

## REFERENDUM TALKING POINTS

- This Shadowrock project is proposed to be from canyon wall to canyon wall at the upper end of the alluvial fan. It consists of an 18-hole golf course, 200 condos, 135 single family homes, a hotel with 60 units, 10 luxury bungalows, a restaurant, and a clubhouse.
- The developer has had 13 years to build Shadowrock. Ample time to build a project, or at least begin to build.
- During this time, development standards and community values have changed.
  - Last March the voters rejected the Palm Hills project, a similar development proposed for the Santa Rosa mountains.
  - The Planning Commission voted 5-0 to deny the extension saying that, “the times have changed” and that the terms of the development agreement are no longer relevant to today’s expectations and values.
- One week after the Planning Commission’s decision, the City Council voted 3-1 to extend the development agreement for 10 more years.

*We don’t believe the City Council was acting in the interest of Palm Springs citizens:*

- This development agreement is outdated and out of sync with today’s standards and community values.
- It allows massive grading and 280,000 cubic yards of imported fill dirt moved onto the site. By our calculations, if the grading were to be done in a three month period, there would be more than 50 ten-yard dump trucks per hour going up the canyon, eight hours a day, five days a week for three months.
- It allows for an 18-hole golf course that would obviously destroy the beauty of the natural landscape. There have been more than twenty golf courses built in this valley in the last 13 years. Economic advisors and others who follow the golf industry were wondering last year if the valley could sustain the current number of golf courses.
- It allows for an inappropriate level of development in this fragile environment of the Chino Cone, allows parking, roads and golf courses to be considered as open space, does not encourage solar or alternative energies
- It encourages leap frog development by bringing utilities and other infrastructure to the site, inevitably leading to complete development from Highway 111 all the way to the Oasis at the top of the canyon.

- It does not provide a project bond sufficient to restore the landscape in the event the project fails to be completed.
- The developer says that he has donated hundreds of acres to the City as dedicated open space. These lands are not buildable and are part of the mountains with slopes greater than 30 degrees! Nothing to “Bragg” about.
- The Chino Cone is a physical and cultural asset to Palm Springs.
  - It is the only undeveloped alluvial fan remaining in the Coachella Valley. It is also one of the largest in the western United States.
  - It is world-renowned. People come from all over the world to see and admire it. What will their experience be like if they’re looking up at nothing but one development project after another?
  - Most visitors to this area think that the Chino Canyon/Cone is already preserved by the federal, state, or local government because it is so spectacular and pristine.
- The developer needs to start fresh and a new development agreement needs to be created.