

Initial Study and Mitigated Negative Declaration

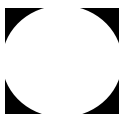
Atlantic Maple New Cannabis Cultivation Facility Project

Applicant:

Cesar Lira
7825 Danner Ct.
Rancho Cucamonga, California 91730

Lead Agency:

City of Desert Hot Springs
65950 Pierson Boulevard
Desert Hot Springs, California 92240



Prepared by:
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September 2021

TABLE OF CONTENTS

<i>Title</i>	<i>Page No.</i>
CHAPTER ONE – INTRODUCTION.....	4
1.1 Purpose and Authority	4
1.2 Determination.....	4
1.3 Public Review Process	4
CHAPTER TWO – PROJECT DESCRIPTION	5
2.1 Project Vicinity	5
2.2 Project Description.....	9
2.3 Mitigation Monitoring Program.....	11
CHAPTER THREE – ENVIRONMENTAL CHECKLIST.....	13
I. AESTHETICS	16
II. AGRICULTURAL AND FORESTRY RESOURCES	20
III. AIR QUALITY	22
IV. BIOLOGICAL RESOURCES	27
V. CULTURAL RESOURCES	31
VI. ENERGY.....	34
VII. GEOLOGY AND SOILS.....	36
VIII. GREENHOUSE GAS EMISSIONS.....	40
IX. HAZARDS AND HAZARDOUS MATERIALS	43
X. HYDROLOGY AND WATER QUALITY	47
XI. LAND USE AND PLANNING	52
XII. MINERAL RESOURCES	53
XIII. NOISE.....	54
XIV. POPULATION AND HOUSING	57
XV. PUBLIC SERVICES.....	59
XVI. RECREATION	62
XVII. TRANSPORTATION.....	63
XVIII. TRIBAL CULTURAL RESOURCES	67
XIX. UTILITIES AND SERVICE SYSTEMS	69
XX. WILDFIRE.....	72
XXI. MANDATORY FINDINGS OF SIGNIFICANCE	74
 Tables	
Table 1 Mitigation Monitoring Program.....	11
Table 2 Maximum Daily Construction-Related Emissions Summary (pounds per day)	24
Table 3 Maximum Daily Operation-Related Emissions Summary (pounds per day).....	24
Table 4 Localized Significance Thresholds (Unmitigated) Construction Emissions (pounds per day).....	25
Table 5 Localized Significance Thresholds (Unmitigated) Operational Emissions (pounds per day).....	25
Table 6 Project Trip Generation Summary	64
 Exhibits	
Exhibit 1 Regional Location Map.....	6
Exhibit 2 Project Vicinity Map	7
Exhibit 3 Project Location Map.....	8
Exhibit 4 Project Site Plan	10
Exhibit 5 Project Elevations.....	19



Appendices (provided as separate documents)

Appendix A CalEEMOD Air Quality and GHG Modeling

Appendix B Biological Resource Assessment & Coachella Valley Multiple Species Habitat Conservation Plan Compliance Report Assessor's Parcel Number: 665-120-013 Atlantic Avenue Project, Desert Hot Springs, Riverside County, California

Appendix C Historical/Archaeological Resources Survey Report, Assessor's Parcel No. 665-120-013, City of Desert Hot Springs, Riverside County, California



City of Desert Hot Springs

Date: September 2021

Project Name: Atlantic Maple Cannabis Cultivation Project

Page 3

CHAPTER ONE – INTRODUCTION

1.1 Purpose and Authority

The main purpose of the IS/MND is to determine whether there are potentially significant impacts associated with development of the proposed Project in the City of Desert Hot Springs.

This Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared for the development of the Atlantic Maple Cannabis Cultivation Facility project (proposed Project).

This document conforms to the requirements of the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq. The City of Desert Hot Springs has prepared this Mitigated Negative Declaration (MND) as the lead agency for the proposed Project. This IS/MND is in conformance with California Environmental Quality Act (CEQA) Section 15070, Subsection (a).

1.2 Determination

This Initial Study determined that development of the proposed Project would not have significant impacts on the environment, with the implementation of mitigation measures.

1.3 Public Review Process

This IS/MND will be circulated for public review to responsible and trustee agencies and interested parties for a period of 20 days. Following the public review and comment process, the City plans to issue a Mitigated Negative Declaration and prepare and file a Notice of Determination.



CHAPTER TWO – PROJECT DESCRIPTION

2.1 Project Vicinity

Total Project Area: 2.47 acres

Assessor's Parcel Number: 665-120-013

Project Location: The Project site is located on a vacant parcel, with Atlantic Avenue on the east, Maple Road on the south, Cabot Road to the west, and a single-family residence on the north in the City of Desert Hot Springs, California (Exhibit 1, 2, and 3). The site consists of vacant, undeveloped land surrounded by unpaved and paved roadways, similarly undeveloped parcels, and scattered single-family residences in the vicinity (Exhibit 2 and 3). Atlantic Avenue is the only paved roadway adjacent to the site. The Project will be required to pave and improve a half-width of Maple Road and Atlantic Avenue along the Project boundary including new curb and gutter.

The applicant proposes to build a cannabis cultivation facility with two two-story, 32,000-square-foot buildings and a surface parking lot on the subject site.

The Project site is located within the northwest quarter of Section 12, Township 3 South, Range 4 East, San Bernardino Base and Meridian. The location of the Project site is shown below, in Exhibits 2 and 3.



CALIFORNIA

PACIFIC OCEAN

MEXICO



RIVERSIDE COUNTY



Atlantic Maple New Cannabis Cultivation Facility Project
Regional Location Map
Desert Hot Springs, California

Exhibit
1



Source: Google Earth, 2020

**Atlantic Maple New Cannabis Cultivation Facility Project
Project Vicinity Map
Desert Hot Springs, California**



09.02.21

Exhibit

2



Source: Google Earth, 2021



2.2 Project Description

The proposed Project is a 64,000-square-foot cannabis cultivation facility (Exhibit 3 and 4). The Project site consists of 2.47 acres of vacant, undeveloped land (Exhibit 2 and 3), of which 0.39 acres will be dedicated as Atlantic Avenue and Maple Road rights-of-way. The Project site consists of one parcel (Assessor's Parcel No. 665-120-013), and has no formal address assigned. A map that shows the location and dimensions of the parcel is provided in Exhibit 4.

Per the Zoning Ordinance, the Project will need a Conditional Use Permit (CUP) and Regulatory Permit for the proposed indoor cannabis uses in the Light Industrial (I-L) zone. The CUP is intended to cover mainly cultivation and associated manufacturing, testing and distribution of marijuana products. No specific user(s) have been identified. The proposed buildings will require tenant improvements in the future, and will be at the discretion of tenant(s) for the specific cannabis uses in the buildings as covered by the CUP. Given the nature of cannabis production, the proposed facility can be expected to be used primarily for cultivation use, possibly with associated manufacturing, testing and distribution uses. Based on the site plan, the proposed facility is assumed to be 85% cannabis use and 15% office use and where necessary, additional assumptions are made to provide a conservative analysis for environmental impacts.

The proposed Project consists of the construction of two new 32,000-square-foot metal buildings for cannabis cultivation, a paved parking lot and landscaping as well as trash enclosure and equipment pads. Parking will be provided on the west and south sides of the buildings. The buildings' entrances will occur on the southwest corner of the easterly building, and the southeast corner of the westerly building, providing a centralized access area for the site. Trash enclosures and equipment pads are proposed on the north side to the buildings.

Maximum depth of ground disturbance is expected to be four feet. Construction is expected to last eight months; a specific start date is not yet available. The facility will be in operation from 8am to 5pm daily.

Utilities and Service Providers:

The following utilities will provide service to the Project:

1. Sewer: Coachella Valley Water District (CVWD)
2. Water: Coachella Valley Water District (CVWD)
3. Electricity: Southern California Edison (SCE)
4. Gas: Southern California Gas Company
5. Telephone: Frontier
6. Cable: Spectrum



2.3 Mitigation Monitoring Program

Mitigation measures are included where applicable within each section of the Initial Study checklist and are summarized below. Table 1 Mitigation Monitoring Program outlines the potential impacts and mitigation measures of the proposed Project, and assigns responsibility for the oversight of each mitigation measure. This Table shall be included in all bid documents as a part of the Project development.

**Table 1
Mitigation Monitoring Program**

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
IV. Biological Resources	IV-1 Focused surveys for desert tortoise should be conducted by a qualified biologist prior to construction. If desert tortoises are detected, the USFWS, CDFW and CVAG would need to be consulted for further guidance on relocation and additional impact avoidance, minimization and mitigation measures may be required.	Project Proponent, Project Biologist, Planning Department, Building Department.	Prior to the issuance of grading permits.	Less than significant.
IV. Biological Resources	IV-2 A qualified biologist shall conduct two (2) take avoidance pre-construction burrowing owl surveys onsite. The first shall occur between 14 and 30 days prior to ground disturbance, and the second shall occur within 24 hours of ground disturbance. If burrowing owls are detected, the Project proponent shall consult with CDFW to determine the appropriate action required should burrowing owl(s) continue to occupy the site at the time of Project implementation.	Project Proponent, Project Biologist, Planning Department, Building Department.	Prior to the issuance of grading permits.	Less than significant.
IV. Biological Resources	IV-3 For any grading or other site disturbance or tree or vegetation removal occurring during the nesting season between January 15 and August 31, a qualified biologist shall conduct at least one nesting bird survey, and more if deemed necessary by the consulting biologist, immediately prior to initiation of Project-related ground disturbing activities. If nesting birds are present, no work shall be permitted near the nest until the young birds have fledged. While there is no established protocol for nest avoidance, when consulted, the CDFW generally recommends avoidance buffers of about 250 to 500 feet for federally and state listed threatened and	Project Proponent, Project Biologist, Planning Department, Building Department.	Prior to the issuance of grading permits.	Less than significant.



**Table 1
Mitigation Monitoring Program**

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
	endangered avian species and birds-of-prey, and 100–250 feet for songbirds. If ground disturbance occurs outside the nesting season, this requirement shall be waived.			
V. Cultural Resources	VII-1 Earth-moving activities including grading, grubbing, trenching, or excavations at the site shall be monitored by a qualified archaeologist and a Native American monitor at the expense of the applicant. If during excavation, grading or construction, artifacts or other archaeological resources are discovered, the archaeologist and monitors shall recover artifacts quickly to avoid construction delays but shall have the power to temporarily halt or divert construction equipment to allow for controlled archaeological recovery if a substantial cultural deposit is encountered. The monitor shall determine when excavations have reached sufficient depth to preclude the occurrence of cultural resources, and when monitoring should conclude. Work shall resume after consultation with the City of Desert Hot Springs and implementation of the recommendations of the archaeologist and/or tribal monitor. If artifacts are discovered, these shall be processed, catalogued, analyzed, and prepared for permanent curation in a repository with permanent retrievable storage that would allow for additional research in the future.	Project Proponent, Planning Department, Public Works Department.	Prior to the issuance of grading permits, during grading activities and within 30 days of the conclusion of monitoring activities,	Less than significant.



CHAPTER THREE – ENVIRONMENTAL CHECKLIST

1. **Project Name:**
Atlantic Maple New Cannabis Cultivation Facility Project
2. **Lead Agency Name and Address:**
City of Desert Hot Springs
65950 Pierson Boulevard
Desert Hot Springs, California 92240
3. **Contact Person and Phone Number:**
Patricia Villagomez
760-329-6411
4. **Project Location:**
North of Maple Road, east of Cabot Road, west of Atlantic Avenue and south of 16th Avenue,
Assessor's Parcel No. 665-120-013.
Desert Hot Springs, CA 92240
5. **Project Applicants' Name and Address:**
Cesar Lira
7825 Danner Ct.
Rancho Cucamonga, California 91730
6. **General Plan Designation:** I, Industrial and Industrial Cannabis Overlay
7. **Zoning Designation:** Light Industrial (I-L)
8. **Description of Project:**
The proposed Project is a new cannabis cultivation facility (Exhibit 3 and 4). The Project site consists of 2.47 acres of vacant, undeveloped land (Exhibit 2 and 3).

The Project site consists of one parcel (Assessor's Parcel No. 665-120-013), and has no formal address assigned.

The proposed Project consists of the construction of two new two-story, 32,000 square foot metal buildings for cannabis cultivation, a paved parking lot and landscaping as well as trash enclosure and equipment pads.
9. **Surrounding Land Uses and Setting:**
The Project site is located in a sparsely developed area of Desert Hot Springs.

The Project site is designated as Industrial (I) and Industrial Cannabis Overlay on the City's General Plan Land Use Map. Lands surrounding the proposed Project site are also designated for Industrial land uses, except for Residential Low (R-L) designation to the east.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**
Regional Water Quality Control Board
Mission Springs Water District



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less Than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |



DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ Date



I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; “California Scenic Highway System Lists,” accessed March 2020; Desert Hot Springs Municipal Code.

Setting

The Project site lies in the northern portion of the Coachella Valley, a low-lying and relatively flat desert valley bounded by the San Bernardino Mountain Range on the north and northeast, San Gorgonio Mountains to the northwest, San Jacinto Mountains on the west and southwest, and the Santa Rosa Mountains on the south. The mountains rise significantly over the valley floor. In the southeast portion of the valley is the Salton Sea, at an elevation of approximately 200 feet below sea level.

The Project site generally has unobstructed, distant views of the aforementioned mountains (Exhibit 2 and 3). The immediate Project area is a sparsely developed area with scattered single-family residences and light industrial uses. The area east of the Project site is planned for low density residential development, and the remaining surrounding area is planned for light industrial development. Future construction in the general Project area is expected to be consistent with existing industrial and residential buildings, and consist of single story structures. More intensely developed areas occur along Two Bunch Palms Trail to the north and east of Palm Drive to the east, which consist of residential, commercial and institutional uses.

Middle and foreground views from the Project site include vacant land, windmills, and widely spaced residential and industrial development. The foothills of the San Bernardino Mountains extend along the northerly and easterly portion of the City, beginning approximately three miles northeast of the subject property.



Ultimate development of the site will result in the construction of two new metal buildings of one story in height, a paved parking lot and landscaping on the vacant property. The Project impacts are discussed below.

Discussion of Impacts

a) Less Than Significant Impact. The subject property is located approximately three miles southwest of the San Bernardino Mountain foothills and farther from the San Jacinto Mountains, which are considered a scenic vista for much of the Coachella Valley. From the subject property, scenic views of the San Bernardino Mountains are to the north, northwest, and east. Views of the San Jacinto Mountains are to the south and southwest. Views of the lower elevations of the mountains are partially blocked by intervening development in all directions. However, middle and upper elevations of the mountains are visible above. Lands immediately to the west and south are currently undeveloped; there are scattered single family homes in the adjacent lot to the north, across the street to the east, northeast, southeast and southwest. Mountain views are more distant to the west and somewhat blocked to the east, and thus their immediate scenic value remains limited.

The proposed metal buildings are 35 feet tall, with an entry extension extending an extra 6 inches on the south façade (Exhibit 5). The proposed building will be constructed with steel panels and cement plaster finish in varied color tones of blue and gold. The building front doors will be provided facing the south central portion of the site, on the interior sides of each building. The buildings are surrounded by a parking lot on the west and south, and two semi-truck loading areas on the north (Exhibit 4).

