

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
Case 5.1384, PD 381, MAJ 3.3902, TTM 36969**

LEAD AGENCY: City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CONTACT PERSON: Edward Robertson, Principal Planner

PROJECT TITLE: Canyon View

PROJECT LOCATION: Southwest corner of East Palm Canyon Drive and Gene Autry Trail

PROJECT DESCRIPTION: The currently proposed project will result in the construction of eighty (80) 2-story detached single-family homes on the 14.83± acre parcel. Lot sizes will range from 4,004 to 6,571 square feet (average 4,169 square feet). The architectural style is predominantly modern. The color palette will consist of desert earth tones. The units will have private yards and shared common space. Matthew Drive will provide vehicular access to the development.

The project proposes the following actions:

- Approval of a General Plan Amendment from Mixed-Use/Multi-use to Medium Density Residential.
- Approval of a new Vesting Tentative Tract Map (VTTM 36969) to subdivide the property into 80 lots and interior streets.
- Approval of a Major Architectural Application (MAJ 3.3902) for approval of architecture and landscaping plans.

FINDINGS / DETERMINATION: The City has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Draft Mitigated Negative Declaration will commence at 8:00 a.m. on April 14, 2017 and end on May 13, 2017 at 5:00 p.m. 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:

Edward.Robertson@palmsprings-ca.gov Copies of the Mitigated Negative Declaration and Initial Study are available for review at the above address and at the City library.

PUBLIC MEETING: This matter has been set for public hearing before the Planning Commission on May 24, 2017, and City Council on June 21, 2017. Please confirm the dates with the City Clerk's office.