



City of Palm Springs

Addendum to Final Environmental Impact Report (Museum Market Plaza Specific Plan)

Prepared for Proposed Renovation Plan (“Downtown Palm Springs”)

1. Summary

A. Introduction

This Addendum to the Environmental Impact Report for the Museum Market Plaza Specific Plan has been prepared by the City of Palm Springs in compliance with the requirements of the California Environmental Quality Act (CEQA). The EIR was certified in December 2009 based on the development program identified in the Specific Plan. The City previously updated its General Plan in November of 2007, providing additional policy direction for land use, housing, circulation and other long-range community planning issues. This Addendum identifies changes in a proposed development program (“Downtown Palm Springs” or “project”) for the subject 13.2-acre site, along with updated site and contextual information useful in review of the proposed project.

The project consists of the subdivision and development of 13.2 acres within the Museum Market Specific Plan, located at the northwest corner of Tahquitz Canyon Way and Palm Canyon Drive (see Figure 1). The project sponsor, Palm Springs Promenade, LLC, proposes to develop a total of approximately 1.4 million square feet of mixed commercial space on a portion of the site, along with related public facilities as further described in Chapter 2A below. The project site adjoins existing development to the north, east, west and south.

Development of the project, as proposed, include three separate blocks of commercial retail space, a 170-room hotel, a major public outdoor performance space (1.3 acres or 57,000 sq. ft.), underground public parking and the establishment of a public street grid, including extension through the project site of existing streets: Belardo and Andreas Roads. Full implementation of the project will include future phases west of Belardo Road that are not proposed at this time, but which are defined by the provisions of the approved Specific Plan. This Addendum examines the consistency of the current project design and implementation with the Specific Plan EIR. Following this Summary Chapter, the Addendum includes the following major components:

- Chapter 2: Project Description
- Chapter 3: Review of Current Project Setting, Impacts and Mitigation Measures
- Chapter 4: Conclusions
- Chapter 5: Technical Appendices

Figure 1: Project Location



MUSEUM MARKET PLAZA SPECIFIC PLAN EIR ADDENDUM - FIGURE 1

B. Previous EIR and Need for Addendum

The Museum Market Plaza Specific Plan and EIR were approved / certified in December of 2009¹. The Specific Plan establishes detailed standards and guidelines for land use, development density, design and infrastructure, as well as policies and procedures for administration, implementation and phasing. The Specific Plan EIR evaluated development on all of the properties within the original 19.4-acre planning area at a project level, and includes specific mitigation measures to address both site-specific and cumulative effects of planned development.

The Specific Plan EIR identifies thresholds of significance for all project impacts, and includes a comprehensive set of mitigation measures to reduce the potential effects of development on aesthetics / visual resources, air quality, cultural resources, geology / soils, hazards and hazardous materials, hydrology, water quality / resources, land use planning, noise, population and housing, public services, recreational resources, transportation / traffic, utilities / service systems and economics. In all cases other than aesthetics / visual resources, air quality and cultural resources, the proposed mitigation measures were found to reduce the effects of buildout under the Specific Plan to a less than-significant level.

The City adopted a Statement of Overriding Considerations on December 2, 2009, finding that the benefits derived from implementing the Specific Plan outweighed the remaining (unavoidable) post-mitigation significant effects identified in the EIR. As further discussed in Chapters 3 and 4, the aesthetics / visual resources, air quality, cultural resources and other environmental effects of the proposed Downtown Palm Springs project would be less than those associated with the original Specific Plan project. This addendum has been prepared incorporating updated project information, with recommendations for refinement of several original Specific Plan mitigation measures, as appropriate, to efficiently address the current project design and context.

This Museum Market Plan EIR Addendum has been prepared in accordance with the standards identified in Section 15164 of the CEQA Guidelines to evaluate the proposed project. As discussed in Chapters 2 and 3, the proposed Downtown Palm Springs project calls for commercial mixed use densities which are consistent with those identified in the Specific Plan. The project proposes a street arrangement, building heights and masses, and commercial uses which differ from those identified in the Specific Plan; nevertheless the proposed streets, structures and uses achieve the basic purposes of the Specific Plan. Subsection (a) of CEQA Guidelines Section 15164 provides that:

"The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of

¹ Terra Nova Planning & Research, Inc., Museum Market Plaza Specific Plan and Draft and Final EIR, SCH #2008061084.

the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

It is the conclusion of the analysis presented in Chapters 2 and 3 that *none* of the conditions identified in Guidelines Section 15162, as summarized below, would apply to the proposed project for the following reasons:

(1) Substantial changes proposed in the project which will 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.

