CITY OF RANCHO MIRAGE
REVISED PUBLIC NOTICE OF AVAILABILITY &
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
Rancho Mirage Affordable Housing Family Apartments

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: Rancho Mirage Affordable Housing Family Apartments
Preliminary Development Plan Case No. PDP25-0002
Environmental Assessment Case No. EA25-0002

PROJECT LOCATION: South of Via Vail (See Vicinity Map)
Rancho Mirage, CA, 92270
Assessor's Parcel Number: 685-090-016

PROJECT DESCRIPTION: The 5±-acre project site is located on the southern side of Via Vail, between Monterey Avenue and Key Largo Avenue in Rancho Mirage. 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.

The proposed Project consists of the following applications:

1. Environmental Assessment Case No. EA25-0002 for environmental determination pursuant to California Environmental Quality Act (CEQA).
2. Preliminary Development Plan Case Nos. PDP25-0002 for the design detail and to ensure quality architecture, landscape and site design.

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.

REVISED PUBLIC REVIEW PERIOD: A 30-day public review period for the Draft Mitigated Negative Declaration was originally scheduled to commence on May 23, 2025, and end at 5:00 p.m. on June 23, 2025. However, because publishing the original Notice of Intent in The Desert Sun was inadvertently delayed until May 29, 2025, the public comment period has been extended by seven (7) days. The new deadline to submit written comments is 5:00 p.m. on June 30, 2025. Any written comments must be received at the address listed above by the close of the extended 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

