Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Rancho Mirage Affordable Housing Family Apartments

Lead Agency: City of Rancho Mirage — Contact Person: Pilar Fløtterud

Mailing Address: 69-825 Highway 111 — Phone: 7603282266

City: Rancho Mirage — Zip: 92270 — County: Riverside County

Project Location: County: Riverside County — City/Nearest Community: Rancho Mirage

Cross Streets: Via Vail and Key Largo Avenue — Zip Code: 92270

Longitude/Latitude (degrees, minutes and seconds): 33 ° 47 ′ 48 ″ N / 116 ° 23 ′ 17 ″ W Total Acres: 5

Assessor's Parcel No.: 685-090-016 — Section: ____ Twp.: ____ Range: ____ Base: ____

Within 2 Miles: State Hwy #: Interstate-10 — Waterways: ____

Airports: ____ — Railways: ____ — Schools: ____

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ____ Other: ____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other: ____

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☒ Planned Unit Development ☒ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other: ____

Development Type:

☒ Residential: Units 150 Acres 5
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☐ Other: ____

Project Issues Discussed in Document:

☐ Aesthetic/Visual
☐ Agricultural Land
☐ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☐ Geologic/Seismic
☐ Minerals
☐ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☐ Toxic/Hazardous
☐ Traffic/Circulation
☐ Vegetation
☐ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☐ Land Use
☐ Cumulative Effects
☐ Other: ____

Present Land Use/Zoning/General Plan Designation:

Residential High-Density (R-H), Affordable Housing Overlay (AHO)

Project Description: *(please use a separate page if necessary)*

The Rancho Mirage Affordable Housing Family Apartments is a 150-unit affordable housing community spanning five acres along Via Vail, southeast of the Rancho Mirage Dog Park. The development consists of seven residential buildings oriented around central courtyards, connected by an accessible paseo network. The project will offer 42 one-bedroom, 69 two-bedroom, and 39 three-bedroom units, with one unit reserved for an on-site manager. Amenities include a pool, community center, laundry facilities, a tot lot, gardens, and bicycle storage. Developed by National CORE and USA Properties, the community will also provide on-site supportive services through the Hope Through Housing Foundation. The site, currently vacant desert land, will feature buildings that step up in height to reduce visual impact, with parking and circulation areas surrounding the structures to ensure efficient site access.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
X	Caltrans District # 8	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 7
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	X	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
X	Fish & Game Region # 6	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	X	Other: Coachella Valley Water District
____	Housing & Community Development	____	Other:
____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date May 23, 2025 Ending Date June 30, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Terra Nova Planning & Research
Address: 42635 Melanie Place, Suite 101
City/State/Zip: Palm Desert, CA 92211
Contact:
Phone: 7603414800

Applicant: National Community Renaissance |
Address: 9692 Haven Avenue Suite 100
City/State/Zip: Rancho Cucamonga , CA 91730
Phone: (909) 294-6153

Signature of Lead Agency Representative: Pilar Fløtterud Digitally signed by Pilar Fløtterud Date: 2025.05.20 08:57:36 -07'00' **Date:** 5/20/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.