



Development Services Department
69-825 Highway 111
Rancho Mirage CA 92270

Phone 760/328-2266

Fax 760/324-9851

NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Chief Deputy County Clerk
3470 12th Street
Riverside, CA 92501

Project Title/Case Nos. Environmental Assessment Case No. EA24-0007 and Tentative Parcel Map Case No. TPM24-0003 (Tentative Parcel Map No. 38978)

Project Location:

The Project site is located ±1,450 feet north of Country Club Drive, on the east side of Vista Del Sol.
APN: 685-280-007 & 685-280-008

Applicant/Representative:

Amir Fayazrad, P.E. on behalf of Le Mirage Estates LLC
160 Luring Drive, Suite A
Palm Springs, CA 92262

Project Description:

Subdivide 4.836 acres into four (4) single-family residential lots and other common lots for a private cul-de-sac street and landscaped parkways.

Name of Public Agency Approving Project: Name of Person or Agency Carrying Out Project:

City of Rancho Mirage

Joy Tsai
Senior Planner

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Emergency Project [Sec. 21080(b)(4); 15269(b)(c)];
- Categorical Exemption. State type and Section number: CEQA Guidelines Section 15315 – Minor Land Divisions
- Other. State type and Section number: _____
- Declared Emergency [Sec. 21080(b)(3); 15269(a)]
- Statutory Exemption; Code N^o _____

Reasons why project is exempt: Section 15315 of the CEQA Guidelines exemption applies to projects consisting of the division of property in urbanized areas zoned for residential use into 4 or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. The proposed Tentative Parcel Map qualifies for this exemption because the project site meets all the listed requirements under this exemption. The proposed parcels will be in conformance with the City's General Plan. In addition, the average slope of the project site was determined to be 2.9%, which is under the 20% threshold.

Lead Agency Contact Person: Joy Tsai, Senior Planner

Telephone No. (760) 328-2266

Date: 9/12/2024

Joy Tsai, Senior Planner

Signed by Lead Agency

Date Received for filing at OPR: _____