

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024030267

Project Title: Ritz-Carlton Rancho Mirage

Lead Agency: City of Rancho Mirage

Contact Name: Ben Torres

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Phone Number: 760-328-2266

Project Location: Rancho Mirage, Riverside County

City

County

Project Description (Proposed actions, location, and/or consequences).

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. See Notice of Intent for full project description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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. Mitigation measures are included for Air Quality, Biological Resources, Cultural Resources, Noise, Transportation/Traffic, and Tribal Cultural Resources. The following are some of the mitigation measures proposed.

MM-TRA-1: Hwy. 111 and Frank Sinatra Dr. (#3) – Prior to operation of the proposed project, the Applicant shall increase the turn lane capacity from 260' to 400' for the North Bound Lane movement.

MM-BIO-1: Coachella Valley Multiple Species Habitat Conservation Plan Fee Payment. As a signatory to the Coachella Valley Multiple Species Habitat Conservation Plan, the City of Rancho Mirage shall require a local development mitigation fee prior to the issuance of building permits for the proposed use on the project site at the rates applicable at the time of payment of the fee as set forth in the most recent fee schedule. The project applicant shall be required to provide documentation to the City of Rancho Mirage confirming the payment of the local development mitigation fee.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

This is a recirculated Mitigated Negative Declaration.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
State Water Resource Control Board
Regional Water Quality Control Board
Coachella Valley Water District
Coachella Valley Conservation Commission