

TRANSMITTAL MEMORANDUM

DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE

DSRT SURF SPECIFIC PLAN, PRECISE PLAN, TENTATIVE TRACT MAP 37369 AND ASSOCIATED DISPOSITION AND DEVELOPMENT AGREEMENT (SP18-0002 & PP18-0009)

Date: May 20, 2019

To; Public Agencies, Service Providers and Interested Parties

From: Nicole Sauviat Criste, Nova Planning & Research, Inc.

Subject: Transmittal of Draft Environmental Impact Report for the DSRT SURF Specific Plan, Precise Plan, Tentative Tract Map 37369 and associated Disposition and Development Agreement (SP18-0002 and PP18-0009) Project to be Located in the City of Palm Desert, Riverside County

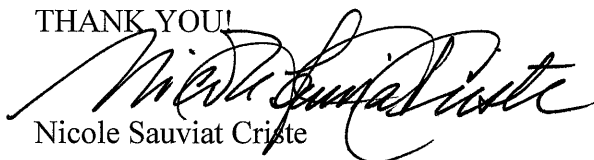
Enclosed please find the above referenced Draft Environmental Impact Report (DEIR) for the proposed DSRT SURF Specific Plan project. The proposed project site consists of 17.69 acres of land in the City of Palm Desert, Riverside County. The project proposes the development of a 6-acre surf lagoon and surf center facilities (restaurant, bar, retail, and similar facilities) and up to 350 hotel rooms and 88 residential villas.

The project includes the preparation of a Specific Plan to guide the development of the overall project site. The Specific Plan will address maximum development densities and sets forth the planning principles, land use policies, development standards, and design guidelines for the proposed development and public improvements within the Specific Plan area. In addition, the project includes a Precise Plan for the lagoon and surf center, a Tentative Tract Map to subdivide the site into 5 parcels, and a Disposition and Development Agreement. The project will also involve off-site improvements including the discharge of storm flows to golf course waste areas, and pool and lagoon water to golf course lakes, a potential on- or off-site well, Golf Course turf reduction, overflow parking, and soil removal/storage. The Draft EIR evaluates the impacts associated with the proposed project and three alternatives. The transmitted Draft EIR is your opportunity to provide comments on this document.

The Draft EIR comment period runs from **May 21 through July 5, 2019**. You may email your comments to Eric Ceja at eceja@cityofpalmdesert.org or to Nicole S. Criste at ncriste@terranoaplanning.com within this time frame. Please also send hard copies to the City of Palm Desert via the mail to assure legible and reproducible originals. If you have any questions, please do not hesitate to contact me at (760) 341-4800 or Eric Ceja at (760) 346-0611.

City of Palm Desert
Att.: Eric Ceja, Principal Planner
73-510 Fred Waring Drive
Palm Desert, CA 92260

THANK YOU!


Nicole Sauviat Criste