



**CITY OF DESERT HOT SPRINGS**  
**PUBLIC NOTICE OF AVAILABILITY &**  
**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE**  
**DECLARATION**

**12-Lot Residential on Pierson Boulevard**

**LEAD AGENCY:** City of Desert Hot Springs  
65950 Pierson Boulevard  
Desert Hot Springs, California 92240

**CONTACT PERSON:** Patricia Villagomez, Associate Planner, (760) 329-6411 ext. 243

**PROJECT LOCATION:** North of Pierson Boulevard, 0.30 miles west of Little Morongo Road  
Assessor's Parcel Number 664-130-003.

**PROJECT DESCRIPTION:** The project proposes the development of a 12-lot residential community on approximately 3.62 acres of vacant land in the City of Desert Hot Springs. The project will include 12 single family residential units and associated improvements such as paved pedestrian sidewalks and drive aisles, and landscape enhancements. The proposed residential lots will range from 0.207 acres to 0.293 acres. Vehicular access into the project property will occur from one location on Pierson Boulevard. The street will end at the northern portion of the site, in a cul-de-sac, providing access to each residential lot. The project driveway will be complemented by an improved project frontage along Pierson Boulevard, which will include a paved pedestrian sidewalk and landscaping. Landscaped areas are proposed throughout the project site to enhance building frontages and Pierson Boulevard frontage, and pedestrian pathways. The proposed street frontage, buildings and landscaping will be reviewed by the City of Desert Hot Springs. Underground retention chambers are proposed along the internal paved road, and a 6-foot-high block wall is proposed along the perimeter of the project to ensure project privacy and security.

**FINDINGS/DETERMINATION:** The City has reviewed and considered the proposed project and has determined that no significant impacts will occur with implementation of the project's mitigation measures. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration (MND) for this project.

**PUBLIC REVIEW PERIOD:** A 30-day public review period for the Draft Mitigated Negative Declaration will commence on **May 24**, 2021 and end on **June 23**, 2021 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address [pvillagomez@cityofdhs.org](mailto:pvillagomez@cityofdhs.org). Copies of the Initial Study are available for review at the above address and on the City's website at <https://www.cityofdhs.org/public-hearing-notices>.