height will range, generally, from 60 to 75 feet. The impacts associated with the building's height are addressed under the Aesthetics section of this document. From a land use perspective, the height of the building is in the range of that studied in the certified EIR, which considered buildings ranging from 17 to 79 feet in height.

The proposed hotel building will be consistent with the other uses within the project area, and with the analysis provided in the certified EIR. The addition of tourist commercial land uses in the downtown core is consistent with the General Plan, as analyzed in the certified EIR, including General Plan Policy LU1.6, LU1.10, LU7.2 and LU8.4.

### **EIR Mitigation Measure**

1. Prior to the issuance of any building permit on the project site, the applicant and City shall enter into an agreement which assures that 15% of the total residential units built within the project area are to be affordable to households in the low and very low income categories, consistent with State law. Alternatively, the agreement can provide the housing outside the Specific Plan boundary, if the alternate location is within Merged Project Area I, and is under the applicant's or City's control at the time the agreement is finalized. The agreement shall be recorded on all parcels proposed for residential development within the Specific Plan boundary.

### **3. Comparison of Land Use Planning Analysis and Impacts**

The Specific Plan Amendment, Downtown Palm Springs Park and 150 room hotel are consistent with the analysis and impacts considered in the certified EIR.

The reconfiguration of the project's Blocks as part of the Specific Plan Amendment does not change the amount of land available for development, and reduces the overall intensity of development on the site. The changes in development standards proposed will not substantially

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change development standards on the site, insofar as the amended standards applied in the original Specific Plan and were analyzed in the certified EIR, but have now been redistributed to the applicable blocks within the project. The overall reduction in intensity on the site will include a reduction in housing units. The certified EIR identified a need for affordable housing, and included a mitigation measure to assure that affordable housing was provided within the project. The need for affordable housing in the City remains, and the mitigation measure will be preserved to assure that the City's mandated Housing Element obligations are addressed.

The relocation of the public space from what was originally identified as Block B to Block E results in an increase in the amount of space being dedicated to park use within the project area. The land uses contemplated in the currently proposed Downtown Palm Springs Park are the same as those uses considered in the certified EIR, and will have similar land use impacts.

The development of the proposed hotel on Block B is consistent with the land uses analyzed in the certified EIR, and within the limit of hotel rooms allowed in the Specific Plan and analyzed in the certified EIR. Impacts associated with land use will be equivalent to those considered in the certified EIR.

The project overall remains consistent with the City's General Plan and Downtown Design Guidelines. The overall impacts associated with the currently proposed project are expected to be equivalent to those previously considered, and the mitigation measure included in the certified EIR will be implemented.

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts.

## **J. Noise**

### **1. Analysis of the Museum Market Plaza Specific Plan Certified EIR**

The noise analysis in the Specific Plan EIR included a project-specific Noise Impact Study. Primary noise sources in the project area and vicinity included vehicular traffic and background noise, such as HVAC equipment. Ambient noise levels emanating from area roadways ranged between 45.0 and 74.5 CNEL. Sensitive receptors included hotels and multi-family residences.

The EIR analysis determined that build out of the Specific Plan project would result in short-term, and potentially intrusive, noise impacts that could temporarily exceed community noise

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standards. Temporary noise sources included demolition of existing structures, grading, and construction, and the transport of workers, materials, and equipment to the site. Longer term operational noise sources would include traffic using onsite and adjoining streets, stationary HVAC and similar mechanical equipment, activities within the project area and truck deliveries and loading/unloading operations.

Potential operational noise is expected to be consistent with existing noise levels in the adjoining Central Business District areas, where a 60 dBA limit applies from 7am-6pm, a 55dBA limit applies from 6pm to 10pm, and a 50 dBA limit applies from 10pm to 7am.

Motor vehicle noise generated by the project was projected to range between 45.0 and 75.7 CNEL. The following table summarizes projected build out year 2030 exterior noise exposure, without mitigation, with implementation of the 2009 Specific Plan.

**Table 19**  
**Build Out Year 2030 Exterior Noise Exposure With the 2009 Specific Plan**

Roadway Segment	A.D.T. <sup>a</sup> (Veh/Day)	CNEL @ 50 Feet <sup>b</sup>	Distance to Contours (Ft.) <sup>c</sup>		
			70 dBA	65 dBA	60 dBA
<b>Palm Canyon Drive</b>					
- North of Amado Road	21,770	75.3	159	500	1,581
- South of Amado Road	21,570	75.3	159	500	1,581
- North of Museum Way	21,960	75.4	163	512	1,618
- South of Museum Way	22,230	75.4	163	512	1,618
- North of Tahquitz Cyn Way	22,230	75.4	163	512	1,618
- South of Tahquitz Cyn Way	22,610	75.5	166	524	1,655
- North of Arenas Road	18,480	74.6	136	426	1,345
- South of Arenas Road	18,600	74.6	136	426	1,345
<b>Indian Canyon Drive</b>					
- North of Amado Road	20,000	75.2	147	460	1,453
- South of Amado Road	20,690	75.4	154	482	1,521
- North of Andreas Road	20,060	75.2	147	460	1,453
- South of Andreas Road	19,560	75.1	144	449	1,420
- North of Museum Way	20,460	75.3	151	471	1,486
- South of Museum Way	21,360	75.5	157	493	1,557
- North of Tahquitz Cyn Way	21,360	75.5	157	493	1,557
- South of Tahquitz Cyn Way	22,430	75.7	165	516	1,630
- North of Arenas Road	22,180	75.7	165	516	1,630
- South of Arenas Road	22,200	75.7	165	516	1,630
<b>Belardo Road</b>					
- North of Amado Road	3,260	60.0	R/W	R/W	50
- South of Amado Road	5,330	62.1	R/W	R/W	81
- North of Museum Way	6,470	63.0	R/W	32	99
- South of Museum Way	4,920	61.8	R/W	R/W	75
- North of Tahquitz Cyn Way	4,980	61.8	R/W	R/W	75
- South of Tahquitz Cyn Way	4,690	61.6	R/W	R/W	72
- North of Arenas Road	4,020	60.9	R/W	R/W	61
- South of Arenas Road	3,720	60.5	R/W	R/W	56
<b>Museum Drive</b>					
- North of Museum Way	2,650	59.1	R/W	R/W	41
- South of Museum Way	2,030	57.9	R/W	R/W	31
- North of Tahquitz Cyn Way	2,100	58.1	R/W	R/W	33
<b>Cahuilla Road</b>					
- South of Tahquitz Cyn Way	2,200	58.3	R/W	R/W	34
- North of Arenas Road	1,290	55.9	R/W	R/W	R/W
- South of Arenas Road	630	52.8	R/W	R/W	R/W

<b>Amado Road</b>					
- East of Belardo Road	7,320	69.4	R/W	137	432
- West of Palm Canyon Drive	7,320	69.4	R/W	137	432
- East of Palm Canyon Drive	7,820	69.7	R/W	147	463
- West of Indian Canyon Drive	6,210	68.7	R/W	117	368
- East of Indian Canyon Drive	5,690	68.3	R/W	106	336
<b>Andreas Road</b>					
- West of Indian Canyon Drive	220	45.0	R/W	R/W	R/W
- East of Indian Canyon Drive	4,090	57.7	R/W	R/W	30
<b>Museum Way</b>					
- West of Belardo Road	4,210	61.1	R/W	R/W	64
- East of Belardo Road	4,390	61.3	R/W	R/W	67
- West of Palm Canyon Drive	5,070	61.9	R/W	R/W	77
- East of Palm Canyon Drive	4,290	61.2	R/W	R/W	66
- West of Indian Canyon Drive	4,110	61.0	R/W	R/W	63
<b>Tahquitz Canyon Way</b>					
- West of Museum Drive	950	56.0	R/W	R/W	R/W
- East of Museum Drive	2,780	60.9	R/W	R/W	60
- West of Cahuilla Road	2,810	61.0	R/W	R/W	61
- East of Cahuilla Road	4,290	62.8	R/W	33	91
- West of Belardo Road	3,830	62.3	R/W	31	81
- East of Belardo Road	8,650	71.3	65	200	630
- West of Palm Canyon Drive	10,560	72.2	79	245	774
- East of Palm Canyon Drive	13,390	73.2	99	309	975
- West of Indian Canyon Drive	13,220	73.2	99	309	975
- East of Indian Canyon Drive	15,380	74.1	115	357	1,128
<b>Arenas Road</b>					
- West of Cahuilla Road	1,320	62.0	R/W	R/W	79
- East of Cahuilla Road	1,240	61.7	R/W	R/W	74
- West of Belardo Road	1,340	62.0	R/W	R/W	79
- East of Belardo Road	2,400	64.6	R/W	46	143
- West of Palm Canyon Drive	3,160	65.8	R/W	60	189
- East of Palm Canyon Drive	4,430	67.2	R/W	83	261
- West of Indian Canyon Drive	4,430	67.2	R/W	83	261
- East of Indian Canyon Drive	4,150	64.6	R/W	46	143

a. A.D.T. refers to the average daily two-way traffic volume on a peak season weekday in the year 2030.

b. CNEL values are given at 50 feet from all roadway centerlines (see Appendix A for assumptions).

c. All distances are measured from the centerline. R/W means the contour falls within the right-of-way.

Source: Table III-30, Museum Market Plaza Specific Plan Draft EIR, October 2008.

The EIR determined that project traffic noise impacts would constitute a long-term incremental acoustic impact in the study area. However, because implementation of the Specific Plan would not generate an audible noise increase greater than 3.0 dBA along any of the roadway segments analyzed, project traffic noise impacts would be less than significant. Several mitigation measures were provided to further minimize potential impacts.

## 2. Analysis of the Proposed Project Modifications

The following section analyzes the potential impacts to noise associated with development of the proposed project, including the Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project, and development of the western half of Block B for a hotel of up to 150 rooms.

Since the EIR was prepared, demolition of the buildings on the Desert Fashion Plaza site (Blocks A through H) has been completed, and underground parking garages have been upgraded. Construction on Blocks A and C is currently under way, and development projects have been approved on parts of Blocks A, B, C and D. Infrastructure, including the installation of Belardo Road and Main Street, is also under way.

The principal noise source in the project area and vicinity is vehicular traffic on area roadways. CNEL noise contours from the centerline of area streets are presumed to be generally the same as those presented in the EIR, as surrounding land uses and conditions in the project area have remained largely unchanged. Other noise sources include activities on the streets, such as Villagefest, special events, outdoor dining, and HVAC equipment. Sensitive receptors include the Hyatt Palm Springs hotel immediately north of the project site, Palm Mountain Resort and Spa immediately south of the site, and residences and inns at the western terminus of Tahquitz Canyon Way.

The proposed project is expected to result in potentially significant, but mitigatable, noise impacts. Build out of the project area will generate short-term, and potentially intrusive, noise impacts associated with fine grading and the construction of buildings and improvements. Existing buildings have already been demolished on Blocks A through H, and underground parking structures have been upgraded. As stated in the certified EIR, the operation of excavation machinery could generate noise levels ranging from 73 to 96 dBA at a distance of 50 feet from the source; activities associated with the erection of structures could generate noise levels ranging from 79 to 89 dBA at 50 feet; and site preparation could generate noise levels ranging from 88 to 96 dBA. These activities could temporarily exceed community noise standards. The Municipal Code exempts construction activities from short-term, short-duration noise standards

when they are conducted during permitted time frames. The City will continue to require that construction activity comply with Section 8.04.220 of the Municipal Code, which limits construction activity to between 7 a.m. and 7 p.m. on weekdays and 8 a.m. to 5 p.m. on Saturdays. No activity is permitted on Sundays and holidays. These requirements will reduce noise impacts to less sensitive daytime hours and assure that short-term construction noise impacts will be less than significant.

During the long-term operational phase of the project, noise will be generated by HVAC units and similar mechanical equipment, such as fans and compressors. The Specific Plan requires that all roof-mounted mechanical and electrical equipment be screened by parapets or other architectural features, which are effective acoustical barriers and will reduce mechanical noise to less than significant levels.

Noise will be generated by delivery vehicles loading and unloading at onsite restaurants, shops, and hotels. Idling times for diesel-fueled commercial vehicles are limited by state regulations and will reduce associated noise impacts to less than significant levels. The Specific Plan also requires loading docks to be shielded by 6-foot high masonry walls, which will further minimize noise generated by loading and unloading.

On- and off-site traffic noise will be generated by permanent residents, visitors, hotel guests, retail and restaurant customers, delivery vehicles, and park users. Main Street will consist of a 41-foot right-of-way between Museum Drive on the west and Indian Canyon Drive on the east, with a single lane of traffic in each direction and parallel parking adjacent to the Specific Plan frontage. The project also eliminates the private east-west street extending from Belardo Road to North Palm Canyon Drive between Blocks A and B, and replaces it with a two-lane westerly extension of Andreas Road from Belardo Road to North Palm Canyon Drive. Neither of the streets will accommodate high traffic volumes or speeds, and they will carry vehicle types that are compatible with existing traffic in the downtown area (please also see Traffic discussion below). Traffic noise impacts are expected to be less than significant.

The proposed project designates Block B for hotel, retail, and residential uses, whereas the previously analyzed project designated it for restaurant and open space/plaza purposes. Residences and hotels are categorized as sensitive receptors, and in this location, they may be exposed to traffic noise generated on North Palm Canyon Drive. Structures will be required to meet the most recent version of the California Building Code noise insulation standards, which currently require interior noise levels of 45 dBA, to assure that off-site noise impacts to the project are minimized to less than significant levels.

The 2012 Project designated Block E as a public open space area for passive and active recreation, as well as a special event venue for cultural and community events. The proposed project refines the design and development of this Block, including specific locations for ancillary facilities, performance areas and recreation space. The Park can be expected to have a relatively quiet noise environment much of the time, with noise primarily generated by passive pedestrian activity. However, it could occasionally attract up to 4,000 people for concerts, theater performances, fairs, and other community gatherings, some of which may include loud speakers, amplifying devices, or other loud and/or unusual noises. The Central Business District, in which the proposed project is located, currently accommodates a number of noise-producing special events annually, including parades, the weekly Villagefest, and special events such as White Party events, Rolling Thunder events, and similar activities. Amplified music generally occur at a range of 100 to 120 dB at the source; a fortissimo singer 70 dB, unamplified piano 84 to 103 dB, and symphonic music at its crescendo 120 to 137 dB; while normal conversation at a distance of 3 feet generates a noise level of 60 to 65 dB. Noise levels decrease with distance, and are also decreased by vertical obstructions. As previously stated, noise levels can be reduced by up to ten dB by walls, and decrease by 6 dB when the listener's distance is doubled. For example, an unobstructed noise level of 100 dB at a distance of 3 feet will be reduced to 94 dB at a distance of 6 feet, 88 dB at a distance of 12 feet, and 82 dB at 24 feet. According to the EIR's project-specific noise study, the amount of attenuation provided by rows of buildings has a maximum value of 10 dBA, depending on the size of the gaps between the buildings.<sup>7</sup>

A number of regulations govern noise generation in the City. These include Municipal Code Section 11.44.060(29), which prohibits amplified music in parks without a permit issued by the City; and Section 11.74, the City's Noise Ordinance. The former requires that all events at a City park secure a permit, which is subject to conditions and requirements. The latter regulates the level of sound that can be emitted from a single source for varying periods, by time of day.

Events at the Park are expected to occur during the daytime and evening hours, and not during the most sensitive nighttime period. Events such as theater performances, fairs and community events are not expected to generate consistently loud noise levels. Events that include amplified or unamplified music will generate noise levels that temporarily exceed City standards, without mitigation. Sensitive receptors within the proposed project, including residences and hotel rooms in Blocks A through G, could experience short term noise levels of up to 90 dB at noise peaks, without mitigation. Sensitive receptors outside the project area, including residences and hotel rooms, are located at a distance of 500 or more feet from the closest point of the Park, and could experience noise levels ranging from 62 to 78 dB, depending on location and obstruction by

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<sup>7</sup> P. 3-4, "Museum Market Plaza Specific Plan Noise Impact Study," Endo Engineering, September 9, 2008.

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buildings, without mitigation. Persons standing in front of the Museum entry would experience noise levels ranging from 84 to 90 dB, without mitigation, because no structure is planned between the Park and the Museum. In order to assure that impacts of events at the Park are less than significant as they relate to noise, mitigation measures are required.

The Specific Plan Amendment requires that all entertainment will be subject to provisions of Noise Ordinance, Section 11.74 of Municipal Code, which requires that all events end by 10 p.m. Adherence to the provisions of the Noise Ordinance will reduce project-related noise impacts. Buildings closest to the Park will shield areas behind the buildings from noise generated at the Park. Finally, events will be temporary and occasional, and the noise levels that can be expected at the Park during the majority of the year is not expected to exceed City noise standards. Additional mitigation measures are provided below.

### **EIR Mitigation Measures**

The following mitigation measures were included in the certified EIR, and still apply to the proposed project.

1. Construction activities that impact adjacent residential units shall comply with the hours of operation and noise levels identified in the City Noise Ordinance. Grading and construction activities on-site shall be restricted to the hours between 7 a.m. and 7 p.m. on weekdays and the hours of 8 a.m. and 5 p.m. on Saturdays; no regular construction activities shall allowed on Sundays or federal holidays to minimize the potential for noise impacts during more sensitive time periods, as specified by Palm Springs Municipal Code Section 8.04.220.
2. Future on-site development shall comply with all relevant development standards and Palm Springs Municipal Code requirements to ensure that grading and construction activities and site operations do not create adverse noise impacts beyond the site boundaries as specified in the Noise Ordinance<sup>8</sup>. Construction activities shall incorporate feasible and practical techniques, which minimize the noise impacts on adjacent uses, such as the use of mufflers and intake silencers no less effective than originally equipped per City Policy NS3.11.
3. The final layout and building design shall be evaluated by a qualified noise consultant to ensure that adequate noise attenuation features are incorporated in the project design to meet applicable City of Palm Springs noise standards as well as the California noise insulation standards. The applicant shall demonstrate to the City's satisfaction that all

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<sup>8</sup> Palm Springs Municipal Code Chapter 11.74

acoustic construction features required to assure acceptable interior noise levels (45 dBA CNEL or lower per City Policy NS1.6 and NS1.8) shall be incorporated in the project design, prior to the issuance of building permits.

4. Parking structures and loading areas shall be designed to minimize noise impacts on-site and on adjacent uses, including the use of materials that mitigate sound transmission and configuration of interior spaces to minimize sound amplification and transmission per City Policy NS3.3.
5. Future on-site development shall comply with all relevant noise policies set forth in the Noise Element of the Palm Springs 2007 General Plan to minimize operational noise impacts.
6. Drivers of diesel-fueled commercial vehicles (with gross vehicular weight ratings greater than 10,000 pounds) shall be prohibited from idling the vehicle's primary engine for more than five minutes at any location on-site per Section 2485 of Chapter 10, Article 1, Division 3 of Title 13, California Code of Regulations.
7. Exterior elevations shall incorporate design features and materials to soften noise-reflective building surfaces in higher noise street frontages.
8. Prior to issuance of any grading or building permits, specifications shall be prepared that identify performance requirements regarding the attenuation of noise from construction vehicles and activities. The specifications shall include but not be limited to the following:
  - a. A construction traffic routing plan shall be developed and submitted for approval that demonstrates, to the extent feasible, avoidance of congested routes and routes with adjacent noise sensitive receptors (particularly residential development).
  - b. The general and sub-contractors shall comply with all local sound control and noise level rules, regulations and ordinances, which apply to any and all work performed pursuant to the contract.
  - c. Each internal combustion engine, used for any purpose on the job or related to the job, shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the project without said muffler.