The proposed Downtown Palm Springs project is consistent with all elements of the adopted Specific Plan, and would therefore not result in new or expanded impacts beyond those identified in the previously certified Specific Plan EIR and Addendum.

(2) Substantial changes with respect to the circumstances under which the project is undertaken which will 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 substantial changes have occurred within the planning area, community or region which would lead to new or expanded significant project impacts. As described in Chapters 2 and 3, cumulative development within the planning area is no greater than anticipated under the Specific Plan project-level EIR.

(3) New information of substantial 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:

(a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.

The proposed Downtown Palm Springs project does not present any new potentially significant effects not evaluated in the previous EIR.

(b) Significant effects previously examined will be substantially more severe than shown in the previous EIR.

The analysis provided in this Addendum shows that the previously identified significant effects of the Specific Plan would not be accentuated through implementation of the proposed Downtown Palm Springs project.

(c) Mitigation measures or alternatives previously found not to be feasible would 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.

No changes in the feasibility of Specific Plan mitigation measures have been identified.

(d) Mitigation measures or alternatives which are considerably 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.

No new significant effects on the environment have been identified from the Downtown Palm Springs project. No mitigation measures or alternatives except those mitigation measures adopted with the 2009 Specific Plan EIR are considered necessary to substantially reduce significant impacts associated with the project. A Statement of Overriding Considerations adopted in 2009 remains a part of the certified EIR and applicable to the Downtown Palm Springs project.

2. Project Description

A. Proposed Land Uses and Improvements

The Downtown Palm Springs project proposes the subdivision and public improvements for 13.2 acres of the Museum Market Plaza Specific Plan planning area and the development of four blocks within the planning area. The project proposes a total of 1,237,000 square feet of mixed-use commercial development (retail, restaurants and office), a 170-room hotel with appurtenant uses on three blocks and a 1.3-acre (57,000 sq. ft.) outdoor entertainment venue on the fourth block. Public improvements for the 13.2-acre planning area includes streets, sidewalks, drainage, approximately 1,100 public parking spaces, public restrooms and other associated facilities.

A parcel map is called for to realign property boundaries, allow dedication of public streets and abandonment of certain rights-of-way, and offer of public easements. Two existing streets adjacent to the project area will be extended through the site:

- Belardo Road, a north-south local street will be extended through the site, from Tahquitz Canyon Way to Museum Drive, and
- Andreas Road, an east-west local street will be extended through the site, from North Palm Canyon Drive to Belardo Road.

As shown in Figure 2, the Downtown Palm Springs project includes construction of all streets and public improvements. The proposed project entitlements, including a tentative parcel map, Planned Development Permit and architectural design approval, and related plans and permits are associated with a Project Financing Agreement (as amended) between the developer and the City.

A majority of the subject property has been developed as an enclosed shopping mall. The westerly third of the site is developed with surface and underground parking associated with the shopping center. This parking was identified in the Specific Plan as to be retained for future use, and it is preserved in the proposed Downtown Palm Springs project. The physical characteristics of the project site itself are substantially unchanged from the description presented in the 2009 EIR, and the conditions of surrounding properties have also not substantially changed. No significant new development in the surrounding commercial, residential and institutional areas has occurred.

As noted above, the Downtown Palm Springs project proposes a total of 272,000 square feet of mixed-use commercial (retail, restaurant and office) in the three blocks fronting N. Palm Canyon Drive (Blocks A, B and C). A 170-room hotel is also proposed for Block C. Block E is proposed as an outdoor entertainment venue.

