



**NOTICE OF AVAILABILITY
OF AN
ENVIRONMENTAL IMPACT REPORT
FOR THE
HAZELDEN BETTY FORD CENTER
PRELIMINARY DEVELOPMENT PLAN PROJECT
SCH No. 2019120372**

PROJECT TITLE: Hazelden Betty Ford Center Preliminary Development Plan
Preliminary Development Plan Case No. PDP19005
Environmental Impact Report Case No. EIR19001 *Governor's Office of Planning & Research*

LEAD AGENCY: City of Rancho Mirage
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APR 24 2020
STATE CLEARINGHOUSE

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 Hazelden Betty Ford Center Preliminary Development Plan Project ("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 DESCRIPTION: The proposed changes to the HBFC campus include the removal of four residential buildings totaling 51,694± square feet and currently providing a total of 80 beds. These four buildings will be replaced by two 2-story residential buildings with an overall height of 30± feet, each providing 46 beds for a total of 92 beds. Each new residential building will encompass 30,935± square feet for a total of 61,870± square feet. The project also includes the construction of a new one-story, 23,078± square foot day-treatment building to be located on a currently vacant and undeveloped portion of the campus which will house 44 day treatment patients, associated support space, and provide 5,975 square feet of administrative space including a computer lab and lecture hall. The project also proposes limited modifications to the existing site plan.

The PDP application includes the development of a new primary access onto the HBFC campus from the adjoining Vista Del Sol. Bounding the subject property on the east, this roadway extends south to a signalized intersection at Country Club Drive, and north to stop-controlled intersection at Frank Sinatra Drive. A new access drive is planned, as is entry signage.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed Project and has determined that, while the renovations and new construction are limited, potentially significant impacts could result from the implementation of the Preliminary Development Plan. Therefore, an Environmental Impact Report has been prepared. This notice has been prepared to provide you the opportunity to provide input on the subject environmental analysis.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft Environmental Impact Report will commence at 8:00 a.m. on April 24, 2020 and end on June 8, 2020 at 5:00 p.m. for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft Environmental Impact Report must be received at the above City address or by email within the public review period. The Draft Environmental Impact Report is available for review at the above address by appointment, and on the city website at <https://ranchomirageca.gov/our-city/city-departments/planning/>.