



**CITY OF DESERT HOT SPRINGS
NOTICE OF AVAILABILITY (NOA)/NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
Green Day Village Project**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, City Staff prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the Green Day Village Development project.

Project Title: Green Day Village

Project No.: Environmental (ENV) No. 22-2; Tract Map (TM) No. 22-4; Development Permit (DP) No. 22-3

Project Location: West side of Palm Drive between 18th Avenue and 20th Avenue.

Project Description: The project is the proposed mixed-use residential and commercial development on an undeveloped 37.29-acre site on the west side of Palm Drive between 18th Avenue and 20th Avenue. The project would include residential, commercial, and community/recreational uses. The project would include 608 residential units including 552 units in 92 two-story, six-unit buildings (184 two-story, two-bedroom units; 276 two-story, one-bedroom units; and 92 two-story studio units); and 56 studio loft apartments in one two-story building. The project proposes commercial uses in the eastern part of the project site; including two restaurant/food service buildings; seven retail uses; a two-story medical office building; and two recycling centers. The project would include five pool houses; a two-story community center; and a farm equipment building. Six farming areas would be provided—three near the south site boundary and three near the north site boundary; one of the areas for is aquaponics/aquaculture. Four vegetable stands would be placed near the middle of the project site.

Environmental Review and Public Comment: The proposed project application, plans, environmental documentation, technical studies, and other related information may be reviewed at the Planning Division web page <https://www.cityofdhs.org/public-notices/> and at City Hall Planning Division office, during general public business hours.

You may request a copy of the above-described items and draft decision. This can be either mailed, or emailed to you by calling the project planner, Patricia Villagomez, Principal Planner, (760) 329-6411 x243, pwillagomez@cityofdhs.org. Staff will also make themselves available via phone to go over any questions and/or concerns that you may have with the proposal.

The comment period for the IS/MND begins on Wednesday, July 26 and closes on Friday, August 25, 2023 at **5:00 PM**. Please submit comments to:

City of Desert Hot Springs Planning
Attn: Patricia Villagomez, Principal Planner
11999 Palm Drive
Desert Hot Springs, California, 92240

Intent to Consider Adoption of MND: At a future meeting, the Planning Department of the City of Desert Hot Springs will conduct a public hearing to consider adoption of a Mitigated Negative Declaration for the Proposed Project pursuant to the California Environmental Quality Act (CEQA) and approval of the Specific Plan and Development Agreement. The hearing will be noticed separately.