



NOTICE OF AVAILABILITY
In-N-Out Burger Restaurant Project
Draft Environmental Impact Report (Draft EIR)
SCH No. 2020050075
September 23, 2020

Project Title: In-N-Out Burger Restaurant

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 In-N-Out Burger Restaurant (proposed Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the proposed 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 proposed Project is located on approximately 1.52 acres of vacant land within the existing Rancho Las Palmas Shopping Center (Project Site) on the northeast corner of Highway 111 and Magnesia Falls Drive at 42560 Bob Hope Drive. The existing General Plan land use and zoning designation for the Project Site is Neighborhood Commercial (C-N). The shopping center is currently occupied by commercial tenants such as CVS Pharmacy (with associated drive-through), Hobby Lobby, Steinmart, and Starbucks (with associated drive-through).

The Rancho Las Palmas Shopping Center was originally approved in 1978 and was redeveloped in 2015. With the most recent upgrade, the Rancho Las Palmas Shopping Center went through a large amount of demolition, reconstruction, and re-facing. The redevelopment of the Project Site within the Rancho Las Palmas Shopping Center included the demolition of a 5,470-square-foot sit-down restaurant that previously occupied the Project Site. The 2014 development package for the Rancho Las Palmas Shopping Center received approval for a 7,000-square-foot building to be built on the Project Site. The pad was prepared for development with the redevelopment of the rest of the Rancho Las Palmas Shopping Center, but was never built, and the Project Site currently remains vacant.

Project Description: In-N-Out Burger (the Applicant) proposes the 3,885-square-foot restaurant with drive-through project on approximately 1.52 acres. The proposed Project would be an approximately 3,885-square-foot building with indoor seating for 74 guests, and outdoor seating for 82 guests. A 1,762-square-foot patio

cover would be connected to the restaurant building at its southwest corner to provide shade for outdoor dining. The proposed building would include a preparation and kitchen area, a cooler area, an office, two dressing rooms, two restrooms, a dining room, a self-serving bar area, a serving area, and a storage/miscellaneous room. The building would have two customer entrances: one along the north side of the building and one along the east side of the building. Other outdoor uses would include car parking and electric vehicle charging stations, bicycle parking, a drive-through, and an approximately 442-square-foot, roof-covered trash and recycling enclosure. The site would be landscaped using heat- and drought-tolerant plant materials and water-saving irrigation methods. The restaurant would operate seven days a week, from 10:00 AM to 1:00 AM Sunday through Thursday, and from 10:00 AM to 1:30 AM on Friday and Saturday.

Significant Effects Discussed in the Draft EIR: The potential effects of the proposed Project were determined to be less than significant for the following topics: aesthetics; air quality; geology and soils; greenhouse gas emissions; hydrology and water quality; land use and planning; noise; public services; transportation; and utilities and service systems. Tribal cultural resources were determined to be less than significant with mitigation. Based on the existing characteristics of the urbanized Project Site, effects related to agricultural and forestry resources, biological resources, cultural resources, energy, hazards and hazardous materials, mineral resources, population and housing, recreation, and wildfire were not determined to be significant.

This Draft EIR is available for a 45-day public review period beginning on September 23, 2020, and ending on November 6, 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 Highway 111, Rancho Mirage, CA 92270, as well as the City's website at <https://ranchomirageca.gov/our-city/city-departments/planning/environmental-documents/>.

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 "In-N-Out Burger Restaurant EIR" in the subject line) in writing by November 6, 2020 to:

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