- d. Construction activities shall incorporate feasible and practical techniques, which minimize the noise impacts on adjacent uses.
- e. Construction activities shall take place only between 7:00 a.m. and 8:00 p.m. to minimize the potential for noise impacts during more sensitive time periods, as specified in the Palm Springs Noise Ordinance<sup>9</sup>. Construction activities shall not be permitted between the hours of 5:00 p.m. and 8:00 a.m. if the noise produced by such work is of such intensity or quality that it disturbs the peace and quiet of any other person of normal sensitivity, in conformance with Palm Springs Construction Site Regulations<sup>10</sup>.
- f. All construction equipment, fixed or mobile, should be equipped with properly operating and maintained mufflers or other appropriate sound attenuation device.
- g. Stationary equipment should be placed such that emitted noise is directed away from noise sensitive receptors.
- h. Stockpiling and vehicle staging areas should be located as far as practical from noise sensitive receptors.
- i. Every effort shall be made to create the greatest distance between noise sources and sensitive receptors during construction activities.
- j. Project phasing shall include initial development adjacent to residential areas, which then will shield them from noise generated during subsequent phases.
- k. To the greatest extent practicable, the noisiest construction operations shall be arranged to occur together in the construction program to avoid continuing periods of greater annoyance.
- l. All construction equipment shall be in proper working order and maintained in a proper state of tune to reduce backfires.

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<sup>9</sup> Palm Springs Municipal Code Section 11.74. 041.

<sup>10</sup> Palm Springs Municipal Code Section 8.04. 220.

- m. Parking, refueling and servicing operations for all heavy equipment and on-site construction vehicles shall be located as far as practical from existing homes and other sensitive receptors.
- 10. Any extension of construction hours shall require a permit to be issued by the City of Palm Springs as specified in the Palm Springs Noise Ordinance<sup>11</sup>

In addition to the EIR's mitigation measures, the following mitigation measures are added to the proposed project to mitigate impacts associated with events at the proposed Park.

- 11. All events at the proposed Park shall be required to secure a City permit. The permit application will include a comprehensive description of activities and anticipated noise levels and their source.
- 12. All events at the proposed Park shall end no later than 10 PM.
- 13. All events using mechanical amplification shall be directed to the east, into the Park.
- 14. All events using mechanical amplification (microphones, loudspeakers, etc.) must locate amplification on a stage that includes a shell, sound walls or other device that reduces noise by 10 dB.

### 3. Comparison of Noise Analysis and Impacts

Consistent with the 2009 Specific Plan, the proposed project is expected to result in potentially significant, but mitigatable, noise impacts.

The proposed Downtown Palm Springs project includes similar land uses that were evaluated in the certified EIR: retail, restaurant, office, residential, and hotel. However, it changes land uses in some locations, including: 1) changing the land use for Block B to allow for residential, commercial and hotel uses for a Block previously considered for Open Space/Plaza land uses, and 2) changing the land use for Block E to allow for Open Space/Plaza land uses for a Block previously considered for residential, commercial and hotel land uses. The proposed project also includes a new east-west trending Main Street, extending through the central portion of the project area from Museum Drive to Indian Canyon Drive. It eliminates a private east-west two-

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<sup>11</sup> Municipal Code Section 11.74.041.

lane street from Belardo Road to North Palm Canyon Drive between Blocks A and B, and replaces it with a westerly extension of Andreas Road from Belardo Road to North Palm Canyon Drive.

Like the previously analyzed project, the proposed project will generate short-term, and potentially intrusive, noise impacts during the construction phase of the project. However, demolition and mass grading have already occurred, and underground parking structures have been upgraded, so the duration and intensity of construction noise will be reduced and largely limited to fine grading and the erection of structures.

The proposed project is a less intense development scenario than the previously approved project. It allows approximately 24% less than that allowed by the previously analyzed 2009 Specific Plan. Project build out will also result in approximately 305 (32%) fewer residential units. Therefore, it is expected that project-generated Year 2030 traffic noise impacts will be less intense than those projected in the EIR.

Noise levels associated with events at the proposed Park will result in higher noise levels during specific periods. These noise levels can be mitigated through the implementation of mitigation measures included in this document. These noise levels will be temporary and periodic, and will not permanently impact the project site or the surrounding area.

Overall impacts associated with the proposed project are expected to be less than significant with mitigation measures implemented, consistent with the findings of the certified EIR.

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts. Significant impacts associated with special events at Block E have been reduced to a less than significant level with the imposition of mitigation measures.

## **K. Population and Housing**

### **1. Analysis of the Museum Market Plaza Specific Plan Certified EIR**

At the time the EIR was prepared, there were an estimated 47,251 residents, 33,479 housing units, and 32,500 jobs in the City. The Specific Plan area was developed with the (mostly vacant) Desert Fashion Plaza shopping mall, other commercial and restaurant development, and parking lots.

Implementation of the 2009 Specific Plan could result in up to 955 multi-family residential units, 300,000 square feet of retail commercial space, 100,000 square feet of office space, and 620 hotel rooms. At maximum build out, the project would generate 5.3% of the potential dwelling units anticipated in the General Plan, and 49.8% of all the permanent housing required in the City under growth projections set forth by the Southern California Association of Governments (SCAG). Because SCAG forecasts indicated that there will be a need for at least twice as much housing in the City as that proposed in the project area, the EIR determined that the project would not significantly induce growth in the City, and project-related impacts would be less than significant.

The project would generate jobs during the construction and long-term operational phases of the project. The EIR applied employment generation factors to the project area and projected that, at build out, the Specific Plan area could generate 2,286 jobs. Based on SCAG forecasts, the project would generate 19.8% of new jobs required between 2000 and 2015, and would not exceed SCAG demand forecasts. Further, the project would be constructed in a fully developed portion of the City on a site that was underutilized. The project would not require the extension of new infrastructure or service lines. Impacts associated with growth inducement would be less than significant. No mitigation measures were required.

## 2. Analysis of the Proposed Project Modifications

The Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project and proposed hotel will not change the land uses proposed within the project area, but will reduce overall intensity of the project, when compared to that analyzed in the certified EIR. It is important to note that at the time the EIR was certified, Specific Plan build out was expected to be 2016. The recession of the past several years has necessarily extended project build out.

The Specific Plan Amendment reduces the total number of potential housing units within the project area from 955 to 650. The General Plan estimates that an additional 17,927 housing units will be built in the City by the time the City builds out. The proposed project represents 3.6% of the total future units in the City according to the General Plan.

SCAG has updated its RTP forecasts since the certification of the EIR. The current (2012) forecast estimates that in 2020, there will be 25,700 households in the City, and that this number will reach 30,400 in 2035. The Department of Finance estimates that there are 23,124 occupied housing units in the City in 2015, with an average household size of 1.99 persons. According to these estimates, the City has a need for an additional 2,576 housing units by 2020, and 7,276

housing units by 2035 for its permanent population (not including seasonal residents). The proposed project represents 25.2% of the total units needed by 2020, and 8.9% of the total units needed to meet the need in 2035. The proposed project, therefore, will not induce growth in housing and its impacts on housing are consistent with those analyzed in the certified EIR.

The proposed project will result in 293,500 square feet of retail commercial space, 97,800 square feet of office space, and 620 hotel rooms. These land uses have the potential to generate 929 jobs in the retail sector, 397 jobs in the office sector, and 930 jobs in the hotel sector, for a total job generation of 2,256. SCAG estimates that there will be a need for 44,400 jobs in the City in 2020, and 52,300 in 2035. The proposed project will generate 5.1% of the total jobs in 2020, and 4.3% of the total jobs needed in 2035. The proposed project will not induce job growth in the City, and will, as was the case when the EIR was certified, contribute to the demand for jobs in the future.

The proposed project will connect to existing infrastructure in the area surrounding the proposed project, and will not require the extension or expansion of services (please also see Public Services section below).

### 3. Comparison of Population/Housing Analysis and Impacts

The proposed project represents a reduction in housing units of 37.4% less than was originally considered in the certified EIR, and a 2.2% reduction in commercial and office square footage from that analyzed in the EIR. The number of hotel rooms remains the same. The proposed project will result in reduced impacts associated with population and housing, insofar as the total number of units has been reduced, and equivalent impacts associated with job creation, insofar as the total number of jobs will be only marginally fewer than that originally analyzed. The overall impacts associated with population and housing will remain less than significant, and no mitigation measures are necessary.

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts.

**L. Public Services**

1. Analysis of the Museum Market Plaza Specific Plan Certified EIR

Fire Protection: The Palm Springs Fire Department provides fire protection services to the Specific Plan area. Build out of the project area would increase the demand for services and could have a significant impact on the Fire Department. The EIR determined that adverse impacts would be mitigated through standard architectural and permitting reviews and the project’s payment of required fees.

Police Protection: The Palm Springs Police Department provides police protection to the project area. Build out of the Specific Plan area could have a significant impact on the Department by generating an increased demand for surveillance and protection services. However, impacts would be minimized through project phasing, implementation of defensive design features, participation in Public Safety Community Facilities District (CFD) fees, and standard development plan review.

Schools: The Palm Springs Unified School District provides public educational services to the Specific Plan area. Build out of the Specific Plan area could generate a projected student enrollment of 265 students, as shown in the following table.

**Table 20  
Potential School Enrollment at 2009 Specific Plan Build-out**

Grade Level	Potential Build-out Multi-family Units	Student Generation Rate	Build-out Enrollment
K - 5	955	0.1181	112
6 - 8	955	0.0770	73
9 - 12	955	0.0846	80
<b>Total</b>			<b>265</b>

Sources: Table III-32, Museum Market Plaza Specific Plan Draft EIR, October 2008.

Project-related impacts were determined to be less than significant and would be mitigated through the payment of statutory school mitigation fees.

Medical Facilities: Major medical facilities in the area include Desert Regional Medical Center, Eisenhower Medical Center, and John F. Kennedy Memorial Hospital. Buildout of the Specific Plan area would contribute to a cumulative but less than significant impact on regional hospitals.

Libraries: The Palm Springs Public Library is located 2 miles east of the Specific Plan area. Buildout of the project area would contribute to a limited cumulative increase in regional population growth; however, impacts to library services and facilities were expected to be less than significant.

Electricity: Southern California Edison (SCE) provides electricity to the City and project area. As shown in the following table, implementation of the Specific Plan was projected to result in the demand of approximately 16,540,190 kWh annually at build out. Impacts were determined to be less than significant.

**Table 21**  
**Estimated Electrical Usage Rates**  
**at Build Out of the 2009 Specific Plan**

Land Use Type	Usage Rate	Unit Type	Units (DU/Sq. Ft.)	Annual kwh
Residential (Dwelling Units) <sup>1</sup>	5,626.50	kwh/unit/year	955	5,373,308
Hotel/Motel <sup>2</sup>	9.95	kwh/sq.ft./year	498,430	4,959,382
Retail / Commercial <sup>3</sup>	13.55	kwh/sq.ft./year	275,000	3,726,250
Office <sup>4</sup>	12.95	kwh/sq.ft./year	100,000	1,295,000
Restaurant <sup>5</sup>	47.45	kwh/sq.ft./year	25,000	1,186,250
			<b>Total</b>	<b>16,540,190</b>

kwh= Kilowatt Hour

Source: Terra Nova Staff Estimates based on Table A9-11-A, Electricity Usage Rate, "CEQA Air Quality Handbook," prepared by the South Coast Air Quality Management District, April 1993; and the Paradise Valley Specific Plan Land Use Table I-1, July 15, 2008.

Source: Museum Market Plaza Specific Plan, Terra Nova Planning & Research, April 2008. Usage rates are based on Table A9-11-A, Electricity Usage Rate, "CEQA Air Quality Handbook," prepared by the South Coast Air Quality Management District, April 1993.

1) Residential: includes 955 attached units including those units.

2) Hotel/Motel is an estimate of all hotels within the planning area, and is based on an average hotel room size of 803.92 square feet.

3) Retail/Commercial is estimated to be 68.75% of total projected area for office and retail (400,000 square feet) as cited in the Specific Plan.

4) Office is estimated to be 25% of total projected area for office and retail (400,000 square feet) as cited in the Specific Plan.

5) Restaurant is estimated to be 6.25% of total projected area for office and retail (400,000 square feet) as cited in the Specific Plan.

Source: Table III-34, Museum Market Plaza Specific Plan Draft EIR, October 2008.

Natural Gas: The Southern California Gas Company (SCG) provides natural gas services to the project site. As shown in the following table, the EIR projected that build out of the Specific Plan area would result in the consumption of approximately 7,340,948 cubic feet of natural gas per month. No significant project-related impacts were anticipated.

**Table 22**  
**Projected Natural Gas Consumption**  
**at Build Out of the 2009 Specific Plan**

Land Use	Natural Gas Usage Factor	Units (DU/SF)	Natural Gas Consumption (cf/mo)
Multi-Family Residential <sup>1</sup>	4,011.5 cubic feet/unit/month	955	3,830,983
Hotel/Motel <sup>2</sup>	4.8 cubic feet/sq. ft./month	498,430	2,392,466
Retail / Commercial <sup>3</sup>	2.9 cubic feet/sq. ft./month	275,000	797,500
Office <sup>4</sup>	2.0 cubic feet/sq. ft./month	100,000	200,000
Restaurant <sup>5</sup>	4.8 cubic feet/sq. ft./month	25,000	120,000
<b>Total</b>			<b>7,340,948</b>

Sources: Table III-36, Museum Market Plaza Specific Plan Draft EIR, October 2008; Terra Nova Staff Estimates based on Table A9-12-A, Natural Gas Usage Rate, "CEQA Air Quality Handbook," prepared by the South Coast Air Quality Management District, April 1993

- 1) Residential: includes 955 attached units including those units.
- 2) Hotel/Motel is an estimate of all hotels within the planning area, and is based on an average hotel room size of 803.92 square feet.
- 3) Retail/Commercial is estimated to be 68.75% of total projected area for office and retail (400,000 square feet) as cited in the Specific Plan.
- 4) Office is estimated to be 25% of total projected area for office and retail (400,000 square feet) as cited in the Specific Plan.
- 5) Restaurant is estimated to be 6.25% of total projected area for office and retail (400,000 square feet) as cited in the Specific Plan.

Communications: AT&T and Verizon provide telephone and communication services to the project area. The major service providers design their infrastructure to accommodate future growth demand and, therefore, project build out was not expected to significantly impact communication services.

Cable Television: Time Warner Cable provides cable television services to Palm Springs. Implementation of the Specific Plan would result in the extension of services throughout the area, but the EIR determined it would not significantly impact cable television services in the area.

## 2. Analysis of the Proposed Project Modifications

The following section analyzes the potential impacts to public services associated with development of the proposed project, including the Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project, and development of the western half of Block B for a hotel of up to 150 rooms.

### **Fire Protection**

The Palm Springs Fire Department provides fire protection to the project area. The closest station to the project area is Station #441 at 227 North Indian Canyon Drive, about ¼ mile to the northeast. It includes 1 fire engine with 3 personnel per shift, 1 reserve ladder truck, and 1 quick attack truck. On an Insurance Service Office (ISO) rating scale of 1 to 10, with Class 1 representing excellent fire protection, the Department has a rating of 3.

With mitigation, the proposed project is expected to have a less than significant impact on fire protection. Build out of the Downtown Palm Springs project will draw a number of visitors and residents to the downtown area, add up to 1,359,500 square feet of development to the downtown area, and potentially increase the local population by 1,294 people. The Block B-1 hotel does not propose any unique or unusual uses that would necessarily increase the risk of fire. The Block E park is not expected to pose fire hazards; however, special events will result in a concentration of people who could require emergency services. Emergency access to and through the project area is provided by existing and proposed streets. Street closures for community events could impede emergency access if not coordinated in advance by the appropriate agencies.

### **EIR Mitigation Measures**

The mitigation measure listed below was included in the EIR, and still apply to the proposed project.

1. The proposed project shall contribute its fair share to the siting and staffing of a new Downtown Fire Station, through participation in a Community Facilities District, participation in another assessment district or Development Impact Fee, or other means, as determined in the Fire Department Master Plan.

### Comparison of Fire Protection Analysis and Impacts

Build out of the Downtown Palm Springs project will result in a less intense level of development than build out of the previously analyzed project, largely due to reductions in

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retail/office square feet and residential units. However, impacts will be potentially significant without mitigation. The same mitigation measures cited in the certified EIR are adequate to reduce project impacts to less than significant levels.

### **Police Protection**

The Palm Springs Police Department is responsible for police protection in the project area. Department headquarters is located at 200 South Civic Drive, approximately 2 miles east of the site. The Department strives to meet 5-minute response times for priority one calls (emergencies). In 2014, it responded to 61,548 calls for service.<sup>12</sup>

The proposed project is expected to result in potentially significant, but mitigatable, impacts to police protection. The project can be expected to increase calls for service and surveillance, particularly due to the addition of up to 650 residential units and an estimated 1,294 permanent residents. The Block B-1 hotel may increase the need for police protection to a limited extent, but it is consistent with other types of development in the downtown area and proposes no unusual or unique uses that would be expected to increase crime. The City has established a Community Facilities District specifically to address the costs of Public Safety. The District is designed to allow for the expansion of facilities and personnel as population increases in the City. The mitigation measures included in the EIR required participation in the District to offset costs. The continued implementation of this mitigation measure will assure that impacts associated with police protection will remain less than significant.

During special events, the Block E park could attract up to 4,000 attendees, and such events will require additional policing. The park development concept includes a 1,250± square foot downtown police center that will place police resources in the heart of the project area. This facility is expected to mitigate significant adverse impacts to less than significant levels. Project phasing and the inclusion of defensible space in project plans will further reduce demands for police protection.

### **EIR Mitigation Measures**

The mitigation measures listed below were included in the EIR, and still apply to the proposed project.

1. The proposed project shall participate in the Public Safety Community Facilities District (CFD) to offset impacts associated with increased population and activity in the project area.

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<sup>12</sup> “Service Report 2014,” Palm Springs Police Department.

The CFD revenues may, at the City Council’s option, be used to expand the Downtown police office into a Downtown Policing Facility.

2. As part of the planning review process, the City Planning Department and the Palm Springs Police Chief shall evaluate project development plans from a 'defensible space' perspective.

Comparison of Police Protection Analysis and Impacts

Impacts resulting from build out of the proposed project will be less than those anticipated by the previously analyzed project due to reductions in developed square footage and the inclusion of a police center on Block E. Nonetheless, both projects will add new residents to the downtown area, and the impacts of both could be significant if unmitigated. The mitigation measures cited in the EIR are adequate for the proposed project, and impacts are expected to be consistent with those previously analyzed.

**Schools**

The Palm Springs Unified School District provides public educational services in the project area and enrolls approximately 2,092 students. It operates 16 elementary, 5 middle, 4 high, and 3 alternative schools, as well as a training school and virtual school. Several private schools also serve local students. Developer impacts fees are currently \$3.36 per dwelling unit and \$0.54 per square foot of commercial space.

Neither the proposed Block E park nor Block B-1 hotel will generate a student population. The proposed Downtown Palm Springs project allows up to 650 multi-family dwelling units. Based on student generation factors used in the certified EIR, the project could generate approximately 182 students, as shown in the following table.

**Table 23  
Potential School Enrollment at Specific Plan Build-out**

Grade Level	Potential Build-out Multi-family Units	Student Generation Rate	Build-out Enrollment
K - 5	650	0.1181	77
6 - 8	650	0.0770	50
9 - 12	650	0.0846	55
<b>Total</b>			<b>182</b>
Sources: Palm Springs Unified School District, School Facilities Needs Analysis, April 2008, as shown in Table III-32 of the Museum Market Plaza Specific Plan Draft EIR, 2009.			

Projected student generation (182 students) represents approximately 9% of PSUSD's current student population (2,092 students). PSUSD plans for expanded and new facilities to serve the City's growing population and uses developer impact fees to construct schools and ancillary facilities. Payment of these fees will assure that project-related impacts to schools are mitigated to less than significant levels.

### **EIR Mitigation Measures**

The mitigation measure listed below was included in the EIR, and still applies to the proposed project.

1. The project proponent shall pay the statutory school mitigation fees in place at the time of issuance of building permits.

### Comparison of School Analysis and Impacts

Compared to the 2009 Specific Plan, the proposed project is expected to generate approximately 83 fewer students, a decrease of 31%. However, it will still contribute to an incremental increase in student population and demands on local schools. The same mitigation measures cited in the EIR are adequate to mitigate impacts resulting from the proposed project, and impacts will remain less than significant after mitigation.

