

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 #

Project Title: AHC Skilled Nursing Facility

Lead Agency: City of Rancho Mirage Contact Person: Ben Torres
 Mailing Address: 69825 Highway 111 Phone: 760-328-2266
 City: Rancho Mirage Zip: 92270 County: Riverside

Project Location: County: Riverside City/Nearest Community: Rancho Mirage
 Cross Streets: Bob Hope Drive and Gerald Ford Drive Zip Code: 92270

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 5.75
 Assessor's Parcel No.: 685-120-003 & 685-120-004 Section: Twp.: Range: Base:
 Within 2 Miles: State Hwy #: 110 Waterways:
 Airports: Railways: Union Pacific Railroad Schools:

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other: FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Preliminary Development Plan

Development Type:

Residential: Units Acres Transportation: Type
 Office: Sq.ft. 52,526 Acres 5.75 Employees Mining: Mineral
 Commercial: Sq.ft. Acres Employees Power: Type MW
 Industrial: Sq.ft. Acres Employees Waste Treatment: Type MGD
 Educational: Hazardous Waste: Type
 Recreational: Other:
 Water Facilities: Type MGD

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Office

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

The project proposes the construction of a one story 42,526 square foot (46 beds) skilled nursing facility. The facility will provide short term, inpatient, post-acute, and medical care as needed to help patients recover more effectively after a hospital visit. Licensed nursing and other medical professionals would provide 24-hour care. In addition to the various site improvements, a building pad for a future 5,000 to 10,000 square foot medical office building is proposed. A Tentative Parcel Map is also included in the entitlement package to subdivide the property into two parcels.

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".

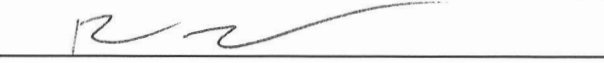
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <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 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"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 4/12/2024 Ending Date 5/11/2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova Planning and Research</u>	Applicant: <u>John Greenwood, Prest Vuksic Greenwood Architects</u>
Address: <u>42635 Melanie Place, Suite 101</u>	Address: <u>44530 San Pablo Avenue, Suite 200</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Palm Desert, CA 92260</u>
Contact: <u>Nicole Criste</u>	Phone: <u>760-779-5393</u>
Phone: <u>760-341-4800</u>	

Signature of Lead Agency Representative:  Date: 4/11/2024

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