

**CITY OF PALM DESERT
PLANNING COMMISSION STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT**

DATE: December 19, 2017

REQUEST: Consideration of a recommendation to the City Council to rezone three parcels from Open Space (OS) to Mixed Residential (R-2) and approve Tentative Tract Maps 37240, 37241, and 37242 for the construction of 69 condominium units on approximately 30 acres located on the former executive golf course at Palm Desert Country Club; and adopt a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA).

Recommendation

Waive further reading and adopt Planning Commission Resolution No. 2715, recommending approval to the City Council for the proposed project and designations for the repurposing of the former executive golf course for Palm Desert Country Club (PDCC); and adopt a MND in accordance with the CEQA.

Architectural Review Commission

The Architectural Review Commission (ARC) reviewed and continued the proposed project at their meetings on February 28, 2017, March 14, 2017, and May 23, 2017. At the request of the Commission, the applicant made several revisions to the site grading plans, lowered building pad heights for homes and pool buildings, provided sections through several portions of the project site, and made refinements to the building architecture for more details and finishes. On July 25, 2017, the ARC, by a vote of 6-0-1 (Commissioner McIntosh absent) recommended approval of the project to the Planning Commission; Commissioner Vuksic referencing that the quality of the building's architecture is handsome and well done.

Background Analysis

A. Property Description:

The project is located on three separate parcels consisting of 30 acres formerly used as the PDCC Executive Golf Course (Executive Course.) Parcel A consists of 13.5 acres and is bounded by Oklahoma Drive (Oklahoma), Kentucky Avenue (Kentucky), California Drive (California), and Tennessee Avenue (Tennessee.) Parcel B consists of 6.15 acres and is bounded California, Kentucky, and Tennessee. Parcel C consists of 9.7 acres and is bounded by Tennessee, Utah Circle (Utah), Indiana Avenue (Indiana), California, and New Mexico Drive (New Mexico). Currently, nearly 200 detached single-family homes, and two-story senior apartments back up to these parcels.

B. Zoning and General Plan Designation:

Zoning: OS - Open Space
General Plan: Golf Course & Resort Neighborhood

C. Adjacent Zoning and Land Use:

North: R-1 - Residential Single-Family/Single-Family Homes
South: R-1 - Residential Single-Family/Single-Family Homes
East: R-1/R-2 - Residential Single-Family/Single-Family Homes and
Senior Apartments
West: R-1 - Residential Single-Family/Single-Family Homes

Project Description

The project includes the placement of new streets, the construction of 69 single-story condominium units and recreational amenities, and installation of new landscape located on three separate parcels, totaling 30 acres, previously occupied by the executive course at PDCC.

The Executive Course has been closed since 2013 and the course is slowly returning to its original untouched condition; native desert. Topographical movement in the land is still present; however, turf is nearly completely gone from the course and very few landscape plantings remain.

Condominiums

A single floor plan is provided for all condominium units and units are designed to be detached or arranged into clusters of two or three attached units. Each unit is comprised of three bedrooms, two bathrooms, kitchen and living area. All units are 1,435 square feet in size, with a 553-square-foot garage, and a 402-square-foot covered patio to the rear. In addition, a walled-in front courtyard is provided for additional private outdoor space.

Two different elevations are provided for the condominiums as shown on pages PEL1 and PEL2 of the provided exhibits. The elevation for PEL1 consists of a plaster finish with control joints to break up the façade, a wood trellis at the main entry and over the back patio, a pitched roof with a concrete tile finish, and aluminum doors and windows. PEL2 consists of the same types of finishes; however, the pitched roof design is replaced with a rectangular massing for a flat roof design. Varying vertical elements and heights are provided to enhance the quality of the units.

Recreational Amenities

Several recreational amenities are provided throughout the project site, including a perimeter walking trail, new pool areas, tennis courts, tot lot with playground, pocket parks, and potential exercise stations. Architecture is provided for the typical pool building and details regarding some of the recreational amenities are provided on sheets MP-EL and L4-L7, respectively.

Perimeter Wall and Site Landscape

New six-foot high perimeter walls are provided at the edge of the property backing onto existing single-family homes. The wall design, shown on page L-8 of the exhibits, provides three potential options for property owners to choose from: wrought-iron fence, solid block wall, or a combination of the two materials. The fence and columns are shown as a neutral beige color.

The landscape plan consists of new ground cover, limited turf, and new tree and shrub plantings throughout the 30-acre project site. Several new tree species will be dispersed throughout the site including: Palo Verdes, Tipuana, Shoestring and Willow Acacias, and Mediterranean and Fan Palms. Several shrubs will also be planted including: Senna, Yellow Bells, Red Birds of Paradise, Sage, Texas Rangers, Ocotillos, Desert Spoons, Red Yuccas, and Lantanas. Ground cover will predominately consist of 3/8" minus Desert Gold decomposed granite and 2" to 6" rubble and cobble stones. Turf will also be used in limited areas to provide open recreation space.

Community Meetings & Public Input

Since 2014, numerous community meetings have been held regarding the potential repurposing of the executive golf course. Meetings have been initiated by the developer and the community alike; especially by the Open Space Action Committee (OSAC), a non-profit organization founded by PDCC residents. Staff has attended the following meetings:

- June 22, 2015
- November 15, 2015
- April 7, 2016
- September 15, 2016

Each meeting provided the opportunity for the applicant or OSAC to make a presentation and field questions from the residents in attendance. Many of the questions posed by residents included concerns for the loss of mountain views, privacy, traffic, noise, short-term rentals (STRs) and density. Staff also observed that the majority of residents in attendance vocalized their opposition to the proposed development; however, a smaller, less vocal, contingency of residents did voice support for the project.

Analysis

Development History

In-fill residential development at PDCC has occurred in several phases over many years. Most recently, in 2004, the City Council approved a Change of Zone application to allow the construction of 41 new single-family residences around the golf course perimeter and 95 single-family residential units on the former driving range. To date, all units have been constructed and sold. At the time of approval, a condition was entertained to record an "open

space” easement over the remaining portions of the golf course; however, no condition was adopted and subsequently never recorded on any portions of the golf course.

In 2013, at the request from the previous owner of PDCC, the City explored formation of a Landscape and Lighting District (LLD), which would be assessed on properties within the Country Club for support of the golf course. However, this process stalled due to a lack of response and follow-through by the owner and a lack of support from PDCC residents.

In May 2013, the executive golf course ceased operation. Since the closure of the course, the course has reverted to its previous natural condition.

Loss of surrounding views and privacy

A major concern raised by residents that abut the former golf course is the loss of open space and the loss of views to the surrounding mountains. The project will require grading of the former golf course and placement of new condominium units up to a height of 18 feet. The building height of 18 feet is permitted by the municipal code and is compatible in height to existing homes within PDCC. It is credible that the new project will not afford the historic views property owners have previously enjoyed; however, the height and spacing of the new condominiums is sensitive to preserving view corridors to the surrounding mountains to the south.

Many homeowners have also raised concerns over the loss of privacy, stating that new neighbors will have the ability to peer into their rear yards. Staff will note that this condition previously existed when the course was open and golfers and walkers had the same visual access into private rear yards. As proposed, there is a 20-foot building setback provided along all perimeters with the majority of homes far exceeding this setback standard. Below is a table that shows the minimum and maximum setback standard for each of the three site areas:

Planning Area	Min. Setback	Max. Setback	Lots (min./max.)
Site A	43'	81'-9"	A-23/A-8
Site B	33'-4"	60'	B-3/B-9
Site C	35'	63'-9"	C-14/C-18

By nearly doubling the 20-foot minimum setback, the applicant has demonstrated sensitivity to the privacy issues expressed by surrounding single-family homeowners. In addition, the applicant proposes to construct a new six-foot high combination block wall or wrought-iron fence along all properties that abut the project. This new fence/wall provides additional security and privacy for many of the surrounding property owners.

Traffic

A focused Traffic Impact Analysis was prepared for the project and reviewed by the City's Traffic Engineer. The findings of the report, which conclude that the project will not cause any significant impacts to the studied roadway segments and intersections, were accepted

by the City's Traffic Engineer. The study shows that the project will generate an additional 657 daily trips at build-out and that the surrounding roadway network can accommodate the additional traffic demands. In addition, the study looked at the following 14 specific intersections and concluded that there is no significant impact to those intersections:

- California Drive/Fred Waring Drive
- California Drive/Tennessee Avenue
- California Drive/New York Avenue
- Tennessee Avenue/Fred Waring Drive
- Kansas Street/Hovley Lane
- Elkhorn Trail/Fred Waring Drive
- Project Access A/B/Kentucky Avenue
- Project Access A/Colorado Street/Tennessee Avenue
- Project Access C/Kentucky Avenue/Tennessee Avenue

Noise and STRs

Noise impacts associated with the construction project are anticipated as the project includes significant grading and residential construction. The applicant will be limited to the City's construction hours and noise impact associated with the construction of the project, and will be enforced by the City's Code Compliance Division. Noise associated with the use of the condominium units, pool areas, and recreations amenities, is not expected to exceed the City's noise standards.

The City Council recently adopted revisions to the City's STR ordinance and prohibited STRs from operating in the City's R-1 and R-2 zoning districts. As proposed, the project will be zoned R-2 and STRs will not be permitted within the project site.

Density & Open Space

The overall density for the project is 2.3 dwelling units per acre (du/ac). The overall density for the existing PDCC neighborhood is 5.0 du/ac. When compared to the surrounding neighborhood, the project density is approximately one-half the density of PDCC. A breakdown of the density for each planning area is provided in the table below.

Planning Area	Number of Units	Acres	Density
Site A	32	13.56	2.3 du/ac
Site B	19	6.15	3.0 du/ac
Site C	18	9.74	1.85 du/ac
TOTAL	69	29.45	2.34 du/ac

With the overall project density at 2.3 du/ac, much of the existing open space is preserved and enhanced. Although the site will be developed with new condominiums, roadways, and recreational amenities, nearly 50% of the existing open space remains. A breakdown of the project open space is provided below:

Planning Area	Site Size (sq. ft.)	Open Space (sq. ft.)	% of Open Space
Site A	590,743	340,551	57.65%
Site B	267,945	133,295	49.75%
Site C	424,320	160,902	37.92%
TOTAL	1,283,008	634,748	49.47%

The project density and preservation of nearly one-half of the former golf course open space ensures that adequate open space remains for visible access to surrounding areas, and ensures that limited impacts associated with the development of the site will mature.

Condominiums

As a condominium development, a single floor plan is provided for uniformity and consistent design. The floor plans provide sufficient space for owners to enjoy cooking and living facilities. Outdoor courtyard spaces located at the front and rear of each unit provide sufficient private outdoor space. Each unit is 1,435 square feet in size. The size of the units exceeds the City's minimum unit size of 1,000 square feet. In addition, each unit is provided with a two-car garage totaling 553 square feet, which meets the City's off-street parking requirements and exceeds the City's minimum of 400 square feet for garage space. The floor plan, unit size, and parking availability, meet the intent of the Zoning Ordinance for condominium units.

The City's ARC reviewed the architecture for the condominiums and recommended approval of the building's architecture as the exterior finishes, the use of materials, and building elevations are appropriate for this type of development and are compatible with residences in the surrounding neighborhood.

Recreational Amenities

At this time, architecture is only provided for the three pool building facilities located on the project site. The pool buildings are nearly 500 square feet in size and have a building height shown at 15 feet and 6 inches, with the main building massing shown at a height of 12 feet. The architecture of the buildings matches the architecture of the condominium units by using similar forms and exterior finishes. This consistent and uniform design is commonly used in planned condominium developments. Staff is recommending conditions on the project to include a perimeter path/trail that is open to the public, and to provide the open recreational amenities shown in the plans.

Landscape

The landscape design and plant material is consistent with newer residential communities. Plant materials, variation, and placement are appropriate for the desert environment and meet the City's standards for landscape design. The turf is also used in appropriate locations to break up the design and the use of turf is limited to active areas which are also consistent with City landscape standards. In addition, the landscape design includes the use of shallow retention basins and small hills throughout the project area. These undulations in

the design provide interest and movement and enhance the landscape design. The overall landscape design is consistent with City landscape standards. Staff is recommending a condition on the project that the project's landscape architect meet with homeowners abutting the project site to determine final tree location.

Zoning and Land Use Compatibility

The repurposing of the golf course requires a change of zone from OS to R-2. The R-2 zoning district permits condominium development subject to a conditional use permit, which the applicant has applied for. The R-2 district allows for denser and varied housing product, including single-family homes, duplexes, condominiums, and small multi-family developments. The predominate zoning at PDCC is R-1 and the majority of development at PDCC consists of detached single-story single-family homes. However, several areas within the immediate and surrounding areas are zoned R-2, R-3, and planned residential (PR). These areas of PDCC have a greater density and housing product and are inclusive of the Villas on the Greens, a two-story senior apartment complex immediately adjacent to Site C of this proposal, California Villas and Michigan Apartments, both of which are City-owned affordable housing complexes; and various two-story apartment building located along Michigan Drive near Avenue of the States.

The proposal to add single-story condominium development at PDCC is similar to the mixed community and housing product that exist in the area. The lower density and single-story nature of the units is similar to the immediately adjacent single-family homes and the increased perimeter setbacks of the new condominiums are respectful of the existing homes in the area. In addition, the preservation of nearly 50 percent of the open space helps to preserve some existing views and ensures an adequate transition between the existing homes and the new condominium development.

Environmental Review


For the purposes of CEQA, the Director of Community Development has determined that the proposal to repurpose the former PDCC Executive Course with 69 condominium units and ancillary uses will not result in any potentially significant negative impacts to surrounding properties and the environment. Staff is recommending that the Planning Commission adopt a MND for the purposes of CEQA.

Findings of Approval

Findings can be made in support of the project and in accordance with the City's Municipal Code. Findings in support of this project are contained in Planning Commission Resolution No. 2715, attached to this staff report.



Prepared by: Eric Ceja, Principal Planner

LEGAL REVIEW	DEPT. REVIEW	FINANCIAL REVIEW	CITY MANAGER
N/A Robert W. Hargreaves City Attorney	 Ryan Stendell Director of Community Development	N/A Janet Moore Director of Finance	N/A Lauri Aylaian City Manager

VENDOR: Mr. Christopher McFadden
McFadden Architects
75-145 St. Charles Place
Palm Desert, CA 92211

ATTACHMENTS: 1. Planning Commission Resolution No. 2715
2. Public Hearing Notice
3. Mitigated Negative Declaration
4. Community Correspondence
5. Applicant's Architectural Exhibits
6. Wall Exhibits: PSW1 and PSW2
7. Tentative Tract Map 37240, 37241, 37242 and Grading Plans

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**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT, A CHANGE OF ZONE, PRECISE PLAN, CONDITIONAL USE PERMIT, AND TENTATIVE TRACT MAPS FOR THE REPURPOSING OF THE FORMER PALM DESERT COUNTRY CLUB EXECUTIVE GOLF COURSE TO ESTABLISH 69 CONDOMINIUM UNITS ON APPROXIMATELY 30 ACRES LOCATED WITHIN PALM DESERT COUNTRY CLUB
CASE NOS: CZ/PP/CUP/EA 16-280; TTM 37240, 37241, 37242**

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 19th day of December 2017, hold a duly noticed public hearing to consider the request by McFadden Architects, for approval of the above-noted; and

WHEREAS, said applications have complied with the requirements of the "City of Palm Desert Procedure for Implementation of the California Environmental Quality Act," Resolution No. 2015-75, in that the Director of Community Development has determined that the project will not have a negative impact on the environment and that a Mitigated Negative Declaration (MND) can be adopted; and

WHEREAS, the executive course at Palm Desert Country Club (PDCC) ceased operations in 2013 and since that time, the course has slowly reverted back to its natural condition; and

WHEREAS, the executive course is independently owned and not subject to the voting, legal, or financial assistance of the homeowners' association; and

WHEREAS, the City cannot require the continued operation of a private business venture, such as operation of a golf course, and that all property owners are afforded the ability to formal review procedure with the City for the development proposal; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said Planning Commission did find the following facts and reasons to exist to justify the approval of said request:

1. The proposed project is consistent with the goals and policies of the Palm Desert General Plan including that the project will provide adequate transition between the surrounding neighborhood and new development, preserves open space, provides on-site recreational amenities, and provides a variation in housing type for the existing Palm Desert Country Club.

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2. The project and development intensity provide land use compatibility within the boundaries of the planning areas and with adjacent properties as the development standards and uses are similar to existing uses in the surrounding neighborhood.
3. The project sites and proposed development intensity is suitable and appropriate for the property in that the property provides additional residential units within an existing predominately single-family neighborhood and preserves and enhances portions of existing open space.
4. That the proposed Tentative Tract Maps are not detrimental to the public health, safety or general welfare, or materially injurious to the surrounding properties or improvements in the City of Palm Desert.

Findings for Approval:

1. That the density of the proposed subdivision is consistent with applicable general and specific plans.

The project is for the construction of 69 condominium units on approximately 30 acres of land formerly operated for the purposes of a golf course. This density, which is approximately 2.3 dwelling units per acre, is nearly half the density of the existing surrounding single-family neighborhood. This type of in-fill development is promoted in the General Plan under the following Land Use Element policies:

- LU 1.2 – Open Space Preservation – the project balances the development of the former golf course by preserving 49 percent of the existing open space and creates both a quality built environment and enhanced and recreational open space.
- LU 1.6 – Community Amenities – the project provides both private and public amenities available to the entire PDCC neighborhood. Private pools and sports courts are provided for use by residents of the condominium project. New pedestrian paths, community gardens, gazebos, and exercise equipment are provided for the broader community.
- LU 2.3 – Landscaping – the project preserves and enhances the existing open space afforded by the former executive golf by providing an open green space network.
- LU 2.11 – Roadway Scale – the project provides curvilinear roadways that are 24 feet wide and are connected into the existing surrounding roadway network. The roadway scale is appropriately sized to slow vehicle movements in the project site. In addition, some roadways

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portions are broken up to eliminate through traffic within the Sites and to promote pedestrian connections.

- *LU 3.3 – Variety of Neighborhoods – the condominium project contributes to a varied housing product and price point for PDCC.*
 - *LU 3.10 – Shared Driveways – the project provides for several opportunities for shared driveways for groupings of condominium units. These grouping and share driveways reinforce the pedestrian scale of the roadways.*
 - *LU 3.17 – Gated Communities – similar to the existing PDCC, this project is not gated.*
 - *LU 3.21 – Infill Neighborhood – this project achieves the goals of this policy by providing additional community amenities, providing destinations for recreational space, and providing pedestrian connections internal to the project sites and to the broader surrounding neighborhood.*
2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvements of the tract maps have been reviewed by the Planning Department, Fire Department, and Public Works Department for consistency with the General Plan and emergency services. The lot sizes, street and utility improvements, circulation patterns, and drainage improvements meet all requirements of the General Plan. All existing perimeter streets are in conformance with the General Plan and new streets will be designed and constructed to City standards.

3. That the site is physically suitable for the type of development.

The development of the former executive golf course at PDCC contains approximately 30 acres and is suitable for the development proposed. Existing utilities and roadways serve the surrounding area and can accommodate the additional development of 69 condominium units. Environmental, cultural, and other special studies were prepared for lands within the project area. No environmental issues were identified that would indicate that development in this area would be unsuitable. In addition, existing commercial operations and residential developments have successfully constructed similar types of development in the immediate vicinity. No obstacles to the development of surrounding subdivisions were experienced and, due to the proximity and similarity of the proposed development, it's reasonable to conclude that the site is physically suitable for

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it. The property is suitable for the proposed development as conditioned and mitigated as described in the Initial Study and MND.

4. That the site is physically suitable for the proposed density of development.

The project density is 2.3 dwelling units per acre; approximately one-half the density of the existing single-family neighborhood. Utilities are in place and can accommodate the additional development of condominiums. Public safety services and schools are adequately staff and can accommodate the additional residential units. The sites can accommodate the proposed density of the project and can achieve a 49 percent preservation of open space.

5. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injury to fish or wildlife or their habitat.

For purposes of the California Environmental Quality Act (CEQA), a MND of Environmental Impact has been prepared. The design of the project will not cause substantial environmental damage or injure fish or wildlife or their habitat since the surrounding area has been developed with similar densities and limited wildlife is present at the site. Environmental studies performed at the site did not identify any endangered or sensitive species. In addition, the project will pay into the Coachella Valley Multi-Species Habitat Conservation fund for the development of the project.

6. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The design and layout of the 69 condominium units and the improvements for new roadways, grading, and drainage, are in compliance with all grading requirements and the properties will be developed in accordance with the Uniform California Building Code. Grade changes in the community are accommodated by the street layout, retaining walls, drainage swales, and open space provided throughout the subdivision. Pedestrian access is provided to adjoining land uses and surrounding roadways, which decreases the need for vehicular traffic between adjoining properties.

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

The proposed project will construct new drainage improvements within the project boundaries, including drainage swale, retention basins, curbs and gutters. The improvements related to drainage will be provided to ensure the project area accommodates 100 percent of the 100-year storm. Surrounding perimeter City streets are built-out to the General Plan designation and the

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developer will complete roadway connections into their project at intersections with existing streets to their ultimate build-out. Pedestrian connections will also be provided throughout the project area.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, AS FOLLOWS:

1. That the above recitations are true and correct and constitute the findings of the Planning Commission in this case.
2. That the Planning Commission does hereby recommend approve of CZ/PP/CUP/EA 16-280 and TTM 37240, 37241, and 37242, to the City Council, subject to conditions.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Palm Desert, California, at its regular meeting held on the 19th day of December 2017, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

JOSEPH PRADETTO, CHAIRPERSON

ATTEST:

RYAN STENDELL, SECRETARY
PALM DESERT PLANNING COMMISSION

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CONDITIONS OF APPROVAL CASE NOS. CZ/PP/CUP/EA 16-280; TTM 37240, 37241, 37242

DEPARTMENT OF COMMUNITY DEVELOPMENT:

1. The development of the property shall conform substantially with exhibits on file with the Department of Community Development, as modified by the following conditions.
2. The applicant shall record Tract Maps 37420, 37421, and 37422 within two years of project approval. Construction of improvements shall commence within two years from the date of approval unless a time extension is granted; otherwise, said approval shall become null, void and of no effect whatsoever.
3. The development of the property described herein shall be subject to the restrictions and limitations set forth herein which are in addition to the approved Precise Plan and Tentative Tract Maps and all Palm Desert Municipal ordinances and state and federal statutes now in force, or which hereafter may be in force.
4. Prior to issuance of a building permit for construction of any use or structure contemplated by this approval, the applicant shall first obtain permits and/or clearance from the following agencies:

Coachella Valley Water District (CVWD)
Public Works Department
Fire Department

Evidence of said permit or clearance from the above agencies shall be presented to the Department of Building & Safety at the time of issuance of a building permit for the use contemplated herewith.

5. A cultural resources inventory shall be completed by a qualified archeologist prior to any development activities within the project area.
6. Should human remains be discovered during the construction of the proposed project, the project coordinator will be subject to either the State Law regarding the discovery and disturbance of human remains or the Tribal burial protocol. In either circumstance, all destructive activity in the immediate vicinity shall halt, and the County Coroner shall be contacted pursuant to State Health and Safety Code 7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and developer will work with the designated MLD to determine the final disposition of the remains.

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7. The project shall remain ungated and shall continue the street naming theme present within PDCC. All street names shall be named for States of the United States of America.
8. Perimeter walls shall be placed on the developer's side of the abutting property line. The developer shall meet with and discuss the property wall design options with abutting neighbors and offer a choice between the three options approved by the Architectural Review Commission and Planning Commission.
9. All recreational amenities shown in the approved plans shall be installed by the applicant including, pool areas, gazebos, pavilions, pathways, and exercise equipment. Changes to the play areas and exercise equipment shall be reviewed by the Director of Community Development.
10. The project shall not exceed the density approved by the Planning Commission. All buildings shall be single-story and shall not exceed a height of 18 feet with the exception of architectural elements, which shall not exceed the heights permitted by the Palm Desert Municipal Code (PDMC).
11. All sidewalk plans shall be reviewed and approved by the Department of Public Works.
12. Each Planning Area shall be subject to all applicable fees at the time of issuance of building permits for improvements within that Planning Area.
13. The developer agrees to pay an in lieu affordable housing fee not to exceed \$12.50 per gross square foot of livable space per unit for the entire project. The fee shall be paid at building permit issuance on a per unit basis.
14. The developers and their landscape architect, agree to meet with individual homeowners regarding final tree placement within the site area. Tree quantities shall not be less than those shown in the preliminary landscape plan.
15. Final landscape plans shall be prepared by a registered and licensed landscape architect and submitted to the Department of Community Development for review. The plan shall be consistent with the preliminary landscape plans reviewed by the Planning Commission, unless changes are requested by the Planning Department staff. Changes shall be limited to plant quantities, sizes, types, and phasing of landscape improvements at the project site. Landscape plans must meet the following criteria:
 - A. Must be water efficient in design and meet the City of Palm Desert's Water Efficiency Landscape Ordinance.
 - B. Planting plans must show the location of proposed and existing utilities.
 - C. Must match approved civil plans.
 - D. All specifications and details must be site specific.

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- E. Applicants must have the Coachella Valley Water District's (CVWD) approval of their irrigation plans prior to City approval.
 - F. Applicants must have a stamp or signature from the County Agricultural Commissioner before City approval.
 - G. Plantings shall be shown at a minimum size of five gallons.
 - H. Trees shall be shown at a minimum size of 24-inch box with a minimum one-inch caliper.
- 16. The applicant shall pay into the City's Public Art Fund. It is recommended that this fee is used for an on-site public art project within the project site.
 - 17. Lighting plans shall be submitted in accordance with PDMC Section 24.16 for any landscape, architectural, street, or other lighting types within the project area.
 - 18. All mitigation measures identified in the CEQA Environmental Assessment and Initial Study shall be incorporated into the planning, design, development, and operation of the project.

DEPARTMENT OF PUBLIC WORKS:

Prior to recordation of the Tract Maps and any permits:

- 19. The tract maps shall be submitted to the Director of Public Works for review and approval.
- 20. If applicable, record a Declaration of Annexation incorporating the new lots/owners into the existing homeowners' association and Covenants, Conditions, & Restrictions (CC&Rs) concurrently with the final map, unless the existing CC&R's have provisions for such annexation, then proof of which shall be submitted prior to tract map approval.
- 21. The applicant shall pay the appropriate signalization fee in accordance with City of Palm Desert Resolution Nos. 79-17 and 79-55.
- 22. Drainage fees shall be paid in accordance with Section 26.49 of Palm Desert Municipal Code and Palm Desert Ordinance Number 653.
- 23. Park fees in accordance with Palm Desert Municipal Code Section 26.48.060 shall be paid prior to the recordation of the tract map.

Prior to the issuance of grading permits the applicant shall:

- 24. Submit a grading plan to the Department of Public Works for review and approval. Any changes to the approved civil or landscape plans must be reviewed for approval prior to work commencing.

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25. Submit a final Water Quality Management Plan (WQMP) for approval. The WQMP shall identify the Best Management Practices (BMPs) that will be used on the site to control predictable pollutant runoff. Prior to the issuance of a grading permit, the Operation and Maintenance Section of the approved final WQMP shall be recorded with County's Recorder Office and a conformed copy shall be provided to the Department of Public Works.
26. Provide the City Engineer with evidence that a Notice of Intent (NOI) has been filed with the State Water Resources Control Board. Such evidence shall consist of a copy of the NOI stamped by the State Water Resources Control Board or the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed.
27. Submit a PM10 application to the Department of Public Works for approval. The applicant shall comply with all provisions of Palm Desert Municipal Code Section 24.12 regarding Fugitive Dust Control.
28. Identify all proposed and existing utilities on the precise grading plan.
29. Storm drain/retention area design and construction shall be contingent upon a drainage study prepared by a registered civil engineer that is reviewed and approved by the Department of Public Works.
30. Pad elevations, as shown on the tentative map, are subject to review and modification in accordance with Chapter 27 of the PDMC.

BUILDING AND SAFETY DEPARTMENT:

31. Development of this project shall comply with the latest adopted edition of the following codes:
 - A. 2013 California Building Code and its appendices and standards.
 - B. 2013 California Residential Code and its appendices and standards.
 - C. 2013 California Plumbing Code and its appendices and standards.
 - D. 2013 California Mechanical Code and its appendices and standards.
 - E. 2013 California Electrical Code.
 - F. 2013 California Energy Code.
 - G. 2013 California Green Building Standards Code.
 - H. Title 24 California Code of Regulations.
 - I. 2013 California Fire Code and its appendices and standards.
32. An approved automatic fire sprinkler system shall be installed as required per the City of Palm Desert Code Adoption Ordinance 1265.

PLANNING COMMISSION RESOLUTION NO. 2715

33. A disabled access overlay of the precise grading plan is required to be submitted to the Department of Building and Safety for plan review of the site accessibility requirements as per 2013 CBC Chapters 11A & B (as applicable) and Chapter 10.
34. All exits must provide an accessible path of travel to the public way. (CBC 1027.5 & 11B-206)
35. Detectable warnings shall be provided where required per CBC 11B-705.1.2.5 and 11B-705.1.2.2. The designer is also required to meet all ADA requirements. Where an ADA requirement is more restrictive than the State of California, the ADA requirement shall supersede the State requirement.
36. Provide an accessible path of travel to the trash enclosure. The trash enclosure is required to be accessible. Please obtain a detail from the Dept of Building and Safety.
37. Public pools and spas must be first approved by the Riverside County Department of Environmental Health and then submitted to Department of Building and Safety. Pools and Spas for public use are required to be accessible.
38. All contractors and subcontractors shall have a current City of Palm Desert Business License prior to permit issuance per Palm desert Municipal Code, Title 5.
39. All contractors and/or owner-builders must submit a valid Certificate of Workers' Compensation Insurance coverage prior to the issuance of a building permit per California Labor Code, Section 3700.
40. Address numerals shall comply with Palm Desert Ordinance No. 1265 (PDMC 15.28. Compliance with Ordinance 1265 regarding street address location, dimension, stroke of line, distance from street, height from grade, height from street, etc. shall be shown on all architectural building elevations in detail. Any possible obstructions, shadows, lighting, landscaping, backgrounds or other reasons that may render the building address unreadable shall be addressed during the plan review process. You may request a copy of Ordinance 1265 or PDMC Section 15.28 from the Department of Building and Safety counter staff.
41. Please contact Building and Safety Technician II Cherie Williams at the Department of Building and Safety at (760) 776-6420 regarding the addressing of all buildings and/or suites.

FIRE DEPARTMENT:

42. Final fire and life safety conditions will be addressed when building plans are reviewed by the Fire Prevention Bureau. These conditions will be based on occupancy, use, the California Building Code (CBC), California Fire Code (CFC), and related codes which are in force at the time of building plan submittal.

PLANNING COMMISSION RESOLUTION NO. 2715

43. The Fire Prevention Bureau is required to set a minimum fire flow for the construction of all residential buildings per CFC Appendix B. The developer shall provide for this project, a water system capable of delivering 2,000 GPM at 20-PSI residual operating pressure for a two-hour duration for single-family dwellings and 4,000 PGM at 20-PSI residual operating pressure for a four-hour duration for multi-family projects. The developer shall also provide a water system capable of delivering 4,000 GPM at 20-PSI residual operating pressure with a four-hour duration for all commercial land developments.
44. The Fire Prevention Bureau is required to set minimum fire hydrant distances per CFC Appendix C. Standard fire hydrants (6" x 4" 2 1/2" outlets) shall be located on Fire Department access roads and adjacent public streets. Hydrants shall be spaced at 500 feet apart at each intersection, and shall be located no more than 250 feet from any point on the street or Fire Department access road(s) frontage to a hydrant for single-family dwellings and 350 feet apart at each intersection, and shall be no more than 210 feet from any point on the street or Fire Department access road(s) frontage to a hydrant for multi-family projects. The required fire flow shall be available from any adjacent hydrant(s) in the system.
45. If construction is phased, each phase shall provide approved access and fire protection prior to any building construction (CFC Chapter 5).
46. Fire apparatus access roads and driveways shall be designed and maintained to support the imposed loads of fire apparatus and shall be with a surface to provide all-weather driving capabilities. Access roads shall be 60,000 lbs. GVW with a minimum AC thickness of 25 feet. In accordance with Section 3310.1 prior to building construction, all locations where structures are to be built shall have fire apparatus access roads.
47. The gradient for fire apparatus access roads shall not exceed 15 percent. All access roads shall have an unobstructed width of not less than 20 feet for commercial and 20 feet for residential with an unobstructed vertical clearance of not less than 13 feet and six inches.
48. Maximum cul-de-sac length shall not exceed 1,320 feet. Minimum outside turning radius on any cul-de-sac shall be 37 feet for single-family developments and 45 feet for multi-family developments.
49. Dead end roadways and streets in excess of 150 feet, which have not been completed, shall have a turnaround capable of accommodating fire apparatus.
50. The developer shall furnish three copies of the water system plans to the Fire Prevention Bureau for approval prior to installation of all private water systems pertaining to the fire service loop for the underground water system. Plans shall be signed by a registered civil engineer, contain a Fire Prevention Bureau approval signature block, and conform to hydrant type, location, spacing and minimum fire flows standards. The hydraulic calculation will be required with the underground

PLANNING COMMISSION RESOLUTION NO. 2715

submittal to ensure fire flow requirements are being met for the on-site hydrants. The plans must be submitted and approved prior to building permit being issued.

51. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval. Three sets of sprinkler plans must be submitted by the installing contractor to the Fire Prevention Bureau prior to issuance of building permits.
52. Alarm plans shall be submitted to the Fire Prevention Bureau for approval. Three sets of alarm plans must be submitted by the installing contractor to the Fire Prevention Bureau prior to issuance of building permits.
53. A "Knox-box" shall be provided and shall be installed a minimum of six feet in height and be located to the right side of fire riser sprinkler rooms.
54. All manual and electronic gates on required Fire Department access road or gates obstructing Fire Department access shall be provided with the Knox Rapid entry system for emergency access by firefighting personnel.

DRAFT

Proposed Zoning Change

**O.S.
To
R-2**

Date: Decemberr 19, 2017

**CITY OF PALM DESERT
LEGAL NOTICE
CASE NOS. CZ/PP/CUP 16-280, TTM 37240, TTM 37241, TTM 37242**

NOTICE OF A PUBLIC HEARING BEFORE THE PALM DESERT PLANNING COMMISSION TO CONSIDER A REQUEST BY MCFADDEN ARCHITECTS TO ADOPT A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND REZONE THREE PARCELS FROM OPEN SPACE (O.S.) TO MIXED RESIDENTIAL (R-2) FOR THE CONSTRUCTION OF 69 CONDOMINIUM UNITS ON APPROXIMATELY 30 ACRES LOCATED ON THE FORMER EXECUTIVE GOLF COURSE AT PALM DESERT COUNTRY CLUB (APNs 637-190-021, 637-190-024, AND 637-190-027)

The City of Palm Desert (City), in its capacity as the Lead Agency for this project under the California Environmental Quality Act (CEQA), has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level and a mitigated negative declaration has been prepared for this project.

Project Location/Description:

Project Location: 77-200 California Drive, APNs: 637-190-021, 637-190-024, and 637-190-027

Project Description: The project is for the repurpose of the former nine-hole executive golf course at Palm Desert Country Club, with 69 single-story condominium units on approximately 30 acres. Parcel A is proposed for 32 condominium units on 13.56 acres bounded by existing single-family homes on Oklahoma Avenue, Tennessee Avenue, Kentucky Avenue, Oregon Circle, and California Avenue. Parcel B is proposed for 19 condominium units on 6.15 acres surrounded by existing single-family homes on Kentucky Avenue, Tennessee Avenue, and California Avenue. Parcel C is proposed for 18 condominium units on 9.74 acres bounded by existing single-family homes on Colorado Street, New Mexico Drive, California Avenue, Indiana Avenue, Tennessee Avenue and Utah Circle. All three parcels include various private amenities such as pools, sports courts, and open space.

Recommendation: Staff is recommending that the Planning Commission adopt a resolution recommending approval of the project to the City Council.

Public Hearing: The public hearing will be held before the Planning Commission on December 19, 2017, at 6:00 p.m.

