



CITY OF RANCHO MIRAGE
PUBLIC NOTICE OF AVAILABILITY &
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
Desert Island Hotel

LEAD AGENCY: City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

CONTACT PERSON: Pilar Lopez, Senior Planner – (760) 328-2266 ext. 208

PROJECT TITLE: Desert Island Hotel - Environmental Assessment Case No. EA22-0012, General Plan Zoning Map Amendment Case No. GPZMA22-0002, Specific Plan Amendment Case No. SPA22-0002, Tentative Parcel Map Case No. TPM22-0004, Development Agreement Case No. DA22-0003, and Preliminary Development Plan Case No. PDP22-0001.

PROJECT LOCATION: 71777 Frank Sinatra Drive, Rancho Mirage, CA, 92270
Assessor's Parcel Numbers 688-040-001; 688-050-005; 688-060-006;
-008.

PROJECT DESCRIPTION: The project will repurpose approximately 17.2 acres of the existing Desert Island golf course with a new 34-key boutique hotel comprised of four (4), 1-story buildings totaling 33,940 square feet, 11 private residences totaling 56, 844 square feet, hotel grounds for guest use with tennis, pool, 852 square foot café, lounge area and 2,572 square foot yoga pavilion, along with additional 376 parking spaces. A new golf training park, and 7,818 square foot golf maintenance building will replace the existing driving range and old maintenance building that will be eliminated to make room for the new facilities. The proposed residences will be privately owned, but fully managed and maintained by the hotel operator. The proposed hotel and residences will be located west of the existing clubhouse. General Plan Zoning Map Amendment (GPZMA22-0002) will change the underlying zoning designation from "Open Space-Private (OS-PV)" to "Resort Hotel (Rs-H)" for 9.3 acres where the proposed hotel and residences will be located. The Specific Plan Amendment (SPA22-0002) will introduce the hotel use to the Desert Island Specific Plan.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that no significant impacts will occur with the implementation of mitigation measures. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration (MND) for this project.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Draft Mitigated Negative Declaration will commence on **June 5, 2023**, and end on **July 5, 2023**, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address: pilarl@RanchoMirageCA.gov. Copies of the Initial Study are available for review at the above address and on the City's website, at: <https://ranchomirageca.gov/our-city/city-departments/planning/environmental-documents/>.

PDP22-0001, TPM22-0004, SPA22-0002, GPZMA22-0002 and EA22-0012 – Desert Island Hotel

Vicinity Map