Figure 2 – Project Site Plan

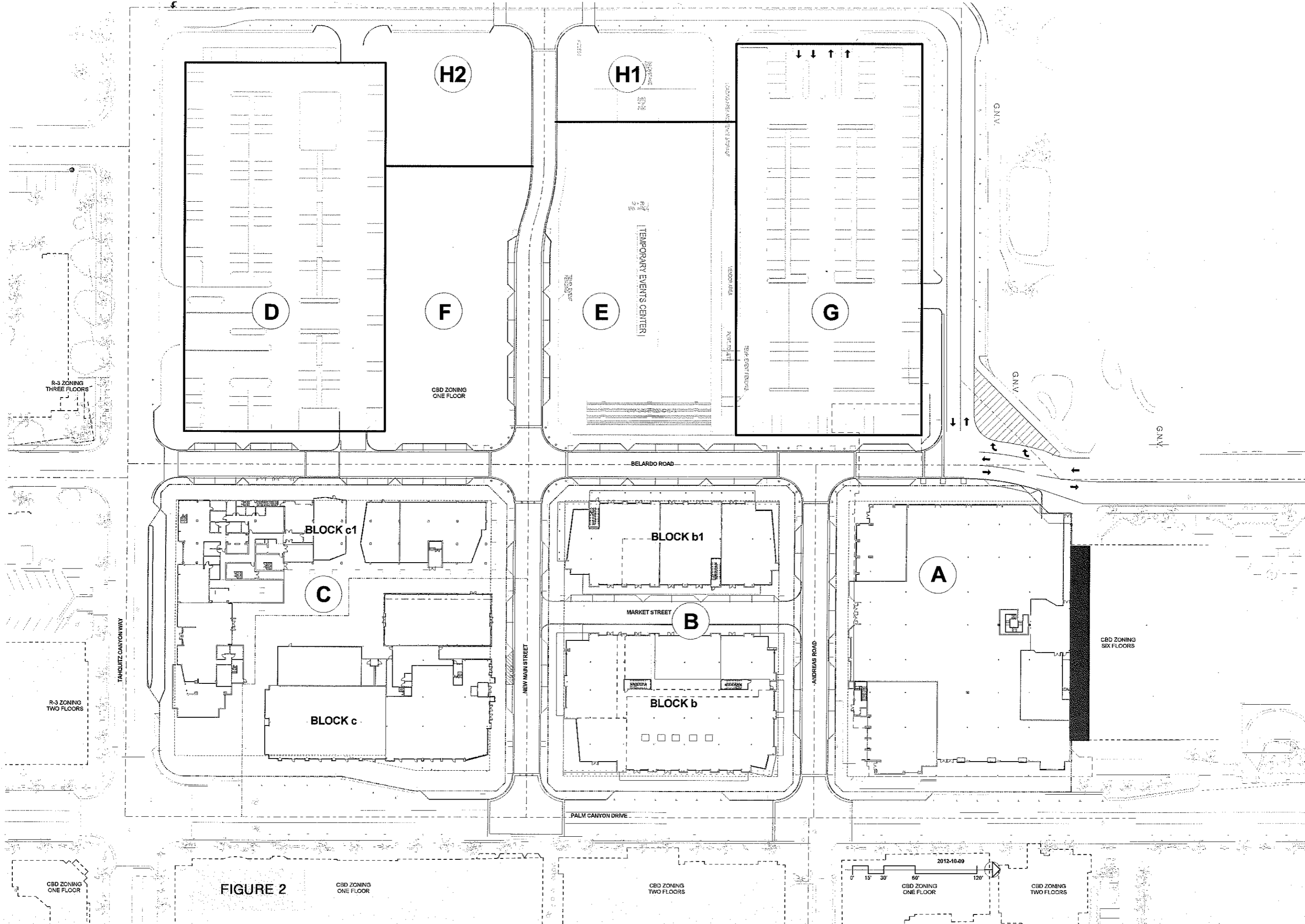


FIGURE 2

CBD ZONING ONE FLOOR

CBD ZONING TWO FLOORS

CBD ZONING ONE FLOOR

CBD ZONING TWO FLOORS

A block-by-block comparison of the Specific Plan and the Downtown Palm Springs project is provided below:

Block	MMP Specific Plan Uses / Sq Ft	Proposed Uses / Sq Ft
A	Mixed Retail 220,000	Mixed Retail / Office 92,000
B	Restaurant 3,000	Mixed Retail / Office 90,000
C	Mixed Retail / Office 245,000	Mixed Retail / Hotel 229,000
D & F	Retail / Residential 455,000	Retail / Residential 455,000
E, G & H	Retail / Residential 520,000	Retail / Residential 520,000
TOTAL SF	1,443,000	1,386,000

Downtown Palm Springs has been planned for construction in multiple phases. Phase I includes all public street and infrastructure improvements and the development of Blocks A, B, C and E. Subsequent phases for Block D, F, G and H are not scheduled at this time (Figures 2 and 4).

B. Relationship to Adopted Museum Market Plaza Specific Plan

Current land use classifications and planned roadway alignments for the Museum Market Plaza Specific Plan are shown in Figure 3 below. The project adjoins two Major Thoroughfare streets, Tahquitz Canyon Way on the south and N. Palm Canyon Drive on the east. It also adjoins Museum Drive on the west, a Collector Street. Since the adoption of the Specific Plan in 2009, no changes to these streets have occurred.

