

**CITY OF RANCHO MIRAGE**  
PUBLIC NOTICE OF AVAILABILITY &  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
**THE RIVER HOTEL**

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

**CONTACT PERSON:** Jeremy Gleim, AICP, Development Services Director,  
(760) 328-2266

**PROJECT LOCATION:** Southwest corner of Rancho Las Palmas Drive and Bob Hope Drive  
Assessor's Parcel Number 684-440-039.

**PROJECT DESCRIPTION:** The project proposes the development of a four-story hotel on approximately 0.91 acres located on the southwest corner of Bob Hope Drive and Rancho Las Palmas Drive, in the City of Rancho Mirage. Development of the project will occur in one phase and consist of 110 rooms, pool, two outdoor areas, 125 parking spaces (five ADA accessible stalls), and associated improvements. The maximum building height of the proposed hotel will be 54 feet, with a total building area of 61,275 square feet. The site currently operates as a paved parking lot, with landscaped islands to provide shade for cars and pedestrians, and light posts for security purposes. Presently, the parking lot serves The River shopping center, southwest of the proposed site. The River shopping center includes multiple dining, entertainment, and shopping experiences, with water features throughout the property.

**FINDINGS/DETERMINATION:** The City has reviewed and considered the proposed project and has determined that no significant impacts will occur with implementation of the project's mitigation measures. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration (MND) for this project.

**PUBLIC REVIEW PERIOD:** A 20-day public review period for the Draft Mitigated Negative Declaration will commence on **May 21, 2021** and end on **June 09, 2021** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address [jeremyg@RanchoMirageCA.gov](mailto:jeremyg@RanchoMirageCA.gov). Copies of the Initial Study are available for review at the above address and on the City's website at <https://ranchomirageca.gov/our-city/city-departments/planning/environmental-documents/>.

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PUBLISH ONCE ON May 21, 2021