

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 # 2019011044**Project Title:** DSRT SURF Specific Plan, Precise Plan, TTM 37369 and DDA (SP18-0002 and PP18-0009)

Lead Agency: City of Palm Desert

Contact Person: Eric Ceja, Principal Planner

Mailing Address: 73-510 Fred Waring Drive

Phone: (760) 346-0611

City: Palm Desert

Zip: 92260

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Palm Springs

Cross Streets: Country Club Drive and Cook Street

Zip Code: 92260

Longitude/Latitude (degrees, minutes and seconds): 33 ° 45 ' 50.57" N / 116 ° 22 ' 1.98 " W Total Acres: 17.69

Assessor's Parcel No.: 620-420-023, -024 and 620-400-008

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: I-10

Waterways: Whitewater River Stormwater Channel

Airports: NA.

Railways: Union Pacific Railroad

Schools: James Earl Carter

Document Type:

CEQA: ☐ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

☒ Draft EIR
☐ Supplement/Subsequent EIR
(Prior SCH No.) _____
Other: _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other: _____

Governor's Office of Planning & Research

Local Action Type:

☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☒ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☒ Site Plan

☐ Rezone
☐ Prezone
☐ Use Permit
☒ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☒ Other: DDA

Development Type:☒ Residential: Units 88 Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☒ Commercial: Sq.ft. 35,000 Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☒ Recreational: 6-acre surf lagoon☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW
☐ Waste Treatment: Type _____ MGD
☐ Hazardous Waste: Type _____
☐ Other: 350 hotel rooms

Project Issues Discussed in Document:

☒ Aesthetic/Visual
☐ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☒ Economic/Jobs

☐ Fiscal
☒ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☐ Wetland/Riparian
☒ Growth Inducement
☒ Land Use
☒ Cumulative Effects
☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Resort and Entertainment District / Planned Residential (PR-5)

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

The project proposes the development of a 6-acre surf lagoon and surf center facilities (restaurant, bar, retail, and similar facilities) and up to 350 hotel rooms and 88 residential villas on 17.69 acres in the City of Palm Desert, Riverside County. A Specific Plan, Precise Plan, Tentative Tract Map, and a Disposition and Development Agreement are included in the project.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

5 - 21 - 2019

SCH COMPLIANCE

7 - 5 - 2019

Project Sent to the following State Agencies

☒ Resources
☐ Boating & Waterways
☐ Central Valley Flood Prot.
☐ Coastal Comm
☐ Colorado Rvr Bd
☐ Conservation
☒ CDFW # 6
☒ Cal Fire
☒ Historic Preservation
☒ Parks & Rec
☐ Bay Cons & Dev Comm.
☒ DWR

CalSTA

☒ Aeronautics
☒ CHP
☒ Caltrans # 9
☐ Trans Planning
Other
☐ Education
☐ Food & Agriculture
☐ HCD
☐ OES
☐ State/Consumer Svcs
☐ General Services

Cal EPA

☐ ARB: Airport & Freight
☐ ARB: Transportation Projects
☐ ARB: Major Industrial/Energy
Resources, Recycl. & Recovery
☐ SWRCB: Div. of Drinking Water
☐ SWRCB: Div. Drinking Wtr #
☐ SWRCB: Div. Financial Assist.
☒ SWRCB: Wtr Quality
☒ SWRCB: Wtr Rights
☒ Reg. WQCB # 7
☒ Toxic Sub Ctrl-CTC

Yth/Adlt Corrections

Corrections

Independent Comm

☐ Delta Protection Comm
☐ Delta Stewardship Council
☐ Energy Commission
☒ NAHC
☒ Public Utilities Comm
☐ Santa Monica Bay Restoration
☐ State Lands Comm
☐ Tahoe Rgl Plan Agency
☒ Coachella Valley
Conservancy

Other: _____

Please note State Clearinghouse Number
(SCH#) on all Comments

SCH#: 2019011044

Please forward late comments directly to the
Lead Agency

AQMD/APCD 33

(Resources: 5/25)

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".

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

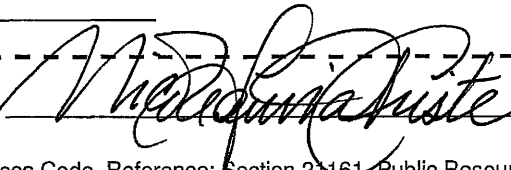
Starting Date May 21, 2019 Ending Date July 5, 2019

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: Nicole Sauviat Criste
Phone: 760-341-4800

Applicant: Desert Wave Ventures LLC
Address: P. O. Box 147
City/State/Zip: Solana Beach, CA 92075
Phone: 858-229-0002

Signature of Lead Agency Representative:



Date: May 16, 2019

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