



# NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT FOR THE NEW HIGHWAY 111 SPECIFIC PLAN

**PROJECT TITLE:** New Highway 111 Specific Plan  
Environmental Impact Report SCH No. 2020069010

**CITY CASE NUMBERS:** Highway 111 Specific Plan Case No. SP200001, General Plan Amendment Case No. GPA20001, General Plan & Zoning Map Amendment Case No. GPZMA20001, Environmental Impact Report Case No. EIR20001

**LEAD AGENCY:** City of Rancho Mirage  
69-825 Highway 111  
Rancho Mirage, CA 92270

**CONTACT PERSON:** Majna Dukic, Planning Manager  
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In accordance with the California Environmental Quality Act (CEQA), the City of Rancho Mirage (City), as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the proposed New Highway 111 Specific Plan ("Project"). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

**PROJECT DESCRIPTION:** The New Highway 111 Specific Plan project consolidates, updates, expands, and replaces the previously adopted East and West Specific Plans and revises the land use plan, including some land use designations, acreages, and residential densities. The new plan sets forth development standards and guidelines in the context of 12 planning areas. It enhances the function of Highway 111 as a safe and efficient local and regional travel corridor with a diverse but complementary mix of land uses. Its goals include buildout of a more diverse and integrated mix of uses, services, and functions.



**FINDINGS/DETERMINATION:** The City has reviewed and considered the proposed Project and has determined that potentially significant impacts could result from the implementation of the Specific Plan. Therefore, an Environmental Impact Report has been prepared. This notice has been prepared to give you the opportunity to provide input on the subject environmental analysis.

**PUBLIC REVIEW PERIOD:** A 45-day public review period for the Draft EIR will commence at 8:00 a.m. on January 27, 2022 and end on March 14, 2022 at 5:00 p.m. for interested individuals and public agencies to submit written comments on the document. Any written comments on the Notice of Preparation must be received at Rancho Mirage City Hall address, 69825 Highway 111, Rancho Mirage, CA 92270, or via email to Majna Dukic at [majnad@ranchomirageca.gov](mailto:majnad@ranchomirageca.gov) within the public review period. The Draft EIR is available for review on the City's website at <https://ranchomirageca.gov/our-city/city-departments/planning/environmental-documents/>.