CITY OF CATHEDRAL CITY NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION RECIRCULATION - INITIALLY CIRCULATED MARCH 9 – 29, 2023

CASES: Planned Unit Development No. 22-002

Tentative Tract Map No. 38091

Variance No. 23-002

LEAD AGENCY: City of Cathedral City

68-700 Avenida Lalo Guerrero Cathedral City, CA 92234

CONTACT PERSON: Robert Rodriguez, Director of Development Services

(760) 770-0344

PROJECT TITLE: Nirvana Estates

PROJECT LOCATION: The 16.37-acre Project site is located on the south side of East Palm Canyon Drive, between Bankside Drive (west of the Cathedral Canyon Flood Control Channel) and the Santa Rosa Mountains (Assessor's Parcel No. 687-040-057), in the City of Cathedral City, in the Coachella Valley region of Riverside County.

PROJECT DESCRIPTION: The Project proposes to subdivide the 16.37-acre site into 403 101 single-family lots and lettered lots to be commonly held, and development of a Planned Unit Development with 403 101 single-family homes with accessory dwelling units, common recreation open areas, retention basins, and private streets, and a variance has been requested to permit garages to encroach into the required front yard setback.

The Project, formerly known as "Tesoro", was previously approved on October 26, 2005, for 107 single-family units, common areas, retention areas and private streets on approximately 16.37 acres. The project site has been graded and covered with imported fill.

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. The original Mitigated Negative Declaration has been revised to address comments received during the initial circulation.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Draft Mitigated Negative Declaration will commence on July 28, 2023 and end on August 26, 2023, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft 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. The Draft Mitigated Negative Declaration and supporting material are available for review online at: https://www.cathedralcity.gov/services/planning/public-hearing-environmental-notices or City Hall, 68700 Avenida Lalo Guerrero, Cathedral City.

PUBLIC MEETING: A separate public hearing notice will be circulated in accordance with the Cathedral City Municipal Code once a public hearing has been scheduled.