The ultimate construction of two metal buildings on the site would result in limited obstruction of views for viewers looking to the north from Maple Road and to the west from Atlantic Avenue. Given the limited size and scale of the proposed buildings compared to the wide range of similar available views from Maple Road and Atlantic Avenue, this impact is considered less than significant. The proposed buildings will be set back more than 80 feet from Maple Road (Exhibit 4) so that they are offset to the northwest of the single-family home across from Atlantic Avenue to the east. The proposed Project will not directly block views at the residence to the east, and considering the limited size and scale of the proposed buildings compared to the wide range of similar available views that will remain at the residence, potential impacts are expected to be less than significant. This is also the case for residences and other buildings to the north, southwest, south and east. Since they are farther away from the proposed Project, the Project's impacts will be reduced and remain less than significant.

The proposed Project will include full site improvements, including landscaping and an architecturally treated building to enhance the site's appearance. The size and design of the cannabis cultivation buildings would not result in significant effects, as the Project size, scale, and design would be consistent with existing and future industrial buildings in the Project area. The City's Municipal Code Section 17.16.030 (Land use district development standards) does limit heights, number of stories, setbacks, and lot coverage for industrial development. The proposed cultivation building will not exceed that maximum building height (50 feet) and will be designed to the City standards in the Municipal Code. Therefore, no impact is associated with the land use district development standards.

Overall, although there will be a modest impact from the proposed buildings on short-range views to the north and west, impacts to views of scenic vistas from surrounding properties and public streets will be less than significant given the building setback, distance from the subject site and wide range of similar available views.



b) No Impact. The Project site is located at Atlantic Avenue and Maple Road. Atlantic Avenue is paved without curb and gutter, and Maple Road is unpaved in the Project vicinity. The proposed Project will be similar in building height and appearance as existing and future development along both Atlantic Avenue and Maple Road; therefore, there will be no impact in regard to local roadways.

The site is not located within a state scenic highway or locally designated scenic corridor. The site is located in a rural area with similar environmental settings to much of the land outside the developed urban area. As mentioned above, the proposed Project will be similar in building height and appearance as surrounding development in this area of the City, therefore, there will be no impact in regard to a state scenic highway. Future development will be required to comply with development standards for the Light Industrial (I-L) zone.

The Project site does not contain scenic resources such as rock outcroppings or trees. No impact is expected.

c) Less Than Significant Impact. The area surrounding the subject site is characterized by vacant land and one-story residential and industrial structures. The surrounding area is planned for light industrial development on the north, west and south, but residential development east of Atlantic Avenue. The proposed development will result in the construction of two buildings in a style that is expected to be consistent with both existing and future industrial development in the area. Atlantic will provide a physical buffer between the planned industrial and residential land uses in this area. Impacts associated with visual character are expected to be less than significant and no mitigation is required.

d) Less Than Significant Impact. The site is currently undeveloped and adjacent to Atlantic Avenue and Maple Road. There are no street lights in the area, only stationary and mobile light sources from the single-family home to the east, other residences and industrial buildings in the vicinity, vehicles, and surrounding roadways.

Development of two buildings and a parking lot on the site would create a new long-term source of light or glare from interior and exterior building lighting, safety and security lighting, landscape lighting, and vehicles accessing the site. Currently, the nearest development is a single-family home across from Atlantic Avenue to the east. The next closest development is another single-family home located approximately 140 feet to the north. Construction-related impacts would be temporary, and would be limited by the City's limitations on construction activities including permitted hours of work as specified in Municipal Code Section 8.12.100, which are consistent with business hours of existing and future industrial developments of this area and would not impact the sensitive nighttime hours for the nearby residents.

The Project will not generate high traffic levels, and will include exterior security lighting, as required by the Municipal Code. Lighting and glare levels will be regulated by the City's lighting standards (Desert Hot Springs Municipal Code Section 17.40.170) including shielding and filtration during Project design and operation, and are not expected to exceed typical levels in the surrounding industrial environment. The Project will shield light fixtures to minimize spillage onto adjacent properties. The zoning ordinance design standards will be incorporated to assure that Project light and glare impacts will be less than significant.

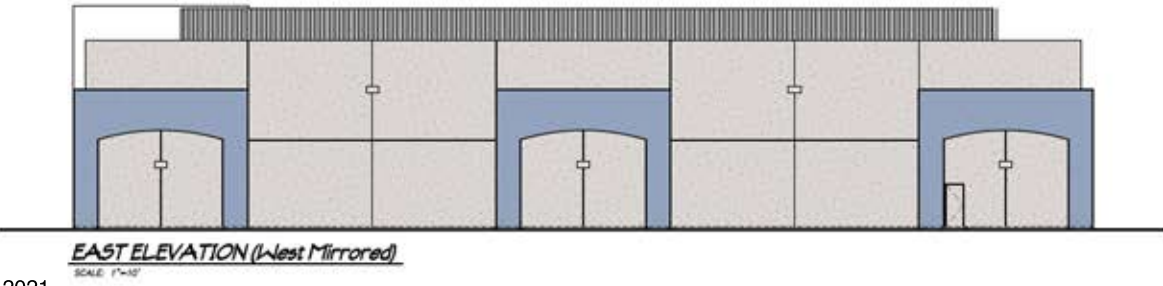
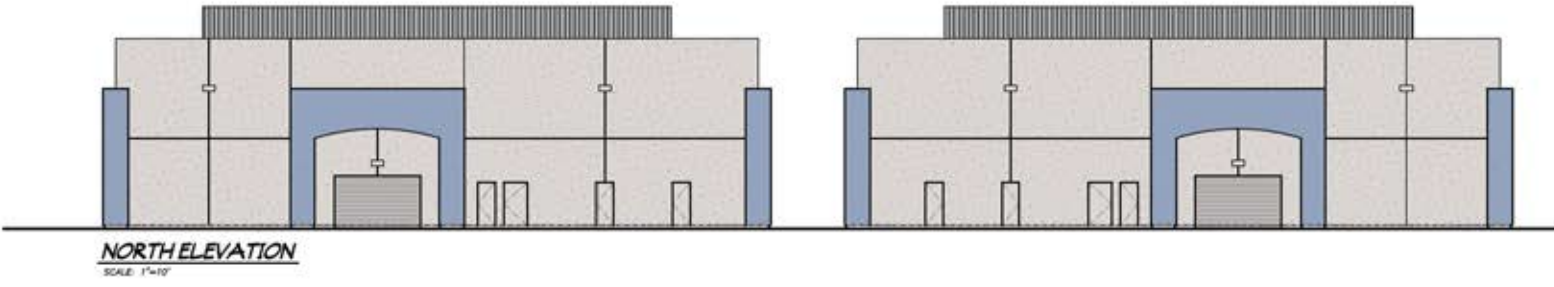
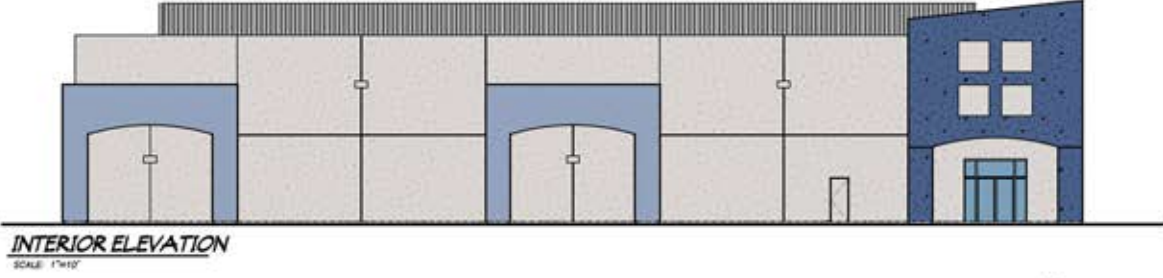
Mitigation Measures:

None required.

Monitoring:

None required.





Source: Sanborn Architectural Group, Inc., 2021

09.02.21

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to the information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. **Would the project:**

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- e) Involve other changes in the exiting environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, 2018.



Setting

The Project site is located in an area of the City designated for Industrial development on the 2020 General Plan land use map. The site is undeveloped and there are no active agricultural or forest lands within the vicinity of the Project.

Ultimate development of the site will result in the construction of two metal buildings and a paved parking lot and will not have any impact on agricultural or forestry resources, as discussed below.

Discussion of Impacts

a-e) No Impact. According to the Riverside County Important Farmland 2018 Map, the area is considered “Other Land” and is not suitable for livestock grazing, confined livestock, or poultry. The site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance by the California Department of Conservation. Nor does the City’s General Plan designate agricultural lands in the area. In addition, the site is surrounded by lands which are not in agricultural uses. The proposed Project will not result in the conversion of Farmland to non-agricultural use.

In the City’s General Plan, the proposed Project will be located on a parcel that is not on or adjacent to properties with agricultural or forestry uses. The subject property is designated for industrial and cannabis-related industrial development in the General Plan.

The City of Desert Hot Springs does not contain forest land, timberland, or timberland zoned for Timberland production. Thus, the proposed Project will not result in the loss or conversion of forestland to non-forest use. Overall, no impact is anticipated.

Mitigation Measures:

None required.

Monitoring:

None required.



III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. **Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; “Final Localized Significance Threshold Methodology,” prepared by the South Coast Air Quality Management District, Revised, July 2008; “2003 Coachella Valley PM₁₀ State Implementation Plan,” August 1, 2003; SCAQMD AQMP, 2016; CalEEMod Version 2020.4.0; Project materials.

Setting

The Coachella Valley, including the Project site, is located in the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). All development within the SSAB is subject to SCAQMD’s 2016 Air Quality Management Plan (2016 AQMP) and the 2003 Coachella Valley PM₁₀ State Implementation Plan (2003 CV PM₁₀ SIP). The SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction. The Project site is located within Source Receptor Area (SRA) 30, which includes monitoring stations in Palm Springs, Indio and Mecca. In the City of Desert Hot Springs, Mission Springs Water District’s Well 37 has a newly installed air quality monitoring station at the intersection of Two Bunch Palms Trail and Cabot Road.

Criteria air pollutants are contaminants for which state and federal air quality standards have been established. The Salton Sea Air Basin exceeds state and federal standards for fugitive dust (PM₁₀) and ozone (O₃), and is in attainment for PM_{2.5}, except the City of Calexico. Ambient air quality in the SSAB, including the Project site, does not exceed state and federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, lead, sulfates, hydrogen sulfide, or vinyl chloride.

Build out of the proposed Project will result in site disturbance during construction, and long-term impacts associated with operation of the Project, as discussed further below.



Discussion of Impacts

a) No Impact. The subject site is located within the Salton Sea Air Basin (SSAB) and will be subject to SCAQMD's 2016 Air Quality Management Plan (2016 AQMP) and the 2003 Coachella Valley PM₁₀ State Implementation Plan (2003 CV PM₁₀ SIP). The 2016 AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG). SCAG is the regional planning agency for Riverside, Los Angeles, Orange, Ventura, San Bernardino and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment. With regard to future growth, SCAG has prepared the 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (2020–2045 RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in the 2020–2045 RTP/SCS are based on growth projections in local general plans for jurisdictions in SCAG's planning area.

The proposed Project is consistent with the land use designation established for it in the City's General Plan and will marginally increase the amount of industrial development in the City. The proposed cannabis cultivation and/or associated manufacturing and distribution uses are permitted in the Industrial Cannabis Overlay zone, so it is expected that the proposed Project will result in emissions consistent with those anticipated in the 2016 AQMP.

Improvements in technology and reductions in emissions associated with improved building standards in the 2019 Building Code will further improve Project-related air quality by imposing stringent standards for the reduction of energy use.

The proposed Project will be subject to rules and guidelines set forth in the AQMP. Therefore, the proposed Project is consistent with the intent of the AQMP and will not conflict with or obstruct implementation of the applicable air quality plan. No impact is anticipated.

b) Less Than Significant Impact. A project is considered to have significant impacts if there is a cumulatively considerable net increase of any criteria pollutants for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. As previously stated, the SSAB is currently a non-attainment area for PM₁₀ and ozone. Therefore, if the project's construction and/or operational emissions exceed SCAQMD thresholds for PM₁₀ and ozone precursors, which include carbon monoxide (CO), nitrous oxides (NO_x), and volatile/reactive organic compounds (VOC or ROG), then impacts would be cumulatively considerable and significant.

The California Emissions Estimator Model (CalEEMod) Version 2020.4.0 was used to project air quality emissions that will be generated by the proposed Project (Appendix A). Criteria air pollutants will be released during both the construction and operation phases of the proposed Project, as shown in Tables 2 and 3. Table 2 summarizes short-term construction-related emissions, and Table 3 summarizes ongoing emissions generated during operation.

Construction Emissions

The Project construction is expected to take up to eight months and assumed to start in March 2022. The construction period includes all aspects of Project development, including site preparation, grading, paving, building construction, and application of architectural coatings.

As shown in Table 2, emissions generated by construction activities will not exceed SCAQMD thresholds of significance for criteria air pollutants. The data reflect average daily emissions over the 8-month construction period, including both summer and winter weather conditions. This analysis assumes a net material import of 5,190 cubic yards. It is important to note that Table 2 depicts the projected unmitigated emissions. Implementation of standard best management



practices (BMPs), or minimization measures during construction will further reduce emission levels. Applicable standard requirements and BMPs include, but are not limited to, the implementation of a dust control and management plan in conformance with SCQAMD Rule 403 and Desert Hot Springs Municipal Code Chapter 15.84, proper maintenance and limited idling of heavy equipment, phased application of architectural coatings and the use of low-polluting architectural paint and coatings per SCAQMD Rule 1113. Given that criteria pollutant thresholds will not be exceeded, and standard SCAQMD rules, regulations, and BMPs will be applied during construction, impacts will be less than significant.

**Table 2
Maximum Daily Construction-Related Emissions Summary (pounds per day)**

	CO	NO_x	ROG	SO₂	PM₁₀	PM_{2.5}
Construction Emissions ¹	16.09	30.46	46.84	0.08	10.13	4.82
SCAQMD Thresholds	550	100	75	150	150	55
Exceeds?	No	No	No	No	No	No
¹ Average of winter and summer emissions, unmitigated, 2022. Source: CalEEMod model, version 2020.4.0, output tables generated 9.2.2021.						

Operational Emissions

Operational emissions are ongoing emissions that will occur over the life of the Project. They include area source emissions, emissions from energy demand (electricity), and mobile source (vehicle) emissions. Based on the traffic analysis results (see Section XVII), the Project would generate approximately 292 daily vehicle trips. Table 3 provides a summary of daily projected emissions during operation of the proposed Project. As shown below, operational emissions will not exceed SCAQMD thresholds of significance for any criteria pollutants for operations. Impacts related to operational emissions will be less than significant.

**Table 3
Maximum Daily Operation-Related Emissions Summary (pounds per day)**

	CO	NO_x	ROG	SO₂	PM₁₀	PM_{2.5}
Operational Emissions*	12.75	2.38	3.03	0.03	2.53	0.72
SCAQMD Thresholds	550	100	75	150	150	55
Exceeds?	No	No	No	No	No	No
* Average of winter and summer emissions, unmitigated, 2022. Source: CalEEMod model, version 2020.4.0, output tables generated 9.2.2021.						

