Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Rancho Monterey Specific Plan Amendment

Lead Agency: City of Rancho Mirage

Contact Name: Ben Torres

Email: bent@ranchomirageca.gov Phone Number: 760-328-2266

Project Location: Rancho Mirage, Riverside County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Rancho Monterey Specific Plan Amendment project site occupies approximately 35 acres (APNs: 685-090-002, -003, -005, -006, and -007) of vacant undeveloped land west of Monterey Avenue and north of the Dick Kelly Drive/Ginger Rogers Road alignment. The project is within the boundaries of the Monterey Specific Plan which encompasses approximately 320 acres, and was entitled in the early 1990's. The project proposes a mixed-use development of up to 400 residential units, up to 150,000 square feet of commercial retail space (including up to 150 hotel keys) and associated improvements. A General Plan/Zoning Map Amendment is also proposed to amend the underlying designation of Community Commercial to a combination of Mixed Use and Community Commercial. The Specific Plan Amendment project area will consist of two Planning Areas (Planning Area 1 – Community Commercial & Planning Area II – Mixed Use), in addition to a Mixed-Use/Commercial Flex Zone overlay of 9.5 acres over a portion of Planning Area II to allow a mix of residential and commercial uses.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project has proposed mitigation measure for Biological Resources, Cultural Resources, Geology/Soils, and Tribal Cultural Resources. Some of the proposed mitigation measures are shown below, which will reduce the projects impacts.

BR-1: Prior to construction and issuance of any grading permit, the City of Rancho Mirage shall ensure compliance with the CVMSHCP and its associated Implementing Agreement and shall ensure that payment of the CVMSHCP Local Development Mitigation Fee for the proposed Project is sent to the Coachella Valley Conservation Commission.

CUL-1: If any buried cultural materials are encountered during earth-moving operations associated with the project all work within 50 feet of the discovery should be halted or diverted until the qualified archaeologist can evaluate the nature and significance of the finds.

GEO-1: If during the course of grading or construction, artifacts or other paleontological resources are discovered, all grading onsite shall be halted and the applicant shall immediately notify the City Planner. A qualified paleontologist shall be called to the site, at the cost of the applicant, to identify the resource and recommend mitigation if the resource is significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None, the projects impacts will be mitigated to a level of less than significant with implementation of the proposed mitigation measures.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
State Water Resource Control Board
Regional Water Quality Control Board
Coachella Valley Water District