

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

CASES: Specific Plan Amendment 98-55-A (Uptown Village Specific Plan)
Design Review 23-003

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

CONTACT PERSON: Sandra Molina
Deputy Director of Community and Economic Development
(760) 202-2433

PROJECT TITLE: Rosemount Storage Project

PROJECT LOCATION: The 17.4-acre Uptown Village Specific Plan area is located on the northeast corner of Date Palm Drive and McCallum Way. The 7.16-acre Project site is located on the east side of Date Palm Drive, between McCallum Way to the south and future extension of Rosemount Road to the north (Assessor's Parcel Nos. 670-110-048-, 670-110-049, 670-110-050, 670-110-051, 670-110-052, 670-110-053, and 670-110-056), in the City of Cathedral City, in the Coachella Valley region of Riverside County.

PROJECT DESCRIPTION: Specific Plan Amendment 99-58-A proposes to amend the Uptown Village Specific Plan to create a new Planning Unit 4 within a 7.16-acre Project Site of the Specific Plan and provide corresponding development standards for buildout of Planning Unit 4. Planning Unit 4 is proposed to be constructed in phases and under two different buildout scenarios. Scenario 1 contemplates a self-storage facility with various retail and restaurants with a total square footage of 133,243 square feet, whereas Scenario 2 contemplates self-storage facility, retail, and a Grocery Store/Big Box Retail building with a total area of 169,779 square feet. The Design Review application has been filed for the development of the 7.16 acres.

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 July 2, 2024, and end on July 22, 2024, 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: smolina@cathedralcity.gov. The Draft Mitigated Negative Declaration and supporting material are available for review online at: <https://www.cathedralcity.gov/departments/planning/public-hearing-environmental-notice> or City Hall, 68700 Avenida Lalo Guerrero, Cathedral City.

A portion of the project is listed in the Envirostar Database and is included on a list of hazardous materials sites compiled pursuant to Government Code 65962.5; however, the site was investigated and no contaminants were found on site.

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.