

# 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

<b>SCH #</b>
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**Project Title:** GPA210003, CZ2100010, TPM38113 and PPT210015 (Bermuda Dunes Project)

**Lead Agency:** Riverside County Planning Department **Contact Person:** Evan Langan (Principal Planner)  
**Mailing Address:** 4080 Lemon Street, 12th Floor **Phone:** (951) 955-3024  
**City:** N/A (unincorporated) **Zip:** 92502 **County:** Riverside

**Project Location:** County: Riverside City/Nearest Community: Bermuda Dunes (CDP)  
**Cross Streets:** Avenue of the States and Washington Street **Zip Code:** 92201

Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ' 25.20 " N / -116 ° 18 ' 09.85 " W Total Acres: 2.44

Assessor's Parcel No.: 609-020-024-3 Section: 18 Twp.: 5S Range: 7E Base: SBBM

Within 2 Miles: State Hwy #: I-10, S.R. 111 Waterways: Whitewater River  
 Airports: Crown Aero (Bermuda Dunes Airport) Railways: UPRR Schools: Horizon School, Desert Christian Academy

**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: _____                                       | <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 checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |  |  |
|--|--|
| <input type="checkbox"/> Residential: Units _____ 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. 9,990 Acres 1.82 Employees 24 | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____        | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input checked="" type="checkbox"/> Educational: daycare/pre-school center           | <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 checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                        |

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

High Density Residential and Medium Density Residential / General Residential (R-3-2000) and One-Family Dwelling (R-1-12000)

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

General Plan Amendment to change the property's Land Use Designation to Community Development: Mixed Use (CD:MU); Change of Zone to change the zone for the property to Mixed Use (MU); Tentative Parcel Map to subdivide one lot into two lots; Plot Plan to allow the construction of a new, single-story daycare center to comprise 9,990 square feet of floor area with maximum enrollment of 180 children, in conjunction with new playground area, landscaping, lighting, parking and other facilities.

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 an "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 type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<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 checked="" type="checkbox"/> Other: <u>Colorado River Basin Regional Water Quality Control Board</u>
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>Coachella Valley Water District</u>
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date July 17, 2024 Ending Date August 15, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA</u>	Applicant: <u>HI Bermuda Dunes, LLC</u>
Address: <u>1500 Iowa Ave</u>	Address: <u>20 North Raymond Avenue, Suite 300</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>Pasadena, CA 91103</u>
Contact: <u>Kyle Simpson</u>	Phone: <u>(626) 744-7700</u>
Phone: <u>951-781-9310</u>	

Signature of Lead Agency Representative: 

Date: 7/17/24

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