

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

SCH # 2020069010

Project Title: Highway 111 Specific Plan

Lead Agency: City of Rancho Mirage Contact Person: Majna Dukic, Planning Manager
Mailing Address: 69-825 Highway 111 Phone: 760-328-2266
City: Rancho Mirage Zip: 92270 County: Riverside

Project Location: County: Riverside City/Nearest Community: Rancho Mirage
Cross Streets: Highway 111 and Frank Sinatra Dive, Country Club Drive, Bob Hope Drive. Zip Code: 92270
Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 684± Acres
Assessor's Parcel No.: Numerous Section: See DE Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: NA Waterways: Whitewater River (seasonal)
Airports: NA Railways: NA Schools: Rancho Mirage Elem.

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Zoning Map Am

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW
 Waste Treatment: Type _____ MGD
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Numerous

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

The proposed 2022 Highway 111 Specific Plan encompasses 684± acres and consolidates, updates, expands, and replaces the previously adopted Highway 111 East (1990) and West Specific Plans (1989), both of which were updated in 2014. It revises the land use plan, including some land use designations, acreages, and residential densities, and sets forth development guidelines in the context of 12 planning areas. The new Specific Plan establishes a community vision, context, and sense of place through land use development standards and guidelines that are consistent with General Plan goals and policies. The plan coordinates various aspects of sustainability, infrastructure planning, infill development, and lot consolidation, where appropriate.

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 checked="" 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 type="checkbox"/> Caltrans District # _____	<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 checked="" 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 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 checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>Coachella Valley Conservation Commission</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Coachella Valley Association of Governments</u>
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date January 27, 2022 Ending Date March 14, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova Planning & Research, Inc.</u>	Applicant: <u>City of Rancho Mirage</u>
Address: <u>42635 Melanie Place, Suite 101</u>	Address: <u>69-825 Highway 111</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Rancho Mirage, CA 92270</u>
Contact: <u>John D. Criste, AICP</u>	Phone: <u>760-328-2266</u>
Phone: <u>760-341-4800</u>	

Signature of Lead Agency Representative:  Date: 1.26.2022

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