

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 # 2018081074

Project Title: Section 31 Specific Plan

Lead Agency: City of Rancho Mirage Contact Person: Jeremy Gleim, AICP
 Mailing Address: 69-825 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: Area bounded by Bob Hope Dr, Monterey Ave, Gerald Ford Dr, & Frank Sinatra Dr Zip Code: 92270
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 46 ' 49" N / 116 ° 23 ' 50" W Total Acres: 618
 Assessor's Parcel No.: 674-430-016 and 685-220-006 Section: 31 Twp.: 4S Range: 6E Base: San Bern
 Within 2 Miles: State Hwy #: 111 Waterways: N/A
 Airports: N/A Railways: UPRR Schools: N/A

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 Use Change Other: Dev. Agreement

Governor's Office of Planning & Research
JULY 26 2019
 STATE CLEARINGHOUSE

Development Type:

Residential: Units 1,932 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 175,000 Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: 34-acre lagoon
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Up to 400 hotel keys

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: Energy

Present Land Use/Zoning/General Plan Designation:

R-L-2 (Very Low Density Residential), Rs-H (Resort Commercial)

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

The Section 31 Specific Plan would establish the plans, land use regulations, development standards, design guidelines, infrastructure requirements, and implementation programs to guide the development of a mixed-use, master-planned community. The proposed master-planned community includes resort hotels, a mixed-use town center, residential neighborhoods, a private street system, and recreational open space amenities including a multi-use Grand Oasis Crystal Lagoon®. The Project could yield up to 175,000 square feet of combined restaurant and entertainment destinations, shops, and service space; up to 400 hotel keys; and up to 1,932 residential dwelling units, including 230 branded resort units.

State Clearinghouse Contact: 
 (916) 445-0613

State Review Began: 7 - 26 - 2019

SCH COMPLIANCE 9 - 9 - 2019

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input type="checkbox"/> Central Valley Flood Prot.	<input type="checkbox"/> ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input checked="" type="checkbox"/> ARB: Major Industrial/Energy
<input type="checkbox"/> Colorado Rvr Bd	<input type="checkbox"/> Resources, Recycl. & Recovery
<input type="checkbox"/> Conservation	<input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> CDFW # <u>6</u>	<input type="checkbox"/> SWRCB: Div. Drinking Wtr # _____
<input type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> SWRCB: Wtr Quality
<input checked="" type="checkbox"/> Parks & Rec	<input type="checkbox"/> SWRCB: Wtr Rights
<input type="checkbox"/> Bay Cons & Dev Comm.	<input checked="" type="checkbox"/> Reg. WQCB # <u>7</u>
<input checked="" type="checkbox"/> DWR	<input type="checkbox"/> Toxic Sub Ctrl-CTC
	Yth/Adlt Corrections
	<input type="checkbox"/> Corrections
	Independent Comm
<input type="checkbox"/> CalSTA	<input type="checkbox"/> Delta Protection Comm
<input type="checkbox"/> Aeronautics	<input type="checkbox"/> Delta Stewardship Council
<input checked="" type="checkbox"/> CHP	<input checked="" type="checkbox"/> Energy Commission
<input checked="" type="checkbox"/> Caltrans # <u>8</u>	<input checked="" type="checkbox"/> NAHC
<input type="checkbox"/> Trans Planning	<input checked="" type="checkbox"/> Public Utilities Comm
Other	<input type="checkbox"/> Santa Monica Bay Restoration
<input type="checkbox"/> Education	<input type="checkbox"/> State Lands Comm
<input type="checkbox"/> Food & Agriculture	<input type="checkbox"/> Tahoe Rgl Plan Agency
<input checked="" type="checkbox"/> HCD	<input type="checkbox"/> Conservancy
<input checked="" type="checkbox"/> OES	<input type="checkbox"/> Other: _____
State/Consumer Svcs	
<input type="checkbox"/> General Services	

Please note State Clearinghouse Number (SCH#) on all Comments

2018081074

SCH#: _____
 Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 7 / 27)

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".

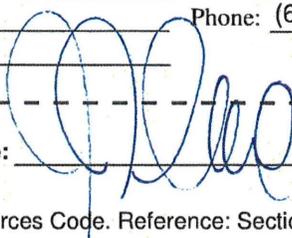
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" 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 26, 2019 Ending Date September 10, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Meridian Consultants LLC</u>	Applicant: <u>EC Rancho Mirage Holdings LP</u>
Address: <u>920 Hampshire Road, Suite A5</u>	Address: <u>1177 West Hastings St.</u>
City/State/Zip: <u>Westlake Village/CA/91361</u>	City/State/Zip: <u>Vancouver, BC, Canada V6E 2K3</u>
Contact: <u>Candice Woodbury</u>	Phone: <u>(604) 270-1890</u>
Phone: <u>(805) 409-0190</u>	

Signature of Lead Agency Representative:  **Date:** 7/23/19

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