Cumulative Contribution: Non-Attainment Criteria Pollutants

A significant impact could occur if the Project would make a considerable cumulative contribution to federal or state non-attainment pollutants. The Coachella Valley portion of the SSAB is classified as a “non-attainment” area for PM₁₀ and ozone. Cumulative air quality analysis is evaluated on a regional scale (rather than a neighborhood scale or city scale, for example) given the dispersing nature of pollutant emissions and aggregate impacts from surrounding jurisdictions and air management districts. Any development project or activity resulting in emissions of PM₁₀, ozone, or ozone precursors will contribute, to some degree, to regional non-attainment designations of ozone and PM₁₀.

The SCAQMD does not currently recommend quantified analyses of construction and/or operational emissions from multiple development projects, nor does it provide methodologies or thresholds of significance to be used to assess the significance of cumulative emissions generated by multiple cumulative projects. However, it is recommended that a project’s potential contribution



to cumulative impacts should be assessed utilizing the same significance criteria as those for project-specific impacts. Furthermore, SCAQMD states that if an individual development project generates less than significant construction or operational emissions, then the development project would not generate a cumulatively considerable increase in emissions for those pollutants for which the basin is in nonattainment.

As shown in the tables above, Project-related PM₁₀, CO, NO_x, and ROG emissions are projected to be below established SCAQMD thresholds. Emissions will be further reduced through required best management practices, which require implementation of a dust control plan in accordance with SCAQMD Rule 403.1. Therefore, the proposed Project will result in incremental, but not cumulatively considerable impacts on regional PM₁₀ or ozone levels.

Summary

As shown above, both construction and operation of the proposed Project will result in criteria emissions that are below the SCAQMD significance thresholds, and neither would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Overall, impacts related to construction and operation will be less than significant and not cumulatively considerable from a non-attainment standpoint.

c) Less Than Significant Impact. The nearest sensitive receptor is a single-family dwelling, located approximately 85 feet east of the Project site. To determine if the proposed Project has the potential to generate significant adverse localized air quality impacts, the mass rate Localized Significance Threshold (LST) Look-Up Table was used. The City of Desert Hot Springs and the subject site are located within Source Receptor Area 30 (Coachella Valley). Given the Project size and proximity to the sensitive receptor, the 2-acre site tables at 25 meters were used to provide a conservative analysis. Tables 4 and 5 show on-site emissions concentrations for Project construction and operational phases and the associated LST.

**Table 4
Localized Significance Thresholds (Unmitigated)
Construction Emissions (pounds per day)**

	CO	NO_x	PM₁₀	PM_{2.5}
Maximum Emissions	16.09	30.46	10.13	4.82
LST Threshold	1,299	191	7	5
Exceeds?	No	No	Yes	No
Emission Source: CalEEMod model, version 2020.4.0 LST Threshold Source: LST Mass Rate Look-up Table, SCAQMD.				

**Table 5
Localized Significance Thresholds (Unmitigated)
Operational Emissions (pounds per day)**

	CO	NO_x	PM₁₀	PM_{2.5}
Area Emissions	0.00664	0.00006	0.00002	0.00002
LST Threshold	1,299	191	2	2
Exceeds?	No	No	No	No
Emission Source: CalEEMod model, version 2020.4.0 LST Threshold Source: LST Mass Rate Look-up Table, SCAQMD. ¹ Operational emissions that affect sensitive receptors are limited to on-site area emissions. Energy and mobile emissions occur off-site.				



Tables 4 and 5 show that the LSTs will not be exceeded under unmitigated conditions for all criteria pollutants except PM₁₀ for the construction phase. Based on the CalEEMod analysis (Appendix A), with the implementation of a standard dust control measure per SCQAMD Rule 403 (water exposed area three times a day), the mitigated PM₁₀ level during construction will not exceed 5.71 pounds per day, which is below the LST threshold. Therefore, impacts to nearby sensitive receptors during construction and operations will be less than significant.

Health Impacts

As shown in Tables 2 and 3, construction and operation of the proposed Project will result in criteria emissions that are below the SCAQMD significance thresholds, and neither would violate any air quality standard or contribute substantially to an existing or projected air quality violation.

With current technology, it is not scientifically possible to calculate the degree to which exposure to various levels of criteria pollutant emissions will impact an individual's health. There are several factors that make predicting a Project-specific numerical impact difficult:

- Not all individuals will be affected equally due to medical history. Some may have medical pre-dispositions and diet and exercise levels tend to vary across a population.
- Due to the dispersing nature of pollutants it is difficult to locate and identify which group of individuals will be impacted, either directly or indirectly.
- There are currently no approved methodologies or studies to base assumptions on, such as baseline health levels or emission level-to-health risk ratios.

Due to the limitations described above, the extent to which the Project poses a health risk is uncertain but unavoidable. It is anticipated that impacts associated with all criteria pollutants will be less than significant overall, and that health effects will also be less than significant.

d) Less than Significant Impact. The proposed Project will result in a new cannabis cultivation facility. Short term odors associated with paving and construction activities could be generated during construction; however, any such odors would be quickly dispersed below detectable levels as distance from the construction site increases.

Terpenes are the most common compounds produced by flowering cannabis plants, which generate strong odors. To minimize such odor during cannabis activities, the City has implemented Municipal Code Section 5.50.180 to ensure that all cannabis facilities fully comply with all applicable provisions of the Medicinal and Adult-Use Cannabis Regulation and Safety Act (California Business and Professions Code Sections 26000 through 26211) and other relevant regulations and requirements. The proposed facility will be required to implement odor control measures to meet standard requirements upon future tenant improvement before initiating any cannabis activities. Compliance with these standard requirements will ensure that the impacts of odors associated with the proposed Project will be less than significant.

Mitigation Measures:

None required.

Monitoring:

None required.



IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; "Coachella Valley Multiple Species Habitat Conservation Plan," 2007; Biological Resource Assessment & Coachella Valley Multiple Species Habitat Conservation Plan Compliance Report Assessor's Parcel Number: 665-120-013 Atlantic Avenue Project, Desert Hot Springs, Riverside County, California, prepared by Wood Environment & Infrastructure Solutions, Inc., August 24, 2021.



Setting

The subject site is currently vacant and consists of undeveloped natural open space. Vegetation on-site consists of Sonoran creosote bush scrub. Illegal dumping of debris is intermittently present on and adjacent to the site. Undeveloped, natural open space occurs adjacent to the site to the south and west. Sparse development of single-family homes occurs to the north, east and southwest of the site. Disturbance caused by illegal dumping of debris is intermittently present on-site. The subject property is located in the Coachella Valley, which is under the jurisdiction of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

Wood Environment & Infrastructure, Inc conducted a Biological Resource Assessment for the proposed development including literature review and field assessment in August, 2021. Based on the literature review and field assessment, the proposed Project is not located within or adjacent to a CVMSHCP Conservation or Linkage Area. Two Conservation Areas are located near the site: Willow Hole Conservation Area (approximately 985 feet to the south) and Upper Mission Creek/Big Morongo Canyon Conservation Area (approximately 1645 ft to the east).

Ultimate development of the site will result in clearing and grading the 2.41-acre parcel to accommodate a cannabis cultivation facility. Potential impacts on biological resources are discussed below.

Discussion of Impacts

a) Less Than Significant Impact with Mitigation. The subject site is currently undeveloped and contains Sonoran creosote bush scrub. No special-status flora was detected on-site during the field assessment. One special status species, the burrowing owl (*Athene cunicularia*) was observed onsite, as discussed below.

Of the 50 special-status biological resources known to occur in the vicinity (an approximate 5-mile radius) of the Project site, 31 are considered to be absent from the site due to a lack of suitable habitat (see Appendix B). Nine of the remaining species are fully covered under the CVMSHCP, and potential Project-related impacts to those species will be mitigated through payment of the CVMSHCP development fees and participation in the plan. The ten special-status species not covered under the CVMSHCP include five plant species, three reptile species, one bird species and one mammal species.

Harwood's eriastrum (*Eriastrum harwoodii*), singlewhorl burrowbrush (*Ambrosia monogyra*), Arizona spurge (*Euphorbia arizonica*), spiny-hair blazing star (*Mentzelia tricuspis*), slender cottonheads (*Nemacaulis denudata var. gracilis*) have a low potential to occur on the Project site due to suitable habitat present onsite. They were not detected during the field survey due to the survey time out of their blooming periods. These plant species are not federally or state listed as endangered or threatened, and the likelihood for a significant population of any of these species to be present on the Project site is remote, according to the Project biological resources assessment. Therefore, any potential impacts to these plant species would be less than significant.

Three reptile species have a very low to low potential to occur on the Project site. Desert tortoise (*Gopherus agassizii*) is covered by the CVMSHCP and federally/state listed as threatened. Additional actions would be required to relocate individual tortoise, should any be found onsite. While the site vegetation contains Sonoran creosote bush scrub which is suitable for the desert tortoise, the site is located in a rural residential area which is somewhat degraded and disturbed. No desert tortoise sign (i.e., burrows, scat, tracks, carcasses, etc.) were detected during the field survey. The likelihood of desert tortoise occurring on the Project site is considered very low; however, proper measures should be taken to assure that the species is not present at the time of construction (Mitigation Measure IV-1).



The northern red-diamond rattlesnake (*Crotalus ruber ruber*) is not listed as threatened or endangered by federal or state agencies but is designated as a California “Species of Special Concern” (SSC). The species is known to occur in Mojavean and Sonoran Desert scrub in the Coachella Valley. The Project site is at the eastern edge of the species’ geographic range and lacks rocky cover. Therefore, the Project biologist determined there to be a low potential for this species to occur on the Project site and any potential impacts to this species would be incremental and localized and considered less than significant.

Coast horned lizard (*Phrynosoma coronatum*) is not listed as threatened or endangered by federal or state agencies but is designated as an SSC. Desert populations of the coast horned lizard are known to occur in areas usually associated with nearby mountains, foothills and/or riparian corridors. Given the site conditions and location, there would be a very low potential for the lizard to occur on the Project site and potential impacts to coast horned lizard, if any, would be less than significant.

The only special status bird species known with the potential to nest on the Project site is the burrowing owl (*Athene cunicularia*), and a live burrowing owl was observed onsite at an active burrow during the field survey. The burrowing owl is designated as an SSC and protected by the Migratory Bird Treaty Act (MBTA). The burrowing owl is a covered species under the CVMSHCP, but the federal permit for the CVMSHCP does not allow take of this species under the MBTA. For these reasons, the Project biologist recommended two pre-construction take avoidance surveys to ensure that no direct take of burrowing owls occur (Mitigation Measure IV-2). Because a burrowing owl is known to occur on the Project site, the California Department of Fish and Wildlife (CDFW) must be contacted to determine the appropriate course of action required should burrowing owl(s) continue to occupy the site at the time of Project implementation. With implementation of Mitigation Measure IV-2, impacts to burrowing owls will be less than significant.

The only potentially occurring mammal species that is not covered under the CVMSHCP is the pallid San Diego pocket mouse (*Chaetodipus fallax pallidus*). The species is designated as an SSC and ranked S3S4 by the CDFW which means that it is “vulnerable to apparently secure”. While the presence of the species onsite cannot be determined without small mammal trapping, given its lower status of sensitivity, any potential impacts to the species are expected to be less than significant. Therefore, the Project biologist considered trapping surveys not warranted for this species.

The existing shrubs on and adjacent to the property may provide limited nesting and foraging opportunities for birds covered under the Migratory Bird Treaty Act (MBTA). MBTA covers virtually all native migratory and resident bird species, including those known to occur in the Project vicinity. Avoidance of impacts to these nesting migratory and resident birds is a requirement of the federal permit issued for the CVMSHCP. To avoid potential impacts, the Project biologist recommended a pre-construction survey if any activity to remove vegetation is proposed during the nesting season, as provided in Mitigation Measure IV-3 below. With implementation of this mitigation measure, impacts to birds covered by the MBTA will be less than significant.

b-c) No Impact. The Project site does not contain any streams, riparian habitat, marshes, protected wetlands, vernal pools or sensitive natural communities protected by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The nearest dry washes are located at least ¼-mile away (Mission Creek, ¼-mile to the west; Morongo Wash, ½-mile to the east). No Project-related impacts will occur.

d) Less Than Significant Impact. According to the Project-specific Biological Resource Assessment, no wildlife corridors or biological linkages are mapped on or adjacent to the Project site. The two Conservation Areas designated by CVMSHCP near the Project site, Willow Hole Conservation Area and Upper Mission Creek/Big Morongo Canyon Conservation Area are



interconnected to the southeast of the Project site. The site is located in a sparsely developed urban area and the Project area is surrounded by roadways and lands designated and developed for industrial and residential development. Due to surrounding human activity and illegal dumping activities for decades, the site is unlikely to be suitable for native wildlife nursery sites and development of the site will not interfere substantially with the movement of any native resident or migratory species. Potential impacts to nesting birds will be analyzed and mitigated pursuant to the MBTA. Impacts are expected to be less than significant.

e - f) No Impact. The subject property does not contain any biological resources that are protected by a local policy or ordinance, such as a tree preservation ordinance. The subject property is located within the boundaries of the CVMSHCP but is outside the boundaries of any of the Plan's Conservation Areas. The developer will be required to pay the Local Development Mitigation Fee to mitigate impacts to covered species, and to assure that burrowing owl are not impacted on the site. Therefore, the implementation of the proposed Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other related plans. No impacts would occur, and no mitigation measures would be required.

Mitigation Measures:

- IV-1 Protocol-compliant focused surveys for desert tortoise should be conducted by a qualified biologist prior to construction. If desert tortoises are detected, the USFWS, CDFW and CVAG would need to be consulted for further guidance on relocation and additional impact avoidance, minimization and mitigation measures may be required, including potentially fencing, burrow collapse and other measures, as determined by the agencies.
- IV-2 A qualified biologist shall conduct two (2) take avoidance pre-construction burrowing owl surveys onsite. The first shall occur between 14 and 30 days prior to ground disturbance, and the second shall occur within 24 hours of ground disturbance. If burrowing owls are detected, the Project proponent shall consult with CDFW to determine the appropriate action required should burrowing owl(s) continue to occupy the site at the time of Project implementation. Avoidance or relocation may be required, as determined appropriate by CDFW.
- IV-3 For any grading or other site disturbance or tree or vegetation removal occurring during the nesting season between January 15 and August 31, a qualified biologist shall conduct at least one nesting bird survey, and more if deemed necessary by the consulting biologist, immediately prior to initiation of Project-related ground disturbing activities. If nesting birds are present, no work shall be permitted near the nest until the young birds have fledged. While there is no established protocol for nest avoidance, when consulted, the CDFW generally recommends avoidance buffers of about 250 to 500 feet for federally and state listed threatened and endangered avian species and birds-of-prey, and 100–250 feet for songbirds. If ground disturbance occurs outside the nesting season, this requirement shall be waived.

Monitoring:

- IV-A Prior to the issuance of any permit to allow ground disturbance on the site, the Project proponent shall furnish the City with pre-construction surveys for desert tortoises, burrowing owls and MBTA covered birds.
Responsible Party: Project Proponent, Project Biologist, Planning Department, Building Department.



V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; Historical/Archaeological Resources Survey Report, Assessor's Parcel No. 665-120-013, City of Desert Hot Springs, Riverside County, California, prepared by CRM TECH, August 24, 2021.

