

# **Addendum to the Mitigated Negative Declaration**

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**Addendum Associated With  
Conditional Use Permit No. 12-17**

**New Green Acres Inc.  
(C11-0001318-LIC / CDPH-100003972)**

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## **1.0 INTRODUCTION AND PROJECT HISTORY**

In 2017, the City of Desert Hot Springs City Council adopted a Mitigated Negative Declaration (MND) for New Green Acres LLC (CUP 12-17) referred to herein as “previous Project” “Project,” or “IS/MND.” Proposed revisions to the previous Project are referred herein as “revised Project.”

The original IS/MND evaluated the impacts associated with the proposed development of the project which the applicant, New Green Acres LLC, proposes development of a business park complex for the cultivation of medical marijuana, on a 16-acre project site is located north of Dillon Road, 630 feet east of the intersection of Little Morongo Road and Dillon Road. The project area is situated in the northwest  $\frac{1}{4}$  of Section 12, Township 3 South, Range 4 East, United States Geological Survey (USGS) 7.5' in the City of Desert Hot Springs, California (Assessor's Parcel No. 663-280-002). The project site is located approximately 100 feet west of Mission Creek. At build out the development will be comprised of 8 freestanding buildings (Exhibit 4). The project will consist of 287,968 square feet of building space, and 182 parking spaces. The project site will be subdivided into eight parcels in a business condominium format. The project would be construct in a series of phases. Phase 1 will result in a building consisting of 35,996 square feet. Dillon Road will provide primary access to the site. An interior driveway will provide access to all sides of the site.

This Initial Study determined that development of the proposed marijuana cultivation and processing facility would not have a significant impact on the environment, with the implementation of mitigation measures. A Mitigated Negative Declaration was proposed.

In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, this addendum addresses the potential environmental impacts associated with the updated structures within the revised Project area and provides an evaluation of potential environmental impacts in relation to the original Project evaluated in the adopted IS/MND, as well as the new environmental topics required by the most current CEQA Guidelines. The addendum is an informational document intended to be used in the planning and decision-making process as provided under Section 15164 of the CEQA Guidelines. The addendum does not recommend approval or denial of the proposed modifications of the previous Project. The conclusion of this addendum is that the proposed changes to the Project will neither result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in the previously adopted MND. Thus, a subsequent MND is not required.

## **2.0 STATUTORY BACKGROUND (CEQA)**

The City of Desert Hot Springs is the CEQA lead agency responsible for the Project. Under CEQA, an addendum to a certified Environmental Impact Report (EIR) or a Negative Declaration (ND) may be prepared if minor technical changes or additions to the proposed Project are required or

if none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR (or MND) have occurred (CEQA Guidelines Section 15164[b]). An addendum is appropriate if the Project changes or modifications do not result in any new significant impacts or a substantial increase in severity of previously identified significant impacts. The addendum need not be circulated for public review (CEQA Guidelines Section 15164[c]); however, an addendum is to be considered along by the decision-making body prior to deciding on the Project (CEQA Guidelines Section 15164[d]).

This MND addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the MND remain substantively unchanged by the revised Project description detailed herein and supports the findings that the proposed Project does not raise any new issues and does not exceed the level of impacts identified in the previous MND. Further, rather than only focusing on the characterization of whether the Project is “new” or “old”, the City has also evaluated the previous environmental document to determine if it retains any relevance in light of the proposed changes, and if any major revisions to the document are required due to the involvement of new, previously unstudied significant environmental effects. The subsequent review provisions of CEQA are designed to ensure that an agency proposing changes to a previously approved Project explores environmental impacts not considered in the original environmental document. This assumes that some of the environmental impacts of the revised Project are considered in the original environmental document, such that the original document retains relevance to the decision-making process. If it is wholly, irrelevant, then it is only logical that the agency starts over from the beginning. The city has determined that Project changes will not require major revisions to the initial environmental document. Accordingly, recirculation of the MND for public review is not necessary pursuant to Section 15164 of the CEQA Guidelines. Therefore, a decision was made by the City of Desert Hot Springs not to prepare a subsequent Negative Declaration pursuant to Section 15162 of the CEQA Guidelines. To support this decision, the following analysis describes the proposed Project modifications and the associated environmental analysis.

Based on the above, an Addendum is appropriate as none of the conditions calling for preparation of an EIR or subsequent MND have occurred (CEQA Guidelines, Section 15164).

### **3.0 ORIGINAL PROJECT SUMMARY**

The applicant, New Green Acres LLC, proposes development of a business park complex for the cultivation of medical marijuana, on a 16-acre project site located on the north side of Dillon Road, approximate 630 feet east of the intersection of Little Morongo Road and Dillon Road. The project area is situated in the northwest ¼ of Section 12, Township 3 South, Range 4 East, United States Geological Survey (USGS) 7.5' in the City of Desert Hot Springs, California (Assessor's Parcel No. 663-280-002). The project site is located approximately 100 feet west from of Mission Creek.

At build out the development will be comprised of eight (8) freestanding buildings. The project will consist of 287,968 square feet of building space, and 182 parking spaces. The project site will be subdivided into eight (8) parcels with the buildings being further subdivided into a business condominium format. The project would be construct in a series of phases.

Phase 1 will consist of a building of 36,000± square feet at the southern boundary of the project site, as well as all street improvements and landscaping on the project frontage. The subsequent phases will be comprised of seven (7) buildings each consisting of 35,996 square feet.

Primary access to the site will be provided by Dillon Road. The buildings would have allocated parking spaces in the common areas. An interior driveway will provide access to all sides of the site.

The proposed Project will require review and approval of a Conditional Use Permit, Development Agreement and Tentative Tract Map approval. This Initial Study considers these permits and the impact of build out of the project. The Conditional Use Permit, consistent with the requirements of Desert Hot Springs Municipal Code Section 17.180, will allow the cultivation of the medical marijuana and ancillary uses associated with cultivation. The Development Agreement will address phasing, infrastructure requirements, and general liability issues associated with the use.

**Project Location:**

North of Dillon Road and east of Little Morongo Road

**General Plan Designation:** Light Industrial

**Zoning Designation:** Light Industrial

**Surrounding Land Uses and Setting:**

The project site is located in a sparsely developed area of the Desert Hot Springs. A medical marijuana cultivation facility has been approved immediately west of the project site. Vacant and undeveloped land occurs to the east, industrial development occurs to the south, and vacant lands to the east. The project site is designated as Light Industrial (I-L) on the City's General Plan Land Use Map (General Plan). Immediate surrounding lands are also designated as Light Industrial.

## 4.0 PROJECT REVISIONS

The New Green Acres Inc. revised Project is adding an amendment as part of the addition of a fully constructed, compliant, and operational facility and all associated “activity.”

The revised Project incorporates the following changes:

- An added “Use” of cannabis distribution within the existing facility.
- An added “Use” of non-volatile cannabis extraction (Type 6) within the existing facility.

As previously stated, the original New Green Acres LLC’ IS/MND analyzed impacts associated with the proposed development of a business park complex for the cultivation of medical marijuana, on a 16-acre project site.

Originally, the proposed project was intended to be comprised of eight (8) freestanding buildings that consists of 287,968 square feet of building space, and 182 parking spaces. The project site was to be subdivided into eight (8) parcels with the buildings being further subdivided into a business condominium format.

The revised Project is located at 65030 Dillon Road, Desert Hot Springs, CA. 92240 – APN: 665-110-006 / Major Cross Street: Little Morongo Road.