### **Medical Facilities**

The largest medical facilities in the Coachella Valley are Desert Regional Medical Center (387 beds) in Palm Springs, Eisenhower Medical Center (476 beds) in Rancho Mirage, and John F. Kennedy Memorial Hospital (156 beds) in Indio. A number of smaller clinics and physicians' offices are located throughout the region.

At build out, the Downtown Palm Springs project is projected to generate 1,294 new residents. The project will contribute to a cumulative increase in regional population and a corresponding increase in demand for medical facilities and services. The Block E Park and Block B-1 hotel will attract temporary visitors that could experience medical emergencies, but these instances will be rare, and impacts to health facilities will be minimal to none. As independent facilities, regional hospitals plan for population growth, and project-related impacts are expected to be less than significant.

### Comparison of Medical Facilities Analysis and Impacts

Compared to the previously approved Specific Plan, build out of the proposed project will reduce the population by an estimated 706 people and, therefore, impacts can be expected to be reduced.

However, medical facilities plan for regional growth as needed, and neither project requires mitigation.

### **Libraries**

The Palm Springs Public Library is located at 300 South Sunrise Way, approximately 1¼ miles southeast of the project site. Its collection includes more than 100,000 individual items, and it serves more than 225,000 people annually. The Welwood Murray Memorial Library, which opened in 1941, is located at the southeast corner of Tahquitz Canyon Way and North Palm Canyon Way, immediately southeast of the project area.

The Block E Park and Block B-1 hotel will attract temporary visitors who are unlikely to use libraries during their visits to the downtown area; impacts to libraries will be minimal to none. Build out of the Downtown Palm Springs project is projected to generate 1,294 permanent residents who can be expected to use library services. Use of the Welwood Murray Library, in particular, may increase given its close proximity to the project area. However, the projected permanent population represents only 2.8 % of the City's population.<sup>13</sup> The City plans for population growth in relation to library services, and potential adverse impacts are expected to be less than significant.

### **EIR Mitigation Measures**

The mitigation measures listed below were included in the EIR, and still apply to the proposed project.

1. The City shall continue to monitor and assess library usage rate and level of service to determine the need for additional services and facilities.
2. The City shall determine whether mitigation fees are necessary to ensure adequate levels of library service and may incorporate such fees into its master development impact fee (DIF).

### Comparison of Library Analysis and Impacts

The proposed project is expected to generate 703 fewer new residents than the previously analyzed project and, therefore, impacts will likely be slightly less intense. The City will continue to monitor library usage and determine whether development-specific fees are required.

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<sup>13</sup> California Department of Finance, January 1, 2015.

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## Electricity

Southern California Edison (SCE) provides electricity to the City and project area. Underground lines are located within the project area and its immediate vicinity.

Based on electricity consumption factors used in the certified EIR, the proposed Downtown Palm Springs Specific Plan will generate an estimated demand of 15,352,486 kwh per year, as shown in the following table. Estimates include the proposed development projects on Block E (park) and Block B-1 (hotel). Actual demand may be reduced by onsite energy-efficiency features and site planning.

**Table 24**  
**Estimated Electrical Usage**  
**Downtown Palm Springs Specific Plan**

Land Use Type	Usage Rate	Unit Type	Units (DU/Sq. Ft.)	Annual kwh
Residential (Dwelling Units) <sup>1</sup>	5,626.50	kwh/unit/year	650	3,657,225
Hotel/Motel <sup>2</sup>	9.95	kwh/sq.ft./year	498,430	4,959,379
Retail / Commercial <sup>3</sup>	13.55	kwh/sq.ft./year	249,475	3,380,386
Office	12.95	kwh/sq.ft./year	97,800	1,266,510
Restaurant <sup>4</sup>	47.45	kwh/sq.ft./year	44,025	2,088,986
			<b>Total</b>	<b>15,352,486</b>

kwh= Kilowatt Hour

Source: Terra Nova Staff Estimates based on Table A9-11-A, Electricity Usage Rate, "CEQA Air Quality Handbook," prepared by the South Coast Air Quality Management District, April 1993; and the Paradise Valley Specific Plan Land Use Table I-1, July 15, 2008.

Source: Museum Market Plaza Specific Plan, Terra Nova Planning & Research, April 2008. Usage rates are based on Table A9-11-A, Electricity Usage Rate, "CEQA Air Quality Handbook," prepared by the South Coast Air Quality Management District, April 1993.

1) Residential: includes 650 attached units.

2) Hotel/Motel is an estimate of all hotels within the planning area, and is based on an average hotel room size of 803.92 square feet.

3) Retail/Commercial is estimated to be 85% of total projected area for retail/restaurants (293,500 square feet) as cited in the Specific Plan.

4) Restaurant is estimated to be 15% of total projected area for office and retail (293,500 square feet) as cited in the Specific Plan.

The proposed project represents infill development in a location already served by electricity infrastructure, and no major utility extensions will be required. SCE actively plans for population

growth in its service area and, while the project will increase the regional demand for electricity, it is expected to have a less than significant impact on SCE's resources or services.

#### Comparison of Electricity Analysis and Impacts

The proposed project is anticipated to use approximately 1,187,704 kwh (7%) less than the 2009 Specific Plan; this decrease is largely the associated with a reduction of 305 dwelling units. Neither project is expected to result in significant impacts to electricity facilities or services, and neither will require mitigation.

#### **Natural Gas**

The Southern California Gas Company, a subsidiary of Sempra Gas, provides natural gas services to the project area. Existing gas lines are located within, and immediately surrounding, the project area.

Based on natural gas usage factors provided in the certified EIR, the proposed Downtown Palm Springs project will consume an estimated 6,130,337 cubic feet per month at build out. Estimates include proposed development on Blocks E (park) and B-1 (hotel). Actual consumption may be affected by a number of factors, including project design.

**Table 25**  
**Estimated Natural Gas Usage**  
**Downtown Palm Springs Specific Plan**

Land Use	Natural Gas Usage Factor	Units (DU/SF)	Natural Gas Consumption (cf/mo)
Multi-Family Residential <sup>1</sup>	4,011.5 cubic feet/unit/month	650	2,607,475
Hotel/Motel <sup>2</sup>	4.8 sq. ft./month	498,430	2,392,464
Retail / Commercial <sup>3</sup>	2.9 sq. ft./month	249,475	723,478
Office	2.0 sq. ft./month	97,800	195,600
Restaurant <sup>4</sup>	4.8 sq. ft./month	44,025	211,320
<b>Total</b>			<b>6,130,337</b>

Source: Terra Nova Staff Estimates based on Table A9-12-A, Natural Gas Usage Rate, "CEQA Air Quality Handbook," prepared by the South Coast Air Quality Management District, April 1993

- 1) Residential: includes 650 attached units.
- 2) Hotel/Motel is an estimate of all hotels within the planning area, and is based on an average hotel room size of 803.92 square feet.
- 3) Retail/Commercial is estimated to be 85% of total projected area for retail/restaurants (293,500 square feet) as cited in the Specific Plan.
- 4) Restaurant is estimated to be 15% of total projected area for retail/restaurants (293,500 square feet) as cited in the Specific Plan.

As an infill project, the Downtown Palm Springs project area is already served by natural gas infrastructure, and no major infrastructure extensions will be required. SCG's present supply capacity is expected to be adequate to provide for increased consumption associated with project build out. The project will be subject to standard building requirements as they pertain to natural gas usage. No significant project-related impacts are anticipated, and no mitigation measures are required.

#### Comparison of Natural Gas Analysis and Impacts

The proposed project is expected to use 1,210,611 cubic feet (16%) less natural gas than the 2009 Specific Plan project; this decrease is largely associated with a proposed reduction of 305 dwelling units. Neither project is anticipated to result in significant impacts to natural gas supplies or facilities, and neither requires mitigation.

#### **Telephone**

Telephone and telecommunications services are available through the City and provided by Verizon and AT&T. Existing underground lines are located in the project area.

Build out of the Downtown Palm Springs project will bring a mix of development types to the downtown area and contribute to a regional increase in the demand for telecommunications services. Project phasing will minimize sudden service demands. The project area contains existing infrastructure, and no major extensions will be required. Impacts to telecommunications services and facilities are expected to be less than significant, and no mitigation measures are required.

#### Comparison of Telephone Analysis and Impacts

The proposed project is projected to generate 706 fewer residents and less square footage of office/retail space than the previously analyzed project. Therefore, it can be expected to result in slightly less demand for telephone infrastructure and services. However, neither project will result in significant impacts, and neither requires mitigation.

#### **Cable Television**

Time Warner Cable provides cable television services to the City. Underground facilities are located in the project area.

The Downtown Palm Springs project will bring a mix of retail, office, hotel, restaurant and residential development to the downtown core and contribute to incremental increases in the regional demand for cable services. Cable infrastructure is already in place in the project area, and no major extensions will be required. Time Warner Cable plans for regional growth, and project impacts to cable services are expected to be less than significant, and no mitigation measures are required.

### Comparison of Cable Analysis and Impacts

Compared to the previously analyzed project, build out of the proposed project will result in fewer square feet of office/retail space approximately 706 fewer residents. Therefore, it can be expected to have a lower demand for cable services. Both projects will result in less than significant impacts, and no mitigation is required for either project.

## **M. Recreational Resources**

### 1. Analysis of the Museum Market Plaza Specific Plan Certified EIR

The City of Palm Springs is a resort community and includes a wide array of recreational amenities, ranging from developed parkland and bike paths, to world class golf courses and sports facilities. Several local and specialty parks are in close proximity to the Specific Plan area.

At build out, the Specific Plan would result in the addition of up to approximately 2,000 residents. To meet the City's Quimby Act park requirement of providing 5 acres of parkland per 1,000 residents, the project would generate the need for 10 additional acres of parkland. The Specific Plan was designed as an integrated community that offers open spaces and pedestrian walkways. It required a minimum of 35% of common area open space and a minimum of 50 square feet of private open space per unit. It was expected that most recreational needs associated with the new development would be primarily satisfied locally, either onsite or within neighboring areas of Palm Springs. To assure that the project provided sufficient open space to meet City standards, a mitigation measure was included that required the project proponent(s) to participate in the city's parkland fee program/Quimby requirements.

### 2. Analysis of the Proposed Project Modifications

The following section analyzes the potential impacts to recreational resources associated with development of the proposed project, including the Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project, and development of the western half of Block B for a hotel of up to 150 rooms.

As a resort city, Palm Springs is well served by a variety of public and private parks and recreational facilities. There are 9 public parks, 160 acres of developed parkland, approximately 305 acres of golf courses, 2,630 acres of city-owned open space, 60 miles of recreational trails, and 5 indoor facilities that offer community programs, meeting space, and indoor recreational

opportunities.<sup>14</sup> In addition, the 35-acre Sunrise Plaza includes an outdoor pool, skate park, and baseball stadium, and is home to the Leisure Center and Pavilion, public library and senior center. Vast open space acreage and passive recreational opportunities are available in the nearby Santa Rosa and San Jacinto National Monument, San Jacinto State Park, and Murray, Andreas, and North Palm Canyon recreation areas. The “Downtown Experience” is also a recognized recreational asset that showcases public art, festivals, and a museum and historic buildings located in the Village Green Heritage Center.<sup>15</sup>

The City has adopted the park standards of the National Recreational Park Association, which require 5 acres of parkland per 1,000 residents. The 2014 Master Plan determined that the City’s system of parks and recreational facilities is reasonably matched to its needs, and that approximately 8 additional acres of parkland are needed to meet population projections for 2017.

Build out of the Downtown Palm Springs project will result in the development of 650 multi-family dwelling units and a projected population of 1,294 residents. Based on the City’s standard requiring 5 acres of parkland per 1,000 residents, the project will generate a need for 6.5 acres of parkland.

The proposed project includes 1.74 acres of parkland and offers on-site recreational and entertainment opportunities that are consistent with its downtown location. Approximately 1.36 acres will be within Block E, a public park that will facilitate outdoor community events, such as concerts, performances, festivals, and farmers markets. Conceptual design plans include a permanent platform for stage performances, dressing rooms, restrooms, a police sub-station, water features, concessions, and public art. Additional open space will be provided on Blocks H-1 and H-2, which may accommodate museum exhibitions and art installations associated with the Palm Springs Art Museum. Conceptual design plans for H-2 include a sculpture garden and the historic Aluminaire building. In order to preserve the value of open space and unimpeded views, the Specific Plan requires that buildings constructed on Blocks E, H-1, and H-2 be visually permeable and limited to three stories in height.

On Block B-1, a 142-room resort hotel is proposed that will provide an onsite spa, fitness center, outdoor pool, and viewing decks. Future hotels constructed in the project area can be expected to provide similar amenities. The Specific Plan also includes a network of sidewalks and pedestrian linkages that encourage active use. Common open spaces in residential projects are intended to provide residents with privacy and views of the surrounding mountains and street scene. All blocks other than E, H-1, and H-2 are required to provide a minimum of 10% of public/common

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<sup>14</sup> City of Palm Springs Parks and Recreation Master Plan (draft), March 2014.

<sup>15</sup> Ibid.

area open space. Landscape plans are required to be compatible and consistent with the local setting.

Build out of the Downtown Palm Springs project will increase the usage of local and regional parks and recreational facilities to some extent. However, given that the City's current system of parks and recreational facilities is reasonably matched to its needs, and given that the project includes the Block E park that will add to the City's park needs and the "Downtown Experience," project-related impacts are expected to be less than significant. It is anticipated that most recreational needs of new residents will be satisfied locally. In all cases, open space requirements must be sufficient to meet General Plan policies and the City's Quimby Act requirement.

### **EIR Mitigation Measures**

The following mitigation measure was included in the EIR, and still applies to the proposed project.

1. Project proponents will participate in the city's parkland fee program/Quimby requirements, thereby off-setting any impacts associated with parks that may be generated by the employees, users, and residents of the new development. The City will credit on-site open space against the requirement.

### **3. Comparison of Recreational Resources Analysis and Impacts**

The certified EIR projected that build out of the 2009 Specific Plan would result in a population increase of approximately 2,000 residents, and the need for as much as 10 additional acres of parkland. The proposed Downtown Palm Springs Specific Plan is projected to result in a population increase of 1,294 residents and the need for an additional 6.5 acres of parkland. Therefore, the proposed project will result in slightly less intense impacts to parks and recreational facilities.

The previously analyzed project included an open space plaza on Block B, but neither it nor any other parcel in the project area was envisioned or designated as a park. The Downtown Palm Springs project removes the gym/spa and retail space from Block G, renames it Block E, and designates it for park uses. It also creates and designates Blocks H-1 and H-2 for open space and public art purposes. The proposed project designates a total of 2.08 acres (Blocks E, H-1, and H-2 combined) for open space and park uses.

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts.

**N. Transportation/Traffic**

1. Analysis of the Museum Market Plaza Specific Plan Certified EIR

The Specific Plan area is within the City's downtown core, which often accommodates heavy traffic volumes and special events, such as festivals and parades. At the time the EIR was prepared, a project-specific traffic study found that development within the Specific Plan area generated approximately 8,100 weekday and 11,200 weekend vehicle trips. The 13 intersections studied in the project area operated at LOS D or better, the minimum standard set by the City of Palm Springs. Sunline Transit Agency provided public transportation services to the City and broader Coachella Valley, and three bus routes passed through the Specific Plan area.

Buildout of the 2009 Specific Plan area would result in a net increase in traffic on local streets and changes to existing levels of service at intersections. Belardo Road would be extended to the north, and the newly proposed Museum Way would connect Belardo Road and North Palm Canyon with Museum Drive. A second private drive would be constructed south of Andreas Road between planning Blocks A and B.

The following table summarizes projected trip generation in the Specific Plan area at project build out (assumed year 2016).

**Table 26**  
**Adjusted Site Trip-Generation**  
**Year 2016 Build-out of the 2009 Specific Plan**

On-Site Alternative (Scenario Evaluated)	Trip Type	Midday Peak Hour			PM Peak Hour			Daily 2-Way
		In	Out	Total	In	Out	Total	
<b>Weekday</b>	Unadjusted	1,107	988	2,095	1,059	1,133	2,192	24,200
	Adjusted	1,036	917	1,953	978	1,052	2,030	22,400
	Internal	142	142	284	162	162	324	3,600
	External	965	846	1,811	897	971	1,868	20,600
<b>Saturday</b>	Unadjusted	1,327	1,244	2,571	--	--	--	27,740
	Adjusted	1,256	1,173	2,429	--	--	--	26,060
	Internal	142	142	284	--	--	--	3,360
	External	1,185	1,102	2,287	--	--	--	24,380

- a. Based upon trip generation data published by the ITE in *Trip Generation* (7th Edition December 2003). For the Preferred Project and all alternatives, the trip generation rates for the morning “peak hour of the generator” were utilized to forecast the midday peak hour trip generation associated with the hotel and multi-family attached residential land uses. Since the proposed number of hotel units was outside of the plotted range associated with the ITE’s peak hour trip generation data for hotels, the weighted average ITE trip generation rates for hotels were used.
- b. TSF=Thousand square feet of building floor area. Rooms=Hotel rooms. DU=Dwelling Units.  
Source: Table III-39, Museum Market Plaza Specific Plan Draft EIR, October 2008.

The traffic analysis determined that, with build out of the project, all key intersections in the project area would operate at acceptable levels of service during weekday and Saturday peak hours, with implementation of roadway and traffic signal improvements and other mitigation measures set forth in the EIR. Buildout of the project would adversely impact some intersections during the Villagefest street fair on Thursday evenings, during which a portion of North Palm Canyon adjacent to the project area is closed, and traffic signals or other alternatives would be necessary.

The following table shows projected weekday peak hour levels of service at unsignalized intersections in the Specific Plan area in year 2030.

**Table 27**  
**2009 Specific Plan**  
**Year 2030 Weekday Peak Hour LOS At Unsignalized Intersections<sup>a</sup>**

Intersection (Reference Number)	Mid-Day Overall Avg. at AWSC Minor St. Approach at TWSC		PM Overall Avg. at AWSC Minor St. Approach at TWSC	
	Delay <sup>b</sup> (Sec./Veh.)	Level of Service	Delay <sup>c</sup> (Sec./Veh.)	Level of Service
<b>Belardo Road @</b>				
- Amado Road (8)	11.7	LOS B	11.6	LOS B
- Museum Way (14)	[10.94]	[LOS B]	[10.90]	[LOS B]
- Tahquitz Canyon Way (9) <sup>d</sup>	24.0	LOS C	21.1	LOS C
- Arenas Road (10)	[8.54]	[LOS A]	[8.31]	[LOS A]
<b>Cahuilla Road @</b>				
- Tahquitz Canyon Way (11)	10.1	LOS B	9.5	LOS A
- Arenas Road (12)	9.6	LOS A	9.7	LOS A
<b>Museum Drive @</b>				
- Tahquitz Canyon Way (13)	9.7	LOS A	9.1	LOS A

a. Delay=average control delay for the left-turn move from the major street that exhibits the most delay at TWSC intersections. Values shown in brackets reflect intersections with all-way stop control.

b. The values shown in brackets reflect intersections that are all-way stop controlled.

c. Delay=average control delay for the intersection approach that exhibits the most delay.

Source: Table III-40, Museum Market Plaza Specific Plan Draft EIR, October 2008.