Environmental Background

Historic Resources

Section 15064.5 of the CEQA Guidelines generally defines a historic resource as a resource that is: (1) listed in, or determined to be eligible for listing in the California Register of Historical Resources (California Register); (2) included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code); or (3) identified as significant in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code).

Archaeological Resources

Section 15064.5(a)(3)(D) of the CEQA Guidelines generally defines archaeological resources as any resource that “has yielded, or may be likely to yield, information important in prehistory or history.” Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community.

The Coachella Valley is the traditional home of Native Americans of the Cahuilla Tribe, who lived in three small groups: the Pass Cahuilla of the Beaumont/Banning area; the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains; and the Desert Cahuilla of the Coachella Valley. The Cahuilla Indians occupied the region for several centuries, leaving numerous cultural resources. Cultural resources generally include historical, archaeological, and paleontological resources which would reveal ancient civilizations and their way of life.

The oldest cultural resources reported in the City of Desert Hot Springs are from the “Paleo-Indian Period” which dates back to at least 11,000 B.C. Substantial portions of the City have been surveyed by archaeologists. Approximately 32 prehistoric and historic resource sites have been recorded within the City, of which 24 are prehistoric archeological sites and 8 are historic sites.

Between May and August 2021, CRM TECH performed a cultural resources study on the Project site through a historical/archaeological resources records search, historical background research, Native American consultation, and an intensive-level field survey. No “historical resources” were identified within or adjacent to the Project area.



Discussion of Impacts

a) No Impact. The Project site is currently vacant and undeveloped and shows signs of previous disturbances such as invasive grasses and scattered refuse. No structures occur on the site, and no previous construction has occurred. According to the cultural resources study conducted by CRM TECH, the Project site and immediate vicinity do not contain any resources identified as historically significant by the Riverside County Historical Commission, National Register of Historic Places, California Register of Historical Resources, or the City. The nearest resource identified in the records search is located roughly a quarter mile south of the Project site, which consists of a segment of Dillon Road and is listed in the California Historical Resources Inventory. The Project will have no impact on this segment of roadway. No Project-related historic resource impacts are anticipated.

b) Less Than Significant Impact with Mitigation. The field survey conducted by CRM TECH on August 10, 2020 encountered no buildings, structures, objects, sites, features, or artifacts more than 50 years of age. The Project site had generally good ground visibility (75%) due to relatively light vegetation growth onsite. Scattered modern refuse was observed on the property, especially along the perimeters, but none of it was of any historical or archaeological interest.

The State Native American Heritage Commission (NAHC) was contacted in May 2021 by the Project archaeologist, to request a record search in the commission's Sacred Lands File. NAHC identified no Native American cultural resources within the Project vicinity but recommended contacting 13 local tribes regarding potential Native American Cultural resources. The City also conducted Tribal Consultation in conformance with the AB 52 requirements and contacted the tribes in writing. This process is described in Section XVIII, Tribal Cultural Resources.

The Project archaeologist also invited the nearby Agua Caliente Band of Cahuilla Indians (ACBCI) to participate in the archaeological field survey. While the ACBCI responded that they were not able to participate in the survey, they requested to be informed of any archaeological discoveries made during the survey. The Project archaeologist sent a summary of the field survey results to the ACBCI representative via email in August 2021. Based on the cultural resource analysis prepared for the Project, potential impacts to archaeological resources are expected to be less than significant. However, the potential exists for resources to be buried on-site which could be uncovered by Project grading activities. To further protect cultural resources that may be encountered during Project construction, the Project archaeologist recommended standard archaeological monitoring as detailed in Mitigation Measure V-1. Implementation of this mitigation measure will ensure that any potential impact on buried archaeological resources remain less than significant.

c) No Impact. No cemeteries are reported to occur onsite or in the Project area. It is unlikely that human remains will be uncovered during Project development. Should human remains be uncovered during grading of the site, Section 7050.5 of the California Health and Safety Code requires that all activity stop, and that the coroner be notified to determine the nature of the remains and whether Native American consultation is needed. If the coroner recognizes or has reason to believe the human remains to be those of a Native American, the Native American Heritage Commission will be contacted, and will determine the appropriate Tribal entity determined to be the likely descendants for contact. This requirement of law assures that there will be no impact to cemeteries or human remains.

Mitigation Measures:

V-1 Earth-moving activities including grading, grubbing, trenching, or excavations at the site shall be monitored by a qualified archaeologist and a Native American monitor at the expense of the applicant. If during excavation, grading or construction, artifacts or other



archaeological resources are discovered, the archaeologist and monitors shall recover artifacts quickly to avoid construction delays but shall have the power to temporarily halt or divert construction equipment to allow for controlled archaeological recovery if a substantial cultural deposit is encountered.

The monitor shall determine when excavations have reached sufficient depth to preclude the occurrence of cultural resources, and when monitoring should conclude. Work shall resume after consultation with the City of Desert Hot Springs and implementation of the recommendations of the archaeologist and/or tribal monitor.

If artifacts are discovered, these shall be processed, catalogued, analyzed, and prepared for permanent curation in a repository with permanent retrievable storage that would allow for additional research in the future.

Monitoring:

V-A The applicant shall provide the City with fully executed agreements with a qualified archaeologist and a Tribal monitor prior to the issuance of any earth moving permit on the property.

Responsible Party: Project Proponent, Planning Department, Public Works Department.

V-B The Project archaeologist shall, within 30 days of the conclusion of monitoring activities, provide the City with a report of findings, to be kept on file by the City.

Responsible Party: Project Proponent, Planning Department, Public Works Department.



VI. ENERGY

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Draft City of Desert Hot Springs General Plan, February 2020.

Environmental Background

Natural gas and electricity to the Project site are provided by Southern California Gas Company (SoCalGas) and Southern California Edison (SCE), respectively. The Project site is currently undeveloped, and utilities will be extended to the Project site as part of the Project’s development.

Discussion of Impacts

- a) **Less Than Significant Impact.** The proposed Project consists of the construction and operation of two new buildings for cannabis cultivation. The proposed buildings would be built to current Building Code standards, including the installation of insulation and high efficiency HVAC systems.

During construction, there would be a temporary consumption of energy resources for operation of construction equipment and the manufacturing of construction materials; however, the duration is limited due to the small scale of the Project. Compliance with local, state, and federal regulations (e.g., limit engine idling times, require the recycling of construction debris, etc.) would reduce short-term energy demand during Project construction to the extent feasible, and Project construction would not result in a wasteful or inefficient use of energy.

During operation of the cultivation facility, there are no unusual Project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable activities, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies.

The Project will generate 292 trips per day (see Section XVII), which will not result in high fuel consumption. Furthermore, through compliance with applicable requirements, including the California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, as well as the City’s Climate Action Plan (CAP) discussed below, individual Project elements (e.g., building design, HVAC equipment, etc.) would be consistent with state and local energy reduction policies and strategies, and would not consume energy resources in a wasteful or inefficient manner.

- b) **No Impact.** State and local agencies regulate the use and consumption of energy through various methods and programs (e.g. Assembly Bill 32 (AB 32), California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, and the California Code of



Regulations Title 24, Part 11– California Green Building Standards (CALGreen). Per the latest CALGreen (2019) requirements for non-residential construction, the Project buildings will be constructed to be ready for zero-net-energy (ZNE) by 2030.

At the local level, the City's Building and Code & Cannabis Compliance Departments enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24. In addition, the City's General Plan adopted in 2020 identifies specific strategies and measures for the conservation of the energy within the City. The Project would be required to comply with City policies and programs.

No impact related to compliance with applicable energy standards would result because the proposed Project would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

Mitigation Measures:

None required.

Monitoring:

None required.



VII. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; Desert Hot Springs General Plan Update and Zoning Amendment Draft EIR, February 2020; "County of Riverside Environmental Impact Report No. 521 Public Review Draft, February 2015; USDA Natural Resources Conservation Service Web Soil Survey, accessed August 23, 2021; Historical/Archaeological Resources Survey Report, Assessor's Parcel No. 665-120-013, City of Desert Hot Springs, Riverside County, California, prepared by CRM TECH, August 24, 2021.



Environmental Background

Geology and Soils

The valley is bounded by the San Bernardino Mountains on the northwest, San Jacinto Mountains on the west, Santa Rosa Mountains on the south, and Little San Bernardino Mountains and Indio Hills on the northeast.

The Coachella Valley is partially covered by alluvial deposits and sand deposits. The sources of sand are in the alluvial materials deposited in the northern end of the valley. These deposits are subject to northwest winds, including air movements flowing through the San Geronio Pass. The prevailing winds sift out the finer materials and move them southward, creating dunes during transport.¹

Regional geology and seismicity in the Coachella Valley are primarily influenced by the tectonics of the San Andreas and San Jacinto fault systems. The San Andreas Fault extends roughly 750 miles through California. It forms the tectonic boundary between the Pacific Plate and the North American Plates. The San Jacinto Fault Zone (SJFZ) runs through San Bernardino, Riverside, San Diego, and Imperial Counties in Southern California. The SJFZ is a component of the larger San Andreas transform system and is considered the most seismically active fault zone in the area.

The City of Desert Hot Springs designates Fault Investigation Study areas along the sides of active and potentially active faults to establish areas of potential hazard due to fault rupture. The City's Municipal Code (Chapter 15.04 Building Code) requires new construction in the City to at least meet the most current California Building Code (CBC).

The City of Desert Hot Springs is bisected by several splays of the San Andreas Fault. The Project site is not located within or adjacent to an Alquist-Priolo Fault Zone.

Paleontological Resources within the City of Desert Hot Springs

Paleontological resources (fossils) are the remains and/or traces of prehistoric plant and animal life exclusive of human remains or artifacts. Fossil remains such as bones, teeth, shells, and wood can be found in the geologic deposits (rock formations) in which they were originally buried.

The majority of the City consists of active channel deposits, Holocene flood plain deposits and active alluvial fan deposits, which extend from the San Bernardino foothills south to Interstate-10 and east to the canyons and foothills of the Little San Bernardino Mountains. Older geologic units in the City include Holocene surficial sediments deposited on the valley floor, Holocene and Late Pleistocene alluvial fan deposits and Pleistocene deposits. These sediments can be classified as either stream-deposited (alluvium), or wind-deposited (aeolian) and have low potential to contain paleontological resources.

Discussion of Impacts

a.i) No Impact. The purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to mitigate the hazard of surface faulting by preventing the construction of buildings used for human occupancy over an area with known faults. The Project site is not located within or adjacent to any fault or included in any Alquist-Priolo Earthquake Fault Zone. The nearest earthquake faults are the San Andrea Fault – Banning Strand and Coachella Strand/Mission Creek Fault, which run approximately 1 and 2 miles southwest and northeast of the site, respectively. These faults are capable of generating earthquakes of magnitude 5.0 or greater. No impact is anticipated because no fault rupture is expected on the Project site.

¹ "Sand Forms in the Coachella Valley, Southern California" by Salah A. Beheiry, 1967 *Annals of the Association of American Geographers* Volume 57, 1967 - Issue 1.



a.ii) Less Than Significant Impact. The Project site, like most of southern California, could be subject to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. As discussed above, the closest active faults are the San Andrea Fault – Banning and Coachella strands, which run approximately 1 and 2 miles southwest and northeast of the site, respectively. The Project would result in two new one-story metal buildings (32,000 square feet each) for cannabis cultivation use. Construction of the proposed buildings will meet the 2019 California Building Code (CBC) and other standards and requirements on seismic design to provide adequate mitigation against ground shaking anticipated from those faults. Therefore, less than significant impacts are anticipated to the Project given its limited size/scope and potential staffing.

a.iii) Less Than Significant Impact. Liquefaction occurs when soil materials are saturated by water during a seismic event. In order for this saturation to occur, groundwater generally must be within 50 feet of the ground surface. According to the General Plan (May 2020), liquefaction potential in the Desert Hot Springs area is generally considered low to moderate due to the relatively deep groundwater. The proposed Project will be required to implement appropriate measures identified in the 2019 CBC including specific provisions for seismic design of structures. While the Project site is located in an area with low to moderate potential for liquefaction (Figure SN-3, General Plan), with implementation of existing policies and standards, impacts associated with liquefaction or other ground failure would be less than significant.

a.iv) No Impact. The Project site sits on the Coachella Valley floor. It consists of and is surrounded by relatively flat terrain. The nearest hillsides and mountainous slopes are approximately 3 miles northeast of the property. No impacts associated with landslides will occur.

b) Less Than Significant Impact. The Project site sits on the Coachella Valley floor, which is susceptible to high wind erosion. Grading and construction may involve removal of the topsoil; however, Project-related impacts are expected to be less than significant because the Project will be required to implement measures to control fugitive dust (see Air Quality, Section III), which will minimize potential adverse impacts associated with wind erosion. In addition, the City will require the implementation of best management practices associated with stormwater flows on the Project site. These standard requirements assure that erosion resulting from storm flows are controlled on and off site. Overall impacts associated with soil erosion will be less than significant.

c) Less Than Significant Impact. The site is not susceptible to landslides due to its relatively flat terrain and distance from mountainous slopes. Lateral spreading is a phenomenon associated with liquefaction, which is discussed above in a.iii).

Land subsidence is considered a regional issue in the Coachella Valley due to extensive groundwater pumping. According to Section 4.12 of County of Riverside Environmental Impact Report No. 521, the subject site does not lie within an area of documented subsidence.

According to the USDA Web Soil Survey, the Project site is underlain by Carsitas fine sand (CkB, 0 to 5 percent slopes), whose parent material is sandy alluvium derived from granite. Due to the composition, deposition, and relatively youthful age of the on-site earth materials, the soils may be subject to collapse. The effects of collapsible soils can be neutralized through proper foundation engineering for the structural improvements. Standard practices, including design parameters required in the grading plan would reduce the potential for collapse or any other unstable soil conditions. As a result of these standard requirements, the impact of potentially unstable soils would be less than significant.



d) No Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. The valley floor below the Project site is composed of sands and silty sand that does not contain clay. Due to the granular nature of the earth materials onsite, no expansive soils are present near the surface. No impact is anticipated.

e) Less Than Significant Impact. The Project site is located in the wastewater service boundary of Coachella Valley Water District (CVWD). CVWD currently does not have sanitary sewer infrastructure in Desert Hot Springs. The Project would require the use of a septic tank subject to all provisions of the California Building Code, California Plumbing Code, and City requirements. These provisions include onsite testing to confirm soil conditions are adequate for the operation of a septic system. In addition, the Project will be subject to the requirements of the Regional Water Quality Control Board, which has instituted specific standards for cannabis cultivation projects as they relate to the use of septic systems. These include regularly mandatory testing, and removal of contaminants. Compliance with all applicable existing requirements, codes and ordinance would ensure that this potential impact would be less than significant.

f) Less Than Significant Impact with Mitigation. The Project site does not contain any unique geologic feature. According to the City's General Plan, the majority of the City is designated as having a low, with some areas designated undetermined, potential for containing paleontological resources. The Riverside County General Plan Draft EIR (Figure 4.9.3) designates the City as a low sensitivity area for paleontological resources. The Project construction is expected to cause a maximum depth of ground disturbance of 4 feet. The likelihood for uncovering paleontological resources during Project development is low, particularly because the project proposes metal buildings with shallow foundations which are not likely to penetrate older sediments; nevertheless, consistent with the City's General Plan EIR, Mitigation Measure VII-1 will ensure that any potential impacts remain less than significant.

Mitigation Measures:

VII-1 In the event that paleontological resources or unique geological features are discovered during construction related activities, a qualified paleontological monitor shall observe all ground disturbing activities at all depths. The paleontological monitor will recover any significant fossil materials that would potentially be impacted by ground disturbing activities. To avoid construction delays, the paleontological monitor should be equipped to salvage fossils immediately as they are unearthed and to remove samples of sediments that are likely to contain the remains of small fossil vertebrates, in accordance with standards for such recovery established by the Society of Vertebrate Paleontology (SVP). Recovered specimens should be prepared to a point of identification, including washing of sediments to recover smaller fossil remains. Specimens shall be identified and curated into a museum repository with retrievable storage.

Monitoring:

VII-A Should paleontological resources be identified and a monitor required, the monitor shall observe ground disturbing activities and provide the City with a report of findings within 30 days of the completion of monitoring activities.
Responsible party: Project Contractor, Project paleontologist, City Planning and Building Departments.



VIII. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; "2003 Coachella Valley PM₁₀ State Implementation Plan," August 1, 2003; CalEEMod Version 2020.4.0; Project materials; "Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold," prepared by South Coast Air Quality Management District in October 2008.

Setting

Certain gases in the earth's atmosphere, known as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Prominent GHGs contributing to the greenhouse effect include CO₂, methane (CH₄), nitrous oxide (N₂O), and fluorinated compounds. GHGs are emitted during natural and anthropogenic (human-caused) processes. Anthropogenic emissions of these GHGs in excess of natural ambient concentrations are responsible for intensifying the greenhouse effect and have led to a trend of unnatural warming of the earth's climate, known as global climate change or global warming.

State laws such as Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32) require all cities to reduce greenhouse gas emissions to 1990 levels by the year 2020. SB 32 is the extension of AB 32 which requires the state to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030.

In July 2013, the City of Desert Hot Springs adopted a Climate Action Plan (CAP) for the development and implementation of policies and programs to reduce GHG emissions within the City based on the directives of AB 32 and Executive Order S-3-05. At the same time, the City also adopted an Energy Action Plan (EAP), which outlines the City's strategy to help reduce energy consumption, reduce operating costs, and increase energy awareness within the City.

GHG Thresholds

On December 5, 2008, the SCAQMD formally adopted a greenhouse gas significance threshold of 10,000 MTCO₂e/yr that only applies to industrial uses' stationary sources where SCAQMD is the lead agency (SCAQMD Resolution No. 08-35). This threshold was adopted based upon an October 2008 staff report and draft interim guidance document that also recommended a threshold for all projects using a tiered approach. The tiered approach was utilized in the Draft EIR for the City's General Plan Update,

It was recommended by SCAQMD staff that a project's greenhouse gas emissions would be considered significant if it could not comply with at least one of the following "tiered" tests:

- Tier 1: Is there an applicable exemption?
- Tier 2: Is the project compliant with a greenhouse gas reduction plan that is, at a minimum, consistent with the goals of AB 32?
- Tier 3: Is the project below an absolute threshold (10,000 MTCO₂e/year for industrial projects; 3,000 MTCO₂e/year for residential and commercial projects)?
- Tier 4: Is the project below a (yet to be set) performance threshold?
- Tier 5: Would the project achieve a screening level with off-site mitigation?



City of Desert Hot Springs

Date: September 2021

Project Name: Atlantic Maple Cannabis Cultivation Project

Page 40

Discussion of Impacts

a, b) Less Than Significant Impact. The proposed Project will generate GHG emissions during both construction and operation. As described in Section III, Air Quality, above, the California Emissions Estimator Model (CalEEMod) Version 2020.4.0 was used to quantify air quality emission projections, including greenhouse gas emissions (Appendix A).

Construction

Construction activities will result in short-term GHG emissions associated with operation of construction equipment, employee commute, material hauling, and other ground disturbing activities. As shown in Table 6, the Project will generate 197.13 CO₂e metric tons during the 8-month construction period. There are currently no construction related GHG emission thresholds for projects of this nature. To determine if construction emissions will result in a cumulative considerable impact, buildout GHG emissions were amortized over a 30-year period and added to annual operational emissions to be compared to applicable GHG thresholds (see Table 6, below).

Operation

At buildout, there are five emission source categories that will be contributing either directly or indirectly to operational GHG emissions, including energy/electricity usage, water usage, solid waste disposal, area emissions (pavement and architectural coating off-gassing), and mobile sources. The proposed Project is an industrial development and comparable to the Tier 3 SCAQMD's industrial thresholds of 10,000 MTCO₂e/yr. Table 6 provides a summary of the projected short-term construction and annual operational GHG generation associated with buildout of the proposed Project.

**Table 6
Projected GHG Emissions Summary
(Metric Tons)**

Phase	CO ₂ e (MT/YR)
Construction (2020)	
Construction Total	197.13
Operation	
Construction: 30 year amortized ¹	6.57
Annual Operation	1,917.35
Total Operation	1,923.92
SCAQMD Threshold (industrial uses)	10,000.00
1. Buildout construction GHG emissions were amortized over 30-years then added to buildout operational GHG emissions. 197.13/30 = 6.57	

As shown in the table, above, the Project complies with the Tier 3 threshold because emissions will not exceed the 10,000 MT/yr threshold. Per the 2019 California Green Building Standards Coded (Title 24 of California Code of Regulations), the Project will be constructed to be zero-net-energy ready by 2030.

The City's General Plan supports goals laid out in the Climate Action Plan (CAP) and Energy Action Plan (EAP), with policies on energy conservation in new development projects (Policy OS-4.1), solar energy systems in commercial uses (Policy OS-4.4), and green building/sustainable construction (Policies OS-6.1 & 6.2). The City enforces the 2019 Title 24 Building Code during



design review and project approval processes in support of the CAP and EAP. Conformation to the 2019 Title 24 requirements will ensure that the Project will not conflict with any plan, policy or regulation for GHG reduction, and Project impacts will be less than significant.

Mitigation Measures:

None required.

Monitoring:

None required.



IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; State Water Resources Control Board, <https://geotracker.waterboards.ca.gov/map/>, accessed on September 1, 2021; California Department of Toxic Substances Control EnviroStor Database, <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=desert+hot+springs>, accessed September 1, 2021.

Setting

In the City of Desert Hot Springs, there are only a few identified hazardous/toxic material generators associated with commercial, quasi-industrial and medical operations which have the potential to be associated with accidental spills, purposeful illegal dumping, air emissions, and other uncontrolled discharges into the environment. Currently, there are several potentially hazardous waste users that are generally restricted to the “small quantity generators.” These include medical clinics and facilities, gasoline service stations, equipment and fuel storage yards, and waste haulers. The City of Desert Hot Springs is responsible for coordinating with the appropriate agencies in the identification of hazardous material sites, and the active regulation of their timely cleanup.



“GeoTracker” is the State Water Resources Control Board’s Internet-accessible database system used by the State Board, regional boards, and local agencies to track and archive compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. The GeoTracker online database provides access to statewide environmental data and tracks regulatory data for the following types of sites:

1. Leaking Underground Storage Tanks (LUST) cleanup sites
2. Cleanup Program Sites (CPS, also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites)
3. Military sites (including Military UST sites, Military Privatized sites, and Military Cleanup sites [formerly known as Department of Defense (DOD) non-UST])
4. Land Disposal sites (Landfills, Surface Impoundments, Waste Piles, Land Treatment Units, Mining Units)
5. Permitted Underground Storage Tank (UST) facilities (Note: Permitted UST information is now being maintained by California Environmental Reporting System (CERS) (<http://cers.calepa.ca.gov/>); information in GeoTracker related to Permitted USTs is no longer current)
6. Composting Operations
7. Waste Discharge Requirement (WDR) sites
8. Confined Animal / Concentrated Animal Feed Lots facilities
9. Irrigated Lands Regulatory Program (ILRP) sites
10. Oil and Gas Monitoring sites (Aquifer Exemption, Produced Water Ponds, Underground Injection Control, Well Stimulation Projects)

According to GeoTracker, there are no hazardous materials sites within the Project site and vicinity.

EnviroStor is the Department of Toxic Substances Control’s data management system for tracking the department’s cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. According to EnviroStor, there are no hazardous materials sites within the Project site and vicinity.

Discussion of Impacts

a-b) Less Than Significant Impact. The proposed Project will result in the development of a cannabis cultivation facility and parking lot. Generally, cannabis cultivation activities involve use of various types of chemicals (e.g. fertilizers, pesticides, tetrahydrocannabinol (THC), and hydrocarbon compounds) which can pose fire and health threats to humans. These chemicals, if used improperly or in large quantities, can result in a chemical release into the environment. The proposed cultivation at the site will occur indoors, and relevant chemicals will be maintained in accordance with applicable manufacturer’s specifications. The user(s) of this Project are not known. For purposes of this analysis, it is expected that approximately 54,400 square foot (85%) of the proposed buildings will be cultivation use which will require the use of fertilizers and similar horticultural products. The remaining space (15% of floor area) will be general office use.

Future tenants may incorporate some manufacturing and/or minor processing of cannabis products associated with cultivation under the conditional use permit. There are various types of processes that could be used for cannabis manufacturing such as non-volatile and volatile processes. Non-volatile processes typically involve the use of lower risk solvents, such as water (non-reactive) or alcohol (non-explosive, but flammable), to dissolve tetrahydrocannabinol (THC) from the cannabis plant to produce an extract. Volatile processes typically include or require equipment or substances that are volatile in nature (i.e. flammable and/or explosive), such as compressed butane gas and other hydrocarbon compounds, to produce THC extracts typically in the form of Butane Honey Oil



(BHO); or carbon dioxide (CO₂) cannabinoid concentrates and oils. Should cannabis manufacturing occur on the Project site, it would involve use of a small amount of flammable materials which could be a potential risk to public safety, if not stored and processed properly. To minimize the potential risk, the City regulates cannabis facilities through Municipal Code Chapter 5.50 (Marijuana Facilities Regulatory Permit), which will be applicable to the proposed Project. The City will require an administrative approval for cannabis manufacturing activities within an approved cultivation facility (Municipal Code Section 17.180.060). In addition, prior to initiating any cannabis manufacturing, the tenant would be required to provide more information on the proposed manufacturing process to be used, specific detailed plans for all equipment, storage areas and processing areas to the Fire Department.

In addition, State and federal laws (e.g. the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and Title 49 of the Code of Federal Regulations implemented by Title 13 of the California Code of Regulations) also impose strict regulation for the safe transportation of hazardous materials. The Project will be subject to these state, federal, and local laws and regulations during construction and operation.

Overall, limited usage and compliance with all applicable laws and regulations during Project construction and operation would reduce the potential impacts associated with the routine transport, use, storage, or disposal of hazardous materials to less than significant levels. No mitigation is required.

c) No Impact. As previously discussed in III. d) and above, odor control will be enforced per City and state standards, and chemicals will be handled according to local, state, and federal laws and regulations. The nearest school is the Two Bunch Palms Elementary School, approximately 1.2 miles northeast of the Project site. No school is located within ¼ mile of the site. No impact is anticipated.

d) No Impact. No impact is anticipated because the Project site is not included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

e) No Impact. The Palm Springs International Airport is located approximately 5.9 miles south of the subject property. The subject site is not located within the boundaries of the airport land use compatibility plan. The site is not located in the vicinity of a private airstrip. The Project will not result in safety hazards for people living or working in the area. No impact is anticipated.

f) Less Than Significant Impact. The Project site and vicinity is currently undeveloped. The proposed Project will not alter the existing circulation pattern in the Project area or adversely impact evacuation plans. The Project proposes road easements on the southerly and easterly portions of the site to provide transportation access from Maple Road and Atlantic Avenue, respectively, both of which are part of the City's established street grid system. Maple Road is not paved in the Project area, while Atlantic Avenue is paved but does not include curb, gutter or sidewalks. The City will require, as a condition of approval, that the applicant pave and improve Maple Road and Atlantic Avenue with curb and gutter along the Project frontage. While paving the roadway may alter the circulation by adding accessibility to other roads, paving only a portion of the Maple Road is not a significant alteration given it is not a throughway and emergency vehicle access will be improved.

Proposed parking and circulation plans will be reviewed by the Fire and Police Departments to assure that driveways and roads are adequate for emergency vehicles. A construction access plan will be required by the City to assure that the Project does not interfere with emergency access during development. These standard requirements will ensure that there will be less than significant impacts associated with emergency response.



g) No Impact. The Project site is located in a sparsely developed area in the City, consists of scattered low-lying vegetation, and is not within or near a wildland fire hazard zone, and is thus not susceptible to wildfires. Therefore, the proposed Project will not expose people or structures to significant risks associated with wildfires. No Project related impact is expected.

Mitigation Measures

None required.

Monitoring:

None required.



X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; Desert Hot Springs General Plan Update and Zoning Amendment Final EIR, May 2020; “County of Riverside Environmental Impact Report No. 521 Public Review Draft, February 2015; “2015 Urban Water Management Plan, Final Report,” CVWD, July 1, 2016; Draft Program Environmental Impact Report Coachella Valley Water District Sanitation Master Plan Update 2020, August 2020; Hydrology Study For Atlantic Maple A.P.N. 665-120-013 Desert Hot Springs, CA, prepared by Keith Christiansen, July 2021.

Setting

Domestic Water

The Project site is located within the Coachella Valley Water District (CVWD) service area for domestic water. The District’s primary water source is groundwater extracted through a system of wells from the Whitewater River and Mission Creek Subbasins. In addition to groundwater, CVWD relies on imported water brought to the region by regional canals, which is stored or recharged into the aquifer at basins in the west end of the Valley (Whitewater River, northwest of Palm Springs) and East Valley (Dike No.4 and Martinez Canyon). CVWD’s domestic water system includes 97



wells with a total daily pumping capacity of 244 million gallons. CVWD has a total of 64 reservoirs, with an average storage capacity of 153.2 million gallons.

CVWD also owns and operates the water distribution system, which is generally located under existing streets in the public right-of-way. The Project will connect to the existing water line within Atlantic Avenue in the Project vicinity.

CVWD is responsible, under the California Water Code, for analyzing its current and future water supply, and assuring that sufficient supply is available to serve land uses within the District, through the preparation of an Urban Water Management Plan (UWMP). CVWD is required to periodically update the Plan.

The proposed Project will result in a cannabis cultivation facility with two buildings totaling 64,000 square feet on approximately 2.47 acres in the City of Desert Hot Springs. State Water Code Section 10910(a) states that any City or county that determines that a "Project," as defined in Water Code Section 10912, shall prepare a water supply assessment. The threshold defined by the Water Code includes a proposed industrial, manufacturing, or processing plant, or industrial park housing more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area. The proposed Project does not meet any of the threshold numbers for industrial development; therefore, a water supply assessment is not required.

Wastewater Treatment

Some southern portion of the City of Desert Hot Springs is located in the CVWD service area for wastewater collection and treatment. CVWD owns and operates a large collection system and five water reclamation plants (WRPs). However, CVWD currently does not have sewer infrastructure in or near Desert Hot Springs nor do they plan to expand such facilities into the City in the near future (CVWD Sanitation Master Plan Update 2020). The Project site is expected to utilize septic service for the foreseeable future.