The revised Project activities will not expand the existing footprint of the facility beyond the current structural or parcel boundaries, increase the amount of impervious surface, or reduce any natural habitat. The revised Project proposes a much smaller 34,000 square foot facility. The site encompasses a modest (2) acres and is in accordance with Desert Hot Springs Municipal Code 17.180. The facility contains space for office use, cannabis cultivation, processing, non-volatile manufacturing, and distribution.

Cultivation activities include growing cannabis (vegetation, flowering) and drying, trimming, and packaging dried cannabis flower and other cannabis biomass. Cultivation activities take place indoors.

Distribution activities would include the transportation of cannabis goods to licensees, arranging for testing of cannabis goods, and conducting the quality assurance review of cannabis goods to ensure compliance with all packaging and labeling requirements. The added cannabis distribution activities within the existing facility will create no additional increase of square footage.

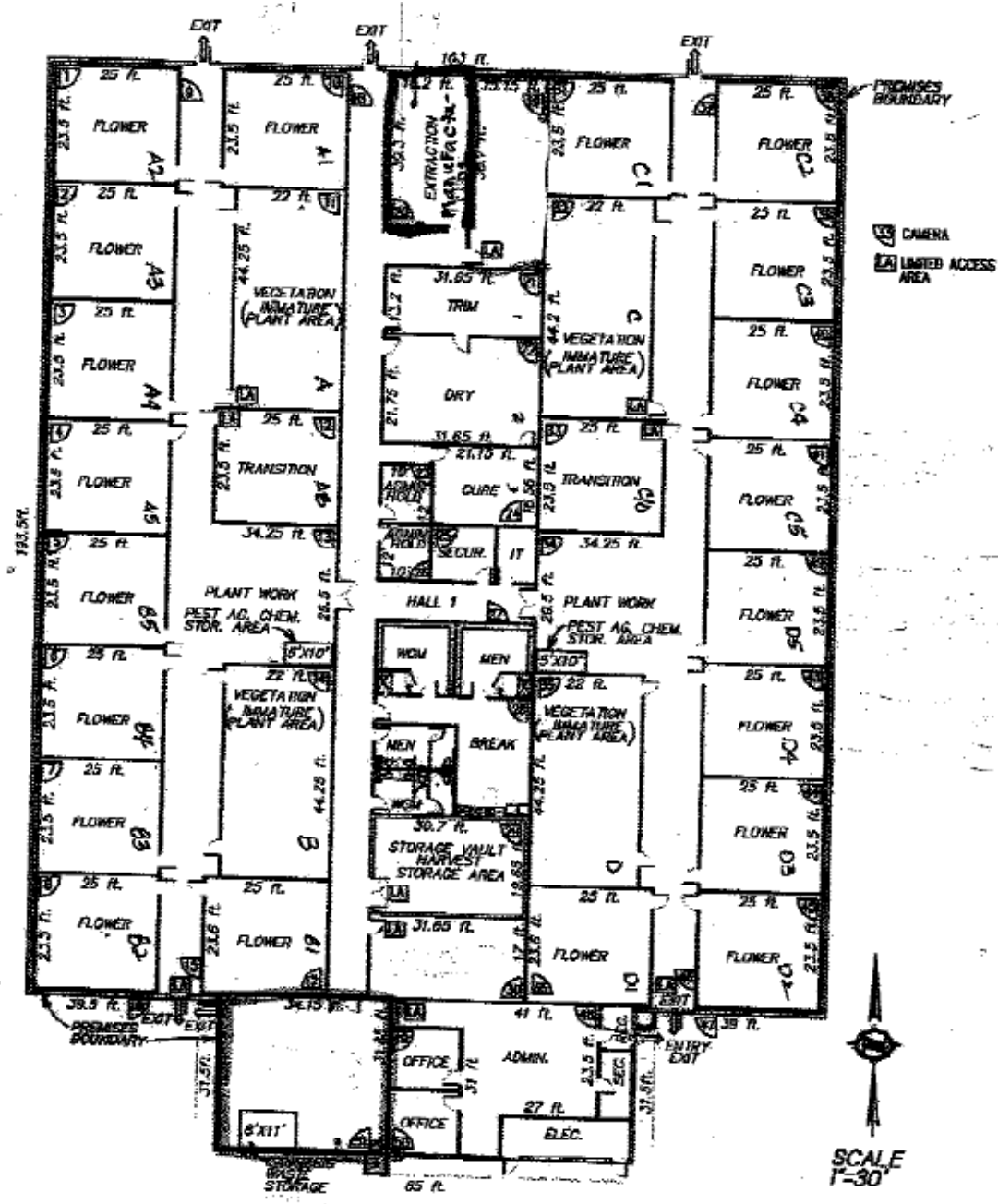
Non-volatile extraction activities include using non-volatile solvents for extraction or post-extraction processing, use mechanical methods for extraction, making cannabis products through infusion and packaging and labeling cannabis products. During the mechanical extraction process, the facility will use pressure, heat or cold to extract cannabinoids instead of using chemicals.

As required by CEQA, this Addendum analyzes the whole of the action, to the extent that information is available for the specific Project.

The impact analysis contained herein will focus on whether the revised Project would result in any new or severe impacts not previously identified in the adopted New Green Acres LLC IS/MND.

This updated addendum analyzed the environmental impacts of the intended operation related to the added "uses" within the facility, including potential impacts to resources including water supply, air quality, and utilities resulting from commercial cannabis business activities.

Facility layout of the revised Project (New Green Acres Inc.) is located below:





## **5.0 ENVIRONMENTAL SETTING**

The original project site is located in a sparsely developed area of Desert Hot Springs. A medical marijuana cultivation facility has been approved immediately west of the project site. Vacant and undeveloped land occurs to the east, industrial development occurs to the south, and vacant lands to the east. The project site is designated as Light Industrial (I-L) on the City's General Plan Land Use Map. Immediate surrounding lands are also designated as Light Industrial.

The revised Project site is on the same parcel as the original project, no major changes to "environmental setting" will take place or are of note.

## **6.0 ENVIRONMENTAL IMPACT SUMMARY**

The proposed project has been reevaluated using the most recent CEQA Initial Study checklist. The evaluation used current regulations and thresholds, to reflect current conditions at the site and changes in regulations that have occurred since 2017. This analysis shows that the proposed project's impacts remain the same or are lower than what was determined in the adopted MND for the previous Project. If mitigation measures incorporated in the adopted MND are outdated due to changes in regulations or conditions, similar mitigation measures have been implemented to reflect these changes.

***Environmental Study/Impact Summary and Comparison of Original Project (New Green Acres LLC vs. Revised Project (New Green Acres, Inc.)***

Potential Environmental Impact	Previous Project (New Green Acres LLC)	Revised Project (New Green Acres Inc.)	Comparison
IS/MND – General Findings	2017	2023	New Green Acres Inc. revised Project has the same or less intense impacts than previously approved project. All impacts are Less than Significant or Less than Significant with Mitigation Incorporated. An MND Addendum is the appropriate CEQA document.
AESTHETICS	2017	2023	<b>Previous Project MND Finding:</b> Less than significant impact. <b>Revised Project Finding:</b> Less than significant impact.
AGRICULTURE AND FOREST RESOURCES	2017	2023	<b>Previous Project MND Finding:</b> No impact. <b>Revised Project Finding:</b> No impact.
AIR QUALITY	2017	2023	<b>Previous Project Finding:</b> Less than significant impact and no impact. The proposed project evaluated emissions using an updated air emissions model and the currently proposed land uses and phasing. Impacts are below all thresholds without mitigation. <b>Revised Project Finding:</b> Less than significant impacts and no impacts with added distribution and manufacturing uses and activities.
BIOLOGICAL RESOURCES	2017	2023	<b>Previous Project MND Finding:</b> Less than significant impact with mitigation incorporated. <b>Revised Project Finding:</b> Less than significant impact with mitigation incorporated.
BIOLOGICAL RESOURCES ASSESSMENT	2017	2023	<b>Previous Project MND Finding:</b> Less than significant with mitigation incorporated. <b>Revised Project Finding:</b> Less than significant with mitigation incorporated. No new or more significant impacts.

