



# CITY OF RANCHO MIRAGE

Planning Division  
69-825 Highway 111  
Rancho Mirage, CA 92270  
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## PUBLIC HEARING NOTICE

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**PLANNING COMMISSION MEETING**  
**Thursday, September 28, 2023 – 2:00 p.m.**

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

**Applicant:** City of Rancho Mirage

**Request:** 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.

**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.

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the City of Rancho Mirage PLANNING COMMISSION pursuant to Rancho Mirage Municipal Code Title 17. 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.

The Public Hearing will be held on Thursday, September 28, 2023, at 2:00 p.m., in the Council Chamber, 69-825 Highway 111, Rancho Mirage, California, at which time and place pertinent testimony will be heard. The file, including all environmental information, is available for public inspection at City Hall, Monday through Friday, between 8 a.m. and 5 p.m.

Written testimony may be submitted to the City Clerk via email to [Cityclerk@RanchoMirageCA.gov](mailto:Cityclerk@RanchoMirageCA.gov), or mailed to City of Rancho Mirage, ATTN: City Clerk, 69-825 Highway 111, Rancho Mirage, CA 92270. Written testimony must be received no later than 11:00 a.m. on the day of the hearing to be considered by the Planning Commission.

**GOVERNMENT CODE § 65009 NOTICE:** If you challenge this proposed activity in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission sufficiently prior to the Public Hearing to enable its consideration by them.

Vicinity Map – Not to Scale

