

CITY OF CATHEDRAL CITY
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

CASES: PUD 21-001 - Planned Unit Development
TPM 37876 - Tentative Parcel Map 37876
CUP 21-006, 21-007, 21-008 & 21-009 - Conditional Use Permit
DR 21-001, 21-002 and 21-003 – Design Review
ZOA 21-001 - Zoning Ordinance Amendment
SP 22-019 – Master Sign Program

LEAD AGENCY: City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

CONTACT PERSON: Robert Rodriguez, Director of Planning
(760) 770-0344

PROJECT TITLE: Cathedral Cove Center

PROJECT LOCATION: The Project is located on approximately 13.93 acres of land on the southwest corner of East Palm Canyon Drive (Highway 111) and Date Palm Drive in the City of Cathedral City, in the Coachella Valley region of Riverside County.

PROJECT DESCRIPTION: The Project consists of a mix of commercial and residential uses, including restaurants, retail, a convenience market and fueling station, and multi-family residential. The commercial portion of the Project will be developed in two sequential phases. Phase I is ± 4.4 acres comprised of three (3) restaurant/coffee shops with drive-through services totaling 7,525 square feet (SF), a 12-pump gasoline station with 3,700 SF convenience market, and a 6,650 SF multi-tenant retail building. Phase II is ± 1.4 acres comprised of two (2) multi-tenant retail/restaurant building totaling 6,500 SF. The remaining ± 8.05 acres are for a future multi-family residential development of up to 200 units; however, precise plans have not yet been prepared and this portion of the Project site will remain vacant until such plans are prepared and approved by the City.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that the project will not have a significant impact on the environment. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

PUBLIC REVIEW PERIOD: A 20-day public review period for the Draft Mitigated Negative Declaration will commence on June 13, 2022 and end on July 5, 2022, 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: rrodriguez@cathedralcity.gov. Copies of the Mitigated Negative Declaration are available for review at the above address, the City library and on the city website at <https://www.cathedralcity.gov/services/planning/public-hearing-environmental-notice>.

PUBLIC MEETING: This matter is tentatively set for public hearing before the Planning Commission on August 3, 2022. Please contact the Director of Planning, Robert Rodriguez for confirmation.