**CITY OF RANCHO MIRAGE**
69-825 Highway 111, Rancho Mirage, CA 92270-2898 (760) 324-4511/328-2266

# NOTICE OF DETERMINATION AND MITIGATED NEGATIVE DECLARATION

To: ☒ Office of Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

☒ Riverside County Clerk
3470 12TH Street
Riverside, CA 92501

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| Project Title/Case Nos. | Environmental Impact Report Case No. EIR20001, General Plan Amendment Case No. GPA20001, General Plan Zoning Map Amendment Case No. GPZMA20001 and Specific Plan Case No. SP200001 (SCH No. 2020069010) |
| Applicant: | City of Rancho Mirage |
| Project Location: | Highway 111 corridor within the City of Rancho Mirage, extending from the western City boundary near Cathedral City to the eastern boundary near Palm Desert. See Attachment 1. |
| Project Description: | Consideration of 1) a General Plan Amendment, 2) General Plan Zoning Map Amendment, and 3) the new Highway 111 Specific Plan, which consolidates, updates, modifies the boundaries of, and repeals and replaces the previously adopted East and West Highway 111 Specific Plans and establishes updated land use designations and development standards for 12 planning areas along the Highway 111 corridor. The Specific Plan will guide future development and redevelopment and support a diverse mix of retail, restaurant, hotel, office, residential, and cultural uses along the corridor. |

**Notice of Determination**

Filing of Notice of Determination in compliance with Public Resources Code, Section 21108 or 21152. The City of Rancho Mirage has approved the above described project on November 19, 2026 and has determined:

1. The project ☒ will ☐ will not have a significant effect/impact on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. ☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures ☒ were ☐ were not made conditions of approval for the project.
5. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
6. A Statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
7. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

The City Council adopted the following Finding: The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). This is to certify that the project file and record of project approval are available to the general public at: City of Rancho Mirage, 69-825 Highway 111, Rancho Mirage, CA 92270.

**Final Environmental Impact Report - Rancho Mirage City Council**

Date: November 19, 2026

Pilar Fløtterud
Development Services Manager / Principal Planner

I hereby certify that the City of Rancho Mirage has made the above findings of fact and that based upon the Mitigated Negative Declaration and hearing record the project will not have a significant effect on the environment.

Date: November 19, 2026

Pilar Fløtterud
Development Services Manager / Principal Planner

☒ Lead Agency ☐ Responsible Agency