CULTURAL RESOURCES	2017	2023	<p><b>Previous Project MND Finding:</b> Less than significant impact with mitigation incorporated.</p> <p><b>Revised Project Finding:</b> Less than significant impact with mitigation incorporated. No new or more significant impacts.</p>
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GEOLOGY/SOILS	2017	2023	<p><b>Previous Project MND Finding:</b> Less than significant impact and no impact.</p> <p><b>Revised Project Finding:</b> Less than significant impact and no impact.</p>
GREENHOUSE GAS EMISSIONS	2017	2023	<p><b>Previous Project Finding:</b> Less than significant impact.</p> <p><b>Revised Project Finding:</b> Less than significant impact.</p>
HAZARDS AND HAZARDOUS MATERIALS	2017	2023	<p><b>Previous Project MND Finding:</b> Less than significant impact with mitigation incorporated.</p> <p><b>Revised Project Finding:</b> Less than significant impact with mitigation incorporated.</p>
HYDROLOGY AND WATER QUALITY	2017	2023	<p><b>Previous Project MND Finding:</b> Less than significant impact.</p> <p><b>Revised Project Finding:</b> Less than significant impact.</p>
LAND USE AND PLANNING	2017	2023	<p><b>Previous Project MND Finding:</b> Less than significant impact.</p> <p><b>Revised Project Finding:</b> Less than significant impact.</p>

MINERAL RESOURCES	2017	2023	<p><b>Previous Project MND Finding:</b> No impact.</p> <p><b>Revised Project Finding:</b> No impact.</p>
NOISE	2017	2023	<p><b>Previous Project MND Finding:</b> Less than significant impact.</p> <p><b>Revised Project Finding:</b> No impact.</p>

POPULATION AND HOUSING	2017	2023	<p><b>Previous Project MND Finding:</b> Less than significant impact.</p> <p><b>Revised Project Finding:</b> Less than significant impact.</p>
PUBLIC SERVICES	2017	2023	<p><b>Previous Project Finding:</b> Less than significant impact.</p> <p><b>Revised Project Finding:</b> Less than significant impact.</p>
RECREATION	2017	2023	<p><b>Previous Project Finding:</b> No impact.</p> <p><b>Revised Project Finding:</b> No impact.</p>
TRAFFIC AND TRANSPORTATION	2017	2023	<p><b>Previous Project MND Finding:</b> Less than significant impact.</p> <p><b>Revised Project Finding:</b> Less than significant impact.</p>
TRIBAL CULTURAL RESOURCES	2017	2023	<p><b>Previous Project MND Finding:</b> Less than significant impact with mitigation incorporated.</p> <p><b>Revised Project Finding:</b> Less than significant impact with mitigation incorporated.</p>
UTILITIES AND SERVICE SYSTEMS	2017	2023	<p><b>Previous Project MND Finding:</b> Less than significant impact.</p> <p><b>Revised Project Finding:</b> Less than significant impact.</p>
MANDATORY FINDINGS OF SIGNIFICANCE	2017	2023	<p><b>Previous Project MND Finding:</b> Less than significant impact with mitigation incorporated.</p> <p><b>Revised Project Finding:</b> Less than significant impact with mitigation incorporated.</p>

## 7.0 ENVIRONMENTAL IMPACT ANALYSIS

This document is an addendum to the previously adopted New Green Acres LLC MND referenced above. This addendum provides the project specific environmental review pursuant to CEQA demonstrating the adequacy of the MND relative to the revised project. The analysis below discusses the adequacy and applicability of previous mitigation measures to the revised project. In addition, the analysis below addresses whether any new or more severe impacts would result from the project revisions and whether any additional mitigation measures beyond those previously identified in the MND would be required.

The environmental resources and potential environmental impacts related to the new project information are described in the subsections below.

Each subsection describes the potential environmental impacts that may result from the project with updated information, change to the project, or change to the circumstances under which the project is undertaken. For each checklist question, a discussion is provided to document the analysis followed by a concluding determination (conclusion). The following determinations are used in the checklist:

- **“No Impact”** is used when the Applicant’s activities would not affect the particular environmental resource.
- **“Minor Technical Change or Addition to MND”** is used when the analysis determines that there is new information, a change to the project, or a change to the circumstances under which the project is undertaken, but there would be no new significant environmental effects or substantial increase in the severity of previously identified significant effects. This determination may be appropriate when the Applicant’s activities relate to the particular environmental resource at issue but nothing about the Applicant’s activities would require major revisions of the previous MND.
- **“Substantial Project Change or Modification”** is used when the analysis determines substantial project changes are proposed that will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, regardless of whether those new or increased effects may be mitigated to a less-than-significant level. If this determination is made, an addendum would not be sufficient for CEQA compliance.
- **“Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR”** is used when the analysis determines that substantial changes in the circumstances under which the project is undertaken will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, regardless of whether those new or increased effects may be mitigated to a less-than-significant level. If this determination is made, an addendum would not be sufficient for CEQA compliance.

- **“New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR”** is used when the analysis determines that new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted, shows any of the following:
  - The project will have one or more significant effects not discussed in the previous MND, regardless of whether those effects may be mitigated to a less-than-significant level;
  - Significant effects previously examined will be substantially more severe than identified in the previous MND, regardless of whether those effects may be mitigated to a less-than-significant level;
  - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives; or
  - Mitigation measures or alternatives that are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.
  - If this determination is made, an addendum would not be sufficient for CEQA compliance.

The following order of dialogue follows the environmental analysis categories currently included in CEQA Guidelines: Appendix G.

## ***I. Aesthetics***

<b>Aesthetics</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification  (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Have a substantial adverse effect on a scenic vista?	X				
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	X				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	X				
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	X				

### ***Discussion***

#### ***Summary of Findings in the IS/MND (2017)***

The San Jacinto Mountains to the west, the San Gorgonio Mountains to the northwest, and the San Bernardino Mountains to the north and northeast are the dominant scenic vistas of the project area. This area is primarily vacant and has been entitled for a number of proposed industrial developments, many for medical marijuana cultivation. Since there are neither residences nor residential zones in the immediate area, the construction and operation of the project will not impact residential views. This subject area does not contain nor is it situated near scenic resources.

There will be no negative impacts to the visual character of the area. On the contrary, this proposed development would add a level of urban development to a largely underutilized area. Impacts associated with scenic vistas and resources will be less than significant.

The proposed project will consist of metal structures on a masonry block base, and impacts associated with light and glare will be less than significant.

***Conclusion – Revised Project (2023)***

There are no state scenic highways located near the proposed Project site. The proposed Project features would blend with the existing setting and are not anticipated to adversely alter the existing viewshed of any scenic vistas and no mitigation measures are required.

All revised Project updates take place within the existing, approved Project area which does not contribute to any new or more severe impacts.



