

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 #: None

Project Title: Via Vail Apartments – Preliminary Development Plan Case No. PDP24-0002 Environmental Assessment C

Lead Agency: City of Rancho Mirage

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Project Location: Rancho Mirage

Riverside County

City

County

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

The 10±-acre subject site is located on the southern side of Via Vail, between Monterey Avenue and Key Largo Avenue in Rancho Mirage. The subject property is located on the northeastern portion of a larger parcel of land that measures ±52 acres in size. The larger parcel is a City-owned property known as the Monterey and Dinah Shore Land Holding and is intended for future single- and multi-family housing for very low- and low-income earning households. The proposed Project, Via Vail Apartments, is an affordable housing development. The site will consist of fifteen (15) two-story apartment buildings for a total of 236 dwelling units. All of the dwelling units except the managers' units are designated for affordable housing. Of the 236 dwelling units, 100 units will be one-bedroom apartments, 62 units will be two-bedroom apartments, and 74 units will be three-bedroom apartments. The proposed Project will have a density capacity of approximately 24 dwelling units/acre.

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

To mitigate potential impacts to burrowing owl, two pre-construction surveys must be conducted in accordance with California Department of Fish and Wildlife protocol. If ground disturbance or tree or plant removal is proposed between February 1st and August 31st, a qualified biologist must conduct a nesting bird survey within 7 to 10 days of initiation of grading onsite, focusing on MBTA covered species. If active nests are reported, then species-specific measures must be prepared. At a minimum, grading in the vicinity of a nest must be postponed until the young birds have fledged. The Agua Caliente Band of Cahuilla Indians must be notified a minimum of 30 days prior to any earth-moving activities including grading, grubbing, trenching, or excavations at the site. All earth-moving activities including grading, grubbing, trenching, or excavations at the site shall be monitored by a qualified archaeologist and/or approved Agua Caliente Native American Cultural Resource Monitor(s). A qualified archaeologist and approved Agua Caliente Native American Cultural Resource Monitor(s) shall provide preconstruction training for all earthmoving construction personnel prior to the start of any ground-disturbing activities, regarding how to recognize the types of Tribal Cultural Resources and/or archaeological resources that may be encountered and to instruct personnel about actions to be taken in the event of a discovery. Should cultural materials be discovered, they shall be recorded and evaluated in the field. In the unexpected event human remains are uncovered during construction activities, all construction work taking place within the vicinity of the discovered remains must cease and the necessary steps to ensure the integrity of the immediate area must be taken.

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.

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