**Table 28**  
**2009 Specific Plan**  
**Year 2030 Saturday Peak Hour LOS At Signalized Key Intersections <sup>a</sup>**  
(Peak Season 11:00 AM-1:00 PM)

Signalized Intersection	Year 2030 Peak Hour		
	Delay <sup>a</sup> (Sec./Veh.)	Critical V/C Ratio	LOS <sup>b</sup>
<b>Indian Canyon Drive @</b>			
- Amado Road (1)	10.2	0.55	LOS B
- Andreas Road (2)	3.6	0.34	LOS A
- Museum Way (16)	6.1	0.42	LOS A
- Tahquitz Canyon Way (3)	22.5	0.77	LOS C
- Arenas Road (4)	8.0	0.51	LOS A
<b>Palm Canyon Drive @</b>			
- Amado Road (5)	10.3	0.62	LOS B
- Museum Way (15)	8.9	0.58	LOS A
- Tahquitz Canyon Way (6)	19.0	0.70	LOS B
- Arenas Road (7)	8.2	0.52	LOS A

- a. Delay = Intersection Control Delay (seconds per vehicle). An eight percent truck mix and the existing traffic control and intersection approach lane geometrics were assumed. Based upon Version 4.1e of the HCS 2000 software
- b. LOS is the intersection level of service. LOS was determined from the delay (£10 sec./veh.=LOS A; >10 and £20 sec./veh.=LOS B; >20 and £35 sec./veh.=LOS C; >35 and £55 sec./veh.=LOS D; >55 and £80 sec./veh.=LOS E; >80 sec./veh. = LOS F) per 2000 HCM page 10-16.

Source: Table III-42, Museum Market Plaza Specific Plan Draft EIR, October 2008.

Project build out would substantially increase the demand for public transportation in the downtown area, but the significance of these impacts would be minimized by implementation of Sunline Transit Agency’s transit service improvement plan.

Compared to existing conditions, the Specific Plan would increase the demand for onsite pedestrian facilities. Although the project was not expected to result in inadequate parking capacity, the alignment and distribution of proposed parking on Belardo Road and North Palm Canyon Drive would need further analysis at the time specific development projects were

proposed. Implementation of the Plan was not expected to impede or result in inadequate emergency access within or adjacent to the project area.

The Specific Plan was expected to have an incremental impact on local and regional traffic conditions. With the incorporation of mitigation measures, the overall impacts were expected to be reduced to less than significant levels, and required levels of service would be maintained.

## 2. Analysis of the Proposed Project Modifications

The Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project and proposed 150 room hotel have the potential to impact traffic and circulation in the area surrounding the project site. In order to assure that the traffic analysis prepared for the certified EIR was consistent with the proposed project, an update to the Traffic Impact Analysis was prepared to address changes in the internal circulation pattern, and any possible changes in conditions relating to existing traffic levels of services, roadway configurations and similar conditions that may have changed since 2008. The results of this traffic study update are summarized below. The complete Traffic Impact Analysis is provided in Appendix B.

### Traffic Impact Analysis Update Assumptions

The traffic study update analyzed the proposed project, consistent with the anticipated land uses for Blocks A through K. The study assumed that the number of hotel rooms would remain the same, that the housing units would be reduced to 650, and that commercial space would result in 293,463 square feet of retail space, and 97,821 square feet of office space. These estimates are consistent with the project description of the proposed project.

The traffic study update also considered the refinements in the street grid within and adjacent to the project. These include the extension of Andreas Road west of Palm Canyon Drive as a two lane, two way street. The earlier analysis had included an off-set intersection, located south of Andreas Road from Palm Canyon Drive to Belardo. In addition, the City recently completed improvements to Andreas Road between Palm Canyon Drive and Indian Canyon Drive, returning Andreas to a two way configuration. The update also reflects the change in the plan that removed the easterly extension of Main Street between Palm Canyon Drive and Indian Canyon Drive through Block K. Finally, the traffic study update analyzed the potential impacts of road closures associated with events at the Downtown Palm Springs Park, including Main Street/Palm Canyon, Main Street/Belardo, Andreas/Palm Canyon, Market Street/Main Street and Market Street/Andreas.

The traffic study update analyzed impacts at 17 existing and future intersections:

1. Indian Canyon Drive @ Amado Road;
2. Indian Canyon Drive @ Andreas Road;
3. Indian Canyon Drive @ Tahquitz Canyon Way;
4. Indian Canyon Drive @ Arenas Road;
5. Palm Canyon Drive @ Amado Road;
6. Palm Canyon Drive @ Tahquitz Canyon Way;
7. Palm Canyon Drive @ Arenas Road;
8. Belardo Road @ Amado Road;
9. Belardo Road @ Tahquitz Canyon Way;
10. Belardo Road @ Arenas Road;
11. Cahuilla Road @ Tahquitz Canyon Way;
12. Cahuilla Road @ Arenas Road; and
13. Museum Drive @ Tahquitz Canyon Way
14. Palm Canyon Drive @ Andreas Road;
15. Belardo Road @ Museum Drive;
16. Belardo Road @ Andreas Road; and
17. Belardo Road @ Main Street.

The traffic study update included new 24-hour traffic counts at five locations, and peak hour traffic counts at 13 existing intersections (including turning movements). In addition, and as required by the City, a peak season factor was applied to the traffic counts, to assure that they represented the most conservative scenario.

The traffic study update also considered cumulative projects in the area surrounding the proposed project, in order to assure that traffic impacts analyzed not only the project's impacts, but also those of other active or approved projects in this part of the City.

Finally, the traffic study update considered a number of scenarios, including midday and evening peak hours on a weekday; peak season Saturday; conditions during Villagefest (Thursday evenings) when traffic is diverted from Palm Canyon to Belardo Road,

#### Existing Traffic Conditions

The traffic study first analyzed existing conditions. These included conditions during the multiple scenarios described above. Table 29 demonstrates current conditions during the midday and evening peak hour on a weekday. As shown in the Table, Level of Service (LOS) at all key intersections currently is at LOS B or better, well within the City's acceptable range.

**Table 29**  
**Existing Weekday Peak Hour LOS at the Key Intersections**  
**(Year 2015-Peak Season)<sup>a</sup>**

Signalized Key Intersection	Traffic Control	Midday Peak			Evening Peak		
		LOS	Delay (Sec.)	V/C Ratio	LOS	Delay (Sec.)	V/C Ratio
1. Indian Canyon Drive @ Amado Road	Signal	A	5.1	0.22	A	5.4	0.25
2. Indian Canyon Drive @ Andreas Road	Signal	A	4.6	0.24	A	4.7	0.20
3. Indian Cyn. Drive @ Tahquitz Cyn. Way	Signal	A	12.6	0.34	B	12.4	0.29
4. Indian Canyon Drive @ Arenas Road	Signal	A	6.2	0.26	A	6.0	0.20
5. Palm Canyon Drive @ Amado Road	Signal	A	6.0	0.30	A	5.4	0.23
6. Palm Cyn. Drive @ Tahquitz Cyn. Way	Signal	B	13.5	0.32	B	12.7	0.25
7. Palm Canyon Drive @ Arenas Road	Signal	A	5.6	0.24	A	6.2	0.19
Unsignalized Key Intersection		LOS	Delay (Sec.)	Approach	LOS	Delay (Sec.)	Approach
8. Belardo Road @ Amado Road	TWSC	A	9.2	WLR	A	9.1	WLR
9. Belardo Road @ Tahquitz Canyon Way	TWSC	A	9.7	NLR	A	9.3	NLR
10. Belardo Road @ Arenas Road	AWSC	A	7.74	--	A	7.63	--
11. Cahuilla Road @ Tahquitz Canyon Way	TWSC	A	9.3	NLR	A	9.1	NLR
12. Cahuilla Road @ Arenas Road	TWSC	A	9.4	NLT	A	9.5	NLR
13. Museum Drive @ Tahquitz Canyon Way	TWSC	A	9.1	SL	A	9.0	SL

a. The HCS worksheets are provided in Appendix B of the Traffic Impact Analysis. TWSC=Two-Way Stop Control.  
AWSC=All-Way Stop Control.

Table 30 demonstrates current conditions at key intersections impacted by Villagefest. As shown in the Table, intersections impacted by Villagefest currently operate at LOS B or better on Thursday evenings.

**Table 30**  
**Existing LOS at the Key Intersections**  
**During the Highest Volume Hour on a Villagefest Thursday**

Key Intersection	Control	<u>Major St. Left or Intersection</u>		<u>Approach w/ Most Delay</u>	
		Delay (Sec.)	LOS	Delay (Sec.)	LOS
8. Belardo Road @ Amado Road	TWSC	7.6	A	14.4	B
9. Belardo Road @ Tahquitz Canyon Way	TWSC	8.0	A	9.2	A
10. Belardo Road @ Arenas Road	AWSC	9.06	A	9.67	A

a. The HCS worksheets are provided in Appendix B. TWSC=Two-Way Stop Control. AWSC=All-Way Stop Control.

Table 31 provides existing conditions at existing key intersections on Saturday midday peak hour. As shown in the Table, all key intersections are operating at LOS B or better during the Saturday peak hour.

**Table 31**  
**Existing Saturday Peak Hour LOS at the Key Intersections<sup>a</sup>**

Key Intersection	Traffic Control	Midday Peak Hour		
		LOS	Delay (Sec.)	V/C Ratio
1. Indian Canyon Drive @ Amado Road	Signal	A	5.5	0.22
2. Indian Canyon Drive @ Andreas Road	Signal	A	5.1	0.27
3. Indian Canyon Drive @ Tahquitz Canyon Way	Signal	B	13.1	0.32
4. Indian Canyon Drive @ Arenas Road	Signal	A	7.4	0.33
5. Palm Canyon Drive @ Amado Road	Signal	A	6.5	0.30
6. Palm Canyon Drive @ Tahquitz Canyon Way	Signal	B	12.9	0.32
7. Palm Canyon Drive @ Arenas Road	Signal	A	6.5	0.33
Unsignalized Key Intersection		LOS	Delay (Sec.)	Approach
8. Belardo Road @ Amado Road	TWSC	B	10.4	NLR
9. Belardo Road @ Tahquitz Canyon Way	TWSC	B	10.4	NLR
10. Belardo Road @ Arenas Road	AWSC	A	8.0	--

a. The HCS worksheets are provided in Appendix B. TWSC=Two-Way Stop Control. AWSC=All-Way Stop Control.

The project area is currently served by two SunLine Transit Agency bus routes. Line 111 loops through the City in the area of the proposed project, running northerly on Indian Canyon to Vista Chino, and southerly on Palm Canyon past the proposed project and on through the City and beyond. Line 14 runs westerly on Tahquitz Canyon, turning south onto Palm Canyon immediately adjacent to the proposed project.

In addition to SunLine, the City implemented a new shuttle service in the core of the City, known as the BUZZ trolley. The trolley runs from Thursday through Sunday, providing a continuous loop with 15 minute headways along Indian Canyon and Palm Canyon Drive, between Vista Chino on the north and Smoketree Commons on the south.

#### Traffic Impact Analysis

The traffic study update analyzed similar scenarios as those that were considered in the certified EIR, and added an interim year scenario to assess the impacts of special events associated with the Downtown Palm Springs Park. The scenarios were developed to consider multiple potential

conditions. First, the existing conditions without the project. Second, existing conditions plus those projects currently approved and/or under construction within the project site and development of the Park (Phase 1). Third, existing conditions, plus Phase 1, with and without an event at the Park. Fourth, existing conditions plus project build out, and fifth, existing conditions plus project build out plus an event at the Park. These scenarios were developed to establish a baseline of current traffic conditions, and the impact of the project on current traffic conditions. Then, similar scenarios were developed for year 2017, including traffic growth in the area, and the time period when the first phase of development and the park are expected to be complete. Finally, analysis was conducted on year 2030 build out (General Plan build out), including ambient traffic growth, project build out and Park events. The scenarios are summarized below:

<u>Year 2015 Scenarios</u>	<u>Year 2017 Scenarios</u>	<u>Year 2030 Scenarios</u>
1. Existing Peak Season	6. Year 2017 Ambient	9. Year 2030 Ambient
2. Existing+DPSP Phase1	7. Year 2017+DPSP Phase 1	10. Year 2030+DPSP
3. Existing+DPSP Phase1+ Park Event	8. Year 2017+DPSP Phase 1 +Event	Buildout
4. Existing+DPSP Buildout		11. Year 2030+DPSP
5. Existing+DPSP Buildout+ Park Event		Buildout+Event

For the existing and year 2017 scenarios, it was assumed that the existing development on Block K would remain, and trip generation for existing development was calculated. Future development of Block K consistent with the Specific Plan Amendment was included in the long term 2030 scenarios. For special events at the park, a capacity of 4,000 persons, including attendees, performers and support personnel was assumed, consistent with the project description for the Park events and resulting in a Design Day for any Park event. Because the number of Park events is not currently known, a Design Day park event was added to each of the scenarios, in order to describe worst case conditions.

Trip generation rates were developed for each phase of development, utilizing the ITE 9<sup>th</sup> Edition Trip General Manual. These trips were adjusted to account for internal capture (those trips that will be eliminated because one trip will serve two purposes within the project area, such as a resident who also buys goods from a project retailer). This resulted in an adjusted trip generation rate for each scenario, as shown in Table 32.

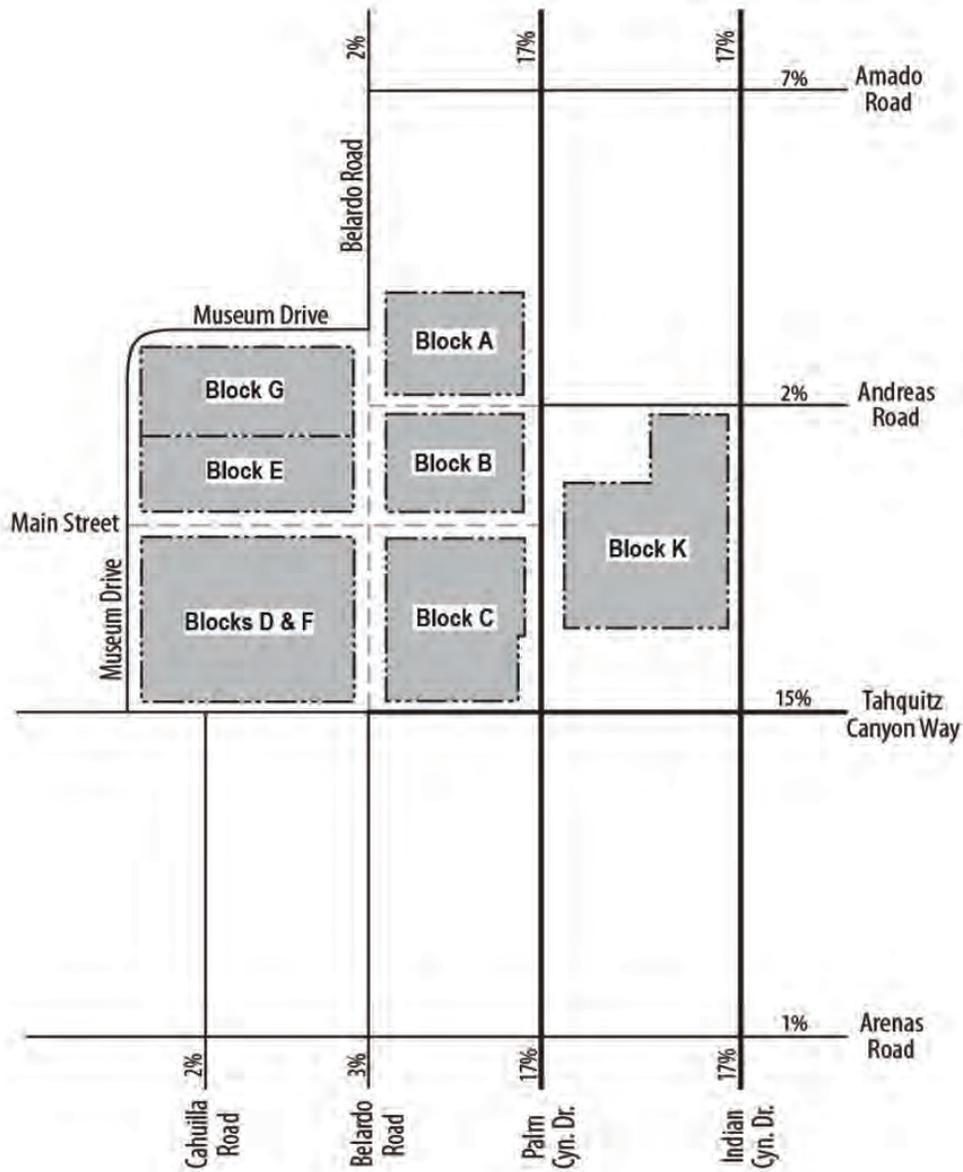
**Table 32**  
**Adjusted Site Trip-Generation Forecast**

Development Phase/Scenario (Interval and Direction)	Unadjusted Trips <sup>a</sup>	Internal Trips <sup>b</sup>	External Trips	Adjusted Trips
<b>Phase 1 - Weekday &amp; Villagefest</b>				
- Daily (Two-Way)	9,390	1,000	8,390	8,890
- Midday Inbound	423	38	385	404
- Midday Outbound	278	38	240	259
- Evening Inbound	388	52	336	362
- Evening Outbound	484	52	432	458
<b>Phase 1 - Saturday Midday</b>				
- Daily (Two-Way)	11,480	840	10,640	11,060
- Midday Inbound	563	38	525	544
- Midday Outbound	503	38	465	484
<b>Project Completion – Weekday &amp; Villagefest</b>				
- Daily (Two-Way)	22,810	3,240	19,570	21,190
- Midday Inbound	938	122	816	877
- Midday Outbound	761	122	639	700
- Evening Inbound	961	148	813	887
- Evening Outbound	1,069	148	921	995
<b>Project Completion - Saturday</b>				
- Daily (Two-Way)	26,290	3,240	23,050	24,670
- Midday Inbound	1,284	150	1,134	1,209
- Midday Outbound	1,188	150	1,038	1,113
<b>Downtown Palm Springs Park Event<sup>c</sup></b>				
- Daily (Two-Way)	3,520		2,460	
- Midday Inbound	1,600		1,120	
- Midday Outbound	32		22	
- Evening Inbound	1,600		1,120	
- Evening Outbound	32		22	

a. Unadjusted trips per Table 4-1, which have not been adjusted to remove trips captured internally that were counted twice.

b. Each value shown was counted twice. Values shown must be reduced by 50 percent, and then added to the external trips to identify the adjusted trips with the internal trips included once.

c. The external trips shown for a design day park event reflect a 30 percent reduction for attendees who are already parked within or near the site and walk to a design day event from other nearby land uses (hotel, restaurants, shops).



Legend	
100%	Percent of Site Traffic (Inbound + Outbound)



Scale: 1" = 350'



10.13.15

**Museum Market Plaza EIR Addendum #2**  
**Site Traffic Distribution**  
**Palm Springs, California**



**Exhibit**

**13**

Finally, trip generation rates were developed for 16 cumulative projects occurring within the area of the proposed project, specifically between Tamarisk Road on the north and Mesquite Avenue on the south, the foothills of the San Jacinto Mountains on the west, and Sunrise Way on the east. These trips were added to the existing conditions to assure that the future conditions, both short and long term, reflected all potential known increases in traffic in the immediate area. The cumulative projects and their trip generation are provided in Appendix B, which contains the Traffic Impact Analysis in its entirety.

Based on the location and number of anticipated trips, the traffic study update established trip distribution for the site, as shown in Exhibit 13. This analysis represents where trips will be distributed from the project onto the City's street system. Once this was established, trips from the project were added to the existing traffic on City streets for each of the scenarios described above, and cumulative project trips were also added, to determine the impacts of the phases of the project on current and future conditions. The trip distribution is pictured graphically in figures 4-3 through 4-35.

Based on trip distribution, the traffic study update analyzed impacts for each development scenario, including existing conditions scenarios. The results of the analysis are provided in Tables 4-5 through 4-26 of Appendix B. Selected tables, displaying the impacts associated with each of four scenarios, are provided below.

First, the analysis considered the impacts of the proposed project on opening year (2017) traffic conditions, without and with an event at the Park. With an event at the Park, conditions at Palm Canyon and Andreas and Belardo Road at Tahquitz Canyon will reach unacceptable levels, as shown in the Tables below, without mitigation.