## II. Agricultural Resources

Agricultural and Forestry Resources	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
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 (FMMP) of the California Resources Agency, to nonagricultural use?	X				
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	X				
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources 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))?	X				
d. Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	X				
e. Involve other changes in the existing environment that, because of their location or nature, could result in a	X				

conversion of Farmland to a nonagricultural use?					
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**Discussion**

Summary of Findings in the IS/MND (2017)

The proposed project will be located on a parcel that is not on or adjacent to properties with agricultural uses. The subject property is zoned for Light Industrial (IL) and is designated for industrial use development in the General Plan. The site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance by the California Department of Conservation. The proposed project will not conflict with existing zoning for agricultural uses or a Williamson Act contract. There is no suitable land for agriculture within the project site’s vicinity. The proposed project will not result in the conversion of Farmland to non-agricultural use. The City of Desert Hot Springs does not contain forest land, timberland, or timberland zoned Timberland Production. Thus, the proposed project will not result in the loss or conversion of forestland to non-forest use.

**Conclusion – Revised Project (2023)**

The proposed Project revisions will not result in any changes, disturbances or conversion of any farmland or forest land because no farmland or forest land is situated within or adjacent to the Project. No additional impacts are anticipated.

### III. Air Quality

Air Quality	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Conflict with or obstruct implementation of the applicable air quality plan?	X				
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X				
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	X				
d. Expose sensitive receptors to substantial pollutant concentrations?	X				
e. Create objectionable odors affecting a substantial number of people?	X				

#### Discussion

##### Summary of Findings in the IS/MND (2017)

The proposed project is consistent with the City of Desert Hot Springs land use designations assigned to the subject property. Therefore, the proposed project is consistent with the intent of the AQMP. No impacts associated with compliance with applicable management plans are expected.

Impacts to air quality from construction of the proposed development for criteria pollutants are expected to be less than significant.

Operational emissions will not exceed SCAQMD thresholds of significance for any criteria pollutants. Impacts will be less than significant.

Project construction and operation emissions will not exceed SCAQMD thresholds for PM10 or ozone precursors, and appropriate minimization measures will be implemented that will further reduce emissions. The project will not conflict with any attainment plans and will result in less than significant impacts.

The nearest sensitive receptors are several residential homes located approximately 200+ meters east of the project site boundary. For this reason, LSTs summarized in the table below are for sensitive receptors located approximately 200 meters from the emission source. Emission estimates reflect all phases of construction and will be less than significant.

The proposed project is not expected to generate objectionable odors at project buildout. Plants will be grown and stored indoors, and the buildings will be equipped with the proper ventilation systems. The proposed project has the potential to result in short term odors associated with asphalt paving and heavy equipment; however, any such odors would be quickly dispersed below detectable thresholds as distance from the construction site increases. Therefore, impacts from objectionable odors are expected to be less than significant.

***Conclusion – Revised Project (2023)***

Based on the IS/MND from 2017, no mitigation measures were required for the construction phase of the project and all other impacts regarding air quality, odor emission, or pollutants of the originally proposed Project were seen as less than significant.

The revised Project has been developed in accordance with all applicable air quality management plans. The added distribution and manufacturing activities would create a negligible amount of air pollution and would contribute less to the overall air pollution in the area. The proposed revisions will not change the air emissions generated by build out or operations of the subject site significantly. The revised Project's implementation would not have any additional, adverse significant impacts other than those mentioned in the original IS/MND.

#### IV. *Biological Resources*

<b>Biological Resources</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification  (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
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 CDFW or USFWS?	X				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS?	X				
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including marshes, vernal pools, and coastal wetlands) through direct removal, filling, hydrological interruption, or other means?	X				
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?	X				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X				
f. Conflict with the provisions of an adopted habitat conservation					

plan (HCP); natural community conservation plan; or other approved local, regional, or state HCP?	X				
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**Discussion**

Summary of Findings in the IS/MND (2017)

Even though no natural burrows suitable for burrowing owl occupation were observed surrounding or within the project area, man-made structures suitable for burrowing owl occupation were observed on-site and nearby. Under the Migratory Bird Treaty Act (MBTA), impacts to the species must be mitigated. Because the site is suitable for the species, preconstruction avoidance surveys will be required.

In order to avoid impacting nesting birds during the nesting season (generally from approximately January 15 through August 31), nesting bird surveys should be conducted by a qualified biologist immediately prior to on-site disturbance. This mitigation measure has been provided below, and will reduce impacts to nesting birds to less than significant levels.

The field surveys performed by Amec Foster Wheeler confirmed that on-site soils and substrates are typical of sandy desert alluvium. No significant sand dunes, large hummocks, rocky areas, clay lenses, springs, seeps, or bodies of water were located in the project area. There are some small, sandy mounds that have formed around gravel debris piles and ornamental trees on the subject site.

There were no observations of any drainage features on the project site, all natural water flows sheet flow within the project site or have been redirected upstream of the project site and into Mission Creek. No drainage features, riparian, or riverine areas or sensitive natural communities protected by California Department of Fish and Wildlife or U.S. Fish and Wildlife Service are located onsite. No impacts will occur.

The project site is located approximately 1,000 feet north of the Upper Mission Creek/Big Morongo Canyon Conservation area. There are no mapped wildlife corridors or biological linkages on or adjacent to the project area.

The project will not conflict with any policies or ordinances that protect biological species, or any habitat conservation plans or natural community conservation plans. The project area is not located in a CVMSHCP-designated conservation area, so no additional mitigation measures or provisions are required. The proposed project is subject to payment of the Local Development Mitigation Fee, which will mitigate potential impacts to covered species. The project will not conflict with any habitat conservation plans or natural community conservation.

**Mitigation Measures**

No site disturbance (grubbing, grading or excavation) shall be permitted between January 15 and July 31 of any year, unless a nesting bird survey is completed and submitted to the City within 30 days of such planned site disturbance. The nesting bird survey shall be performed by a qualified biologist, and shall include, if necessary, avoidance measures for any active nests identified on

the site. Site disturbance outside of the prescribed period shall not require a nesting survey, and can proceed subject to the issuance of all necessary City permits. Pre-construction burrowing owl surveys shall be conducted by a qualified biologist in conformance with California Department of Fish and Wildlife protocol prior to any site disturbance on the site, including the removal of man-made debris piles. A report of findings shall be provided to the City prior to the issuance of any ground disturbing permit.

***Conclusion – Revised Project (2023)***

The revised Project's implementation and operations would not have any additional, adverse significant impacts other than those mentioned in the original IS/MND. All applicable mitigations measures would remain in place as needed or required.

## V. Cultural Resources

<b>Cultural Resources</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification  (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	X				
b. Cause a substantial adverse change in the significance of an archaeological resource as defined in Section 15064.5?	X				
c. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074	X				
d. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	X				
e. Disturb any human remains, including those interred outside of formal cemeteries?	X				



## ***Discussion***

### ***Summary of Findings in the IS/MND (2017)***

The records search identified five historical/archaeological sites and five isolates within one mile of the project site. However, since none of these sites or isolates was found within the project area, none of them requires further consideration. The field survey identified no historic resources within or adjacent to the project site. For this reason, the proposed project will not cause a substantial adverse impact on historical nor archaeological resources.

The field survey identified no prehistoric resources within or adjacent to the project site. For this reason, the proposed project will not cause a substantial adverse impact on historical nor archaeological resources.

The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, no project-related impacts are anticipated.

No cemeteries are reported to occur onsite or in the project area. No project-related impact is expected. In the event that buried cultural materials are discovered during ground moving activities, California law requires that all work in that location will be stopped or diverted until the coroner can evaluate the nature of the remains. These standard requirements will assure that impacts to human remains are less than significant.

### ***Mitigation Measures***

If during the course of grading or construction, artifacts or other cultural resources are discovered, all grading on the site shall be halted and the Applicant shall immediately notify the City Planner. A qualified archaeologist shall be called to the site by, and at the cost of, the Applicant to identify the resource and recommend mitigation if the resource is culturally significant. The archeologist will be required to provide copies of any studies or reports to the Eastern Information Center for the State of California located at the University of California Riverside and the Agua Caliente Tribal Historic Preservation Office (THPO) for permanent inclusion in the Agua Caliente Cultural Register.