In adopting Specific Plan in 2009, the City Council deleted two areas that were identified in the draft Specific Plan and analyzed in the Specific Plan EIR:

- Planning Area 2, southwest of Tahquitz Canyon Way and Belardo Road, and
- Planning Area 3, northeast of Arenas Drive and Belardo Road

Development of these sites was evaluated in the Specific Plan EIR, but such development is no longer part of the Specific Plan. In addition, Blocks K-1 and K-2 of the Specific Plan are not a part of this project; no plans are currently pending for any of these sites.

As called for in the Specific Plan, the proposed project extends a Collector Street (Belardo Road) through the site with a 62-foot right-of-way, connecting it with the existing Belardo Road alignment at both the south and north ends of the project (see Figure 2). A new east-west street called for in the Specific Plan (labeled, “Museum Way”, 48-foot right-of-way) is also to be constructed with the Downtown Palm Springs Project, beginning at N. Palm Canyon Drive to the east and terminating in front of the Palm Springs Art Museum at existing Museum Way. The Specific Plan called for a portion of existing Museum Way along the north-west corner of the site near O’Donnell Golf Course to be abandoned, but this is to be retained as a public street in the proposed project.

The proposed project will also construct Andreas Road, a Collector Street, from its current terminus at N. Palm Canyon Drive to Belardo Road (new) within the project site, and a private street ("Market Street") within Block B. A street identified in the Specific Plan within Blocks D and F, from W. Tahquitz Canyon Way to Museum Way (new) is not part of the current project.

The Downtown Palm Springs project indicates Belardo Road at a right-of-way at 41 feet for one lane of travel in each direction and parallel parking. Additional width for sidewalks is to be dedicated by the developer via easements with the tentative parcel map. The new Main Street (called Museum Drive in the Specific Plan) is also proposed at a right-of-way width at 41 feet, with additional sidewalk width to be dedicated. The exact configurations of Belardo Road and new Museum Way will be subject to further review and refinement consistent with future detailed plans for the project.

The internal street pattern has achieved the Specific Plan goal of affording multiple points of access to the project. Primary access to the project site will be provided from N. Palm Canyon Drive, W. Tahquitz Canyon Way, the extension of Belardo Road, as indicated in the Specific Plan. Additional access will be afforded by the retention of Museum Drive (existing) near O'Donnell Golf Course and the extension of Andreas Road from N. Palm Canyon Drive.

As noted in the preceding section, commercial land use densities for the 13.2-acre project are consistent with those shown in the adopted Specific Plan. The proposed street grid is generally consistent with the Specific Plan and divides the site into development blocks similar to the Specific Plan's planning areas. The changes to the street grid and the relocation of the public space from Block B to Block E re-arranges the distribution of development spaces within the project area, increasing the development potential of Block B and creating a larger outdoor entertainment venue on Block E (Figure 4).

As proposed, the Downtown Palm Springs project would comply with all applicable mitigation measures identified in the Specific Plan EIR. No supplemental mitigation measures are recommended as a result of the analysis contained in this. Please see Section 3.B for additional analysis.

