

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH # 2020050075</b>
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**Project Title:** In-N-Out Burger Restaurant Project

Lead Agency: City of Rancho Mirage

Contact Person: Jeremy Gleim, AICP

Mailing Address: 69-825 Highway-111

Phone: (760) 328-2266

City: Rancho Mirage

Zip: 92270

County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Rancho Mirage

Cross Streets: Area bounded by Bob Hope Drive to the North, Highway 111 to the west, and Magnesia Falls Drive to the south. Zip Code: 92270

Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ' 11 " N / 116 ° 24 ' 28 " W Total Acres: 1.52

Assessor's Parcel No.: 682-320-033, and a portion of 682-320-034

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 111

Waterways: Whitewater Channel

Airports: N/A

Railways: N/A

Schools: Rancho Mirage Elementary School

**Document Type:**CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Zone Text Amendment**Development Type:**☐ Residential: Units Acres☐ Office: Sq.ft. Acres Employees☒ Commercial: Sq.ft. 3,885 Acres 1.52 Employees☐ Industrial: Sq.ft. Acres Employees☐ Educational: Acres Employees☐ Recreational: Acres Employees☐ Water Facilities: Type MGD☐ Transportation: Type☐ Mining: Mineral☐ Power: Type MW☐ Waste Treatment: Type MGD☐ Hazardous Waste: Type☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☐ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Tribal Cultural Resources**Present Land Use/Zoning/General Plan Designation:**

Urbanized vacant site. Zoning/General Plan: NEIGHBORHOOD COMMERCIAL (C-N)

**Project Description:** (please use a separate page if necessary)

The applicant proposes to construct a 3,885 square foot restaurant with drive-through service, inclusive of landscaping and other site improvements. The Project Site consists of approximately 1.52 acres of urbanized, 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.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>7</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date September 23, 2020 Ending Date November 6, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Meridian Consultants LLC</u>	Applicant: <u>G&amp;I IX Rancho Outparcel LP</u>
Address: <u>920 Hampshire Rd. Suite A5</u>	Address: <u>133 Penn Street</u>
City/State/Zip: <u>Westlake Village, CA 91361</u>	City/State/Zip: <u>El Segundo, CA 90245</u>
Contact: <u>Chris Hampson</u>	Phone: _____
Phone: <u>(805) 367-5734</u>	

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 9/10/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.