### ***Conclusion – Revised Project (2023)***

The revised Project would not require construction beyond what was anticipated in the original MND within the Project site, as all construction for the revised Project has already been completed. The overall square footage of the site is significantly reduced and no additional grading will be required. Similar to the MND, the revised Project would result in no impacts to historic resources, as defined in Section 15064.5 of the CEQA Guidelines. This includes any object, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant. Mitigation measures in place currently include: identifying and reporting human remains, fossil and paleontological monitoring, and the required notification to the City Planner and/or archeologist if any artifacts or culturally significant resources are discovered. All mitigation measures remain the same in the revised Project.

Major revisions to the MND are not required as there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

## VI. Energy

Energy	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification  (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	X				
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency??	X				

### **Discussion**

#### Summary of Findings in the IS/MND (2017)

The original Project IS/MND did not have any data pertaining to “Energy,” therefore, no summary of findings could be completed.

#### **Conclusion – Revised Project (2023)**

It was confirmed that power for the existing buildings is being sourced from a from the electrical grid and that impacts related to energy use would be less than significant, including all activities from the cultivation, manufacturing, extraction, and distribution activities.

The revised Project does not demand any additional energy resources as the current energy usages are listed below:

Estimated energy used per day: 11,520 kWh

Estimated energy used per month: 345,617 kWh

Estimated energy used per year: 4,147,404 kWh

The revised Project would be obligated to abide by the California Energy Code's (Title 24) requirements for energy saving, which are applicable to many buildings throughout the state. These conditions would guarantee that any environmental effects from energy waste, inefficiency, or excessive use would be minimal and that the revised Project wouldn't interfere with state or local plans for energy efficiency and renewable energy sources. As a result, the changes to the Project would not cause a new significant impact or substantial increase in the severity of a previously identified significant impact that would require major revisions to the original IS/MND.

## VII. *Geology and Soils*

<b>Geology and Soils</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	X				
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.	X				
ii. Strong seismic ground shaking?	X				
iii. Seismic-related ground failure, including liquefaction?	X				
iv. Landslides?	X				

b. Result in substantial soil erosion or the loss of topsoil?	X				
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 an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	X				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X				
e. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	X				

**Discussion**

Summary of Findings in the IS/MND (2017)

The Mission Creek Fault, located approximately 0.6 miles south of the site, also known as the Coachella Valley segment of the San Andreas Fault, is the closest fault to the project area. Therefore, no impacts associated with fault rupture on the project site are expected.

The site is located in an area that can experience ground-shaking that could result in partial or complete collapse of buildings, their foundations and underground facilities, and in order to reduce human and property damage associated with seismic activity, the City implements the seismic safety design standards of the California Building Code for Seismic Zone V. These measures will

reduce potential impacts associated with strong seismic ground shaking to less than significant levels.

The area of the project site has documented groundwater levels at 150 to 200 feet below the surface. As a result, liquefaction is not considered a hazard on the site. The project site is located in the area with low susceptibility of being impacted by rock falls and seismically induced landsliding. Therefore, impacts associated with liquefaction and ground failure are expected to be less than significant.

The project site is located on relatively flat terrain designated as an “area with low susceptibility of being impacted by rock falls and seismically induced landsliding” in the Desert Hot Springs General Plan. Therefore, no impacts associated with landslides are expected.

The original plan includes wind erosion best management practices, as prescribed by the SCAQMD. Project related impacts associated with wind erosion would be less than significant.

The site is not 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. Therefore, the impacts will be less than significant.

Impacts related to expansive soils are not anticipated. As described above, soils on the site consist of sands and silts. Therefore, no impact associated with expansive soils are expected.

The project site is located in an area that is remote from the centralized treatment facility; therefore, it is required to install and maintain on-site septic systems. The City and Regional Water Quality Control Board will require that this system be designed to local, regional and state standards, which include appropriate soils, drainage and maintenance. The sandy soils present at the site have effectively supported septic systems and continue to do so. Impacts associated with soils and septic systems are expected to be less than significant.

### ***Conclusion – Revised Project (2023)***

The revised Project would not require any grading or construction beyond what has already been completed within the revised Project site. The overall square footage of project site has been significantly reduced, no additional construction or grading beyond what was accounted for in the MND would occur. As such, no new or more impacts related to geology and soils would occur. Compliance with the most current State building codes and regulations and all impacts associated with geology and soils to less than significant, as concluded in the MND.

Major revisions to the MND are not required due to changes to the Project as there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

## VIII. Greenhouse Gas Emissions

Greenhouse Gas Emissions	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X				
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X				

### Discussion

#### Summary of Findings in the IS/MND (2017)

CalEEMod was used to quantify air quality emission projections, including greenhouse gas emissions. Construction related greenhouse gas emissions will be temporary and will end once the project is completed.

The only adopted GHG threshold enforced by the South Coast Air Quality Management District is for industrial uses at 10,000 MT/yr. CO<sub>2</sub>e. The project does fall under the light industry category; however, project related CO<sub>2</sub>e emissions are below the industrial GHG threshold.

The emission of GHG generated as a result of the proposed project will have a less than significant impact on the environment and will not conflict with any applicable GHG plans, policies or regulations.

#### **Conclusion – Revised Project (2023)**



The added non-volatile manufacturing, and distribution activities will only result in a minor increase of greenhouse gas emissions. An uptick in traffic is attributed to additional staff, deliveries, and product transportation. These additional factors would not cause any new significant impacts to greenhouse gas emissions. After the existing mitigation measures, the construction related, and operational emissions of CO2 equivalent are less than the SCAQMD interim threshold of 10,000 MT/year for industrial facilities. Therefore, less than significant impacts are expected. There would be no substantial change in the significance of previously identified GHG impacts described in the IS/MND.

Because impacts to air quality/greenhouse gases during the operation of the revised Project would be less than significant, no further mitigation or changes are required.

**IX. Hazards and Hazardous Materials**

<b>Hazards and Hazardous Materials</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X				
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?	X				
c. Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an	X				

existing or proposed school?					
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?	X				
e. Be located within an airport land use plan area or, where such a plan has not been adopted, be within 2 miles of a public airport or public use airport and result in a safety hazard for people residing or working in the study area?	X				
f. Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the study area?	X				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X				

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X				
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**Discussion**

Summary of Findings in the IS/MND (2017)

The proposed development will be an industrial complex that will be utilized for the cultivation of medical marijuana. Household cleaners, solvents, and associated chemicals may be used and kept on site. None of these substances will be used in sufficient quantities so as to create a threat to humans.

The project proponent proposes an extraction room in order to produce “hash oil”. This process requires the vaporization of liquid butane to extract the cannabinoids from cannabis plants. Even though butane is not a regulated substance, it is a highly flammable and is a potential risk to public safety. For this reason, the substance must be stored and processed properly to ensure safety. The Fire Department will require project specific detailed plans for all equipment, storage areas and processing areas where the butane will be held. MM VIII-1 will ensure the impact will be less than significant. During construction, heavy mechanical equipment will be used and require the storage and use of small amounts of oil, fuels, and other substances. There is a potential of fuel and oil spills since equipment will require refueling and minor maintenance on location. The project proponent will be required to identify a staging area for the storage and use of harmful substances, and to maintain this area according to City and County standards, and California Occupational Health and Safety Administration (CalOSHA), which include best management practices for the control of hazardous substances and chemicals. It is not expected that the proposed project will result in a significant risk of explosion or accidental release of hazardous substances with the incorporation of mitigation measures.

The project site is not located within a one-quarter mile radius of schools. There will be no hazardous materials-related impacts to schools.

The subject property is not included on a list compiled pursuant to Government Code Section 65962.3. The proposed project will not create a significant hazard to the public or environment.

The subject site is not located within the boundaries of the airport's 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.

The proposed development will not alter the existing circulation pattern in the project area or adversely impact evacuation plans. The proposed development will not significantly alter the existing circulation pattern in the project area.

The project area is not situated within a wildlands fire hazards zone and the surrounding areas are not susceptible to wildfire there will be no wildfire related impacts.

**Conclusion – Revised Project (2023)**

The revised Project would not require any grading or construction beyond what has already been completed in the MND within the project site. The overall square footage of the building is not proposed to change, no additional grading beyond what was accounted for in the MND would occur. As such, no new or more impacts related to hazards or hazardous materials would occur.

The revised facility will not include any hazardous materials, as defined by Health and Safety Code section 25260, that are stored, used, or disposed of at the project site. The original project had planned on utilizing solvent based volatile extraction, but the revised Project includes less than significant impacts associated non-volatile extraction processes such as the creation of "rosin" products, using heat and pressure to extract cannabis oils.

The revised Project would result in a reduced scope of project operations within the Project site, which decreases the exposure to, use, storage, transport, and disposal of potentially hazardous materials. The revised Project's modification from "Type-7" volatile extraction to "Type 6" non-volatile extraction will greatly reduce, and eliminate, the number of hazards and eliminate hazardous waste on-site. The updated activities included in the revised Project's operations are not expected to involve a significant number of hazardous materials which would require routine transport, use or disposal of hazardous materials that would pose a hazard to public health and safety or the environment (*All chemicals that are used in the revised facility activities are located in the list below*).

<b>Chemical/Material</b>	<b>Amount Stored (Per Month)</b>
Bleach	2 Gallons
Simple Green	1 Gallon

The revised Project consists of an indoor marijuana cultivation facility, manufacturing facility, non-volatile extraction facility, and distribution facility that would involve cleaning compounds, sanitizing agents, fertilizers, and cultivation chemicals during the operation of the facilities.

As a result, the operator would be subject to manufacturer specifications and local, state, and federal regulations for the handling of such substances. These guidelines would protect against incidental release, injury, and/or contamination. Additionally, the project proponent would be required to provide onsite storage facilities and containers designed to contain and isolate these substances. Employees would also be required to receive training including safety rules to prevent personal and public risk. Solid waste produced by the proposed Project would be disposed of in designated containers per local, state, and federal regulations. Specifically, all nonvolatile extraction will take place in dedicated, segregated limited access areas of the facility.

The IS/MND project site is not located within one-quarter mile of a school. Therefore, impacts would be less than significant. The Project is not within an airport land use plan, or within two miles of an airport or airstrip. Therefore, there would be no impacts.

The revised Project would not increase the building square footage, implementation of the revised Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Similar to the IS/MND, the site plan configuration of the revised Project includes fire truck accessible drive aisles to ensure adequate emergency response access on-site. The proposed design would be subject to a standard review process by the Riverside County Fire Department to ensure that the site-specific emergency access, water pressure, and other pertinent criteria are met by the revised Project. No new impacts are expected.

The Proposed Project would have less than significant impacts related to the release of hazardous materials into the environment and no further mitigation measures are required.

The Riverside County RCIP and the Cal Fire Maps for Western Riverside County indicate that Project and its surroundings are located outside of the Very High Fire Hazard Severity Zone (FHSZ) for Local Responsibility Area and outside of the Very High/High/Moderate FHSZ for State and Federal Responsibility Areas. As previously discussed, the Project will include the on-site fire protection facilities necessary to satisfy the local Fire Department requirements. No new impacts are expected.

Due to the decrease in the overall severity and Project activity scope, major revisions to the MND are not required due to changes to the Project as there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous IS/MND.

## ***X. Hydrology and Water Quality***

<b>Hydrology and Water Quality</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification  (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Violate any water quality standards or waste discharge requirements?	X				
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	X				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on site or off site?	X				
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the					

course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-site or off-site?	X				
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	X				
f. Otherwise substantially degrade water quality?	X				
g. Place housing within a 100-year-flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	X				
h. Place within a 100-year-flood hazard area structures that would impede or redirect floodflows?	X				
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	X				
j. Contribute to inundation by seiche, tsunami, or mudflow?	X				

**Discussion**

Summary of Findings in the IS/MND (2017)



The project proponent will have to prepare a Storm Water Pollution Prevention Program (SWPP) and a Water Quality Management Plan (WQMP), which includes best management practices to eliminate pollutants from storm flows. This will ensure that any pollutants present in storm flows, nuisance water, or other similar water sources will be captured and eliminated. As a result the proposed development will not significantly impact water quality standards. The proposed development will not connect to the sewer system; instead a system of septic tanks will be utilized to convey wastewater out of each building. The proposed project will be not result in a significant demand for water. There will be a less than significant impact.

The City Engineer will require that the final hydrology study and WQMP meet all City standard to ensure that storm flows do not adversely affect the surrounding storm flow patterns and do not increase discharge. Impacts associated with storm water flows are expected to be less than significant. The City will review and ultimately approve the hydrology study and grading plan and all structural plans for the project, and impose conditions of approval to assure that structures are not impacted by the flood plain. Impacts associated with the placement of structures within flood zones will be less than significant.

The project site is not located downstream from a levee or dam, nor is it in an area subject to tsunami or seiche. No impact is expected.

***Conclusion – Revised Project (2023)***

The added “distribution” and modified “type-6” non-volatile extraction activities will not result in a significant increase in water use and no negative impacts in water quality.

Wastewater is treated and recycled using a reverse osmosis filtration system. Any additional remaining wastewater is picked up and hauled at a frequency of 5000 gallons per week.

The additional “use” and revisions to the Project would not cause a new significant impact. There would be no substantial change in the significance of previously identified hydrology and water quality impacts described in the IS/MND.

Because impacts to hydrology and water quality during the operation of the revised Project would be less than significant, no further mitigation or revisions are required.

***XI. Land Use and Planning***

<b>Land Use and Planning</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification  (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Physically divide an established community?	X				
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	X				

## ***Discussion***

### ***Summary of Findings in the IS/MND (2017)***

The proposed development is located on a vacant lot that is zoned as light industrial. Construction and operation of the project will not physically divide an established community. No impacts are expected.

The project's compliance with City zoning and subdivision standards assure compliance with local planning policies and programs. No variations from these standards are being proposed. The proposed project will be compliant pursuant to the City's Municipal Code requirements and standards, and no impact is expected.

The project will be required to comply with the requirements of the CVMSHCP, which include the payments of fees. Once these standard requirements are implemented the impacts related to a habitat conservation plan or natural community plan will be less than significant.

### ***Conclusion – Revised Project (2023)***

Major revisions to the MND are not required to the Project as there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous IS/MND.

## ***XII. Mineral Resources***

<b>Mineral Resources</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification  (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
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?	X				
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?	X				

### ***Discussion***

#### ***Summary of Findings in the IS/MND (2017)***

There are no permitted mining operations in the vicinity of the project site, nor does this area of the City lend itself to mining activities, as described in the General Plan. The project site is located in an urbanizing area designated for industrial development and is not zoned for mineral resource extraction. No impact is expected.

#### ***Conclusion – Revised Project (2023)***

Major revisions to the MND are not required as there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous IS/MND.

