



NOTICE OF AVAILABILITY
Section 31 Specific Plan
Draft Environmental Impact Report (Draft EIR)
SCH No. 2018081074
July 26, 2019

Project Title: Section 31 Specific Plan

Lead Agency: City of Rancho Mirage
Development Services
69-825 Highway 111
Rancho Mirage, CA 92270
Contact: Jeremy Gleim, AICP, Development Services Director

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 Section 31 Specific Plan (“Section 31 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 Section 31 Specific Plan Area (Project Site) is located in the central portion of the Coachella Valley in the City of Rancho Mirage (City) within Riverside County, California. The Project Site includes almost all of Section 31, Township 4 South, Range 6 East, and a portion of the southeast quarter of Section 36, Township 4 South, Range 5 East, San Bernardino Baseline and Meridian (SBBM). The Section 31 Specific Plan addresses the approximately 618-acre Project Site, which is located along the eastern boundary of the City. The Project Site is bounded by Gerald Ford Drive to the north, Monterey Avenue and the City of Palm Desert to the east, Frank Sinatra Drive to the south, and Bob Hope Drive to the west.

Project Description: The Section 31 Specific Plan would establish the plans, land use regulations, development standards, design guidelines, infrastructure requirements, and implementation programs to guide the development of a mixed-use, master-planned community on the 618-acre Project Site. The proposed master-planned community includes resort hotels, a mixed-use town center, residential neighborhoods, a private street system, and recreational open space amenities, including a multi-use Grand Oasis Crystal Lagoon®, an integrated system of pedestrian, bicycle, and golf cart trail linkages, neighborhood parks, water features, a Beach Club for residents, and complementary features.

The three land use categories proposed in the Section 31 Specific Plan include Lagoon (LAG), Mixed-Use Core (M-U CORE), and Residential (RES) organized into four planning areas. These Planning Areas would include a Town Center Planning Area and residential Planning Areas 1, 2, and 3, which would allow development of up to 175,000 square feet of combined restaurant and entertainment destinations, shops, and

service space; up to 400 hotel keys; and up to 1,932 residential dwelling units, including 230 branded resort units.

The Section 31 Specific Plan would increase the intensity of uses allowed under the existing General Plan. The proposed uses would be consistent with the City's General Plan, and the proposed intensity of uses would be consistent with the intent of the current General Plan land use/zoning designations for the Project Site.

Significant Effects Discussed in the Draft EIR: The potential impacts of the Project were determined to be less than significant for the following topics: agriculture and forestry resources, energy, land use and planning, mineral resources, population and housing, 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: aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, fire protection and emergency medical services, law enforcement services, school services, library services, traffic and transportation, tribal cultural resources, water service and supply, wastewater collection and treatment, dry utilities, solid waste. The potential impacts of the Project were determined to be significant for the following topics: air quality and greenhouse gas emissions.

This Draft EIR is available for a 45-day public review period beginning on July 26, 2019, and ending on September 10, 2019. 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/>.

Hazardous Materials Statement: The Project Site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

Please provide any comments in response to this notice (please note "Section 31 Specific Plan EIR" in the subject line) in writing by September 10, 2019 to:

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