

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Desert AIDS Project

Lead Agency: City of Palm Springs Contact Person: Glenn Mlaker
 Mailing Address: 3200 East Tahquitz Canyon Way Phone: 760-323-8245
 City: Palm Springs Zip: 92262 County: Riverside

Project Location: County: Riverside City/Nearest Community: Palm Springs
 Cross Streets: East Vista Chino and North Sunrise Way Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 33 ° 50 ' 39.1 " N / 116 ° 31 ' 43.3 " W Total Acres: 13.22
 Assessor's Parcel No.: 507-100-026, -041, -042, -044, -045 Section: 11 Twp.: 4S Range: 4E Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: Palm Springs International Railways: _____ Schools: Raymond Cree Middle School, Vista Del Monte ES

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: PDD Amendment, Major Arch Appr.

Development Type:

Residential: Units 61 Acres _____
 Office: Sq.ft. 18,500 Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Medium Density Residential and Public/Quasi-Public (General Plan Designation); Planned Development District No. 281 (Zoning)

Project Description: *(please use a separate page if necessary)*

See attached project description

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 1, 2020 Ending Date October 21, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Palm Springs</u>	Applicant: <u>Desert AIDS Project</u>
Address: <u>3200 East Tahquitz Canyon Way</u>	Address: <u>1695 North Sunrise Way</u>
City/State/Zip: <u>Palm Springs, CA 92262</u>	City/State/Zip: <u>Palm Springs, CA 92262</u>
Contact: <u>Glenn Mlaker</u>	Phone: <u>760-323-2118</u>
Phone: <u>760-323-8245</u>	

Signature of Lead Agency Representative:  Date: 9/28/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description:

The Desert AIDS Project (DAP) (Applicant) is proposing an expansion of its existing campus in the City of Palm Springs. The project site is located to the southwest of the intersection of Vista Chino and Sunrise Way in the City of Palm Springs, Riverside County, California. The Desert AIDS Project (Project) is proposed within an approximately 13.2 acre project site which is comprised of five (5) parcels. The Assessor's Parcel Number(s) (APN) of the project site are 507-100-045, 507-100-042, 507-100-044, 507-100-041, and 507-100-026. These parcels are currently occupied by the DAP building and the DAP Annex Building, a central parking lot, DAP Sunrise Business Center, Vista Sunrise I Apartments, and a vacant parcel. The project would require the following actions for approval of the proposed project:

- Approval of a General Plan Amendment from Medium Density Residential and Public/Quasi Public to Mixed Use/Multi Use.
- Approval of an amendment to the existing Planned Development District (PDD) 281 in lieu of a Change of Zone to expand the PDD boundary, which would include all of DAP's properties.
- Approval of a Major Architectural Approval (MAA) for overall site improvements, the new Pavilion, and the Special Needs Housing units.

The proposed expansion will include a new 18,500 square foot Pavilion addition that connects the existing DAP building and DAP Annex, site and landscape improvements, Vista Sunrise II Apartments (61 units), and a reconfigured and improved retention basin.