



Lead Agency: CITY OF PALM DESERT
ATTN: KEVIN SWARTZ
Address: 73-510 WARNING DRIVE
PALM DESERT, CA 92260-2578

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200670
07/19/2022 10:10 AM Fee: \$ 0.00
Page 1 of 3

Received: _____ By: _____ Deputy


(SPACE FOR CLERK'S USE)

Project Title

PP/CUP 22-0006 AND MND 394-UNITS-FRANK SINATRA DRIVE AND PORTOLA AVENUE

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other:

Notes

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION/
MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location:

Public Agency:	City of Palm Desert
Project Name:	PP/CUP 22-0006 and MND 394-units – Frank Sinatra Drive and Portola Avenue
Project Description:	<p>The proposed project includes a 394-unit apartment development within 13 three-story buildings. One building consists of 109 units with underground parking that will directly serve those residents. The remaining 285-units are within 12 traditional three-story walk-up buildings each of which contains 21 to 24 units. There are a total of 672 parking spaces throughout the site including underground parking, garages, carports, and surface (open) parking. The parking ratio equates to 1.7 parking spaces per unit which is under the parking requirement of 2 parking spaces per unit. The parking reduction will be reviewed for approval by the Planning Commission.</p> <p>The project amenities include a single-story 17,500 square-foot clubhouse and a two-story 4,500 square-foot fitness building. The indoor amenities consist of a movie theater, pet spa, game room, coffee bar, and clubroom. The outdoor amenities include two swimming pools, spa, grilling stations, fire pits, dog run, putting green, bocce ball, and community park. Additionally, the project site will feature open space amenities.</p>
Project Location – Identify Street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	<p>Assessor's Parcel Number (APN) 620-400-030 and 620-400-031</p> <p>On the southwest corner of Frank Sinatra Drive and Portola Avenue.</p>

This Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. Based on such Initial Study, the Lead Agency's Staff has concluded that the project will not have a significant effect on the environment and has therefore prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.

- The Project site IS on a list compiled pursuant to Government Code section 65962.5.
- The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.
- The proposed project IS considered a project of statewide, regional or area wide significance.
- The proposed project IS NOT considered a project of statewide, regional or area wide significance.
- The proposed project WILL affect highways or other facilities under the jurisdiction of the

State Department of Transportation.		
<input checked="" type="checkbox"/> The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.		
<input type="checkbox"/> A scoping meeting WILL be held by the Lead Agency.		
<input checked="" type="checkbox"/> A scoping meeting WILL NOT be held by the Lead Agency.		
If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:		
Date:	Time:	Location:
Copies of the Initial Study, technical reports, and Draft Mitigated Negative Declaration are on file and are available for public review at the Lead Agency's office, located at: 73510 Fred Waring Drive, Palm Desert, CA 92260.		
Contact Kevin Swartz, Associate Planner at kswartz@cityofpalmdesert.org for questions regarding the proposed project or to obtain an electronic copy of the Mitigated Negative Declaration.		
Lead Agency address: 73510 Fred Waring Drive, Palm Desert, CA 92260		
Comments will be received from: July 21, 2022 – August 11, 2022		
Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency on or prior to August 11, 2022. Comments of all Responsible Agencies are also requested.		

Notification of the Planning Commission date, time, and place of the future public meeting will be provided later in compliance with City and California Environmental Quality Act (CEQA) requirements.	
Date:	Time: 6:00 p.m.
The Planning Commission will then consider the project and the Final Mitigated Negative Declaration at future date. If the Lead Agency finds that the project will not have a significant effect on the environment after the incorporation of mitigation measures, it may adopt the proposed Mitigated Negative Declaration and approve the project. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.	

Date Received
for Filing: _____

Kevin Swartz *Kevin Swartz*
Staff

(Clerk Stamp Here)

Associate Planner _____
Title