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 #

Project Title: 9-Lot Subdivision (Tentative Tract Map No. 38636)

Lead Agency: City of Rancho Mirage | Contact Person: Joy Tsai

Mailing Address: 69-825 Highway 111 | Phone: (760) 328-2266, Ext. 256

City: Rancho Mirage | Zip: 92270 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: Rancho Mirage

Cross Streets: Ginger Rogers Road and Landy Lane | Zip Code: 92270

Longitude/Latitude (degrees, minutes and seconds): 33 ° 47 ′ 43.40 ″ N / 116 ° 24 ′ 14.09 ″ W | Total Acres: 5.04 gross acres

Assessor's Parcel No.: 685-080-002 | Section: 30 | Twp.: 4S | Range: 6E | Base: SBBM

Within 2 Miles: State Hwy #: Interstate 10 | Waterways:

Airports: | Railways: Union Pacific | Schools:

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 Division (Subdivision, etc.) ☒ Other: Variance

Development Type:

☒ Residential: Units 9 Acres 5.04
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

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: Tribal Cultural

Present Land Use/Zoning/General Plan Designation:

Very Low Density Residential (R-L-2)

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

The project proposes to subdivide 5.04 gross acres into nine (9) single-family residential lots with lots ranging in size from 16,122 sq. ft. to 16,841 sq. ft. A private street is proposed, in addition to two retention basins and perimeter landscaping within the project common areas. The project requests approval of a variance request to the Very Low Density Residential (R-L-2) minimum required lot size from 18,000 sq. ft. to 16,000 sq. ft. in order to be compatible with the established lot sizes of the immediate area. The project involves the demolition of an existing single-family residence built in 1958. No single-family residence architectural plans are proposed as part of this project.

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**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
_____	Caltrans District # _____	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	Regional WQCB # 7
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	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	X	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	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	X	Other: Coachella Valley Water District
_____	Housing & Community Development	_____	Other: _____
X	Native American Heritage Commission		

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

Starting Date June 3, 2025 Ending Date July 2, 2025

Lead Agency (Complete if applicable):

Consulting Firm: PGN
Address: PO Box 2473
City/State/Zip: Menifee, CA 92586-1473
Contact: Patti Nahill
Phone: 951-301-7114

Applicant: 72094 Ginger Rogers Road, LLC Attention: Farhad Zomorodi
Address: PO Box 10544
City/State/Zip: Beverly Hills, CA 90213
Phone: (310) 428-2875

Signature of Lead Agency Representative: Digitally signed by Joy Tsai Date: 2025.05.29 09:55:29 -07'00' **Date:** 5/29/2025

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