**Table 33**  
**Opening Year 2017+Phase I**  
**Weekday Peak Hour LOS at the Key Intersections**  
**Without a Design Day Event at the Downtown Palm Springs Park<sup>a</sup>**

Key Intersection	Traffic Control	Midday Peak Hour			Evening Peak Hour		
		LOS	Delay (Sec.)	V/C Ratio	LOS	Delay (Sec.)	V/C Ratio
1. Indian Canyon Drive @ Amado Road	Signal	A	6.1	0.30	A	6.9	0.38
2. Indian Canyon Drive @ Andreas Road	Signal	A	5.7	0.30	A	6.8	0.31
3. Indian Canyon Drive @ Tahquitz Canyon Way	Signal	B	15.7	0.55	B	16.2	0.51
4. Indian Canyon Drive @ Arenas Road	Signal	A	5.9	0.34	A	5.8	0.28
5. Palm Canyon Drive @ Amado Road	Signal	A	6.9	0.40	A	7.1	0.33
6. Palm Canyon Drive @ Tahquitz Canyon Way	Signal	B	16.9	0.49	B	17.7	0.51
7. Palm Canyon Drive @ Arenas Road	Signal	A	5.5	0.32	A	5.7	0.29
8. Belardo Road @ Amado Road	TWSC	B	10.0	WLR	A	9.8	WLR
9. Belardo Road @ Tahquitz Canyon Way <sup>a</sup>	AWSC	B	10.25	--	B	10.04	--
10. Belardo Road @ Arenas Road	AWSC	A	7.91	--	A	7.86	--
11. Cahuilla Road @ Tahquitz Canyon Way	TWSC	A	9.8	NLR	A	9.7	NLR
12. Cahuilla Road @ Arenas Road	TWSC	A	9.5	NLT	A	9.5	NLT
13. Museum Drive @ Tahquitz Canyon Way	TWSC	A	9.3	SL	A	9.2	SL
14. Palm Canyon Drive @ Andreas Road	TWSC	D	29.8	ETR	D	27.2	ETR
15. Belardo Road @ Museum Drive <sup>a</sup>	AWSC	A	7.76	--	A	7.98	--
16. Belardo Road @ Andreas Road	TWSC	A	9.1	WLR	A	9.3	WLR
17. Belardo Road @ Main Street	AWSC	A	7.49	--	A	7.58	--

a. All-way STOP control traffic control was assumed for this intersection when Belardo Road is extended.

**Table 34**  
**Opening Year 2017+Phase I**  
**Weekday Peak Hour LOS at the Key Intersections**  
**With a Design Day Event at the Downtown Palm Springs Park<sup>a</sup>**

Key Intersection	Traffic Control	Midday Peak Hour			Evening Peak Hour		
		LOS	Delay (Sec.)	V/C Ratio	LOS	Delay (Sec.)	V/C Ratio
1. Indian Canyon Drive @ Amado Road	Signal	A	7.0	0.33	B	11.8	0.60
2. Indian Canyon Drive @ Andreas Road	Signal	A	6.2	0.32	B	11.5	0.46
3. Indian Canyon Drive @ Tahquitz Canyon Way	Signal	C	21.2	0.74	C	20.6	0.63
4. Indian Canyon Drive @ Arenas Road	Signal	A	5.9	0.41	A	6.2	0.29
5. Palm Canyon Drive @ Amado Road	Signal	A	7.5	0.49	B	11.7	0.51
6. Palm Canyon Drive @ Tahquitz Canyon Way	Signal	B	18.0	0.67	E	60.5	0.92
7. Palm Canyon Drive @ Arenas Road	Signal	A	6.0	0.32	A	5.7	0.40
8. Belardo Road @ Amado Road	TWSC	B	11.9	WLR	A	10.0	WLR
9. Belardo Road @ Tahquitz Canyon Way <sup>a</sup>	AWSC	F	309.15	--	F	88.80	--
10. Belardo Road @ Arenas Road	AWSC	A	8.14	--	A	8.21	--
11. Cahuilla Road @ Tahquitz Canyon Way	TWSC	B	11.1	NLR	B	11.1	NLR
12. Cahuilla Road @ Arenas Road	TWSC	A	9.7	NLT	A	9.6	SLTR
13. Museum Drive @ Tahquitz Canyon Way	TWSC	A	9.3	SL	B	10.5	SL
14. Palm Canyon Drive @ Andreas Road	TWSC	F	81.5	WLT	F	431.7	ETR
15. Belardo Road @ Museum Drive <sup>a</sup>	AWSC	A	8.88	--	B	11.37	--
16. Belardo Road @ Andreas Road	TWSC	B	10.6	WLR	B	11.0	WLR
17. Belardo Road @ Main Street	AWSC	A	8.78	--	A	8.84	--

a. All-way STOP control traffic control was assumed for this intersection when Belardo Road is extended.

The traffic study update then considered year 2030 build out traffic, with and without an event at the Park. Under that scenario, conditions with an event at the Park will be unacceptable at Palm Canyon and Tahquitz Canyon, Belardo at Tahquitz Canyon and Palm Canyon and Andreas without mitigation.

**Table 35**  
**Year 2030+Project Buildout Weekday Peak Hour LOS at the Key Intersections**  
**Without a Design Day Event at the Downtown Palm Springs Park<sup>a</sup>**

Key Intersection	Traffic Control	Midday Peak Hour			Evening Peak Hour		
		LOS	Delay (Sec.)	V/C Ratio	LOS	Delay (Sec.)	V/C Ratio
1. Indian Canyon Drive @ Amado Road	Signal	A	7.6	0.40	A	9.1	0.50
2. Indian Canyon Drive @ Andreas Road	Signal	A	8.2	0.43	A	9.9	0.44
3. Indian Canyon Drive @ Tahquitz Canyon Way	Signal	C	20.1	0.73	C	20.7	0.70
4. Indian Canyon Drive @ Arenas Road	Signal	A	7.3	0.44	A	6.7	0.36
5. Palm Canyon Drive @ Amado Road	Signal	A	8.9	0.51	A	9.5	0.48
6. Palm Canyon Drive @ Tahquitz Canyon Way	Signal	B	19.3	0.66	C	20.4	0.71
7. Palm Canyon Drive @ Arenas Road	Signal	A	6.5	0.41	A	6.4	0.38
8. Belardo Road @ Amado Road	TWSC	B	11.7	WLR	B	11.2	WLR
9. Belardo Road @ Tahquitz Canyon Way <sup>a</sup>	AWSC	C	23.03	--	C	24.28	--
10. Belardo Road @ Arenas Road	AWSC	A	8.19	--	A	8.17	--
11. Cahuilla Road @ Tahquitz Canyon Way	TWSC	B	10.8	NLR	B	10.8	NLR
12. Cahuilla Road @ Arenas Road	TWSC	A	9.6	NLT	A	9.6	SLTR
13. Museum Drive @ Tahquitz Canyon Way	TWSC	A	9.7	SL	A	9.7	SL
14. Palm Canyon Drive @ Andreas Road	TWSC	F	152.1	ETR	F	214.5	WLT
15. Belardo Road @ Museum Drive <sup>a</sup>	AWSC	A	8.77	--	A	9.44	--
16. Belardo Road @ Andreas Road	TWSC	B	10.1	WLR	B	10.6	WLR
17. Belardo Road @ Main Street	AWSC	A	8.15	--	A	8.42	--

a. All-way STOP control traffic control was assumed for this intersection when Belardo Road is extended.

**Table 36**  
**Year 2030+Project Buildout Weekday Peak Hour LOS**  
**at the Key Intersections with a Design Day Event**  
**at the Downtown Palm Springs Park<sup>a</sup>**

Key Intersection	Traffic Control	Midday Peak Hour			Evening Peak Hour		
		LOS	Delay (Sec.)	V/C Ratio	LOS	Delay (Sec.)	V/C Ratio
1. Indian Canyon Drive @ Amado Road	Signal	A	8.6	0.43	B	14.4	0.73
2. Indian Canyon Drive @ Andreas Road	Signal	A	8.7	0.44	B	14.2	0.59
3. Indian Canyon Drive @ Tahquitz Canyon Way	Signal	D	40.0	0.95	C	26.4	0.81
4. Indian Canyon Drive @ Arenas Road	Signal	A	7.4	0.51	A	7.1	0.38
5. Palm Canyon Drive @ Amado Road	Signal	A	9.6	0.61	B	13.6	0.65
6. Palm Canyon Drive @ Tahquitz Canyon Way	Signal	C	20.3	0.80	F	259.6	1.11
7. Palm Canyon Drive @ Arenas Road	Signal	A	6.9	0.41	A	6.7	0.49
8. Belardo Road @ Amado Road	TWSC	B	14.8	WLR	B	11.4	WLR
9. Belardo Road @ Tahquitz Canyon Way <sup>a</sup>	AWSC	F	882.11	--	F	576.24	--
10. Belardo Road @ Arenas Road	AWSC	A	8.46	--	A	8.56	--
11. Cahuilla Road @ Tahquitz Canyon Way	TWSC	B	12.6	NLR	B	12.8	NLR
12. Cahuilla Road @ Arenas Road	TWSC	A	9.8	NLT	A	9.8	SLTR
13. Museum Drive @ Tahquitz Canyon Way	TWSC	A	9.7	SL	B	11.3	SL
14. Palm Canyon Drive @ Andreas Road	TWSC	F	639.7	ETR	F	2107	ETR
15. Belardo Road @ Museum Drive <sup>a</sup>	AWSC	B	10.53	--	C	17.53	--
16. Belardo Road @ Andreas Road	TWSC	B	12.6	WLR	B	13.5	WLR
17. Belardo Road @ Main Street	AWSC	A	9.94	--	B	10.36	--

a. All-way STOP control traffic control was assumed for this intersection when Belardo Road is extended.

The traffic study update also considered the impacts associated with the addition of the proposed project in opening year and at project buildout during Villagefest. Because of the rerouting of traffic for this event, the impacts to Belardo are more significant, as shown in the Tables below.

**Table 37**  
**Opening Year 2017+Phase 1 Peak Hour LOS**  
**at the Key Intersections on Belardo Road During Villagefest**  
**With and Without a Design Day Event at the Downtown Palm Springs Park<sup>a</sup>**

Key Intersection	Traffic Control	Major Street Left or Intersection		Approach w/ Most Delay	
		Delay (Sec.)	LOS	Delay (Sec.)	LOS
<b>Without Downtown Park</b>					
8. Belardo Road @ Amado Road	TWSC	8.0	A	27.5	D
9. Belardo Road @ Tahquitz Canyon <sup>b</sup>	AWSC	12.01	B	14.11	B
10. Belardo Road @ Arenas Road	AWSC	12.36	B	14.21	B
15. Belardo Road @ Museum Drive <sup>b</sup>	AWSC	10.40	B	11.15	B
16. Belardo Road @ Andreas Road	TWSC	7.7	A	10.9	B
17. Belardo Road @ Main Street	AWSC	9.22	A	9.80	A
<b>With Downtown Park</b>					
8. Belardo Road @ Amado Road	TWSC	9.7	A	34.4	D
9. Belardo Road @ Tahquitz Canyon <sup>b</sup>	AWSC	117.27	F	274.20	F
10. Belardo Road @ Arenas Road	AWSC	368.20	F	466.92	F
15. Belardo Road @ Museum Drive <sup>b</sup>	AWSC	24.58	C	29.05	D
16. Belardo Road @ Andreas Road	TWSC	8.0	A	17.4	C
17. Belardo Road @ Main Street	AWSC	13.35	B	15.96	C

a. Delay=average approach control delay (seconds/vehicle) for the minor street approach that exhibits the most delay at TWSC intersections. Since AWSC intersections do not have minor approaches, the delay and LOS for the approach with the most delay were included and the approach was identified. Overall intersection delay (seconds/vehicle) and overall intersection LOS are shown for the all-way stop controlled intersections.

b. The traffic control assumed for this intersection was assumed to be constructed as all-way STOP control when Belardo Road is extended.

**Table 38**  
**Year 2030+Project Buildout**  
**Peak Hour LOS at the Key Intersections on Belardo Road During Villagefest**  
**With and Without a Design Day Event at the Downtown Palm Springs Park<sup>a</sup>**

Key Intersection	Traffic Control	Major Street Left or Intersection		Approach With Most Delay	
		Delay (Sec.)	LOS	Delay (Sec.)	LOS
<b>Without Downtown Park</b>					
8. Belardo Road @ Amado Road	TWSC	8.5	A	297.0	F
9. Belardo Road @ Tahquitz Canyon <sup>b</sup>	AWSC	50.23	F	80.16	F
10. Belardo Road @ Arenas Road	AWSC	32.03	D	42.14	E
15. Belardo Road @ Museum Drive <sup>b</sup>	AWSC	16.59	C	19.58	C
16. Belardo Road @ Andreas Road	TWSC	8.0	A	15.2	C
17. Belardo Road @ Main Street	AWSC	11.54	B	13.10	B
<b>With Downtown Park</b>					
8. Belardo Road @ Amado Road	TWSC	10.6	B	415.9	F
9. Belardo Road @ Tahquitz Canyon <sup>b</sup>	AWSC	537.53	F	1125	F
10. Belardo Road @ Arenas Road	AWSC	799.87	F	1016	F
15. Belardo Road @ Museum Drive <sup>b</sup>	AWSC	177.46	F	253.81	F
16. Belardo Road @ Andreas Road	TWSC	8.4	A	59.1	F
17. Belardo Road @ Main Street	AWSC	26.83	D	40.83	E

a. Delay=average approach control delay (seconds/vehicle) for the minor street approach that exhibits the most delay at TWSC intersections. Since AWSC intersections do not have minor approaches, the delay and LOS for the approach with the most delay were included and the approach was identified. Overall intersection delay (seconds/vehicle) and overall intersection LOS are shown for the all-way stop controlled intersections.

b. The traffic control assumed for this intersection was assumed to be constructed as all-way STOP control when Belardo Road is extended.

Finally, the traffic study update considered future 2017 and build out traffic conditions during the midday peak hour on Saturdays, with and without a Park event. As can be seen in the Tables below, the addition of the project results in unacceptable levels of service, without mitigation.

**Table 39**  
**Opening Year 2017+Phase 1**  
**Saturday Midday Peak Hour LOS at the Key Intersections**  
**With and Without a Design Day Event at the Downtown Palm Springs Park<sup>a</sup>**

Key Intersection	Traffic Control	Without Park Event			With Park Event		
		LOS	Delay (Sec.)	V/C Ratio	LOS	Delay (Sec.)	V/C Ratio
1. Indian Canyon Drive @ Amado Road	Signal	A	7.4	0.42	A	8.4	0.45
2. Indian Canyon Drive @ Andreas Road	Signal	A	8.0	0.39	A	8.5	0.41
3. Indian Canyon Drive @ Tahquitz Canyon Way	Signal	C	20.5	0.70	C	30.0	0.88
4. Indian Canyon Drive @ Arenas Road	Signal	A	6.9	0.41	A	7.0	0.49
5. Palm Canyon Drive @ Amado Road	Signal	A	8.3	0.51	A	9.0	0.60
6. Palm Canyon Drive @ Tahquitz Canyon Way	Signal	C	20.8	0.69	C	20.7	0.75
7. Palm Canyon Drive @ Arenas Road	Signal	A	6.3	0.42	A	6.7	0.43
8. Belardo Road @ Amado Road	TWSC	B	10.3	WLR	B	12.4	WLR
9. Belardo Road @ Tahquitz Canyon Way <sup>a</sup>	AWSC	B	13.56	--	F	601.07	--
10. Belardo Road @ Arenas Road	AWSC	A	8.18	--	A	8.48	--
14. Palm Canyon Drive @ Andreas Road	TWSC	F	93.4	ETR	F	1323	WLT
15. Belardo Road @ Museum Drive <sup>a</sup>	AWSC	A	8.26	--	A	9.67	--
16. Belardo Road @ Andreas Road	TWSC	A	9.6	WLR	B	11.5	WLR
17. Belardo Road @ Main Street	AWSC	A	7.81	--	A	9.33	--

a. All-way STOP control traffic control was assumed for this intersection when Belardo Road is extended.

**Table 40**  
**Year 2030+Project Buildout**  
**Saturday Midday Peak Hour LOS at the Key Intersections**  
**With and Without a Design Day Event at the Downtown Palm Springs Park<sup>a</sup>**

Key Intersection	Traffic Control	Without Park Event			With Park Event		
		LOS	Delay (Sec.)	V/C Ratio	LOS	Delay (Sec.)	V/C Ratio
1. Indian Canyon Drive @ Amado Road	Signal	B	10.5	0.59	B	11.8	0.64
2. Indian Canyon Drive @ Andreas Road	Signal	B	12.0	0.58	B	12.5	0.59
3. Indian Canyon Drive @ Tahquitz Canyon Way	Signal	D	48.5	0.97	F	208.3	1.21
4. Indian Canyon Drive @ Arenas Road	Signal	A	9.1	0.57	A	9.7	0.65
5. Palm Canyon Drive @ Amado Road	Signal	B	12.7	0.72	B	15.1	0.83
6. Palm Canyon Drive @ Tahquitz Canyon Way	Signal	D	37.2	0.94	D	44.8	0.96
7. Palm Canyon Drive @ Arenas Road	Signal	A	7.7	0.55	A	8.0	0.56
8. Belardo Road @ Amado Road	TWSC	B	12.8	WLR	C	17.7	WLR
9. Belardo Road @ Tahquitz Canyon Way <sup>a</sup>	AWSC	F	355.62	--	A	9.03	--
10. Belardo Road @ Arenas Road	AWSC	A	8.68	--	A	9.03	--
14. Palm Canyon Drive @ Andreas Road	TWSC	F	3345	ETR	F	5611	ETR
15. Belardo Road @ Museum Drive <sup>a</sup>	AWSC	B	11.54	--	B	13.69	--
16. Belardo Road @ Andreas Road	TWSC	B	11.5	WLR	C	16.0	WLR
17. Belardo Road @ Main Street	AWSC	A	9.07	--	B	11.80	--

a. All-way STOP control traffic control was assumed for this intersection when Belardo Road is extended.

The analysis found that, without mitigation, intersections operate at acceptable levels of service during opening year, without an event at the Park, with the exception of Palm Canyon and Andreas Road. At opening year, with an event at the Park, seven intersections experience unacceptable levels of service without mitigation. At build out year, with an event at the Park, eleven intersections operate at unacceptable levels. The findings are summarized in Table 41, below.

**Table 41  
Key Intersections With Potential LOS Deficiencies by Development Scenario**

Scenario and Intersection	Control <sup>a</sup> Type	Year 2017 + Initial Phase	Year 2030+ Project Buildout	Year 2017+ Phase 1+ Event	Year 2030+ Project Buildout+Event
<b>Weekday Midday and Evening Peak Hours</b>					
6. Palm Canyon Drive @ Tahquitz Canyon Way	Signal	Acceptable	Acceptable	LOS E	LOS F
9. Belardo Road @ Tahquitz Canyon Way	AWSC	Acceptable	Acceptable	LOS F	LOS F
14. Palm Canyon Drive @ Andreas Road	TWSC	Acceptable	LOS F	LOS F	LOS F
<b>Villagefest Highest Evening Hour</b>					
8. Belardo Road @ Amado Road	TWSC	Acceptable	LOS F	Acceptable	LOS F
9. Belardo Road @ Tahquitz Canyon Way	AWSC	Acceptable	LOS F	LOS F	LOS F
10. Belardo Road @ Arenas Road	AWSC	Acceptable	Acceptable	LOS F	LOS F
15. Belardo Road @ Museum Drive	AWSC	Acceptable	Acceptable	Acceptable	LOS F
16. Belardo Road @ Andreas Road	TWSC	Acceptable	Acceptable	Acceptable	LOS F
<b>Saturday Midday Peak Hour</b>					
3. Indian Canyon Drive @ Tahquitz Canyon Way	Signal	Acceptable	Acceptable	Acceptable	LOS F
9. Belardo Road @ Tahquitz Canyon Way	AWSC	Acceptable	LOS F	LOS F	LOS F
14. Palm Canyon Drive @ Andreas Road	TWSC	LOS F	LOS F	LOS F	LOS F

a. AWSC=All-Way STOP Controlled. TWSC=Two-Way STOP Controlled. The existing+project scenarios would require the same mitigation as the year 2017+project scenarios.

