



CITY OF RANCHO MIRAGE
69-825 Highway 111, Rancho Mirage, CA 92270-2898 (760) 324-4511/328-2266

NOTICE OF DETERMINATION AND MITIGATED NEGATIVE DECLARATION

To: Office of Planning and Research Chief Deputy County Clerk
Sacramento, CA 95814 Riverside, CA 92501

Project Title/Case Nos. Via Vail Apartments - Preliminary Development Plan Case No. PDP24-0002
Environmental Assessment Case No. EA24-0005
Applicant: Pacific West Communities, Inc.
Project Location: South of Via Vail, East of Key Largo Avenue, West of Monterey Avenue
Assessor's Parcel Number: 685-090-017
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.

Notice of Determination

Filing of Notice of Determination in compliance with Public Resources Code, Section 21108 or 21152. The City of Rancho Mirage has approved the above described project on July 18, 2024 and has determined:

1. The project will will not have a significant effect/impact on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures were were not made conditions of approval for the project.
5. A mitigation reporting or monitoring plan was was not adopted for this project.
6. A Statement of Overriding Considerations was was not adopted for this project.
7. Findings were were not made pursuant to the provisions of CEQA.

The City Council adopted the following Finding: The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). This is to certify that the project file and record of project approval are available to the general public at: City of Rancho Mirage, 69-825 Highway 111, Rancho Mirage, CA 92270.

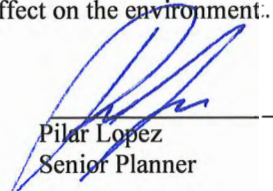
Mitigated Negative Declaration - Rancho Mirage City Council

Date: 7/18/2024


Pilar Lopez
Senior Planner

I hereby certify that the City of Rancho Mirage has made the above findings of fact and that based upon the Mitigated Negative Declaration and hearing record the project will not have a significant effect on the environment.

Date: 7/18/2024


Pilar Lopez
Senior Planner

Lead Agency Responsible Agency