



Development Services Department  
69-825 Highway 111  
Rancho Mirage CA 92270

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## NOTICE OF EXEMPTION

To:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

Chief Deputy County Clerk  
3470 12th Street  
Riverside, CA 92501

**Project Title/Case Nos.** Rancho Mirage Dog Park Property Land Use Reconfiguration - Environmental Assessment Case No. EA24-0003, General Plan Zoning Map Amendment Case No. GPZMA24-0002 and Specific Plan Amendment Case No. SP24-0001

**Project Location:**

Southeast corner of Key Largo Avenue and Via Vail (APNs: 685-090-009, -012, -014, -015, -016, & -017).

**Applicant/Representative:**

Ben Torres, Planning Manager  
City of Rancho Mirage  
69825 Highway 111  
Rancho Mirage, CA 92270

**Project Description:**

The project proposes to reconfigure the existing land use which is currently split with approximately 25.21 acres of High Density Residential (R-H) on the south end and approximately 28.55 of Public Park (OS-PP) on the north end of the project site. The land use designations will be reconfigured so that the High Density Residential (R-H) is on the eastern side of the project site and the Public Park (OS-PP) on the western side. An amendment to the Monterey Specific Plan is also proposed to reflect these changes on the land use map. No new land uses or increases/decreases of present land uses or density are proposed, the project consists of just shifting the existing land use categories.

**Name of Public Agency Approving Project: Name of Person or Agency Carrying Out Project:**

City of Rancho Mirage

Ben Torres  
Planning Manager

**Exempt Status:** (check one)

- Ministerial (Sec. 21080(b)(1); 15268);  Declared Emergency [Sec. 21080(b)(3); 15269(a)]  
 Emergency Project [Sec. 21080(b)(4); 15269(b)(c)];  Statutory Exemption; Code N° \_\_\_\_\_  
 Categorical Exemption. State type and Section number: CEQA Guidelines, Section 15162.

**Reasons why project is exempt:** This project is exempt from CEQA pursuant to CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations). CEQA Guidelines Section 15162 provides that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are no new significant environmental effects due to a change in the project or circumstances, and there is no new information of substantial importance as identified in CEQA Guidelines Section 15162(a)(3). The City previously certified an Environmental Impact Report for the 2005 General Plan, adopted a 2017 General Plan Update EIR Addendum, and a Negative Declaration for the 6<sup>th</sup> Cycle (2021-2029) Housing Element Update, all of which contemplated the same land use designations on the Subject

Property with substantially the same acreage of such zoning designations on the Subject Property. Based on City's analysis, no subsequent EIR, supplemental EIR or subsequent mitigated negative declaration is required. The previous EIR, addendum and Negative Declaration are still valid and no further environmental review is required. Additionally, further CEQA analysis will be performed prior to any development on the Subject Property.

Lead Agency Contact Person: Ben Torres, Planning Manager

Telephone No. (760) 328-2266

Date: 7-19-2024

  
\_\_\_\_\_  
Ben Torres, Planning Manager

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_