***XIII. Noise***

<b>Noise</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Exposure of persons to or generation of noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	X				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X				
e. For a project located within an airport land use plan area, or, where such a plan has not been adopted, within 2 miles of a public airport or public-use airport, would the	X				

project expose people residing or working in the project site to excessive noise levels?					
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project site to excessive noise levels?	X				

**Discussion**

Summary of Findings in the IS/MND (2017)

The project will not contribute additional traffic that would result in higher noise levels, and noise levels will meet City standards for industrial areas.

Structures will be required to meet the most recent version of the California Building Code noise insulation standards, which will assure that off-site noise impacts to the project are minimized to less than significant levels. Adherence to standards will ensure operations related noise would remain less than significant.

The proposed project is compatible with surrounding land uses, and operational noise impacts are not expected to exceed acceptable industrial noise standards.

Long-term operation of the project is not expected to generate ground-borne vibrations or noise. Impacts will be less than significant.

The City requires that all projects conform to its General Plan noise standards, and will include noise attenuation strategies in its review of the project-specific design. Project-related impacts will be less than significant.

No sensitive receptors occur within 200 meters of the proposed project site. In addition, these impacts will be short-lived and temporary.

No activity is permitted on Sundays and holidays. These requirements will reduce noise impacts by limiting activity to the less sensitive daytime hours and assure that short term construction noise impacts will be less than significant.

The Palm Springs International Airport occurs 6 miles south of the subject property and its noise contours are not located in the vicinity of the proposed project site. No impacts will occur.

**Conclusion – Revised Project (2023)**

Most of the noise from the Project was originally generated from the construction of the site.

The added “distribution” and modified “type-6” non-volatile extraction activities will only result in a minor increase in noise within the area, due to a low volume of delivery-style vans, and more employees.

The additional “use” and revisions to the revised Project would only create minor noise impacts due to increased employee traffic and distribution vehicle traffic. There would be no substantial change in the significance of previously identified noise impacts described in the IS/MND.

Because impacts to noise during the operation of the revised Project would be less than significant, no further mitigation or revisions are required.

**XIV. Population and Housing**

<b>Population and Housing</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	X				
b. Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?	X				
c. Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?	X				

**Discussion**



*Summary of Findings in the IS/MND (2017)*

The proposed project will not result in the extension of infrastructure that will generate new development. The proposed project will be required to improve Dillon Road to its ultimate halfwidth. The construction of a short segment of this roadway will not, however, encourage development elsewhere. Impacts are expected to be less than significant.

***Conclusion – Revised Project (2023)***

The increased employee count of (8) total employees to supplement the added “use” and distribution activities within the facility are not expected to create a significant impact.

Major revisions to the MND are not required as there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

**XV. Public Services**

<b>Public Services</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification  (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a 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 following public services:	X				
i. Fire Protection?	X				
ii. Police Protection?	X				
iii. Schools?	X				

iv. Parks?	X				
v. Other Public Facilities?	X				

**Discussion**

Summary of Findings in the IS/MND (2017)

Fire Protection

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

The proposed project will include on-site security, which will limit the need for additional police officers. In addition, the proposed project will generate revenue annually for the City, which will offset the cost of additional police services. The Police Department will review all project plans, and condition the project to implement defensible space requirements and proper security measures. Impacts to police services will be less than significant.

Schools

The proposed project will not result in adverse impacts to area schools. The project is a stand-alone marijuana cultivation facility that will not increase the City’s student population. Employees of the proposed project will likely have children who will attend public schools. However, the project proponent will be required to pay the State mandated school impact fees, which are designed to offset the impacts of new development on school systems. The implementation of this standard requirement will assure that impacts to schools are less than significant.

Parks

Project buildout is not expected to impact local and/or regional parks. The project consists of an industrial park that will not induce substantial population growth in the area and therefore would not result in the need for new parks facilities.

The development of the proposed project will have no impact on other public facilities.

**Conclusion – Revised Project (2023)**

Similar to the MND, the revised Project would result in no impacts to parks and other public facilities. However, the revised Project would result in less than significant impacts to fire protection, police services, and school facilities, similar to the proposed project. Therefore, the revised Project will be required to comply with the City’s Development Impact Fees (DIF) to assist with the funding of public facilities and services, including fire and police services. The revised

Project would also be required to pay developer impact fees to the PSUSD to assist in offsetting impacts to school facilities. The developer impact fees for the district have increased since the time the MND was written.

The revised Project would be required to pay the most current fees. However, with the payment of the DIFs for public facilities and services, and developer impact fees for PSUSD, the revised Project would result in less than significant impacts to public facilities, similar to the MND.

Major revisions to the MND are not required as there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

**XVI. Recreation**

<b>Recreation</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. 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?	X				
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	X				

**Discussion**

Summary of Findings in the IS/MND (2017)

The proposed project will be comprised of 8 industrial buildings. Given the nature of the project there would be no increase in the use of existing neighborhood or regional parks or other recreational facilities. Therefore, no impacts would occur.

**Conclusion – Revised Project (2023)**

The revised Project is much smaller than what was described in the original MND, the revised Project would not result in impacts related to recreational facilities in the city.

Major revisions to the MND are not required as there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

## ***XVII. Transportation***

<b>Transportation</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification  (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X				
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in	X				

location that results in substantial safety risks?					
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X				
e. Result in inadequate emergency access?	X				
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X				

**Discussion**

Summary of Findings in the IS/MND (2017)

Circulation System and Congestion Management

The proposed project will generate approximately 312 daily trips. This volume is consistent with the volume of trips generated by typical industrial land uses. The proposed project, therefore, will not substantially increase traffic in the area, and will not significantly impact build out conditions on surrounding roadways. The proposed project will be conditioned to improve its frontage on Dillon Road, and to install onsite stop signs to allow safe access onto the public roadway system. Impacts associated with transportation plan performance or congestion management planning will be less than significant.

Air Traffic

The proposed project is located approximately 6 miles north of Palm Springs International Airport and will have no impact on the airport or air traffic patterns at the airport.

Design Hazards

The proposed project’s parking is consistent in design and number with zoning ordinance requirements. Therefore, no impact associated with design features is expected.

Emergency Access

The site plan provides for a looped driveway system which will allow access to all sides of all buildings. No impact to emergency access of parking is expected.



Transit

Development of the proposed project will have no impact on any transit service.

**Conclusion – Revised Project (2023)**

Operation of the revised Project will not result in an increased rate of traffic. Any associated traffic is due in part to the employees, (8) in total, associated with the additional distribution and manufacturing activity, which have been added as a new “Use.”

The revised Project would not result in a large increase in traffic levels compared to the existing developed condition. Furthermore, the nature and intensity of operations that would occur in the proposed structures are not expected to result in the generation of traffic levels that would surpass the City of Desert Hot Springs standards.

The revised Project would not introduce a substantial amount of additional vehicle trips to the site. The revised Project would not result in increased vehicular conflicts, as the proposed uses would be similar to the prior proposed uses and existing uses in the surrounding area. Following compliance with Standard Conditions including adjacent roadway improvements and payment of TUMF and Development Impact Fees, the Project is expected to result in less than significant impacts similar to the previous Project.

Major revisions to the MND are not required as there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

**XVIII. Tribal Cultural Resources**

Tribal Cultural Resources	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification  (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
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:	X				
a. 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	X				
b. 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	X				
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**Discussion**

Summary of Findings in the IS/MND (2017)

The on-site survey of the project site did not identify any archaeological resources. However, the possibility for buried prehistoric cultural deposits to occur within the project area cannot be overlooked and in order to assure that the Tribes’ concerns regarding resources are addressed, a mitigation measure has been included above. This mitigation measure will assure that impacts to tribal resources remain less than significant.

**Conclusion – Revised Project (2023)**

The revised Project would not require any construction beyond what was anticipated in the original IS/MND since the added “use” is operational within the already developed Project site. While distribution activities are to be added, no additional grading beyond what was already anticipated in the IS/MND would occur. Similar to the MND, the revised Project would result in no impacts to historic resources as defined in Public Resource Code Section 5020.1(k).

Major revisions to the MND are not required due to changes to the Project as there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

## **XIX. Wildfire**

<b>Tribal Cultural Resources</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification  (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	X				
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?	X				
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?	X				
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?	X				
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**Discussion**

Summary of Findings in the IS/MND (2017)

Wildfire risks were not analyzed in the original IS/MND.

**Conclusion – Revised Project (2023)**

The revised Project will not add any additional wildfire risks. No additional construction or grading will be required for any additional activities. Fire mitigation equipment and compatible facilities have been introduced and are currently in use within the revised Project, meeting and exceeding all local Fire Department requirements.

**XX. Utilities and Service Systems**

<b>Utilities and Service Systems</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Exceed wastewater treatment requirements of the applicable RWQCB?	X				
b. Require or result in the construction of new water or wastewater treatment facilities or an expansion of existing facilities, the construction of which could cause significant environmental effects?	X				
c. Require or result in the construction of new stormwater drainage facilities or an expansion of existing facilities, the construction of which could cause significant environmental effects?	X				
d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or would new or expanded entitlements be needed?	X				
e. Result in a determination by the wastewater treatment provider that serves or may serve the Project that it has inadequate capacity to serve the Project's projected demand in addition to the	X				

provider's existing commitments?					
f. Be served by a landfill with insufficient permitted capacity to accommodate the Project's solid waste disposal needs?	X				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	X				

**Discussion**

Summary of Findings in the IS/MND (2017)

Since there is not a wastewater conveyance system within the project area, a septic tank system will have to be constructed for each phase of the proposed project. Approval of the septic systems will be required from the Regional Water Quality Control Board and will be regulated by the Board for maintenance. The board maintains strict standards for the construction and operation of these systems. These standard requirements are designed to assure that impacts associated with wastewater standards are less than significant.

As required by the City, the 100-Year Storm must be contained onsite. Storm water will be channeled via project driveways to catch basins that will carry these flows to a system of subsurface perforated pipes that will be constructed between each building. These subsurface facilities will allow storm flows to seep into the ground and eventually into the groundwater basins. This system will be reviewed and approved by the City Engineer to assure that it meets City standards. These standards and requirements will assure that impacts to storm water facilities will be less than significant.

The proposed development will be required to connect to existing waterlines in Dillon Road, east of the project site. The project proponent will be responsible for the connections necessary to tie into the existing water lines to the standards set forth by the City and CVWD. As detailed in Section IX. Hydrology and Water Resources, the proposed development is expected to generate a demand for domestic water which is within the CVWD capacity, and impacts associated with water conveyance and water supply will be less than significant.

Desert Valley Disposal will service the proposed project. Given the nature of the proposed development, it is not anticipated that it will result in significant amounts of solid waste. The Lamb Canyon landfill has sufficient capacity to accommodate solid waste from the proposed project and cumulative projects in the region.

**Conclusion – Revised Project (2023)**

Similar to the findings in the MND, the revised Project would not result in significant impacts to utilities and service systems. The revised Project would not require grading or construction since the added activities will be within the already existing facility that has been analyzed by the MND within the Project site, and the site is fully built-out and in operation. As such, no new or more impacts related to utilities and service systems would occur.

Similar to the MND, wastewater generated by the revised Project is minimal. Wastewater is treated and recycled using a reverse osmosis filtration system. Any additional remaining wastewater is picked up and hauled by "Patriots," at a frequency of 5000 gallons per week.

Currently, the facility with cultivation and manufacturing activities, is using an estimated 7,000 gallons of water per day.

In addition, City and other local and governmental agency review will ensure compliance with all current and applicable wastewater treatment requirements. No new or expanded treatment facilities are anticipated from Project implementation. Similar to the MND, the revised Project would result in less than significant impacts to wastewater treatment facilities.

Like the MND, the revised Project will be required to comply with all construction requirements and best management practices through the life of the Project. Standard engineering procedures currently in place require that all final grading and hydrology plans be submitted to the City of Desert Hot Springs for review and approval prior to the issuance of a grading permit. Less than significant impacts are expected, similar to the MND.

Regarding water supply, the revised Project would be expected to follow water conservation guidelines to mitigate impacts to public water supplies. Examples of these water conservation methods include water conserving plumbing fixtures, drought tolerant landscaping, and drip irrigation systems. Less than significant impacts to water supply are expected.

Less than significant impacts to solid waste are expected. The revised Project will not increase the quantity and type of solid waste, as defined by Public Resources Code section 40191, or hazardous waste, as defined by Health and Safety Code section 25117, that is generated or stored onsite to a level that would have any significant impacts.

Additionally, the revised Project would comply with all applicable solid waste statutes and guidelines. No impacts are expected relative to solid waste statutes and regulations.

Major revisions to the MND are not required as there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.



**XXI. Mandatory Findings of Significance**

<b>Mandatory Findings of Significance</b>	No Impact	Minor Technical Change or Addition	Substantial Project Change or Modification  (Not sufficient for CEQA compliance)	Substantial Change in Circumstances Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)	New Information of Substantial Importance Requiring Subsequent or Supplemental MND or EIR  (Not sufficient for CEQA compliance)
a. Does the Project have the potential to 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?	X				

<p>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.)</p>	X				
<p>c. Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>	X				

**Conclusion**

Major revisions to the MND are not required as there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND. The changes to the Project proposed by the Applicant would not result in a change to the impact evaluation in the IS/MND.

## 8.0 FINAL CONCLUSIONS

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The original Project resulted in potentially significant impacts to biological resources, cultural resources, hazards and hazardous materials, and tribal resources. However, all of these impacts were reduced to less than significant through implementation of the MND mitigation measures. No additional impacts were identified as a result of the revised Project, and no deficiencies were identified related to the City's General Plan as a result of the additional distribution and manufacturing activities and "Uses."

Changes and proposed updates to the Project would not be considered substantial. The addition of a new "use" and associated "activity" to the Project would not cause any new significant impacts or substantial increases in the severity of a previously identified significant impacts (CEQA Guidelines, Section 15162(a)(1)) that would require major revisions to the MND. All new impacts associated with the added "activities" would be similar to the impacts previously analyzed in the MND.

There is sufficient evidence in support of the City of Desert Hot Springs' determination that the minor changes to the Project do not meet the conditions for preparing an EIR or subsequent MND under CEQA Guidelines, Section 15162, and Section 15164.

## 9.0 SOURCES

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- New Green Acres, Inc. Application Materials and Operational Documentation
- The City of Desert Hot Springs - Conditional Use Permit 12-17
- Initial Study and Mitigated Negative Declaration – New Green Acres LLC
- DCC-Provided CEQA Memorandums (DCC, 2023)
- City of Desert Hot Springs Comprehensive General Plan, adopted September 5, 2000
- City of Desert Hot Springs Comprehensive General Plan Draft EIR, June 2001
- City of Desert Hot Springs Municipal Code
- Mission Springs Water District 2015 Urban Water Management Plan, June 2016
- Mission Springs Water District Wastewater System Comprehensive Master Plan, April 2007
- Riverside County General Plan (RCIP), adopted October 7, 2003
- United States Department of Agriculture: National Engineering Handbook, May 2007