



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

Priviere Villas

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- LEAD AGENCY:** City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270
- CONTACT PERSON:** Pilar Fløtterud, Senior Planner – (760) 328-2266 ext. 208
- PROJECT TITLE:** Priviere Villas - Environmental Assessment Case No. EA24-0001; General Plan Zoning Map Amendment Case No. GPZMA24-0001; Tentative Tract Map Case No. TTM24-0001 (TTM38868); Preliminary Development Plan Case No. PDP24-0001
- PROJECT LOCATION:** Southeast corner of Ginger Rogers Road and Via Josefina
Assessor's Parcel Numbers: 685-100-007 & 685-110-017

PROJECT DESCRIPTION: The 10.08-acre project site (APNs: 685-100-007; -017) is vacant undeveloped land east of Via Josefina and south of Ginger Rogers in Rancho Mirage. The project proposes the construction of a residential community, consisting of 28 residential lots, accessory dwelling units, and associated improvements such as retention areas, paved drive aisles, and two points of access. The primary access point will be on Via Josefina. A secondary emergency access point will connect to the future Via Florencia right-of-way, immediately south of the project. The residential lots will vary from 12,001 square feet to 14,542 square feet. Each lot will consist of a 2,284 square foot single family home with a detached 540 square foot garage and 636 square foot accessory dwelling unit (ADU). The project includes a General Plan Zoning Map Amendment to amend the project General Plan and Zoning designation from Very Low Density (R-L-2) and Medium Density Residential (R-M) designations to Low Density Residential 3 du/ac max. (R-L-3).

The proposed Project consists of the following applications:

- Environmental Assessment Case No. EA24-0001: The EA will analyze the project's impacts to the environment.
- General Plan Zoning Map Amendment Case No. GPZMA24-0001: The GPZMA will amend the project General Plan and Zoning designation from Very Low Density (R-L-2) and Medium Density Residential (R-M) designations to Low Density Residential 3 du/ac max. (R-L-3).
- Tentative Tract Map No. TPM24-0001 (TTM38868): The TTM will subdivide the two existing parcels into 28 lots for the residential project.
- Preliminary Development Plan Case No. PDP24-0001: The PDP shows the project concept by providing engineering, architectural, and landscaping plans for review.

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 **October 28, 2024**, and end at 5:00 p.m. on **November 26, 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: pilarf@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

