



**CITY OF RANCHO MIRAGE**  
**PUBLIC NOTICE OF AVAILABILITY &**  
**NOTICE OF INTENT TO ADOPT A MITIGATED**  
**NEGATIVE DECLARATION**  
**AHC SKILLED NURSING FACILITY**

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

**CONTACT PERSON:** Ben Torres, Planning Manager, 760-328-2266, Extension 253

**PROJECT TITLE:** AHC Skilled Nursing Facility – Environmental Assessment Case No. EA23-0009, Tentative Parcel Map Case Number TPM23-0003, Conditional Use Permit Case No. CUP23-0004, & Preliminary Development Plan Case No. PDP23-0004.

**PROJECT LOCATION:** The approximately 5.75 acre project site is located at the northeast corner from the intersection of Bob Hope Drive and Gerald Ford Drive (APNs: 685-120-003 and 685-120-004).

**PROJECT DESCRIPTION:** The project proposes the construction of a one story 42,526 square foot (46 beds) skilled nursing facility. The facility will provide short term, inpatient, post-acute, and medical care as needed to help patients recover more effectively after a hospital visit. Licensed nursing and other medical professionals would provide 24-hour care. In addition to the various site improvements, a building pad for a future 5,000 to 10,000 square foot medical office building is proposed. A Tentative Parcel Map is also included in the entitlement package to subdivide the property into two parcels.

**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 **April 12, 2024** and end on **May 11, 2024**, for interested individuals and public agencies to submit written comments on the document. Any written comments 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](mailto:bent@RanchoMirageCA.gov). Copies of the Initial Study, draft MND, and documents incorporated by reference therein, are available for review at the above Lead Agency address and on the City's website, at: <https://ranchomirageca.gov/our-city/city-departments/planning/environmental-documents.php>.

Vicinity Map:

