



CITY OF DESERT HOT SPRINGS
PUBLIC NOTICE OF AVAILABILITY &
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION

DHS Research and Development Park

LEAD AGENCY: City of Desert Hot Springs
11999 Palm Drive
Desert Hot Springs, California 92240

CONTACT PERSON: Daniel McVey, Assistant Planner, (760) 329-6411 ext. 251

PROJECT LOCATION: The Project site consists of two vacant parcels on the east side of Little Morongo Road approximately $\frac{3}{4}$ mile north of Dillon Road Assessor's Parcel Numbers 665-080-006 and -008.

PROJECT DESCRIPTION: The proposed Project, consists of five (5) buildings ranging between 16,954 and 30,600 square feet (totaling 122,812 square feet) for cannabis cultivation. Main building entrances are on the easterly side of the northernmost building, and on the northerly sides of the other buildings. The site plan also includes a paved parking lot, landscaping, trash enclosures, and perimeter walls and fencing. The site will be accessed via two (2) driveways on Little Morongo Road, and a guard house is planned at each driveway. A stormwater retention basin is planned at the southeasterly corner of the site. The project is in the Light Industrial district in the City of Desert Hot Springs, where similar uses currently exist.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that no significant impacts will occur with implementation of the project's mitigation measures. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration (MND) for this project.

PUBLIC REVIEW PERIOD: A 20-day public review period for the Draft Mitigated Negative Declaration will commence on April 28, 2022 and end on May 19, 2022, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address dmcvey@cityofdhs.org. Copies of the Initial Study are available for review at the above address and on the City's website at <https://www.cityofdhs.org/public-hearing-notices>.