



Notice of Preparation
Draft Environmental Impact Report
Porcupine Creek Specific Plan Project
7/27/2020

From: Majna Dukic
Planning Manager
69825 Highway 111
Rancho Mirage, CA 92270

The City of Rancho Mirage (City) will be the Lead Agency and will prepare an Environmental Impact Report pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060 and 15063) for the proposed Porcupine Creek Retreat Specific Plan (Project) proposed by Porcupine Properties, LLC. The Project is located approximately a half-mile west of Highway 111 at the western terminus of Dunes View Road. The potential environmental effects proposed for study in the Draft EIR, are contained in the attached Initial Study. The Porcupine Creek Retreat Specific Plan ("project") is proposing to develop a retreat within the boundaries of the existing 191-acre Porcupine Creek private estate, in the City of Rancho Mirage. All new onsite development will be contained within the bounds of land that has already been disturbed. The project proposes to reposition Porcupine Creek as an exclusive retreat with a total of up to 50 studio, single-bedroom, and multi-bedroom units ("keys"). Proposed upgrades would incorporate a modified main house, a new restaurant, dining deck, upgraded spa complex, additional retreat related facilities, and a rerouted 18-hole golf course. The rerouting of the 18-hole golf course intends to remain on the existing fairways with some minor adjustments, all located within estate grounds and bounded by the existing roadways and cart paths.

Based on the location and characteristics of the proposed Project, the EIR will include analysis of potentially significant effects on the environment related to the following topics: Aesthetics; Air Quality; Biological; Cultural; Energy; Geology; Greenhouse Gas; Hazards; Hydrology; Land Use; Noise; Public Services; Transportation; Tribal Cultural Resources; Utilities; and Wildfire.

The City needs to know the views of your agency as to the scope and content of the environmental information relevant to your agency's responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by the City when considering any permits or other approvals for this project. Comments are also invited from all other interested parties. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send comments to Majna Dukic, the City's Planning Manager, at the address shown above or the email address in the signature line. Further details of the proposed Project are available at <https://ranchomirageca.gov/our-city/city-departments/planning/environmental-documents/>. Please include the name, address, and other contact information for an agency representative who should receive future notices and correspondence related to this Project.

Thank you for participating in the City's environmental review of this proposed project.

Signature:

A handwritten signature in black ink, appearing to read 'Majna Dukic'.

Majna Dukic
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