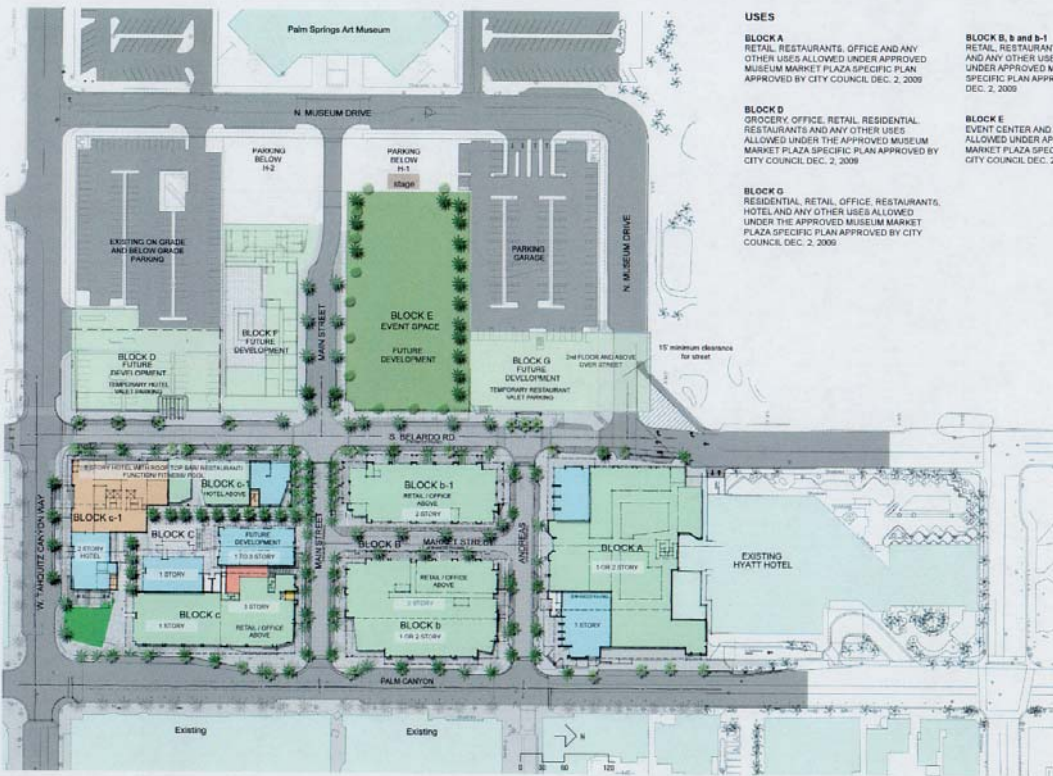
Figure 3: 2009 Specific Plan Land Use Map



Source: NelsenPartners Austin/Scottsdale

Date: 05.01.07

Figure 4: Downtown Palm Springs Site and Land Use Plan



USES

BLOCK A
RETAIL, RESTAURANTS, OFFICE AND ANY OTHER USES ALLOWED UNDER APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009

BLOCK D
GROCERY, OFFICE, RETAIL, RESIDENTIAL, RESTAURANTS AND ANY OTHER USES ALLOWED UNDER THE APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009

BLOCK G
RESIDENTIAL, RETAIL, OFFICE, RESTAURANTS, HOTEL AND ANY OTHER USES ALLOWED UNDER THE APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009

BLOCK B, b and b-1
RETAIL, RESTAURANTS, OFFICE, RESIDENTIAL AND ANY OTHER USES ALLOWED UNDER APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009

BLOCK E
EVENT CENTER AND ANY OTHER USES ALLOWED UNDER APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009

BLOCK c, e and e-1
PUBLIC RESTROOMS, HOTEL, RESTAURANTS, RETAIL, OFFICE AND OTHER USES ALLOWED UNDER APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009

BLOCK F
RETAIL, HOTEL, OFFICE, RESIDENTIAL, RESTAURANTS AND ANY OTHER USES ALLOWED UNDER APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009

**SPECIFIC PLAN
MAX LAND USE INTENSITIES**

PLANNING AREA #1	
RETAIL / RESTAURANT / OFFICE	468,000 SF
HOTEL ROOMS	585 ROOMS
RESIDENTIAL	900 UNITS

PHASE ONE OF PLANNING AREA #1 BLOCKS A-S-C	
RESTAURANT, RETAIL & HOTEL	411,000 SF
HOTEL ROOMS (INCLUDED IN ABOVE S.F.)	170 ROOMS
RESIDENTIAL	(0) UNITS

• ENHANCED PAVING ON BELARDO, MAIN, ANDREAS AND MARKET STREET AS SHOWN

• SHADE CANOPY OVER MARKET STREET

• REMOVABLE BOLLARDS AT THE FOLLOWING INTERSECTIONS

- MAIN STREET & PALM CANYON
- MAIN STREET & BELARDO
- ANDREAS & PALM CANYON
- ANDREAS & BELARDO
- MARKET STREET & MAIN STREET
- MARKET STREET & ANDREAS

DOWNTOWN PALM SPRINGS

WESSMAN DEVELOPMENT

Planned by ALL PARTNERS PROJECTS • INTERIORS: 482-662-0800

MASTERPLAN / SITE PLAN
EXHIBIT I



SCALE: 1:60

2012 10 09

C. Environmental Context of Proposed Project

The project site and the contiguous parcels to the north, east, west and south remain developed, with no significant change following preparation of the Museum Market Plaza Specific Plan and supporting EIR analysis. Today, the site continues to be at the center of Palm Springs' traditional downtown commercial district. No development has occurred within one-half (1/2) mile of the project site.

Access to the project will continue to be provided by the City's existing street network, including Major Arterials adjacent to the project (Palm Canyon Drive and Tahquitz Canyon Way) as well as those within one mile of the project (Indian Canyon Way and Ramon Road). Collector and local streets also serving the project site and vicinity are unchanged. Approximately three-quarters mile south of the site, Belardo Road now extends to the intersection of South and East Palm Canyon Drives by construction of a new bridge over Tahquitz Creek. This completion (bridge dedicated September 2012) provides an alternate route of access to the project site; however, the extended portion does not serve significant residential or commercial properties and is not expected to be an additional source of trips to the project. No other changes to the street network have occurred and no new impacts to traffic are expected from the proposed project beyond that analyzed in the Specific Plan EIR.

The Downtown Palm Springs project proposes a reduction and re-arrangement of certain uses and development areas, most notably the substitution of a hotel for the commercial office building in Block C. Other blocks show both an individual and overall reduction in square footage and building mass, and the overall proposal is similar to the renovation plan accepted by the City Council as conforming to the Specific Plan in 2009. Nevertheless, the proposed project's relocation of development among the planning area blocks may result in altered visual impacts, especially on views toward the San Jacinto Mountains to the west. This is further discussed and analyzed in Chapter 3, below.

As the last remaining large-scale redevelopment project in the Palm Springs central commercial district, the proposed project will provide an important anchor to the City's commercial and touristic core over the next several decades. Completion of this project per the terms of the associated Project Financing Agreement (as amended) will also provide for an outdoor performance venue within the Specific Plan area. The 1.3-acre event space will serve the needs of residents and visitors in the form of urban open space and as a venue for cultural and social activities. No loss of cultural or social amenities will occur as a result of the project.

No other environmental impacts are expected to result from the project which are not already analyzed and, as needed, mitigated in the Museum Market Plaza Specific Plan EIR and associated Statement of Overriding Consideration and Mitigation Monitoring Program.

3. Environmental Setting, Impacts and Mitigation

A. Certified FEIR for the Museum Market Plaza Specific Plan

The certified project EIR for the Museum Market Plaza Specific Plan anticipated development of the subject property without the need for further environmental documentation. The final Mitigation Monitoring and Reporting Plan, adopted with the EIR certification, includes a complete set of measures to avoid or substantially lessen the effects of implementing the Specific Plan (including development of the subject property), with three exceptions: A Statement of Overriding Considerations was adopted on December 9, 2009, as part of the EIR certification and Specific Plan approval, finding that the benefits derived from implementing the Specific Plan outweighed a remaining post-mitigation significant effect on aesthetics / visual resources, regional air quality and cultural resources. These original unavoidable significant impacts were found to be a function of the location, scale and urban intensity of the Specific Plan project and region-wide air quality conditions.

The proposed Downtown Palm Springs project is consistent with the land uses and improvements as analyzed for this site and the surrounding area under the Specific Plan EIR. The resulting the aesthetic / visual resources, air quality, cultural resources and other environmental effects of the Downtown Palm Springs project will be no greater than those associated with the adopted Specific Plan project, as discussed below

The adopted Mitigation Measures for the Museum Market Plaza Specific Plan are attached to this Addendum as Appendix I. The proposed project must comply with each applicable measure. The analysis provided in Section 3.B below confirms that the proposed project would not differ materially in its effects on aesthetics / visual resources from the analysis presented in the Specific Plan EIR.

B. Updated CEQA Documentation – Aesthetics / Visual Resources

The following analysis on the potential impacts of the Downtown Palm Springs project is based on photo-simulations which may be compared with the photographic analysis of the Specific Plan EIR. In the EIR's analysis of project impacts on aesthetics / visual resources, eleven view locations were identified and photographed. (Three locations – numbers 1, 2, and 11 – were oriented to portions of the original Specific Plan project area that are not part of the Downtown Palm Springs project and are not necessary for this analysis.) The remaining eight locations are:

View 3 – from the intersection of Indian Canyon Drive and Andreas Road, looking west along Andreas Road.

View 4 – from the east side of Palm Canyon Drive, approximately mid-way between the intersections with Tahquitz Canyon Way and Andreas Road at the pedestrian signal light, looking north along the west side of Palm Canyon Drive.

View 5 – from the east side of Palm Canyon Drive at a point opposite the Hyatt Hotel, looking south along the west side of Palm Canyon Drive.

