



**CITY OF RANCHO MIRAGE**  
**PUBLIC NOTICE OF AVAILABILITY &**  
**NOTICE OF INTENT TO ADOPT A MITIGATED**  
**NEGATIVE DECLARATION**  
**17 Lot Subdivision TTM38041**

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**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:** 17 Lot Subdivision TTM38041 – Environmental Assessment Case No. EA23-0010, General Plan Zoning Map Amendment Case No. GPZMA23-0004, and Tentative Tract Map Case Number TPM23-0003.

**PROJECT LOCATION:** The approximately 8.42-acre project site is located on the east side of Via Josefina at the terminus of Victory Drive (APNs: 685-080-031, 685-080-010, & 685-030-006).

**PROJECT DESCRIPTION:** The project proposes to subdivide the 8.42-acre project site into a 17 residential lots gated community with lots ranging in size from approximately 12,511 square feet to 22,323 square feet. Private streets are proposed in addition to a retention basin and perimeter landscaping within the common areas of the development. Access to the site will be via a gated entry along Via Josefina, with an emergency access gate along Key Largo Avenue. A General Plan Zoning Map Amendment is also proposed to modify the land use designation of APN: 685-080-031 for a 1.5 acres portion of this parcel from Very Low Density Residential (R-L-2) to Medium Density Residential (R-M). No single-family residence architectural plans are proposed as part of this project.

**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 **May 6, 2024** and end on **June 4, 2024**, for interested individuals and public agencies to submit written comments on the document. Any written comments 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](mailto:bent@RanchoMirageCA.gov). Copies of the Initial Study, draft MND, and documents incorporated by reference therein, are available for review at the above Lead Agency address and on the City's website, at: [https://ranchomirageca.gov/our\\_city/city\\_departments/planning/environmental\\_documents.php](https://ranchomirageca.gov/our_city/city_departments/planning/environmental_documents.php).

Vicinity Map:

