

### 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 # 2024030267**

**Project Title:** Ritz-Carlton Rancho Mirage

**Lead Agency:** City of Rancho Mirage

**Contact Person:** Ben Torres, Planning Manager

**Mailing Address:** 69825 Highway 111

**Phone:** 760-328-2266

**City:** Rancho Mirage

**Zip:** 92270

**County:** Riverside

**Project Location:** County: Riverside City/Nearest Community: City of Rancho Mirage

Cross Streets: Approximately 2,700 feet southwest from intersection of Highway 111 and Frank Sinatra Drive Zip Code: 92270

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 35.07

Assessor's Parcel No.: See project description below for APN's.

Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 111

Waterways: Whitewater River

Airports: \_\_\_\_\_

Railways: \_\_\_\_\_

Schools: Palm Valley School

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: <u>Recirculated</u>                         | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                                  |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment                               |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                                   | <input type="checkbox"/> Coastal Permit                              |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Major Modification</u> |

**Development Type:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>106</u> Acres _____                    | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                        | <input type="checkbox"/> Mining: Mineral _____                 |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>36,316</u> Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                    | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____   | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                                  |  |

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Resort Hotel (Rs-H) and Mountain Reserve (MR)

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

The project proposes the construction of the Ritz Carlton residences consisting of 106 units (48 residential suites & 58 villas) ranging in size from 1 to 3 bedrooms, 23,840 square feet of event space, 5,510 square feet for amenities, a 381-space subterranean parking structure, and 116 additional residential spaces. Additionally, the Sky Mesa recreational area will consist of a 6,273 square foot restaurant and a 693 square foot restroom facility. The Sky Mesa area will also provide additional lawn event space and pool area. Overall, the 35.07-acre project site which includes the existing hotel will expand by a total of approximately 236,748 square feet of new interior spaces. In addition, a General Plan Zoning Map Amendment is proposed to amend the Mountain Reserve (MR) designation for the project's Sky Mesa Recreational area to Resort Hotel (Rs-H) on approximately 3.88 acres (APNs: 689-020-012 & 689-020-014). In addition, a Tentative Parcel Map (TPM38768) proposes to establish three parcels (excluding Sky Mesa area) with Parcel 3 of the map containing 106 condo units (Ritz Carlton residences). Lastly, a 10th Amendment to the existing Development Agreement with Newage Rancho Mirage, LLC (the "10th Amendment") is proposed. Please note that the proposed project (excluding Sky Mesa) is a Modification to the Originally approved 2006 project entitlements that included residential villas and condominiums. The Tennis Villas project site (7.96 acres on APN: 689-330-011) located west of the existing Ritz Carlton Hotel which was previously analyzed as part of a 2006 Environmental Impact Report was also a part of the 2006 entitlements and is included in the 10th Amendment to the project's Development Agreement. The Tennis Villas portion of the original entitlements is not being altered or modified from its original entitlements, and no new information relating to significant effects and means of reducing or avoiding any effects, which was not known and could have been known at the time the previous 2006 EIR was certified, has become available. The only modification from the 2006 entitlements is to the previously approved 111 units on the same project site as the current project proposes 106 units which add additional amenities and event space as detailed above. The project site occurs along Frank Sinatra Drive approximately 0.85 miles southwest of the intersection with Highway 111 within the City of Rancho Mirage (APNs: 689-330-026, -28, -31, -32, -34; 689-020-012, -14; & 689-331-001, -18).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**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 checked="" type="checkbox"/> Air Resources Board                 | <input 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 checked="" type="checkbox"/> Caltrans District # <u>8</u>        | <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 checked="" 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 type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <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 July 22, 2024 Ending Date August 20, 2024

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Dudek</u>	Applicant: <u>Kam Sang Company</u>
Address: <u>605 Third Street</u>	Address: <u>411 E. Huntington Drive, #305</u>
City/State/Zip: <u>Encinitas/CA/92024</u>	City/State/Zip: <u>Arcadia/CA/91006</u>
Contact: <u>Erin Lucett</u>	Phone: <u>626-446-2988</u>
Phone: <u>442-232-0778</u>	

Signature of Lead Agency Representative:  Date: 7-18-2024

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