Flood Control/Drainages

The Mission Creek, Big and Little Morongo Creeks, Blind Creek, and Long Creek are the main drainages in the City. These drainages are substantial in area and discharge onto relatively steep alluvial fans and generate high velocities. These drainages can have flows of several thousand cubic feet of water per second that have tremendous force and scouring potential in major storms.

The Riverside County Flood Control District is responsible for the management of regional drainages within and in the vicinity of Desert Hot Springs, including rivers, major streams and their tributaries, and areas of significant sheet flooding. The District is empowered with broad management functions, including flood control planning and construction of drainage improvements for regional flood control facilities, as well as watershed and watercourse protection related to those facilities (General Plan – Flooding and Hydrology Element). The Project site is located in a FEMA Flood Zone X, which is subject to 0.2 percent annual chance flood; it is subject to City requirements relating to flood control. The City implements standard requirements for the retention of storm flows, and participates in the National Pollution Discharge Elimination System (NPDES) to protect surface waters from pollution. Development projects must retain the 100-year storm flow on site.

Surface Water Quality

The regional surface water quality is largely dependent upon land uses that affect runoff, such as industrial land uses, urban development, and agriculture. Runoff from stormwater and agricultural irrigation can transport pollutants that collect on the ground surface and affect water quality of receiving streams, rivers, and channels.



Description of Impacts

a, e) Less Than Significant Impact. The Project site is located in the Whitewater River watershed. All water providers in the watershed are required to comply with Regional Water Quality Control Board (RWQCB) standards for the protection of water quality, including the preparation of site-specific Water Quality Management Plans for surface waters. CVWD is required to meet water quality requirements in its production and delivery of domestic water. Installation of water lines on the Project site will comply with CVWD and RWQCB standards for domestic water conveyance.

The proposed Project consists of a cannabis cultivation facility and will require a septic system. Commercial cannabis cultivation activities that occur within a structure with a permanent roof, a permanent impermeable floor, and that discharge all industrial wastewaters generated to an on-site wastewater treatment system (such as a septic tank and leach field), must obtain separate regulatory authorization (e.g., Waste Discharge Requirements (WDRs), conditional waiver of WDRs, or other permit mechanism) to discharge the wastewater. Such cannabis cultivators are conditionally exempt from California Department of Public Health and Regional Water Quality Control Board reviews and approvals. The conditions of approval and Project design features will require the Project to comply with all applicable septic system requirements. In addition, the project will be required to apply for coverage under a waiver with the State Water Board, and will be subject to the Regional Water Quality Control Board's discharge standards.

Because the Project is an industrial development and will create less than 100,000 square feet of impervious surface, it does not need a Water Quality Management Plan (WQMP) per the Colorado River Basin Regional Board Order No. R7-2008-0001. To minimize the pollutant load associated with urban runoff, the Project will be required to comply with NPDES regulations, including a SWPPP. The imposition of conditions of approval, local, state and federal standard requirements and the requirements of law will assure that the proposed Project will not violate any water quality standards or waste discharge requirements or conflict with any water quality control plan or sustainable groundwater management plan. As such, a less than significant impact is expected.

b) Less Than Significant Impact. The proposed Project will require water for cannabis cultivation and associated manufacturing activities and landscape irrigation. In the Coachella Valley, there is no water demand factor established for cannabis cultivation. To help establish a water demand factor, cannabis cultivators maintain daily records of all water used for irrigation of cannabis. A local water demand factor used for cultivation projects in the City of Palm Springs was used here to determine the Project's water demand. Based on the water demand factor of 4.55 acre-feet per year per acre, the Project has the potential to generate a demand of 6.69 acre-feet per year (AFY) for cultivation use, assuming the entire building will be cultivation use to provide a conservative analysis. For landscape, the Coachella Valley Water District developed a water demand factor of 2.46 ac-ft/ac/yr that is deemed appropriate for this analysis. The Project includes 14,575 square feet of landscaping, and will generate a demand of approximately 0.82 AFY, giving a combined Project total demand of approximately 7.51 AFY.

CVWD's Urban Water Management Plan 2015 Update demonstrates that the District has available, and can supply in the future, sufficient water to serve additional development in its service area. The 2040 projected retail water supply is 230,600 acre-feet. The annual water demand at Project buildout is approximately 7.51 acre-feet, which is approximately 0.003% of the 2040 projected retail water supply. The proposed Project is consistent with the General Plan designation in which it occurs. This General Plan designation was used by CVWD to determine water demand for the future. Therefore, the Project's water demand is consistent with CVWD projections for future water needs in the area.

The Project area is located in the Mission Creek Subbasin of the Coachella Valley Groundwater Basin. The Coachella Valley Groundwater Basin is not adjudicated, rather it is jointly managed by CVWD and Desert Water Agency (DWA) under the terms of the 1976 Water Management



Agreement. According to CVWD's 2015 UWMP, Mission Creek Subbasin has been in overdraft for many years. After two decades of groundwater recharge and source substitution by CVWD and collaborating agencies, Mission Creek Subbasin has exhibited increased storage despite the drought.

CVWD and DWA are averting overdraft conditions in the Mission Creek Subbasin through groundwater replenishment with Metropolitan imported water (artificial recharge). A replenishment program using Metropolitan State Water Project SWP exchange water was established for the Mission Creek Subbasin with recharge commencing in 2003. The existing replenishment program is effectively increasing water levels and is expected to stabilize or reverse the water level decline. Currently, Mission Springs Water District (MSWD), DWA, and CVWD jointly manage the Mission Creek subbasin under the terms of the Mission Creek Settlement Agreement (December, 2004). This agreement and the 2003 Mission Creek Groundwater Replenishment Agreement between CVWD and DWA specify that the available SWP water will be allocated between the Mission Creek and Whitewater River Subbasins in proportion to the amount of water produced or diverted from each subbasin during the preceding year. In 2015, production from the Mission Creek Subbasin was about 7 percent of the combined production from these two subbasins.

The proposed Project includes two 32,000-square-foot buildings, sidewalk and landscaped areas and a paved parking lot on an approximately 2.47-acre site. Given the size of the Project and the limited impervious surface area it would add, Project impacts on groundwater recharge would be less than significant.

The proposed Project will be conditioned to connect to existing water lines located east of the site. No new wells or additional water infrastructure are proposed for the Project's water requirement.

Based on the CVWD's 2015 Urban Water Management Plan, CVWD will be able to fulfill the Project's water demand. The Project will be required to comply with the City's water-efficiency requirements, including the use of drought-tolerant planting materials and limited landscaping irrigation. Implementation of these and other applicable requirements will assure that water-related impacts are less than significant.

c, i-iii) Less Than Significant Impact. The subject site is generally flat and contains no rivers or streams. Currently, all offsite runoff traverses naturally from the northwest to southeast. The Project will result in new impermeable surfaces onsite, which will increase surface runoff.

Construction of the proposed Project can result in erosion and siltation when disturbing soil during grading and other earthmoving activities. However, these effects would be limited to the construction phase and prevented through required implementation of a storm water pollution prevention plan (SWPPP) and through compliance with the NPDES program and the incorporation of best management practices (BMPs). BMPs may include phasing of construction activities, wind fences and sand fences, soil retention, mulching, and perimeter controls and sediment barriers. Soil erosion and/or siltation impacts would be less than significant with implementation of existing regulations.

The Project Hydrology Study analyzed the proposed onsite retention system under different storm events. The Project will achieve stormwater retention through the construction of a 96" Contech Stormwater Retention System, which includes two 2'x3' diagonal grate inlet catch basins to collect runoff from the site at buildout. These grate inlet catch basins will be constructed with media filters to improve sediment and debris capture. The site will be graded to direct runoff into a series of gutters which then lead to the catch basins. The underground stormwater retention system is designed to have a total capacity of 13,315.82 cubic feet. The Project Hydrology Study determined that the proposed retention and storage system has sufficient capacity (102%) to accommodate



the critical 100-year 24-hour storm event. Project design will comply with the conditions of CVWD approval for discharge and relevant City standard requirements, which will assure that impacts associated with storm water retention remain less than significant.

To reduce discharge of pollutants into stormwater runoff from the site during operations, the proposed Project shall implement best management practices (BMPs) including regular inspection and clearing of the grate inlets. The proposed Project will be subject to City engineering review, including development-specific assessment of on-site drainage facilities and be required to comply with all applicable permit regulations and approvals. The proposed onsite retention facilities and compliance with existing regulatory programs would ensure flooding would not occur and that the Project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.

c, iv) Less Than Significant Impact. The Project site is located in a FEMA Flood Zone X, which is subject to 0.02 percent annual chance of flooding and is not designated a special flood hazard area. The proposed Project will include two buildings with a total footprint of 32,380 square feet. Implementation of the proposed onsite drainage retention facilities will further ensure that the Project will have less than significant impact on impeding or redirecting flood flows.

d) No Impact. The Project site is located inland, well outside of any tsunami zones. There are no water storage reservoirs or other water bodies in the Project area, and therefore, no seiche would occur. The proposed site is not located in the Wide Canyon Dam inundation area (General Plan Figure SN-4), and will not be subject to any hazard from dam failure.

According to Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA), the site is located in Zone X, which represents 0.02 percent annual chance of flood and is not a special flood hazard area. Therefore, potential impacts related to release of pollutants due to project inundation will be less than significant.

Mitigation Measures:

None required.

Monitoring:

None required.



XI. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City of Desert Hot Springs General Plan, May 2020.

Setting

The Project site is governed by the policies and land use designations of the Desert Hot Springs General Plan and Zoning Ordinance. The site is designated Industrial and Industrial Cannabis Overlay in the General Plan Land Use Map, and is in a Light Industrial Zone (I-L).

Discussion of Impacts

- a) **No Impact.** The Project site is currently vacant and undeveloped. The site is on the perimeter of an area designated for industrial development and adjacent to a low-density residential area on the east. The proposed Project is a new cannabis cultivation facility which may include associated manufacturing and distribution uses covered by the conditional use permit for cannabis uses. The Project area is sparsely developed with single-family homes and industrial buildings. Lands to the north and southwest of the Project site contain single-family residences, but are designated for future industrial development per the General Plan and Zoning Ordinance. Lands across Atlantic Avenue to the east contain single-family residences and are designated for low-density residential development. Atlantic will serve as the dividing line between these two land use types. The existing residential and industrial buildings in the Project area are not part of a planned development and operate independently of each other. The proposed Project will not physically divide an established community.
- b) **Less than Significant Impact.** As described above, the Project site is designated as Industrial Cannabis Overlay in the City’s General Plan, which allows the proposed uses. However, the Zoning Ordinance requires a Conditional Use Permit and Regulatory Permit for the proposed indoor cannabis cultivation use in the I-L zone. The City’s requirements include prohibitions against outdoor cultivation and visibility from any public right-of-way. Should the future tenants decide to include manufacturing and/or distribution uses, they will need to comply with City requirements on each use in the administrative approval process as laid out in Municipal Code Chapter 17. 180 Marijuana Facilities Operation and Location. All activities will be conducted pursuant to the City’s Municipal Code requirements and standards to avoid any conflict with any land use plan, policy, or regulation. Less than significant impact is expected.

Mitigation Measures:

None required.

Monitoring:

None required.



XII. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Desert Hot Springs General Plan, May 2020.

Setting

Mineral resources in the City of Desert Hot Springs consist mostly of sand and gravel. More particularly, the soil composition of the area consists of active channel and recent (<11,000 years) floodplain deposits, and active alluvial fan deposits. Soils and bedrock also include older alluvial deposits, unique structures such as the Painted Hill Formation, and granitic plutonic rocks of the San Bernardino Mountains.

The sand and gravel deposits within the City are an important economic resource, used for road base and similar applications. Other mineral deposits occurring in the region include copper, limestone, specialty sands, and tungsten. These deposits are limited to rocky outcroppings occurring in the Little San Bernardino Mountains and have not been exploited.

The Project site is designated as Industrial in the General Plan Land Use Map. No existing sand or gravel operations occur in the vicinity of the Project site.

Discussion of Impacts

a, b) No Impact. The City of Desert Hot Springs is composed of alluvial fans, which are sand and gravel deposits. Sand and gravel are often used as road bases and other foundation materials. Per the State of California Department of Conservation, Division of Mines classification, the Project site is located in MRZ-3, which indicates areas containing known or inferred mineral occurrences of undetermined mineral resource significance. There are no other state-designated Mineral Resource Zones (MRZ) or permitted mining operations in the vicinity of the Project site (General Plan Figure OS-4). The Project site is located in a sparsely developed area designated for industrial and residential development, and is not zoned for mineral resource extraction. No impact is expected.

Mitigation Measures:

None required.

Monitoring:

None required.



XIII. NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; Riverside County Airport Land Use Compatibility Plan, Volume 1: Policy Document, October 14, 2004.

Setting

According to the United States Environmental Protection Agency (US EPA), the main sources of noise include road traffic, aircraft, railroads, construction, industry, noise in buildings, and consumer products (EPA Clean Air Act Title IV - Noise Pollution). Primary sources of noise in the City include traffic on major roadways. The City has established goals, policies, and programs to limit and reduce the effects of noise intrusion on sensitive land uses and to set acceptable noise levels for varying types of land uses.

As part of the development of the Noise Element of the General Plan, noise level measurements were collected at various locations throughout the City to set standards for normally acceptable, conditionally acceptable, and generally unacceptable noise levels (Table SN-2; General Plan).

The Project site is located at Atlantic Avenue and Maple Road. Community Noise Equivalent Level (CNEL) is not established for the subject property, but was estimated to be 60 dBA CNEL south of the Project site near Dillon Road (General Plan Figure SN-6). At build out of the General Plan, noise levels on the Project site are expected to be 60 dBA CNEL (General Plan Figure SN-7).

Discussion of Impacts

a) Less Than Significant Impact. The Project site is currently undeveloped. The main noise source is vehicular traffic from nearby roadways (Atlantic Avenue and Maple Road). The nearest sensitive receptor is the single-family dwelling located across from Atlantic Avenue east of the site, which is approximately 85 feet away from the subject property line, or 50 feet from the proposed Atlantic Avenue easement.



City's Noise Standards

Table SN-2 in the General Plan shows the local noise standards for various land uses. Normally acceptable exterior noise levels for industrial development are up to 65 dBA CNEL assuming standard construction. Normally acceptable exterior noise levels for single-family dwellings are up to 55 dBA CNEL assuming standard construction.

Impacts of the Proposed Project on Surrounding Development

The proposed Project includes two new buildings for indoor cannabis cultivation and a paved parking lot. Construction activities will comply with the City's Municipal Code (Section 8.12.020). Noise created by construction within the City is exempt from the application of the Municipal Code's noise standards during the hours of 6:00 a.m. to 6:00 p.m. when daylight savings time is in effect, otherwise the hours are 7 a.m. to 5 p.m. On Sundays construction is prohibited within the City (Municipal Code Section 9.04.030). It should be noted that any increase in noise levels during construction would be temporary in nature, would occur during less sensitive daytime hours in a sparsely developed area, and would not generate continuously high noise levels.