Comment Period: Based on the time limits defined by CEQA, your response should be sent at the earliest possible date. The public comment period for this project is from **November 29, 2017 to December 19, 2017.**

Public Review: The Change of Zone, Precise Plan, Conditional Use Permit, Tentative Tract Maps, Environmental Assessment applications, and related documents are available for public review daily at City Hall. Please submit written comments to the Planning Department. If any group challenges the action in court, the issues raised may be limited to only those issues raised at the public hearing described in this notice or in written correspondence at, or prior to the Planning Commission hearing. All comments and any questions should be directed to:

Eric Ceja, Principal Planner
City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260
(760) 346-0611
eceja@cityofpalmdesert.org

PUBLISH: DESERT SUN
November 29, 2017

RYAN STENDELL, Secretary
Palm Desert Planning Commission



CITY OF PALM DESERT

73-510 Fred Waring Drive
Palm Desert, CA 92260
Telephone: (760) 346-0611
Fax: (760) 776-6417

ENVIRONMENTAL INITIAL STUDY

Project Title: Palm Desert Country Club

City Project No: CZ/PP/CUP 16-280 & TTM 37240, 37241, & 37242

**Lead Agency
Name and Address:** City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, California 92260
Phone: (760) 346-0611 Fax: (760) 776-6417

Project Location: Palm Desert Country Club, 77-200 California Drive
APNs 637-190-021, 024 & 027

Applicant: Mc Fadden Architects
Attn: Chris Mc Fadden
75-145 St. Charles Place, Suite 4
Palm Desert, CA 92211

General Plan Designation:

Existing: Golf Course & Resort Neighborhood up to 8.0 du/ac

Proposed: Golf Course & Resort Neighborhood up to 8.0 du/ac

Zoning Designation:

Existing: Open Space (O-S)

Proposed: R-2 Mixed Residential District

Project Description:

The project proposes to repurpose an abandoned 9-hole golf course with 69-single story, single-family residential units located on approximately 29 acres within the Palm Desert Country Club community. The project will process a Change or Zone from Open Space (O/S) to R-2 Single-Family Residential. The Executive Course is a privately owned 9-hole course that was closed in 2014, after the course owners determined the smaller course was no longer economically feasible to operate. For the purpose of this project, the three golf course areas are identified as Parcels "A", "B", and "C" respectively. These separate parcels are located within relatively close proximity of each other in a south-central portion of the country club. The existing interior streets of the country club follow a curvilinear layout design that frames the placement and orientation of existing homes, as well as the extents of the former executive golf course.

Specifically, Parcel "A" encompasses a decommissioned area of approximately 13.56 acres surrounded by existing single-family homes facing Oklahoma Avenue to the west and north; Tennessee Avenue to the east; and Kentucky Avenue, Oregon Circle, and California Avenue to the south. Parcel "B" involves approximately 6.15 acres surrounded by existing single-family homes that face Kentucky Avenue to the west and north; Tennessee Avenue to the east; and California Drive to the south. Parcel "C" involves approximately 9.74 acres surrounded by existing homes facing Colorado Street and New Mexico Drive to the north; California Avenue to the east;

Indiana Avenue to the south; and Tennessee Avenue and Utah Circle to the west. The adjoining residential uses on the east side of Parcel "C", along California Drive, include *Villas on the Green*, which consist of 76 age-restricted (55 plus age) rental dwelling units configured in two-story buildings.

The current visual character of the project parcels is distinguished by the remaining conditions of the former golf course fairways and greens. These areas are now characterized by gentle mounds and slopes with scattered mature trees. Portions of concrete paths also remain on-site. The discontinuance of the golf course resulted in a reduction in the landscape maintenance. Moreover, the recent statewide and local water-use restrictions have required operators and home owners to substantially reduce water irrigation use, resulting in the current dry or brown lawn conditions that visually differ from the active green areas in the Country Club.

The proposed development is broken into 3-site plans "A, B and C" and each site includes the following (please see Exhibit 3):

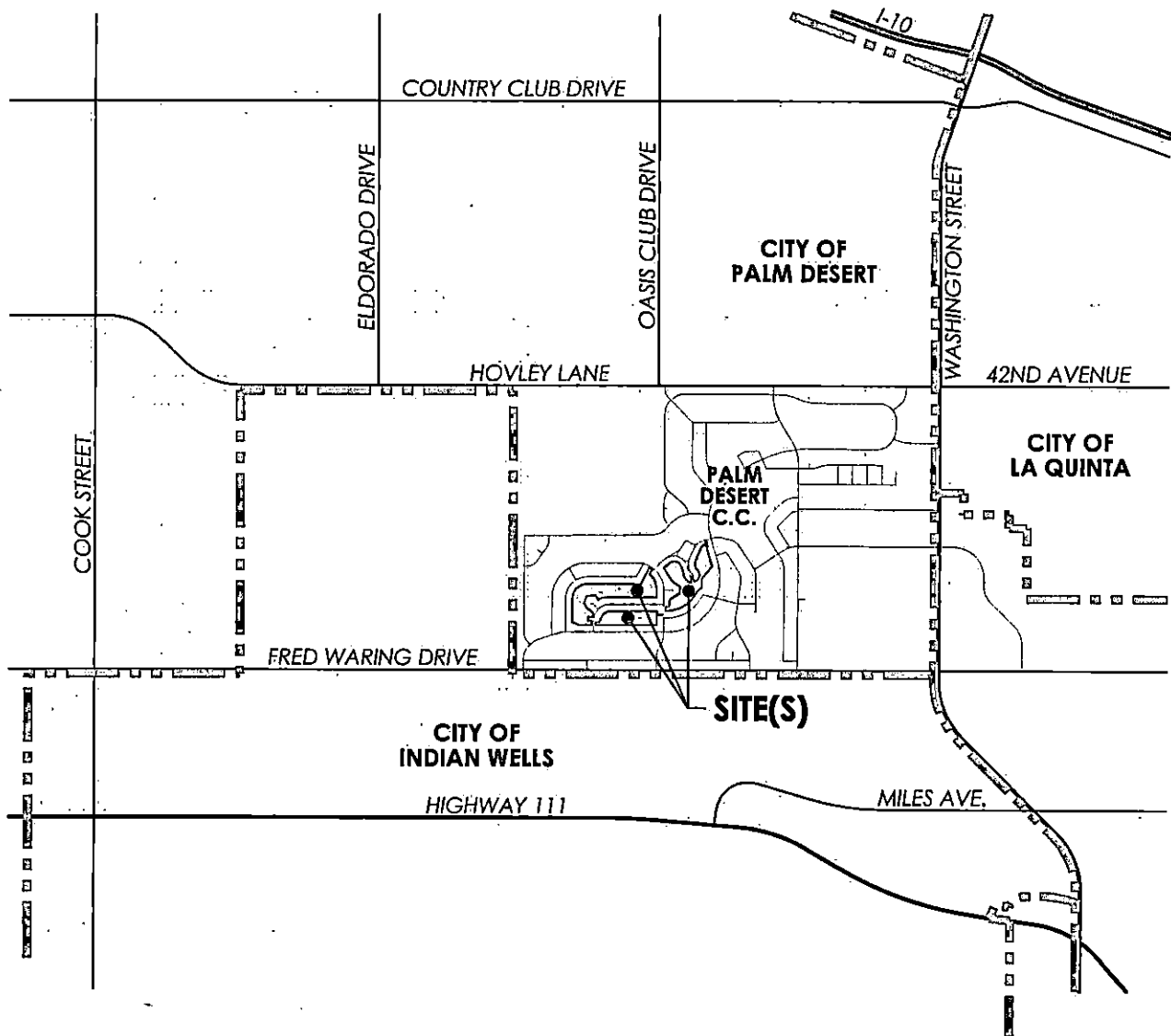
- Parcel A – seven (7) cluster lots, thirty two (32) condominium homes consisting of 3 to 6 detached and attached residences. Each home would include private patios and 2-car garage and approximately 107,520 square feet of building space. Amenities will include a pickle ball court, tot lot, community pool & spa, neighborhood garden/pocket park and pedestrian path.
- Parcel B – four (4) cluster lots, nineteen (19) condominium homes consisting of 4 to 6 detached and attached residences. Each home would include a 2-car garage and private patios areas, the project would total approximately 63,840 square feet of building space. Amenities would include a community pool & spa, passive open space, and pedestrian path.
- Parcel C – three (3) cluster lots, eighteen (18) condominium homes consisting of 3 to 8 detached and attached residences. Each home would include a 2-car garage and private patio areas, the project would total approximately 60,480 square feet of building space. Parcel C includes a proposed community pool/spa and eastern portion would be dedicated as a future recreation area. The open space would introduce a concrete cart path, exercise stations and landscaped areas adjacent to the existing senior housing (*Villas on the Green*).

Access to Parcel A would occur along two proposed 24-foot private driveways extending from one gated point on Tennessee Avenue (serving 20 homes), and a second gated point on Kentucky Avenue (serving 12 homes). Both driveways would terminate in a cul-de-sac enhanced with decorative paving and a circular planter. Access to Parcel B would occur from one gated point on Kentucky Avenue, via a 24-foot private driveway ending in a cul-de-sac feature enhanced with decorative paving and a circular planter. Access to Parcel C site would occur from one gated point on Tennessee Avenue, via a 24-foot private driveway that divides into two driveways that terminate in decorated cul-de-sac features.

Land Use and Setting

North/East: Single Family Residential
South/West: Single Family Residential

Other Public Agencies who's Approval is Required (e.g., permits, financing approval, or participation agreement): None

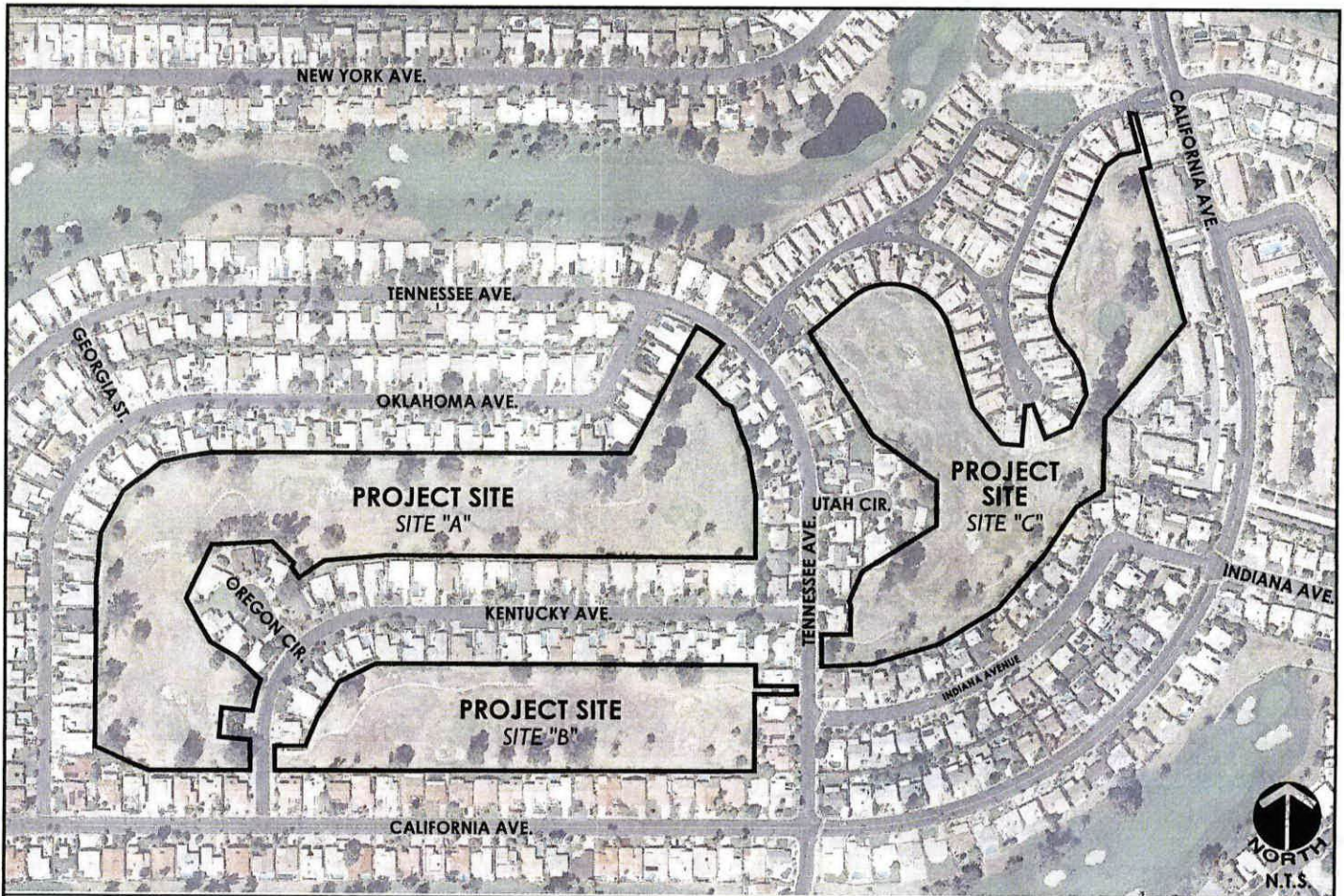


MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

Vicinity Map

Palm Desert Country Club
Initial Study



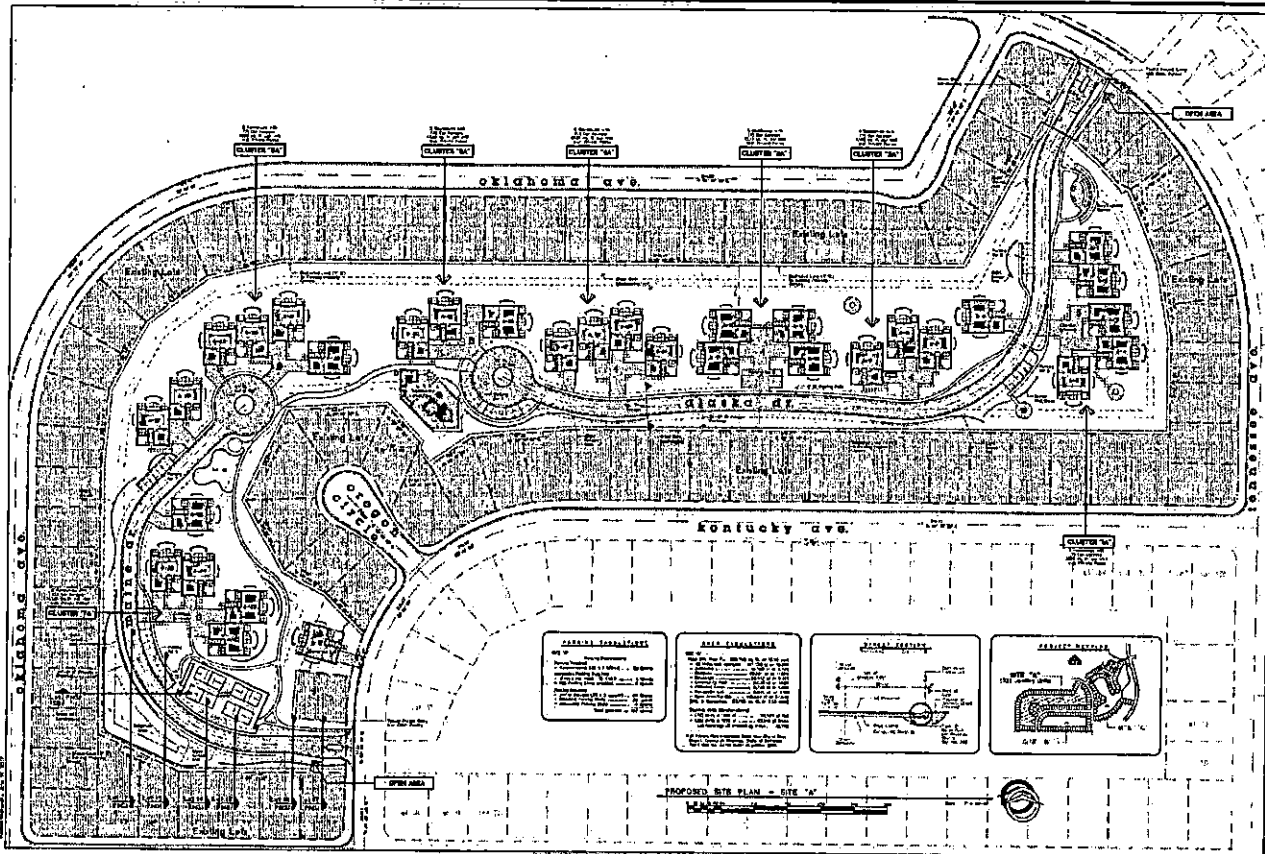
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Aerial Photograph

Palm Desert Country Club
Initial Study

2



NO.	REVISION
1	ISSUED
2	
3	
4	

**palm desert
country club**

Prepared by: MSA Consulting, Inc.
Checked by: MSA Consulting, Inc.
Date: 10/1/93



DATE	10/1/93
BY	MSA
CHECKED	MSA
DATE	10/1/93

**PSPA
- 4**



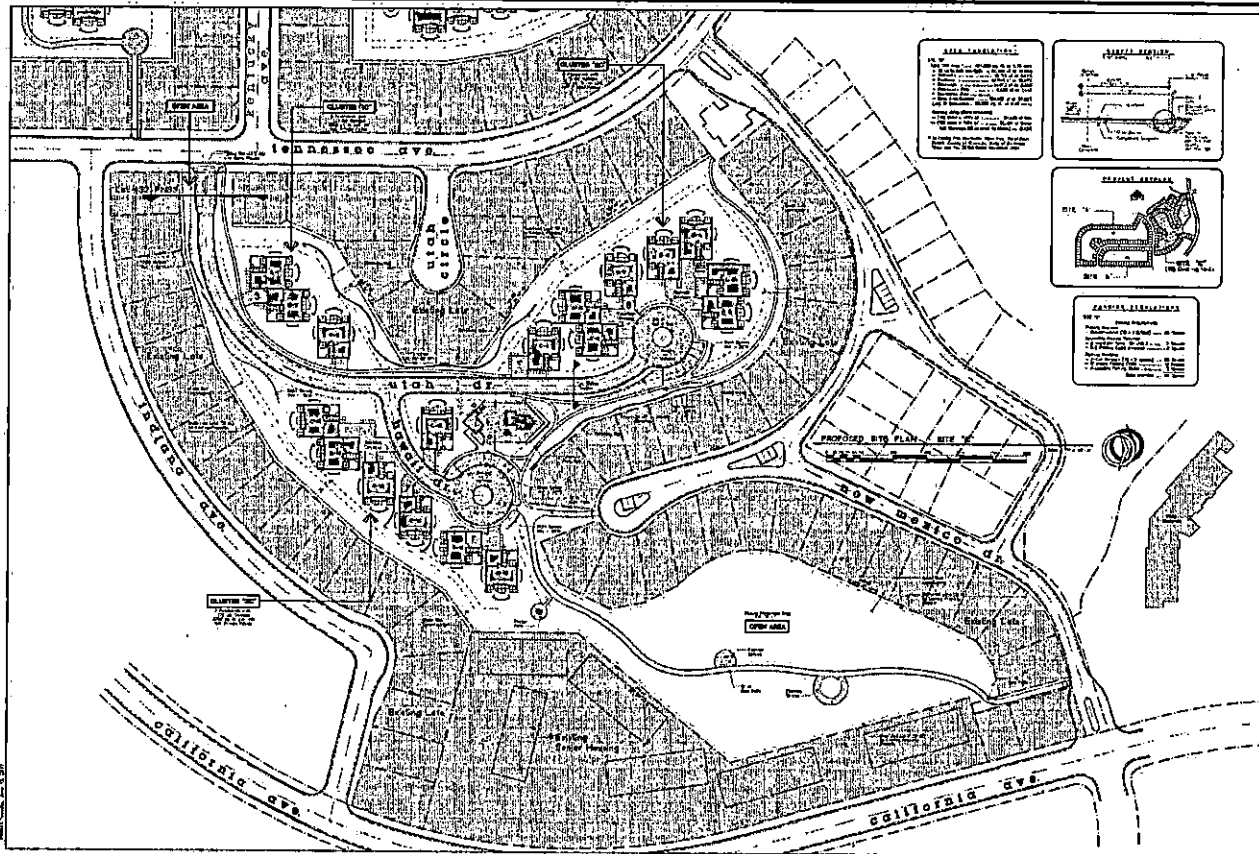
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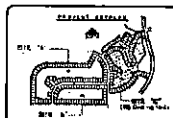
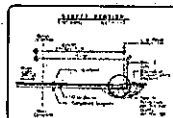
Site Plan: Site "A" - McFadden Architects

Palm Desert Country Club
Initial Study

3a



AREA CHARACTERISTICS
 The site is located in the City of Palm Desert, California. The site is zoned for residential use. The site is adjacent to the California State Water Project. The site is adjacent to the California State Water Project. The site is adjacent to the California State Water Project.



GENERAL INFORMATION
 The site is located in the City of Palm Desert, California. The site is zoned for residential use. The site is adjacent to the California State Water Project. The site is adjacent to the California State Water Project. The site is adjacent to the California State Water Project.

NO.	REVISION
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

**palm desert
country club**

Prepared by: MSA Consulting, Inc.
 Date: 10/15/00
 Scale: 1" = 100'



DATE	10/15/00
BY	MSA
CHECKED	MSA
APPROVED	MSA

**PSPC
- 4**



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Site Plan: Site "C" - McFadden Architects

Palm Desert Country Club
Initial Study

3c

EVALUATION OF ENVIRONMENTAL IMPACTS:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology /Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology / Water Quality
<input type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation/Traffic	<input checked="" type="checkbox"/>	Tribal Cultural Resources	<input type="checkbox"/>	Utilities / Service Systems
<input type="checkbox"/>	Mandatory Findings of Significance				

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ Signature City of Palm Desert	_____ Date
_____ Printed Name City of Palm Desert	_____ For

Palm Desert County Club
Mitigation Monitoring and Reporting Program

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
4. Biological Resources	BIO-1: The applicant shall ensure that a burrowing owl clearance survey is performed not more than 30-days prior to project site disturbance, including grubbing, grading, and construction. If an active burrow is found during the clearance survey a biological monitor shall be placed onsite during ground disturbance.	Developer Planning Department Qualified Biologist	30-days prior to any ground disturbance	Less than significant
5. Cultural Resources	CR-1: The presence of a qualified Archaeologist shall be required during all project related ground disturbing activities that penetrate into undisturbed native soils. In the event that potentially significant archaeological materials are discovered, all work must be halted in the vicinity of the archaeological discovery until a qualified archaeologist can visit the site of discovery and assess the significance of the find, and its potential eligibility for listing in the California Register of Historical Resources (CRHC). The archaeologist will be required to provide copies of any studies or reports to the Eastern Information Center for the State of California located at the University of California Riverside.	Developer Planning Department Qualified Archaeologist	During grading and other ground disturbing activities	Less than significant

Palm Desert Country Club
Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
	<p>CR-2: The project applicant shall ensure the presence of an approved Native American Cultural Resource Monitor(s) shall be required during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the monitor may request that destructive construction halt and the monitor shall notify a qualified archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Office and the Agua Caliente Tribal Historic Preservation Office (THPO). The archaeologist will be required to provide copies of any studies or reports to the Eastern Information Center for the State of California located at the University of Riverside and the Agua Caliente THPO for permanent inclusion in the Agua Caliente Cultural Register.</p>	<p>Developer Planning Department Qualified Native American Cultural Resource Monitor</p>	<p>During grading and other ground disturbing activities</p>	<p>Less than significant</p>

Environmental Checklist and Discussion:

The following checklist evaluates the proposed project's potential adverse impacts. For those environmental topics for which a potential adverse impact may exist, a discussion of the existing site environment related to the topic is presented followed by an analysis of the project's potential adverse impacts. When the project does not have any potential for adverse impacts for an environmental topic, the reasons why there are no potential adverse impacts are described.

1. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact.** The project site involves a decommissioned nine-hole executive golf course that is divided into three areas of former fairways and greens within the existing Palm Desert Country Club (PDCC). For the purpose of this project, the privately owned three golf course areas are identified as Parcels "A", "B", and "C" respectively. These separate parcels are located within relatively close proximity of each other in a south-central portion of the country club. The existing interior streets of the country club follow a curvilinear layout design that frames the placement and orientation of existing homes, as well as the extents of the former executive golf course.

Parcel "A" of the Project encompasses a decommissioned area of approximately 13.56 acres surrounded by existing single-family homes facing Oklahoma Avenue to the west and north; Tennessee Avenue to the east; and Kentucky Avenue, Oregon Circle, and California Avenue to the south. Parcel "B" involves approximately 6.15 acres surrounded by existing single-family homes that face Kentucky Avenue to the west and north; Tennessee Avenue to the east; and California Drive to the south. Parcel "C" involves approximately 9.74 acres surrounded by existing homes facing Colorado Street and New Mexico Drive to the north; California Avenue to the east; Indiana Avenue to the south; and Tennessee Avenue and Utah Circle to the west. The adjoining residential uses on the east side of Parcel "C", along California Drive, include *Villas on the Green*, which consist of 76 age-restricted (55 plus age) rental dwelling units configured in two-story buildings.

The current visual character of the project parcels is distinguished by the legacy conditions of the former golf course fairways and greens. These areas are now characterized by gentle mounds and slopes with scattered mature trees. Portions of concrete paths also remain on-site. The discontinuance of the golf course resulted in a reduction in the landscape maintenance. Moreover, the recent statewide and local water-use restrictions have required operators to substantially reduce water irrigation use, contributing to the current dry or brown lawn conditions that visually differ from the active green areas in the Country Club. The perimeter of each project area is adjoined by the rear yards of neighboring homes. These individual limits are distinguished by varying physical demarcations, including metal fences and garden walls. Some homes lack a physical rear yard boundary. The placement of existing homes is generally elevated in relation to former golf course. As a result, existing residents have limited visual obstructions of the decommissioned golf course from their rear yards.

The perception and uniqueness of scenic vistas from a particular setting vary according to location and surrounding context. Views are influenced in part by the presence and intensity of man-made neighboring improvements (e.g. structures, overhead utilities, and vegetation). The massing of structures and vegetation in the project area and residential surroundings interacts with the natural regional environment to form the characteristic views of this locality. The project is located in a central area of the Coachella Valley region and has an approximate elevation of approximately 200 feet above sea level. From the project area, views of the Indio Hills to the northwest, north and northeast are distant and partially obstructed by residential structures, vegetation and trees of various sizes. Views of the San Jacinto Mountains to the west and southwest are also distant and partially obstructed by existing structures and trees. Views of the Santa Rosa Mountains to the south and southeast appear to be the most prominent and visually obstructed by local residential improvements. Existing overhead utility facilities (posts and overhead lines) also contribute to the visual obstructions.

Reviewing City of Palm Desert 2016 General Plan land use designations helps provide a context for evaluating the Project's location and compatibility with surrounding conditions. The Land Use and Community Character Element of the adopted 2016 General Plan designates the purpose and intended land use for each parcel within the City, and as a result, establishes the intended visual setting of a locale by outlining the nature, intensity and character of development. The City's land use designations are categorized into neighborhoods, districts, and centers. Each land use designation is defined by a distinctive physical character, which guide the features related to streetscape and connectivity, parks and open space, and built form and character. Based on Figure 3.1 in the 2016 General Plan, the project parcels and their surroundings have a land use designation of Golf Course & Resort Neighborhood. Page 27 of the 2016 General Plan explains that the intent and purpose of Golf Course & Resort Neighborhood is to provide lower-density neighborhood development featuring golf course activities, or similar recreational orientation, and limited commercial uses with development intensities of up to 8 dwelling units per acre. The location, context and development characteristics of this land use designation and others throughout the City have been analyzed in the 2016 General Plan EIR. As with any form of new development, Golf Course & Resort Neighborhood proposals are subject to review by the Architectural Review Commission, which help ensure that the City's design objectives specified in the General Plan are achieved.

The proposed residential project involves a total of 69 single-story dwelling units configured in three separate parcels. The proposed architectural plans identify a unified desert contemporary theme incorporating articulated facades with properly scaled doors and windows, and a color scheme with light-colored plaster finishes, accented by natural tones. The proposed residential and accessory buildings will include flat and pitched roof options. Rooftop mounted HVAC units will be visually enclosed with parapet features matching the architectural style of the buildings. The maximum height of the proposed buildings is 18 feet and 4 (four) inches.

The proposed site design, architectural features, and landscaping improvements will reduce visual conflicts with the surrounding residential properties. This concept will be achieved by establishing a landscaped green belt along the parcel perimeters, complemented with one of three wall treatments based on the localized setting. The proposed perimeter treatment may consist of wrought iron infill, combination masonry wall with wrought iron infill, and/or a masonry wall. The proposed site plan will also introduce a system of screen walls with a height of 36 inches, designed to serve as visual barriers between the existing and the proposed residential units. The short walls will be installed in strategic locations throughout each of the three parcels and will be visually integrated into the landscaping design.

The landscaping design in the project interior, along its edges, and entry points will include a mixture of trees, palms, shrubs and groundcover plantings to serve as an enhancement to the site design and streetscape. As such, the placement, scale and design of the proposed development are expected to replace an unimproved private site with a residential environment consistent adhering to the intended physical character of the Golf Course & Resort Neighborhood.

Parcel A would include up to 32 units arranged in seven clusters consisting of 3 to 6 detached and attached residences. Each home would include a 2-car garage and private patio areas. Each cluster would also include a common driveway. A proposed landscaped green belt along the parcel perimeter would establish a variable separation between the proposed homes and the existing neighboring residential property limits. The proposed landscaping enhancements along this belt would serve as a visual screen between the project and its surroundings. Moreover, Parcel A would include a sunken tennis court, a community pool/spa, a neighborhood garden and landscaped open space. Access to Parcel A would occur along two proposed 24-foot private driveways accessing from one gated point on Tennessee Avenue (serving 20 homes), and a second gated point on Kentucky Avenue (serving 12 homes). Both driveways would terminate in a cul-de-sac enhanced with decorative paving and a circular planter to enhance their visual quality.

Parcel B involves 19 proposed homes arranged in four clusters consisting of 4 to 6 detached and attached residences. Each home would include a 2-car garage and private patio areas. The perimeter of Parcel B would be buffered from the neighboring residential properties by a proposed perimeter landscaped green belt, resulting in a visual screen and physical separation from its surroundings. Parcel B includes a proposed community pool/spa. Access to this site would occur from one gated point on Kentucky Avenue, via a 24-foot private driveway ending in a cul-de-sac feature enhanced with decorative paving and a circular planter.

Parcel C involves 18 proposed homes arranged in three clusters consisting of 3 to 8 detached and attached residences. Each home would include a 2-car garage and private patio areas. Similar to the other project parcels, the perimeter of Parcel C would be buffered from the neighboring residential properties by a proposed landscaped green belt, which would be subject to routine maintenance to preserve the aesthetic appeal. Access to this site would occur from one gated point on Tennessee Avenue. Parcel C includes a proposed community pool/spa and eastern portion would be dedicated as a future recreation area. The open space would introduce a concrete cart path, exercise stations and landscaped areas adjacent to the existing senior housing (*Villas on the Green*). Access to this site would occur from one gated point on Tennessee Avenue, via a 24-foot private driveway that divides into two driveways that terminate in decorated cul-de-sac features.

The proposed conversion of a decommissioned golf course into single-story homes is expected to improve upon the existing physical condition of those sites and therefore improve its aesthetic character. The current condition of unused privately owned land with dry vegetation would be replaced with a residential site plan and enhanced landscaping features subject to maintenance. Regarding adverse effects on a scenic vista, less than significant impacts are anticipated.

- b) **Less than Significant Impact.** The three project parcels have previously been disturbed or modified for the development of the 9-hole golf course within the Palm Desert Country Club, while the immediate surroundings have been developed into residential uses and road infrastructure. In the vacant project land there are no natural landmarks, historic buildings, trees, or rock outcroppings. The mature trees that were planted with the golf course design and which remain on-site have been subject to maintenance, including trimming. A review of the California Scenic Highway Mapping System web site operated by Caltrans revealed that the project is not located adjacent to or near any state or county, eligible or designated scenic highway. The purpose of the State Scenic Highway Program is to preserve and protect scenic State highway corridors from change that would diminish the aesthetic value of lands adjacent to highways. State highways can be officially designated as Scenic Highways or be determined to be eligible for designation. The status of a state scenic highway changes from eligible to "officially designated" when a local jurisdiction adopts a scenic corridor protection program and the California Department of Transportation (Caltrans) approves the designation as a Scenic Highway. According to Figure C-9 in the Circulation Element of the Riverside County General Plan Update, the nearest State Designated Scenic Highway is Highway 74, located approximately 3.7 miles to the southwest of the Project. Based on distance, the proposed site plan, architectural design, and landscaping design would not result in adverse impacts to scenic resources within a state scenic highway or other local transportation corridor. Less than significant impacts are expected.

Section 4.1 (Aesthetics) in the 2016 General Plan EIR identifies eight (8) local scenic roadways in the City, which require special setbacks and landscaping where applicable. Fred Waring Drive is recognized as one of these roadways, located approximately 800 feet south of the project. Project implementation would not physically disturb or visually obstruct the existing scenic landscaping along this scenic roadway, resulting in less than significant impacts.

- c) **Less than Significant Impact.** The current visual character of the three project parcels is impaired by a reduced implementation of landscaping maintenance. The proposed Project would improve upon these conditions with new single-story housing facilities and perimeter landscaping that would enhance the aesthetic quality of the site in accordance with the intended physical character of the Golf Course and Resort Neighborhood land use designation. The project would also include a separation between the proposed residential structures and the nearest existing residential property limits. The proposed project is not anticipated to degrade the existing visual character of the site and its surroundings. Project design, including architecture and landscape architecture, will require review and approval by the City, thus ensuring that aesthetic considerations are addressed in the design. The proposed project is anticipated to enhance the visual character of the site and create an attractive, well planned project when viewed from surrounding properties. Less than significant impacts are anticipated to result from project implementation.
- d) **Less than Significant Impact.** The project parcels do not have any structural or lighting improvements; therefore, they do not constitute an existing source of glare or light. In the project surroundings, existing sources of fixed nighttime lighting can be attributed to the existing homes and to the public street light posts. The individual home lighting typically consists of low-intensity, wall-mounted, downward-oriented fixtures in the patio, side, and front yards of homes. Existing traffic on the surrounding streets also contributes daytime glare and nighttime lighting.

The proposed project would utilize three undeveloped parcels for the configuration of up to 69 single-story, dwelling units. The project would not introduce facilities with large reflective surfaces that would generate substantial glare, nor would the project involve new sources of high-intensity lighting that would be deemed incompatible with the surrounding residential development. The proposed home lighting (low-intensity) is expected to consist of wall-mounted, downward-oriented fixtures in strategic locations (private patios, garage frontages and front yards). For purposes of nighttime safety, the proposed gated entry points, common areas and pedestrian paths are also expected to include a form of low-intensity illumination. Pertaining to glare, the proposed residential structures are expected to have natural-tone finishes that do not have highly reflective properties or other conditions that would cause substantial daytime or nighttime glare. Traffic along the proposed private driveway would contribute nighttime lighting to localized areas of each project parcel. The visibility of the project areas and its activities from the surrounding areas are expected to be reduced by the 35-foot landscaped green belt, which would provide a visual screen between the two uses. Less than significant impacts are expected.

Mitigation: None required

2. AGRICULTURE AND FORESTRY RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e) **No Impact.** The proposed project is located within an urbanized area of the City of Palm Desert within the limits of the decommissioned executive golf course of the existing Palm Desert Country Club. There are no farmlands in the vicinity of the project as designated by the Farmland Mapping and Monitoring Program of the California Resources Agency. The vicinity and Project are generally defined as "Urban and Built-up Land." Additionally, the project is not located on lands zoned for agriculture and is not covered by a Williamson Act contract. There are no areas of forest land; timberland or timberland zoned Timberland Production within the desert area. Therefore, the proposed project will have no impact on agricultural resources.

Mitigation: None required

3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact.** The Project is located in the Coachella Valley region within the Salton Sea Air Basin (SSAB), under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Air quality in the SSAB is influenced by the regional climate as well as the temperature, wind, humidity, precipitation, and amount of sunshine. The Coachella Valley is an arid desert region with a climate characterized by low annual precipitation, low humidity, hot days, and very cool nights. Wind direction and speed (which in turn affect atmospheric stability) are the most important climate elements affecting local ambient air quality. Desert regions are typically windy because minimal friction is generated between the moving air and the low, sparse vegetation. This allows the wind to maintain its speed crossing the desert plains. Additionally, the rapid daytime heating of the air closest to the desert surface leads to convective activity and the exchange of surface air for upper air, which accelerates surface winds during the warm part of the day.

The project has a land use designation of Golf Course and Resort Neighborhood, which allows for a density of up to 8 dwelling units per acre. At the maximum allowable density, this existing land use policy would potentially allow a maximum of 232 residential units on the 29-acre project property. Therefore, the project's 69 proposed units represent approximately 24 percent of the maximum allowable units. The proposed residential project is consistent with the existing surrounding residential land uses established under the City's 2016 General Plan and is not expected to conflict with the buildout conditions or obstruct with implementation of its applicable air quality objectives.

The SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emission sources, and enforces such measures through educational programs or fines, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary, mobile, and indirect sources. In March of 2017, SCAQMD released the most current Final Air Quality Management Plan (2016 AQMP), which is a publicly available regional blueprint for achieving the federal air quality standards. The 2016 AQMP includes both stationary and mobile source strategies to ensure that the approaching attainment deadlines are met and public health is protected to the maximum extent feasible. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. Land use designation considerations are an important component of the AQMP development. The 2016 AQMP provides local guidance for the State Implementation Plans (SIP), which establishes the framework for the air quality basins

to achieve attainment of the state and the National Ambient Air Quality Standards (NAAQS). The Project will not require a General Plan Amendment. The City's General Plan EIR found that adoption and implementation of the City of Palm Desert's General Plan policies and programs would comply with the regional Air Quality Management Plan (AQMP). Projects that are consistent with local General Plans are considered consistent with the air quality related plans and attainment efforts included in the AQMP, the PM10 CVSIP and other relevant regional plans. Less than significant impacts are anticipated relative to conflict with or obstruction of implementation of the applicable air quality plan following the implementation of standard conditions.

