

## **NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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In accordance with Section 15072 of the California Environmental Quality Act (CEQA) Guidelines, this notice is to inform any responsible agencies, interested parties, and organizations that the City of Desert Hot Springs (City) has completed a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the **Nathan Prenk Industrial Project on APN 665-040-021 (CUP-20-10; ENV-20-8; DP-20-17)**.

**Project Location:** The project site is located on a 0.3-acre parcel north of Palomar Lane and east of Little Morongo Road in the City of Desert Hot Springs, Riverside County, California.

**Project Description:** The Proposed Project would develop an approximately 5,296 square foot (sf) facility for the indoor cultivation of cannabis. The proposed building would include 250 sf of office space, 2,834 sf of growing space, restrooms, a storage room, a fertigation room, vegetation room, drying/curing room, extraction room, and packaging/labeling room. The Proposed Project would include six parking stalls on the western side of the project site as well as the construction of Binnie Road. Binnie Road would be graded and graveled from the northern boundary of the project parcel south to Palomar Lane. This segment of Binnie Road would be 30 feet wide.

**Potentially Significant Environmental Impacts:** No potentially significant impacts to resources were identified in the Initial Study. All impacts would be reduced to a less-than-significant level with the incorporation of mitigation measures.

**Hazardous Waste Sites:** The project site is not located on any known listed toxic sites pursuant to Government Code Section 65962.5.

**Public Review Period:** In compliance with CEQA, the City has established a 30-day public review period beginning February 08<sup>th</sup>, 2021 to solicit comments and input on the Draft IS/MND. To ensure that all environmental issues are fully identified and adequately addressed, written comments are invited from all interested parties. Written comments regarding the scope and content of information in the Draft IS/MND should be submitted no later than March 11<sup>th</sup>, 2021 to:

Patricia Villagomez  
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City of Desert Hot Springs  
11999 Palm Drive  
Desert Hot Springs, CA 92240  
[pwillagomez@cityofdhs.org](mailto:pwillagomez@cityofdhs.org)

Copies of the Draft IS/MND are available for public review at the following location:

City of Desert Hot Springs  
Community Development Department – Planning Division  
11999 Palm Drive  
Desert Hot Springs, CA 92240

The Draft IS/MND is also available online at:  
<https://www.cityofdhs.org/public-hearing-notice>