

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: Riverside Sheriffs' Association Benefit Trust Project

Lead Agency: City of Rancho Mirage

Contact Person: Ben Torres, Planning Manager

Mailing Address: 69825 Highway 111

Phone: 760-328-2266

City: Rancho Mirage

Zip: 92270

County: Riverside

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

Cross Streets: Dinah Shore Drive and Key Largo Avenue

Zip Code: 92270

Longitude/Latitude (degrees, minutes and seconds): 33 ° 47 ' 60 " N / -116 ° 23 ' 24 " W Total Acres: 7.92

Assessor's Parcel No.: 685-090-010

Section: 30

Twp.: 04 S

Range: 06 E

Base: SBBM

Within 2 Miles: State Hwy #: 110

Waterways: N/A

Airports: N/A

Railways: Union Pacific Railroad

Schools: N/A

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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

Acres

☒ Office: Sq.ft. 35,361

Acres

Employees

☐ Transportation: Type☒ Commercial: Sq.ft. 32,231

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 Resources**Present Land Use/Zoning/General Plan Designation:**

Present Land Use: Vacant land / Zoning: General Commercial - Monterey Specific Plan / General Plan Designation: Community Commercial (C-C)

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

The Riverside Sheriffs' Association Benefit Trust Project would develop office facilities and commercial uses totaling approximately 67,592 square feet. The project includes the development of eight (8) buildings, surface parking, onsite circulation, three (3) underground water quality basins, and landscaping.

The northern portion of the site would contain three (3) one-story commercial buildings and associated parking. The southern portion of the site would contain five (5) one-story buildings and include a central mixed-use plaza, multi-purpose field, and associated parking. The Tentative Parcel Map (TPM39444) proposes to subdivide the project site into four parcels. The 7.92 acre project site is located southeast from the intersection of Dinah Shore Drive and Key Largo Avenue within the City of Rancho Mirage (APN: 685-090-010).

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".

☒ 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 # <u>8</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>7</u>
☐ 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	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>6</u>	☐ 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: _____
☒ Native American Heritage Commission	

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

Starting Date September 22, 2026 Ending Date October 21, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International</u>	Applicant: <u>Prest Vuksic Greenwood Architects</u>
Address: <u>5410 Gerald Ford Drive, Suite 100</u>	Address: <u>44530 San Pablo Avenue, Suite 200</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Palm Desert, California 92260</u>
Contact: <u>Elizabeth Meyerhoff</u>	Phone: <u>760-779-5393</u>
Phone: <u>760-341-6103</u>	

Signature of Lead Agency Representative:  Date: 9-16-2026

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