



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

Via Vail Apartments

- 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:** Via Vail Apartments – Preliminary Development Plan Case No. PDP24-0002
Environmental Assessment Case No. EA24-0005
- PROJECT LOCATION:** South of Via Vail, East of Key Largo Avenue, West of Monterey Avenue Rancho
Mirage, CA, 92270
Assessor's Parcel Number: Parcel A-1 of APN: 685-090-011

PROJECT DESCRIPTION: 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.

The proposed Project consists of the following applications:

1. Environmental Assessment Case No. EA24-0005 for environmental determination pursuant to California Environmental Quality Act (CEQA).
2. Preliminary Development Plan Case Nos. PDP24-0002 for the design detail and ensure quality architecture, landscape and site design.

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 **June 12, 2024**, and end at 5:00 p.m. on **July 12, 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.php.

Vicinity Map