- b) **Less than Significant Impact.** An impact is potentially significant if concentration of emissions exceed the State or Federal Ambient Air Quality Standards. Based on Table 2-4 of the Final 2016 AQMP, the two primary pollutants of concern in the Coachella Valley including the City of Palm Desert are ozone (O3) and particulate matter (PM10 and PM2.5). The project site is located within the Salton Sea Air Basin, which has been designated by the California Air Resources Board as a nonattainment area for ozone (8-hour standard) and PM10. Violations of the air quality standards for ozone are impacted by pollutant transport from the South Coast Air Basin.

Ozone (O3) is described in the Final 2016 AQMP as being formed when byproducts of combustion react in the presence of ultraviolet sunlight. This process occurs in the atmosphere where oxides of nitrogen combine with reactive organic gases, such as hydrocarbons, in the presence of sunlight. Ozone is a pungent, colorless, toxic gas, and a common component of photochemical smog. Although also produced within the Coachella Valley, most ozone pollutants affecting the Valley are transported by coastal air mass from the Los Angeles and Riverside/San Bernardino air basins, thereby contributing to occasionally high local ozone concentrations.

Particulate Matter (PM10 and PM2.5) is described in the Final 2016 AQMP as consisting of fine suspended particles of ten microns or smaller in diameter, and are the byproducts of road dust, sand, diesel soot, windstorms, and the abrasion of tires and brakes. The elderly, children and adults with pre-existing respiratory or cardiovascular disease are most susceptible to the effects of Particulate Matter.

The SCAQMD has established significance thresholds for specific pollutants on individual projects (SCAQMD, CEQA Air Quality Handbook, November 1993, page 6-2). These thresholds related to project construction and long term operations are shown in the Mass Daily Thresholds table below. Project effects would be considered significant if the emissions exceed these thresholds. Project effects would also be considered potential significant if emissions affected sensitive receptors such as schools or nursing homes, or if the project conflicted with the regional AQMP and/or local air quality plans.

Table III-1
The following table illustrates SCAQMD's Air Quality Significance Thresholds:

Emission Source	CO	VOC	NOx	SOx	PM10	PM2.5
Construction or Operation (Pounds/Day)	550	75	100	150	150	55

Source: Air Quality Analysis Guidance Handbook, Chapter 5.
Prepared by the South Coast Air Quality Management District. www.aqmd.gov/ceqa/hndbk.html

The California Emissions Estimator Model (CalEEMod Version 2013.3.1) was utilized to estimate the short-term emissions of criteria air pollutants that would be associated with the construction activities necessary to implement the proposed project. The project parameters involved the construction and operation of 69 dwellings (condos/townhomes). Default construction parameters incorporated in CalEEMod were assumed for those construction activities for which site-specific information is not currently available.

The SCAQMD requires any emission reductions resulting from existing rules or ordinances to be included as part of the unmitigated project emissions. Those measures that are legally mandated and therefore required of all developments by applicable ordinances, rules, and regulations are not considered mitigation. Once the unmitigated project emissions have been determined, additional mitigation measures may be applied to reduce any potentially significant air quality impacts to the maximum extent feasible and identify the net project emissions.

Title 24, Chapter 12 of the Palm Desert Municipal Code outlines the minimum requirements for construction activities to reduce man-made fugitive dust and corresponding PM10 emissions. The City will require the preparation of a Fugitive Dust Control Plan identifying the fugitive dust sources at the site and the work practices and control measures proposed to meet the City of Palm Desert minimum performance. These standards are consistent with SCAQMD Rule 403 and 403.1 and require implementation of Coachella Valley Best Available Control Measures (CVBACM), as identified in the SCAQMD publication Coachella Valley Fugitive Dust Control Handbook. Fugitive dust control measures that are required to comply with the City Municipal Code are generally not considered mitigation by the SCAQMD. Similarly, compliance with applicable SCAQMD Rules and Regulations is not considered mitigation by the SCAQMD.

Table III-2 summarizes the unmitigated short-term emissions of the six criteria pollutants associated with the construction activities required to implement the proposed Project, estimated with CalEEMod. Peak day emissions estimates are provided by construction phase type and reflect activities in the season or year with the highest daily emissions. As shown, the unmitigated peak day air pollutant emissions during the construction phase with the highest projected emissions are not projected to exceed any of the applicable SCAQMD significance thresholds for short-term construction-related emissions. Moreover, none of the projected daily emissions of the six criteria pollutants are expected to exceed the SCAQMD thresholds of significance associated with long-term operational impacts. Based upon the projected emissions of the criteria air pollutants, the proposed project would have less than significant impacts relative to short term and long-term impacts to air quality.

Table III-2
Short Term Air Pollutant Emissions
Associated With Construction of the Proposed Project (Unmitigated)
(Pounds/Day)

	VOC	NOx	CO	SOx	PM10	PM2.5
Maximum Daily Emissions	18.9444 (Summer)	86.7342 (Summer)	47.1669 (Summer)	0.1108 (Summer)	99.0383 (Winter)	16.3733 (Summer/Winter)
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded	No	No	No	No	No	No

Table III-3
Long Term Operational Air Pollutant Emissions
Associated With Development of the Project (Unmitigated)
(Pounds/Day)

Emission Source	ROG/VOC	NOx	CO	SO2	PM10	PM2.5
Total Area, Energy, and Mobile Sources	3.2098 (Summer)	10.8927 (Summer)	21.7004 (Winter)	0.0569 (Summer)	3.0829 (Winter)	0.9427 (Winter)
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded	No	No	No	No	No	No

- c) **Less than Significant Impact.** Per Table 2-4 of the Final 2016 AQMP, the Coachella Valley is designated by the California Air Resources Board as nonattainment for ozone, based on exceedances of both the state 1-hour and 8-hour standards; and for PM10, based on exceedances of the state 24-hour and annual average standards. Adherence to the SCAQMD rules and regulations and compliance with locally adopted AQMP and PM10 State Implementation Plan control measures will help reduce the pollutant burden contributed by the individual development project. Appropriate air quality measures are required by the City of Palm Desert and implemented through enforcement of the Palm Desert Municipal Code (Title 24, Chapter 12) consistent with SCAQMD Rules 403 and 403.1.

As mentioned, relative to PM10 threshold exceedance, construction associated with a future project will be required to adhere to the City's Fugitive Dust and Erosion Control policies and ordinance to minimize potential temporary construction related emissions. An approved Fugitive Dust (PM10) Control Plan will be required prior to issuance of a grading permit. Implementation of the Fugitive Dust Control Plan is required to occur under the supervision of an individual with training on Dust Control in the Coachella Valley (Rule 403 and 403.1). The plan will include methods to prevent sediment track-out onto public roads, prevent visible dust emissions from exceeding a 20-percent opacity, and prevent visible dust emissions from extending more than 100 feet (vertically or horizontally from the origin of a source) or crossing any property line. The most widely used measures include proper construction phasing, proper maintenance/cleaning of construction equipment, soil stabilization, installation of track-out prevention devices, and wind fencing.

As demonstrated in the emissions estimates, project-related short-term construction and long-term operational emissions are not expected to exceed the daily thresholds of significance established by SCAQMD for ozone precursors, such as NOx and ROG/VOC. By complying with the adopted thresholds, the proposed development is also complying with the overall attainment strategies reflected in the 2016 AQMP. Less than significant impacts are anticipated.

- d) **Less than Significant Impact.** Sensitive receptors are facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Land uses considered by the SCAQMD to be sensitive receptors include residential, long-term health care facilities, schools, rehabilitation centers, playgrounds, convalescent centers, child-care centers, retirement homes, and athletic facilities among others. The project occurs in a locale that includes neighboring residential uses within the Palm Desert Country Club deemed sensitive receptors. The project's future residents would also be deemed a sensitive receptor.

During construction, the project is expected to produce temporary and localized emissions, which based on the Air Quality Study's modeling results would not exceed the SCAQMD mass thresholds of significance. As previously discussed, the project applicant is required to comply with Chapter 24.12 (Fugitive Dust (PM10) Control) of the City of Palm Desert Municipal Code by preparing a project-specific dust control plan. The plan will outline required activities and best management practices for preventing or reducing temporary emissions from reaching any substantial concentrations. Examples of best available dust control measures include constructing a temporary fence with wind screen to prevent propagation of emissions, utilizing properly maintained equipment, maintaining stabilized soil, and constructing track-out prevention devices at construction access points. These standard practices are consistent with the SCAQMD Rule 403 and 403.1 and the Coachella Valley Best Available Control Measures (CVBACM), as identified in the SCAQMD publication Coachella Valley Fugitive Dust Control Handbook. Fugitive dust control measures that are required to comply with the City Municipal Code are generally not considered mitigation by the SCAQMD. Similarly, compliance with applicable SCAQMD Rules and Regulations is not considered mitigation by the SCAQMD.

During the life of the project, activities and operations related to the proposed project is not expected to generate emissions concentrations that exceed the SCAQMD mass thresholds. The traffic generated by the proposed project along the existing local roads and on the proposed private driveways, would not contribute

significantly to an increase in the frequency or severity of violations of the ambient air quality standards or sensitive receptors in the project vicinity. Less than significant impacts are anticipated.

- e) **Less than Significant Impact.** Objectionable odors can be associated with toxic or non-toxic emissions. While offensive odors seldom cause physical harm, they can be unpleasant and lead to considerable annoyance and distress among the public. The SCAQMD has compiled a list of facilities and operations that tend to produce offensive odors. Examples of such facilities that commonly generate odors include wastewater treatment plants, sanitary landfills, composting/green waste facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting/coating operations, rendering plants, and food packaging facilities. Certain facilities, land uses and populations are considered more likely to experience concern over odors. These include retirement homes, residences, schools, playgrounds, child-care centers, and athletic facilities among others.

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

The proposed residential project is not located near any facility known to generate objectionable odors and the proposed residential development will not introduce facilities that would generate objectionable odors affecting a substantial number of people. The future residential uses would involve minor, odor-generating activities, such as backyard barbecue smoke, lawn mower exhaust, and application of exterior paints from home improvement activities. These types and concentrations of odors are typical of residential communities and will be subject to restrictions established in the community association. Therefore, less than significant impacts are anticipated.

Mitigation: None required

4. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less than Significant.** The subject property consists of the former 9-hole Executive golf course within the existing Palm Desert Country Club. The golf course now sits vacant with dried vegetation and palm trees and is surrounded by residential development on all sides. The projects prior use as a golf course does not provide the conditions that would support natural vegetation communities, or habitat that would include the presence of plant or animal species given special status by government agencies. Furthermore, the project site is not identified in an area for sensitive species per the City of Palm Desert 2016 General Plan EIR. The property is within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which outlines policies for conservation of habitats and natural communities. The project site is not located within the CVMSHCP Conservation Area and there are no known significant biological resources on the project site. However, the project site may be suitable habitat for the burrowing owl. The burrowing owl is a protected in the United States by the Migratory Bird Treaty Act of 1918. Since burrowing owls could take up residence at any time, a focused burrowing owl survey should be conducted not more than 30-days prior to site disturbance. Therefore, the project would not have a substantial adverse impact on candidate, sensitive, or special status species. The project will comply with all required plan provisions and pay the required mitigation fee in conformance with the CVMSHCP. Less than significant impacts are expected, following the recommended mitigation listed below.

Mitigation Measure:

BIO-1: The project proponent shall ensure that a burrowing owl clearance survey is performed not more than 30-days prior to project site disturbance (grubbing, grading and construction). If an active burrow is found during the clearance survey a biological monitor shall be placed onsite during ground disturbance.

Responsible Party: City Planning Staff, Project Developer

Schedule: 30-days prior to grading and all other ground-disturbing activities.

- b) **No Impact.** The property does not contain nor is it adjacent to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services. The site has been previously disturbed and utilized as a golf course in a fully urbanized residential community. Because the Project would disturb more than one acre, temporary construction activities associated with these improvements would be subject to National Pollutant Discharge Elimination System (NPDES) requirements to ensure that required construction site best management practices are implemented to reduce off-site impacts. The Project applicant will also be required to develop and implement a Project-Specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff and the Whitewater River Watershed MS4 Permit. The plan will be reviewed and approved by the City of Palm Desert.

The Project-Specific WQMP involves a detailed strategy of site design, source controls, treatment controls and on-going maintenance measures to address post-construction runoff quality and quantity. Such compliance and implementation protects the receiving waters and avoids project violations to the established water quality standards and waste discharge requirements. The quality and quantity of runoff generated by the Project will be required to be controlled, preventing impacts to any downstream resources. This topic is further discussed within the Hydrology and Water Quality Section of this document. As a result of the absence of significant wash or riparian vegetation, absence of sensitive plant species and absence of sensitive animal species, no impacts to desert wash or riparian habitats are expected.

- c) **Less than Significant Impact.** The project site has been fully impacted by its former use as a golf course and does not contain, nor is adjacent to, federally protected wetlands, marshes or other drainage features. No blue-line stream corridors (streams or dry washes) are shown on U.S. Geological Survey maps for the Project site nor are there botanical indicators of such corridors. As a result, implementation of the Project would not result in the direct removal, filling or other hydrological interruption to any of these resources. The proposed on-site storm drain improvements shall include facilities to prevent the direct discharge and hydro-modification impacts of runoff to any adjacent land. A Project Specific Water Quality Management Plan (WQMP) is expected to be prepared to ensure that the Project does not contribute pollutants of concern in any Project storm runoff. Therefore less than significant impacts are expected.
- d) **Less than Significant Impact.** No migratory wildlife corridors or native wildlife nursery sites are found on the project or adjacent properties. As previously discussed, the project site formerly operated as a 9-hole golf course and has been heavily impacted by recreational use and is completely surrounded on all sides by single family development. The project area is currently vacant with dried vegetation and Palm Trees. The recent drought and water restrictions have made it problematic to maintain the upkeep of the landscape to current standards. The project site is not located near any existing drainages that would support wildlife corridors nor is it located in a known wildlife corridor. Therefore, the proposed project will not interfere with movement of any native resident or migratory fish or wildlife species or impede a wildlife nursery and no impacts are expected.
- e, f) **No Impact.** As discussed throughout this document, the project site will utilize the former 9-hole golf course for the development of 69 condominium homes. Remnants of the golf course are visible and consist of gentle mounds and slopes with scattered mature trees. Portions of concrete paths also remain on-site. Due to the age of the existing trees and the amount of grading necessary for project implementation, the trees currently on-site will be removed and recycled at a green waste facility. The project lies within the boundary of the CVMSHCP which outlines policies for conservation of habitats and natural communities and is implemented

by the City of Palm Desert. The project site is not located within a Conservation Area under this plan and there are no known significant biological resources on the project site. The CVMSHCP implements a habitat mitigation fee for new development to support the acquisition of conservation lands. Therefore, the proposed project will comply with all required plan provisions and pay the required mitigation fee in conformance with the CVMSHCP and City Ordinance. Additionally, the proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance and no impacts are anticipated.

5. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **No Impact.** The proposed project site was completely developed in the past as a 9-hole executive golf course and has since been allowed to go fallow. Currently, there are no buildings on the project site; the last remnants of the former golf course are hard surface areas such as golf cart paths. Presently, the project site does not contain any structures or features that could be deemed as significant historical resources. Thus, the proposed project is not expected to cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations §15064.5. As defined by CEQA §15064.5 (b), “substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be impaired”. Therefore, no impacts to historical resources are anticipated.
- b) **Less than Significant Impact with Mitigation.** Archaeological resources are described as cultural resources, such as structures or objects that provide evidence to past human activity. They are important for scientific, historic, and or religious reasons to cultures, communities, groups or individuals. The project proposes to repurpose an existing 9-hole golf course with 69-single family condominium units located on approximately 29 acres currently a part of the Palm Desert Country Club. The Coachella Valley has a rich history of Native American settlement. Per the 2016 City of Palm Desert General Plan EIR, Technical Background, the City of Palm Desert is situated within a region historically occupied by the Native Americans know as the Cahuilla. Cahuilla Villages were usually located in canyons or on alluvial fans near a source of accessible water. The proposed Project would be developed in an urbanized area of the City and the site is heavily disturbed from its former use as golf course. It is surrounded by development on all sides; however, there are no buildings or structures on the golf course. It is possible that archaeological resources associated with the site may be buried under the golf course and under sidewalks and golf cart paths. Therefore, it is recommended a qualified archaeological monitor and Tribal monitor be on site during all ground disturbing activities. Less than significant impacts are expected following the recommended mitigation measures.

Mitigation Measure:

CR-1: The presence of a qualified Archaeologist shall be required during all project related ground disturbing activities that penetrate into undisturbed native soils. In the event that potentially significant archaeological materials are discovered, all work must be halted in the vicinity of the archaeological discovery until a qualified archaeologist can visit the site of discovery and assess the significance of the find, and its potential eligibility for listing in the California Register of Historical Resources (CRHC). The archaeologist will be required to provide copies of any studies or reports to the Eastern Information Center for the State of California located at the University of California Riverside.

CR-2: The Project applicant shall ensure the presence of an approved Native American Cultural Resource Monitor during any ground disturbing activities (including archaeological testing and surveys). Should buried

cultural deposits be encountered, the monitor may request that destructive construction halt and the monitor shall notify a qualified archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Office and the Agua Caliente Tribal Historic Preservation Office. The archaeologist will be required to provide copies of any studies or reports to the Eastern Information Center for the State of California located the University of Riverside and the Agua Caliente Tribal Historic Preservation Office (THPO) for permanent inclusion in the Agua Caliente Cultural Register.

Responsible Party: City Planning Staff, Project Developer

Monitoring: Qualified Archaeologist and Native American Cultural Resource Monitor

Schedule: During grading and all other ground disturbing activities.

- c) **Less than Significant Impact.** Paleontological resources are fossilized remains of plants, animals and associated deposits. The lakebed of Holocene Lake Cahuilla has produced many paleontological resources generally containing freshwater mollusks of Holocene age. Per the Riverside County Land Information System, the property is recognized as having low potential for Paleontological Sensitivity. Areas recognized for having low potential have a reduced likelihood for containing significant non-renewable paleontological resources, including vertebrate or significant vertebrate fossils. Therefore, less than significant impacts to Paleontological resources are expected.
- d) **Less than Significant Impact.** The project is not expected to affect any human remains, including those interred outside of formal cemeteries. As previously discussed, the site has been previously disturbed and formerly utilized as a golf course. Pursuant to Section 7050.5 of the California Health and Safety Code and CEQA Guidelines §15064.5, state law requires that in the event of discovery or recognition of any human remains located anywhere other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area until the County Coroner has examined the remains.

If the coroner determines that the remains are not recent and may be Native American, in accordance with Public Resource Code 5097.94, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of the find. Therefore, the project will comply with State law and less than significant impacts relative to human remains are expected.

6. GEOLOGY AND SOILS-- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: "Geotechnical Investigation," prepared by Sladden Engineering, April 2005; Geotechnical Investigation Update Letter," prepared by Sladden Engineering, May 2016; 2016 Palm Desert General Plan

- a) i. **No Impact.** This site is not located within an Alquist-Priolo Fault Zone, nor are there active faults located on-site. According to the Geotechnical Investigation the site is located within approximately 7.5 to 9.5 kilometers of the San Andreas Fault system. Impacts associated with fault rupture on the project site are not expected.
- ii. **Less than Significant Impact.** Strong ground shaking is the geologic hazard that has the greatest potential to severely impact the Palm Desert planning area. Major faults in the region, such as the San Andreas and San Jacinto faults, have the potential to produce strong seismic shaking in Palm Desert and its vicinity. According to the 2016 Palm Desert General Plan, the most recent earthquake in the Coachella Valley recorded a 7.1 magnitude of 7.1 on October 16, 1999. All structures in the planning area will be subjected to this shaking, and could be seriously damaged if not properly designed. The proposed project will result in habitable structures, thus increasing the exposure of people to risks associated with strong seismic ground shaking. The City requires that all new construction meet the standards of the Uniform Building Code for Seismic Zone 4. In addition, the development recommendations set forth in the site specific Geotechnical Investigation and Update Letter prepared by Sladden Engineering will ensure the geotechnical feasibility and safety of the proposed project. All plans will be reviewed and approved by the City to ensure compliance with construction standards. These requirements are designed to reduce impacts related to strong ground shaking to less than significant levels.

- iii. **Less than Significant Impact.** The California Geological Survey, referenced in the 2016 Palm Desert General Plan indicates the project site is located in an area of low susceptibility relative to liquefaction. The Geotechnical Investigation indicates that groundwater is expected to be in excess of 100 feet below the existing ground surface in the vicinity of the site. Because of the depth to groundwater, specific liquefaction analyses were not performed during the geotechnical investigation and were not deemed necessary. Based upon the depth to groundwater the potential for liquefaction and the related surficial effects of liquefaction impacting the site are considered negligible. Adherence to the standard design requirements for seismic zone 4 will ensure impacts related to liquefaction are reduced to less than significant levels.
- iv. **Less than Significant Impact.** Figure 8.2 in the 2016 City of Palm Desert General Plan indicates that potential landslide hazard is primarily located in hillsides or mountainous areas of the southernmost or northernmost portions of the City. The project is located in a central area of the City that is designated as having "low to none susceptibility of being impacted by rock falls and landslides." The areas of the proposed project are largely characterized by gently rolling topography associated with the decommissioned executive golf course. Impacts are anticipated to be less than significant.
- d) **Less than Significant Impact.** According to the 2016 Palm Desert General Plan (Figure 8-3) the project is located in an area with a Very Severe Wind Erosion Hazard designation. The project will involve ground disturbance, which has the potential to increase soil erosion. The project contractor will be required to implement a PM10 Fugitive Dust Control Plan per SCAQMD Rule 403.1 that is submitted and reviewed as part of the grading permit process to minimize potential impacts caused by blowing dust and sand during construction. Procedures set forth in said plan will ensure that potential erosion is controlled during the construction process. Once completed, the project area will consist of stabilized surfaces, which will resist erosion and protect improvements. Implementation of this standard condition will work to reduce wind-borne erosion. Additionally the proposed project planning areas are completely enclosed within the existing Palm Desert Country Club which offers protection from wind impacts. See Air Quality section of this document for further discussion. Less than significant impacts are anticipated.
- c) **Less than Significant Impact.** The potential for ground subsidence is a regional issue that could possibly impact the City of Palm Desert. The City is proactively mitigating subsidence by supporting the proper management of groundwater supplies, creating water conservation programs, encouraging water recycling, and educating the public. In addition, building and seismic code requirements assure that the potential impact associated with ground subsidence is reduced to less than significant levels through site preparation techniques such as ground compaction to ensure site soils are stable. Compliance with the project specific Geotechnical Investigation and Update Letter as well as Standard Conditions relative to grading activities will work to reduce impacts to less than significant.
- d) **No Impact.** According to the Geotechnical Investigation sub-surface soil encountered throughout the area was found to be non-expansive. Laboratory testing indicated that project soils are in the "very low" expansion category in accordance with UBC standards. Less than significant impacts are anticipated.
- e) **No Impact.** The proposed project is surrounded by urbanized development within the City. The proposed project will be required to connect to sanitary sewer lines in the area and no septic systems will be permitted. No impact is expected.

Mitigation: None required

7. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-b) **Less than Significant Impact.** Greenhouse Gas (GHG) is a gaseous compound in the earth's atmosphere that is capable of absorbing infrared radiation, thereby trapping and holding heat in the atmosphere. Common greenhouse gases in the earth's atmosphere include: water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone, and to a lesser extent chlorofluorocarbons. Carbon dioxide is the main GHG thought to contribute to climate change. In response to growing concern for long-term adverse impacts associated with global climate change, California's Global Warming Solutions Act of 2006 (AB 32) requires California Air Resource Board (CARB) to reduce statewide emissions of greenhouse gases to 1990 levels by 2020. In 2016, Governor Jerry Brown signed Senate Bill 32 (SB32) that requires California to reduce GHG emissions to 40 percent below 1990 levels by 2030.

The California Emissions Estimator Model (CalEEMod Version 2016.3.1); was utilized to estimate the operational air pollutant emissions and the greenhouse gas emissions that would result from the implementation of the proposed Project. These GHG emissions would occur as a result of project-related area sources, energy usage, mobile sources, solid waste disposal, water usage, and wastewater treatment. Area sources include: natural gas combustion (for cooking and space and water heating); landscaping equipment; consumer products and cleaning supplies; and the reapplication of architectural coatings for routine maintenance. As shown in Table VII-1, the project is expected to would result in 1,017.669 CO₂e per year.

**Table VII-1
Greenhouse Gas Annual Emissions Summary**

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Area	2.2946	8.4000e-004	3.0000e-005	2.3237
Energy	233.1504	7.4200e-003	2.9700e-003	234.2204
Mobile Sources	763.7995	0.0509	0.0000	765.0727
Waste	4.5101	0.2665	0.0000	11.1735
Water Usage	1.1245	0.1172	2.7700e-003	4.8789
Total CO₂E (All Sources)	1,017.669			

Source: CalEEMod™ output.

Note: Totals obtained from CalEEMod and may not total 100% due to rounding.

However, there is currently no statewide adopted threshold for GHG emissions for residential or commercial sector projects to date. Additionally, the City of Palm Desert has adopted an Environmental Stability Plan and Greenhouse Gas Inventory as a systematic approach to lessening GHG emissions. Chapter 4.4 of the 2016 General Plan EIR, analyzes GHG effects associated with the General Plan build-out and identifies Policies and Actions to be implemented to reduce GHGs (page 4.4-6 through 4.4-14), as such, the project will be constructed with all current and applicable building codes and Title 24 standards. Statewide programs will further reduce GHG emissions, such as, water use efficiency, recycling, and energy efficient appliances. The project is not expected to contribute significant GHG emissions to the environment and will not conflict with

the plan and policies established under Assembly Bill 32, Senate Bill 375 or Senate Bill 97. Less than significant impacts are expected.

Mitigation: None required

8. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a,b) **Less than Significant Impact:** The Code of Federal Regulations (CFR Title 40, Part 261) defines hazardous materials based on ignitability, reactivity, corrosivity, and/or toxicity properties. The State of California defines hazardous materials as substances that are toxic, ignitable or flammable, reactive and/or corrosive, which have the capacity of causing harm or a health hazard during normal exposure or an accidental release. As a result, the use and management of hazardous or potentially hazardous substances is regulated under existing federal, state and local laws. Hazardous wastes require special handling and disposal methods to reduce their potential to damage public health and the environment. Manufacturer's specifications also dictate the proper use, handling, and disposal methods for the specific substances.

Construction of the proposed project is expected to involve the temporary management and use of oils, fuels and other potentially flammable substances. The nature and quantities of these products would be limited to what is necessary to carry out construction of the project. Some of these materials would be transported to the site periodically by vehicle and would be stored in designated controlled areas on a short-term basis. When handled properly by trained individuals and consistent with the manufacturer's instructions and industry standards, the risk involved with handling these materials is considerably reduced. The Contractor will be required to identify a staging area for storing materials and equipment, and will be required to implement best management practices to assure that impacts are minimized and that any minor spills are immediately and properly remediated.

To prevent a threat to the environment during construction, the management of potentially hazardous materials and other potential pollutant sources will be regulated through the implementation of control measures required in the Storm Water Pollution Prevention Plan (SWPPP) for the project. The SWPPP requires a list of potential pollutant sources and the identification of construction areas where additional control measures are necessary to prevent pollutants from being released on-site or into the surroundings. Best management practices are necessary for Material Delivery and Storage; Material Use; and Spill Prevention and Control. These measures outline the required physical improvements and procedures to prevent impacts of pollutants and hazardous materials to workers and the environment during construction. For example all construction materials, including paints, solvents, and petroleum products, must be stored in controlled areas and according to the manufacturer's specifications. In addition, perimeter controls (fencing with wind screen), linear sediment barriers (gravel bags, fiber rolls, or silt fencing), and access restrictions (gates) would help prevent temporary impacts to the public and environment. With such standard measures in place, less than significant impacts are anticipated during construction.

Activities in the proposed homes are expected to involve the presence and transport of chemicals for household and facilities maintenance. These will occur in limited quantities and are not expected to represent a potentially significant impact. The proposed residential activities are not expected to involve the routine transport, use or disposal of hazardous materials in quantities or conditions that would pose a hazard to public health and safety or the environment. The project also does not include facilities with foreseeable risk of accident conditions involving the release of hazardous materials into the environment. Less than significant impacts are anticipated.

- c) **No Impact.** The project site is not located within ¼ mile of an existing or proposed school. The nearest school to the project site is the Gerald Ford Elementary School located approximately 0.6 miles southeast of the project site. The nature of the project would not involve the use or handling of hazardous substances in quantities or conditions that would result in the release of hazardous emissions, materials or waste. No impacts to schools are anticipated.
- d) **No Impact.** Record searches on the project property were performed within multiple database platforms compiled pursuant to Government Code 65962.5 and its subsections. The resources consulted included GeoTracker, EnviroStor and the EPA Enforcement and Compliance History Online (ECHO).

GeoTracker is a database maintained by the State of California Water Resources Control Board that provides online access to environmental data. It serves as the management system for tracking regulatory data on sites that can potentially impact groundwater, particularly those requiring groundwater cleanup and permitted facilities, such as operating underground storage tanks and land disposal sites.

EnviroStor is a database maintained by the State of California Department of Toxic Substances Control (DTSC). The EnviroStor database identifies sites with known contamination or sites for which there may be reasons to investigate further. It includes the identification of formerly contaminated properties that have been released for reuse; properties where environmental deed restrictions have been recorded to prevent inappropriate land uses; and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Moreover, the ECHO database focuses on inspection, violation, and enforcement data for the Clean Air Act (CAA), Clean Water Act (CWA) and Resource Conservation and Recovery Act (RCRA) and also includes Safe Drinking Water Act (SDWA) and Toxics Release Inventory (TRI) data.

In June of 2016, a search was performed on all three database platforms. The search results did not identify any records or sites in connection with the project property. The GeoTracker and EnviroStor database results did not identify any Leaking Underground Storage Tank (LUST) Cleanup Sites, Land Disposal Sites, Military Sites, DTSC Hazardous Waste Permits, DTSC Cleanup Sites, or Permitted Underground Storage Tanks on or

around the project property. From the three database platforms, the nearest registered facilities include a permitted underground storage tank (UST) associated with a maintenance yard for the Indian Wells Golf Resort. This facility is located approximately 1,000 feet away from the project. No impacts are anticipated.

- e, f) **No Impact.** The project is not located near an existing airport or airport land use plan or in the vicinity of a private airstrip. The nearest airport facility to the project is the Bermuda Dunes Airport, located approximately 2.3 miles to the northwest. No impacts are anticipated.
- g) **Less than Significant Impact.** The Safety Element of the City's 2016 General Plan is designed to address concerns regarding the City's capability to respond to potential natural or man-made disasters and establishes goals, policies and programs to ensure effective response. The proposed project will be developed within an existing residential community. The proposed private driveways will not result in changes to the City's existing streets or circulation pattern. The proposed project site design will be reviewed by the Palm Desert Fire Department for compliance with project-specific emergency access, water pressure and similar requirements as a routine aspect of the City of Palm Desert's design review process. Therefore, emergency access and evacuation of the site will not be impaired by project development. Less than significant impacts are anticipated.
- h) **Less than Significant Impact.** The site is surrounded by developed lands on all sides. There are no hillsides in the vicinity. The project will not expose people or structures to wildland fire hazards. No impact will occur.

Mitigation: None required

9. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less than Significant Impact.** The Clean Water Act (CWA) of 1972 establishes regulations pertaining to the discharge of pollutants to waters of the U.S. from point sources. Subsequent amendments to the CWA in 1987 established a framework for regulating non-point source stormwater discharges under the National Pollutant Discharge Elimination System (NPDES). Presently in the State of California, the State Water Resources Control Board (SWRCB) and nine California Regional Water Quality Control Boards (RWQCBs) administer the regulation, protection and administration of water quality pursuant to the NPDES. Their regulations encompass storm water discharges from construction sites, municipal separate storm sewer systems (MS4s), and major industrial facilities. The proposed Project is located within the Whitewater River Watershed in the Colorado River Region (Region 7). The City of Palm Desert is a Permittee of the Whitewater River Watershed MS4 (Municipal Separate Storm Sewer System). The proposed residential development is required to comply with these existing regulations.

The proposed project will result in temporary and permanent disturbance in an area greater than one acre. Therefore, the developer must comply with the State's most current Construction General Permit (CGP) (Order No. 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ). Compliance with the CGP involves the development and implementation of a project-specific Stormwater Pollution Prevention

Plan (SWPPP) designed to reduce potential adverse impacts to surface water quality during the period of construction. The required plan will identify the locations and types of construction activities requiring best management practices (BMPs) and other necessary compliance measures to prevent soil erosion and stormwater runoff pollution. The plan will also identify the limits of allowable construction-related disturbance to prevent any off-site exceedances or violations.

Based on the project location and setting, the SWPPP is expected to identify temporary sediment track-out prevention devices at each construction entrance/exit point to prevent sediment track-out, damage, and fugitive dust emissions. Linear sediment barriers would be installed along the construction area perimeter as necessary to prevent erosion or sedimentation impacts on surrounding properties. The existing storm drain inlets would be protected to prevent discharge of sediment or pollutants into the existing storm drain system. Moreover, construction activities would also be subject to good site housekeeping requirements pertaining to street sweeping, proper waste management, proper material handling and storage.

During construction, the project will also be required to comply with South Coast Air Quality Management District's (SCAQMD) Rule 403 and 403.1, which prompt the requirement for preparation and implementation of a Fugitive Dust (PM10) Control Plan. Although implementation of the Fugitive Dust Control Plan largely pertains to air quality, it also helps prevent violation of water quality standards or waste discharge requirements through the requirement of soil stabilization measures to prevent sediment erosion and track out. The concurrent implementation of the required SWPPP and Dust Control Plan plans will prevent the potential construction-related impacts to water quality at the site and its surroundings, therefore resulting in less than significant impacts.

The Project proponent has been required to develop a Project-Specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff and the Whitewater River Watershed MS4 Permit and with the City's Water Quality Ordinance (Palm Desert Municipal Code, Title 24.20) by preventing the off-site discharge and transport of potential pollutants associated with project runoff. The Project-Specific WQMP, currently in a preliminary form, identifies a strategy of site design, source controls, and treatment controls with a component of maintenance and monitoring to address post-construction runoff quality and quantity.

The Project site plan is designed with an on-site stormwater retention system that during the life of the project will comply with the City's Water Quality Ordinance (Palm Desert Municipal Code, Title 24.20) by preventing the discharge and transport of potential pollutants associated with the Project. The Project proponent will be required to develop and implement a Project-Specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff and the Whitewater River Watershed MS4 Permit. The Project-Specific WQMP will identify a strategy of site design, source controls, and treatment controls with a maintenance and monitoring program that throughout the life of the project will address post-construction runoff quality and quantity. The site plan, grading design, storm drain design, and retention basin features of the project that are factored in the Project-Specific WQMP development. Less than significant impacts are anticipated.

- b) **Less than Significant Impact.** Groundwater is the primary source of domestic water supply in the Coachella Valley. The project area and City of Palm Desert are underlain by the Whitewater River subbasin, which forms part of the Coachella Valley groundwater basin. The Whitewater River subbasin underlies a major portion of the Coachella Valley floor and is shared and managed by the Coachella Valley Water District (CVWD), Desert Water Agency (DWA), Myoma Dunes Mutual Water Company, and the cities of Indio and Coachella. The project site and City of Palm Desert are within the service area of the Coachella Valley Water District (CVWD), which is the largest provider of potable water in the Coachella Valley.

Local groundwater resources are managed under the 2015 adopted CVWD Urban Water Management Plan (2015 UWMP) Final Report, dated July 1, 2016. The 2015 UWMP serves as a planning tool that documents

actions in support of long-term water resources planning and ensures adequate water supplies are available to meet the existing and future urban water demands. Page 6-6 of the 2015 UWMP indicates that the Coachella Valley groundwater basin historically has been in a state of overdraft, which occurs when the outflows (demands) exceed the inflows (supplies) to the groundwater basin over a period of time. To address this condition, the water management strategies have combined water conservation measures with groundwater replenishment facilities to stabilize the groundwater levels and eliminate the overdraft. Artificial replenishment, or recharge, is recognized by the water districts as one of the most effective methods available for preserving local groundwater supplies, reversing aquifer overdraft and meeting demand by domestic consumers. According to the CVWD web site on Ground Replenishment and Imported Water, the CVWD and DWA groundwater replenishment program has percolated 650 billion gallons of water back into the aquifer to date. Local replenishment efforts have also been coupled with a reduction in demand through improved water efficiency use in homes, yards, gardens, and businesses. The Project is required to conform to the local strategies and policies set forth by CVWD.

Page 134 of the Public Utilities & Services section of the 2016 General Plan includes Goal 1, which pertains to stormwater management system that leads to clean water, basin recharge, and increased water retention. Policies 1.1 through 1.13 under Goal 1 identify the preferred stormwater management strategies that promote groundwater recharge, including a preference for on-site retention, infiltration and low impact development. As demonstrated in the Preliminary Hydrology Report and Water Quality Management Plan, the Project's stormwater management design includes a system of retention basins designed to collect and infiltrate stormwater runoff resulting from the controlling 100-year event. As such, the entire volume of stormwater runoff generated on-site and in its tributary areas up to the 100-year event will be percolated on-site, contributing to groundwater recharge.

