



CITY OF RANCHO MIRAGE

69-825 Highway 111, Rancho Mirage, CA 92270-2898 (760) 324-4511/328-2266

NOTICE OF DETERMINATION AND NEGATIVE DECLARATION

To: ☒ Office of Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

☒ Chief Deputy County Clerk
3470 12th Street
Riverside, CA 92501

Project Title/Case Nos. Environmental Assessment Case No. EA21-0002, General Plan Zoning Map Amendment Case No. GPZMA21-0001, Development Agreement Amendment Case No. DA21-0002, Major Modification Case No. MOD21-0004, & Tentative Parcel Map Case Number TPM23-0002 (TPM38768) – Ritz Carlton Rancho Mirage

Applicant: Kam Sang Company on behalf of Newage Rancho Mirage LLC/ Ritz Carlton

Project Location: The project site (68900 Frank Sinatra Drive) occurs along Frank Sinatra Drive approximately 0.85 miles southwest of the intersection with Highway 111 within the City of Rancho Mirage (APNs: 689-330-026, -028, -031, -032, -034; 689-020-012, -014; & 689-331-001, -018). Project size is 35.07 acres (excluding previously approved Tennis Villas Site 7.96 acres on APN:689-330-011).

Project Description: Consideration to construct the Ritz Carlton residences which is a modification to previously approved entitlements consisting of 106 condo units; event space and room for amenities; subterranean parking structure; and additional residential parking spaces. Additionally, the Sky Mesa recreational area will include a restaurant, additional lawn event space and pool area. As part of the proposed project, a General Plan Zoning Map Amendment is proposed to amend the Mountain Reserve (MR) designation for the project's Sky Mesa Recreational area to Resort Hotel (Rs-H) on approximately 3.88 acres (APNs: 689-020-012 & 689-020-014). A Tentative Parcel Map (TPM38768) proposes to establish three parcels (excluding Sky Mesa area) with Parcel 3 of the map containing condo units (Ritz Carlton residences). A Major Modification is proposed for modifications to the prior 2006 entitlements by providing updated engineering, architectural, and landscaping plans for review and also includes new development with the Sky Mesa recreational area. Lastly, a 10th Amendment to the existing Development Agreement with Newage Rancho Mirage, LLC (the "10th Amendment") is proposed. Please note that the proposed project (excluding Sky Mesa) is a modification to the originally approved 2006 project entitlements that included residential villas and condominiums.

Notice of Determination

Filing of Notice of Determination in compliance with Public Resources Code, Section 21108 or 21152. The City of Rancho Mirage has approved the above described project on December 18, 2025 and has determined:

1. The project ☐ will ☒ will not have a significant effect/impact on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures ☒ were ☐ were not made conditions of approval for the project.
5. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
6. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
7. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

The City Council adopted the following Finding: The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). This is to certify that the project file and record of project approval are available to the general public at: City of Rancho Mirage, 69-825 Highway 111, Rancho Mirage, CA 92270.

Mitigated Negative Declaration - Rancho Mirage City Council

Date: 12/19/2025

Ben Torres
Planning Manager

I hereby certify that the City of Rancho Mirage has made the above findings of fact and that based upon the Mitigated Negative Declaration and hearing record the project will not have a significant effect on the environment.

Date: 12/19/2025

☒ Lead Agency ☐ Responsible Agency



Ben Torres
Planning Manager