



CITY OF RANCHO MIRAGE
PUBLIC NOTICE OF AVAILABILITY &
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
16-Lot Subdivision (Tentative Tract Map 38971)

- 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:** 16-Lot Subdivision (Tentative Tract Map 38971) - Tentative Tract Map Case No. TTM24-0003, Minor Variance Case No. VAR24-0005, & Environmental Assessment Case No. EA24-0009
- PROJECT LOCATION:** North of the intersection of Mirage Cove Drive and Peterson Road in the City of Rancho Mirage, CA, 92270
Assessor's Parcel Numbers: 689-090-003, 689-130-004, 689-130-005, 689-130-013, 689-130-014, 689-130-017, 689-130-018, 689-140-022

PROJECT DESCRIPTION: The proposed project involves the subdivision of eight (8) parcels totaling 19.81 acres into sixteen (16) residential lots. Phase 1 includes the subdivision of three (3) southern parcels into eight (8) lots, identified as Lots 6, 7, 8, 9, 13, 14, 15, and 16. Phase 2 includes the subdivision of five (5) northern parcels into eight (8) lots, identified as Lots 1, 2, 3, 4, 5, 10, 11, and 12. All subject parcels are currently vacant and undeveloped. The subject site has a zoning designation of Residential Estate (R-E), which has a maximum density of 1 dwelling unit per net acre. The residential lot sizes range from 42,476 square feet to 67,608 square feet. No single-family residence architectural plans are proposed as part of this project.

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 **July 21, 2025**, and end by 5:00 p.m. on **August 19, 2025**, 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.php

Vicinity Map

