

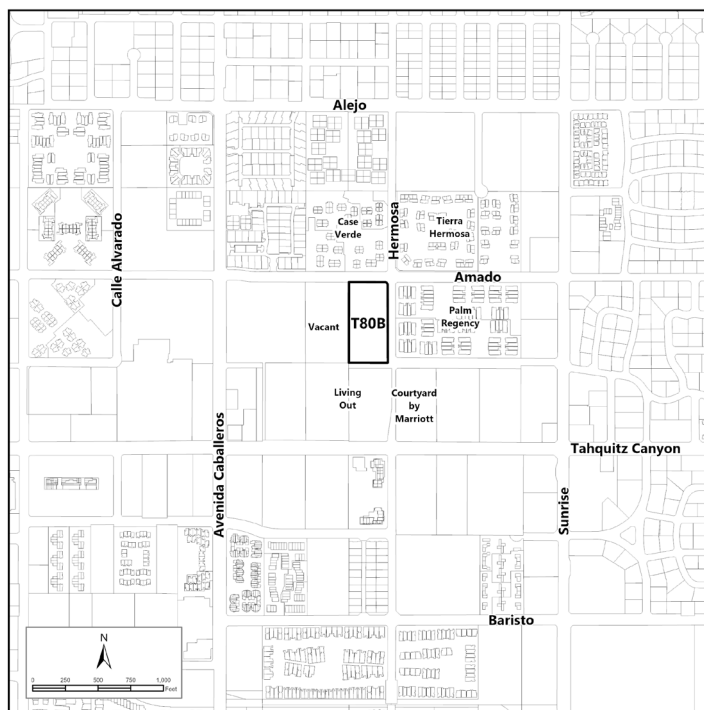
PUBLIC NOTICE

NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL ASSESSMENT AND INTENT TO ISSUE A FINDING OF NO SIGNIFICANT IMPACT FOR PLANNING CASE NO. 23-10 – LATITUDE 61 PROJECT

December 5, 2023

The Agua Caliente Band of Cahuilla Indians (Tribe) has prepared an Environmental Assessment (EA) for Planning Case No. 21-10 – Latitude 61 townhomes project (Project) pursuant to the Tribal Environmental Policy Act (TEPA; Chapter 5.04 of the Agua Caliente Tribal Code). The EA also meets National Environmental Policy Act (NEPA) compliance requirements for the Bureau of Indian Affairs (BIA), NEPA Lead Agency for the ground lease. As Lead Agencies under TEPA and NEPA, the Tribe and BIA will use the EA to determine whether the Project has the potential to significantly impact the quality of the natural environment. The Indian Planning Commission, having reviewed the EA prepared for the Project, hereby notices its intent to recommend that the Tribal Council issue a Finding of No Significant Impact (FONSI) on the environment, provided that the appropriate standard conditions of approval and mitigation measures identified in the EA are implemented.

The Project site is located on approximately 4.2 acres of Tribal Trust land (Parcel T80B) in Section 14, T4S, R4E, in the City of Palm Springs, at the southwest corner of Amado Drive and Hermosa Drive. The Project consists of the construction of 61 attached townhomes on a vacant parcel in an urban area that is surrounded by residential development to the north, south and east, and vacant land to the west. It will include 17 three-story buildings with three to four units each and communal recreational amenities including a pool, spa, and BBQ area. The townhomes will have a maximum height of 34 feet and there will be three floor plans ranging from 1,700 to 2,200 square feet offering two to three bedrooms, 2.5 to 3.5 bathrooms, and an attached two-car garage.



The public review period for the EA will run from December 5, 2023, to January 4, 2024, and the EA is available for review on the Tribe's website at https://www.aquacaliente.org/documents/planning-department/Latitude61_PS_NEPA_TEPA_EA.pdf. Please send any comments concerning the EA or requests for a public hearing on this matter to:

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