

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

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 **DHS 109 Project on APNs 665-080-005, 665-080-007, and 665-050-028 (ENV 20-2; TPM 37235; CUP 19-09; CUP 19-10)**.

Project Location: The project site is located on a 109-acre parcel bounded to the west by Mission Creek Wash, to the north by 15th Avenue, to the south by 16th Avenue, and to the west by Atlantic Avenue in the City of Desert Hot Springs, Riverside County, California.

Project Description: The Proposed Project would involve the construction of a 109-acre industrial park consisting of 57 condo lots that will accommodate a combination of general light industrial, cannabis (cultivation, manufacturing, distribution, etc.), and large-scale energy/utility facilities land uses on approximately 109 acres. The proposed project will include 236,180 square feet of general light industrial uses, 761,770 square feet of industrial park (cannabis activity), and 286,230 square feet for large-scale energy/utility uses (power and reclamation facility) for a total of 1,284,180 square feet on approximately 29.48 acres.

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 May 17, 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 June 16, 2021 to:

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Desert Hot Springs, CA 92240
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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>