View 6 – from within the O'Donnell Golf Course, looking in a southeasterly direction.

View 7 – from the northeastern corner of the Art Museum, looking across Museum Drive in a northeasterly direction.

View 8 – from the east side of Cahuilla Road, looking in a northwesterly direction.

View 9 – from the intersection of Belardo and Arenas Roads, looking in a northeasterly direction.

View 10 – from the intersection of Palm Canyon Drive and Tahquitz Canyon Way, looking west along the north side of Tahquitz Canyon Way.

In the Specific Plan, EIR, the viewsheds were digitally photographed and images of the proposed building envelopes were incorporated into the photographs to simulate the appearance of the site at project completion. The simulations did not depict building architecture, but provided a concept illustrating the potential maximum building height, the minimum setback and stepbacks, and the spatial distribution of structures within the plan.

For the proposed Downtown Palm Springs project, these same digital photographs were used and images of the proposed buildings were incorporated into the photographs to simulate the appearance of the site upon completion of the new project. Both photo-simulations – for the Specific Plan and for the Downtown Palm Springs project – have been compared to determine the individual and cumulative changes to impacts on aesthetics / visual resources of the Downtown Palm Springs project.

View 3

This view is taken from the intersection of Indian Canyon Drive and Andreas Road, looking west along Andreas Road. Proposed development evaluated in the Specific Plan EIR included Block K to the immediate right and Block A in the center and further distant. The Downtown Palm Springs project does not include Block K. The exclusion of Block K provides significant reduction in the amount of building mass in the viewshed. The development of Block A according to the Downtown Palm Springs project provides an incremental improvement in mountain views, as compared to the Specific Plan, as the new project's buildings are lower in height and setback further from the viewer.

View 4

This view is taken from the east side of Palm Canyon Drive, approximately mid-way between the intersections with Tahquitz Canyon Way and Andreas Road at the pedestrian signal light, looking north along the west side of Palm Canyon Drive. Proposed development in the Specific Plan includes a low-rise (one-story) building in Block B, and multiple story buildings in Block A. The Downtown Palm Springs project proposes more intense development in Block B which results in greater building bulk in

view. Views of the mountains to the left, behind trees and other in Blocks E, G & H will be lost. This incremental loss of mountain views is not considered significant compared to the Specific Plan as the proposed buildings are consistent with and similar to buildings already occurring in the area. No other scenic resources, such as historic buildings are visible.

View 5

This view is taken from the east side of Palm Canyon Drive at a point opposite the Hyatt Hotel, looking south along the west side of Palm Canyon Drive. The Specific Plan building allowance for Block A is a multi-story building along N. Palm Canyon Drive which serves as the primary building mass from this view. The Downtown Palm Springs project proposes only one-story buildings along the street frontage of Blocks A and B. The reduction in building mass proposed by the Downtown Palm Springs project restores the views of distant mountains, incrementally improving long-range views.

View 6

This view is taken from within the O'Donnell Golf Course, looking in a southeasterly direction. No significant view elements or scenic resources beyond the trees at the golf course are visible. The Specific Plan would allow a small amount of building mass to be visible above the trees, and the Downtown Palm Springs project would show similar or slightly less building mass. No change to these insignificant view impacts would result.

View 7

This view is taken from the northeastern corner of the Art Museum, looking across Museum Drive in a northeasterly direction. No significant view elements or scenic resources except the trees at O'Donnell Golf Course are visible. The Specific Plan would allow a multiple story building mass up to a height of 60 feet within Block H. The Downtown Palm Springs project would eliminate this building with single story parking in its place. New two-story buildings to be constructed in future phases to the west and south two stories present significantly less mass from this viewpoint. The impacts of the Specific Plan on this viewshed are substantially reduced by the Downtown Palm Springs project.

View 8

This view is taken from the east side of Cahuilla Road, looking in a northwesterly direction. Proposed development evaluated in the Specific Plan EIR included Block L to the immediate left and Blocks D and F in the center-right and further distant. The Downtown Palm Springs project does not include Block L, which was deleted from the final Specific Plan. The deletion of Block L provides significant reduction in the amount of building mass in the viewshed, revealing significant views of the mountains and the Palm Springs Art Museum. The development of Blocks D and F according to the Downtown Palm Springs project provides significant additional reductions in building mass, as compared to the Specific Plan, as the new project's buildings are limited to the far right side of the perspective and only surface parking is provided to the center and left.

