



CITY OF RANCHO MIRAGE
PUBLIC NOTICE OF AVAILABILITY &
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION
RANCHO MONTEREY SPECIFIC PLAN AMENDMENT

LEAD AGENCY: City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

CONTACT PERSON: Ben Torres, Planning Manager, 760-328-2266, Extension 253

PROJECT TITLE: Rancho Monterey Specific Plan Amendment -- Environmental Assessment Case No. EA22-0001, General Plan Zoning Map Amendment Case No. GPZMA22-0001, and Specific Plan Amendment Case No SPA22-0001

PROJECT LOCATION: The project site is located at the northwest corner of Monterey Avenue and Dick Kelly Drive (APNs: 685-090-002, -003, -005, -006, and -007) on approximately 35 acres.

PROJECT DESCRIPTION: The Rancho Monterey Specific Plan Amendment project site occupies approximately 35 acres 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.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that no significant impacts will occur with implementation of the project's mitigation measures. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration (MND) for this project.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Draft Mitigated Negative Declaration will commence on **February 13, 2023** and end on **March 13, 2023** 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: bent@RanchoMirageCA.gov. Copies of the Initial Study are available for review at the above address and on the City's website, at: <https://ranchomirageca.gov/our-city/city-departments/planning/environmental-documents/>.