



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

LEAD AGENCY: City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

CONTACT PERSON: Ben Torres, Associate Planner, 760-328-2266, Extension 253

PROJECT TITLE: Rancho Mirage Auto Plaza -- Environmental Assessment Case No. EA20-0007 & EA21-0001, Preliminary Development Plan Case No. PDP20-0007; Tentative Parcel Map Case No. TPM21-0001 (TPM38003), Tentative Tract Map Case No. TTM20-0001 (TTM38054) and Development Agreement Case No. DA21-0001

PROJECT LOCATION: South side of the intersection of Highway 111 and Library Way. The project area is in Section 12, T5S, R5E, SBB&M (see USGS Rancho Mirage 7.5-minute quadrangle map). APN No.: 684-190-007

PROJECT DESCRIPTION: The Rancho Mirage Auto Plaza Project proposes development of a 25.54-acre parcel located immediately south of Highway 111 and west of and immediately adjacent to the West Magnesia Storm Channel. A total of 15.78 acres of the subject property would be developed with 130,814 square feet of new construction consisting of multiple auto dealerships, shared auto service centers, and parking lots. The balance of the site (9.76 acres), largely consisting of foothills of the Santa Rosa Mountains, would remain undeveloped and preserved as Hillside Reserve (H-R).

The Project would be developed in two (2) phases. Phase 1 would result in the development of 40,814 square feet on Parcel 1 (6.5 acres) located on the western portion of the subject property. Development would include a Volvo dealership, Infiniti dealership, auto Service Center, parking lots, and a future dealership and service center. Phase 2 would result in development of 90,000 square feet on Parcel 2 (9.28 acres) located eastern portion of the subject property.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that no significant impacts will occur with implementation of the project's mitigation measures. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration (MND) for this project.

PUBLIC REVIEW PERIOD: A 20-day public review period for the Draft Mitigated Negative Declaration will commence on **April 16, 2021** and end on **May 5, 2021** 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: bent@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/>.