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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Section 24 Annexation

Lead Agency: City of Rancho Mirage

Contact Name: Ben Torres

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Project Location: Rancho Mirage, Riverside County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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 des

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Short term emissions and long term emissions are considered significant and unavoidable. Mitigation measures to reduce the effects are proposed below:
MM 5.2-1 The contractor shall incorporate the following into construction plans and specifications, which shall be implemented to reduce VOC emissions resulting from application of architectural coatings:
• Contractors shall use high-pressure, low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent.
• Coatings and solvents with a VOC content lower than required under Rule 1113 shall be used.
• Construction and building materials that do not require painting shall be used to the extent feasible.
• Prepainted construction materials shall be used to the extent feasible.

Other mitigation measures are proposed for Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use & Planning, Noise, Public Services, Recreation, Traffic and Transportation, & Utilities and Service Systems.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Section 24 Specific Plan is currently approved by the Agua Caliente Band of Cahuilla Indians (Tribe) for the Tribal Planning areas (1-7) identified in the document. The City of Rancho Mirage is intending to change the pre-zoning designations for the project site and adopt the Section 24 Specific Plan. The project site is also proposed to be annexed into the City. The Tribe previously prepared, circulated, and adopted the Environmental Impact Statement for the project consistent with the substantive and procedural requirements of the California Environmental Quality Act.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
State Water Resource Control Board
Regional Water Quality Control Board
Coachella Valley Water District