At buildout, major Project-related noise sources will include vehicular traffic accessing the site, grounds maintenance equipment, and heating, ventilation and air conditioning (HVAC) units. During operation, most of the activities at the Project site will be carried out indoors, which would not generate or expose persons to noise levels in excess of any applicable standards. As discussed above, roads and sparse residential and industrial development surround the subject site, and the proposed industrial development will not directly serve any customers, so the vehicle mix will be comparable with existing vehicles on surrounding roads. Traffic levels will not substantially increase, nor result in an increase in noise beyond the General Plan forecast at build out, because the Project is consistent with the land use and associated noise levels considered in the General Plan. Overall, impacts will be less than significant.

Impacts of Off-Site Noise Sources on the Proposed Project

According to the General Plan Land Use Map, the Project site is currently designated for Industrial development, which considers acceptable a 65 dBA CNEL noise level. The proposed Project will be a cannabis cultivation facility in an area where the noise level could reach up to 60 dBA CNEL due to traffic and similar industrial activities in the Project area. Therefore, noise levels at the Project site at General Plan buildout will not exceed the City's established acceptable noise levels for industrial development. Overall, impacts will be less than significant.

b) Less Than Significant Impact. Ground-borne vibration and/or ground-borne noise would be produced during construction of the proposed Project. The human threshold of perception for vibration is 0.0018 inches/second, and Caltrans set significant thresholds for human annoyance at 0.2 inches/second PPV and 0.3 inches/second PPV for structures. Construction of the proposed Project would not necessitate the use of pile drivers, which are known to generate substantial construction vibration levels. The highest degree of ground-borne vibration would be generated during the paving phase from the operation of a vibratory roller.

Based on Federal Transit Administration (FTA) data, vibration velocities from vibratory roller operations are estimated to be approximately 0.1980 inches/second PPV at 26 feet from the source of activity. Therefore, the vibration levels beyond a 26-foot distance from the construction site would be below the Caltrans threshold for human annoyance and impact on structures. The nearest sensitive receptor is a single-family dwelling located at least 50 feet east of the Project site (existing western boundary of Atlantic Avenue); therefore, no construction would occur within 26 feet of the dwelling. As such, no structure or people in the Project vicinity would experience levels of ground-borne vibration or noise above the Caltrans thresholds. Construction-related impacts will be temporary and only occur during the less sensitive daytime hours. Long-term operation of the project is not expected to generate ground-borne vibrations or noise. Overall, impacts would be less than significant regarding generation of ground-borne vibration and noise.



c) No Impact. The Palm Springs International Airport is located approximately 5.9 miles south of the subject property. The site is not located in the vicinity of a private airstrip and outside of existing and modeled future airport noise contours. Therefore, no impacts would occur, and no mitigation measures would be required.

Mitigation Measures:

None required.

Monitoring:

None required.



XIV. POPULATION AND HOUSING

Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: City of Desert Hot Springs General Plan, May 2020; CA Department of Finance Demographic Research Unit, Report E-5: Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2021; 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Demographics and Growth Forecast Technical Report, Southern California Association of Governments, adopted September 3, 2020.

Setting

As of 2021, the City has a population of 30,086, which is projected to grow to 61,000 by 2045. The City is composed of a mix of single- and multi-family residential units, but the majority of housing units are single-family residential dwelling units. Commercial activity is concentrated on Palm Drive, in the City’s core. Cannabis cultivation is centered in the City’s industrial areas, on its west side. The Southern California Association of Governments projects that the City will have 8,700 jobs in 2045.

Discussion of Impacts

a) Less Than Significant Impact. Construction of the proposed Project is expected to occur over an eight-month period. Due to the small scale of the Project, construction labor is expected to be derived from the local work force within the Coachella Valley, with the potential for supplemental workers from the greater Riverside County areas. Project construction is not expected to induce population growth.

During operation, the proposed Project is expected to have up to 40 employees (full-time), which are likely to be existing residents in the City and Coachella Valley. As discussed above, the City is expected to have a total population of 61,000 in 2045. The proposed Project would generate limited employment opportunities in the City and the anticipated population growth will be considerably greater than that needed to supply employees to the facility. The Project will benefit from anticipated population growth and is not expected to induce it.

According to the 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) regional growth forecast, the employment forecast for Desert Hot Springs in 2045 is approximately 8,700 employees. The Project’s estimated 40 employees would constitute less than 0.5 percent of the employment growth forecasted for 2045. Therefore, the Project would not cause an exceedance of SCAG’s employment projections or induce substantial indirect population or housing growth related to Project-generated employment opportunities.



The Project area is sparsely developed and surrounded by paved and unpaved streets. The Project will pave and improve existing roadways and connect to existing utility services and will not result in the construction or expansion of new infrastructure. Overall, less than significant impacts are anticipated.

b) No Impact. No structures, housing or persons will be displaced as a result of the Project, because it proposes a new cannabis cultivation facility on currently vacant and undeveloped land. Therefore, no impacts related to population displacement or replacement housing would occur.

Mitigation Measures:

None required.

Monitoring:

None required.



XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; Desert Hot Springs General Plan Update and Zoning Amendment Final EIR, May 2020; City’s Parks and Recreation Master Plan (2013).

Setting

Fire Protection: Riverside County Fire Department is responsible for fire protection within the City. The Project site is not located within a state responsibility area. The nearest fire station is Station #37 at 65958 Pierson Boulevard, approximately 2.3 miles northeast of the subject property.

Police Protection: The Desert Hot Springs Police Department is responsible for law enforcement and residents’ safety in the City. The main police station operates at 65950 Pierson Boulevard, approximately 2.3 miles northeast of the subject property.

Schools: The City and the Project site are located within the boundaries of the Palm Springs Unified School District (PSUSD), which provides public school facilities. There are five elementary schools, two middle schools, and one high school, as well as the Wenzlaff Education Center, a continuation school, within the City. The nearest school is the Two Bunch Palms Elementary School, approximately 1.2 miles northeast of the Project site.

Parks: In the City of Desert Hot Springs General Plan (Table HW-1), a total of 71.31 acres are dedicated for parks. The City prepared its Parks and Recreation Master Plan in 2013 to guide the City’s delivery of parks and recreation facilities and services for 10 years (2013 to 2023). The four types of parks serving the Desert Hot Springs area are community, neighborhood, and mini parks, as well as special use parks. Currently, approximately 39.31 acres of land is developed as parks. The nearest parks to the Project site are Mission Springs Park and Guy J Tedesco Park, approximately 1.4 and 1.9 miles to the northeast, respectively.



Discussion of Impacts

Fire Protection:

Less Than Significant Impact. The ultimate development of the Project site will marginally increase the demand on fire service in the City. The ultimate use of the site for cannabis cultivation activities would involve use of flammable chemicals such as fuels and hydrocarbon compounds which will be used and stored per state cannabis cultivation regulations.² As discussed above in Section IX, should the future tenant(s) want to incorporate cannabis manufacturing, they would be required to provide more information on the proposed manufacturing process to be used, specific detailed plans for all equipment, storage areas and processing areas to the Fire Department. These requirements will assure that impacts associated with fire response remain less than significant.

According to the Final EIR to the City's General Plan, the Riverside County Fire Department has a trigger of 2000 dwelling units for a fire station; although new developments, for example, near an existing fire department would not require the construction or expansion of facilities. Given the proximity of the nearest fire station, fire personnel will be able to reach the site within the target five-minute response time. Emergency access will be provided to the property via the existing public roadway network, and setbacks, driveways and road easements around the building will provide access to all sides of the buildings. The Fire Department will review the Project site plan to ensure it meets applicable fire standards and regulations. No construction of new or expanded fire services or facilities are required for the proposed Project. Project-related fire protection impacts will be less than significant.

Police Protection:

Less Than Significant Impact. Police personnel will be able to access the site using Atlantic Avenue. According to the Final EIR to the City's General Plan, the law enforcement standard is 1.5 sworn officers for every 1,000 residents, consistent with General Plan Policy SN-2.2 Staff Ratio. As of 2019, the Police Department provided 1.3 sworn officers for every 1,000 residents. The Police Department staffing will need to expand over time to continue to meet the changing needs of the growing Desert Hot Springs community. However, the ultimate development of the site will result in a marginal increase in demand for police services and would not generate any permanent population. Furthermore, all Project activities will be required to comply with all Police Department regulations and procedures. The Project will implement additional security measures including 24-hour onsite security guards, consistent with the requirements of the Municipal Code. Less than significant impact is anticipated.

Schools:

No Impact. The Project will be required to pay the State mandated school fees in place at the time that building permits are secured. These fees are designed to offset the impacts of new development, and their associated employees, on schools. The proposed industrial uses will not generate any student population, therefore, will have no impact on schools.

Parks/ Other Public Facilities:

No Impact. Project buildout is not expected to impact local and/or regional parks. The Project consists of two buildings with a small number of employees that is unlikely to induce population growth in the area, and therefore would not result in the need for new parks and recreation facilities. No additional public facilities are required to accommodate the employees.

² California Code Of Regulations- Medical Cannabis Cultivation Program, https://static.cdfr.ca.gov/MCCP/document/CalCannabis%20Initial%20Statement%20of%20Reasons%20and%20SRIA_4.28.17.pdf, accessed September 2021.



Mitigation Measures:

None required.

Monitoring:

None required.



XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Desert Hot Springs General Plan, May 2020.

Setting

The City of Desert Hot Springs is currently operating three mini parks (Veteran’s Memorial Park, Hot Springs Park, and Constitution Park), three neighborhood parks (Guy J. Tedesco Park, Wardman Park, and Rotary Park), one community park (Mission Springs Park), and four special use centers (Carl May Community Center, Henry V. Lozano Community Center, Cabot’s Pueblo Museum, and Community Health & Wellness Center) on 39.31 acres.

For future development within the City, park acreage standards are generally established through an acreage requirement per 1,000 residents. The Subdivision Map Act and the Quimby Act (Section 66477 of the Govt. Code) relating to parkland dedication allows a city or town to adopt a local ordinance establishing a citywide park standard and the requirement of parkland dedication, or fair market value in-lieu fees, when there is residential development.

Discussion of Impacts

a, b) No Impact. The proposed Project will result in two industrial buildings with a limited employee base and is not expected to generate population growth in the area. Therefore, the Project will not increase the use of existing neighborhood or regional parks or other recreational facilities such that the facilities would be substantially degraded. The proposed Project will not require the construction or expansion of recreational facilities. No impact is anticipated.

Mitigation Measures:

None required.

Monitoring:

None required.



XVII. TRANSPORTATION

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; Desert Hot Springs General Plan Update and Zoning Amendment Final EIR, May 2020; Institute of Transportation Engineers’ Trip Generation Manual, 10th Edition.

Setting

The Project site is located in the City of Desert Hot Springs where the roadway network is comprised of a hierarchy of streets that provide access to and through the City. All roadways in the City are classified into seven roadway types (Urban Arterial, Primary I, Primary II, Secondary I, Secondary II, Collector, and Local Collector streets). The City’s acceptable Level of Service (LOS) for both roadway segments and intersection operations is LOS D or better. Most area roadways and intersections currently operate at LOS D or better.

The Project area is sparsely developed with partially paved roads. Main roadways in the Project area include 16th Avenue on the north, Cabot Road on the west, Maple Road on the south, and Atlantic Avenue on the east. The nearest roadway segment to the Project site included in the roadway segment capacity analysis for the General Plan is Dillon Road between Little Morongo Road and Palm Drive, which has a capacity of 23,000 ADT (avg.) at General Plan buildout (2040).³

Discussion of Impacts

a) Less Than Significant Impact. To analyze the Project’s potential impacts, an analysis was conducted to examine the addition of a cannabis cultivation facility. The analysis was based upon a variety of sources, including the General Plan Mobility and Infrastructure Element and the Institute of Transportation Engineers’ Trip Generation Manual.

Existing Traffic Conditions

The Project site is currently vacant and undeveloped and does not generate any traffic.

³ City’s General Plan EIR – Page 4.17-39.



Future Traffic Impacts

The Project will result in the construction of two two-story buildings (64,000 square feet or SF in total buildings) for indoor cannabis cultivation uses. Future tenant(s) may incorporate manufacturing and distribution uses associated with the primary cultivation use. To determine the trip generation by the proposed Project, the ITE land use categories Nos. 130 Industrial Park, 140 Manufacturing, and 710 General Office were used because these categories have been used consistently by the City in analyzing cannabis cultivation, processing, and office/distribution uses, respectively, and the proposed uses are consistent with the category definitions. For analysis purposes, it is assumed that 15% (9,600 SF) of the building area is used for office/distribution, 45% (28,800 SF) is used for cultivation, and 40% (25,600 SF) is used for manufacturing. Note that the floor area for manufacturing use is overestimated compared to typical cannabis production facilities; but manufacturing trip rate is higher than cultivation and thus assumed to use similar area as cultivation to provide a conservative analysis. Based on the analysis results, the site is expected to generate approximately 292 new trips per day with 39 AM peak hour trips and 40 PM peak hour trips (Table 6). The 292 trips are assumed to include all activities associated with cultivation on the Project site.

**Table 6
Project Trip Generation Summary**

Land Use	ITE LU Code	Units	AM Peak Hour	PM Peak Hour	Daily
Industrial Park (Cannabis Cultivation)	130	TSF ⁴	0.40	0.40	3.37
Manufacturing (Processing)	140	TSF	0.62	0.67	3.93
General Office (Office/Distribution)	710	TSF	1.16	1.15	9.74
Trip Generation Results Proposed Project					
Land Use	Quantity	Units	AM Peak Hour	PM Peak Hour	Daily
Industrial Park (Cannabis Cultivation)	28.8	TSF	12	12	97
Manufacturing (Processing)	25.6	TSF	16	17	101
General Office (Office/Distribution)	9.6	TSF	11	11	94
Project Total	64	TSF	39	40	292

As described above, the Project site is located west of Atlantic Avenue which connects to Dillon Road, the nearest Secondary I Street, for local and regional trips. Dillon Road in the Project area (between Little Morongo Road and Palm Drive) is designed to accommodate up to 23,000 (avg.) vehicles per day at General Plan buildout, and currently carries 10,081 ADT. The proposed Project will only add 292 new trips to Dillon Road⁵, and will not significantly impact capacity on this roadway as the 292 additional trips would represent less than 1.3% of the roadway’s capacity. In addition, the use is consistent with the General Plan designation for the property, and would have been considered in the traffic analysis for the General Plan. According to the General Plan EIR, intersections in the vicinity of the Project will operate at acceptable levels (LOS D or better) at General Plan build out. Overall, impacts would be less than significant.

⁴ Thousand square feet.

⁵ Assumes all new trips will come from Dillon Road given local roadway conditions.



Alternative Transportation

There are currently no bike lanes, transit routes, or other multi-modal facilities within the Project area; however, bicycle facilities are proposed along Dillon Road and 15th Avenue in the General Plan (Figure MI-5). The CV Link multi-modal pathway will run parallel near Atlantic Avenue and along Dillon Road near the Project site.

SunLine Transit Agency provides bus transit services to the Coachella Valley, including the City of Desert Hot Springs. There are established bus routes to the northeast and east of the Project area on Two Bunch Palms Trail and Palm Drive, and future bus routes are planned on Dillon Road south of the Project site. Employees and visitors will have access to alternative transportation, and the impacts are expected to be less than significant.

