

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Nexus Hotel and Residential Project

Lead Agency: City of Palm Springs

Contact Name: Glenn Mlaker

Email: Glenn.Mlaker@palmspringsca.gov

Phone Number: 760-323-8245 x8778

Project Location: Palm Springs,

Riverside

City

County

Project Description (Proposed actions, location, and/or consequences).

The existing parking lot on the site will be demolished, and the 5± acres of asphalt and concrete removed prior to the initiation of construction activities. Demolition and construction are estimated to require approximately 18 months in a single phase.

The Nexus Hotel and Residential Project (Project) proposes to redevelop the site with a nine-story resort hotel and residential building consisting of 125 hotel rooms and 132 residential condo units which will be associated with the hotel and have access to hotel amenities and services; and a 6,040 square foot stand-alone restaurant. The hotel and condo units will operate on a 24 hour, 7 day a week basis. The hours of operation of the restaurant are not known, but are not expected to be 24 hours a day. The Project is estimated to result in a total of 320 employees

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: Potential impacts to migratory birds will be mitigated with a pre-construction nesting bird survey.

Cultural Resources: Potential impacts to buried cultural resources will be mitigated by a worker's education and awareness program, and the requirement to stop activities and have an archaeologist examine uncovered resources.

Geology: A final geotechnical report is required to be submitted with final grading plans to assure that geological and soils hazards are addressed and reduced to less than significant levels.

Traffic: On-site roadway improvements are required to assure compliance with General Plan policy. A commute trip reduction marketing strategy is required to assure that VMTs are below City thresholds.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None at this time.

Provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Control Board