This information is provided in the Project-Specific Water Quality Management Plan (WQMP), which is required to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff and the Whitewater River Watershed MS4 Permit and is subject to review and approval by the City prior to issuance of a grading permit. Furthermore, the proposed development will be expected to implement water conservation measures to reduce impacts to public water supplies. These measures include low-flow plumbing fixtures, drought-tolerant (native) outdoor landscaping, and water-efficient irrigation systems. The project site design is not expected to interfere with groundwater recharge conditions and impacts on groundwater supplies and recharge are expected to be less than significant.

- c,d) **Less than Significant Impact.** The Project area does not have any existing natural drainage patterns, such as a stream or river that would be affected through an alteration, increase in runoff, erosion or siltation, on- or off-site. Presently, the pattern of runoff in each project area is governed by the previously graded features that formed part of the former golf course design. With the exception of the concrete golf cart paths (hardscape), the three parcels consist of pervious cover (grass and vegetation), which helps reduce instances of erosion and runoff acceleration. In Parcel A, the pattern of runoff has a tendency to flow from east to west and towards a lower elevation point at the south-end. In Parcel B, the pattern of runoff has a tendency to flow from east to west. In Parcel C, runoff has a variable pattern with two low elevation areas on the south and north ends that attract runoff.

The proposed residential project will result in alterations to the former golf course by introducing the necessary grading, structures, and utilities. The conversion of undeveloped land (pervious) to impervious surfaces (hardscape, asphalt, rooftops, etc.) would typically result in a site-specific increase in the rate and amount of surface runoff. To prevent changes to local drainage conditions (patterns, quantities, or velocities) that can potentially result in adverse erosion and sedimentation impacts, the three project areas will incorporate engineered storm drain facilities based in part on the findings of a required project-specific hydrology study. Within each project parcel, the site design, grading and storm drain improvement plans will dictate the conveyance (surface and piped flows) of stormwater runoff from impervious surfaces into multiple

retention areas, where infiltration will occur. Allocating multiple drainage areas will allow for the distribution of runoff in a manner that reduces the velocity, concentration, and quantity of runoff necessary to manage in any given area of the project. The proposed facilities in Parcels A and B are designed to manage only on-site stormwater runoff. The facilities in Parcel C are designed to accept on-site runoff and an additional off-site area. This off-site area is presently developed with residential uses. As a result of these improvements, the Project will not result in storm runoff discharge conditions that would impact the existing stormwater drainage system, any local drainage courses, or result in any substantial increases in the rate or amount of surface runoff. Less than significant impacts are anticipated.

e, f) **Less than Significant Impact.** The proposed improvements in each parcel would include on-site retention basin facilities with a capacity to retain the site-specific design volume requirement. The storm drain system and retention facilities would be subject to review and approval by the City to ensure compliance with the local retention ordinance. Adhering to this ordinance will help minimize the discharge and transport of pollutants associated with the new development through the control of volume and rate of stormwater runoff. The Project proponent will be required to develop and implement a Project-Specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff and the Whitewater River Watershed MS4 Permit. The Project-Specific WQMP will identify a strategy of site design, source controls, and treatment controls with a maintenance and monitoring program that throughout the life of the project will address post-construction runoff quality and quantity. The site plan, grading design, storm drain design, and retention basin features of the project that are factored in the Project-Specific WQMP development. Through this required compliance, the project helps prevent impacts to the local receiving waters and avoids project violations to the established water quality standards and waste discharge requirements. As a standard process for new development projects, the Project-Specific WQMP must be submitted and approved prior to the first discretionary project approval or permit. The Project-Specific WQMP also outlines the required maintenance practices necessary to ensure that the water quality facilities remain effective during the life of the project. These include a maintenance covenant, inspection and maintenance program, with regular monitoring for all proposed measures and devices. Less than significant impacts relative to the substantial degradation of water quality are expected.

g,h) **No Impact.** The Federal Emergency Management Agency (FEMA) evaluates potential flood hazards for the City. The FEMA Flood Insurance Rate Maps (FIRMs) serve as the basis for identifying those potential hazards and determining the need for and availability of federal flood insurance. According to FIRM panel 06065C2227G, effective August 28, 2008, the entire project and its immediate surroundings are located in a Zone X, area of minimal flooding. As designed, the proposed development would not considerably alter the existing flood zone characteristics identified in the FEMA maps. Stormwater runoff generated by the project would be managed by a storm drainage system with retention facilities. The proposed improvement plans will be subject to agency review and approval and ensure that the proposed grading and drainage conditions are acceptable to the City standards.

The Project is not located in an area subject to flooding by the base (100-year, 1-percent-annual-chance) flood depths designated by FEMA. Development of the project will not place housing within a 100-year flood hazard area. Neither will the project place structures within a 100-year flood hazard area, structures which would impede or redirect flood flows. Less than significant impacts are anticipated.

i-j) **No Impact.** The proposed project is not located near a levee or dam. The project site is not located near areas with the potential for inundation by seiche, tsunami, or mudflow. Therefore, no impacts are expected.

Mitigation: None required

10. LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact.** The project proposes the development of 69 condominium homes on 29 acres of the former nine-hole Executive golf course located in the Palm Desert Country Club (PDCC). As previously discussed within this Initial Study, the Project would repurpose the golf course with detached and attached, single-story, condominium units and associated improvements, including landscape and recreation amenities. The project site is located in an existing residential community in an urban area of the City. The Proposed development would be surrounded on all sides by existing single family homes and would not physically divide an established community. Development of the project site would provide sidewalk and street connections that would facilitate both vehicle and non-vehicle access between the communities. Therefore, no impacts are anticipated.
- b) **Less than Significant Impact.** The Project proposes the construction and operation of 69 condominium homes on approximately 29 acres of the former 9-hole Executive Golf Course in the PDCC. The Project's General Plan designation of Golf Course & Resort Neighborhood allows up to 8 dwelling units an acre (du/ac). A change of zone will be processed to amend the zoning from open space (OS) to R-2 Mixed Residential District with 3.0-10.0 du/ac. The intent of this district is to provide moderate intensity and density for neighborhood development. The Project's proposed density is 2 du/ac which is below the 2016 General Plan maximum of 8.0 du/ac. The Project is compatible with the surrounding land uses, General Plan Designation and the Land Use Policies set forth in the 2016 General Plan EIR. Therefore, less than significant impacts are anticipated.
- c) **No Impact.** The project site is not within a Conservation Area as designated by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). As a standard condition, all new development will pay the most current mitigation fees for the implementation of the CVMSHCP and support the acquisition of conservation lands. The Plan establishes a simple and uniform mechanism for mitigating the effects of development through the payment of a Local Development Mitigation Fee. The project will comply with the existing CVMSHCP Mitigation Fee Ordinance which is based on the project's total acreage. Less than significant impacts are expected.

Mitigation: None required

11. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a,b) **No Impact.** In accordance with the Surface Mining and Reclamation Act (SMARA), mineral land classification maps and reports have been developed to assist in the protection and development of mineral resources. As shown in the Mineral Land Classification Map for the project area, the project site is located in Mineral Zone MRZ-3, which indicates an area containing mineral deposits however the significance of these deposits cannot be evaluated from available data. There are currently no mining/extraction sites within the City. The nature of the project does not involve the extraction of mineral deposits. Construction of the proposed facilities would rely on existing local and regional aggregate resources from permitted facilities. The project is not expected to result in a considerable extraction and/or loss of known mineral resources that are considered important to the Coachella Valley Region or residents of California. No impacts are expected related to the loss of availability of known mineral resources.

Mitigation: None required

12. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, c) **Less than Significant Impact.** Noise is defined as unwanted sound that disrupts normal activities or that diminishes the quality of the environment. It is usually caused by human activity that adds to the existing acoustic setting of a locale. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). The human ear does not respond uniformly to sounds at all frequencies, being less sensitive to low and high frequencies than to medium frequencies that correspond with human speech. In response to this, the A-weighted noise level or scale has been developed to correspond better with peoples' subjective judgment of sound levels. This A-weighted sound level is called the "noise level" referenced in units of dB(A).

The City's 2016 General Plan EIR identifies vehicular traffic as the principal source of noise in the community (page 4.12-2 of the 2016 General Plan EIR). Based on these documents, major roadways within the City include Monterey Avenue, Washington Street, Fred Waring Drive, Country Club Drive, Frank Sinatra Drive, Gerald Ford Drive, Dinah Shore Drive, Portola Avenue and Cook Street, none of which are adjacent to or within close proximity to the Project. Figure 4.12-1 and 4.12-2 in the 2016 General Plan EIR (page 4.12-10 and 4.12-12) identify the existing and future noise contours respectively along the City's major roadways using day-night average levels. Future noise contours are also shown in Figure 7.1 of the General Plan. None of the City's major roadways are located adjacent to or within close proximity to the Project.

The Noise Element of the 2016 General Plan includes goals and policies for maintaining noise compatibility between differing land uses through design strategies and minimizing noise conflicts between neighboring properties. Sources of excessive noise generating activities are restricted for residential areas pursuant to the Palm Desert Noise Control Ordinance (Title 9, Chapter 9.24 of the Palm Desert Municipal Code), and the community restrictions that will be established for the complex. Based on the General Plan EIR, Noise sources typically associated with residential development include opening and closing of vehicle doors in the parking lot, people talking, car alarms, delivery activities, trash pick-ups, and operating HVAC equipment within the confines of the Project. However, these noise generating activities would be subject to the

requirements and enforcement of the City's Noise Control Ordinance, which establishes limits on noise generated by these activities.

Noise levels in the City's General Plan are quantified on the basis of the Community Noise Equivalent Level (CNEL), which is a measurement scale that sets appropriate levels of noise based on land use types. CNEL is a 24 hour weighted scale that considers the more sensitive time periods in the evenings and at night, and weights them accordingly. Sensitive receptors, such as residences and schools, have a lower acceptable CNEL level than commercial or business park noise levels. In particular, exterior noise levels at residential locations should not exceed an exterior CNEL of 65 dBA or interior CNEL of 45 dBA in any habitable room.

The project occupies a portion of the Palm Desert Country Club. Being a former 9-hole executive golf course, the vacant project areas do not constitute an existing source of ambient noise. The three project parcels are surrounded by existing dwellings, primarily consisting of single-family homes. The easterly boundary of Parcel C is adjoined by Villas on the Green, a 76-unit, age restricted apartment complex.

The project is not located adjacent to any high-traffic roadways, such as freeways, arterial streets, or thoroughfares, or within close proximity to the specific roadways identified in the City's General Plan as primary noise generators. The existing low-ambient noise setting in the vicinity can be characterized by residential activities, such as intermittent noise during landscape maintenance, building maintenance, trash pick-up, deliveries, vehicular circulation, and air conditioning unit operation. Sources of excessive noise generating activities are restricted for residential areas in the Noise Element of the Palm Desert General Plan, the Palm Desert Noise Control Ordinance (Title 9, Chapter 9.24 of the Palm Desert Municipal Code), and the Palm Desert Country Club community restrictions.

The construction activities of the Project are expected to generate a short-term noise increases compared to the existing levels. Two types of noise impacts are anticipated during future construction activities. First, the transport of workers and equipment to the site would incrementally increase noise levels along the local roadways leading to and from the sites. Second, the noise will be generated by the actual on-site construction activities. The loudest construction noise is generally the grading phase, when more heavy equipment is used more consistently on a site. Noise levels are periodic and decrease significantly with distance, thus having less impact on sensitive receptors at greater distances. The project will be required to abide by the construction hours established in the Palm Desert Noise Control Ordinance. From October 1 to April 30, construction activities are only permitted between 7:00 a.m. and 5:30 p.m. Monday through Saturday. From May 1 to September 30, construction is permitted between 6:00 a.m. and 7:00 p.m. Monday through Saturday. Construction is not permitted on Sundays or government code holidays.

Consistent with Mitigation Measure NOI-1, found on page 4.12-16 of the General Plan EIR, the proposed development is expected to implement various standard measures for reducing short-term noise sources.

- Notification shall be mailed to owners and occupants of all developed land uses immediately bordering the construction site, and posted directly across the street from the construction site, providing a schedule for major construction activities that will occur for the duration of the construction period. In addition, the notification will include the identification of and contact number for a community liaison and a designated construction manager who would be available on-site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contact information for the community liaison and the construction manager will be located at the construction office, City Hall, and the police department.
- During all construction site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

- The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the construction site.
- For off road construction the contractor shall utilize grading and excavation equipment that is certified to generate noise levels of no more than 85 dBA at a distance of 50 feet.
- All equipment designed for use on public roads shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the construction site during all project construction.

Construction activities will be limited to the hours prescribed in the City Noise Ordinance, which are limited to the less sensitive daytime hours. Active work areas must be properly delineated to prevent construction-related circulation from occurring beyond the permitted areas. With these practices in place, no violations of the existing noise standards are anticipated.

Operation of the proposed project is expected to generate noise conditions similar to the existing residential setting. As such, vehicle traffic noise to and throughout the three project areas will represent the most perceptible form of noise. The proposed circulation design introduces gate-controlled, private driveways (24-ft wide) from strategic access points on the existing streets, to the location home sites. The circulation design and site plan limit the number of homes served by each driveway to 20, therefore reducing any particular private driveway from accommodating high traffic volumes. The speed restrictions along the proposed driveway will not exceed the residential limits. Other residential activities during the life of the project, such as those previously listed, will be introduced by the project and will be subject by the existing noise restrictions. In addition, project activities will also be subject to noise restrictions in the future community association. Less than significant impacts are anticipated regarding generation of excessive noise levels or substantial permanent increases in noise levels.

- b) **Less than Significant Impact.** Groundborne vibration, also referred to as earthborne vibration, can be described as perceptible rumbling, movement, shaking or rattling of structures and items within a structure. Groundborne vibration can generate a heightened disturbance in residential areas. These vibrations can disturb residential structures and household items while creating difficulty for residential activities such as reading or other tasks. Although groundborne vibration is sometimes perceptible in an outdoor environment, it is not a problem as it is when this form of disturbance is experienced inside a building. Groundborne vibration can be measured in terms of amplitude and frequency or vibration decibels (VdB). Trains, buses, large trucks and construction activities that include pile driving, blasting, earth moving and heavy vehicle operation commonly cause these vibrations. Other factors that influence the disturbance of groundborne vibration include distance to source, foundation materials, soil and surface types.

Construction of the project is expected to involve the temporary use of vehicles and equipment that would result in localized, short-term groundborne vibration increases within the permitted construction hours established by the City. However, best practices in construction management would likely minimize the use of such equipment near residential areas to the best practicable extent. After construction and during operation, the proposed residential development would not typically involve activities that would be expected to generate vibration or be situated near roadways with high traffic volume. Less than significant impacts are anticipated.

- d) **Less than Significant Impact.** There would be some short-term increases in noise levels during construction of the proposed project. However, the City's Municipal Code limits the time period that construction activities may occur, as specified by the City's Noise Control Ordinance. Construction is expected to occur

only during the less sensitive daylight hours, when ambient levels of noise are higher, and therefore construction noise is less perceptible. Less than significant impacts are anticipated.

- e, f) **No Impact.** The project is not located in the vicinity of an airport or private airstrip, or located within the 65 dBA CNEL contours of any public or private airports. No impacts are anticipated related to these issues.

Mitigation: None required

13. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact.** As discussed in the Land Use and Planning section of this document, the proposed Project involves the construction and operation of 69 condominium homes on approximately 29 acres. The Project's General Plan designation of Golf Course & Resort Neighborhood allows up to 8.0 du/ac. The Project's density is 2.3 du/ac which is far below the maximum 8 du/ac allowed by the General Plan. In 2016, the City had a population of 52,231 with an average household size of 2.10 persons (U.S. Census Bureau, Quick Facts). As a result of project build-out, the proposed Project could add 144 people into the city and increase the population from 52,231 to 52,375, which is below the 2040 population forecast of 61,691 identified in the City's 2016 General Plan EIR. Furthermore, the Project site is within an area fully served by existing infrastructure, public serviced and utilities. As a result, development of the project would not cause potentially growth inducing effects by extending utilities into an undeveloped area. Therefore, approval and development of this Project is not expected to significantly increase population growth in the City. Less than significant impacts are expected.
- b-c) **No Impact.** The Project site is a former 9-hole golf course and is currently vacant open space. Development of the proposed Project would not displace any existing housing, people, or require any replacement housing. No impacts are expected.

Mitigation: None required

14. PUBLIC SERVICES –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Fire**

Less than Significant Impact. Cal Fire/Riverside County Fire Department (RCFD), under contract with the City of Palm Desert, provides 24-hour fire protection and emergency medical services to the City. Additionally, the City of Palm Desert, Rancho Mirage and Indian Wells are entered jointly into the Cove Communities Service District. Through this District agreement, each city benefits from fire and emergency services provided by the other two cities as needed. Furthermore, the Riverside County Fire Department operates under a Regional Fire Protection Program, which allows all of its fire stations to provide support as needed regardless of jurisdictional boundaries.

RCFD maintains three fire stations within the City of Palm Desert. Fire Station 33 is located at 44400 Town Center Way, and covers the central portion of the City, and is approximately 5.3 miles from the proposed project site. Fire Station 67 is located at 73200 Mesa View Drive and covers the south portion of the City and is approximately 6.6 miles from the project site. Fire Station 71 is located at 73995 Country Club Drive and provides service to north Palm Desert. This station is approximately 5.7 miles from the project site. However, Indian Wells Fire Station 55 is the closest station at approximately 2.1 miles away and the North La Quinta Fire Station 93 is approximately 3.1 miles away. Per Cal Fire, Division Chief, Daniel Talbot, the Indian Wells Fire Station 55 will be the first responder to the project site, and La Quinta Fire Station 93 will serve as the second responder.

Development of the project would result in an increase in demand for fire services, however based on the project site's proximity to the Indian Wells Fire Station 55, and the existing infrastructure in place, the proposed project could be adequately served by fire protection services within the 5-minute response time and no new or expanded facilities would be required. Additionally, the project complies with the 2016 General Plan EIR, *Safety Element Policy 7.2* and *Policy 7.8* (page 14.4-4), in that the project will be reviewed by City and Fire officials to ensure adequate fire service and safety as a result of project implementation.

The project would be required to implement all applicable fire safety requirements, to include, installation of fire hydrants, and sprinkler systems. Additionally, the project would be required to comply with Fire Impact Fees in place at the time of construction. Payment of these fees helps offset impacts by providing sufficient revenue for necessary improvements to ensure acceptable fire facilities, response times, equipment and personnel are maintained. Less than significant impacts are anticipated with project implementation.

Police

Less than significant Impact. Law enforcement services are provided to the City of Palm Desert through a contractual agreement with Riverside County Sheriff's Department. The Sheriff's department provides 24-hour municipal police services associated with a City police department. The Sheriff's station is located at 73-705 Gerald Ford Drive and is approximately 5.4 miles from the project site. Per the City's Police Department website, the City's contract consists of 80 sworn deputy sheriff's position, 36 of the 80 positions are dedicated to the patrol division. The remaining deputies are dedicated to various assignments such as Traffic, Special Enforcement, School Resources, and other special assignments. The 2016 General Plan EIR analyzes the forecasted population increase and indicates police service needs would continue to be met by the City and Palm Desert PD if additional patrol hours are deemed necessary (Chapter 4.14 *Public Services and Utilities* page 4.14-12).

Project development will increase the need for police services. However, this demand is not expected to hinder the City's ability to provide police services or create demands that would require the construction of a new police. The proposed Project would be developed in an urban area and is surrounded by existing development which is already served by the Palm Desert PD. Additionally, the project complies with the 2016 General Plan EIR, Safety Element Policy 7.2 and Policy 7.8 (page 14.4-4), and will be reviewed by City and police staff to ensure adequate services is maintained as a result of project implementation. The project would also be required to comply with Development Impact Fees in place at the time of construction. These development fees on new development allow the City to continue to finance public facilities which goes towards the funding of various public services to include police. Payment of these fees helps offset impacts by providing sufficient revenue for necessary improvements to ensure acceptable response times, equipment and personnel are maintained. Development of the proposed project will result in less than significant impacts to police services.

Schools

Less than Significant Impact. Public education services are provided to the City of Palm Desert by two school Districts; Desert Sands Unified School District (DSUSD) and Palm Springs Unified School District (PSUSD). DSUSD serves most of the developed portion of the City, including the areas south of Frank Sinatra Drive and East of Washington Street, while the PSUSD serves the northwestern portion of the City. The proposed project is located within the DSUSD; Gerald R. Ford Elementary is the closest school to the proposed project and is approximately less than a mile away at 44-210 Warner Trail, Indian Wells. Col. Mitchell Paige Middle School is approximately 1 mile away and Palm Desert High School is approximately 3 miles away.

The project proposes the development of 69 condominium homes on 29 acres. Per the U.S. Census Bureau, the average person per household (PPH) is 2.10 persons (2010-2014). The project has the potential to generate 25 new students based on the District's Student Generation Rate (See Table XVI-1). The DSUSD 2016 Fee Justification Report indicates that the District's current and existing school building capacity has an excess capacity at each of the school levels. An additional 25 students would not result in over capacity.

**Table XIV-1
DSUSD District Wide Student Generation Rate**

School Type	Dwelling Units	Generation Rate*	Students Generated
Elementary School	69	0.1704	11
Middle School	69	0.0909	6
High School	69	0.1261	8
Total New Students			25
*Source: 2016 DSUSD Fee Justification Study for New Residential and Commercial/Industrial Development, April 29, 2016			

Education funding comes from a combination of federal, state, and local sources. Assembly Bill 2926 and Senate Bill 50 (SB 50) allow school districts to collect “development fees” for all new construction for residential/commercial and industrial use. At the time of writing, is \$3.48/sq.ft. to residential and \$0.56/ sq.ft for commercial. Monies collected are used for construction and reconstruction of school facilities. Moreover, school age children may also attend several private schools located in the Coachella Valley. The project will comply with DSUSD development fees (through a combination of funds from the applicant and the City’s housing mitigation fund) and less than significant impacts to local schools are expected.

Parks

Less than Significant Impact. As discussed throughout this document, the proposed project is replacing 29 acres of the former 9-hole Executive golf course at Palm Desert Country Club with 69-single family residential units. The golf course is privately owned and is no longer economically feasible to operate. The City of Palm Desert offers a wide range of park and recreation facilities with various amenities. The City operates and maintains over 200 acres of parkland with more than 12 parks, 2 community centers, an aquatic center, and over 25 miles of multi-purpose trails. The Palm Desert Country Club provides various common areas of open space, the Joe Mann Park is operated by the City of Palm Desert and the Memorial Rose Garden is maintained by the City. The proposed project would also provide additional recreational amenities such as, pocket parks, pedestrian trails, community pool, tot lot, and tennis courts. Moreover, the 2016 General Plan EIR analyzes the existing parkland and finds that the current parkland in the City is adequate and currently exceeds the amount of parkland required by the QUIMBY Act and new additional residents would not significantly impact park facilities. Therefore, less than significant impacts to parks are expected.

Other public facilities

No Impact. No increase in demand for government services or other public facilities is expected beyond those discussed in this section (14).

Mitigation: None required.

15. RECREATION –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a-b) **Less than Significant Impact.** The City of Palm Desert offers a wide variety of recreational opportunities including golf courses, bikeways, and parkland. The City is also located near thousands of acres of National Park and National Monument lands, U.S. Forest Service wilderness lands, as well as state, regional and tribal parks, within which are miles of hiking, biking and equestrian trails. The nearest recreational resource includes the PDCC Neighborhood Park (Joe Mann Park) which is located less than half a mile northeast of the project site on California Dr. The project is not expected to increase the use of the existing neighborhood or regional parks because of the limited population increase and the proposed recreation amenities available to residents on-site. As part of the development, the project will provide onsite recreation amenities in the form of community pools, tot lot, sunken tennis courts, passive open space and walking trails. Construction of these amenities would not have an adverse physical effect on the environment. Less than significant impacts are expected relative to recreation.

Mitigation: None required

16. TRANSPORTATION/TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: "Palm Desert Country Club Traffic Impact Analysis," prepared by TJW Engineering, Inc. March 31, 2016; 2016 Palm Desert General Plan Update Environmental Impact Report (GP EIR)

- a) **Less than Significant Impact.** A detailed traffic impact analysis (TIA) was prepared for the proposed project by TJW Engineering, Inc. The traffic analysis was based upon an analysis of existing roadway conditions in the project vicinity, a variety of traffic count sources (including peak hour counts collected by the consulting traffic engineers), the 2016 GP EIR discussion, planned roadway improvements and other data and information. The TIA provides documentation and analysis of existing traffic conditions, trips generated by the project, distribution of the project trips to roads outside the project, and projected future traffic conditions.

According to the Palm Desert Mobility Element, Policy 1.3 states that the City will "determine appropriate service levels for all modes of transportation and develop guidelines to evaluate impacts to these modes for all related public and private projects." The GPU EIR states that this move away from a formal level of service (LOS) is consistent with a region and statewide emphasis on complete streets, alternative transportation and an encouragement to reduce vehicle miles traveled. The GPU EIR indicates that the guidelines will be developed over the next several years so as they are being developed the EIR considered LOS D as the minimum acceptable level of service for intersections and roadway segments in Palm Desert. For peak operating periods, LOS D and/or a maximum volume to capacity ratio of 0.90 is provisionally considered the generally accepted service level.

The TIA indicates that traffic signal warrants refer to a list of established criteria utilized by Caltrans and other public agencies to quantitatively justify or determine the potential need for installation of a traffic signal at an unsignalized location. This analysis uses the signal warrant criteria in the latest edition of the Federal Highway Administration's (FHWA) Manual on Uniform Traffic Control Devices (MUTCD) as amended by the 2014 California MUTCD (CA MUTCD), for all unsignalized study area intersections.

The Transportation uniform Mitigation Fees (TUMF) program identifies network backbone and local roadways that are needed to accommodate growth. The regional program was put into place to ensure that developments pay their fair share and that funding is in place for the construction of facilities needed to maintain an acceptable level of service for the transportation system. The TUMF is a regional mitigation fee program.

According to the Coachella Valley Association of Governments Transportation Uniform Mitigation Fee (TUMF) Handbook, effective July 1, 2012, the following are provisions from the TUMF Ordinance and provided as background information:

- The provisions of this discretionary approval and or issuance of a building permit or other development right and to any reconstruction or new use of existing buildings that results in a change of use and generates additional vehicular trips. Ordinance shall apply only to new development yet to receive final
- No tract map, parcel map, conditional use permit, land use permit or other entitlement shall be approved unless payment of the mitigation fee is a condition of approval for any such entitlement. The mitigation fee shall be paid to the applicable jurisdiction.
- No building or similar permit, certificate of occupancy or business license reflecting a change of use shall be issued unless the applicant has paid the mitigation fee. Mitigation fees shall be imposed and collected by the applicable jurisdiction and shall be transmitted to CVAG to be placed in the Coachella Valley Transportation Mitigation Trust Fund. All interest or other earnings of the Fund shall be credited to the Fund.

The TIA indicates that a total of fourteen (14) intersections and eleven (11) roadway segments were studied in the analysis based on discussion with City of Palm Desert Staff.

The intersections studied were as follows:

- California Drive/Fred Waring Drive
- Project Access "A2" – "B"/Kentucky Avenue (future intersection)
- Project Access "A1"- Colorado Street/Tennessee Avenue
- Project Access "C" – Kentucky Avenue/Tennessee Avenue
- California Drive/Tennessee Avenue
- Tennessee Avenue/Fred Waring Drive
- Kansas Street/Hovley Lane East
- California Drive/New York Avenue
- Elkhorn Trail/Fred Waring Drive
- Warner Trail N/Hovley Lane East
- Warner Trail/California Drive
- Warner Trail S/Fred Waring Drive
- Idaho Street/Hovley Lane East and
- Avenue of the States/Washington Street

The roadway segments were as follows:

- Kentucky Avenue north of California Drive
- Tennessee Avenue north of California Drive
- California Drive between Oklahoma and Kentucky
- Indiana Avenue east of Tennessee Avenue
- California Drive east of Tennessee Avenue
- California Drive east of Warner Trail

- Fred Waring Drive west of Warner Trail
- Hovley Lane west of Washington Street
- New York Avenue west of Connecticut Street
- Tennessee Avenue south of California Drive and
- Warner Trail north of California Drive

Existing Conditions Summary

As noted above and as analyzed in the project traffic impact analysis, 14 area intersections and 8 roadway segments were analyzed. All existing intersections are currently operating at acceptable LOS, that is at LOS D or better (Table 4 of TIA).

Traffic signal warrants for existing conditions were prepared based on existing peak hour intersection volumes at the unsignalized study intersections along Hovley Lane and Fred Waring Drive. Signal warrants were not met at the intersection for existing conditions.

Project Impacts

Industry standard Institute of Transportation Engineers (ITE) 9th Edition trip generation rates were utilized to determine trip generation for the proposed project. The land use type used was Single Family Dwelling Unit. The TIA calculates that, upon buildout, the project will generate approximately 657 daily vehicle trips or average daily trips (ADT), with 52 ADT expected to be generated in the morning peak hour and 69 ADT in the evening peak hour.

Trip distribution was based upon the existing and long-term roadway network serving the project site and also on the type of land uses that are proposed for future development. Based upon this analysis, approximately 37% of project trips are expected to and from Hovley Lane, 17% to and from Avenue of the States, and approximately 46% distributed along Fred Waring Drive (Figure 5 and 6 of TIA).

Future Traffic Conditions

Future traffic conditions (2018) were evaluated, taking into account existing traffic, ambient growth, and other developments. Future "with project" conditions analyzed include existing traffic, existing plus ambient growth, and existing plus ambient growth plus cumulative traffic conditions.

As shown in Table 15 of the TIA, intersections are projected to continue to operate at an acceptable LOS (LOS C or better) overall during the AM and PM peak hours for *existing plus ambient plus cumulative plus project* conditions. At the unsignalized intersections of Tennessee Avenue and Elkhorn trail with Fred Waring Drive, the eastbound left-turn movement (13 vehicles and 6 vehicles respectively) operates at LOS D due to heavy westbound traffic on Fred Waring drive during the AM peak hour. During the PM peak hour, the northbound left-turn (18 vehicles) at the Idaho Street/Hovley Lane intersection operates at LOS D.

Traffic signal warrants for *existing plus ambient plus project conditions* were prepared based on existing plus ambient plus project peak hour intersection volumes at the unsignalized intersections along Hovley Lane and Fred Waring Drive. Signal warrants were not met at these intersections for *existing plus ambient plus project* conditions.

Based on the thresholds of significance, the addition of project generated trips does not cause any significant impacts at the study intersections for *existing plus ambient plus cumulative plus project* conditions. Therefore the proposed project is not expected to have a significant adverse impact on the area transportation network. However, the TIA has identified a recommendation relating to the project, which is also a standard condition in the City of Palm Desert.

The recommendation is as follows:

- The applicant shall participate in the funding or construction of off-site improvements through the payment of the Transportation Uniform Mitigation Fees (TUMF) and City of Palm Desert Development Impact Fees (DIF), or a fair share contribution as directed by the City. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with projected population increases. With regard to California Environmental Quality Act (CEQA) guidelines, the above fees will address the project's fair share toward mitigation measures designed to alleviate the cumulative impact.
 - Following implementation of the required standard conditions, the proposed project will have a less than significant impact on the local roadway network, the General Plan Circulation Element and other City transportation policies, and will ensure the long-term effectiveness and performance of the circulation system.
- b) **Less than Significant Impact.** The County Congestion Management Plan (CMP) requires a LOS E or better for regional roadways. As noted above and in the Traffic Impact Analysis prepared for this project, the generation, distribution and management of project traffic is not expected to conflict with the CMP; Monterey Avenue is the only CMP roadway in the City. The project and background traffic will not exceed City level of service standards or travel demand measures, or other standards established by the City or Riverside County Transportation Commission (RCTC) for designated roads or highways. Less than significant impacts are expected.
- c) **Less than Significant Impact.** The project will have a very limited impact on the facilities or operations of regional airports, and will not result in a change in air traffic patterns, including an increase in traffic levels. The project is located more than 11.25 miles southeast of the Palm Springs International Airport, and more than 2.3 miles southwest of the Bermuda Dunes Airport. The proposed development will not affect the operations of these airports nor create substantial safety risks. Less than significant impacts are anticipated.
- d) **Less than Significant Impact.** The project will be developed in accordance with City design guidelines and will not create a substantial increase in hazards due to a design feature. The project access points will be located with adequate sight distances, and sharp curves will be avoided by design guidelines. Impacts are expected to be less than significant.
- e) **Less than Significant Impact.** Access to the planning area is via major arterial, secondary arterials, Interstate-10 and a variety of local roads. Design guidelines further ensure that emergency access will be created and reserved for the proposed project. Both the Fire department and Police department will review project plans to ensure safety measures are addressed, including emergency access. The proposed project will not result in inadequate emergency access. Less than significant impacts are anticipated.
- f) **Less than Significant Impact.** SunLine Transit has two bus lines in the vicinity of the proposed project, Route 54 and Route 70. Route 54 runs from Palm Desert to Indio, along Fred Waring, with a stop at the intersection of Fred Waring and Warner Trail, approximately 0.75 miles southeast of the project. Route 70 runs from Bermuda Dunes to La Quinta, along Washington Street, with a stop south of Hovley Lane approximately 1.50 miles east of the project. The project will include a system of pedestrian sidewalks with gates that are open to the public to provide an additional option for pedestrian travel throughout the existing and proposed neighborhood. The project design will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Less than significant impacts are anticipated.

Mitigation: None required

17. TRIBAL CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial Adverse change in the significance of a Tribal cultural resource, defined in Public Resource Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local Register of historical resources as defined in Public Resource Code Section 5020.1(k), or:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **No Impact.** As previously discussed in the Cultural discussion of this document, the Project site was previously disturbed, graded, developed, and operated as the 9-hole Executive Course within the Palm Desert Country Club. The last remnants of the former golf course are hard surface areas such as golf cart paths. Presently, the project site does not contain any structures or features that could be deemed as significant historical resources. Thus, the proposed project is not expected to cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations §15064.5. No impacts to historical resources are anticipated.
- b) **Less than Significant Impact with Mitigation.** Public Resource Code 21074 identifies “Tribal Cultural Resources” as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe” and that are either included or determined to be eligible for inclusion on the national state, or local register, of historic resources, or that are determined by the lead agency, in its discretion, to be significant when taking into consideration the significance of the resource to a California Native American Tribe. To ensure that all significant Tribal Resources are identified and fully considered, the City of Palm Desert initiated a 30-day government to government consultation period with local Tribes from December 14, 2016 to January 16, 2017 as part of the AB 52 process. Four Tribes were notified and no further consultation was requested. Therefore, less than significant impacts are expected following the recommended mitigation measure CR-2 identified in the Cultural Resources Section of this IS/MND.

Mitigation Measure: See CR-2

17. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less Than Significant Impact.** The Project falls under the jurisdiction of the Coachella Valley Water District (CVWD) wastewater service area. CVWD has developed a Sewer System Management Plan (SSMP) pursuant to the State Water Resources Control Board Order No. 2006-0003, Statewide General Waste Discharge Requirements (WDR) for Sanitary Sewer Systems. The primary goal of the SSMP is to minimize frequency and severity of Sanitary Sewer Overflows (SSOs). The SSMP will cover the management, planning, design, and operation and maintenance of the District's sanitary sewer system. The wastewater system serves approximately 265,000 customers. The system collects municipal waste from residential and commercial users, delivering the collected wastewater to one of six Wastewater Reclamation Plants. The system includes approximately 1,100 miles of sewer, 34 lift stations and approximately 17,000 manholes.

The project proposes 69 detached and attached condominium homes which will result in an increase to wastewater flows. The project will be required to connect to the existing wastewater system, the infrastructure and design components for the project will be consistent with local utility management requirements and water management plan. Therefore, the project is not expected to exceed wastewater treatment requirements of the Regional Water Quality Control Board. The project will also be reviewed by CVWD and City staff to assure compliance with all current and applicable wastewater treatment requirements. Less than significant impacts are expected.

- b, e) **Less than Significant Impact.** CVWD provides domestic water and wastewater service in the project vicinity and is the largest provider of potable water in the Coachella Valley. It operates more than 100 wells

and serves a population of 283,000 in its service areas. CVWD's 2012 adopted Water Management Plan and 2015 Urban Water Management Plan have been developed to assist the agency in reliably meeting current and future water demands in a cost effective manner. Additionally, CVWD treats nearly 6.3 billion gallons of wastewater a year. The District operates six (6) water reclamation plants and maintains more than 1,000 miles of sewer pipeline and more than thirty (30) lift stations that transport wastewater to the nearest treatment facility. The proposed project would connect into the existing infrastructure, and the project will comply with the existing water management program in place. The proposed development will be expected to implement water conservation measures to reduce impacts to public water supplies. These measures include low-flow plumbing fixtures, drought-tolerant (native) outdoor landscaping, and water-efficient irrigation systems. The project will undergo review by CVWD and City staff to ensure wastewater capacity and compliance with the current wastewater treatment requirements. Additionally, sewer and water installation and connection fees in place at the time of development will be collected by CVWD. No new or expanded treatment facilities are expected as a result of project implementation. Nor is the project expected to exceed wastewater capacity. Less than significant impacts are expected.

