



RMCA NEWS

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Porcupine Creek Resort Report: Information you need to know.



Porcupine Creek Resort (PCR) was zoned as a private estate residence for years but on April 1, 2021 the Rancho Mirage City Council approved a rezone application for commercial use. The vote was 4-1 in favor. The resort is expected to be operational by 2022. This means the Magnesia Falls Cove neighborhood will now accommodate a 6 star hotel.

Porcupine Creek Resort will consist of 65 to 122 rooms, a golf course, tennis courts, and a high-end restaurant including a full liquor-licensed bar. It has been stated that these amenities will only be available to guests, however visits by guests of resort guests remains an open issue. It should be noted that PCR has partnered with the Sensei Corporation for their management services to offer guests a health and wellness retreat.

The Magnesia Falls Cove neighborhood is quiet and low-density. It has no sidewalks except on two sides of the elementary school. The street lighting is kept to a minimum to support stargazing as well as to maintain a more natural and peaceful environment.

During the City of Rancho Mirage Planning Commission hearing, testimony was given by numerous residents concerning the sizable increase in traffic by guests, support staff and commercial delivery vehicles. The neighborhood streets associated with this zoning change will create problems with pedestrian safety and increase vehicular noise and pollution. **It was clear the neighborhood is against the current plan to use residential streets for ingress and egress to the 6-star hotel.**

In response to the negative comments being voiced by the Magnesia Falls Cove residents, the City Council had an unusual recess to allow attorneys from Porcupine Creek Resort to talk with the Rancho Mirage attorney and an agreement was made for Porcupine Creek to provide \$100,000 (first of all it was \$50,000 and then during discussion it became \$100,000) to the City of Rancho Mirage to mitigate any problems with issues affecting the neighborhood. When it was suggested that representatives from the neighborhood should be on the committee to decide what and how that money should be used, the City Council immediately said, "No". No representation by the residents. At this time, no information by the City has been offered to the representatives of the neighborhood about the use of that money. **It is clear the City Council continues to operate without citizen input on issues immediately facing the property owners on the residential streets of Magnesia Falls Cove.**

Following the City Council approval of the Porcupine Creek Resort, the Rancho Mirage Community Association requested a meeting with Porcupine Creek executives to discuss the issues associated with the new hotel. The meeting was held with the Sensei resort staff and the main issue voiced by residents was the use of residential streets (Mirage Road & Dunes View). Following this meeting the RMCA created a committee consisting of the participants who expressed concern regarding the planned resort and Jay Castro was appointed to Chair the group. The purpose of this committee is to work with the PCR/Sensei representatives along with City Council members to come up with the best solution for traffic flow as related to the Porcupine Creek Resort.



The current plan calls for the main guest entrance of the hotel resort to be at the terminus of Dunes View Road which goes directly through the middle of Magnesia Falls Cove. The food/beverage/supplies trucks and vans, employee vehicles (approximately 147 employees) and other non-guest vehicles will use the entrance at the terminus of the north/south Mirage Road. This section of Mirage Road is behind the elementary school and in front of Blixseth Mountain Park.

The ideal solution for the neighborhood would be for Porcupine Creek to build its own elegant access road onto its property using the existing light at Library Way to enter and exit Highway 111 safely. A new exit/entrance off Highway 111 is soon to be developed to make way for a new "Auto Plaza" which could be the first section of a new commercial entrance to Porcupine Creek Resort/Hotel. The RMCA/PCR committee

is requesting that this and other solutions be fully completed before the resort is opened.

A "negative externality" is a cost suffered by a third party, namely, Magnesia Falls Cove residents as a result of an economic transaction between others - PCR/Sensei and the City of Rancho Mirage. In this case, the Magnesia Falls Cove residents are going to suffer a negative externality cost if Porcupine Creek Resort/Sensei use residential streets for ingress & egress to a commercial property.

These external costs might have been well considered and quantified in PCR/Sensei's business plan, but developing a private entrance was not in their development costs. By using residential streets to enter a commercial property, PCR/Sensei have shifted costs to the Magnesia Falls neighborhood. These costs include: decreased pedestrian and motorist safety, increased air pollution, increased noise pollution, increased light pollution. Two other potential costs include blocked access to Blixseth Mountain Park and the possibility of guests driving through the neighborhood while intoxicated.

It seems ironic that what PCR/Sensei team are packaging and selling - health, wellness, tranquility and a vehicle free interior resort are the same valuable neighborhood amenities that are being lost in the Magnesia Falls Cove neighborhood.

Please contact the Rancho Mirage Community Association to offer your opinion on this issue at info@RMCAnews.org.

**We are better together.
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