



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

NOTICE OF EXEMPTION

To: State Clearinghouse
1400 10th Street
Sacramento, CA 95814

Riverside County Clerk
P.O. Box 751
Riverside, CA 92501

Project Title/Case No.: Extension of Time Case No. ET25-0001 for a Two-Year Time Extension for Tentative Tract Map Case No. TTM22-0003 (TTM 38224)

Project Applicant: Phillip Fomotor of Fomotor Engineering on Behalf of La Paloma Homes, Inc.

Project Location: Section 30 at the Northeast Corner of Via Josefina and Ginger Rogers Rd (APN: 685-080-014)

Project Description: Consideration of a two-year time extension for the previously approved tentative tract map ("TTM 38224"). TTM 38224 proposes the subdivision of ± 4.77 gross acres within Section 30 into 9 single-family residential lots and common lots for a private cul-de-sac street and landscaped retention basins. The time extension would allow additional time to complete the remaining requirements for the Final Map.

Name of Agency Approving Project: City of Rancho Mirage

Name of Person or Agency Carrying Out Project: Joy Tsai, Senior Planner

Lead Agency Contact Person: Joy Tsai, Senior Planner

Telephone No.: (760) 328-2266

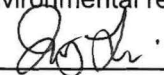
Exempt Status: (check one)

- 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 No.: _____
 Categorical Exemption (State type and Section number): _____
 Other (State type and Section number): CEQA Guidelines Sec. 15162 - Subsequent EIRs and Negative Declarations

Reasons why the project is exempt: The previously approved project (Tentative Tract Map No. 36621) for a nine-lot residential subdivision on the subject property was reviewed for compliance with the California Environmental Quality Act (CEQA). Based on Environmental Assessment Case No. EA130007, the City prepared and filed an Initial Study and a Notice of Intent to Adopt a Mitigated Negative Declaration for the project. A Notice of Availability was filed and posted with the Riverside County Clerk on May 6, 2014. On July 31, 2014, the Mitigated Negative Declaration was adopted, and the tentative map application was approved. A Notice of Determination was filed with the Riverside County Clerk on August 5, 2014. As a Final Map was not approved and recorded, TTM 36621 expired on July 31, 2019. Tentative Tract Map No. 38224, a nine-lot residential subdivision, was originally approved by City Council on February 16, 2023.

CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) 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). A minor landscape modification to add eight (8) palm trees is the only change to the original approval that does not result in any new significant environmental effects. The current Time Extension request does not propose to amend the project boundaries, uses, or development intensities of the original approval. Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, the City analyzed whether the revisions would result in new significant impacts or substantial increase in severity of previously identified impacts. Based on the City's analysis, no subsequent environmental review is required.

Date: 05/15/2025



Joy Tsai, Senior Planner

Signed by Lead Agency