The traffic study update also considered the changes in on-site circulation proposed with the Amendment, particularly the extension of what was previously identified as Museum Way, and is now identified as Main Street. The analysis did not include this connection between Palm Canyon and Indian Canyon Drives, to provide a conservative analysis. It found, however, that if this extension is provided in the future, it could alleviate pressure on the Tahquitz Canyon/Palm Canyon intersection, particularly during special events. This would result in an improvement of conditions at Tahquitz Canyon/Palm Canyon.

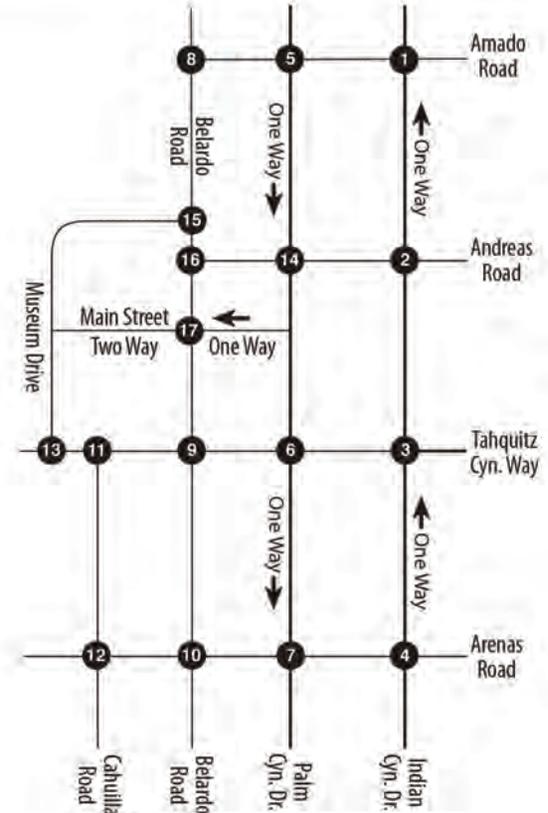
The traffic study update includes proposed improvements for the impacted intersections, which are described in Table 42, below. With the implementation of these mitigation measures, impacts associated with unacceptable levels of service during opening year and build out year scenarios, without park events, would be eliminated.

### Parking and Public Transit

The proposed project includes modifications to parking standards that will allow the provision of parking throughout the proposed project. As was the case in the 2009 Specific Plan, parking analysis is to be undertaken with each proposed part of the project. Parking will be provided in existing and future parking structures, on street parking, and surface parking areas. Currently approved projects within the project area accommodate approximately 919 parking spaces. The proposed hotel on Block B proposes 200 parking spaces, consistent with the requirements of the Specific Plan Amendment. Parking for unbuilt Blocks has not been identified, since no development projects have been proposed for these locations. As required in the Specific Plan and in the certified EIR, parking analysis will continue to be required of each proposed project on the site, including projects within Blocks A through H, and Block K. Impacts associated with parking are expected to be equivalent to those analyzed in the certified EIR.

Public transit facilities and services are consistent with those that were in place at the time the EIR was prepared. SunLine continues to provide service immediately adjacent to the site, on the same route as originally analyzed. Since certification of the EIR, the City has initiated a peak-period transit project, called the BUZZ Trolley. The service operates on Palm Canyon and Indian Canyon Drives, between Vista Chino and Farrell, from Thursdays through Sundays. The service is currently free, and provides stops throughout the downtown area. The Trolley will serve to supplement transit services, and may reduce traffic impacts in the area of the project site, by encouraging Trolley ridership for visitors to the City.

1 One Way 	2 One Way 	3 One Way 	4 One Way 	5 	6 
Indian Canyon Drive @ Amado Road	Indian Canyon Drive @ Andreas Road	Indian Canyon Drive @ Tahquitz Canyon Way	Indian Canyon Drive @ Arenas Road	Palm Canyon Drive @ Amado Road	Palm Canyon Drive @ Tahquitz Canyon Way
7 	8 	9 	10 	11 	12 
Palm Canyon Drive @ Arenas Road	Belardo Road @ Amado Road	Belardo Road @ Tahquitz Canyon Way	Belardo Road @ Arenas Road	Cahuilla Road @ Tahquitz Canyon Way	Cahuilla Road @ Arenas Road
13 	14 	15 	16 	17 	
Museum Drive @ Tahquitz Canyon Way	Palm Canyon Drive @ Andreas Road	Belardo Road @ Museum Drive	Belardo Road @ Andreas Road	Belardo Road @ Main Street	



Legend	
1 Intersection Number	Exclusive Right-Turn Lane
Signalized Intersection	Through Lane
Stop Sign Control	Exclusive Left-Turn Lane
All Way Stop Control	Right/Left Lane
Right/Through/Left Lane	Through/Right Lane
Unmarked Right-Turn Lane	Through/Left Lane
Future Traffic Signal	

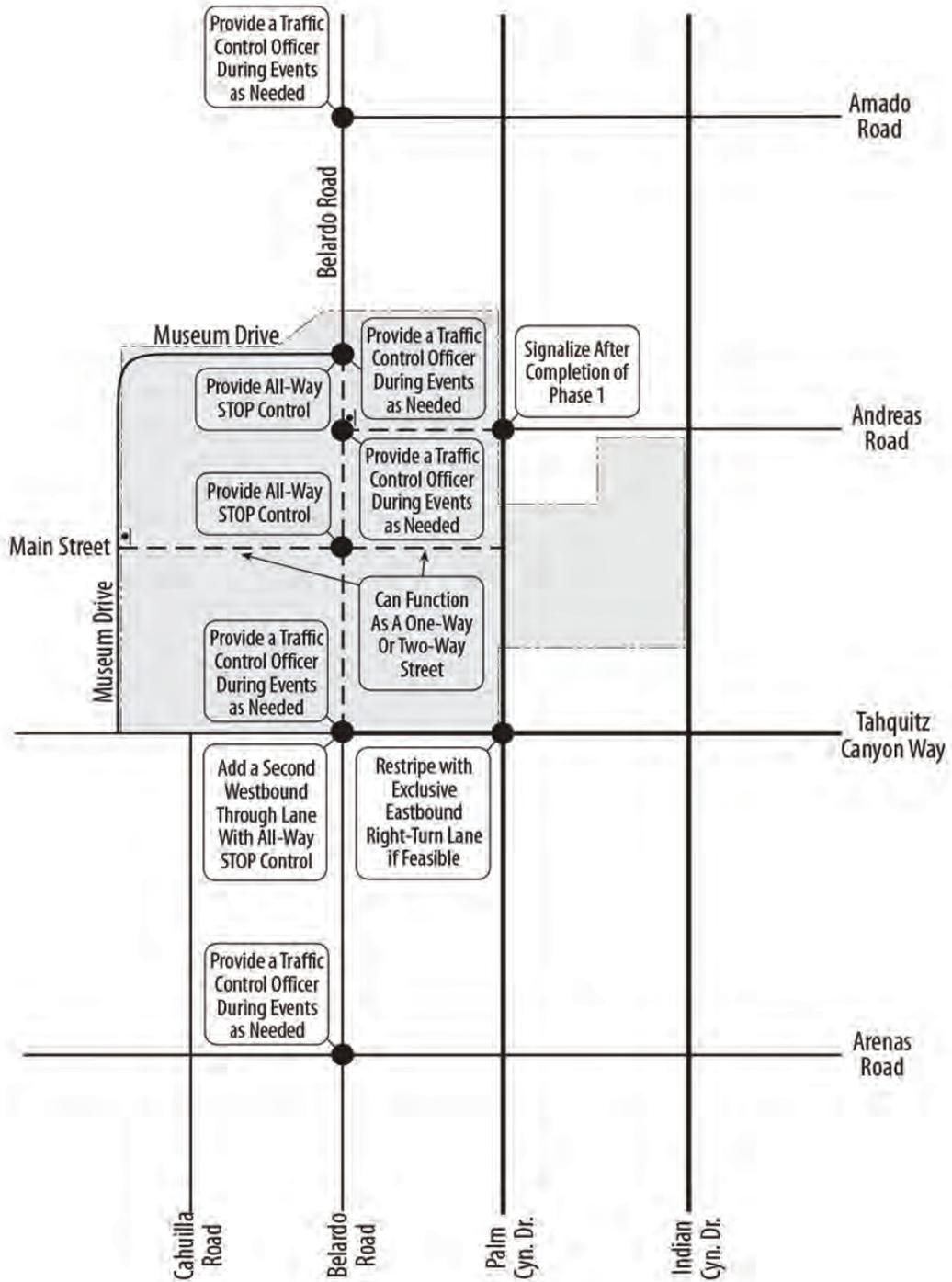
Note: Bolded arrows in shaded approaches represent new traffic lanes.



10.13.15



Museum Market Plaza EIR Addendum #2  
 Recommended Minimum Lane Geometrics and Traffic Control  
 Palm Springs, California



Scale: 1" = 350'



10.13.15



Museum Market Plaza EIR Addendum #2  
 Traffic Mitigation Strategies  
 Palm Springs, California

Exhibit

15

**Table 42  
Mitigation Strategies for Intersections With Potential LOS Deficiencies**

Intersection/Potential Deficiency	Potential Mitigation Strategies
<p><b>3. Indian Canyon Drive @ Tahquitz Canyon Way</b></p> <p><u>Deficiency:</u> Provides acceptable LOS for all scenarios except the year 2030+project buildout+park event scenario during the midday peak hour on Saturdays.</p>	<p>Any mitigation to improve the capacity of this intersection by adding additional lanes would require substantial modifications and affect on-street parking. Since the impacts are temporary and infrequent, they may be addressed by a Traffic Management Plan for planned special events. The most cost-effective strategy would be to avoid scheduling major events with start times that coincide with the Saturday midday peak hour.</p>
<p><b>6. Palm Canyon Drive @ Tahquitz Canyon Way</b></p> <p><u>Deficiency:</u> Provides acceptable LOS for all scenarios except during park events.</p>	<p>To improve service for all scenarios and mitigate the LOS deficiencies, an exclusive eastbound right-turn lane could be added at this intersection.</p>
<p><b>8. Belardo Road @ Amado Road</b></p> <p><u>Deficiency:</u> Provides acceptable LOS for all conditions except the scenarios with park events during Villagefest.</p>	<p>Future traffic conditions should be monitored when park events occur during Villagefest. When park events occur during Villagefest, a traffic control officer may be necessary to manually direct traffic at this intersection.</p>
<p><b>9. Belardo Road @ Tahquitz Canyon Way</b></p> <p><u>Deficiency:</u> Provides unacceptable LOS with park event scenarios, as well as with the year 2030+project buildout scenarios during the midday peak hour on Saturday and Villagefest.</p>	<p>Provides acceptable LOS with year 2030+project buildout weekday scenario. All-way STOP control is recommended when Belardo Road is extended through the site. To improve the LOS for all scenarios and mitigate the year 2030+project buildout Saturday and Villagefest (without park event) LOS deficiencies, two westbound through lanes should be provided at this intersection and the two receiving lanes should extend west to the existing parking structure access connection. During park events, a traffic control officer may be necessary to manually direct traffic at this intersection.</p>
<p><b>10. Belardo Road @ Arenas Road</b></p> <p><u>Deficiency:</u> Provides unacceptable LOS during Villagefest with park event scenarios.</p>	<p>Since the LOS deficiencies are temporary and infrequent, they may be addressed by a Traffic Management Plan developed for planned special events. The most cost-effective strategy would be to avoid scheduling major events during Villagefest. When park events occur during Villagefest, a traffic control officer may be necessary to manually direct traffic at this intersection.</p>
<p><b>14. Palm Canyon Drive @ Andreas Road</b></p> <p><u>Deficiency:</u> Provides unacceptable LOS with all Saturday scenarios, all park event scenarios, and the year 2030+project buildout scenario on weekdays.</p>	<p>Recommended for signalization after Phase 1. Once signalized, this intersection will provide acceptable levels of service with all future scenarios.</p>

The deficiencies in level of service are primarily associated with Park events occurring during peak hours or Villagefest. It is important to note that the traffic study update considered the worst case conditions: maximum potential attendance at a special event during the peak season, at peak traffic times (Villagefest, midday Saturday, and midday and evening peak hours on weekdays). As a result, the analysis presents a worst case scenario of potential impacts, and likely overstates these impacts. The nature of special events, and their number throughout the year is not known at this time. The impacts of special events will be short-term and infrequent, but their impact could be significant. In order to assure that levels of service remain at acceptable levels, the following mitigation measures shall be required.

1. The intersection of Palm Canyon Drive and Andreas Road shall be signalized prior to the opening of the Park for public use.
2. Tahquitz Canyon Drive, from Palm Canyon Drive westerly to the access driveway for the parking structure, shall be restriped to provide two westbound through lanes prior to the completion of the last building within the project.
3. No special event shall be scheduled after 4 PM on any day that Villagefest is scheduled to occur.
4. Concurrent with the completion of Phase 1 improvements (Block A, Block C, hotels on Block B and D and Park), special events scheduled to begin within one hour of the midday peak or evening peak hour during peak season (January through April) shall be required to include a Traffic Management Plan to be approved by the City that includes, at a minimum:
  - a. A traffic control officer at Belardo Road and Tahquitz Canyon.
  - b. Off-site parking at the Convention Center, airport or similar public lot, with shuttle service to the Park.
  - c. Priority access for the BUZZ trolley.
  - d. An analysis of how many trips will be eliminated through the implementation of the Traffic Management measures to reduce trips by 50%.
5. Concurrent with project build out, special events at the Park scheduled between 10 AM and 2 PM on Saturday during peak season shall be required to include a Traffic Management Plan to be approved by the City. The Plan shall include, at a minimum:

- a. Traffic control officers at Belardo Road and Tahquitz Canyon, Belardo Road and Arenas Road;
  - b. Mandatory off-site parking at the Convention Center, airport or similar public lot, with shuttle service to the Park.
  - c. Priority access for BUZZ trolley.
  - d. An analysis of how many trips will be eliminated through the implementation of the Traffic Management measures to reduce trips by 80%.
6. Parking on the south side of Tahquitz Canyon, between Belardo Road and Palm Canyon Drive, shall be prohibited on special event days, to allow right hand turn movements separated from through traffic.
  7. The City shall monitor traffic conditions at all park events for the first two years after completion of Phase 1, and refine Traffic Management Strategies to meet the actual conditions experienced during those special events.

### **EIR Mitigation Measures**

The certified EIR included a number of mitigation measures, which reduced project impacts to less than significant levels. These are listed below, and will continue to be implemented for the proposed project..

1. The project proponent shall dedicate appropriate right-of-way, as needed, to accommodate the ultimate improvement of all General Plan public roadways within and adjacent to the project site to accommodate additional demand for exclusive right-turn lanes, bus stops and lanes, bicycle facilities or other improvements required to maintain a minimum operating LOS D at intersections.
2. Master planned roadways shall be improved on and adjacent to the site in accordance with the approved design standards specified in the Museum Market Plaza Specific Plan.
3. Private roads shall be developed in accordance with the approved design standards specified in the Museum Market Plaza Specific Plan or, where not provided in the Specific Plan, with City's published engineering standards for public streets, unless otherwise approved by the City Engineer.
4. Where necessary and appropriate, the project proponent shall implement the Specific Plan and provide bikeways and associated facilities on and/or adjacent to the project site, The goal of this measure is to reconnect the existing recreational bike trails in the area known

as the Las Palmas Loop, the Heritage Trail, the Citywide Loop, and the Downtown Loop that would be disconnected as a result of the removal of the segment eliminated by the vacation and abandonment of Belardo Road/Museum Drive proposed. The developer, may be required prior to approval of development plans, to provide right-of-way through land dedications to accommodate the City's network of trails and non-motorized routes.

5. The project proponent shall provide off-street parking and loading facilities for the proposed development, as specified in the development standards and guidelines within the Museum Market Plaza Specific Plan. Loading spaces shall be provided which meet the requirements of Section 93.07.01 of the Palm Springs Municipal Code. The off-street parking layout shall be subject to the review and approval of the City Engineer.
6. The project proponent shall provide accessible parking spaces and accessible parking aisles (96 inches wide and designated "Van Accessible") that are ADA compliant. If valet parking facilities are provided, an accessible passenger-loading zone shall also be provided on an accessible route to the entrance of the facility. If passenger-loading zones are provided on-site, then at least one passenger loading zone shall be ADA accessible.
7. The project proponent shall provide accessible routes of travel (including compliant curb ramps, sidewalks, and other improvements) along all public streets and within all public spaces and common areas, in accordance with current ADA guidelines and standards.
8. The project proponent shall contribute traffic impact mitigation fees, by participating in the Traffic Uniform Mitigation Fee (TUMF) program.

#### EIR Mitigating Intersection Improvements

The following table summarizes the improvements required at on-site and key intersections by the Year 2030 buildout period. Certain proposed mitigation measures set forth below and associated with addressing traffic conditions during Villagefest may be substituted with other measures or appropriate Conditions of Approval that adequately address these short-term impacts. The table also indicates the approximate project share of projected intersection traffic expected in 2030, and shall serve as the basis for assigning responsibility for improvements or appropriate levels of fee mitigation. Note that if Main Street (formerly Museum Way) is not extended from Palm Canyon to Indian Canyon through Block K, the cited improvements will not apply. The traffic study update found that levels of service at project area intersections would not require the addition of Museum Way/Main Street for proper operation of the circulation system.

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In addition, mitigation measures in the Table below have been modified to address the changes in recommendations provided in the traffic study update. These additions are shown in bold text, while deletions are shown in strike-through.

**Table 43**  
**Required Intersection Improvements (2030)**

<b>Intersection Improvement</b>	<b>Project-Related Contribution To Future Traffic Growth</b>
<p>WEEKDAY AND SATURDAY REQUIRED MITIGATION</p> <p><b>Palm Canyon Drive @ Museum Way (if operated as a two-way street)</b></p> <ul style="list-style-type: none"> <li>- install a traffic signal</li> <li>- construct an eastbound through lane</li> <li>- construct an eastbound right-turn lane<sup>a</sup></li> <li>- construct a westbound through lane</li> <li>- construct a westbound left-turn lane<sup>a</sup></li> </ul>	<p>Project Share of Traffic</p> <p>Increase = 68.22%</p>
<p><b>Indian Canyon Drive @ Museum Way (if constructed)</b></p> <ul style="list-style-type: none"> <li>- install a traffic signal</li> <li>- construct an eastbound left-turn lane</li> </ul>	<p>Project Share of Traffic</p> <p>Increase = 49.90%</p>
<p><b>Belardo Road @ <del>Museum Way</del> Main Street</b></p> <ul style="list-style-type: none"> <li>- install an all-way stop</li> <li>- construct a northbound approach lane</li> <li>- construct a southbound approach lane</li> <li>- construct an eastbound approach lane</li> <li>- construct a westbound approach lane</li> </ul>	<p>Project Share of Traffic</p> <p>Increase = 97.09%</p>
<p><b>Belardo Road @ Tahquitz Canyon Way</b></p> <ul style="list-style-type: none"> <li>- install a <b>four</b>-way stop, with STOP signs on Tahquitz Canyon Way</li> <li>- stripe a northbound left-turn lane</li> <li>- construct a southbound left-turn lane</li> <li>- construct a southbound through/right-turn lane</li> <li>- stripe an eastbound left-turn lane</li> <li>- stripe a westbound left-turn lane</li> </ul>	<p>Project Share of Traffic</p> <p>Increase = 90.59%</p>
<p>ADDITIONAL MITIGATION ON VILLAGEFEST THURSDAY</p> <p><b>Belardo Road @ Amado Road</b></p> <ul style="list-style-type: none"> <li>- <del>install a traffic signal</del></li> </ul>	<p>Project Share of Traffic</p> <p>Increase = 59.32%</p>
<p><b>Belardo Road @ <del>Museum Way</del> Main Street</b></p> <ul style="list-style-type: none"> <li>- <del>install a traffic signal</del></li> <li>- add a northbound left-turn lane<sup>a</sup></li> <li>- add a southbound left-turn lane<sup>a</sup></li> </ul>	<p>Project Share of Traffic</p> <p>Increase = 97.09%</p>

<p><b>Belardo Road @ Arenas Road</b></p> <ul style="list-style-type: none"> <li>- install a traffic signal</li> <li>- add a northbound left-turn lane<sup>a</sup></li> <li>- add a southbound left-turn lane<sup>a</sup></li> </ul>	<p>Project Share of Traffic  Increase = 60.36%</p>
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EIR Specific Mitigation Measures

The following additional and specific mitigation measures are also to be implemented to further reduce potential circulation, site access and/or parking impacts associated with the proposed project.