View 9

This view is taken from the intersection of Belardo and Arenas Roads, looking in a northeasterly direction. Proposed development evaluated in the Specific Plan EIR included Block J to the center and right and Block C in the far distant center-left of this viewpoint. The Downtown Palm Springs project does not include Block J, which was deleted from the final Specific Plan. The deletion of Block J provides significant reduction in the amount of building mass in the viewshed. The development of Blocks D and F according to the Downtown Palm Springs project provides incremental increase in visible building mass, but it is only a small addition to the overall perspective and does not hinder views of any scenic resource, including historic buildings. The impacts on this viewshed are substantially reduced by the Downtown Palm Springs project.

View 10

This view is taken from the intersection of Palm Canyon Drive and Tahquitz Canyon Way, looking west along the north side of Tahquitz Canyon Way. Proposed development in the Specific Plan allows multiple story building mass up to 60 feet in height in Blocks C, D and F. The Downtown Palm Springs project proposes slightly less intense overall development in Block C, but with one and two story buildings in the foreground of this view and greater building bulk (ranging from 70 to 89 feet) further back. One to three-story buildings are planned for the nearer portion of Block D. Views of the mountains will be modified such that more of the mountain base will be visible in the center-left, while somewhat less mountain and ridgeline will be seen in the center of the perspective. Overall, the impact is about the same, although the loss of ridgeline views can be considered significant. No other scenic resources, such as historic buildings are visible.

Summary and Determination

Based on an analysis of the eight photographic viewpoints from the Specific Plan EIR, the development of the Downtown Palm Springs project as compared to potential development allowed by the Specific Plan will have incrementally different effects on views. With the exception of View 10, the impact are not individually nor cumulative significant. The loss of ridgeline views may be considered significant, but View 10 indicates that the amount of ridgeline lost from view is less than 15% of the visible ridgeline. Further, other portions of the mountain are revealed in View 10 by the Downtown Palm Springs project. Taken together, the overall effect on aesthetics and visual resources of the Downtown Palm Springs project is no more significant than the Museum Market Plaza Specific Plan.

4. Conclusions

A. No Substantial Change in the Project

Implementation of the proposed Downtown Palm Springs project would result in substantially the same scale and nature of commercial development contemplated in the 2009 Specific Plan EIR. The proposed project is substantially consistent with land use, circulation, open space, grading and related policies contained in the Museum Market Plaza Specific Plan.

B. No Substantial Changes in Circumstances

There are no substantial changes in the circumstances under which the Downtown Palm Springs project would be carried out. Three years following preparation of the Specific Plan EIR, the project site remains the last significant property available for redevelopment in the City's commercial / touristic core. The site adjoins an established street grid that has not changed since certification of the EIR. Implementation of the proposed project would create a key public event and entertainment venue, as identified in the Specific Plan, and improve the internal circulation by constructing additional public and private streets.

C. No New Information of Substantial Importance

Supplemental information has been assembled for the preparation of this Addendum. None of this information is of substantial 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. Specifically, the project does not present any new potentially significant effects not evaluated in the previous EIR. In addition, the previously identified significant effects of the Specific Plan would not be accentuated through implementation of the proposed project. No changes in the feasibility of originally adopted Specific Plan mitigation measures have been identified (see Appendix I).

5. Technical Appendix

Photo-simulations for the Downtown Palm Springs project (numbered based on Specific Plan EIR

Key Map – indicates all eleven photo locations analyzed in the EIR. Three photo locations (1, 2 and 11) do not address the Downtown Palm Springs project boundaries and are excluded from this analysis.

View 3 – from the intersection of Indian Canyon Drive and Andreas Road, looking west along Andreas Road.

View 4 – from the east side of Palm Canyon Drive, approximately mid-way between the intersections with Tahquitz Canyon Way and Andreas Road at the pedestrian signal light, looking north along the west side of Palm Canyon Drive.

View 5 – from the east side of Palm Canyon Drive at a point opposite the Hyatt Hotel, looking south along the west side of Palm Canyon Drive.

View 6 – from within the O'Donnell Golf Course, looking in a southeasterly direction.

View 7 – from the northeastern corner of the Art Museum, looking across Museum Drive in a northeasterly direction.

View 8 – from the east side of Cahuilla Road, looking in a northwesterly direction.

View 9 – from the intersection of Belardo and Arenas Roads, looking in a northeasterly direction.

View 10 – from the intersection of Palm Canyon Drive and Tahquitz Canyon Way, looking west along the north side of Tahquitz Canyon Way.