- c) **Less than Significant Impact.** The Clean Water Act (CWA) of 1972 establishes regulations pertaining to the discharge of pollutants to waters of the U.S. from point sources. Subsequent amendments to the CWA in 1987 established a framework for regulating non-point source stormwater discharges under the National Pollutant Discharge Elimination System (NPDES). The proposed Project is located within the Whitewater River Watershed in the Colorado River Region (Region 7). The City of Palm Desert is a Permittee of the Whitewater River Watershed MS4. Individual projects, like the proposed development, are required to comply with these existing regulations.

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 06065C2227G, effective August 28, 2008, the entire project and its immediate surroundings are located in a Zone X, area of minimal flooding. As designed, the proposed residential development would not alter the existing flood zone characteristics identified in the FIRM. Storm water management would be achieved through an engineered drainage system with on-site retention facilities to prevent flooding impacts. The proposed improvement plans will be subject to agency review and approval which will ensure that the proposed grading and drainage conditions meet the City standards. Furthermore, the Project is not located in an area subject to flooding by the base (100-year, 1-percent-annual-chance) flood depths designated by the FEMA.

The proposed drainage facilities in Parcels A and B are designed to manage only on-site stormwater runoff. The facilities in Parcel C are designed to accept on-site runoff and an additional off-site area of approximately 2.7 acres. This off-site area is presently developed with residential uses. The project will comply with the City's drainage requirements by preventing the discharge and transport of untreated runoff associated with the Project. As such, the Project proponent will be required to develop and implement a Project-Specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff and the Whitewater River Watershed MS4 Permit. The Project-Specific WQMP will identify a strategy of site design, source controls, and treatment controls with maintenance and monitoring program to address post-construction runoff quality and quantity. No new or expanded stormwater drainage facilities are anticipated from project implementation. Less than significant impacts are anticipated.

- d) **Less than Significant Impact.** Groundwater is the primary source of domestic water supply in the Coachella Valley; CVWD is the largest provider of potable water in the Coachella Valley and currently provides potable water to the City of Palm Desert. It operates more than 100 wells and serves a population of 283,000 in its service areas. CVWD's 2012 adopted Water Management Plan and 2015 Urban Water Management Plan have been developed to assist the agency in reliably meeting current and future water demands in a cost effective manner. The comprehensive Water Management Plan guides efforts to eliminate overdraft, prevent groundwater level decline, protect water quality, and prevent land subsidence. The 2015 UWMP serves as a

planning tool that documents actions in support of long-term water resources planning and ensures adequate water supplies are available to meet the existing and future urban water demands. Moreover, the Public Utilities & Services section of the 2016 General Plan includes *Goal 1* with Policies 1.1 through 1.13 (page 134), which pertain to the preferred stormwater management strategies that promote groundwater recharge, including a preference for on-site retention, infiltration and low impact development. As discussed throughout this Initial Study, the proposed project density is 2.3 du/ac, which is below the maximum density of 10 du/ac allowed under the Golf Course and Resort Neighborhood land use designation. The City's 2016 General Plan EIR states "Water demand can be estimated based on current and future projected population and CVWD current and future service area population". The proposed General Plan's projected increase in population by 2035 would result in a 7 percent decrease of the forecast population for the entire CVWD service area" (2016 General Plan, Chapter 4.14 *Public Services and Utilities, Impact 4.14.6-4, page 4.14-39*.

The Project site is a former 9-hole golf course and is currently not served by existing utilities. The project proposes 69-single family residential units which will result in an increase to water supplies. The infrastructure and design components for the project will be consistent with CVWD requirements and water management plan. The project will also be reviewed by CVWD and City staff to assure compliance with all current and applicable requirements. The proposed development will be expected to implement water conservation measures to reduce impacts to public water supplies. Therefore, no new infrastructure will be required as a result of project implementation and less than significant impacts are expected.

The proposed development will be expected to implement water conservation measures to reduce impacts to public water supplies. Therefore, no new infrastructure will be required as a result of project implementation and less than significant impacts are expected.

- f, g) **Less than Significant Impact.** Solid waste disposal and recycling services for the City of Palm Desert is provided by Burrtec. Solid waste and recycling collected from the proposed project will be hauled to the Edom Hill Transfer Station. Waste from this transfer station is then sent to a permitted landfill or recycling facility outside of the Coachella Valley. These include Badlands Disposal Site, El Sobrante Sanitary Landfill and Lamb Canyon Disposal Site. Cal-Recycle data indicates that these landfills have 40-50% of their remaining estimated capacity. The project will comply with all applicable solid waste statutes and guidelines. Therefore, less than significant impacts are expected relative to solid waste and applicable regulations.

Mitigation: None required

18. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact.** As concluded in the Biological and Cultural Resources sections of this document, the proposed project would result in no impacts or mitigated to a less than significant impact to these resources. The Project would repurpose the existing 9-hole Executive Golf Course located in the Palm Desert County Club community. The project is compatible with the 2016 City of Palm Desert General Plan and Zoning and its surroundings. The project will not significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods or California history or prehistory. Based upon the information and mitigation measures provided within this Initial Study, approval and implementation of the project is not expected to substantially alter or degrade the quality of the environment, including biological, cultural or historical resources. Less than significant impacts are expected.
- b) **Less than Significant Impact.** The proposed project and its location, is found to be adequate and consistent with existing federal, state and local policies and is consistent with the 2016 City of Palm Desert General Plan and surrounding land use. Approval and implementation of the proposed project will result in less than significant impacts related to cumulatively considerable impacts.
- c) **Less than Significant Impact.** The proposed project will not result in impacts related to environmental effects that will cause substantial adverse effects on human beings. The project has been designed to comply with established design guideline and current building standards. The City's review process will ensure that applicable guidelines are being followed. Mitigation measures and project design features incorporated into the project will reduce impacts to less than significant.

Mitigation: None required

REFERENCES

City of Palm Desert General Plan, 2016

City of Palm Desert General Plan Update & University Neighborhood Specific Plan
Draft Environmental Impact Report (DEIR), August 2016

City of Palm Desert Draft Technical Background Report, August 2015

Traffic Impact Analysis, prepared by TJW Engineering, Inc., March 2016

CVWD Water Management Plan, January 2012

CVWD 2015 Urban Water Management Plan, July 2016

Geotechnical Investigation, prepared by Sladden Engineering, April 2005

Geotechnical Investigation Update Letter and Infiltration Testing, prepared by Sladden Engineering, May 2016

Preliminary Water Quality Management Plan, prepared by Saxon Engineering, September 2016

DEC 11 2017

December 11, 2017

Community Development

To:

City of Palm Desert Planning Commission
Commissioner Lindsay Holt
Commissioner Ron Gregory
Commissioner John Greenwood
Vice Chair Joseph Pradetto
Chair Nancy DeLuna

Ryan Stendell, Director of Community Development
Eric Ceja, Principal Planner, Community Development Department

Subject: Palm Desert Country Club Proposed Development of the PDCC Former
Executive Course

Madam Chairwoman, members of the Planning Commission and staff

My name is Jack L. Forney, I own and reside at 76831 Kentucky Ave, Palm Desert, Ca, which abutts the former 8th tee box of the closed Executive Course of the Palm Desert CC.

Let me state that I am opposed to any construction on the Former Executive Course!

Development of open space is open space lost forever, however I am a realist and believe that the property will never be a golf course again and will not be open space forever!

Property owners have rights to utilize their property within limits of established zoning laws. This property development infringes on some rights of existing home owners abutting the proposed development ie., noise, traffic, view and air pollution.

An equitable way to minimize these problems is to compromise. A recent definition of the word COMPROMISE is "A settlement of differences in which each side makes concessions.

Existing home owners have made numerous suggestions for utilization of the property and all have been met with the same response "The golf course is closed".

This infill project is unique in it's application to build condominiums down the middle of an area 95% comprised of single family homes.

A change of zone to allow development of this project as currently proposed will do irreparable harm to the 188 owners abutting these former fairways. They have already suffered 4 years of dust, dirt and visual blight due to the lack of proper water and maintenance of the property. They have lost green grass and the convenience of living on a golf course and most importantly the loss of 10% of their property value as reported by the Riverside County Assessor's Office:

“A property abutting a golf course is typically appraised 10% higher than a similar property not on a golf course”.

The applicant has shown total disregard for the surrounding property and their owners.

I have reviewed the minutes of the March 14, 2017 Architectural Review Commission meeting and the summary of the minimal changes made. Compliance with Article 5 of the City of Palm Desert Precise Application Plan Development Standards should be addressed as follows:

A. Site Access and Circulation Standards: Single road in and out of the project does not appear to meet this standard.

B. Site planning shall occur that minimizes obstruction of scenic views of adjacent properties: 15' to 18' planned structures does not minimize obstruction of scenic views of surrounding properties.

C. Site planning shall be compatible with existing terrain: Gentle sloping area as opposed to current hilly conditions in some areas.

D. Site planning shall occur in a manner that does not expose unattractive areas or activities to the detriment of adjacent properties. Swimming pools, pickle ball courts, 30" high walls to screen headlight intrusion does not meet this criteria.

E. Tree selection should be carefully considered as to family type, maximum height and spread of canopy: Messy trees of the Acacia Family as proposed grow to 30' to 40' in height with similar size canopies.

In an effort to provide compromise suggestions that can be applicable to the entire project on these 200' plus wide fairways, I have offered in writing and oral presentations to the Architectural Review Commission on May 23, 2017 as follows:

A. No structure, portion thereof or recreational facility shall be closer than 80' from the closest adjacent property line.

B. No structure or appurtenance thereon shall exceed 10' above the elevation of the nearest adjacent property line and a distance of 100' in each direction along said property lines. Relocating air conditioning units and the surrounding screen fence to the ground would help.

C. All roadways shall be a minimum of 60' from existing property lines. The currently proposed roadway is 16' from my rear property line.

D. All roadways shall be a minimum of 3' below the elevation of adjacent property lines. This will eliminate the need for 30" segmented walls.

**E. All exterior fencing should be constructed of material selected by adjacent property owners from 3 choices;
Stucco block wall with wrought iron on top
Solid stucco block wall**

Wrought iron

For consistency no less than 3 adjoining properties (180') shall be of the same construction type.

F. No exterior fencing shall be permitted 1' away from existing permanent property line fencing. No double fence line where existing permanent fence is in place.

G. Maximum height of mature trees shall be 30' and canopy diameter 30'. Trees shall be located 100' from structures, other trees or property lines.

H. All landscaped areas shall be a minimum of 50% green grass.

In discussion with planning staff and review of the minutes of the May 23, 2017 meeting, none of my suggested compromises were included.

Therefore at the July 25, 2017 meeting of Architectural Review Commission Meeting I again offered written and oral presentations specific to my home and those of my immediate neighbors that could be applicable to other locations in the development where the proposed roadway is 16' or less from existing property lines.

PROBLEM: Proposed roadway is 16' from my rear property line.

SOLUTION: Rotate the structures for units B8, B9, B10 and B11 90 degrees making the long side (96') parallel with the edge of the former fairway and the short side (58') perpendicular to the edge of the fairway (fairway at the location is 210' wide) this will allow the structures and the proposed roadway to move 30' or more toward the south property line of the fairway providing safety, less noise and pollution from the roadway.

PROBLEM: View obstruction and non-compatibility of proposed roof design.

SOLUTION: Remove superfluous roof projections ie. dormers, air conditioning units and screening, provide for 4/12 pitch or flat roof for all structures which will be compatible with the roof design of existing surrounding properties. Lower pad elevations 12 to 18 inches.

Mr. McFadden and Palm Desert Holdings(listed owner) have not made any significant compromises on their application as originally proposed for this project. This project as currently proposed does not conform to the structures or character of the surrounding community.

A good faith effort of compromise and good citizenship by Palm Desert Holdings and a quid-pro-quo offering to the 188 homeowners abutting the former executive course for their suffering and loss of property value would be a cash reimbursement equal to 10% of the assessed value as shown on their 2017 tax bill. This would be less expensive than the amenities provided by the former owners in exchange for the change of zone that allowed construction of the Horton Homes.

I request this project be returned to the applicant to correct the flaws in the precise development plan I have outlined and provide a revised plan that includes the compromise suggestions I have made.

Abraham Lincoln once said, "Public sentiment is everything, with public sentiment you can't fail, without it you can't succeed. The only way to measure public sentiment is to VOTE".

Let the surrounding affected property owners vote on this development as was allowed prior to the construction of the Horton Homes at Palm Desert Country Club.

Thank you for your time and consideration.

**Jack L. Forney
76831 Kentucky Ave.
Palm Desert, California
760-345-8598**

ERIC CEJA

ARCHITECTURAL REVIEW COMMISSION

MEETING MARCH 14, 2017

FROM

**MARILYN FORNEY
76831 KENTUCKY AVE.
PALM DESERT, CA.**

TOPIC

PDCC PROPOSED DEVELOPMENT

“SCENIC VIEW”

“STRUCTURE OBSTRUCTIONS”

ARCHITECTURAL REVIEW COMMISSION:

PRECISE APPLICATION PLAN

ARTICLE 5 THE DEVELOPMENT STANDARDS:

SECTION B: SITE PLANNING STANDARDS

**1. STATES: “ SITE PLANNING SHALL OCCUR IN A MANNER THAT
MINIMIZES OBSTRUCTION OF SCENIC VIEWS FROM ADJACENT
PROPERTIES”.**

**THIS PROPOSED PROJECT MAXIMIZES OBSTRUCTION OF OUR
SCENIC VIEWS AS REFLECTED IN THE PHOTOS PRESENTED HERE.**

**I AM ASKING THIS COMMISSION TO RETURN THE PRECISE
APPLICATION PLAN BACK TO THE APPLICANT MARKED
“UNACCEPTABLE” BECAUSE IT DOES NOT CONFORM TO THE ADOPTED
DEVELOPMENT STANDARDS OF THE CITY OF PALM DESERT.**

THANK YOU FOR YOUR TIME!

MARILYN FORNEY

SCENIC VIEW OBSTRUCTIONS

PERCENTAGES

BASED ON PROPOSED UNITS (CONDO'S)

HEIGHTS

OBSTRUCTIONS:

18 FEET 4 INCHES	100%
15 FEET 6 INCHES	84.7%
12 FEET	65.2%

**NOTE: PROPOSED PLANTING OF THE 7
DIFFERENT VARIETIES OF "LARGE" TREES
REACHING HEIGHTS OF 30-40 FEET WILL
FURTHER OBSTRUCT OUR SCENIC VIEWS.
TIPU TREE CAN REACH A HEIGHT OF 50FT-70FT.**

EXISTING VIEWS







OBSTRUCTED VIEWS

I CONSTRUCTED A POLE 18 FEET 4 INCHES HIGH, MAXIMUM HEIGHT FOR THE PROPOSED UNITS AND ATTACHED MARKERS AT THE 18 FEET 4 INCH, 15 FEET 6 INCH AND 12 FOOT LEVELS. WE PLACED THE POLE 60 FEET FROM OUR REAR PROPERTY LINES TAKING INTO CONSIDERATION OF PROPOSED GRADING AND RECORDED THE OBSTRUCTION OF OUR VIEWS WITH PICTURES DISPLAYED HERE.

OUR VIEW AT THE 12 FOOT LEVEL WAS OBSTRUCTED 65.2 %, AT THE 15 FOOT 6 INCH LEVEL OUR VIEW WAS OBSTRUCTED 84.4% AND AT THE 18 FOOT 4 INCH LEVEL OUR VIEW WAS OBSTRUCTED 100%.

↑
18' 4"

↑
15' 6"

↑
12'

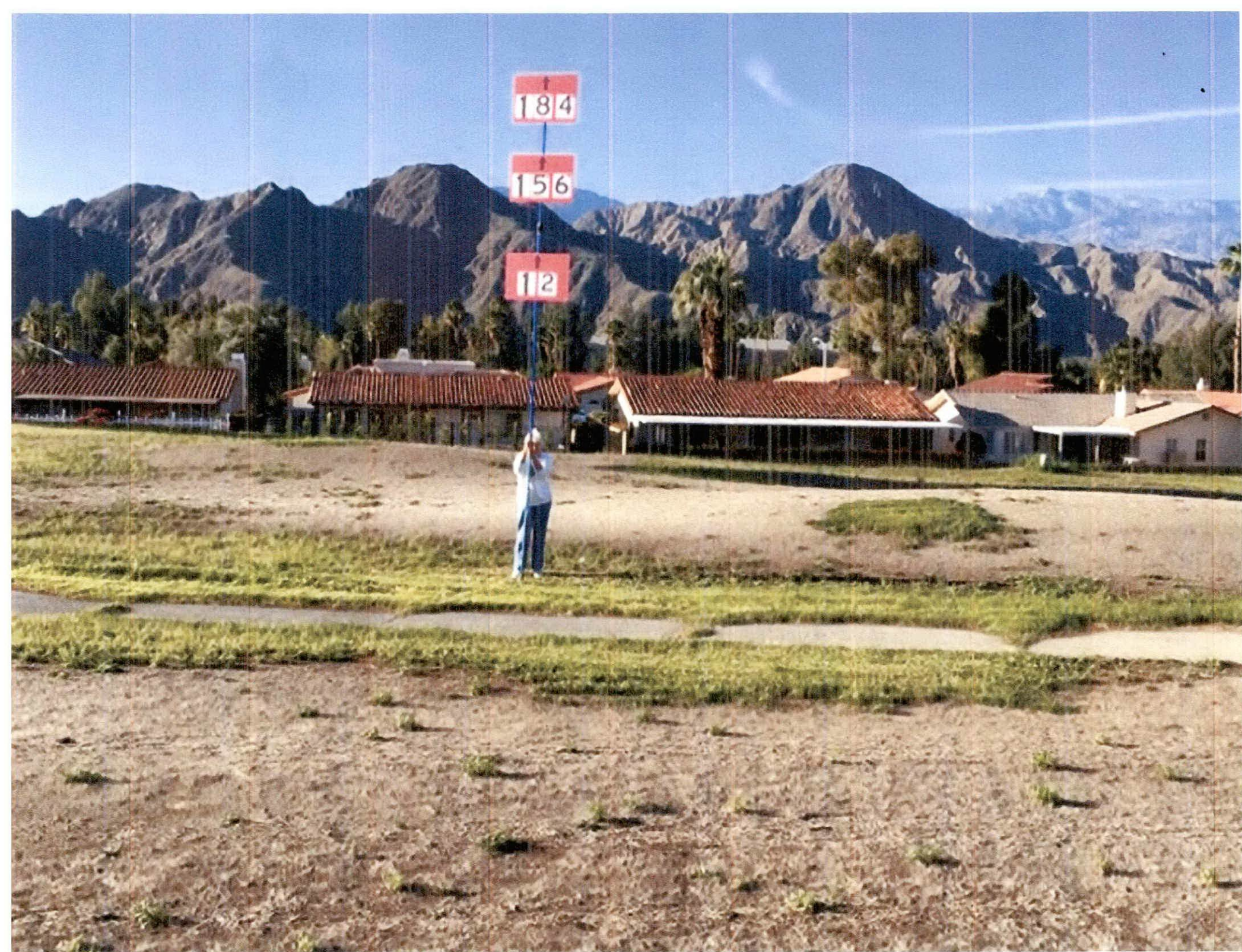


↑
184

↑
156

↑
12





Survey Details

Page 1**Your Contact Information**

First Name	Larry	Last Name	Harrod
Email Address	harrodlarry@gmail.com	Phone Number	7606363065
Address	76848 Kentucky Ave	Address 2	Not answered
City	Palm Desert	State	California
ZIP Code	92211		

I am a:

(o) Palm Desert Resident

Comments or Concerns:

76848 Kentucky Ave

I am contacting you concerning the proposed condo project on the old Palm Desert Country Club Executive Course. When I bought this home over 20 years ago one of the primary reasons was the golf course off the back yard and the views I provided. If condos are to be built on this property I would expect the developer to construct at least a 6 foot block sound barrier wall between their street and condos and my back yard/ I certainly do not want to view a street and condos from my back patio. I also understand that the condos will be time shares, making traffic and noise on weekends unpleasant. Thank you for your consideration
Larry Harrod

Thank you,
City of Palm Desert

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DEC 14 2017

For submittal to City of Palm Desert Planning Commission
Meeting of December 19, 2017

Community Development

My name is Ned Wilmot and I reside at 43631 Tennessee Avenue, Palm Desert, CA...within the PDCC, fronting directly on the subject land.

I first came to this valley 25 years ago at the behest of a long time friend and member at Shadow Mountain Club. Tony Beck had been a senior executive for real estate operations at Carter, Hawley, Hale in Los Angeles, when I was president of Federated Department Stores real estate group, now Macy's. He asked me to analyze and undertake development of Howard Ahmason land holdings...a full-undeveloped block on El Paseo and a 50-acre vacant parcel at Fred Waring and Hwy 111. That began my introduction to this magnificent valley. Soon after I acquired control, Saks Fifth Avenue pleaded to be taken out of Palm Springs and locate them the El Paseo site. In 1967 I was recruited from the Shell Oil Real Estate Group, and invited to join James Rouse in Baltimore to undertake the planning, design, and development of a New Town on 15,000 acres of beautiful Howard County land between Baltimore and Washington D.C... that town today is Columbia, MD, a pre-planned city of 100,000 people.

The Rouse Company gained considerable notoriety from a Time magazine story in 1972 with Jim Rouse on the cover. Cities and towns from across the Country came to us for advise. They wanted to create New Town zoning on prime land holdings in their communities to *attract* developers. **We advised every one of them to proceed with extreme caution.** The zoning of large parcels of land for density mixed use development is a *risky scheme*. The act of creating comprehensive New Town zoning of strategic land holdings creates substantial *land values*. This invites an opening for abuse, and will tend to attract irresponsible developers. You must seek *proven and successful developers first!*

In this instance, the City of Palm Desert is being asked to grant density residential development on long existing open space/golf course lands. The application for a major zoning change has severe implications for existing long-term residents who were originally attracted to and

invested in properties directly abutting the property. This warrants careful consideration of several factors. Briefly, I will identify salient factors to for consideration.

- **Has the applicant suffered some economic hardship to warrant zoning relief?** No. The subject Palm Desert Country Club grounds were acquired under attractive terms from an institution's that had received the property in bankruptcy. A nominal price was agreed to, just to remove the asset from their books. The nominal purchase price, just applied to the 18 hole course and clubhouse alone was extraordinary low. The 9 acre executive course and subject property were incidental to the purchase.
- **Will granting the applicant zoning relief result in a major financial windfall?** Yes. With 69 new dwelling units created at \$100,000 each ... value to a builder/developer is \$6,900,000.
- **Will existing homes abutting the subject property incur a loss in value?** Yes – modestly, this would be a ten to fifteen percent reduction in home value, which would constitute the approximate owners equity in their home. The 177 existing homes fronting the applicant land, at a 10% reduction in value, will equal in excess of \$6,000,000. Dollars.

Points for the City leaders to carefully ponder. Most of us sought homes located on the golf course for the extremely attractive views of the mountains, privacy, and a neighborhood of compatible folks living similar retirement years.

It appears we are looking essentially at a *transfer of wealth* from existing long-term tax paying residents to a developer offering... what? A redistribution of wealth? I am stumped . The City must decide "The Right Thing" ... Country Club residents clearly harbor a negative view.

Thank you, Ned Wilmot

NOV 06 2017

November 3, 2017

SENT VIA EMAIL / CERTIFIED RETURN RECEIPT / FIRST CLASS MAIL

City of Palm Desert
c/o Ryan Stendell, Director of Community Development
73510 Fred Waring Drive
Palm Desert, CA 92260

**Re: Settlement with PD Holdings, LP over the Proposed Condominium
Project**

✓ Dear Mr. Stendell:

As you are aware, the Palm Desert Country Club Association ("Association") initially opposed the condominium project proposed by PD Holdings, LP ("Golf Course Owner") based on various legal and environmental concerns.

The parties have met and have resolved their differences. Accordingly, please accept this letter as the Association's formal withdrawal of its opposition to the Proposed Condominium Project by PD Holdings, LP for Sites A, B and C contained within Proposed Tentative Tract Maps 37240, 37241 and 37242.

Sincerely,


PALM DESERT COUNTRY CLUB ASSOCIATION

Ron Crisp, Board President

cc: Association Corporate Counsel

Ceja, Eric

From: Bella <sparkle.girlz@yahoo.com>
Sent: Monday, July 24, 2017 4:46 PM
To: Ceja, Eric
Subject: PLS READ BEFORE ARC MEETING RE PD EX COURSE on 7/25

To Eric Ceja/ARC

This letter is in regards to the Palm Desert Country Club Executive Golf Course.

To be very honest, at first I was opposed. After all desirable possibilities were exhausted, it seems this project is the most advantageous.

I've been following the plans and ideas from the very beginning and it seems they are getting sharpened to perfection with great thought and detail to the consideration of privacy, noise, and tasteful landscaping surrounding the current residents. I frequent the PDCC web site to keep up to date with info and visuals. So far, I'm really impressed with what I see! Aesthetically pleasing on so many levels!!

My husband and I have attended a few of the meetings here at PDCC regarding the Executive Course. I was absolutely astonished, dumbfounded, and terror-stricken. No real words can describe my emotions witnessing barbaric, vulgar, aggressive, cantankerous and discustingly rude people!!!!

Closed minded, resistant to change even for the better, ignorant people!!!!!! Couldn't wrap my head around what I saw and heard. I was shocked some people (idiots) behaved so poorly. My husband had to leave because one guy wouldn't shut his mouth and let others express their opinions, I thought he was going to punch him! This behavior just evokes violence inside that normally isn't there! (enough of that!!)

Despite the pessimistic, unfavorable, ignorant gainsay that some residents have, I truly feel this project/condos will enhance the neighborhood (better than it looks now) and create a desirable richness that will help increase our property value over and above!

Change is hard, sign of the times and all that. Please, get this project going, get it done fast so we can enjoy our backyards again!! My husband and I are totally 100% in with moving forward. It's a win win all around, sooner or later, others will agree.

I wish to remain anonymous in fear of our house burning down and getting stoned to death!!

Ceja, Eric

From: Jim Krzyminski <jim@jameskrzyminski.com>
Sent: Monday, July 24, 2017 11:39 AM
To: Ceja, Eric
Cc: Barbara powers
Subject: NO CONDOS!!!!

I strongly object to the proposed condo development at the PDCC. Approving a 24 foot street in back of my house is ridiculous. Palm Desert is going to end up looking like Los Angeles or worse. Please vote NO!

Jim

James M. Krzyminski
Law Office of James M. Krzyminski, P. C.
361 North Canon Drive
Beverly Hills, CA 90210
USA
Phone (310) 777-7481
Fax (310) 777-8754
Email jim@jameskrzyminski.com

IMPORTANT TAX INFORMATION: To insure compliance with U.S. Treasury Department regulations, we advise you, unless otherwise expressly indicated, that any federal tax advice contained in this correspondence was not intended or written to be used, and cannot be used, for the purpose of: avoiding tax-related penalties under the Internal Revenue Code of 1986, as amended, or applicable state or local tax law provisions or promoting, marketing or recommending to another party any tax-related matters addressed herein.

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Ceja, Eric

From: Barbara powers <gourdpower@msn.com>
Sent: Sunday, July 23, 2017 1:55 PM
To: Stendell, Ryan; Ceja, Eric
Cc: Marilyn Forney; Serena & Charlie; Cindy Stevenson
Subject: MEETING OF ARCHITECTURAL COMMITTEE 7-25-2017

Eric,

Thank you for sending me the cross section for behind our home on Kentucky.

I am objecting to the 8 foot backyard, 5 foot dedication (WHY IS THAT BEING SLIPPED IN AGAIN. WE DISCUSSED THIS FROM THE VERY FIRST MEETING) WE DO NOT WANT THEIR 5 FEET, WE WILL NOT TAKE CARE OF IT AND WE WILL NOT PAY TAXES ON IT.

....AND A 6 FOOT WALL. , IT IS BAD ENOUGH WE WOULD LOOSE OUR VIEW BUT THEN A 6 FOOT WALL. DON'T YOU THINK IT WILL HOLD THE HEAT IN . GRASS IS SO MUCH BETTER AND SCIENTIFICALLY KEEPS THE AREA COOLER (EVEN IF IT IS JUST SAND OR DIRT)

What happened to the retention area behind Oregon Trail , draining down behind California where the road was two feet higher than the retention area. There are just so many things that are no right with these plans. I CAN'T BELIEVE YOU REALLY THINK THIS IS THE BEST THING FOR OUR COMMUNITY. THE PLANS ARE SICK.

What is really sick is having a meeting when 90 per cent of the homeowners are not in residence.

One other thing, adding 6 inches to keep lights out of homeowners backyards is not helpful. People that have SUV's and Trucks are much higher. I submitted pictures at a prior meeting. By the way the file we were talking about still will not load on the web site.

I sent these objections to the Architectural committee on the city's web site but I don't know if it will reach them in time.

I guess one of the biggest complaints was about the Landscape Architect saying he would be glad to meet with the homeowners, as suggested by the the Architectural Committee, then telling us he would not meet with anyone unless the City Council Approved the Project, because he was not getting paid until then.

I am sure there are many more items to object to.

I am in St. Louis and will not be able to attend.

Barb Powers
76918 Kentucky Ave
Palm Desert, CA 92211

Ceja, Eric

From: Marilyn Forney <Feathr7@dc.rr.com>
Sent: Friday, February 03, 2017 10:39 AM
To: Ceja, Eric
Subject: from Marilyn Forney, 5 ft dedication PDCC

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

From: [Marilyn Forney](#)
To: eceja@cityofpalmdesert.org
Cc: [Ryan Stendell](#)
Sent: Friday, February 03, 2017 5:13 AM
Subject: Fw: PDCC 5ft proposed dedication
Hi Eric

Per your email below, the City has scheduled an Architectural Review Commission hearing for the proposed development for Tuesday, February 28, 2017 at 12:30 in the Council Chambers. I again ask has there been a decision on the proposed 5ft Dedication. This would or should be an arguable item to be brought up at the scheduled meeting. Many residents feel the 5ft Dedication would have a depreciating effect on the surrounding area and degrade individual properties abutting the former Executive Course particularly with a proposed wall at the 5ft inner perimeter of PDCC property. Even considering a possible Use/Access Easement doesn't seem to have lessened the tensions regarding this area of contention.

Pending your answer I remain, thank you for your time.

Marilyn Forney

From: eceja@cityofpalmdesert.org <eceja@cityofpalmdesert.org>
Sent: Thursday, February 2, 2017 3:00 PM
To: gourdpower@msn.com
Cc: rstendell@cityofpalmdesert.org
Subject: RETENTION/DETENTION AREAS ON THE EXECUTIVE COURSE.

Hi Barbara,

Thank you for the letter expressing the Open Space Committee's concerns regarding the retention areas. These areas are shown on the precise grading plans and are available for viewing on the City's webpage. In review of the plans there are numerous retention areas which range in depth from ½-foot to 2-feet. The intent of having numerous retention areas is so that they blend more into the landscape and are incorporated in to the landscape design, as opposed to a single larger retention area that would be out of place with the residential character of the neighborhood.

Aside from the research you have found, I will say that this City, and cities throughout the Coachella Valley and region, often integrate retention areas in to park space. This is the case with the Hovley Soccer Park, Freedom Park, and Adams Park in La Quinta. I believe that if these areas remain dry for extended periods that insects and mosquitoes are not major issues. That said, the retention areas for the proposed development are nowhere near the scale of those larger retention facilities at local parks.

I think you're correct that the builder will maintain these area until the HOA takes over, which will probably happen in phases. I will also look into the flood issue and liability further.

We have scheduled an Architectural Review Commission hearing for the proposed development for Tuesday, February 28, 2017 at 12:30 in the Council Chambers. I will also post this schedule online.

Please let me know if you have any further questions.

Thanks,

Eric Ceja, Principal Planner
Community Development Department
ecreja@cityofpalmdesert.org
P: (760) 346-0611 F: (760) 776-6417

City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260-2578

From: Barbara powers [<mailto:gourdpower@msn.com>]
Sent: Wednesday, January 25, 2017 4:37 PM
To: Ceja, Eric
Cc: Stendell, Ryan
Subject: RETENTION/DETENTION AREAS ON THE EXECUTIVE COURSE.

I couldn't believe that there at least 39 areas that are proposed on the grading plans for retention areas, seven of which are behind us.

I have been researching this subject. There are many, many articles on the web from engineers to Realtors, and people that have purchased homes next to one of these areas. MOST ARE NEGATIVE. FROM INSECTS, MOSQUITOES, AND ESPECIALLY ATTRACTIVE TO CHILDREN TO PLAY IN. From what you told us before these will be dry and not pumped into the sewer system, nor out to any street, but just left to drain in place. I know we usually don't get that much rain but the last two years we have had it all at once.

Question when does the builder file the BMP AGREEMENT WITH THE CITY?

I have been watching the one the City owns at Hovely/Kansas. Yesterday it still had water in the bottom from the drain on Friday and Saturday. I also observed, dog tracks, human tracks and during the dry part over the last two months, dogs are being allowed to defecate and walk with humans around the area.

I assume the Builder will be responsible to clean and maintain those areas until a HOA Takes over. How can we rely on this owner to maintain anything. They do a terrible job as it is now. We always have to call code and then it takes days to clean it up. It took 3 years to get the dead tree on Kentucky next to the new house cut down. Looks so much better when you enter our area.

If one of these areas happens to flood on to a neighbors property, who pays. The builder doesn't have insurance for that , the HOA will not carry insurance for that, and if the person owning the damaged property does not have flood insurance , they are out of luck.

WE would be interested to see any drawings , showing the area's depths, etc. are their any yet?

Thanks, for reading. I will look forward to your answers and I hope they will be soon.

Barbara Powers

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Version: 2016.0.7998 / Virus Database: 4756/13884 - Release Date: 02/02/17

Ceja, Eric

From: Marilyn Forney <Feathr7@dc.rr.com>
Sent: Friday, February 03, 2017 5:14 AM
To: Ceja, Eric
Cc: Stendell, Ryan
Subject: [SPAM] - Fw: RETENTION/DETENTION AREAS ON THE EXECUTIVE COURSE.

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Pending your answer I remain, thank you for your time.

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Sent: Thursday, February 2, 2017 3:00 PM
To: gourdpower@msn.com
Cc: rstendell@cityofpalmdesert.org
Subject: RETENTION/DETENTION AREAS ON THE EXECUTIVE COURSE.

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1-25-2016

RE: RETENTION PONDS/DETENTION AREAS

I posted all the grading plans on a large board and counted 39 retention areas on PDCC plans.

I wanted you to know there are many more negative comments on the Internet. I have enclosed several of the articles. Has PDCC FILED THE BMP REPORT, we don't know.

The two major items , negative about these areas are:

1. Children are drawn to these areas like a magnet. Very dangerous health wise for them to play in and around these areas if not fenced in.
2. Health hazards where animal feces and other debris remain in the area.
3. Mosquitoes and other insects.
4. Of course we do not want any building on the Executive Golf Course but to have any of these fenced it would be horrible to view.
5. In speaking with Eric Ceja, the water in these areas would not be pumped into the street and CVW will not let them discharge in the sewer system. They must just drain in place. The current owner doesn't even take care of the weeds and other items now , even when Code is contacted. Why would you think it would be any different for them to follow the laws on the books and keep the area clean and safe.

6. We rarely get rain but in the past two years we have had our share. If any of these areas would flood on to neighbors property there is no insurance from the owners, Or HOA when it is released to them and unless the home owner has flood insurance they are not covered. I know our side of Kentucky near Tennessee has had it's share in flooding during these rains. One household claimed they had \$7000. in damage.

SO THESE ARE OBJECTIONS.....OPEN SPACE ACTION COMMITTEE (Secretary, Barb Powers)

Ceja, Eric

From: Barbara powers <gourdpower@msn.com>
Sent: Wednesday, January 25, 2017 4:37 PM
To: Ceja, Eric
Cc: Stendell, Ryan
Subject: RETENTION/DETENTION AREAS ON THE EXECUTIVE COURSE.
Attachments: OBJECTIONSTORETENTIONAREAS.docx

Follow Up Flag: Follow up
Flag Status: Completed

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Thanks, for reading. I will look forward to your answers and I hope they will be soon.

Barbara Powers

Ceja, Eric

From: Barbara powers <gourdpower@msn.com>
Sent: Friday, December 23, 2016 10:19 AM
To: Ceja, Eric
Subject: Re: PDCC GRADING UPDATE

Follow Up Flag: Follow up
Flag Status: Completed

MERRY CHRISTMAS,

I am having my property surveyed again. The figures I gave you were from the time when Kosmont, Randy Case and your employee by the name of Brown were here when they added 4 feet to the golf course in the rear of my yard. They agreed to remove two feet, which they did. It was 200 feet above sea level before they took away the dirt. It was a government GPS MAP. Your employee Brown also stated the County of Riverside survey was incorrect and they showed me the property line at the top of my hill. PDCC'S SPRINKLER IS ON THE PROPERTY LINE FOR THEIR PROPERTY. That is now 98 feet above sea level.

An engineer drawing up the grading plans must have the GPS figures. If you find out please let me know.,

Also there are several apps in Google that can do this. My neighbor across the street did this on my property and told me the previous figures I had from the last HORTON go around were correct.

I was just concerned because if they build, we will have no view.

Anyway, hope you have a great Christmas and Happy New Year. Barb

Barbara Powers

From: eceja@cityofpalmdesert.org <eceja@cityofpalmdesert.org>
Sent: Friday, December 23, 2016 8:36 AM
To: gourdpower@msn.com
Cc: feathr7@dc.rr.com
Subject: RE: PDCC GRADING UPDATE

Hi Barbara,

I am not sure where you find that information. I can see if there is a grading plan which would show some of the elevations of your property. Of course the surest and most accurate way to obtain this information is to have your property surveyed. In the mean time the grading plan for the condos are now online and can be reviewed at the City [website](#). Please let me know if there are any other questions.