1. The intersection approach lanes and traffic controls at the on-site and off-site key intersections shall be improved in a timely manner that preserves acceptable levels of service and consistent with the recommendations outlined in Figures 5-1 through 5-7 of the MMP Traffic Impact Study, **and consistent with the timing described in Table 42 of this document (2017 or 2030 improvements)**<sup>16</sup>.
  
2. To accommodate projected year 2030 traffic volumes at acceptable levels of service with Villagefest traffic and the closure of Palm Canyon Drive, three additional intersections will require signalization: (1) Belardo Road at Amado Road, (2) Belardo Road at Museum Way, and (3) Belardo Road at Arenas Road.
  
3. To maintain the necessary roadway capacity while minimizing congestion, Belardo Road should be improved as a public “Collector” street. On-street parking should be restricted on the approaches to intersections to assure adequate intersection sight distances, particularly in the vicinity of Museum Way. **If the recommended construction of Belardo Road and Tahquitz Canyon with two lanes of traffic is not implemented, traffic signalization will be considered for this intersection in 2030 (project build out). The project proponent shall demonstrate that adequate levels of service are provided, or make necessary improvements, prior to the issuance of Certificates of Occupancy for the final building within the project site.**
  
4. Detailed street and parking plans proposing angled parking along Belardo Road and Palm Canyon Drive shall be submitted to the City Engineer for approval, **if proposed**. The subject facilities shall be designed to limit the impacts of angled parking on roadway capacity and the potential for increased accidents.

<sup>16</sup> Museum Market Plaza Specific Plan Traffic Impact Study, prepared for Terra Nova Planning and Research by Endo Engineering, September 2008

5. Final subdivision maps and development plans identifying locations of structures, access drives, parking and other circulation components shall be submitted to and approved by the City for each implementing component of the Specific Plan.
6. Adequate vehicle stacking capacity shall be provided at the access drives to all parking structures to assure that cars waiting for entry to the parking garages on-site do not obstruct the adjacent street, particularly in the peak travel periods.
7. Clear unobstructed sight distances shall be maintained at the unsignalized site driveways, site access intersections, and internal intersections. All driveways with traffic exiting across public sidewalks shall have a clear sight triangle inside the property measuring 8 feet by 8 feet to allow driver visibility of pedestrians on the sidewalk. Screening fences or shrubbery shall not produce view obstructions at driveways or intersections.
8. All off-street parking areas constructed on-site shall be adequately illuminated with properly shielded ground-level and mounted lighting fixtures that promote user safety, defensible space and security, as well as to minimize the potential for vehicle-pedestrian collisions.
9. Proposed on-site loading facilities shall be designed in a manner that precludes trucks from backing into or out of the loading facilities from a public street, or to be required to use any public street for parking. All areas used by trucks shall be set at appropriate grades, properly drained, paved, and maintained.
10. The project proponent shall coordinate with SunLine Transit Agency and the City to assure that adequate provisions are made for public transit facilities on-site.
11. The project proponent shall contribute on a fair-share basis to the cost of circulation improvements required within the study area.

### 3. Comparison of Transportation/Traffic Analysis and Impacts

The traffic study update found that conditions at the project site, both in opening year (2017) and at build out, would result in equivalent or lesser impacts than those considered in the certified EIR, without the Design Day impacts of a special event at the Downtown Palm Springs Park. Although special events were considered and evaluated in concept in the certified EIR, more

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information is now available, making it possible for a detailed analysis to be completed. This analysis resulted in findings that certain intersections would be impacted during a special event, particularly if those events occur during Villagefest. In order to mitigate this potential impact, a mitigation measure is included in this document prohibiting Park events during Villagefest. In addition, potential impacts were identified during peak season, on weekday and Saturday peak hours. Mitigation measures have been provided to assure that these impacts will be reduced to less than significant levels.

The traffic study update found that certain previously required improvements would not be necessary, because of the improved conditions on surrounding roadways, and that certain mitigation measures could be modified. These modifications have been provided above.

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts. Significant impacts identified in the traffic study update have been reduced to a less than significant level with the imposition of mitigation measures.

## **O. Utilities/Service Systems**

### 1. Analysis of the Museum Market Plaza Specific Plan Certified EIR

#### **Solid Waste**

Palm Springs Disposal Services provides solid waste disposal services to the City of Palm Springs. Solid waste is transported to the Edom Hill Transfer Station in Cathedral City, which is permitted to receive 2,600 tons of waste per day. Waste is then transported to Lamb Canyon Sanitary Landfill or Badlands Landfill, both of which have available capacity. Recycling and green waste disposal services are also available.

The Specific Plan EIR projected that residential, retail, and office development would generate approximately 2,080 tons of solid waste annually. Impacts were determined to be less than significant with mitigation, which included the implementation of onsite recycling programs.

#### **Wastewater Services**

The City contracts with Veolia Water North America to manage its wastewater collection and treatment system. The treatment plant is capable of treating 10.9 million gallons per day and accommodates approximately 60 percent of its capacity. Desert Water Agency (DWA) operates a wastewater recycling facility that provides tertiary-treated irrigation water to several local golf courses and other public facilities. The Specific Plan area includes existing 8- and 10-inch sanitary sewer facilities.

Development of the Specific Plan area would require the abandonment of existing lines through the Desert Fashion Plaza, installation of new sewer lines beneath the proposed extension of Belardo Road, and expansion of existing lines to new individual buildings. The residential component of the project is expected to generate 200,000 gallons of wastewater per day. Project-related impacts were expected to be less than significant, and no mitigation was necessary.

#### **Water Services**

The Desert Water Agency (DWA) provides domestic water to the Specific Plan area and obtains most of its water supply from groundwater. At the time the EIR was prepared, existing 6-, 10-, and 12-inch mains were in the project area, and existing water demand in the project area was estimated at 64.9 acre-feet per year.

The EIR's Water Supply Assessment (WSA)<sup>17</sup> evaluated future water supply and demand conditions in DWA's service area under normal, single dry, and multiple dry years occurring between 2010 and 2030. The analysis included projected growth and development that was anticipated in DWA's service area, such as the 2009 Specific Plan. The WSA also estimated that Specific Plan build out would result in a total water demand of 259.3 acre-feet per year, and net water demand at build out would be approximately 194.3 acre-feet annually. The WSA concluded that there will be sufficient water supplies to meet the demands of the Specific Plan during normal, single dry, and multiple dry years through at least 2030 without adversely impacting the groundwater basin. Additionally, the project would not interfere with DWA's ability to service existing and planned future water consumers. Project impacts were determined to be a less than significant, and no mitigation measures were necessary.

## 2. Analysis of the Proposed Project Modifications

The following section analyzes the potential impacts to utilities/service systems associated with development of the proposed project, including the Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project, and development of the western half of Block B for a hotel of up to 150 rooms.

### **Solid Waste**

In 2014, the City disposed of approximately 64,604 tons of solid waste.<sup>18</sup> Palm Springs Disposal Services provides solid waste disposal services to the City and project area. Solid waste is transported to the Edom Hill Transfer Station in northern Cathedral City and disposed at one of three regional landfills: 1) Lamb Canyon Landfill in Beaumont, which has a remaining capacity of 18.9 million cubic yards (2009) and estimated closure date of 2021, 2) Badlands Landfill in Moreno Valley, with a remaining capacity of 14.7 million cubic yards (2010) and estimated closure date of 2024, and 3) El Sobrante Landfill in Corona, with a remaining capacity of 145.5 million cubic yards (2009) and estimated closure date of 2045.<sup>19</sup> Each landfill has available capacity to serve additional development. Facility operators, including PSDS, Burrtec, and Riverside County Waste Management, are required to meet all local, regional, state, and federal standards for solid waste disposal.

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<sup>17</sup> "Water Supply Assessment for the Museum Market Plaza Specific Plan," Desert Water Agency and City of Palm Springs, adopted October 13, 2008.

<sup>18</sup> [www.calrecycle.ca.gov](http://www.calrecycle.ca.gov), California Department of Resources Recycling and Recovery (CalRecycle) Disposal Reporting System, Jurisdiction Disposal by Facility, Disposal during 2014 for Palm Springs.

<sup>19</sup> Facility/Site Summary Details for Edom Hill Transfer Station (33-AA-0296), [www.calrecycle.ca.gov](http://www.calrecycle.ca.gov)

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PSDS operates a comprehensive recycling program and collects recyclable materials from its customers. Recyclables are transferred to a Materials Recovery Facility, sorted, and shipped off-site for processing. The City continues to meet California State bill AB-939 mandates to divert 50% of its waste by the year 2000.

Hazardous waste disposal is addressed in the Hazards and Hazardous Materials section of this document.

Build out of the proposed project will increase solid waste generation and increase the demand for waste and recycling removal and disposal services. The following table estimates solid waste generated by the project at build out.

**Table 44  
Projected Solid Waste Generation  
at Project Build Out**

<b>Land Use</b>	<b>Solid Waste Generation Factor</b>	<b>Projected Solid Waste Generation (tons/year)</b>
<u>Residential:</u>		
650 dwelling units	0.0032 tons/DU/day <sup>1</sup>	759
<u>Commercial retail &amp; office:</u>		
391,300 square feet	0.0024 tons/sq.ft./year <sup>1</sup>	939
<u>Hotel:</u>		
620 rooms	2 lbs./room/day <sup>2</sup>	226
<b>Total:</b>		<b>1,924</b>

<sup>1</sup> Generation rate used in EIR.

<sup>2</sup> EIR did not estimate solid waste generated by hotels. This generation rate is from California Integrated Waste Management Board, "Service Sector: Estimated Solid Waste Generation & Disposal Rates."

The project is projected to generate 1,924 tons of solid waste annually, which is about 3% of the City's total disposal tonnage in 2014. This estimate includes waste generated by hotels, which were not included in the EIR. Even with hotel rooms added, total solid waste generated by the proposed project is 150 tons per year (7%) less than that projected in the EIR. Impacts will be less than those anticipated at build out of the previously approved Specific Plan.

Actual waste generation will depend on project-specific development criteria and diversion rates. The proposed project does not include land uses that are expected to produce unusually high quantities or unique types of solid waste or hazardous waste materials. Phased development will assure that solid waste generation occurs gradually. Residential and commercial facilities will be

required to provide onsite recycling containers, and implementation of recycling and other diversion programs will further reduce solid waste disposal quantities.

### **EIR Mitigation Measures**

Although project impacts are expected to have a less than significant impact on solid waste facilities and services, the following mitigation measure that was provided in the EIR will assure impacts are further reduced, and is considered appropriate for the proposed project:

1. The developer shall implement recycling programs for all components of the development project.

### Comparison of Solid Waste Analysis and Impacts

Compared to the project analyzed in the certified EIR, the proposed project is expected to produce about 7% less solid waste. This reduction is largely associated with a reduction of dwelling units. Like the previous project, the proposed project will have a less than significant impact on solid waste collection and disposal.

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts.

### **Wastewater Services**

The City provides wastewater collection and treatment services in the project area and contracts with Veolia North America to operate its wastewater treatment plan (WTP) on Mesquite Avenue. The WTP has a capacity of 10.9 million gallons per day (mgd) and treats approximately 6 mgd. A tertiary wastewater recycling facility processes sewage from the WTP, and reclaimed effluent is released for irrigation use at the City's municipal golf course and DeMuth Park.

Since the EIR was certified, existing development on Blocks A through H has been demolished. However, wastewater services are still provided to that portion of the project area identified as Block K.

Existing sewer lines are located beneath Tahquitz Canyon Way, Indian Canyon Drive, and Andreas Road in the immediate project vicinity. Existing lines and laterals have been installed to serve nearly all Blocks in the project area.

The project proposes the extension of sewer lines beneath segments of Main Street and Belardo Road in the project area. Development in the project area will generate wastewater and the need for collection and treatment services. The following table estimates wastewater generated at build out of the proposed project.

**Table 45  
Projected Wastewater Generation  
at Project Build Out**

<b>Land Use</b>	<b>Wastewater Generation Factor</b>	<b>Projected Wastewater Generation (gallons/day)</b>
<u>Residential:</u>		
1,294 residents	100 gallons/day/capita <sup>1</sup>	129,400
<u>Commercial retail &amp; office:</u>		
391,300 square feet	1,500 gallons/day/acre <sup>2</sup>	13,470
<u>Hotel:</u>		
620 rooms	100 gallons/day/capita <sup>3</sup>	69,750
<b>Total:</b>		<b>212,620</b>

<sup>1</sup> Generation rate used in EIR.

<sup>2</sup> EIR did not estimate wastewater generated by commercial retail or offices. This generation rate is from “City of Palm Springs Sewer Master Plan.”

<sup>3</sup> EIR did not estimate wastewater generated by hotels. This estimate uses the residential wastewater generation factor (100 gallons/day/capita), assumes 75% occupancy (465 rooms), and 1.5 persons/room/day.

The project is projected to generate 212,620 gallons of wastewater per day, which is about 3.5% of the total amount currently treated at the WTP, and about 2.0% of total available capacity at the WTP. This includes wastewater generated by commercial, office, and hotel development, which was not included in EIR estimates. Even with commercial, office, and hotels added, wastewater generated at build out of the proposed project represents an increase of only 12,620 gallons per day (6%) compared to the previously analyzed project. Impacts will remain less than significant and no mitigation measures are required.

Comparison of Wastewater Analysis and Impacts

The EIR analysis did not include wastewater projections for commercial, office, or hotel development. The above analysis includes them. Even so, total wastewater projections are only 6% higher than those estimated in the EIR. The WTP has capacity to treat the effluent generated by the proposed project. Impacts remain less than significant, and like the EIR, no mitigation is necessary.

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts.

### **Water Services**

The Desert Water Agency provides domestic water to the City and project area. Approximately 95% of DWA's water supply is from groundwater; the remaining 5% is from surface water. DWA's annual production is estimated at 43,000 acre-feet.<sup>20</sup> DWA also participates in a groundwater replenishment program in which water from the Colorado River Aqueduct fills two local recharge basins and supplements groundwater supplies. Between 1973 and 2008, more than 2.1 million acre-feet of water have been replenished.

DWA is part of the Coachella Valley Regional Water Management Group, which prepared a draft Integrated Regional Water Management Plan (IRWMP) in 2013. The Plan analyzes water supplies and demand over the long-term, including analysis of multiple dry years, which have been experienced in California recently. The Plan analyzes regional water needs and indicates that the long-term demand for domestic water will increase, but conservation measures and replenishment programs will make it possible for DWA to meet increasing demand (see Water Quality/Resources section).

Since the EIR was prepared, the Desert Fashion Plaza (Blocks A through H) has been demolished. However, water continues to be used on that portion of the project area identified as Block K. Where construction is underway, limited quantities of water are used for routine site watering and dust control measures.

Existing 6-, 10-, and 12-inch water lines extend through portions of the project area and around its perimeter, including North Palm Canyon Drive, Indian Canyon Drive, Tahquitz Canyon Drive, Museum Drive, Andreas Road, and Belardo Road at the northern project boundary.

The project proposes the extension of 12-inch water lines through the central portion of the project area, including beneath Main Street and Belardo Road, and an east-west trending 8-inch line will bisect Block K.

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<sup>20</sup> <http://www.dwa.org/>, Desert Water Agency website, accessed October 9, 2015.

The proposed project will generate water demand for landscaping and potable purposes. Water demand at build out of the proposed project is estimated using the same methodologies and assumptions as those used in the EIR Water Supply Assessment.

#### Landscaping Water Demand

Demand for landscaping water assumes 10% landscape coverage for residential, hotel, commercial, office, restaurant, and streetscape land uses. Given that park (Block E) and open space (Blocks H-1 and H-2) design plans are preliminary and conceptual at this time, it is assumed that 100% of these Blocks will be landscaped. The analysis also assumes that moderate desert landscaping will be installed on residential, hotel, commercial, office, restaurant, and streetscape land uses, which consumes 3.108 acre-feet per acre annually; and that turf will be installed on parks and open spaces (Blocks E, H-1, and H-2), which consumes 4.352 acre-feet per acre annually. Although portions of Blocks E, H-1, and H-2 will ultimately be developed to include structures, impervious surfaces, and drought tolerant landscaping materials, the assumption provides a conservative estimate and assures that actual demand will be less than stated projected. The following table summarizes estimated landscape water consumption in the project area at project build out. These factors were used in the EIR WSA and are based on the Maximum Water Allowance for Zone 3A, and defined in the Coachella Valley Water District's Landscape Ordinance 1302.1, which is still in effect. A 35% return flows factor was applied to account for irrigation water that will be returned to groundwater through natural percolation and infiltration.

The following table summarizes projected water demand for landscaping. Approximately 3.88 acres will be landscaped and will demand approximately 9.52 acre-feet of water annually. As explained above, this is a conservative estimate that overstates projected water demand because, for analysis purposes, it assumes 100% of Blocks E, H-1, and H-2 will be turfed.

**Table 46  
Projected Landscape Water Demand  
At Build Out of Downtown Palm Springs Project**

<b>Block</b>	<b>Total Acres</b>	<b>Estimated Landscaped Acres<sup>1</sup></b>	<b>Estimated Landscaping Demand (ac-ft/ac/year)<sup>2</sup></b>	<b>Total Demand (ac-ft/year)</b>	<b>Total Demand Less 35% Return Flows (ac-ft/year)</b>
Block A	1.59	0.16	3.108	0.50	0.32
Block B	1.5	0.15	3.108	0.47	0.31
Block C	2.41	0.24	3.108	0.75	0.49
Block D & F	3.21	0.32	3.108	0.99	0.64
Block E	1.36	1.36	4.352	5.92	3.85
Block G	1.73	0.17	3.108	0.53	0.34
Block H1	0.31	0.31	4.352	1.35	0.88
Block H2	0.41	0.41	4.352	1.78	1.16
Block K1	0.89	0.09	3.108	0.28	0.18
Block K2	5.0	0.50	3.108	1.55	1.01
Streets	1.74	0.17	3.108	0.53	0.34
<b>Total:</b>	<b>20.15</b>	<b>3.88</b>	<b>----</b>	<b>14.65</b>	<b>9.52</b>

<sup>1</sup> Assumes 10% landscape coverage for residential, hotel, commercial, office, restaurant, and streetscape usage. Assumes 100% landscape coverage for parks and open space (Blocks E, H-1, and H-2).

<sup>2</sup> Assumes moderate desert landscaping for residential, hotel, commercial, office, restaurant, and streetscape usage. Assumes turf coverage for parks and open space (Blocks E, H-1, and H-2).

Potable Water Demand

The same methodology used in the EIR WSA was used to project potable water demand at build out of the proposed project. For residential land uses, the number of anticipated dwelling units was multiplied by a household size of 2.10 persons. This figure was used to maintain consistency with the EIR; however, the 2010 U.S. Census reported that the average household size in Palm Springs was 1.93 persons per household, and the Department of Finance estimates that 2015 household size in the City stands at 1.99. Therefore, this analysis is conservative and overstates water demand from residential land uses to some extent. The American Water Works Association Research Foundation’s (AWWARF) per capita usage factor of 69.3 gallons per day per person was applied, and is still considered appropriate for use in this analysis.

Non-residential demand factors used in the WSA were as follows and were applied to the currently proposed project: 87.5 gallons per day per occupied hotel room, 30.5 gallons per year per square foot of commercial and office uses, and 230.5 gallons per square foot per year for restaurant uses. A hotel occupancy rate of 75% was assumed. Square footages were multiplied by the appropriate AWWARF demand factor.

