

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Section 24 Annexation

Lead Agency: City of Rancho Mirage Contact Person: Ben Torres

Mailing Address: 69-825 Highway 111 Phone: 760-328-2266

City: Rancho Mirage Zip: 92270 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: City of Rancho Mirage

Cross Streets: Southwest corner of Ramon Road and Bob Hope Drive Zip Code: 92270

Longitude/Latitude (degrees, minutes and seconds):     °     '     " N /     °     '     " W Total Acres: 257

Assessor's Parcel No.: 685-410-005, -006, 007, -012, & -013 Section: 24 Twp.: 4S Range: 5E Base: SBBM

Within 2 Miles: State Hwy #: 10 Waterways:     

Airports:      Railways: Union Pacific Schools:     

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input checked="" type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) <u>2014011035</u>	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: <u>    </u>
<input type="checkbox"/> Mit Neg Dec	Other: <u>    </u>	<input type="checkbox"/> FONSI	<u>    </u>

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input checked="" type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input checked="" type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: <u>    </u>

**Development Type:**

<input checked="" type="checkbox"/> Residential: Units <u>1,406</u> Acres <u>    </u>	<input type="checkbox"/> Transportation: Type <u>    </u>
<input type="checkbox"/> Office: Sq.ft. <u>    </u> Acres <u>    </u> Employees <u>    </u>	<input type="checkbox"/> Mining: Mineral <u>    </u>
<input checked="" type="checkbox"/> Commercial: Sq.ft. <u>3,138,600</u> Acres <u>    </u> Employees <u>    </u>	<input type="checkbox"/> Power: Type <u>    </u> MW <u>    </u>
<input type="checkbox"/> Industrial: Sq.ft. <u>    </u> Acres <u>    </u> Employees <u>    </u>	<input type="checkbox"/> Waste Treatment: Type <u>    </u> MGD <u>    </u>
<input type="checkbox"/> Educational: <u>    </u>	<input type="checkbox"/> Hazardous Waste: Type <u>    </u>
<input type="checkbox"/> Recreational: <u>    </u>	<input type="checkbox"/> Other: <u>    </u>
<input type="checkbox"/> Water Facilities: Type <u>    </u> MGD <u>    </u>	

**Project Issues Discussed in Document:**

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Cultural</u>

**Present Land Use/Zoning/General Plan Designation:**  
 Medium Density Residential (R-M), High Density Residential (R-H), & Community Commercial (C-C)

**Project Description:** *(please use a separate page if necessary)*

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. The Tribe circulated the Section 24 Specific Plan project under SCH #2014011035.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>7</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date March 20, 2023 Ending Date May 2023

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 3-17-2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.