



CITY OF RANCHO MIRAGE
PUBLIC NOTICE OF AVAILABILITY &
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

Catana Specific Plan

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

CONTACT PERSON: Pilar Lopez, Senior Planner – (760) 328-2266 ext. 208

PROJECT TITLE: Environmental Assessment Case No. EA23-0006; General Plan Zoning Map Amendment Case No. GPZMA23-0002; Specific Plan Case No. SP23-0002; Development Agreement Case No. DA23-0002, Tentative Parcel Map Case No. TPM23-0004 (Tentative Parcel Map 38834) and Preliminary Development Permit Case Nos. PDP23-0006 and PDP23-0007

PROJECT LOCATION: Northwest corner of Ramon Road and Rattler Road, Rancho Mirage, CA, 92270
Assessor's Parcel Number 670-230-021

PROJECT DESCRIPTION: The Catana Specific Plan proposes a mixed-use neighborhood on 36± acres located at the northwest corner of Ramon Road and Rattler Road. Of the 310 potential units, up to 215 will be one- to two-story single family homes with front patios and private rear yards available for rent at market rates, and up to 95 will be apartments in multiple buildings affordable to lower income households.

The Catana Project consists of the following applications:

1. Environmental Assessment Case No. EA23-0006 for environmental determination pursuant to California Environmental Quality Act (CEQA).
2. General Plan and Zoning Map Amendment Case No. GPZMA23-0002 to change the High Density Residential land use designation to General Commercial for 8.3 acres fronting Ramon Road, and apply the Affordable Housing Overlay to 3.3± acres (see Exhibit 5).
3. Specific Plan Case No. SP23-0002 to establish the development standards and guidelines for 3 Planning Areas within the 36± acre site.
4. Development Agreement Case No. DA23-0002 to establish development timelines, and responsibilities of the applicant and developer in the development of the phased project.
5. Tentative Tract Map Case No. TPM23-0004 (Tentative Parcel Map 38834) to subdivide the 36± acres into three parcels corresponding to the 3 Planning Areas.
6. Preliminary Development Plan Case Nos. PDP23-0006 and PDP23-0007 for the single family residential neighborhood in Planning Area 1 and the apartments in Planning Area 2. Additional Development Plan(s) will be submitted for Planning Area 3 in the future.

The community will be governed by a Specific Plan which establishes Project-specific standards and guidelines that provide flexibility for development of three distinct product types: single family homes, apartments and general commercial uses which are defined by Planning Area:

Planning Area 1 is 24.5± acres and provides for up to 215 single family homes with a central clubhouse, pool, gym and interconnected paseos that bring internal connectivity to the residents and provides their

homes a garden setting. This planning area is being developed consistent with the currently allowed density of 9 units per acre allowed under the High Density Residential (R-H) designation.

Planning Area 2 is 3.3± acres and allows up to 95 apartments affordable to lower income households, and including a central recreation area. This Planning Area will apply an Affordable Housing Overlay to allow a density of up to 28 units per acre.

Planning Area 3 is 8.3 acres and proposed to include up to 75,000 square feet of retail and office uses ranging from restaurants to medical offices. This Planning Area will be developed using the General Commercial (C-G) land use designation.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that no significant impacts will occur with the implementation of 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 **December 22, 2023**, and end at 5:00 p.m. on **January 22, 2024**, 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: pilarl@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/>.