The following table summarizes projected potable water demand at project build out, which is estimated at 215.18 acre-feet annually. The EIR WSA considered, but did not apply, a non-consumptive return flow factor of 35% for potable water. If the factor is applied to the proposed project, water demand for potable water would equal 139.87 acre-feet annually. This assumes that some water is not consumed, but is returned to the water supply or captured, treated, and recycled for irrigation purposes.

**Table 47  
Projected Potable Water Demand  
At Build Out of Downtown Palm Springs Project**

<b>Land Use</b>	<b>Total Units</b>	<b>Population per Unit</b>	<b>Square Feet</b>	<b>Demand Factor (gallons)</b>	<b>Total Demand (ac-ft/year)</b>
High Density Residential	650	2.10		69.3 gal/person/day	105.96
Hotel	620 <sup>1</sup>			87.5 gal/occupied room/day	45.58
Commercial <sup>2</sup> : Retail			249,475	30.5 gal/sq.ft./year	23.35
Restaurant			44,025	230.5 gal/sq.ft./year	31.14
Office			97,800	30.5 gal/sq.ft./year	9.15
				<b>Total:</b>	<b>215.18</b>

<sup>1</sup> Assumes 75% occupancy year round.

<sup>2</sup> Assumes total commercial square footage (293,500 sq. ft) consists of 85% retail and 15% restaurant.

Total Projected Water Demand

Overall water demand at build out of the proposed Downtown Palm Springs project is shown in the following table.

**Table 48  
Total Projected Water Demand  
At Build Out of Downtown Palm Springs Project**

<b>Use</b>	<b>Projected Water Demand (acre-feet/year)</b>
Landscaping Water	9.52
Potable Water	215.18
<b>Total:</b>	<b>224.70</b>

Total projected water demand is 224.70 acre-feet annually. If 35% non-consumptive return flows are considered for potable water, total demand would equal 149.39 acre-feet annually.

The approved EIR WSA analysis accounted for water consumed by existing buildings and landscaping in the project area. Although water is no longer used on Blocks A through H, it continues to be used on that portion of the project area identified as Block K. As shown in the following table, when existing water demand is deducted from the projected water demand for the proposed Downtown Palm Springs project, the proposed project will generate a demand for 159.8 acre-feet per year.

**Table 49**  
**Net Water Demand Projections**  
**At Build Out of Downtown Palm Springs Project**

	<b>Acre-feet/Year</b>
Projected Water Demand	224.70
Existing Water Demand	64.9
<b>Net Water Demand (Difference):</b>	<b>159.8</b>

If the 35% non-consumptive return flow is applied to projected Downtown Palm Springs potable water demand (149.39 acre-feet/year), and existing water use (64.9 acre-feet/year) is deducted, net water demand of the project at build out equals 84.49 acre-feet annually. However, to assure a conservative analysis, net water demand at project build out is assumed to be 159.8 acre-feet per year. This represents a 17.8% decrease in water demand than that analyzed in the EIR and WSA. As water demand at project build out will be less than that estimated in the EIR, overall water demand impacts will be less than originally analyzed. All the above estimates include water used by the proposed Block E park and Block B-1 hotel.

Since EIR certification, California has experienced a multi-year drought, prompting the Governor to declare a drought state of emergency and mandate implementation of water reductions across the State to reduce water usage. The Governor’s Executive Order B-29-15 was issued on April 1, 2015 and requires a mandatory water usage reduction of 36% in DWA’s service area. DWA achieved water reductions of 30% in July and 40% in June. Its mandatory water conservation measures were revised to include the following measures:

- “Washing of hardscape, such as driveways, parking lots and walkways, shall be prohibited.
- The use of running water to wash vehicles shall be prohibited. The use of buckets and stop nozzles on hoses, for rinsing only, shall be permitted.
- Restaurants may provide water to customers only upon request.

- Outdoor irrigation of commercial, industrial and institutional facilities shall be restricted to alternate days after 7:00 p.m. and before 7:00 a.m. The schedule will depend on the building's address. If the address is even, such as 550, water on even days, such as the 2nd, 4th, 6th, etc. If the address is odd, such as 555, water on odd days, such as the 1st, 3rd, 5th, etc.
- A commercial, industrial or institutional customer may implement an alternative water use reduction plan that achieves reductions in water use equivalent to those expected from the restrictions prescribed herein, if approved in advance by the General Manager.
- Outdoor residential irrigation shall be restricted to Mondays, Wednesdays and Fridays, after 7:00 p.m. and before 7:00 a.m.
- The application of potable water to outdoor landscapes in a manner that causes runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures shall be prohibited.
- The use of non re-circulating fountains or other decorative water features shall be prohibited.
- The application of water to outdoor landscapes during and up to 48 hours after measurable rainfall shall be prohibited.
- Operators of hotels and motels shall provide guests with the option of choosing not to have towels and linens laundered daily. Each hotel or motel shall prominently display notice of this option in each bathroom, using clear and easily understood language.
- The use of potable water outside of newly constructed homes and buildings that is not delivered by drip or micro-spray systems shall be prohibited.
- The use of potable water to irrigate turf within street medians, and turf within the dedicated right of way on either side of a public street, shall be prohibited.
- Agency customers are encouraged not to empty and refill swimming pools from June 1 through October 31 unless necessary to address a health or safety emergency.”

The proposed project will be subject to these restrictions and any additional restrictions mandated by DWA or the State, and the project will be constructed to 2013 or later Building Code requirements, which are more stringent than those in effect when the WSA was adopted and EIR certified.

As is the case with all projects in DWA's service area, the proposed project will be required to comply with DWA's water conservation measures and those of Executive Order B-29-15. Additional project-specific water conservation mitigation measures are included in the Water Quality/Resources section of this document.

#### Comparison of Water Analysis and Impacts

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Compared to the previously analyzed project, the proposed project will result in an estimated water consumption decrease of 17.8%. Impacts associated with water resources, and the ability of DWA to provide service the proposed project, will remain less than significant and will be less than those originally analyzed in the certified EIR.

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts.

**P. Economics**

1. Analysis of the Museum Market Plaza Specific Plan Certified EIR

At the time the EIR was written, the City's Redevelopment Agency (RDA) was in existence. The Specific Plan area was located within a Redevelopment Area, in which property tax revenues were required to be used for economic development activities (80%) and affordable housing programs (20%). The majority of the site was developed and generated over \$220,000 annually in property tax revenues for the RDA. Sales taxes, transient occupancy tax and other revenues were also generated by project development. Costs associated primarily with residential development were also calculated, including the cost of general government as well as public safety. Restricted funds were also included in the analysis. The resulting revenues and costs were analyzed, and are reproduced below in Table 50.

**Table 50**  
**Total Potential Costs/Revenues 2009**  
**Summary Table**

	<b>Buildout Phase</b>			
	<b>Phase I (Yrs 1-5)</b>	<b>Phase II (Yrs 6-10)</b>	<b>Phase III (Yrs 11-15)</b>	<b>Phase IV (Yrs 16-20)</b>
<b>ANNUAL REVENUES</b>				
<b>General Fund:</b>				
Property Tax	\$0	\$0	\$0	\$0
Property Transfer Tax	\$96,385	\$128,879	\$69,454	\$73,920
Local Sales Tax	\$549,060	\$1,098,120	\$1,098,120	\$1,098,120
Transient Occupancy Tax	\$626,862	\$1,253,724	\$1,253,724	\$1,253,724
Utility Users Tax	\$158,010	\$316,019	\$316,019	\$316,019
Motor Vehicle In-Lieu Revenue	\$77,097	\$154,193	\$154,193	\$154,193
New Development Tax	\$408,886	\$408,886	\$0	\$0
<b>Restricted Funds:</b>				
TUMF Fees	\$2,114,970	\$2,114,970	\$0	\$0
Highway Users Gas Tax	\$17,686	\$35,371	\$35,371	\$35,371
Measure A	\$788	\$1,576	\$1,576	\$1,576
Public Safety CFD	\$172,970	\$345,939	\$345,939	\$345,939
<b>ANNUAL COSTS</b>				
<b>General Fund:</b>				
General Government Costs	\$581,135	\$1,162,270	\$1,162,270	\$1,162,270
<b>Restricted Funds:</b>				
Public Safety Costs	\$690,942	\$1,381,885	\$1,381,885	\$1,381,885
TUMF Allocation to CVAG	\$2,114,970	\$2,114,970	\$0	\$0
<b>SUMMARY OF REVENUES/COSTS:</b>				
<b>Revenues:</b>				
Total Annual General Fund Revenues	\$1,916,299	\$3,359,822	\$2,891,511	\$2,895,977
Total Annual Restricted Fund Revenues	\$2,306,414	\$2,497,857	\$382,887	\$382,887
<b>Revenue Subtotal</b>	<b>\$4,222,713</b>	<b>\$5,857,679</b>	<b>\$3,274,398</b>	<b>\$3,278,864</b>
Historic Average Interest Rate on 90-Day Treasury Bills	6.83%	6.83%	6.83%	6.83%
Anticipated Interest Earned on Revenues	\$288,411	\$400,079	\$223,641	\$223,946
<b>Total Annual Revenues at Phase Buildout</b>	<b>\$4,511,124</b>	<b>\$6,257,758</b>	<b>\$3,498,039</b>	<b>\$3,502,810</b>
<b>Costs:</b>				
Total Annual General Fund Costs	\$581,135	\$1,162,270	\$1,162,270	\$1,162,270
Total Annual Restricted Fund Costs	\$2,805,912	\$3,496,855	\$1,381,885	\$1,381,885
<b>Total Annual Costs at Phase Buildout</b>	<b>\$3,387,047</b>	<b>\$4,659,125</b>	<b>\$2,544,154</b>	<b>\$2,544,154</b>
<b>Annual Cashflow at Phase Buildout</b>	<b>\$1,124,077</b>	<b>\$1,598,634</b>	<b>\$953,884</b>	<b>\$958,655</b>
<b>Net Property Tax Revenue to Redevelopment Agency</b>	<b>\$1,815,975</b>	<b>\$3,631,950</b>	<b>\$3,631,950</b>	<b>\$3,631,950</b>
<b>Current Property Tax to Redevelopment Agency (Land Only)</b>	<b>\$142,815</b>	<b>\$142,815</b>	<b>\$142,815</b>	<b>\$142,815</b>
<b>Total Annual Revenues to City</b>	<b>\$3,082,867</b>	<b>\$5,373,398</b>	<b>\$4,728,649</b>	<b>\$4,733,420</b>

The EIR estimated the costs and revenues associated with build out of the Specific Plan area. It concluded that the project would result in a positive annual cash flow over multiple development phases. The analysis recognized that additional revenues would be derived from fees that are based on project-specific development criteria. The single largest source of revenue to the City was in property tax flowing to the Redevelopment Agency. Without this revenue, the project still generated a positive cash flow to the City. Given that the project would contribute positively to the City's economy, project-related fiscal impacts were determined to be less than significant. No mitigation measures were required.

## 2. Analysis of the Proposed Project Modifications

The following section analyzes the potential impacts to economics associated with development of the proposed project, including the Specific Plan Amendment, refinements to the Downtown Palm Springs Park project approved as part of the 2012 Project, and development of the western half of Block B for a hotel of up to 150 rooms.

In order to determine whether the changes to the Specific Plan would affect the economic impacts associated with the project, the fiscal impact model was run with the currently proposed development scenario. The primary change in the development potential at the site relates to residential units. The certified EIR analyzed 955 residential units, built in the first and second phases of development. The proposed project now includes a reduced number of residential units, totaling 650. Additionally, no residential development is currently approved or proposed for the project. The 2009 analysis assumed residential development in the first phase of development. For the current proposed project, it has been assumed that 325 units would be built in the second phase (years 5 through 10), and the remaining units would be built in the third phase (years 10 to 15). The commercial retail square footage has not changed from that originally analyzed, standing at 300,000 square feet both in 2009 and currently. The number of hotel rooms is also proposed to remain the same as was analyzed in the certified EIR. Finally, the 2009 analysis assumed a 15 year build out for the project, and that assumption has been maintained for the current analysis.

On the basis of the assumptions listed above, the cost/revenue model was run, using the same per capita/per square foot allocations in the original model. The per capita/per square foot cost and revenue allocations were not amended, in order to provide an "apples to apples" comparison. If the model had been updated to reflect current revenues (including, for example, Measure J tax revenues), a true comparison of costs and revenues could not be made. The only change made to the model was the elimination of property tax revenue to the Redevelopment Agency, since it no longer exists, and cannot be expected to collect these funds. In order to maintain a conservative analysis, no property tax revenue was allocated for the project. With the elimination of

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Redevelopment, the City will actually see some property tax revenue from development of the project. However, the percentage of total property tax returning to the City is relatively small, and would not significantly affect the potential revenues the City will receive as a result of development of the proposed project. In conclusion, the estimates shown in the Table below are conservative, insofar as they do not include either property tax or Measure J revenues. The data in the Table allows for a true comparison of the costs and revenues compared to those originally analyzed in the certified EIR.

**Table 51**  
**Total Potential Costs/Revenues Associated Specific Plan Amendment**  
**Summary Table**

	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
<b><i>ANNUAL REVENUES General Fund:</i></b>				
Property Tax	\$0	\$0	\$0	\$0
Property Transfer Tax	\$96,385	\$128,879	\$69,454	\$73,920
Local Sales Tax	\$452,864	\$971,202	\$1,036,676	\$1,036,676
Transient Occupancy Tax	\$626,862	\$1,253,724	\$1,253,724	\$1,253,724
Utility Users Tax	\$0	\$107,546	\$215,092	\$215,092
Motor Vehicle In-Lieu Revenue	\$0	\$52,474	\$104,948	\$104,948
New Development Tax	\$179,686	\$335,686	\$156,000	\$0
<b><i>Restricted Funds:</i></b>				
TUMF Fees	\$1,237,593	\$1,834,761	\$0	\$0
Highway Users Gas Tax	\$0	\$12,037	\$24,075	\$24,075
Measure A	\$32	\$579	\$1,093	\$1,093
Public Safety CFD	\$0	\$117,728	\$235,456	\$235,456
<b><i>ANNUAL COSTS General Fund:</i></b>				
General Government Costs	\$0	\$395,537	\$791,074	\$791,074
<b><i>Restricted Funds:</i></b>				
Public Safety Costs	\$0	\$470,275	\$940,550	\$940,550
TUMF Allocation to CVAG	\$1,237,593	\$1,834,761	\$0	\$0
<b><i>SUMMARY OF REVENUES/COSTS:</i></b>				
<b><i>Revenues:</i></b>				
Total Annual General Fund Revenues	\$1,355,797	\$2,849,511	\$2,835,893	\$2,684,359
Total Annual Restricted Fund Revenues	\$1,237,625	\$1,965,104	\$260,624	\$260,624
<b>Revenue Subtotal</b>	<b>\$2,593,421</b>	<b>\$4,814,615</b>	<b>\$3,096,517</b>	<b>\$2,944,983</b>
Historic Average Interest Rate on 90-Day Treasury Bills	6.83%	6.83%	6.83%	6.83%
Anticipated Interest Earned on Revenues	\$177,131	\$328,838	\$211,492	\$201,142
<b>Total Annual Revenues at Phase Buildout</b>	<b>\$2,770,552</b>	<b>\$5,143,453</b>	<b>\$3,308,010</b>	<b>\$3,146,126</b>
<b><i>Costs:</i></b>				
Total Annual General Fund Costs	\$0	\$395,537	\$791,074	\$791,074
Total Annual Restricted Fund Costs	\$1,237,593	\$2,305,035	\$940,550	\$940,550
<b>Total Annual Costs at Phase Buildout</b>	<b>\$1,237,593</b>	<b>\$2,700,572</b>	<b>\$1,731,623</b>	<b>\$1,731,623</b>
<b><i>Annual Cashflow at Phase Buildout</i></b>	<b>\$1,532,959</b>	<b>\$2,442,881</b>	<b>\$1,576,386</b>	<b>\$1,414,502</b>

### 3. Comparison of Economics Analysis and Impacts

As shown in the Tables above, the project will generate a higher General Fund and Restricted Fund positive cash flow than the project described in the certified EIR at build out. The certified EIR estimated annual cash flow, without Redevelopment Agency tax increment, at just below \$960,000. The revised model will generate \$1.4 million in positive cash flow to the City. The difference can be attributed to the reduction in residential development. Residential units consistently do not generate sufficient revenues to cover their costs, particularly those costs associated with public safety on a per capita basis. The revenue producing land uses on the project site are expected to build out at approximately the same intensity as originally analyzed, and will therefore generate about the same revenue, without substantially increasing costs to the City.

Since the certification of the EIR, the City's Redevelopment Agency has been dissolved. The City will no longer receive tax increment for improvements within the project area. As demonstrated above, however, the project will still, without the influence of redevelopment, provide the City with positive revenue generation. Impacts associated with economics will remain less than significant, as they were in the certified EIR.

As described in Public Resources Code 21166 and CEQA Guidelines Section 15162, no new significant impacts have been identified and there will be no substantial increase in the severity of previously identified impacts.

#### IV. CONCLUSION

The analysis in this document demonstrates that impacts associated with the proposed project are substantially consistent with those analyzed in the certified EIR and in the 2012 Addendum. Consistent with the requirements of CEQA:

- No changes are proposed that would require major revisions to the previous EIR due to the involvement of new significant environmental effects of a substantial increase in the severity of previously identified significant effects.

The changes proposed in the Specific Plan Amendment will ultimately reduce the intensity and density of the project. The impacts associated with the Specific Plan Amendment, construction of the Downtown Park, or of the proposed hotel on Block B would not result in any new environmental effects. All effects were considered in either the certified EIR or the 2012 Addendum. The proposed events at the Park do not represent a new impact, as they were addressed in the 2012 Addendum. This analysis represents a refinement of the event analysis, insofar as additional, more detailed information has been developed that allows for a more detailed analysis of the event functions at the Park.

- No substantial changes in circumstances under which the project is undertaken will occur that require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As demonstrated in this document, the impacts associated with the currently proposed project, including the Specific Plan Amendment, Downtown Palm Springs Park and proposed hotel on Block B will result in the same or reduced impacts when compared to those analyzed in either the certified EIR or the 2012 Addendum. The changes proposed are not substantive, and do not include substantial changes or additions in land use, location, intensity or density. The overall project now being proposed will reduce intensity and density when compared to the project analyzed in the certified EIR, and impacts overall are expected to be consistent with those previously identified.

- No new information of significant importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- The project will have one or more significant effects not discussed in the previous EIR;
- Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- Mitigation measures or alternatives previously found to not be feasible will, in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- Mitigation measures or alternatives, which are considerable different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project, including the Specific Plan Amendment, proposed Downtown Palm Springs Park, and proposed hotel on Block B are all consistent with the land uses included in the analysis contained in the certified EIR. The proposed project refines and updates the location of project Blocks, provides greater detail on the proposed Park which was identified for the original project, and includes specifics for a portion of Block B that is part of the overall intensity and density of the site.

None of the components of the currently proposed project will result in a significant effect not identified in the certified EIR or the 2012 Addendum, nor have any infeasible mitigation measures been made feasible by the proposed project. The proposed project reduces the intensity and build out potential of the project site, and thereby reduces impacts associated with air quality, land use, public services, utilities, and other issue areas, as detailed in this document.

As detailed above, the proposed project will result in equivalent or lesser impacts than those identified in the certified EIR and 2012 Addendum. Mitigation measures included in the certified EIR are still applicable to the proposed project. Mitigation measures associated with refinements to the project identified in the currently proposed project have been added to address specific issues. Impacts associated with aesthetics and cultural resources, which were found to be significant and unavoidable, continue to be significant and unavoidable with the proposed project. The Findings and Statement of Overriding Considerations adopted by the City is consistent with the proposed project's analysis in this document, and applies to the findings in this document.

Appendix A

Air Quality Modeling Report

Appendix B

Traffic Impact Analysis Update