



## NOTICE OF AVAILABILITY

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**TO:** DEIR DISTRIBUTION LIST

**SUBJECT:** NOTICE OF AVAILABILITY (NOA) OF AN ENVIRONMENTAL IMPACT REPORT (SCH No. 2007041139) FOR THE SECTION 19 SPECIFIC PLAN IN RANCHO MIRAGE

**LEAD AGENCY:** CITY OF RANCHO MIRAGE

**CONTACT:** Randal Bynder AICP, Director of Community Development  
City of Rancho Mirage  
69-825 Highway 111  
Rancho Mirage, CA 92270

**PUBLIC REVIEW PERIOD:** November 9, 2009–December 23, 2009

Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act,” as amended to date, the City of Rancho Mirage is circulating for public review a Draft Environmental Impact Report (DEIR) for the project described below.

**Project Title:** Section 19 Specific Plan

**Project Location:** The Section 19 Specific Plan area is located at the northeast edge of the City of Rancho Mirage and is bordered by Bob Hope Drive to the west, Dinah Shore Drive to the south, the Interstate 10 (I-10)/Union Pacific Railroad (UPRR) corridor to the north, and undeveloped land in the City of Palm Desert to the east. Approximately 19 acres on the west side of the project area are tribal lands owned in trust by the Agua Caliente Band of Cahuilla Indians.

**Project Description:** The proposed project consists of a Specific Plan for an approximately 269-acre area of the City of Rancho Mirage designated as Sections 19 and 24 in the City’s General Plan. With the majority of the project area in Section 19 (approximately 247 acres) and the remainder in Section 24, the City uses the name Section 19 Specific Plan for the proposed project. The Section 19 Specific Plan would be adopted by Resolution and Ordinance and serve as the General Plan land use designations as well as the zoning for the project site. It would establish the necessary plans, development standards, regulations, infrastructure requirements,

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design guidelines, and implementation programs on which subsequent project-related development activities are to be founded.

Pursuant to the Section 19 Specific Plan, the project site would be developed as a mixed-use master-planned development that would include up to approximately 3,096,500 square feet of commercial, retail, office, restaurant, and entertainment uses, as well as up to 1,899 residential units and 580 hotel rooms, on approximately 269 acres. Land has also been set aside for open space and recreational uses and for a potential future multimodal station. The Specific Plan designates 26 planning areas and 8 land use categories to delineate the general amount, type, and distribution of development throughout the project site. The exact amount and type of uses within each planning area will be determined during the Tentative Tract Map (TTM) and Preliminary Development Plan (PDP) review process. Projects consistent with the Specific Plan will require no further environmental review.

**Notice of Availability:** The DEIR will be available for a 45-day public review beginning on **Monday, November 9, 2009**. All interested parties are invited to submit written comments on the DEIR for consideration by the City Council. In accordance with the time limits mandated by State law, comments on the DEIR will be received from **Monday, November 9 through Wednesday, December 23, 2009**.

Please send your written comments to Randal Bynder AICP, Community Development Director, at the address shown below for the City of Rancho Mirage Planning Division. Agencies should provide the name of a contact person with their response. You may also submit comments by e-mail to [randalb@RanchoMirageCA.gov](mailto:randalb@RanchoMirageCA.gov).

Copies of the DEIR and its related appendices are available for public review at the locations listed below. The DEIR is also available on the City's Web site at [www.rancho Mirageca.gov](http://www.rancho Mirageca.gov).

City of Rancho Mirage  
Planning Division  
69-825 Highway 111  
Rancho Mirage, CA 92270

Rancho Mirage Public Library  
71100 Highway 111  
Rancho Mirage, CA 92270

Date: November 6, 2009

Signature: \_\_\_\_\_

Randal Bynder AICP, Director of Community Development

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