

## 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 #: 2019120372

Project Title: Hazelden Betty Ford Center Preliminary Development Plan Project

Lead Agency: City of Rancho Mirage

Contact Name: Ben Torres

Email: bent@RanchoMirageCA.gov

Phone Number: 760-328-2266 Ext. 253

Project Location: Rancho Mirage  
*City*

Riverside County  
*County*

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

The proposed changes to the HBFC campus include the removal of four residential buildings totaling  $\pm 51,694$  sq. ft., which currently provide 80 beds. These buildings will be replaced by two 2-story residential buildings, each providing 46 beds for a total of 92 beds. Each will consist of  $30,935 \pm$  sq. ft. and have an overall height of  $30 \pm$  feet. The construction of a new one-story,  $23,078 \pm$  sq. foot day-treatment building is also proposed to be located on a currently vacant and undeveloped portion of the campus which will house 44 day treatment patients, associated support space, and 5,975 sq. feet of administrative space including a computer lab and lecture hall. New campus access from adjoining Vista Del Sol is also proposed. The project also proposes limited modifications to the existing site plan.

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

**Aesthetics:** Mitigation requires landscape treatment, walls and fences, lighting control.  
**Air Quality:** Application of SCAQMD rules, dust control measures.  
**Biological Resources:** payment of CVMSHCP impact fees, MBTA pre-construction bird survey.  
**Cultural/Tribal Resources:** requires on-site monitoring and other provisions.  
**Geology & Soils:** application of CA seismic codes; prescriptions of project geologist, etc.  
**Hazards/Hazardous Materials:** requires pre-demolition asbestos and lead surveys.  
**Hydrology:** requires application of BMPs, SWPPP.  
**Land Use:** requires construction staging.  
**Traffic/Circulation:** payment of impact fees, roadway improvements, on-site signage,

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

1. SCAQMD is requesting a copy of the DEIR and appendice.
2. CDFW's concern is conservation, protection, and enhancement.
3. Coachella Valley Water District concerned with on-site retention.
4. SunLine Transit Agenc guiding principles for internal pedestrian access.
5. Native American Heritage Commission requests analysis of cultural and tribal cultural resources in the Project area, and Project-related contact with local tribal authorities.
6. DSUSD indicated there would be no impact and that subject to school mitigation fees.
7. Twenty-nine Palms Band of Mission Indians requests that a Tribal Monitor.
8. Peter Tynberg, M.D. concerned about new access.
9. Office of Planning and Research State Clearinghouse and Planning Unit: no comments.

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

None. There are no trustee or responsible agencies that have regulatory or permitting authority over the proposed development.