



**CITY OF RANCHO MIRAGE**  
**NOTICE OF INTENT TO USE A PREVIOUSLY PREPARED**  
**ENVIRONMENTAL IMPACT STATEMENT FOR THE**  
**SECTION 24 ANNEXATION**

---

**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:** Section 24 Annexation – Annexation Case No. ANN22-0001, Environmental Assessment Case No. EA22-0019, General Plan Zoning Map Amendment Case No. GPZMA22-0003, and Specific Plan Case No. SP23-0001.

**PROJECT LOCATION:** The project site is located at the southwest corner of Ramon Road and Bob Hope Drive (APNs: 685-410-005, -006, -007, -012, & -013) on approximately 257 acres.

**PROJECT DESCRIPTION:** The project site occupies approximately 257 acres of mostly vacant undeveloped land within the reservation of the Agua Caliente Band of Cahuilla Indians (Tribe) and within the City's Sphere of Influence. A General Plan/Zoning Map Amendment is proposed to amend the existing pre-zoning designations of the project site which consist of Medium Density Residential (R-M), High Density Residential (R-H), and Community Commercial (C-C). The entire project area is proposed to have an underlying designation of Mixed Use (M-U) and the Section 24 Specific Plan will be adopted to establish seven (7) Planning areas within the subject site. The project site is also proposed to be annexed into the City of Rancho Mirage. The project site has already been approved by the Tribe for the potential development of up to 3,138,600 square feet of commercial, retail, office, restaurant, hotel and entertainment uses, and up to 1,406 multifamily residential units. The Tribe prepared and approved the Section 24 Specific Plan to guide the development of 576 acres of Tribal Reservation Land bounded by Ramon Road on the North, Bob Hope Drive on the east, Dinah Shore Drive on the south, and Los Alamos Road on the west. The property the City is proposing to annex and amend the pre-zoning designation for is only the Tribal Planning Areas (1-7) identified in the Section 24 Specific Plan. Planning Area 8 for the Active Adult Community within the Section 24 Specific Plan was previously annexed into the City.

**FINDINGS/DETERMINATION:** The Tribe prepared an Environmental Impact Statement (EIS) addressing the potential environmental effects of the Section 24 Specific Plan, and the EIS was approved by the Tribe on May 12, 2015. The EIS was prepared and adopted consistent with the substantive and procedural requirements of the California Environmental Quality Act (CEQA), as well as the Tribal Environmental Policy Act.

The City of Rancho Mirage has reviewed the Section 24 EIS and has determined that the EIS meets the requirements of CEQA and was circulated for public review in conformance with Section 15087(a) of the CEQA Guidelines. In accordance with Sections 15221 and 15225 of the CEQA Guidelines, the City of Rancho Mirage intends to use the Section 24 EIS in the place of

an Environmental Impact Report (EIR) for the Section 24 Specific Plan Tribal Planning Areas and this notice is being given in the same manner as a notice of public availability of a draft EIR under CEQA Guidelines Section 15087.

**PUBLIC REVIEW PERIOD:** A 45-day public review period for the City's intent to use the previously prepared EIS for the Section 24 Specific Plan will commence on **March 20, 2023** and end on **May 4, 2023** 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 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/>.

Vicinity Map:

