

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION**
5.1521 CHANGE OF ZONE AND GENERAL PLAN AMENDMENT
TENTATIVE TRACT MAP NO. 38049
ADMINISTRATIVE MINOR MODIFICATION NO. 7.1645

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

FROM: Noriko Kikuchi, Associate Planner (760) 323-8245

PROJECT TITLE: 2700 East Alejo Road Project

PROJECT LOCATION: Assessor's Parcel Number (APN) 507-380-019 and 507-380-020

PROJECT DESCRIPTION: The proposed project includes an amendment to the City of Palm Springs General Plan to change the land use designation from 'Industrial' (IND) to 'Very Low Density Residential' (VLDR) and the zoning of the Project site from Planned Research and Development Park (M-I-P) to Single-Family Residential 10,000 square feet (R-1C), respectively. Implementation Approval of the General Plan Amendment, Change of Zone, and Tentative Tract Map would allow for the development of eight single-family residential lots within the Project site. According to Tentative Tract Map No. 38049, the minimum lot size consists of 13,246 square feet (sq. ft.) and the maximum lot size consists of 15,381 sq. ft.

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 an Initial Study/Negative Declaration for this project.

PUBLIC REVIEW PERIOD: A 20-day public review period for the Initial Study/Negative Declaration will commence at 8:00 a.m. on January 14, 2022 and end on February 3, 2022 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address: noriko.kikuchi@palm Springsca.gov. Copies of the Initial Study/Negative Declaration are available for review at the above address and at the City Library.

PUBLIC HEARING: This matter has been tentatively set for a public hearing before the Planning Commission on February 23, 2022.