



# CITY OF RANCHO MIRAGE

## NOTICE OF AVAILABILITY

### DRAFT ENVIRONMENTAL IMPACT REPORT PORCUPINE CREEK RETREAT SPECIFIC PLAN

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 Porcupine Creek Retreat Specific Plan ("Specific Plan" or "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 Location:** The Porcupine Creek Retreat Specific Plan project occupies approximately 191-acres of the 230-acre Porcupine Creek private estate situated at the base of the Santa Rosa Mountains. The project site is located 0.50 miles southwest of Highway 111, and west of the Magnesia Falls Cove neighborhood. Rancho Mirage Elementary School is located adjacent to the property's northern corner, and the Santa Rosa Mountains are located north, west, and south of the project boundaries. The site location can be further described as being a Portion of Sections 13 and 14, Township 5 South, Range 5 East, San Bernardino Base Line and Meridian.

#### **Project Description:**

The project proposes to reposition Porcupine Creek as an exclusive retreat with a total of up to 50 studio, single-bedroom, and multi-bedroom units ("keys"). Proposed upgrades would incorporate a modified main house, a new restaurant, dining deck, upgraded spa complex, additional retreat related facilities, and a rerouted 18-hole golf course. The rerouting of the 18-hole golf course intends to remain on the existing fairways with some minor adjustments, all located within estate grounds and bounded by the existing roadways and cart paths.

**Significant Effects Discussed in the Draft EIR:** The potential impacts of the Project were determined to be less than significant for the following topics: aesthetics, air quality, energy, greenhouse gas, hydrology and water quality, land use and planning, traffic and circulation, utilities, and wildfire. The potential impacts of the Project were determined to be less than significant for the following topics with mitigation measures identified in the Draft EIR: biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, public services, and tribal cultural resources. This Draft EIR is available for a 45-day public review period beginning on **October 30, 2020 and ending on December 14, 2020**. The Draft EIR is available for public review at the City's Planning Division, located at 69-825 Highway 111, Rancho Mirage, CA 92270. In addition, the Draft EIR is available at the City of Rancho Mirage Public Library, located at 71-100 CA-111, Rancho Mirage, CA 92270, as well as the City's website at <http://ranchomirageca.gov/our-city/city-departments/planning/>.

Please provide any comments in response to this notice (please note "Porcupine Creek Retreat Specific Plan DEIR" in the subject line) in writing by December 14, 2020 to: Majna Dukic, Planning Manager, City of Rancho Mirage, 69825 Highway 111 Rancho Mirage, CA 92270, (760) 328-2266 or [MD@RanchoMirageCA.gov](mailto:MD@RanchoMirageCA.gov). Please include the name, address, and other contact information for an agency representative in your response. Further details of the proposed Project are available at <https://ranchomirageca.gov/our-city/city-departments/planning/environmental-documents>