



CITY OF RANCHO MIRAGE  
69-825 Highway 111, Rancho Mirage, CA 92270-2898 (760) 324-4511/328-2266

**NOTICE OF DETERMINATION AND NEGATIVE DECLARATION**

To:  State Clearinghouse  Chief Deputy County Clerk  
1400 Tenth Street 3470 12<sup>TH</sup> Street  
Sacramento, CA 95814 Riverside, CA 92501

Project Title/Case Nos. 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

Applicant: MSA Consulting, LLC on behalf of Palm Coast Modular

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).

**Notice of Determination**

Filing of Notice of Determination in compliance with Public Resources Code, Section 21108 or 21152. The City of Rancho Mirage has approved the above described project on February 20, 2025, and has determined:

1. The project  will  will not have a significant effect/impact on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3.  A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures  were  were not made conditions of approval for the project.
5. A mitigation reporting or monitoring plan  was  was not adopted for this project.
6. A Statement of Overriding Considerations  was  was not adopted for this project.
7. Findings  were  were not made pursuant to the provisions of CEQA.

The City Council adopted the following Finding: The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). This is to certify that the project file and record of project approval are available to the general public at: City of Rancho Mirage, 69-825 Highway 111, Rancho Mirage, CA 92270.

**Mitigated Negative Declaration - Rancho Mirage City Council**

Date: 2/20/2025

  
Pilar Fløtterud  
Senior Planner

I hereby certify that the City of Rancho Mirage has made the above findings of fact and that based upon the Mitigated Negative Declaration and hearing record the project will not have a significant effect on the environment.

Date: 2/20/2025

  
Pilar Fløtterud  
Senior Planner

Lead Agency  Responsible Agency