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 # 2019120372

Project Title: Hazelden Betty Ford Center Preliminary Development Plan Project

Lead Agency: City of Rancho Mirage | Contact Person: Ben Torres, Associate Planer
Mailing Address: 69-825 Highway 111 | Phone: 760-328-2266
City: Rancho Mirage | Zip: 92270 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: Rancho Mirage
Cross Streets: West of Vista Del Sol, North of Country Club Drive | Zip Code: 92270
Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W Total Acres: 26.22
Assessor's Parcel No.: 685-270-017&685-280-016,027,028 | Section: 6 | Twp.: 5 South | Range: 6 East | Base: SBBM
Within 2 Miles: State Hwy #: 111, US I-10 | Waterways: Coachella Valley Stormwater Channel
Airports: Palm Springs International | Railways: Union Pacific | Schools: Palm Springs Unified

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

Governor's Office of Planning & Research
APR 24 2020
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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: PDP

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☒ Other: Drug & alcohol treatment facility; net add. 33,676 sf

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: ____

Present Land Use/Zoning/General Plan Designation:

Hospital (P/H)

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

The proposed changes to the HBFC campus include the removal of four residential buildings totaling ±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± sq. ft. and have a overall height of 30± feet. The construction of a new one-story, 23,078± 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.

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**".

X	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
X	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
____	Caltrans District # ____	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	S	Regional WQCB # 7
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
X	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
S	Fish & Game Region # 6	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: ____
____	Housing & Community Development	____	Other: ____
S	Native American Heritage Commission		

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

Starting Date April 24, 2020 Ending Date June 8, 2020

Lead Agency (Complete if applicable):

Consulting Firm: Terra Nova Planning & Research, Inc.
Address: 42635 Melanie Place, Suite 101
City/State/Zip: Palm Desert, CA 92211
Contact: John D. Criste
Phone: 760-341-4800

Applicant: Hazelden Betty Ford Foundation
Address: 39000 Bob Hope Drive
City/State/Zip: Rancho Mirage, CA 92270
Phone: 760-837-8815

Signature of Lead Agency Representative: John D. Criste **Date:** 4.22.20

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