

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 # 2019011044

Project Title: DSRT SURF Specific Plan, Precise Plan, TTM 37369 and DDA (SP18-0002 and PP18-0009)

Lead Agency: City of Palm Desert Contact Person: Eric Ceja, Principal Planner
Mailing Address: 73-510 Fred Waring Drive Phone: (760) 346-0611
City: Palm Desert Zip: 92260 County: Riverside

Project Location: County: Riverside City/Nearest Community: Palm Springs
Cross Streets: Country Club Drive and Cook Street Zip Code: 92260
Longitude/Latitude (degrees, minutes and seconds): 33 ° 45 ' 50.57" N / 116 ° 22 ' 1.98 " W Total Acres: 17.69
Assessor's Parcel No.: 620-420-023, -024 and 620-400-008 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-10 Waterways: Whitewater River Stormwater Channel
Airports: NA. Railways: Union Pacific Railroad Schools: James Earl Carter

Document Type:

CEQA: [] NOP [x] 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:

Governor's Office of Planning & Research

Local Action Type:

[] General Plan Update [x] Specific Plan [] Rezone MAY 21 2019 [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [x] Site Plan [x] Land Division (Subdivision, etc.) [x] Other: DDA

Development Type:

[x] Residential: Units 88 Acres Employees
[] Office: Sq.ft. Acres Employees
[x] Commercial: Sq.ft. 35,000 Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[x] Recreational: 6-acre surf lagoon
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other: 350 hotel rooms

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Resort and Entertainment District / Planned Residential (PR-5)

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

The project proposes the development of a 6-acre surf lagoon and surf center facilities (restaurant, bar, retail, and similar facilities) and up to 350 hotel rooms and 88 residential villas on 17.69 acres in the City of Palm Desert, Riverside County. A Specific Plan, Precise Plan, Tentative Tract Map, and a Disposition and Development Agreement are included in the project.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

5-21-2019

SCH COMPLIANCE

7-5-2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
X CDFW # 6
Y Cal Fire
X Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
Y DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 7
X Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
X Coachella Valley Conservancy
Other:

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

SCH#: 2019011044

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 5/25)

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".

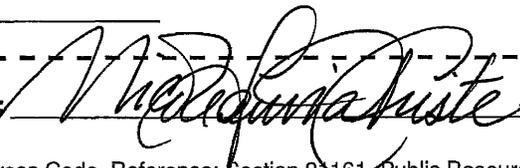
- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #7 |
| <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 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 checked="" 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 type="checkbox"/> Fish & Game Region # | <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 checked="" type="checkbox"/> Other: California Department of Fish and Wildlife |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" 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 May 21, 2019 Ending Date July 5, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova Planning & Research, Inc.</u>	Applicant: <u>Desert Wave Ventures LLC</u>
Address: <u>42635 Melanie Place, Suite 101</u>	Address: <u>P. O. Box 147</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Solana Beach, CA 92075</u>
Contact: <u>Nicole Sauviat Criste</u>	Phone: <u>858-229-0002</u>
Phone: <u>760-341-4800</u>	

Signature of Lead Agency Representative:  Date: May 16, 2019

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