Thanks,

Eric Ceja, Principal Planner
Community Development Department
eceja@cityofpalmdesert.org
P: (760) 346-0611 F: (760) 776-6417

City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260-2578

From: Barbara powers [<mailto:gourdpower@msn.com>]

Sent: Friday, December 16, 2016 1:00 PM

To: Ceja, Eric

Cc: Marilyn Forney

Subject: PDCC GRADING UPDATE

Eric,

Where would I find the actual figures for the GPS ALTIMETER readings , FOR MY PROPERTY, READS 88 FEET ABOVE SEA LEVEL
ON MY PATIO BUT 98 FEET AT THE TOP OF MY SLOP, PROPERTY LINE. WHAT IS THE READING FOR THE CONDO'S
BEHIND US OR WHERE DO WE FIND OUT THIS INFORMATION.

Thanks, I know it is Friday so no hurry but I would like to know. Thanks. Have a good weekend. Barb

Barbara Powers

Ceja, Eric

From: Marilyn Forney <Feathr7@dc.rr.com>
Sent: Tuesday, December 13, 2016 7:45 AM
To: Ceja, Eric
Cc: Stendell, Ryan
Subject: Fw: From Marilyn Forney Follow up to your 11/15/16 email

Follow Up Flag: Follow up
Flag Status: Completed

Hello Eric

I have a few questions that follow up your email response dated 11/15/16 and a accuracy check.

Has PDCC be advised that they will need to complete a survey of the former executive course and identify any improvements that cross property lines? If so, has a deadline for the survey been given?

Will the survey include all 27 holes of the PDCC golf course? PDCC has stated "there are encroachments all over the golf course" and not to single out just the property owners abutting the former executive course.

Has the 5ft Dedication Proposal been written that might be offered to the property owners? If so, may I have a copy?

You stated that the public hearings are not anticipated for several months, April/June. Will you be adjusting that time frame? This is not a fair time for the **homeowners** of the PDCC community, as **many** of our seasonal residents **will be gone**.

Accuracy Check:

It is my understanding that Wilf Weintrauf, General Manager of PDCC initiated a conversation with a member of the Open Space Action Committee Board.

Mr. Weintrauf stated "I want you to know that the 5ft Dedication Proposal was not PDCC's idea it was the city's". I am trying to confirm the accuracy of Mr. Weintrauf's statement.

Thank you so much for your time, I remain, pending your responses.
Merry Christmas and Happy New Year
Marilyn Forney

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

From: eeceja@cityofpalmdesert.org
To: Feathr7@dc.rr.com
Sent: Tuesday, November 15, 2016 8:16 AM
Subject: RE: From Marilyn Forney

Hi Marilyn,

To my knowledge the PDCC ownership has not identified any individual properties that encroach into the former executive course property. The ownership will need to complete a survey of the executive course and identify any improvements that cross property lines. This 5 foot proposal has been met with some resistance and City staff will be relaying the comments to the applicant.

Thanks,

Eric Ceja, Principal Planner
Community Development Department
ecreja@cityofpalmdesert.org
P: (760) 346-0611 F: (760) 776-6417

City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260-2578

From: Marilyn Forney [<mailto:Feathr7@dc.rr.com>]
Sent: Friday, November 11, 2016 8:48 AM
To: Ceja, Eric
Subject: From Marilyn Forney

Hi am sorry to bother you again forgot one other question.
How many of the 188 properties abutting the Executive Course has the PDCC ownership declared encroaching on the
Executive Course property. This is in regard to the 5 ft causing a dilemma.
I appreciate your time and thank you.
Marilyn

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2016.0.7859 / Virus Database: 4664/13414 - Release Date: 11/15/16

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2016.0.7924 / Virus Database: 4739/13585 - Release Date: 12/13/16

Ceja, Eric

From: Dianna T <dianna.t@palmdesertgolf.com>
Sent: Wednesday, November 30, 2016 9:46 AM
To: Bella De Cou; Heather Clarke; Kay Adamson; Phyllis Harkins; Shawna; Shirley Hotwagner; Wilf W
Cc: Ceja, Eric; Stendell, Ryan; Chris Mc Fadden (cmcfadden@mmarc.com)
Subject: Executive Course update

Hi Everyone,

I wanted to send out a link to information the city has placed on their website from the application we submitted for the Executive Course Project. There are links on the right that will open up maps for each of the areas. Share this link with your friends and neighbors so the community is as informed as possible regarding the project. You may need to hold down the CTRL key as you click on the link below to open it.

<http://cityofpalmdesert.com/our-city/departments/planning/palm-desert-country-club-executive-course>

Update on the status of the application – The city has reviewed the application and has asked for some additional information and clarification. We will be responding with the information as soon as possible so we can move forward to the architectural review. This is an internal process with in the city but once completed, we can move to the planning commission and city council where the public review process begins. We are hoping to be at the last stage in March/April time frame,

Happy Holidays to all, I will continue to send out information as I have it,

Dianna

Ceja, Eric

From: marla van maele <marlavm1066@gmail.com>
Sent: Monday, November 21, 2016 10:03 AM
To: Ceja, Eric
Cc: Al Van Maele
Subject: Re: Palm Desert Country Club

Thank you for sending this so quickly.

Currently the primary issues of concern from this homeowner are: the structure heights (including pitched roofs and/or other vertical structures), possible reassessment of property values (if the property owner decides to accept the 5' property dedication) and possibly invasive street lights from the new development's roads.

Looking forward to the next public meeting. Hopefully the City will speed up the processes so more impacted homeowners may attend (before the part-time residents leave for the season). I'm sure the City will agree that it's important that all homeowners' voices be heard.

Thanks again -
Marla Van Maele

On Mon, Nov 21, 2016 at 8:57 AM, <eceja@cityofpalmdesert.org> wrote:

Hi Marla,

Attached is the Environmental Report prepared for the PDCC Executive Course proposal. This report is in review with City staff. Please let me know if you have any questions.

Thanks,

Eric Ceja, Principal Planner

Community Development Department

eceja@cityofpalmdesert.org

P: (760) 346-0611 F: (760) 776-6417

City of Palm Desert

73-510 Fred Waring Drive

From: marla van maele [mailto:marlavm1066@gmail.com]
Sent: Monday, November 21, 2016 8:32 AM
To: Ceja, Eric
Cc: marla van maele; Al Van Maele
Subject: Palm Desert Country Club

Hello Eric --

We are property owners whose home sits on the PDCC former Executive Course.

Will you please email me a copy of the Environmental Impact Report/Assessment that was prepared with regards to the proposed construction on the Executive Course.

Thank you,

Marla Van Maele

818-378-9013

Ceja, Eric

From: Jack Fleming <flemingjamf@gmail.com>
Sent: Sunday, November 20, 2016 7:10 PM
To: Ceja, Eric; Jack Fleming
Subject: PDCC

Follow Up Flag: Follow up
Flag Status: Completed

Eric,

I have a question regarding the future development if the Executive Course for Palm desert Country Club. Is these areas, what is the density restrictions for this area? It would seem to me that density would be greatly exceeded if the condos are allowed to be built. What does the "General" plan indicate? Or is this undecided? PD should have a General Plan in place by now. Or is this being done as it happens? depending on how much money is given to city officials? This seems on the surface to be half haphazardly put together and the residents are not being considered. Only the property tax gained is more important than the residents.

Thank you in advance for your response.

Art Fleming

Ceja, Eric

From: Marilyn Forney <Feathr7@dc.rr.com>
Sent: Friday, November 11, 2016 8:48 AM
To: Ceja, Eric
Subject: From Marilyn Forney

Hi am sorry to bother you again forgot one other question.

How many of the 188 properties abutting the Executive Course has the PDCC ownership declared encroaching on the

Executive Course property. This is in regard to the 5 ft causing a dilemma.

I appreciate your time and thank you.

Marilyn

Ceja, Eric

From: Barbara powers <gourdpower@msn.com>
Sent: Saturday, November 05, 2016 12:01 PM
To: Ceja, Eric
Cc: Marilyn Forney; Cindy Stevenson; katznbookz; Serena & Charlie; Charlie and Beth Ash
Subject: PALM DESERT COUNTRY CLUB.....COMPLETED ZONING APPLICATION.

Follow Up Flag: Follow up
Flag Status: Completed

Hi Eric,

It seems like today is the end of the 30 day period of review by your department to see if all items have been met on their application

We are interested in the WATER QUALITY MANAGEMENT PLAN , WAS THAT COMPLETED?

Our concerns are regarding the retention areas. It is my understanding , after contacting Jerry Rodrigez at Coachella Valley

Water Department, THE RETENTION AREAS CAN NOT BE PUMPED IN TO THE CVWD SEWER SYSTEM. The current CVWD

drains are to clean out and service to remove grease,remove dirt, oil and weeds from the current sewer system. NOT FOR STORM WATER.

He said the city is responsible for storm water. Is there a plan to put in a separate storm water drain or is it the plan for the retention areas to be pumped out on the street and let the water drain down our streets and flow down Fred Waring to the White Water Area?

We are concerned that if the water stays in the retention areas (say after a 100 year rain etc.) and slowly drains in to it's self, that rodents and other nasty residue could be a problem for our homeowners. SO WHAT IS THE PLAN?

Please also let us know any new time line that applies to this zone change.

Thank You.

BARBARA POWERS,
SECRETARY , OPEN SPACE ACTION COMMITTEE.

Ceja, Eric

From: Heather Clarke <h-clarke@hotmail.com>
Sent: Friday, November 04, 2016 9:24 AM
To: Aylaian, Lauri; dianna.t@palmdesertgolf.com; Ceja, Eric; Stendell, Ryan; CityhallMail
Subject: Executive course proposal

To All It May Concern,

Hello, my name is Heather Clarke, 77470 New Mexico Dr, I live on the first tee box of the now defunked executive course at Palm Desert Country Club! Although I fought long and hard to try to have the executive course reopened, I came to realize that this was never going to happen! That being said, I decided to join forces with the Executive Course Project group, to ensure my input would be heard!

I, at no time have had any opinions forced on me, I have sat in on a few, polite, interesting meetings, where I felt the country club was completely interested in what I had to say, as well as the others that were in attendance!

I am anxious for this project to get underway! We will never have the "little" course back.....I would prefer to look at some kind of maintained buildings/projects than a dirt, ant filled, doggie walking park, where no one cleans up after their puppies!

I also am thrilled to be offered the five extra feet of property and if comes with additional taxes so be it! It is inevitable that change is coming, let's be pro active, let's stop procrastinating and get this plan in place! It will raise our land values and bring in more support for our course and community!

Thank you for your time,

Respectfully yours,

Heather Clarke

Sent from my iPad

May 21, 2017

Palm Desert Architectural Committee

Re: Proposed infill at Palm Desert Country Club

Dear Sirs:

I would first like to express my opinion that the proposed infill before the committee is prohibited by the declarations of restrictions on the open space land in Tract 2283 as well as variance case #409 in the County of Riverside. I plan to exercise the rights of the two above mentioned items if approval of the existing tract map is granted by the Palm Desert Architectural Committee.

I am unable to be at the 12:30pm meeting on May 23rd and believe that the residents of PDCC should receive notice of any meeting related to this project with enough advance notice to request time off from work. It is extremely frustrating to learn of an important meeting with so little advance warning. Had a neighbor not emailed me I would not have even know that revisions had been returned to the city or this meeting scheduled!

Upon reviewing the proposed tract I have objections to the following items related to my home at 77040 Utah Circle –

- The proposed 5-foot dedication has been granted to all of my neighbors but is missing in front of my property. This needs to be changed and added to plans.
- The proposed retaining wall is only 2 feet from my property line, this is much too close and intrusive
- The proposed walking path is within 7 feet of my property line and intrusive. I would suggest this path be removed. There is a mistake on the plans showing the path at 20 feet which is not to scale of any other item on the plan.
- The proposed road is within 18 feet of my property line and is intrusive to my enjoyment of my backyard. The road needs to be moved toward the center of the area.
- The community pool area is adjacent to my property and would cause noise pollution to my home. I would suggest removing the community pool area entirely. If this is not possible I am requesting that the block wall granted on the other side encircle the entire pool area to mitigate noise.
- Cross section H on page PSP6 fails to cross unit C-4 which is extremely close at only 37' to my property line and only 5 feet lower in elevation. Unit C-4 will completely block my view of the mountains from my pool and patio. The unit should be removed or lowered in elevation to restore my view.
- I am also troubled by the lack of elevation toward the proposed road from my backyard in the plans. Currently my property is approximately 12 feet in

elevation above the area of the golf course where a road is proposed meaning that any retaining wall would need to be 12 feet high, the plans show the retaining wall to be 4'6" high and 3 feet from my property line. I am requesting that a cross section be produced cutting through unit C-12.

- No soil should be allowed to be moved to elevate the proposed road, path, or retaining wall. The plans show a 6 foot drop from my property line to the proposed road which is incorrect, the drop is approximately 12 feet.
- On cross section H a 5 foot high "security wall" is noted. I do not want a 5 foot wall further blocking my view from my pool area

I would also like to point out that the City of Palm Desert has yet to officially notify the residents of Palm Desert County Club of the current infill proposal. Many of our residents are elderly and do not use a computer making it very hard for them to even know about the proposed infill or that this architectural plan has been submitted. I would highly suggest that the committee move to postpone any approval until all owners of affected property have been legally notified of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'L Theodoratus', with a stylized flourish at the end.

Lisa Theodoratus
Owner 77040 Utah Circle

Ceja, Eric

From: Lisa Theodoratus <lisatheo@msn.com>
Sent: Monday, May 22, 2017 6:15 PM
To: Information Mail; Ceja, Eric
Subject: PDCC proposed infill - Letter with requested changed for Architectural Committee meeting May 23
Attachments: PDCC Architectural Committee .pdf
Follow Up Flag: Follow up
Flag Status: Completed

Hi Eric

I have looked all over the city's website and am not locating an email address for the Architectural Committee so I am sending this to you to forward to them Tuesday morning. I am very concerned about some of the drawings and have found several errors most importantly of elevations behind my home in regards to the proposed retaining wall, path, and road. I told my new neighbor who recently purchased the house to the right of mine about the meeting tomorrow and he had no idea that it was happening and could not take the day off from work to attend. I will also say on his behalf that the 5' dedication needs to be added on his property as well as only our 2 homes have not been granted it.

My letter to the Architectural Committee is below and also attached. I am also trying info@ in the hope that it is a working email address for the city. As you know I was unable to stay for the meeting as I had a work commitment that could not be changed with such short notice.

Kind Regards,

Lisa Theodoratus, Owner
The Cruise Experience
415 457-7186
Lisa@TheCruiseExperience.com

May 21, 2017

Palm Desert Architectural Committee

Re: Proposed infill at Palm Desert Country Club

Dear Sirs:

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- No soil should be allowed to be moved to elevate the proposed road, path, or retaining wall. The plans show a 6 foot drop from my property line to the proposed road which is incorrect, the drop is approximately 12 feet.
- On cross section H a 5 foot high "security wall" is noted. I do not want a 5 foot wall further blocking my view from my pool area

I would also like to point out that the City of Palm Desert has yet to officially notify the residents of Palm Desert County Club of the current infill proposal. Many of our residents are elderly and do not use a computer making it very hard for them to even know about the proposed infill or that this architectural plan has been submitted. I would highly suggest that the committee move to postpone any approval until all owners of affected property have been legally notified of this proposal.

Sincerely,

Lisa Theodoratus
Owner 77040 Utah Circle

1-25-2016

RE: RETENTION PONDS/DETENTION AREAS

I posted all the grading plans on a large board and counted 39 retention areas on PDCC plans.

I wanted you to know there are many more negative comments on the Internet. I have enclosed several of the articles. Has PDCC FILED THE BMP REPORT, we don't know.

The two major items , negative about these areas are:

1. Children are drawn to these areas like a magnet. Very dangerous health wise for them to play in and around these areas if not fenced in.
2. Health hazards where animal feces and other debris remain in the area.
3. Mosquitoes and other insects.
4. Of course we do not want any building on the Executive Golf Course but to have any of these fenced it would be horrible to view.
5. In speaking with Eric Ceja, the water in these areas would not be pumped into the street And CVW will not let them discharge in the sewer system. They must just drain in Place. The current owner doesn't even take care of the weeds and other items now , even When Code is contacted. Why would you think it would be any different for them to follow the laws on the books and keep the area clean and safe.

6. We rarely get rain but in the past two years we have had our share. If any of these Areas would flood on to neighbors property there is no insurance from the owners, Or HOA when it is released to them and unless the home owner has flood insurance they are not covered. I know our side of Kentucky near Tennessee has had it's share In flooding during these rains. One household claimed they had \$7000. In damage.

SO THESE ARE OBJECTIONS.....OPEN SPACE ACTION COMMITTEE (Secretary, Barb Powers)

Ceja, Eric

From: Jack Fleming <flemingjamf@gmail.com>
Sent: Saturday, February 11, 2017 6:34 PM
To: Barbara Powers; Ceja, Eric
Subject: [SPAM] - Re: !OpenSpaceActionCommittee Urgent Message

so what happened to the zone change? Do they not need area residences to approve? Are they raming this through? Paying off City officials? Get approval before they know they can build? Sounds like the City is hard on cash.

On Fri, Feb 3, 2017 at 7:38 PM, Barbara Powers <openspaceaction@gmail.com> wrote:
WE NEED YOUR HELP!

PALM DESERT COUNTRY CLUB RESIDENTS:

On February 28, 2017 at 12:30 p.m. The City of Palm Desert, Architectural Review Commission is holding a hearing to approve 69 Condo's to be built on the Executive Course.

PLEASE COME AND TELL THEM WHAT YOU THINK ABOUT THE PROJECT! Your appearance at this meeting is extremely important.

Meeting to be held at:
City of Palm Desert Council Chambers
73510 Fred Waring Drive
Palm Desert, CA 92260

Architectural Review Commission reviews the building design and landscaping of all commercial and multiple dwellings to assure compatibility with the City's long-range objectives of being a community of quality, broad vistas, and taste. As of May 2012 also reviews and makes recommendations for the landscape elements of any given project, assuming responsibilities formerly performed by the Landscape Beautification Committee.

When more information is available we will notify you.
Please share this information with your friends and neighbors.

Thank you for your continued support,
Open Space Action Committee
Barbara Powers, Secretary
openspaceaction@gmail.com
<http://www.openspaceaction.com>

Ceja, Eric

From: Bella <sparkle.girlz@yahoo.com>
Sent: Monday, July 24, 2017 4:46 PM
To: Ceja, Eric
Subject: PLS READ BEFORE ARC MEETING RE PD EX COURSE on 7/25

To Eric Ceja/ARC

This letter is in regards to the Palm Desert Country Club Executive Golf Course.

To be very honest, at first I was opposed. After all desirable possibilities were exhausted, it seems this project is the most advantageous.

I've been following the plans and ideas from the very beginning and it seems they are getting sharpened to perfection with great thought and detail to the consideration of privacy, noise, and tasteful landscaping surrounding the current residents. I frequent the PDCC web site to keep up to date with info and visuals. So far, I'm really impressed with what I see! Aesthetically pleasing on so many levels!!

My husband and I have attended a few of the meetings here at PDCC regarding the Executive Course. I was absolutely astonished, dumbfounded, and terror-stricken. No real words can describe my emotions witnessing barbaric, vulgar, aggressive, cantankerous and discustingly rude people!!!!

Closed minded, resistant to change even for the better, ignorant people!!!!!! Couldn't wrap my head around what I saw and heard. I was shocked some people (idiots) behaved so poorly. My husband had to leave because one guy wouldn't shut his mouth and let others express their opinions, I thought he was going to punch him! This behavior just evokes violence inside that normally isn't there! (enough of that!!)

Despite the pessimistic, unfavorable, ignorant gainsay that some residents have, I truly feel this project/condos will enhance the neighborhood (better than it looks now) and create a desirable richness that will help increase our property value over and above!

Change is hard, sign of the times and all that. Please, get this project going, get it done fast so we can enjoy our backyards again!! My husband and I are totally 100% in with moving forward. It's a win win all around, sooner or later, others will agree.

I wish to remain anonymous in fear of our house burning down and getting stoned to death!!

Ceja, Eric

From: Jim Krzyminski <jim@jameskrzyminski.com>
Sent: Monday, July 24, 2017 11:39 AM
To: Ceja, Eric
Cc: Barbara powers
Subject: NO CONDOS!!!!

I strongly object to the proposed condo development at the PDCC. Approving a 24 foot street in back of my house is ridiculous. Palm Desert is going to end up looking like Los Angeles or worse. Please vote NO!

Jim

James M. Krzyminski
Law Office of James M. Krzyminski, P. C.
361 North Canon Drive
Beverly Hills, CA 90210
USA
Phone (310) 777-7481
Fax (310) 777-8754
Email jim@jameskrzyminski.com

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Ceja, Eric

From: Tim Ollom <tollom@tigerelectric.com>
Sent: Friday, April 28, 2017 10:30 AM
To: Ceja, Eric; Stendell, Ryan; Aylaian, Lauri
Cc: Wilf Weinkauff
Subject: PDCC Executive Course

To whom it may concern,

I am sending this e-mail in support of the executive course development on PDCC property. My Name is Tim Ollom and live on the executive course at 76764 Kentucky Ave. Although it pains me to see the course closed, I understand economics and fully understand why it will never be a golf course again. I have seen the plans for the development and think the Developer has done an exceptional job on the layout in regards to spacing, open areas etc. In closing I would like see the project proceed, feeling it will do nothing but improve the value of my property. Feel free to contact me with any questions or concerns about my previous comments.

Thank you,
Tim Ollom



Tim Ollom
Project Manager
Tollom@Tigerelectric.com
Tiger Electric Inc
9291 9th Street
Rancho Cucamonga CA 91730
(714) 529-8061
Cell # (760) 883 7392

Ceja, Eric

From: Marilyn Forney <Feathr7@dc.rr.com>
Sent: Sunday, March 12, 2017 5:04 PM
To: Ceja, Eric
Subject: From Jack Forney: Development Entry

Eric

I am unclear as to why the entry to the development for PDCC was changed from a gated to a non-gated community. An non-gated community increases the security risk to our rear property lines.

Please let me know,

Jack Forney

Ceja, Eric

From: Barbara powers <gourdpower@msn.com>
Sent: Tuesday, February 28, 2017 6:05 PM
To: Stendell, Ryan; Ceja, Eric
Subject: MEETING TODAY

I would like to thank you and the Arch. Committee for listening to our tired and boring comments. I am sorry if you feel personally attacked. I have tried to calm our residents but some are so old and this has been their lives for many years and they feel they are going to loose their way of life. i know you both are working hard to please everyone and that is a very hard job.

Just sitting here , I was thinking about something Chris Said when he was asked a question by one of the Arch. Members.
Chris said they had the HOA out there to look where the homes would be built. QUESTION , WHAT HOA, THERE IS NONE THAT I KNOW OF. PDCCHOA CERTAINLY WAS NOT OUT THERE. THEY ARE TAKING NO STANCE. If Chris was referring to the committee that Wilf formed (hand picked) this is not an HOA. SO WHO WAS THIS HOA. The HOA would not be formed until the homes are sold. Is he talking about the owners that would be responsible before an HOA took over.

THIS WAS VERY CONFUSING TO ME.

tHANKS, bARB

Barbara Powers

Ceja, Eric

From: Barbara powers <gourdpower@msn.com>
Sent: Thursday, February 16, 2017 8:10 AM
To: Ceja, Eric
Subject: RE: PLANS FOR RETENTION./DETENTION PLANS

I have those you said you were going to give me plans for the actual retention Plan individual, i checked all the forms for building a retention area that would be required to be filed Even in public works, could not find what is required to build one. Feds have plans ,type of sand. Drains etc.

Surely the city has one too.

Thanks.

Get [Outlook for Android](#)

From: eceja@cityofpalmdesert.org <eceja@cityofpalmdesert.org>
Sent: Thursday, February 16, 2017 7:49:21 AM
To: gourdpower@msn.com
Subject: RE: PLANS FOR RETENTION./DETENTION PLANS

Hi Barbara,

The City's website has all the grading plans associated with the project for viewing. If you click on the grading plan sheets you will see areas on the plans identified as "retention". The attached grading plans are posted on the website.

Thanks,

Eric Ceja, Principal Planner
Community Development Department
eceja@cityofpalmdesert.org
P: (760) 346-0611 F: (760) 776-6417

City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260-2578

From: Barbara powers [<mailto:gourdpower@msn.com>]
Sent: Wednesday, February 15, 2017 2:47 PM
To: Ceja, Eric
Subject: PLANS FOR RETENTION./DETENTION PLANS

Eric,

I am having trouble finding these plans anywhere on the City's web site. You said you were going to post them.

I haven't been able to get to City Hall take take a look at these (because of the 24 hr caregiver that I am to him).

If possible could you send me that file. Thanks. Barb

Barbara Powers

City of Palm Desert

DEC 11 2017

Community Development

James C. Evans
76827 Oklahoma Ave.

Palm Desert, California 92211-7704

RECEIVED
CITY CLERK'S OFFICE
PALM DESERT, CA

2017 NOV -3 AM 8:20

October 9, 2017

Jan Harnik, Mayor
City Hall
73510 Fred Waring Drive
Palm Desert, CA 92260

Dear Mayor Harnik:

My name is James Evans and I live at 76827 Oklahoma Ave, Palm Desert. I request my letter be read at any hearing concerning the change of the Palm Desert Golf Course. My home abuts the proposed housing development by the P.D. Holding, LP. It is a wonderful home and I enjoy sitting on my back patio enjoying the view of the mountains that surround the desert valley. This is what makes my home different than most of my neighbors that don't abut the golf course, the view. My property will be devalued, as will the quality of my life, with the construction of the proposed housing development.

My wife, Jeanne and I specifically selected this property because of the view and to be on the golf course. My home is a two bedroom, unremarkable house but will sell because of the location. We did not purchase the home with neighbors immediately on our property line. We are now faced with losing our view and quiet enjoyment of our property. There will be two or three additional homes next to ours and with that more people and noise. The owners of the golf course also knew what they were purchasing – a golf course.

The developers will tell you about all the additional income generated from property taxes. There are additional costs as well including more roads, school classrooms, garbage pickup, police, fire fighters, etc. The desert has a severe water shortage. Houses will use much more water than the recycled water a golf course will use. These are all costs to our society that cannot be neglected when considering a housing development.

My wife and I respectfully request you not approve any housing developments on the existing golf course. We request it remain as open space which is very needed in our community.

Sincerely,



James C. Evans

COPY TO CITY MANAGER

DATE 11-3-2017

Eric, did planning respond?

LA

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I am a:

(o) Palm Desert Resident

Comments or Concerns:

Attention: Planning Commission

Re: Palm Desert Country Club Meeting December 19, 2017

Dear Sirs and Madams:

My wife and I have owned our home since 1997. I purchased it in anticipation of retirement from the Aerospace Industry. I am a golfer, and was thrilled to locate a home on the golf course. I had a quiet neighborhood, no traffic, privacy with terrific views! As you know the course has gone through many ownership changes and now we have a group that are requesting a zone change to build more homes! This is going to create a lot of problems for the subdivision and community. Increased street traffic, security, over loaded utilities which are necessary for quality of life. Please consider this matter carefully. If approved, our backyard and bedroom window will face the new road and parking lot. If you believe it is wise, please, please require a 6' sound solid block wall to buffer us from this new complex.

Remember you are voted to represent the residents of Palm Desert not the developers.

Best regards,

Fredric H & Cherlyn L. Grant-Simmons

Thank you,
City of Palm Desert

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

Ceja, Eric

From: Hermann, David
Sent: Monday, December 11, 2017 8:19 AM
To: Ceja, Eric
Cc: Stendell, Ryan; O'Reilly, Monica
Subject: FW: City of Palm Desert: Website Contact Us Form Submission

Good morning, Eric.

We received the message below over the weekend from Palm Desert Country Club residents addressed to the Planning Commission.

Thank you and your staff very much for ensuring that Commission members receive it.

David

David Hermann

Public Information Officer
Ph: 760.776.6411 Direct: 760.776.6380
dhermann@cityofpalmdesert.org

From: webmaster@cityofpalmdesert.org [<mailto:webmaster@cityofpalmdesert.org>]
Sent: Sunday, December 10, 2017 7:04 PM
To: Information Mail
Subject: City of Palm Desert: Website Contact Us Form Submission

A new entry to a form/survey has been submitted.

Form Name: Contact Us
Date & Time: 12/10/2017 7:03 PM
Response #: 770
Submitter ID: 6867
IP address: 67.49.90.208
Time to complete: 19 min. , 49 sec.

Survey Details

Page 1

Your Contact Information

First Name	Fredric H & Cherlyn L	Last Name	Simmons
Email Address	Fredpdkids@gmail.com	Phone Number	760-772-1850
Address	76862 Kentucky Avenue	Address 2	Not answered
City	Palm Desert	State	California
ZIP Code	92211		

I am a:

(o) Palm Desert Resident

Comments or Concerns:

Attention: Planning Commission

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Remember you are voted to represent the residents of Palm Desert not the developers.

Best regards,

Fredric H & Cherlyn L. Grant-Simmons

Thank you,
City of Palm Desert

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

Ceja, Eric

From: dixnal@aol.com
Sent: Thursday, December 07, 2017 10:36 AM
To: Ceja, Eric
Subject: Fwd:

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

AS A LONG TIME RESIDENT AND HOMEOWNER IN THE PALM DESERT COUNTRY CLUB, I WOULD LIKE TO OFFER MY COMMENTS REGARDING THE CONDO PROJECT UNDER CONSIDERATION FOR THE EXECUTIVE COURSE.

I AM NOT IN FAVOR OF THE PROJECT, AS THE EXECUTIVE COURSE PROPERTY IS ZONED FOR RECREATION AND SHOULD NOT BE CHANGED.

IF THE PROJECT IS APPROVED, MY LIVING ROOM AND TWO BEDROOMS WILL BE WITHIN A FEW FEET OF A ROAD,
AND I WILL BE SUBJECTED TO CARS TRAVELING UP AND DOWN THE ROAD WHICH WILL CREATE NOISE AND CAR LIGHTS
SHINING INTO MY HOUSE. MY HEALTH COULD BE AFFECTED DUE TO CAR, TRUCK, MOTORCYCLE NOISE AND MY INABILITY TO GET THE SLEEP I NEED AT NIGHT
THE OPEN SPACE BEHIND MY HOUSE WILL BE GONE AND MY VIEW WILL BE ELIMINATED.

I BELIEVE THE EXECUTIVE COURSE SHOULD BE REOPENED AND MANAGED PROPERLY TO ALLOW ALL RESIDENTS TO
USE IT FOR RECREATION PURPOSES AS IT WAS ORIGINALLY INTENDED.

NOT EVERYONE WANTS TO PLAY GOLF ON A CHAMPIONSHIP 18 HOLE GOLF COURSE, AND SOME OLDER AND YOUNGER
PEOPLE COULD AND WOULD USE THE 9 HOLE COURSE.
I THINK WE NEED MORE OPEN RECREATION SPACE FOR THE YOUNG AND THE OLD .
IT IS MY HOPE THAT THE CONDO PROJECT WILL NOT BECOME A REALITY.

ALBERT L WOMACK 76806 KENTUCKY AVE.

December 6, 2017

Eric Ceja, Principle Planner, eceja@cityofpalmdesert.org
City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260

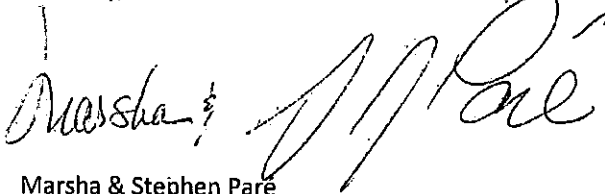
Reference: Palm Desert County Club – Executive Course Proposed Condo Development

Subject: Formal Comments to Case Nos. CZ/PP/CUP 16-280, TTM 37240, TTM 37241, TTM 37242

As owner and resident at 43305 Arizona Street (Lot 48) adjacent to site C of the proposed development, we have concerns about the impact to our southern view of the mountains in La Quinta. To minimize the impact and provide some compensation for the premium that we paid the golf course and mountain view, we suggest the following:

1. Drop proposed units C-10 and C-11 vertically a minimum of 16 inches.
2. Eliminate tree planting and high vegetation that would obstruct existing southerly mountain views throughout the proposed development, particularly trees and high vegetation between our residence south property line and the proposed walking path. Reference landscape plan L-3.
3. Increase the proposed property transfer to adjacent property owners from 5 feet to a minimum 10 feet. Reference paragraph 4 of the McFadden Architects letter to the City dated 9/28/16.

Sincerely,

Handwritten signatures of Marsha and Stephen Pare in black ink.

Marsha & Stephen Pare
43305 Arizona Street
Palm Desert, CA
Cell: 714.726.2489

Ceja, Eric

From: Marilyn Forney <Feathr7@dc.rr.com>
Sent: Tuesday, December 05, 2017 7:08 AM
To: Ceja, Eric
Subject: From Jack Forney

Eric, thanks again for taking your valuable time to meet with Bob, Lynn and me.

Just to restate my compromise suggestion to relocate units B8, B9, B10 and B11 the primary reason was to enable movement of the units 30' or more away from the north side of the proposed road location and severely impact the residents on the south side of the fairway.

Thank you
Jac

Ceja, Eric

To: Stendell, Ryan
Subject: RE: [SPAM] - Fwd: OpenSpaceActionCommitteeUpdate: Planning Commission Hearing

From: Jack Fleming [<mailto:flemingjamf@gmail.com>]
Sent: Friday, December 01, 2017 3:38 PM
To: CityhallMail; Jack Fleming
Subject: [SPAM] - Fwd: OpenSpaceActionCommitteeUpdate: Planning Commission Hearing

It would be interesting to see what the overall general plan is for this area. To add 119 residential units to such a small area, which would equate to about 238 automobiles up and down California Drive and at the corner of California Drive and Fred Waring, seems a bit excessive and would only delay traffic. As an owner on California drive, they already do not obey the 30 mph speed limit right now. V Sheriffs is aware of this and say they have no control over it. Cant wait for the first child to be hit and/or elderly person killed. I will be first in line to sue the crap out of PDCC and the City.

Its time to use common sense. Ask yourself, would you like to have it in you r backyard when you bought on the premise fo open space. I know we did. .

But then the City only does what is inits best interst not the Citizens that they serve. \$\$\$

----- Forwarded message -----

From: Jack Fleming <flemingjamf@gmail.com>
Date: Fri, Dec 1, 2017 at 2:45 PM
Subject: Re: OpenSpaceActionCommitteeUpdate: Planning Commission Hearing
To: Barbara Powers <openspaceaction@gmail.com>, eceja@cityofpalmdesert.org

Barbara, you have to be joking. Like the City and the Planning gives a rats ass about what we think. All they see is \$\$ for tax revenue. Screw the citizens. They dont matter.

PDCC is giving the City what they want. I am sure this was agreed upon long time ago when they purchased the golf course.

Typical gov. Its all about money.

They get a Christmas bonus for this. While we lose property values. But then who cares about us.

On Thu, Nov 30, 2017 at 4:02 PM, Barbara Powers <openspaceaction@gmail.com> wrote:

Hello Neighbors

The City of Palm Desert Planning Commission Public Hearing for the PDCC Former Executive Course has been scheduled for December 19, 2017 at 6:00 p.m. at the City of Palm Desert.

Those property owners within 300 ft. of the proposed development should receive a mailed notice from the City of Palm Desert regarding the Legal Notice.

A copy of the Public Hearing Notice that was posted in the Desert Sun on November 30, 2017 is attached.

Our voices and attending the public hearings are our most powerful political tools. You simply have to speak up and attend if you disagree, it is the most important thing you can do as a citizen.

We will continue to update all of you as information becomes available.

Thank you for your continued support.

Barbara Powers, Secretary

Ceja, Eric

From: Jack Fleming <flemingjamf@gmail.com>
Sent: Friday, December 01, 2017 2:46 PM
To: Barbara Powers; Ceja, Eric
Subject: [SPAM] - Re: OpenSpaceActionCommitteeUpdate: Planning Commission Hearing

Barbara, you have to be joking. Like the City and the Planning gives a rats ass about what we think. All they see is \$\$ for tax revenue. Screw the citizens. They dont matter.

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We will continue to update all of you as information becomes available.

Thank you for your continued support.

