



CITY OF RANCHO MIRAGE
PUBLIC NOTICE OF AVAILABILITY &
NOTICE OF INTENT TO ADOPT A MITIGATED
NEGATIVE DECLARATION
RITZ-CARLTON RANCHO MIRAGE

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

CONTACT PERSON: Ben Torres, Planning Manager, 760-328-2266, Extension 253

PROJECT TITLE: Ritz-Carlton Rancho Mirage – Environmental Assessment Case No. EA21-0002, General Plan Zoning Map Amendment Case No. GPZMA21-0001, Development Agreement Amendment Case No. DA21-0002, and Major Modification Case No. MOD21-0004, & Tentative Parcel Map Case Number TPM23-0002.

PROJECT LOCATION: 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).

PROJECT DESCRIPTION: 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”). 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). 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.

FINDINGS/DETERMINATION: The March 2024 Mitigated Negative Declaration (MND) for the project was circulated for a 30-day public review period from March 11 to April 9, 2024. In response to the comments received, the City revised the MND to clarify, correct, or supplement the information presented in the initial document. The City has prepared this recirculated Mitigated Negative Declaration in conformance with Sections 15070(a) and 15073.5 of the CEQA Guidelines. In addition, 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 for this project.

PUBLIC REVIEW PERIOD: A 30-day public review period for the recirculated Draft Mitigated Negative Declaration (SCH#2024030267) will commence on **July 22, 2024**, and end on **August 20, 2024**, for interested individuals and public agencies to submit written comments on the document. Any written comments must be received at the above address within the public review period. In addition, you may email comments to the following address: bent@RanchoMirageCA.gov. Copies of the Initial Study, draft MND, and documents incorporated by reference therein, are available for review at the above Lead Agency address and on the City's website, at: https://ranchomirageca.gov/our_city/city_departments/planning/environmental_documents.php.

Vicinity Map:

