

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION  
BEL AIR GREENS GENERAL PLAN AMENDMENT  
CASE 5.1565 GPA**

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

**CONTACT PERSON:** Ken Lyon, Principal City Planner  
(760) 322-8364 Ext.8786

**PROJECT TITLE:** Bel Air Greens General Plan Amendment

**PROJECT LOCATION:** 1001 El Cielo Road,  
Palm Springs, CA 92263  
Assessor's Parcel Nos. 502-310-049 and 502-590-004

**PROJECT DESCRIPTION:** The Project proposes a General Plan Amendment (GPA) for the 35.13-acre Bel Air Greens property to change the property's current General Plan land use designation from Open Space – Parks and Recreation to Very Low Density Residential ("VLDR") with a density of 2.1- 4 du/ac. The site is currently zoned R-1-C Single-Family Residential (10,000 SF lots), which is inconsistent with the site's existing Open Space land use designation, but consistent with the proposed GPA.

The Applicant's intent is to pursue the approval of entitlements to allow the subdivision of land for future single-family residential uses. A formal subdivision application is not proposed at this time; however, a conceptual lot plan has been provided that includes 74 single-family residential lots and 11 open space lots for a total of 85 lots. The conceptual lot plan also includes the extension of Mesquite Avenue from Compadre Road to El Cielo Road and reserves approximately 5.5 acres along the northerly portion of the project site for "Desert Greenway" in accordance with the Golf Course Conversion Ordinance. The northern 19.65-acres of the site and lot plan contains 33 residential lots for a density of 1.679 du/ac, and the southern 15.48 acres of the site contains 41 residential lots for a density of 2.649 du/ac. The proposed VLDR permits a density range of 2.1 to 4 du/ac, meaning future development of the site will likely require a Development Agreement ("DA") for a density transfer that transfers density from the southern APN to the northern APN.

**FINDINGS/DETERMINATION:** The City has reviewed and considered the proposed project and has determined that the project could have a significant impact on the environment, but that mitigation measures to be implemented by the Project will reduce impacts to less than significant levels. 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 at 8:00 a.m. on August 4, 2025 and end on August 25, 2025 at 6:00 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: [Ken.Lyon@palmsspringsca.gov](mailto:Ken.Lyon@palmsspringsca.gov) Copies of the Initial Study/Mitigated Negative Declaration are available for review on the city website at [\[https://www.palmsspringsca.gov/government/departments/planning/ceqa-documents\]](https://www.palmsspringsca.gov/government/departments/planning/ceqa-documents).

**PUBLIC MEETING:** This matter has been tentatively scheduled for a public hearing before the Planning Commission on September 30, 2025. Please contact Ken Lyon to confirm.