

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: 16-Lot Subdivision (Tentative Tract Map 38971)

Lead Agency: City of Rancho Mirage Contact Person: Ben Torres
 Mailing Address: 69825 Highway 111 Phone: 7603282266
 City: Rancho Mirage Zip: 92270 County: Riverside County

Project Location: County: Riverside County City/Nearest Community: Rancho Mirage
 Cross Streets: Peterson Road and Mirage Cove Drive Zip Code: 92270

Longitude/Latitude (degrees, minutes and seconds): 33 ° 45 ' 54 " N / -116 ° 26 ' 19 " W Total Acres: 19.81

Assessor's Parcel No.: 689-140-022, 689-090-003, -004, -005, -013, -014, -017, -018 Section: 02 Twp.: 5S Range: 5E Base: SB

Within 2 Miles: State Hwy #: Highway 111 Waterways: Whitewater River
 Airports: _____ Railways: _____ 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: _____

Development Type:

Residential: Units 16 Acres 19.81
 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: _____

Present Land Use/Zoning/General Plan Designation:

Residential Estate (R-E)

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

The proposed project involves the subdivision of eight (8) parcels totaling 19.81 acres into sixteen (16) residential lots. Phase 1 includes the subdivision of three (3) southern parcels into eight (8) lots, identified as Lots 6, 7, 8, 9, 13, 14, 15, and 16. Phase 2 includes the subdivision of five (5) northern parcels into eight (8) lots, identified as Lots 1, 2, 3, 4, 5, 10, 11, and 12. All subject parcels are currently vacant and undeveloped. The subject site has a zoning designation of Residential Estate (R-E), which has a maximum density of 1 dwelling unit per net acre. The residential lot sizes range from 42,476 square feet to 67,608 square feet. 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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board | <input 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 type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>7</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input 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 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 checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>Coachella Valley Water District</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input 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 7/21/2025 Ending Date 8/19/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Blodgett Baylois Environmental Planning</u>	Applicant: <u>Phillip Fomotor</u>
Address: <u>2211 S. Hacienda Boulevard, Suite 107</u>	Address: <u>225 S. Civic Drive, Suite 1-5</u>
City/State/Zip: <u>HACIENDA HEIGHTS, CA, 91745</u>	City/State/Zip: <u>Palm Springs, CA 92262</u>
Contact: <u>Marc Blodgett</u>	Phone: <u>760-323-1842</u>
Phone: <u>6263360033</u>	

Signature of Lead Agency Representative: _____ Date: 7/17/2025

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