



CITY OF DESERT HOT SPRINGS
PUBLIC NOTICE OF AVAILABILITY &
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION
RANCHO DESCANSO SPECIFIC PLAN AMENDMENT

LEAD AGENCY: City of Desert Hot Springs
11999 Palm Drive
Desert Hot Springs, California 92240

CONTACT PERSON: Patricia Villagomez, Associate Planner, (760) 329-6411

PROJECT LOCATION: Southwest corner of Avenida Descanso and Camino Campesino
Assessor's Parcel Numbers 656-080-016, -014 & a portion of 656-400-049

PROJECT DESCRIPTION: The proposed Project encompasses of 17.83 acres; the Rancho Descanso Specific Plan proposes an amendment to and remaining of the Aventura Palms II Specific Plan. It also includes Tentative Tract Map No. 38200 and a lot line adjustment that implement the Rancho Descanso Specific Plan and provides for the creation of 76 single-family lots at an overall density of 5 units per acre and a one-quarter acre common area park. The homes will be single-story with multiple sizes of two to four bedrooms and a variety of floor plans and elevations. Both two and three car garages will also be offered. Architecture will be a Mediterranean derivation with stucco walls and tiles roof. Access to the community will be from a gated entrance located on the future Camino Campesino. Interior streets are private and no thru traffic will occur allowing the streets to serve pedestrians and bicyclists with safe travel throughout Rancho Descanso.

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 October 19, 2021, and end on November 18, 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. 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>.