



# Notice of Preparation Draft Environmental Impact Report In-N-Out Burger Restaurant Project May 4, 2020

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

The City of Rancho Mirage (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060 and 15063) for the proposed In-N-Out Burger Restaurant Project (Project) in the City.

The Project Site consists of approximately 1.52 acres of vacant land within the existing Rancho Las Palmas Shopping Center located on the northeast corner of Highway 111 and Magnesia Falls Drive (42-650 Bob Hope Drive) in the City. **Figure 1: Regional Location Map** shows the regional location of the Project and **Figure 2: Project Site Location Map** shows the location of the Project Site in the City. In-N-Out Burger proposes to construct a 3,885-square-foot restaurant with drive-through service, inclusive of landscaping and other site improvements.

Based on the location and characteristics of the proposed Project, the EIR will include analysis of potentially significant effects on the environment related to 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. 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, tribal cultural resources, and wildfire are not anticipated to be significant and further analysis in the EIR is not proposed for this reason.

The City needs to know the views of your agency as to the scope and content of the environmental information relevant to your agency's responsibilities in connection with the proposed Project. Your agency may need to use the EIR prepared by the City when considering any permits or other approvals for this Project. Comments are also invited from all other interested parties. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

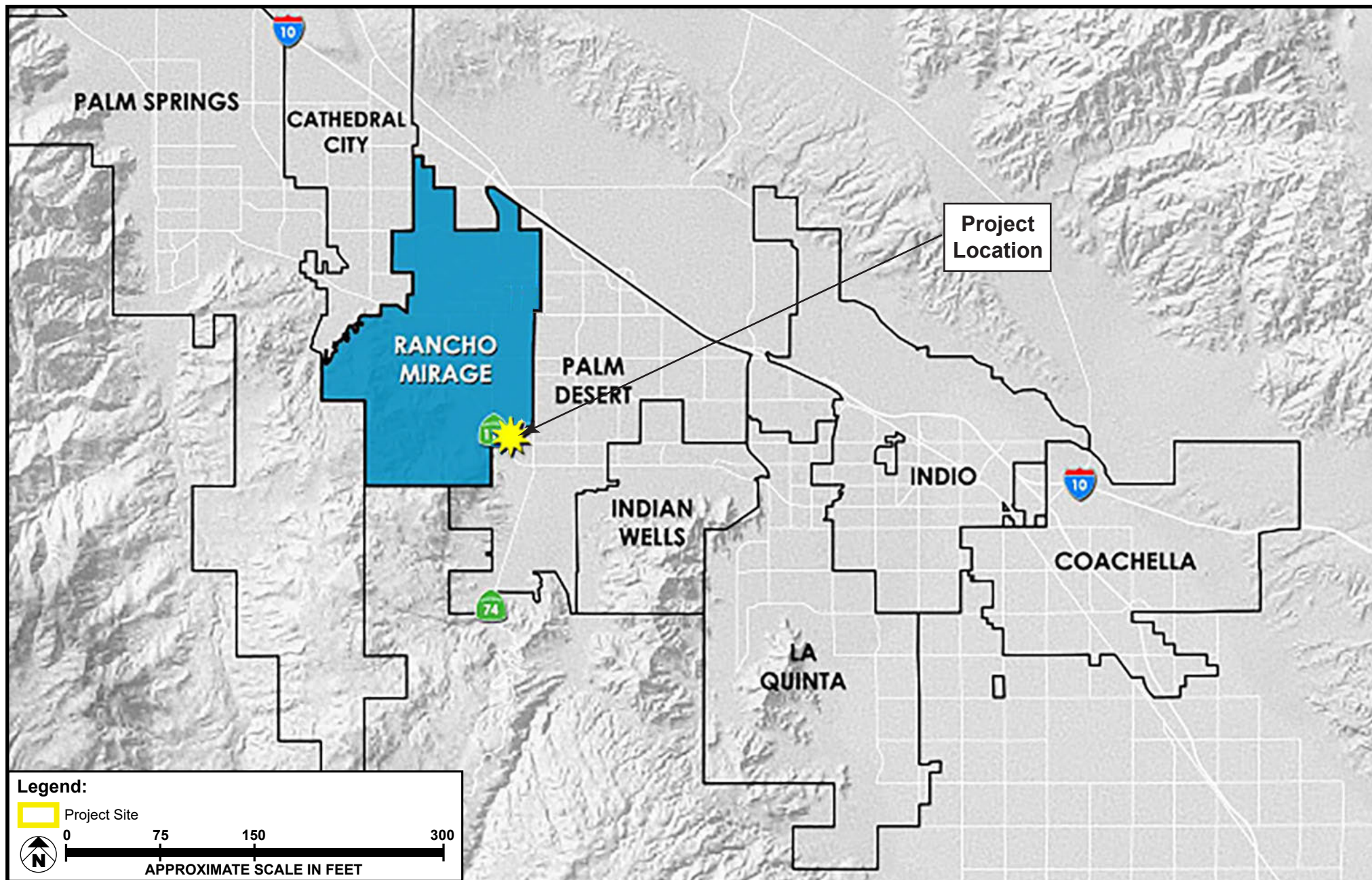
Please send comments to Jeremy Gleim, the City's Development Services Director, at the address shown above or the email address in the signature line. Further details of the proposed Project are available at <https://ranchomirageca.gov/our-city/city-departments/planning/environmental-documents/>. Please include the name, address, and other contact information for an agency representative who should receive future notices and correspondence related to this Project.

Thank you for participating in the City's environmental review of this proposed Project.

Signature:

A handwritten signature in black ink, appearing to read 'J. Gleim', is written over a horizontal line.

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SOURCE: Meridian Consultants - 2020

FIGURE 1



Regional Location Map





SOURCE: Google Earth - 2020

FIGURE 2



## Project Site Location Map