



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

**Crossings at Peterson Road**

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**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:** Crossings at Peterson Road – Environmental Assessment Case No. EA24-0008 and Preliminary Development Plan Case No. PDP24-0003

**PROJECT LOCATION:** 39360 Peterson Road, Rancho Mirage, CA, 92270  
Assessor's Parcel Number: 689-180-012

**PROJECT DESCRIPTION:** The 12-acre project site is located at 36360 Peterson Road. The Crossings on Peterson Road proposes 116 units (115 low-income units for families and one management unit) within 16 one and two-story residential buildings. The proposed total unit mix will be 38 one-bedroom units, 39 two-bedroom units, and 39 three-bedroom units. One-story buildings are proposed along the front and side property lines while all two-story buildings (maximum height 26'-5") and carports are centralized within the project to minimize the impact on view corridors. Project amenities will include a pool with a lounge deck, grilling and dining areas, a grass sports field, tot lot with large shade structures, and a community garden. The project will provide 271 parking spaces including 144 carport spaces and 127 uncovered spaces. The land use and zoning designation for the project site is currently Residential High Density (R-H) with Affordable Housing Overlay (AHO). The AHO designation allows 28 dwelling units per acre and the applicant is proposing a density of 10.24 dwelling units per acre.

The proposed Project consists of the following applications:

1. Environmental Assessment Case No. EA24-0008 for environmental determination pursuant to the California Environmental Quality Act (CEQA).
2. Preliminary Development Plan Case Nos. PDP24-0003 for the design detail and 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.

**PUBLIC REVIEW PERIOD:** A 30-day public review period for the Draft Mitigated Negative Declaration will commence on **September 16, 2024**, and end at 5:00 p.m. on **October 16, 2024**, 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: [pilarf@RanchoMirageCA.gov](mailto: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](https://ranchomirageca.gov/our_city/city_departments/planning/environmental_documents.php).

## Vicinity Map