Barbara Powers, Secretary

Ceja, Eric

From: Bella De Cou <lagosi57@yahoo.com>
Sent: Thursday, November 30, 2017 4:58 PM
To: Ceja, Eric
Subject: PLS READ BEFORE MEETING RE PD EX COURSE on 12/19

>
>
>>> To Eric Ceja
>>>
>>> This letter is in regards to
> the
>> Palm
>>> Desert Country Club Executive
> Golf
>> Course.
>>> To be very honest, at first I
> was
>>> opposed. After all desirable
>> possibilities were exhausted,
>>> it seems this project is the
> most
>> advantageous.
>>> I've been following the plans
> and
>> ideas
>>> from the very beginning and
> it
>> seems they are getting
>>> sharpened to perfection with
> great
>> thought and detail to the
>>> consideration of privacy,
> noise,
>> and tasteful landscaping
>>> surrounding the current
> residents.
>> I frequent the PDCC web
>>> site to keep up to date with
> info
>> and visuals. So far, I'm
>>> really impressed with what I
> see!
>> Aesthetically pleasing on
>>> so many levels!!
>>>
>>> My husband and I have
> attended a

> > few of
> > > the meetings here at PDCC
> > regarding the Executive Course. I
> > > was absolutely astonished,
> > dumbfounded, and terror-stricken.
> > > No real words can describe
> my
> > emotions witnessing barbaric,
> > > vulgar, aggressive,
> cantankerous
> > and disgustingly rude
> > > people!!!!
> > > Closed minded, resistant to
> change
> > even
> > > for the better, ignorant
> > people!!!!!! Couldn't wrap my
> head
> > > around what I saw and heard.
> I was
> > shocked some people
> > > (idiots) behaved so poorly.
> My
> > husband had to leave because
> > > one guy wouldn't shut his
> mouth
> > and let others express their
> > > opinions, I thought he was
> going
> > to punch him! This behavior
> > > just evokes violence inside
> that
> > normally isn't there!
> > > (enough of that!!)
> > >
> > > Despite the pessimistic,
> > unfavorable,
> > > ignorant gainsay that some
> > residents have, I truly feel this
> > > project/condos will enhance
> the
> > neighborhood (better than it
> > > looks now) and create a
> desirable
> > richness that will help
> > > increase our property value
> over
> > and above!
> > > Change is hard, sign of the
> times
> > and
> > > all that. Please, get this

> project
> > going, get it done fast
> > > so we can enjoy our
> backyards
> > again!! My husband and I are
> > > totally 100% in with moving
> > forward. It's a win win all
> > > around, sooner or later,
> others
> > will agree.
> > >
> > > I wish to remain anonymous in
> fear
> > of
> > > our house burning down and
> getting
> > stoned to death!!
> > >
> >
>

NORMAL VIEW



6' FENCE VIEW

VIEW FROM MY PATIO WITH 6 FOOT FENCE BLOCKING VIEW



Picture taken from my patio, obviously the pole isn't standing up right, probably more like 5 five feet
The only view I would have is the top of the trees.

PALM DESERT GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THIS PLAN, THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF PALM DESERT, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE CALTRANS STANDARD PLANS AND CALTRANS STANDARD SPECIFICATIONS WHEN APPLICABLE.
- NO CONSTRUCTION IS AUTHORIZED WITHOUT THE APPROPRIATE PERMITS ISSUED BY THE CITY OF PALM DESERT PUBLIC WORKS DEPARTMENT.
- THE ENGINEER-OF-WORK SHALL BE NOTIFIED WHEN CONSTRUCTION HAS COMMENCED.
- IN THE EVENT OF DISCREPANCIES AND/OR DEVIATIONS ARISING DURING CONSTRUCTION, THE ENGINEER-OF-WORK SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ONSITE, OFFSITE AND ADJACENT UTILITIES, FACILITIES AND PROPERTIES.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTY OWNERS FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONJUNCTION WITH CONSTRUCTION OF THESE IMPROVEMENT PLANS.
- THE CONTRACTOR, AT NO EXPENSE TO THE CITY, SHALL PROVIDE ALL NECESSARY SAMPLES AND TESTS THAT THE DIRECTOR OF PUBLIC WORKS MAY REQUIRE TO ASSURE THAT QUALITY OF MATERIAL AND WORKMANSHIP ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND SHALL MAINTAIN ALL FACILITIES, COMPLETED AND UNCOMPLETED, UNTIL ACCEPTED BY THE CITY.
- ALL SURVEY MONUMENTS WITHIN OR BOUNDING THE WORK LIMITS, WHETHER FOUND FROM RECORD OR BY INSPECTION, SHALL PRIOR TO ANY CONSTRUCTION, BE LOCATED AND REFERENCED BY A LICENSED SURVEYOR OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. THE REFERENCED MONUMENTS DISTURBED OR REMOVED DURING CONSTRUCTION SHALL BE RESET IN ACCORDANCE WITH SECTION 8771 OF THE LAND SURVEYORS ACT AND CITY STANDARDS AND REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS IN PALM DESERT AT (760) 776-6450 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR THE LOCATION OF UNDERGROUND UTILITIES OR FOR EMERGENCY ASSISTANCE CALL:
- THE DEPARTMENT OF PUBLIC WORKS DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES SHOWN HEREON.
- THE STRUCTURAL SECTION SHALL BE AS PER THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, HIGHWAY DESIGN MANUAL TEST NO. 301-F FOR DETERMINATION BY THE R-VALUE METHOD.
- THESE PLANS MAY BE SUBJECT TO REVIEW AND/OR REVISION BY THE CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS, IF CONSTRUCTION HAS NOT COMMENCED WITHIN 12 MONTHS FROM THE DATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
- ALL P.C.C. AND A.C. REMOVALS SHALL BE OBTAINED TO NECESSARY WORKING LIMITS AND SAWCUT TO A MINIMUM DEPTH OF 2 INCHES PRIOR TO REMOVAL. ALL DEBRIS CREATED BY THE REMOVAL OPERATIONS SHALL BE DISPOSED OF AWAY FROM THE JOB SITE IN A MANNER AND LOCATION ACCEPTABLE TO ALL CONCERNED AGENCIES AND ORGANIZATIONS.
- ALL P.C.C. AND A.C. IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT NO COST TO THE CITY OF PALM DESERT.
- STREETS IN THE CONSTRUCTION AREA SHALL BE KEPT CLEAN AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING OF THE PROPOSED WORK AREA.
- NO PUBLIC STREET SHALL BE CLOSED TO TRAFFIC WITHOUT PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
- NO TRENCHES SHALL REMAIN OPEN OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
- FAILURE TO COMPLY WITH ANY OF THE ABOVE ITEMS SHALL BE SUFFICIENT CAUSE FOR THE CITY TO ARRANGE FOR NECESSARY WORK TO BE COMPLETED BY OTHERS. COSTS TO COMPLETE THE WORK BY OTHERS WILL BE CHARGED TO THE CONTRACTOR.
- ALL LANDSCAPING AND IRRIGATION THAT IS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED TO THE APPROVAL OF THE CITY AND THE PROPERTY OWNER.
- CONTRACTOR MUST OBTAIN APPROVAL FOR ANY LANE CLOSURES A MINIMUM OF 48 HOURS IN ADVANCE.
- CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT TO REQUEST INSPECTION A MINIMUM OF 24 HOURS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL KEEP THE INSPECTOR INFORMED OF PROGRESS OF THE WORK ON A DAILY BASIS. IMPROVEMENTS PLACED WITHOUT INSPECTION MAY BE REJECTED AND ARE SUBJECT TO REMOVAL.

SOILS ENGINEER'S CERTIFICATE

WE HAVE REVIEWED THIS GRADING PLAN AND FOUND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR SOILS REPORT FILE NO. _____ DATED ____/____/____

GEOTECHNICAL ENGINEER DATE
EXP. DATE
GEOTECHNICAL ENGINEERS FIRM AND PHONE NUMBER
GEOTECHNICAL ENGINEERS ADDRESS



BENCHMARKS:
MONUMENT DESCRIPTION: 2.5" BRASS DISK IN CONCRETE, STAMPED "BY CIVIL", FLUSH.
LOCATION: SOUTHWEST CORNER OF INTERSECTION OF AVENUE 30 AND MADISON STREET, ON CHANNEL ADJUTMENT.
ELEVATION (NGS): 1140.08 ± 0.01'
BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 00°08'57" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42 PAGES 82 THROUGH 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PALM DESERT GRADING NOTES:

- ALL GRADING IS TO BE DONE IN ACCORDANCE WITH THE CITY OF PALM DESERT GRADING ORDINANCE.
- THIS PLAN IS FOR GRADING PURPOSES ONLY. ISSUANCE OF A GRADING PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS AND SIZES, PARKING LAYOUT, BUILDING LOCATION, WALL HEIGHTS AND LOCATIONS, OFFSITE DRAINAGE FACILITIES, OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
- A WET SIGNED LETTER OF CERTIFICATION FROM THE ENGINEER-OF-WORK STATING LOCATIONS OF FORMS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN, AND A COMPACTION REPORT FROM A SOILS ENGINEER ON ALL FILL AREAS ARE REQUIRED PRIOR TO THE BUILDING PERMIT ISSUANCE.
- ALL WALLS SHOWN ON THESE PLANS SHALL BE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT, ISSUED A SEPARATE PERMIT AND BE INSPECTED BY THE DEPARTMENT OF BUILDING AND SAFETY. RETAINING WALLS SHALL BE CONSTRUCTED TO CITY OF PALM DESERT RETAINING WALL STANDARDS OR BE SUPPORTED BY ENGINEERING CALCULATIONS AND DETAILS.
- THE ENGINEER-OF-WORK SHALL BE NOTIFIED WHEN CONSTRUCTION HAS COMMENCED.
- IN THE EVENT OF DISCREPANCIES AND/OR DEVIATIONS ARISING DURING CONSTRUCTION, THE ENGINEER-OF-WORK SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
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- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS (760) 776-6450 AT LEAST 24 HOURS PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR THE LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE CALL:
- ALL PROPERTY CORNER MONUMENTS SHALL NOT BE DISTURBED BY THE GRADING OPERATION AND RELATED WORK. ANY MONUMENT WHICH THE CONTRACTOR ANTICIPATES DISTURBING SHALL BE LOCATED AND REFERENCED BY A LICENSED LAND SURVEYOR OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. ALL MONUMENTS DISTURBED OR REMOVED SHALL BE RESET BY A LICENSED SURVEYOR, OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING, AT THE CONTRACTOR'S EXPENSE.
- THESE PLANS MAY BE SUBJECT TO REVIEW AND/OR REVISION BY THE CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS, IF CONSTRUCTION HAS NOT COMMENCED WITHIN 12 MONTHS FROM THE DATE OF APPROVAL BY PUBLIC WORKS.

WATER COACHELLA VALLEY WATER DISTRICT 760-398-2651
SEWER COACHELLA VALLEY WATER DISTRICT 760-398-2651
ELECTRIC SOUTHERN CALIFORNIA EDISON 760-202-4291
GAS THE GAS COMPANY 1-800-427-2200
TELEPHONE VERIZON CALIFORNIA, INC. 1-800-483-1000
CABLE TIME WARNER 760-340-1312
DIG ALERT 1-800-227-2600

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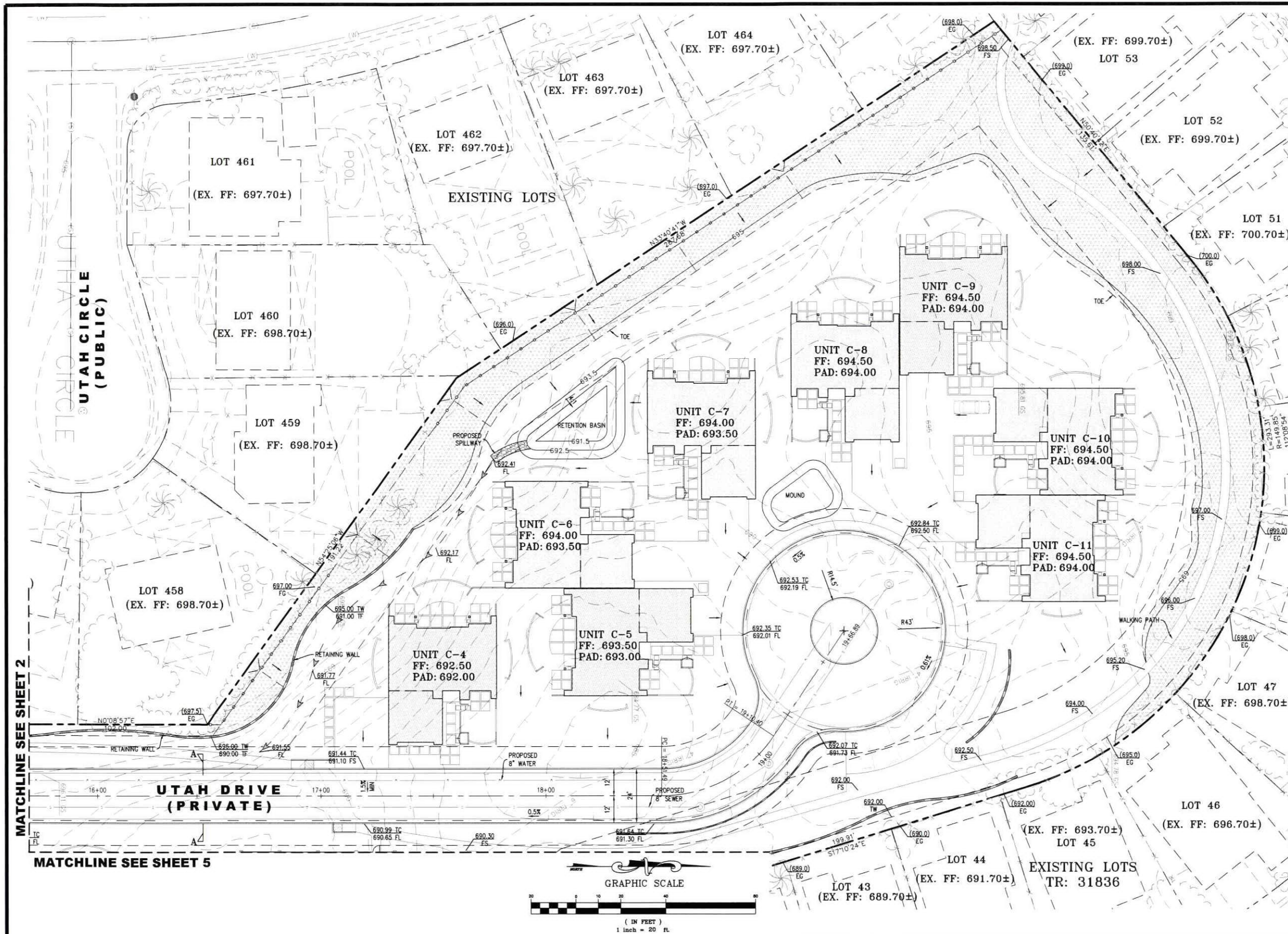
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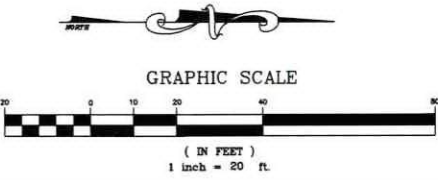
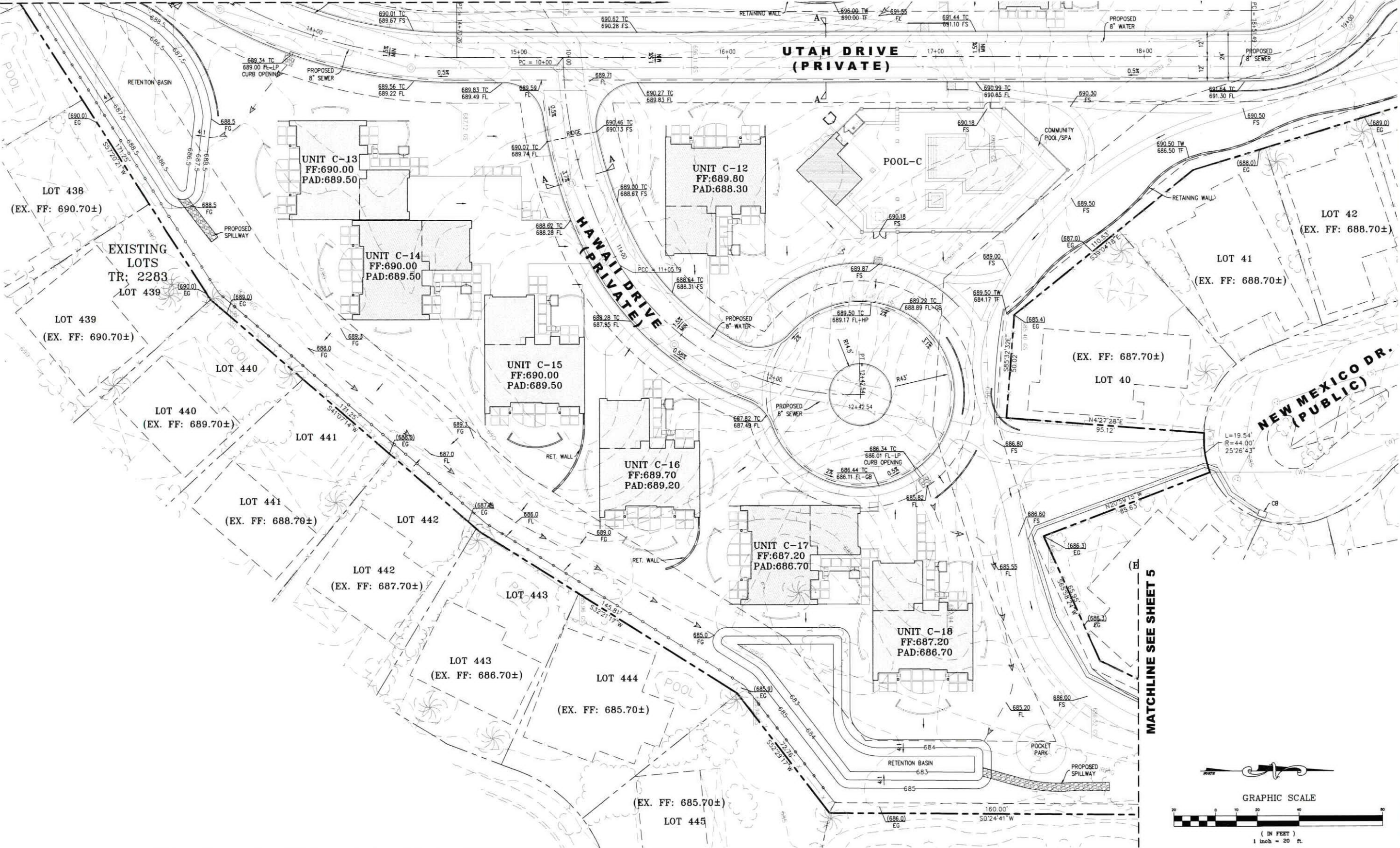
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<p>DIAL BEFORE YOU DIG</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p> <p>TOLL FREE 1-800-227-2600</p> <p>A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT</p>	<p>BENCHMARK: MONUMENT DESCRIPTION: 2.5" BRASS DISK IN CONCRETE, STAMPED "RIV CO SURT", FLUSH</p> <p>LOCATION: SOUTHWEST CORNER OF INTERSECTION OF AVENUE 50 AND WADSWORTH STREET, ON CHANNEL ADJUTMENT</p> <p>ELEVATION (NGS): NAVD83 529.78'</p> <p>BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 00°08'57" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42, PAGES 82 THROUGH 89 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.</p>	<p>ENGINEER</p> <table border="1"> <tr> <th>MARK</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	MARK	BY	DATE				<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION			<p>CITY</p> <table border="1"> <tr> <th>APPR.</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	APPR.	DATE			<p>ENGINEER'S SEAL</p>	<p>PREPARED BY:</p> <p>saxonengineering</p> <p>SAXON ENGINEERING SERVICES, INC.</p> <p>2800 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANOGRAPHY, CA 90506</p> <p>TEL: 949.366.2140 FAX: 949.366.4183</p> <p>PREPARED UNDER THE DIRECT SUPERVISION OF:</p> <p>KURT M. SAXON RCE#44180</p> <p>DATE: EXP. 06/30/17</p>	<p>CITY OF PALM DESERT</p> <p>DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED BY:</p> <p>BO CHEN, P.E.</p> <p>CITY ENGINEER</p> <p>R.C.E. 64819, EXP. 6/30/2015</p> <p>REVIEWED AND RECOMMENDED BY:</p> <p>DATE</p>	<p>PLAN CHECKED BY:</p> <p>CIVIL</p> <p>TRAFFIC</p> <p>LANDSCAPE</p>		<p>CITY OF PALM DESERT</p> <p>PRELIMINARY GRADING PLAN</p> <p>TRACT NO. 37242</p> <p>PALM DESERT COUNTRY CLUB</p> <p>77-200 CALIFORNIA DRIVE</p> <p>PALM DESERT, CA 92211</p>	<p>SHEET 3</p> <p>OF 5</p> <p>CITY FILE NUMBER</p>
		MARK	BY	DATE																					
NO.	DESCRIPTION																								
APPR.	DATE																								
<p>GRAPHIC SCALE</p> <p>(IN FEET)</p> <p>1 inch = 20 ft</p>																									

MATCHLINE SEE SHEET 2



BENCHMARK:
MONUMENT DESCRIPTION: 2.5" BRASS DISK IN CONCRETE, STAMPED "BY CO SURV", FLUSH
LOCATION: SOUTHWEST CORNER OF INTERSECTION OF AVENUE 50 AND MADISON STREET, ON CHANNEL ABUTMENT.
ELEVATION (MGL): NAVD83 528.789'
BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 00°06'51" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42, PAGES 82 THROUGH 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

ENGINEER			REVISIONS		CITY
MARK	BY	DATE			

APPR.	DATE



PREPARED BY:
saxonengineering
SAXON ENGINEERING SERVICES, INC.
2900 TEMPE E. RESORTS DRIVE, SUITE A, OCEANSIDE, CA 92066
TEL: 949.368.2180 FAX: 800.853.4183
PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON RCE#44180 DATE: EXP. 06/30/17

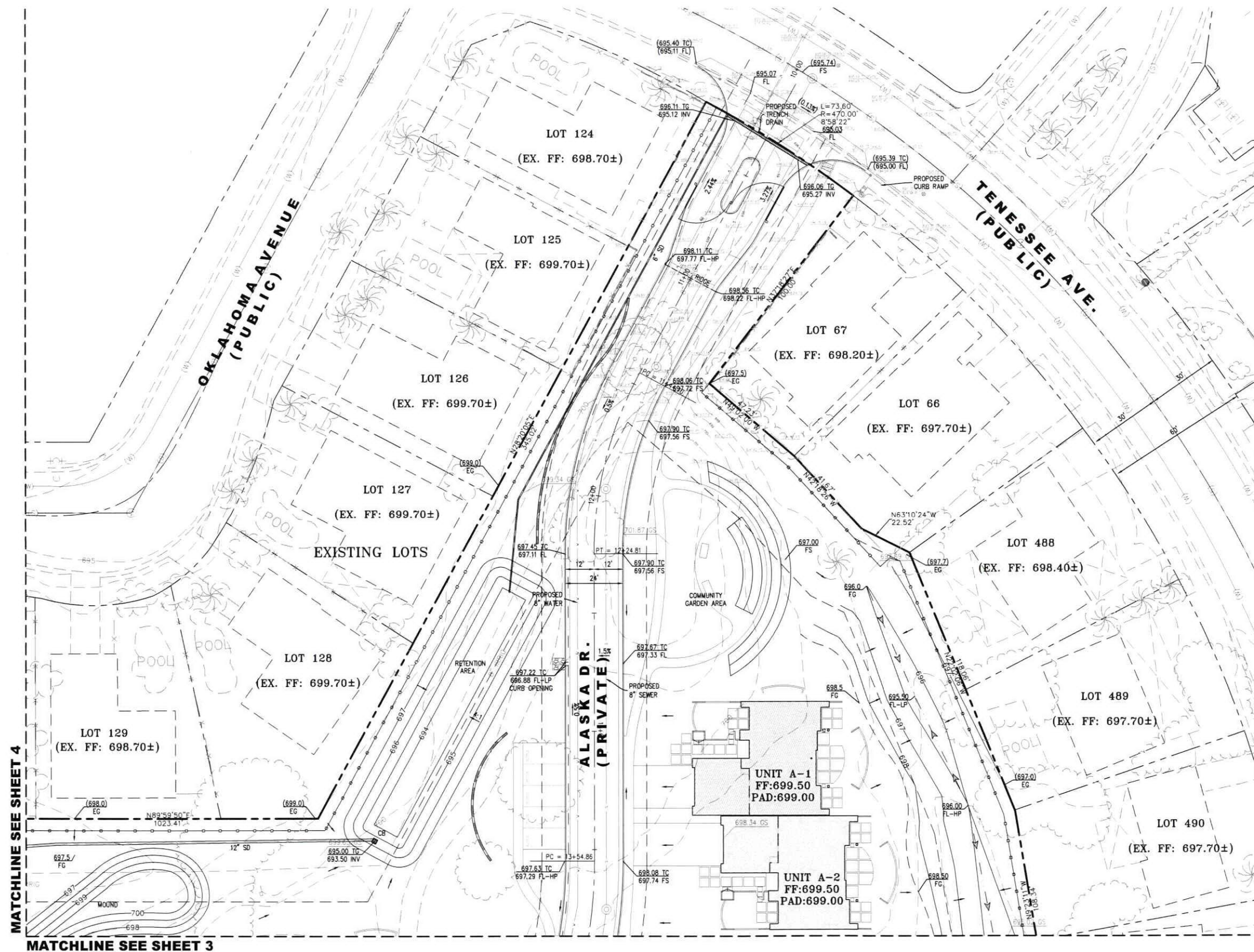
CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
APPROVED BY:
BO CHEN, P.E.
CITY ENGINEER
R.C.E. #4819, EXP. 6/30/2015
REVIEWED AND RECOMMENDED BY: DATE

PLAN CHECKED BY:	
CIVIL	
TRAFFIC	
LANDSCAPE	



CITY OF PALM DESERT
PRELIMINARY GRADING PLAN
TRACT NO. 37242
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 4
OF SHEETS 5
CITY FILE NUMBER



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft



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DAYS BEFORE
YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY
UNDERGROUND SERVICE ALERT

BENCHMARK:
MONUMENT DESCRIPTION: 2.5" BRASS DISK IN CONCRETE, STAMPED "HY CO SUR", FLUJIS

LOCATION:
SOUTHWEST CORNER OF INTERSECTION OF AVENUE 50 AND MAGDO
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ELEVATION (MGL): NAVD83 529.786'

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[illegible]

PREPARED BY

saxonengineering

SAXON ENGINEERING SERVICES, INC.
 2805 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92081
 TEL: 949.366.2180 FAX: 800.653.4111

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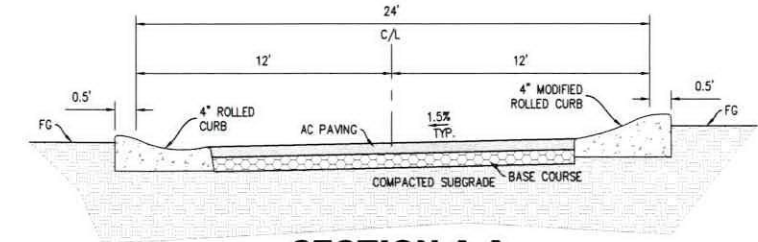
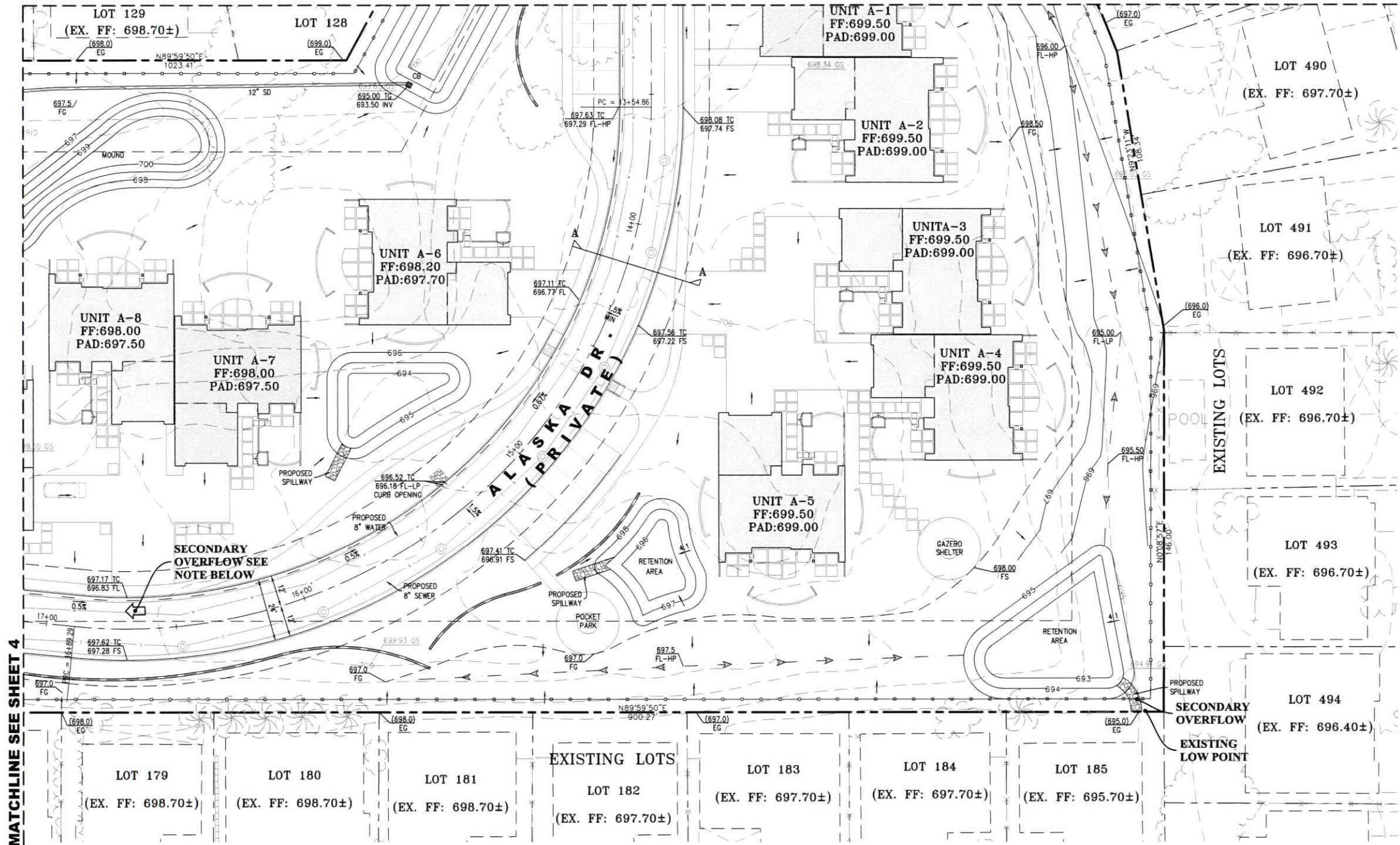


CITY OF PALM DESERT
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TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 2
OF 7
SHEETS

CITY FILE NUMBER

MATCHLINE SEE SHEET 2

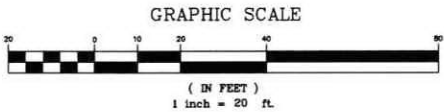


EARTHWORK QUANTITIES:

CUT: 35,395 CY
FILL: 12,219 CY
EXPORT: 23,176 CY

NOTE:

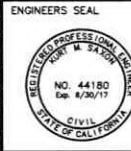
WATER OVERFLOWING BASINS WILL POND UP IN ALASKA DRIVE AND OVERFLOW THE ROAD HIGH POINT AND THEN TRAVEL TO THE CUL-DE-SAC AND SPILL INTO THE BASINS NEAR THE CUL-DE-SAC.



BENCHMARK: 2.5" BRASS DISK IN CONCRETE, STAMPED "BY CO SUR", FLUSH
LOCATION: SOUTHWEST CORNER OF INTERSECTION OF AVENUE 50 AND MADISON STREET, ON CHANNEL ADJUTMENT
ELEVATION (MSL): NAVD83 529.785'
BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 00°08'57" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42 PAGES 82 THROUGH 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

ENGINEER	MARK	BY	DATE	REVISIONS	QTY	APPR.	DATE

ENGINEERS SEAL	DATE



PREPARED BY: **saxonengineering**
SAXON ENGINEERING SERVICES, INC.
2000 TEMPLE HILLS DRIVE, SUITE A, OCEANSIDE, CA 92058
TEL: 949.360.2180 FAX: 909.853.4183
PREPARED UNDER THE DIRECT SUPERVISION OF: KURT M. SAXON RCE#44180
DATE: EXP. 06/30/17

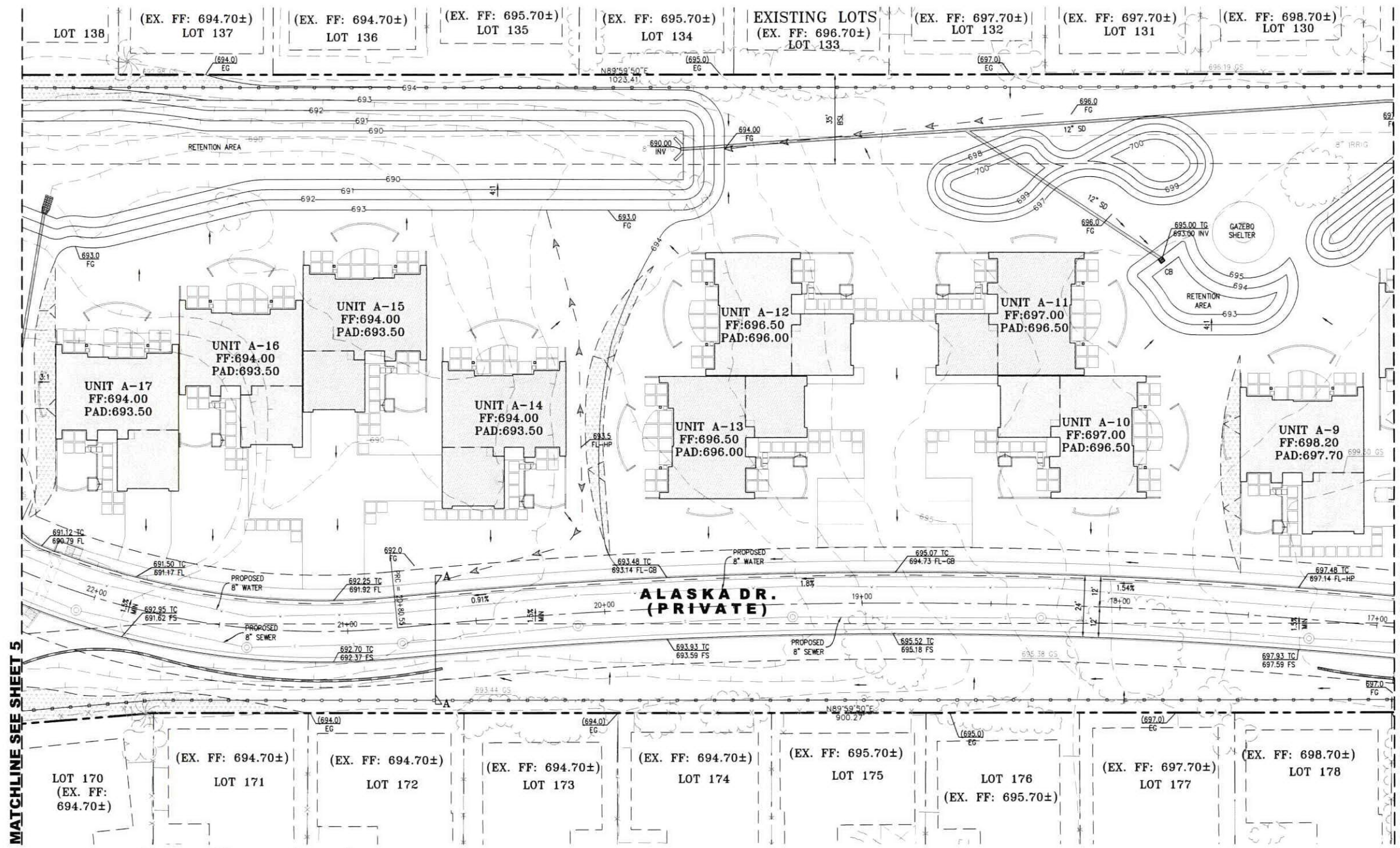
CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: BO CHEN, P.E.
CITY ENGINEER
R.C.E. #4519, EXP. 6/30/2015
REVIEWED AND RECOMMENDED BY:

PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE



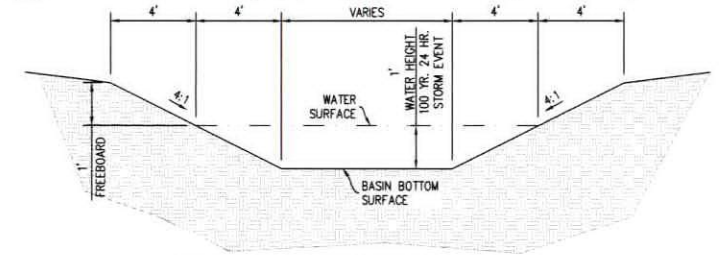
CITY OF PALM DESERT
PRELIMINARY GRADING PLAN
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 3
OF 7
SHEETS
CITY FILE NUMBER



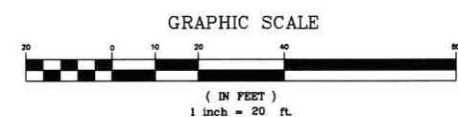
MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

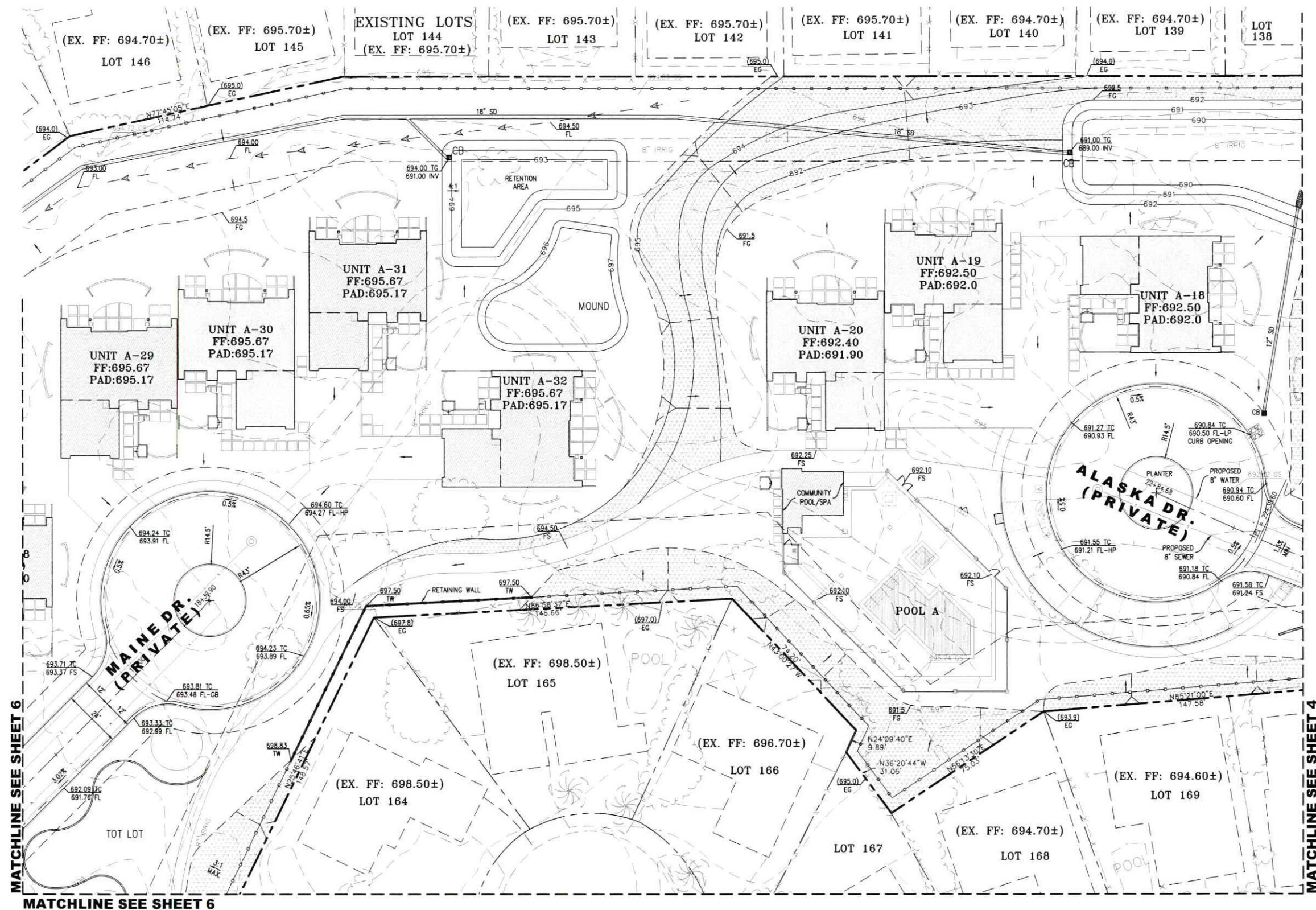


INFILTRATION BASIN

NTS

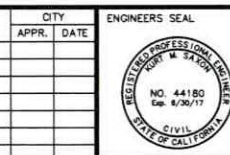


	BENCHMARK: MONUMENT DESCRIPTION: 2.5" BRASS DISK IN CONCRETE, STAMPED "RV CO 34M", FLUSH. LOCATION: SOUTHWEST CORNER OF INTERSECTION OF AVENUE 50 AND MADISON STREET, ON CHANNEL ADJUTMENT. ELEVATION (VDL): NAVD83 529.78'	ENGINEER MARK BY DATE	REVISIONS	CITY APPR. DATE	ENGINEER'S SEAL 	PREPARED BY: Saxon Engineering Services, Inc. 2800 TEMPLE HEIGHTS DRIVE, SUITE A, OAKLAND, CA 94609 TEL: 949.366.2180 FAX: 920.653.4193 PREPARED UNDER THE DIRECT SUPERVISION OF: KURT M. SAXON RCE#44180 DATE: EXP. 06/30/17	CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS APPROVED BY: BO CHEN, P.E. CITY ENGINEER R.C.E. 64519, EXP. 6/30/2015 REVIEWED AND RECOMMENDED BY:	PLAN CHECKED BY: CIVIL TRAFFIC LANDSCAPE		CITY OF PALM DESERT PRELIMINARY GRADING PLAN TRACT NO. 37240 PALM DESERT COUNTRY CLUB 77-200 CALIFORNIA DRIVE PALM DESERT, CA 92211	SHEET 4 OF SHEETS 7 CITY FILE NUMBER
	BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 00°08'57" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42 PAGES 82 THROUGH 89 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY CALIFORNIA.										



BENCHMARK:
 MONUMENT DESCRIPTION: 2.5" BRASS DISK IN CONCRETE, STAMPED "HY CO SUR", FLUSH
 LOCATION: SOUTHWEST CORNER OF INTERSECTION OF AVENUE 50 AND MADISON STREET, ON CHANNEL ADJUTMENT
 ELEVATION (MGL): NAVD83 529.789'
BASIS OF BEARINGS:
 BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 07°08'57" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42 PAGES 82 THROUGH 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

ENGINEER			REVISIONS		CITY	
MARK	BY	DATE			APPR.	DATE



PREPARED BY:
saxonengineering
 SAXON ENGINEERING SERVICES, INC.
 2800 TEMPE HEIGHTS DRIVE, SUITE A, OAKLAND, CA 94606
 TEL: 949.360.2180 FAX: 949.360.2183
PREPARED UNDER THE DIRECT SUPERVISION OF:
 KURT M. SAXON RCE#44180 EXP. 06/30/17

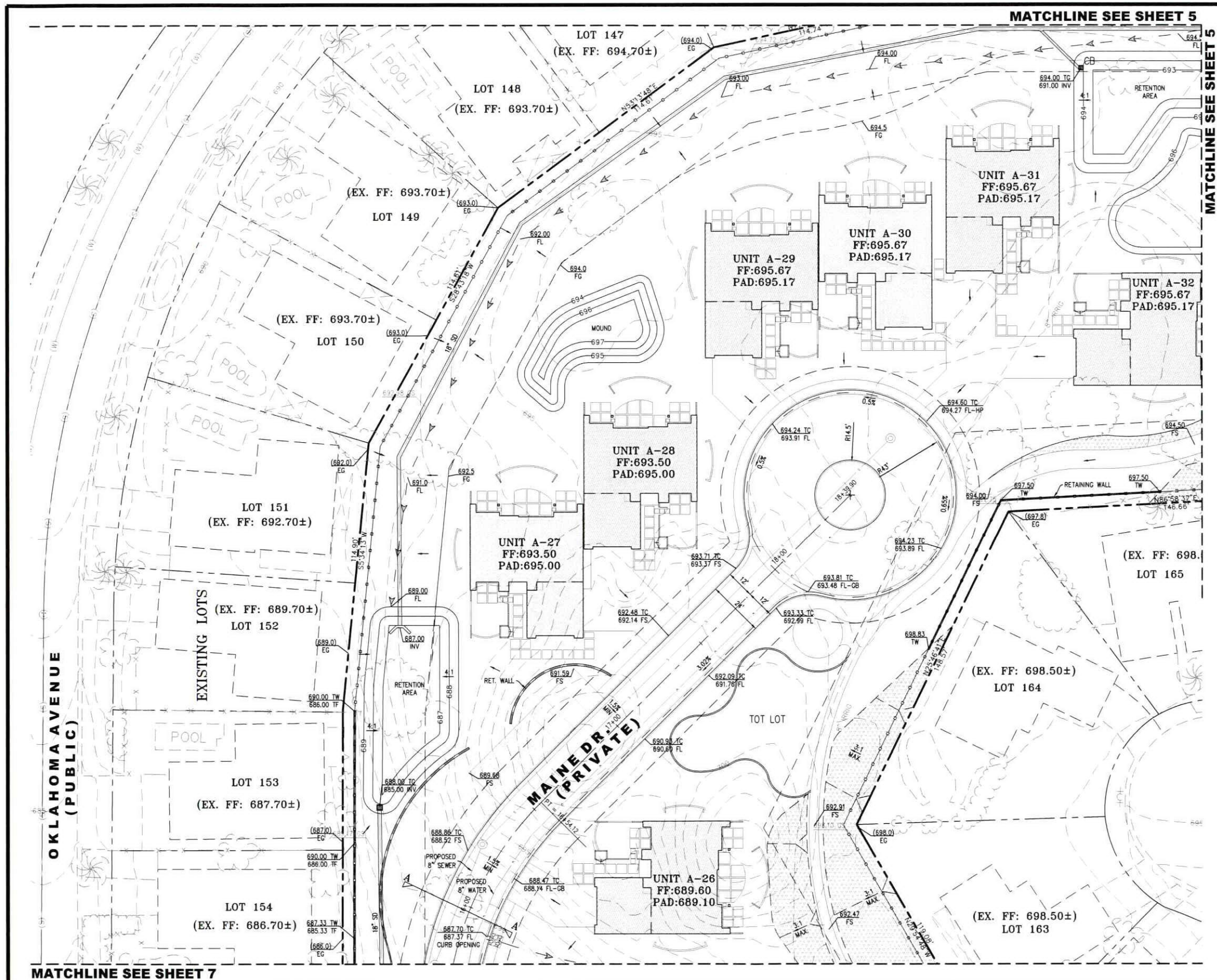
CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
APPROVED BY:
 BO CHEN, P.E.
 CITY ENGINEER
 R.C.E. #4819, EXP. 6/30/2015
REVIEWED AND RECOMMENDED BY:

PLAN CHECKED BY:
 CIVIL
 TRAFFIC
 LANDSCAPE



CITY OF PALM DESERT
PRELIMINARY GRADING PLAN
TRACT NO. 37240
 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

SHEET 5
OF
SHEETS 7
 CITY FILE NUMBER

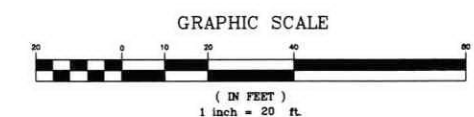


MATCHLINE SEE SHEET 5

94.
FL

69

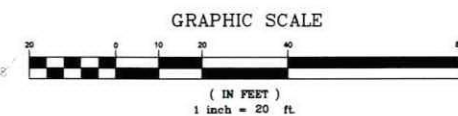
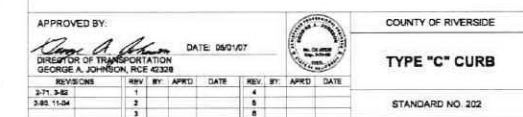
MATCHLINE SEE SHEET 5



<p>DIAL BEFORE YOU DIG</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p> <p>TOLL FREE 1-800-227-2600</p> <p>A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT</p>	BENCHMARK: MONUMENT DESCRIPTION: 2.5" BRASS DISK IN CONCRETE, STAMPED "HY GQ SURF", FLUSH. LOCATION: SOUTHWEST CORNER OF INTERSECTION OF AVENUE 50 AND WADSWORTH STREET; ON CHANNELED ABUTMENT. ELEVATION (MGLL): NAVD83 529.789'	<table border="1"> <thead> <tr> <th colspan="3">ENGINEER</th> <th colspan="3">REVISIONS</th> <th colspan="2">CITY</th> </tr> <tr> <th>MARK</th> <th>BY</th> <th>DATE</th> <th></th> <th></th> <th></th> <th>APPR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	ENGINEER			REVISIONS			CITY		MARK	BY	DATE				APPR.	DATE																																																									ENGINEERS SEAL 	PREPARED BY: <div style="text-align: center;"> saxonengineering SAXON ENGINEERING SERVICES, INC. 2808 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056 TEL. 949.308.5780 FAX 949.353.4193 </div>	CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS APPROVED BY: _____ DATE _____ BO CHEN, P.E. CITY ENGINEER R.C.E. 64819, EXP. 6/30/2015 REVIEWED AND RECOMMENDED BY: _____ DATE _____	PLAN CHECKED BY: CIVIL _____ DATE _____ TRAFFIC _____ LANDSCAPE _____		<div style="text-align: center;"> CITY OF PALM DESERT PRELIMINARY GRADING PLAN TRACT NO. 37240 PALM DESERT COUNTRY CLUB 77-200 CALIFORNIA DRIVE PALM DESERT, CA 92211 </div>	<div style="text-align: right;"> SHEET 6 OF SHEETS 7 CITY FILE NUMBER _____ </div>
	ENGINEER			REVISIONS			CITY																																																																										
	MARK	BY	DATE				APPR.	DATE																																																																									
BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 08°07'57" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42 PAGES 82 THROUGH 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY CALIFORNIA.																																																																																	

This detailed site plan illustrates a residential development project. The plan includes the following key elements:

- Units and Lots:**
 - Units A-21 through A-25:** Located in the central and upper portions of the plan. Unit A-25 has a finished floor (FF) of 685.80 and a proposed drainage (PAD) of 685.30. Unit A-24 has an FF of 685.80 and a PAD of 685.30. Unit A-23 has an FF of 686.00 and a PAD of 685.50. Unit A-22 has an FF of 686.00 and a PAD of 685.50. Unit A-21 has an FF of 687.50 and a PAD of 687.00.
 - Existing Lots:** Lots 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162.
- Infrastructure and Features:**
 - Drainage:** Includes a proposed 8" water line, a proposed 8" sewer line, a proposed spillway, and a secondary overflow area.
 - Roads:** Maine Dr. (Private) runs through the center of the development. Other roads include Oklahoma Avenue (Public) to the west and Kentucky Avenue (Public) to the east.
 - Retention Areas:** Several retention areas are shown, including a large one in the center and smaller ones near the units.
 - Pools:** Multiple pools are indicated, including a large one in the center and smaller ones near the units.
 - Other Features:** A pickleball court is located near the center, and a secondary overflow area is shown near the bottom right.
- Topography and Elevation:** The plan shows existing ground elevations (EG) and proposed finished floor elevations (FF) for various structures. It also includes contour lines and spot elevations for specific points.



DIGALERT

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY
UNDERGROUND SERVICE ALERT


REMARKS:
MONUMENT DESCRIPTION: 2.5" BRASS DISK IN CONCRETE, STAMPED "TIV CO SUR", FLUSH.
LOCATION: SOUTHWEST CORNER OF INTERSECTION OF AVENUE 30 AND MADISON STREET, ON CHANNEL ABUTMENT.
ELEVATION (MSL): NAD83 529.78'

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 00°05'57" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42 PAGES 82 THROUGH 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY CALIFORNIA.

[illegible]

CITY	
APPR.	DATE

ENGINEERS SEAL




PREPARED BY:

 **saxon**engineering
 SAXON ENGINEERING SERVICES, INC.
 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANAS, CA 92056
 TEL: 949.360.2180 FAX: 800.653.1193

PREPARED UNDER THE DIRECT SUPERVISION OF:

KURT M. SAXON RCE#44180 DATE: EXP. 06/30/17

CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS	
APPROVED BY:	
BO CHEN, P.E. CITY ENGINEER R.C.E. 64819, EXP. 6/30/2015	DATE
REVIEWED AND RECOMMENDED BY:	DATE

PLAN CHECKED BY:	
CIVIL	
TRAFFIC	
LANDSCAPE	

CITY OF PALM DESERT
PRELIMINARY GRADING PLAN
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 7
OF
SHEETS 7
CITY FILE NUMBER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THIS PLAN, THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF PALM DESERT, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE CALTRANS STANDARD PLANS AND CALTRANS STANDARD SPECIFICATIONS WHEN APPLICABLE.
2. NO CONSTRUCTION IS AUTHORIZED WITHOUT THE APPROPRIATE PERMITS ISSUED BY THE CITY OF PALM DESERT PUBLIC WORKS DEPARTMENT.
3. THE ENGINEER-OF-WORK SHALL BE NOTIFIED WHEN CONSTRUCTION HAS COMMENCED.
4. IN THE EVENT OF DISCREPANCIES AND/OR DEVIATIONS ARISING DURING CONSTRUCTION, THE ENGINEER-OF-WORK SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ONSITE, OFFSITE AND ADJACENT UTILITIES, FACILITIES AND PROPERTIES.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTY OWNERS FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONJUNCTION WITH CONSTRUCTION OF THESE IMPROVEMENT PLANS.
7. THE CONTRACTOR, AT NO EXPENSE TO THE CITY, SHALL PROVIDE ALL NECESSARY SAMPLES AND TESTS THAT THE DIRECTOR OF PUBLIC WORKS MAY REQUIRE TO ASSURE THAT QUALITY OF MATERIAL AND WORKMANSHIP ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND SHALL MAINTAIN ALL FACILITIES, COMPLETED AND UNCOMPLETED, UNTIL ACCEPTED BY THE CITY.
9. ALL SURVEY MONUMENTS WITHIN OR BOUNDING THE WORK LIMITS, WHETHER FOUND FROM RECORD OR BY INSPECTION, SHALL, PRIOR TO ANY CONSTRUCTION, BE LOCATED AND REFERENCED BY A LICENSED SURVEYOR OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. THE REFERENCED MONUMENTS DISTURBED OR REMOVED DURING CONSTRUCTION SHALL BE RESET IN ACCORDANCE WITH SECTION 8771 OF THE LAND SURVEYORS ACT AND CITY STANDARDS AND REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS IN PALM DESERT AT (760) 776-6450 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES FOR THE LOCATION OF UNDERGROUND UTILITIES OR FOR EMERGENCY ASSISTANCE CALL:

WATER	COACHELLA VALLEY WATER DISTRICT	760-398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	760-398-2651
ELECTRIC	SOUTHERN CALIFORNIA Edison	760-202-4291
GAS	THE GAS COMPANY	1-800-427-2200
TELEPHONE	VERIZON CALIFORNIA, INC.	1-800-483-1000
CABLE	TIME WARNER	760-340-1312
DIG ALERT		1-800-227-2600

1. ALL GRADING IS TO BE DONE IN ACCORDANCE WITH THE CITY OF PALM DESERT GRADING ORDINANCE.
2. THIS PLAN IS FOR GRADING PURPOSES ONLY. ISSUANCE OF A GRADING PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS AND SIZES, PARKING LAYOUT, BUILDING LOCATION, WALL HEIGHTS AND LOCATIONS, OFFSITE DRAINAGE FACILITIES, OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
3. A WET SIGNED LETTER OF CERTIFICATION FROM THE ENGINEER-OF-WORK STATING LOCATIONS OF FORMS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN, AND A COMPACTION REPORT FROM A SOILS ENGINEER ON ALL FILL AREAS ARE REQUIRED PRIOR TO THE BUILDING PERMIT ISSUANCE.
4. ALL WALLS SHOWN ON THESE PLANS SHALL BE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT, ISSUED A SEPARATE PERMIT AND BE INSPECTED BY THE DEPARTMENT OF BUILDING AND SAFETY. RETAINING WALLS SHALL BE CONSTRUCTED TO CITY OF PALM DESERT RETAINING WALL STANDARDS OR BE SUPPORTED BY ENGINEERING CALCULATIONS AND DETAILS.
5. THE ENGINEER-OF-WORK SHALL BE NOTIFIED WHEN CONSTRUCTION HAS COMMENCED.
6. IN THE EVENT OF DISCREPANCIES AND/OR DEVIATIONS ARISING DURING CONSTRUCTION, THE ENGINEER-OF-WORK SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ON-SITE, OFF-SITE AND ADJACENT UTILITIES, FACILITIES AND PROPERTIES.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTY OWNERS FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORED WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONJUNCTION WITH CONSTRUCTION OF THESE GRADING PLANS.
9. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS (760) 776-6450 AT LEAST 24 HOURS PRIOR TO COMMENCING ANY WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR THE LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE CALL:

SEWER	COACHELLA VALLEY WATER DISTRICT	760-398-2651
WATER	COACHELLA VALLEY WATER DISTRICT	760-398-2651
ELECTRIC	SOUTHERN CALIFORNIA EDISON	760-202-4291
GAS	THE GAS COMPANY	1-800-427-2200
TELEPHONE	VERIZON CALIFORNIA, INC.	760-483-1000
CABLE	TIME WARNER	760-340-1312
DIG ALERT		1-800-227-2600

SCALE: 1"=100'

WE HAVE REVIEWED THIS GRADING PLAN AND
FOUND IT TO BE IN SUBSTANTIAL CONFORMANCE
WITH THE RECOMMENDATIONS OF OUR SOILS
REPORT FILE NO. _____ DATED ____/____/____

GEOTECHNICAL ENGINEER _____ DATE _____
 EXP. DATE ____/____/_____
 GEOTECHNICAL ENGINEERS FIRM AND PHONE NUMBER _____
 GEOTECHNICAL ENGINEERS ADDRESS _____



BENCHMARK:
MONUMENT DESCRIPTION: 2.5" BRASS DISK IN CONCRETE, STAMPED "70V CO SUR", FLUSH.

LOCATION: SOUTHWEST CORNER OF INTERSECTION OF AVENUE 50 AND MADRID STREET, ON CHANNEL ABUTMENT.

ELEVATION (MSL): NAVD83 529.789'

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 00°08'57" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42 PAGES 82 THROUGH 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY CALIFORNIA.

[illegible]

PREPARED BY: **saxonengineering**
SAXON ENGINEERING SERVICES, INC.
 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056
 TEL. 949.366.2180 FAX. 909.693.4193

PREPARED UNDER THE DIRECT SUPERVISION OF:

KURT M. SAXON RCE#44180 DATE: EXP. 06/30/17

CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ DATE _____

BO CHEN, P.E.
CITY ENGINEER
R.C.E. 64819, EXP. 6/30/2015

REVIEWED AND RECOMMENDED BY: _____ DATE _____

PLAN CHECKED BY:

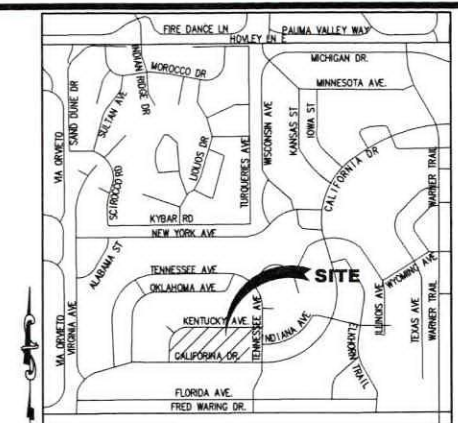
CIVIL

TRAFFIC

LANDSCAPE



SHEET 1
OF
SHEETS 4
CITY FILE NUMBER



NTS

PROJECT:
TRACT NO. 37241
PRECISE PLAIN CASE NUMBER -
PALM DESERT COUNTY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

PROJECT DATA:
TOTAL LOT AREA: 6.15 AC
DISTURBED AREA: 6.15 AC
PRIVATE LANDSCAPE AREA: - N/A
PUBLIC LANDSCAPE AREA: - N/A

FEMA FLOOD DATA:
ZONE: X
FEMA LETTER DATED: AUGUST 28, 2004
MAP NO.: 06065C2227G

TOPOGRAPHY:
SURVEY PERFORMED BY: DANIEL MEYER
MEYER LAND
18557 MOJAVE
HESPERIA, CA
(760) 949-3111

CUT:	14,921 CY
FILL:	<u>7,102 CY</u>
EXPORT:	7,819 CY

637-190-021 & 032

AREA WAS FORMERLY MAPPED BY WAY OF TRACT NO. 33195, M.B. 399/59-75.

LOTS 26 (LARGE LOT) & 27 (WEST), BOTH FROM THE ABOVE REFERENCED MAP.
(RIVERSIDE CO. PROPOSED TRACT NO. 37241) (EAST AREA).

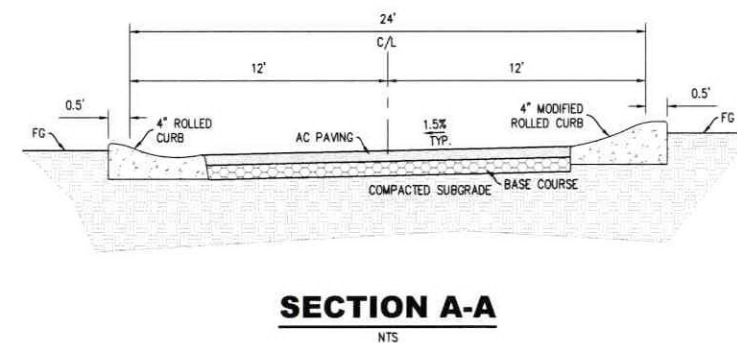
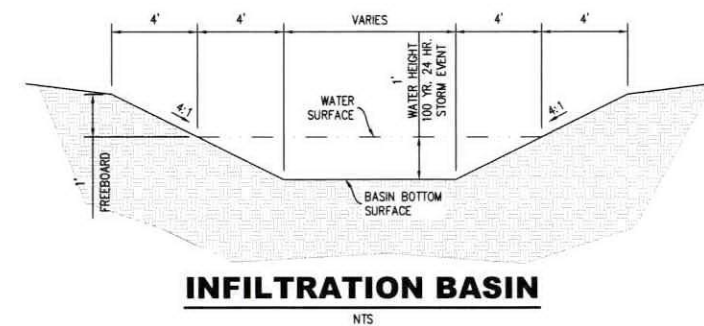
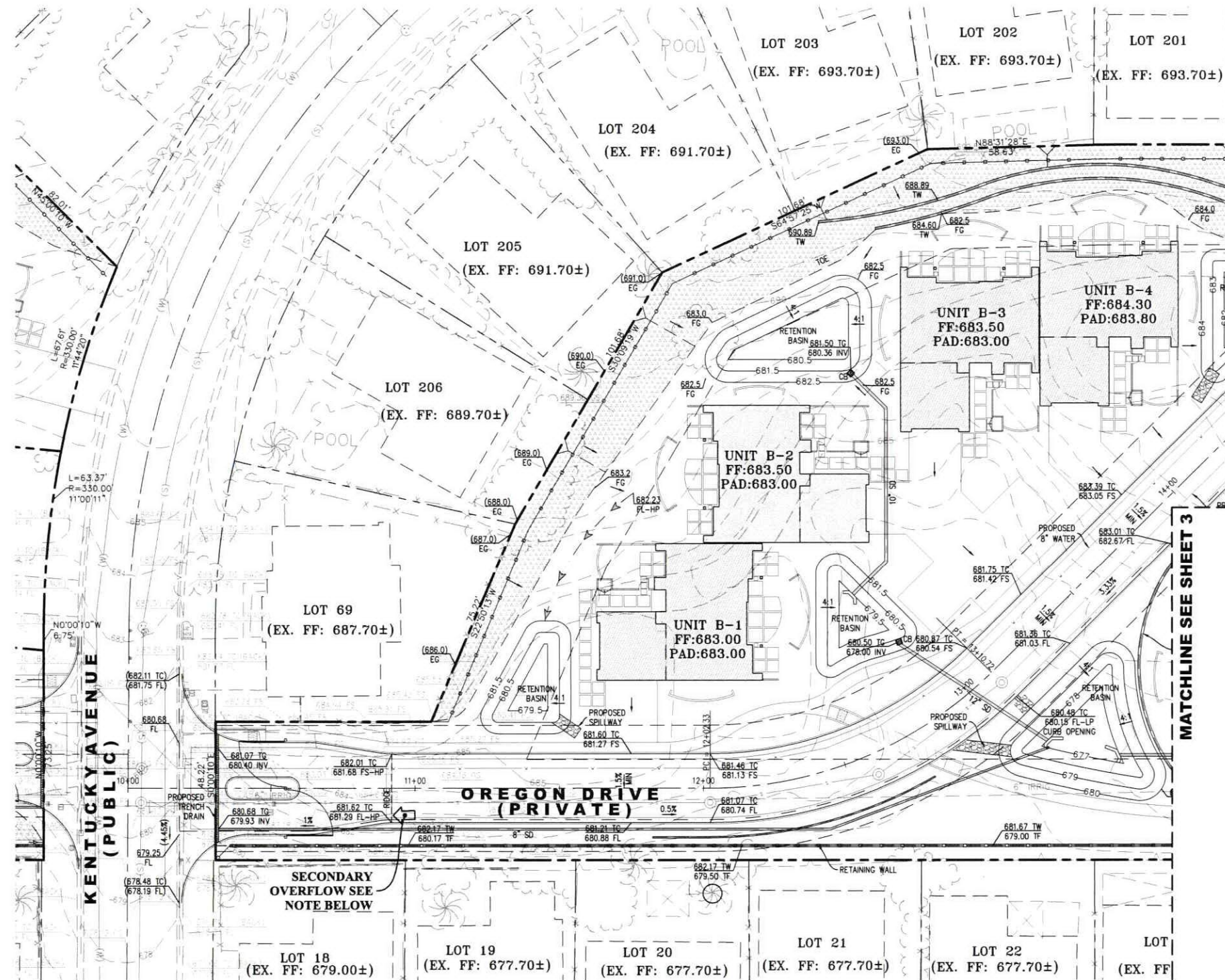
KURT M. SAXON
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A,
OCEANSIDE, CA 92056
PHONE #: (949) 366-2180
FAX #: 800.653.4193

PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

BRETT L. ANDERSON
SLADDEN ENGINEERING
45090 GOLF CENTER PARKWAY,
SUITE F, INDIO, CA 92201
PHONE #: (760) 863-0713
FAX #: (760) 863-0847

CHRIS MCFADDEN
MCFADDEN ARCHITECTS
75-145 ST. CHARLES PLACE, SUITE 4
PALM DESERT, CA 92211
PHONE #: 760-346-8014
FAX #: 760-568-0963

SHEET 1 - TITLE SHEET
SHEET 2 - PRELIMINARY GRADING PLAN
SHEET 3 - PRELIMINARY GRADING PLAN
SHEET 4 - PRELIMINARY GRADING PLAN

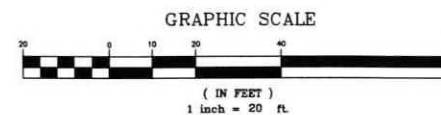


EARTHWORK QUANTITIES:

CUT: 14.921 CY
FILL: 7.102 CY
EXPORT: 7.819 CY

SECONDARY OVERFLOW NOTE:

BASIN SPILLS INTO STREET AND PONDS IN STREET AND THEN OVERFLOWS TO THE HIGH POINT IN OREGON DRIVE AND THEN FLOWS TO KENTUCKY AVENUE.



BENCHMARK:
MONUMENT DESCRIPTION: 2.5" BRASS DISK IN CONCRETE, STAMPED "BY CO SUR", FLUSH.
LOCATION:
SOUTHWEST CORNER OF INTERSECTION OF AVENUE 50 AND MADISON STREET, ON CHANNEL ABUTMENT.
ELEVATION (MSL):
NAVD83 529.789'
BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 30°08'57" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42 PAGES 62 THROUGH 86 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

MARK	BY	DATE	REVISIONS	CITY	APPR.	DATE



PREPARED BY:
saxonengineering
SAXON ENGINEERING SERVICES, INC.
2806 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92066
TEL: 949.386.2180 FAX: 949.386.4183
PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON RCE#44180 DATE: EXP. 06/30/17

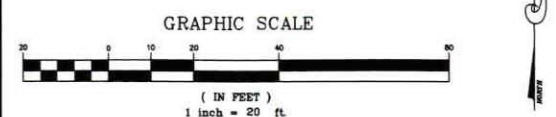
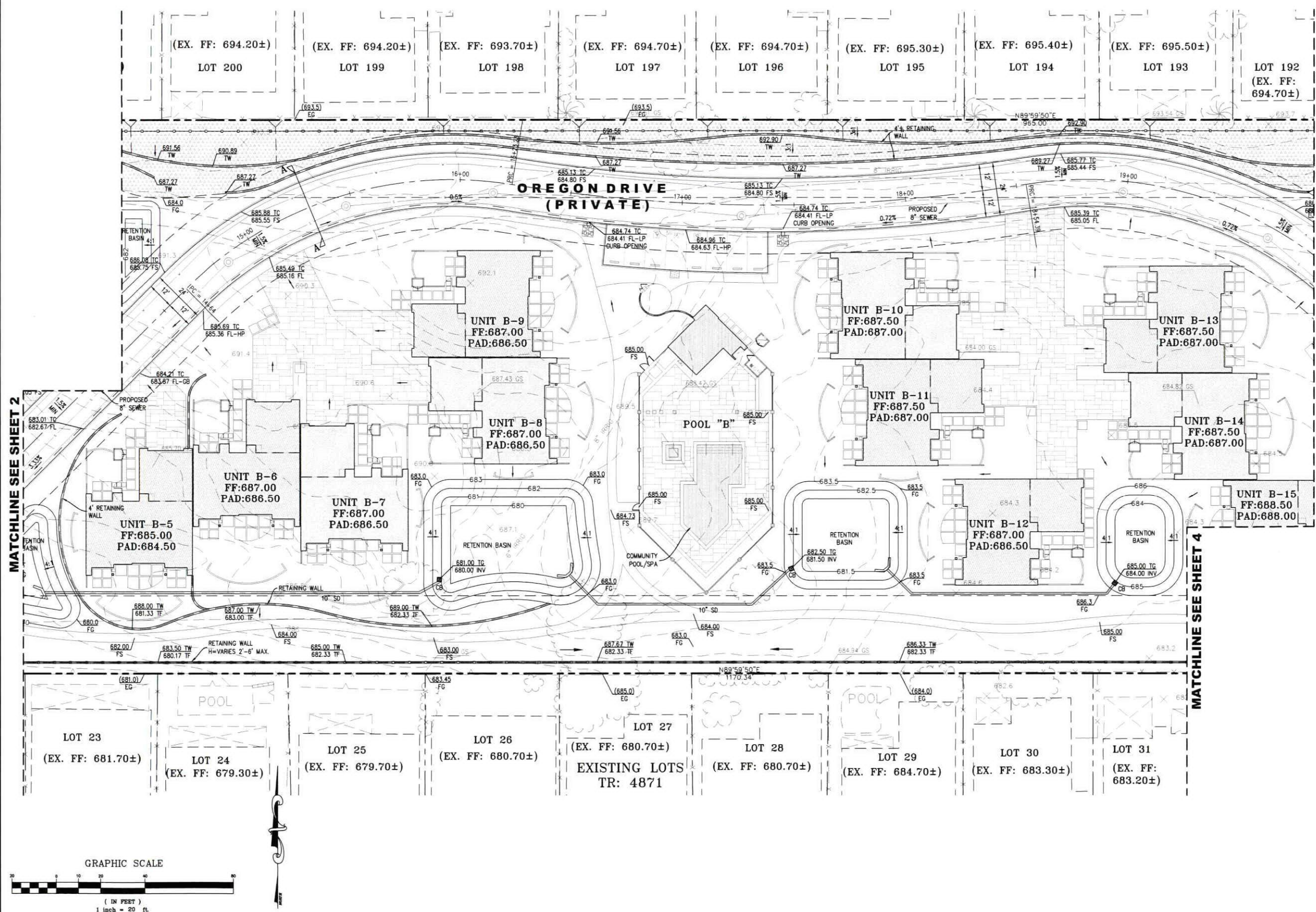
CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
APPROVED BY:
BO CHEN, P.E.
CITY ENGINEER
R.C.E. #4819, EXP. 6/30/2015
REVIEWED AND RECOMMENDED BY:

PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE



CITY OF PALM DESERT
PRELIMINARY GRADING PLAN
TRACT NO. 37241
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 2
OF
SHEETS 4
CITY FILE NUMBER



DIGALERT
DIAL BEFORE YOU DIG
TOLL FREE 1-800-227-2600
UNDERGROUND SERVICE ALERT

BENCHMARK:
MONUMENT DESCRIPTION: 2.5" BRASS DISK IN CONCRETE, STAMPED "RV CO SUR", FLUSH
LOCATION: SOUTHWEST CORNER OF INTERSECTION OF AVENUE 50 AND MADISON STREET, ON CHANNEL ADJUTMENT.
ELEVATION (MSL): NAVD83 529.789'
BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 00°08'57" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42 PAGES 82 THROUGH 88 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY CALIFORNIA.

ENGINEER			REVISIONS			CITY	
MARK	BY	DATE				APPR.	DATE

ENGINEER'S SEAL
KURT M. SAXON
RCE#44180
EXP. 06/30/17

PREPARED BY:
saxonengineering
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2800 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056
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PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON RCE#44180 DATE: EXP. 06/30/17

CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
APPROVED BY:
BO CHEN, P.E.
CITY ENGINEER
R.C.E. #44181, EXP. 6/30/2015
REVIEWED AND RECOMMENDED BY: DATE:

PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE



CITY OF PALM DESERT
PRELIMINARY GRADING PLAN
TRACT NO. 37241
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET **3**
OF
SHEETS **4**
CITY FILE NUMBER