Overall, although the Project area is sparsely developed and the adjacent Maple Road is unpaved, the Project site currently has full paved access to the road network via Atlantic Avenue. Development of a cannabis cultivation facility on the site for the proposed Project would result in less than significant impacts without conflicting with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system of the City.

b) No Impact. According to the Governor's Office of Planning and Research (OPR), Senate Bill 743 (SB 743) requires amendments to the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts.⁶ Particularly within areas served by transit, those alternative criteria must "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." (Public Resources Code Section 21099(b)(1).) Measurements of transportation impacts may include "vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated." CEQA Guidelines were amended to require all lead agencies to adopt vehicle miles traveled (VMT) as a replacement for automobile delay-based level of service (LOS) for identifying transportation impacts. This statewide mandate went into effect July 1, 2020.

Regulations or thresholds pertaining to vehicle miles traveled (VMT) and the reduction of GHG emissions have not been adopted by the City of Desert Hot Springs. Therefore, the following Project VMT analysis is based on the adopted County of Riverside's Transportation Analysis Guidelines for Level of Service & Vehicle Miles Traveled (December 2020), which the City utilizes for this analysis.

The Riverside County's VMT Guidelines describe specific screening criteria based on the location/project type that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more detailed project level VMT analysis. A land use project need only meet one of the screening thresholds to result in a less than significant impact:

- Small Projects, which includes General Light Industrial buildings with area less than or equal to 179,000 SF
- Projects Near High Quality Transit
- Low VMT Area

The Project proposes two buildings for indoor cannabis uses with a total building area of 64,000 SF. The proposed cannabis uses are consistent with the City's General Plan Industrial designation and Light Industrial zoning designation. Therefore, the Project meets the threshold of Small

⁶ Transportation Impacts (SB 743) by Governor's Office of Planning and Research (OPR), <http://opr.ca.gov/ceqa/updates/sb-743/>, accessed September 2021.



Projects in the County VMT guidelines and can be determined to have less than significant impacts on circulation. The Project will not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

c, d) No Impact. The Project site is currently accessed through Atlantic Avenue and there are no sharp curves, dangerous intersections or incompatible uses. The Project will improve Atlantic Avenue and pave and improve Maple Road along the Project frontage. These roadways will provide emergency access to the proposed Project. The Project will be developed in accordance with City design guidelines and will not create a substantial increase in hazards due to a design feature. The Project's access points will be located with adequate sight distances and truck driveways and loading areas will be constructed to City standards. Project-generated traffic will be consistent with existing and projected traffic in the area. No Project-related impact is anticipated.

Mitigation Measures:

None required.

Monitoring:

None required.



XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; Desert Hot Springs General Plan Update and Zoning Amendment Final EIR, May 2020; Historical/Archaeological Resources Survey Report, Assessor's Parcel No. 665-120-013, City of Desert Hot Springs, Riverside County, California, prepared by CRM TECH, August 24, 2021.

Setting

As discussed in the Section V, Cultural Resources, the City of Desert Hot Springs is located in the Coachella Valley where the most recent identifiable native culture to evolve is the Desert Cahuilla. The oldest cultural resources reported in the city are from the "Paleo-Indian Period" which dates back to at least 11,000 B.C.

According to the City's General Plan, prehistoric resources may occur in the vicinity of fault-related mesquite and palms, as well as resources associated with mountain washes, streams and canyons. The Mission Creek and Banning fault zones should be considered sensitive potential resources areas. Mesquite thickets that generally occur in dune areas are also sensitive areas since mesquite and screwbean pods were staples in the diet of the region's Cahuilla Indians. These resources are sparsely distributed within the City boundaries.



Discussion of Impacts

a i, ii) Less Than Significant Impact. As discussed above in Section V, Cultural Resources, no historical or archaeological resources are known to occur on the subject property, nor are any expected because the property is not located in any area identified to have cultural resource sensitivity. The Project site does not contain any tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), as confirmed by the City of Desert Hot Springs as the lead agency. However, excavation at the site could extend to 4 feet deep, which could result in uncovering of buried resources. During grading, any discovered cultural resources would be qualified as a resource defined under Public Resources Code section 5020.1(k).

The City conducted Tribal Consultation in conformance with the AB 52 requirements and contacted ? tribes in writing. As of ?, 2021, ? response from ? has been received. .. Once the consultation concludes, any requests and input from consultation will be included in conditions of approval and/or added to this Initial Study prior to completion of the environmental review process.

To protect potential tribal cultural resources, Mitigation Measure V-1 is included in Section V Cultural Resources to assure protection of resources uncovered during construction. With implementation of this mitigation measure, impacts to tribal cultural resources would remain less than significant.

Mitigation Measures:

See Section V. V-1.

Monitoring:

See Section V. V-A.



XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City of Desert Hot Springs General Plan, May 2020, Desert Hot Springs General Plan Update and Zoning Amendment Final EIR, May 2020; CalRecycle <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>; Accessed September 2021; Desert Valley Disposal Inc. (DVD), <http://www.desertvalleydisposal.com>; Accessed September 2021.

Setting

Domestic Water

The Project site is located within the Coachella Valley Water District (CVWD) service area for domestic water. The District's primary water source is groundwater extracted through a system of wells from the Whitewater River and Mission Creek Subbasins. In addition to groundwater, CVWD relies on imported water brought to the region by regional canals, which is stored or recharged into the aquifer at basins in the west end of the Valley (Whitewater River, northwest of Palm Springs) and East Valley (Dike No.4 and Martinez Canyon).

CVWD owns and operates the water distribution system within its service area, which is generally located under existing streets in the public right-of-way. The Project will connect to the existing water line within Atlantic Avenue in the Project vicinity.



In the most recent Urban Water Management Plan (2015 Update), CVWD demonstrated that the District has available, and can supply in the future, sufficient water to serve additional development in its service area.

Wastewater Treatment

Part of the southern portion of the City of Desert Hot Springs is located in the CVWD service area for wastewater collection and treatment. CVWD owns and operates a large collection system and five water reclamation plants (WRPs). However, CVWD currently does not have sewer infrastructure in or near Desert Hot Springs nor do they plan to expand such facilities into the City in the near future (CVWD Sanitation Master Plan Update 2020). The Project site is expected to utilize septic service for the foreseeable future.

Storm Water Management

Storm water drainage infrastructure within the City consists of a network of natural and improved streams, storm drains, storm channels, and catch basins intended to manage stormwater that flows into the Whitewater River. The Project site is located in a FEMA Flood Zone X, which represents 0.02 percent annual chance flood and is not a special flood hazard area. The Project area is subject to City requirements relating to flood control. The City implements standard requirements for the retention of storm flows, and participates in the National Pollution Discharge Elimination System (NPDES) to protect surface waters from pollution. Development projects must retain the 100-year storm flow on site. See discussion in Section X, Hydrology and Water Quality.

Solid Waste

Desert Valley Disposal, Inc. (DVD) provides solid waste disposal through a franchise agreement with the City. DVD is the only authorized, franchised waste collection hauler for the City. Services include complete residential, commercial and roll-off trash disposal. Trash and recycled materials are collected from customers in the City and transported to the Lambs Canyon Landfill, located at 16411 Lamb Canyon Road, Beaumont. Lambs Canyon Landfill is operated by the County of Riverside.

Utility Providers

The Project area is currently served by the following utilities and service providers:

Electricity: Southern California Edison
Gas: Southern California Gas Company
Telephone: Frontier
Cable: Spectrum

Discussion of Impacts

a & c) Less Than Significant Impact. The sparsely developed Project area is currently served by existing water, electricity, natural gas, and telecommunication services. The proposed Project will require a septic system on site and will not be connected to wastewater treatment facilities. The proposed Project will connect to existing local utility network for water, electricity, natural gas, and telecommunication services within Atlantic Avenue in the Project vicinity and will not require the construction of any additional facilities for these services, as the proposed Project will not significantly increase demand for these services. As discussed in Section X c, ii-iii) above, the proposed drainage facility onsite and compliance with existing regulatory programs would ensure that the Project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. The Project is not expected to require or result in the construction or relocation of new or expanded utility facilities. Impacts will be less than significant.

b) Less Than Significant Impact. The proposed Project will require water for cannabis cultivation and landscape irrigation. As discussed above in Section X b), the Project is expected to generate a demand of 7.51 acre-feet per year. CVWD's 2040 projected retail water supply is 230,600 acre-feet. The annual water demand at Project buildout is approximately 0.003% of the 2040 projected



retail water supply. The proposed Project is consistent with the General Plan designation in which it occurs. This General Plan designation was used by CVWD to determine water demand for the future. Therefore, CVWD would be able to fulfill the Project's demand during normal and dry years. A less than significant impact is anticipated.

d & e) Less Than Significant Impact. Desert Valley Disposal, Inc. provides solid waste services to the City of Desert Hot Springs. Currently, the City utilizes the Edom Hill Transfer Station, which serves as a local collection point to the final disposal site and does not have a limit of daily transfer amount. Lamb Canyon Landfill is permitted to receive 5,000 tons per day and has a total capacity of 38.9 million cubic yards. As of 2015, the landfill is estimated to have a remaining capacity of 19.2 million cubic yards (49% of total capacity). Lamb Canyon Landfill is estimated to operate until 2029.

Construction of the proposed Project would generate solid waste in the form of trash and debris, construction waste and other materials. The Project applicant would be required to submit a construction and demolition (C & D) waste plan as part of the building permit application. The plan would need to demonstrate that the diversion requirements of Municipal Code Section 8.08.040 are met, including diversion of at least 50 percent of all construction waste for new construction. Non-hazardous construction materials that cannot be reused or recycled would be accepted for disposal at municipal Riverside County landfills. Compliance with the City's requirements will assure that impacts associated with construction waste remain less than significant.

Any hazardous materials (e.g. chemicals, oils, fuels, lubricants, paints, and solvents) used during construction would be recycled, treated, and/or disposed of in accordance with federal, State, and local laws (See Section IX, Hazards and Hazardous Materials).

As part of the cultivation plan for nursery licenses required by the California Department of Food and Agriculture (§8308 Cannabis Waste Management), the Project applicant would be required to prepare a cannabis waste management plan that identifies one or more methods for managing cannabis waste generated on its licensed premises, such as recycling and reintroduction of cannabis waste back into agricultural operation; on-site composting of cannabis waste; collection and processing of cannabis waste by a local agency, a waste hauler franchised or contracted by a local agency, or a private waste hauler permitted by a local agency; and self-haul cannabis waste to permitted facilities. The cannabis waste management plan requirement also applies to manufacturing uses (§17223 Waste Management).

Based on the Industrial Sector Generation Factors provided by CalRecycle, the proposed Project may generate approximately 384 pounds per day of solid waste including organic waste, such as stems and leaf residue.⁷ State law (AB 939) requires a 50 percent diversion of solid waste from landfills; after diversion, the Project would generate approximately 192 pounds per day of solid waste. The Lamb Canyon Landfill has sufficient capacity to accommodate solid waste from the proposed Project.

Desert Valley Disposal is responsible for maintaining standards that assure that all waste is handled in a manner that meets local, state and federal standards. These requirements will assure that impacts associated with solid waste disposal remain less than significant.

Mitigation Measures:

None required.

Monitoring:

None required.

⁷ Solid Waste Generation Rate for Industrial Use = 0.006 pound per square feet per day.



XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Desert Hot Springs General Plan, May 2020; Desert Hot Springs General Plan Update and Zoning Amendment Final EIR, May 2020.

Setting

The California Department of Forestry and Fire Protection (CalFire) prepares maps that identify state responsibility areas (SRA) and Very High Fire Hazard Severity Zones (VHFHSZ). These maps show that the majority of Desert Hot Springs is located in local responsibility areas and outside fire hazard zones. According to Figure SN-5: Wildfire Hazards in the City’s General Plan, the Project area is not located within or near any locally or state designated fire hazard zones or SRAs. In addition to the City’s implementation of the California Fire Code, development standards from the Riverside County Fire Department also apply. These standards are implemented through the review of development proposals by the RCFD in coordination with the City staff’s review.

Discussion of Impacts

- a) **No Impact.** The Project site is located in a sparsely developed area in the City, not located in or near a state responsibility area or lands classified as very high fire hazard severity zones. The primary emergency evacuation routes in the City include I-10, Indian Canyon Avenue, Dillon Road, Pierson Boulevard, and Palm Drive. The Project site can access emergency evacuation routes on Dillon Road and Palm Drive via Atlantic Avenue on the east.



Currently, the site is undeveloped and surrounded by vacant lands and sparse residential and industrial developments. The access point and emergency access will be subject to review and approval by the City of Desert Hot Springs Fire Department. No impact is anticipated because no change in emergency response or evacuation plans is expected for the proposed Project.

- b, c) No Impact.** The Project site is not located within a wildfire hazard severity zone or a wildland-urban interface (WUI). The urban area in which the Project is located represents a very low threat from wildland fires because of lack of vegetation, distance from mountain slopes, and intervening urban development. Development of the site would not expose people or structures to significant wildfire risks. The proposed Project will include road easement and have paved access to urban roadways in the Project area. No new wildfire risk infrastructure will be required. No impacts would occur.
- d) No Impact.** The Project site is located on the valley floor where there is no potential for flooding (see Section X c-d), landslide, or post-fire slope instability. Therefore, the proposed Project would not expose people or structures to significant risks such as downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes. No impact is anticipated.

Mitigation Measures:

None required.

Monitoring:

None required.



XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion of Impacts

a) Less Than Significant Impact with Mitigation.

Biological Resources: The Project site is not located within a CVMSHCP-designated conservation area and does not contain any wildlife corridors or biological linkage areas. However, on-site vegetation could provide habitat for nesting birds and desert tortoises; therefore, pre-construction surveys will be required to avoid impacts to nesting birds covered by the MBTA, desert tortoises and burrowing owls. In addition, the site is subject to payment of the Development Mitigation Fee to mitigate potential impacts to covered species under the CVMSHCP.

The proposed Project will not significantly reduce fish or wildlife habitat or otherwise adversely impact a fish or wildlife species. The construction of the Project has the potential to impact nesting birds, but the Mitigation Measures IV-1 through IV-3 and monitoring program IV-A included in this document will reduce those impacts to less than significant levels.

Cultural Resources: No cultural resources are known to exist within or adjacent to the Project site. Since the Project will require excavation, there is potential for unknown resources to be uncovered. Mitigation Measure V-1 and monitoring program V-A provided in this document will ensure that impacts to cultural and/or tribal resources are less than significant in the unlikely event that resources are discovered during Project development.



Overall, there will be no significant environmental impacts which cannot be mitigated. Project related impacts, including cumulative impacts, are considered less than significant.

b) Less Than Significant Impact. The Project will contribute to the cumulative impacts of development in the City of Desert Hot Springs and broader Coachella Valley. No other projects are known or scheduled to occur in the Project area. However, the proposed Project's impacts will be consistent with the General Plan designation for the property, and no significant cumulative impacts are expected. All environmental impacts that could occur as a result of the proposed Project would be less than significant with the implementation of mitigation measures included herein, and when viewed in conjunction with other closely related past, present or reasonably foreseeable future projects, would not be significant.

c) Less Than Significant Impact. The proposed Project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, with the implementation of the City's Municipal Code, other standard requirements and requirements of law, as described in this document.

