



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

September 5, 2019

NOTICE IS HEREBY GIVEN that the City of Desert Hot Springs has prepared a Negative Declaration, pursuant to the requirements of CEQA, for the Desert Hot Springs 2013-2021 Housing Element.

The proposed Negative Declaration and Initial Study, as well as referenced documents, are available for review at the City of Desert Hot Springs, Community Development Department, 65950 Pierson Boulevard, Desert Hot Springs, CA 92240 and on the City website at:

<https://www.cityofdhs.org/planning-documents>

In accordance with time limits mandated by State law, written comments on this Negative Declaration and Initial Study will be accepted from:

September 6, 2019 to October 8, 2019

Project Title: Desert Hot Springs 2013-2021 Housing Element

Lead agency name and address: City of Desert Hot Springs, 65950 Pierson Boulevard
Desert Hot Springs, CA 92240

Project Description:

The project is the adoption of the Desert Hot Springs Housing Element 2013-2021 as an amendment to the General Plan. This Housing Element covers the planning period of October 2013 to October 2021. The Housing Element has been prepared pursuant to the requirements of Government Code Section 65583 identifying and analyzing the City's ability to provide housing.

The Housing Element identifies the lands that could accommodate the City's Regional Housing Needs Allocation (RHNA) of 4,196 housing units in the 2013-2021 planning period. After counting as credit the units with approved or issued permits during the RHNA period and approved residential development projects located within seven specific plan areas, the remaining RHNA need for the 2014-2021 planning period is 946 units.

However, to meet State requirements, the Housing Element identifies land to accommodate a shortfall of RHNA sites from the prior planning period (2008-2014). The previous Housing Element identified a shortfall of sites for the remaining lower-income RHNA of 3,263 units. With credit for units developed during the RHNA period, the remaining unaccommodated RHNA (2008-2014) is 3,080 very low- and low-income units. As such, the remaining RHNA to be addressed for the 2014-2021 planning period (946 units in the extremely/very low-income category) is considered to be unaccommodated and subject to the requirements of AB 1233 (Government Code Section 65584.09). The same regulations apply to the remaining RHNA for the 2008-2014 RHNA.

The following actions will address the state requirements for shortfall or rollover site identification:

- Seven existing specific plan areas accommodating 7,677 units for moderate- and low-income households
- 14 sites to accommodate up to 1,013 units to address the shortfall of 946 units in the extremely/very low-income RHNA category
- 58 sites to accommodate up to 3,358 units to address the shortfall of 3,080 units in the extremely/very low- and low-income RHNA categories

The Housing Plan includes programs and policies the City will take to encourage production of housing units that would achieve its RHNA goals. The rezoning of sites is a strategy to address the RHNA consistent with State law, but rezoning is not part of this project. Any rezoning will occur as part of subsequent projects related to the General Plan update and Zoning Code amendment.

For reviewing agencies:

The City of Desert Hot Springs requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments.

Agency Name: City of Desert Hot Springs
Contact Person: Rebecca Deming, Community Development Director
Phone Number: (760) 329-6411

For Additional Information / Return Comments to:

City of Desert Hot Springs
Community Development Department
65950 Pierson Boulevard
Desert Hot Springs, CA 92240

Contact: Rebecca Deming, Community Development Director
Phone: (760) 329-6411
Email: rdeming@cityofdhs.org