Draft Initial Study and Mitigated Negative Declaration

Conditional Use Permit 37-17
CannaCure Industries
Cannabis Cultivation Facility
On APN 665-040-016

Prepared for:

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

Prepared by:

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CHAPTER ONE – INTRODUCTION

1.1 Purpose and Authority

This Initial Study and Mitigated Negative Declaration have been prepared for the development of Conditional Use Permit (CUP) 37-17, CannaCure Industries Cannabis Cultivation Facility on APN 665-040-016 (Proposed Project) in accordance with Section 17 of the Municipal Code. The City of Desert Hot Springs adopted Ordinance No. 552 and 553 pertaining to the regulation of cannabis cultivation facilities. Ordinance No. 552 is codified in Chapter 5.50 and Ordinance No. 553 is codified in Chapter 17.180 of the Desert Hot Springs Municipal Code. The facilities permitted under these ordinances include cannabis dispensaries and cannabis cultivation facilities that are owned and operated by bona fide non-profit organizations, such as a cooperative or a collective. These facilities are subject to the provisions of the Compassionate Use Act of 1996 (California Health and Safety Code Sections 11362.7 through 11362.83), the California Attorney General's Guidelines for the Security and Non-Diversion of Marijuana Growth for Medical Use (issued in August 2008), the Medicinal and Adult Use Cannabis Regulation and Safety Act enacted June 27, 2017, and any future state laws pertaining to cultivating and dispensing cannabis, such as State Assembly Bill 266 (AB 266), if adopted.

The City of Desert Hot Springs allows for the cultivation of marijuana for medical use within Industrial Districts with approval of a Conditional Use Permit (CUP) and Cannabis Regulatory Permit. The Proposed Project is located in a qualifying Light Industrial (I-L) District. Cannabis cultivation is only permitted in the interior of enclosed structures, facilities, and buildings. Cultivation operations, including all marijuana plants at any stage of growth, shall not be visible from the exterior or any structure, facility, or building containing cultivation of cannabis.

The Proposed Project consists of the construction of a 4,737-square foot (sq. ft.) steel frame one-story building and a 10,805-sq. ft. greenhouse on approximately 1.3 acres for the indoor cultivation of cannabis. The proposed building would be located on the southern side of the project site with the greenhouse directly to north of the building. The Proposed Project would include 15 parking stalls on the southern side of the project site. The project site would be surrounded by landscaping and a fence. The Proposed Project would take approximately nine months to build.

This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq. The City of Desert Hot Springs would serve as the lead agency pursuant to CEQA.

1.2 Determination

This Initial Study determined that development of the Proposed Project would not have a significant impact on the environment with the implementation of mitigation measures (see Table 2-1 in Section 2.3, below). A Mitigated Negative Declaration is proposed.

1.3 California Environmental Quality Act (CEQA) Authority to Prepare a Mitigated Negative Declaration

This Draft Mitigated Negative Declaration (DMND) has been prepared by the City of Desert Hot Springs as lead agency and is in conformance with Section 15070, Subsection (a), of the State of California Guidelines for Implementation of CEQA. The purpose of the DMND and the Initial Study Checklist was to determine whether there were potentially significant impacts associated with development of the Proposed Project.

1.4 Public Review Process

In accordance with CEQA, a good faith effort has been made during the preparation of this DMND to contact affected agencies, organizations, and persons who may have an interest in this Proposed Project. The DMND has been sent to the Riverside County Clerk, responsible agencies, and advertised in *The Desert Star Weekly*.

CHAPTER TWO – PROJECT DESCRIPTION

2.1 Project Vicinity

The Proposed Project is located on an approximately 1.3 acres of undisturbed desert land north of Palomar Lane and east of Little Morongo Road in the City of Desert Hot Springs, California.

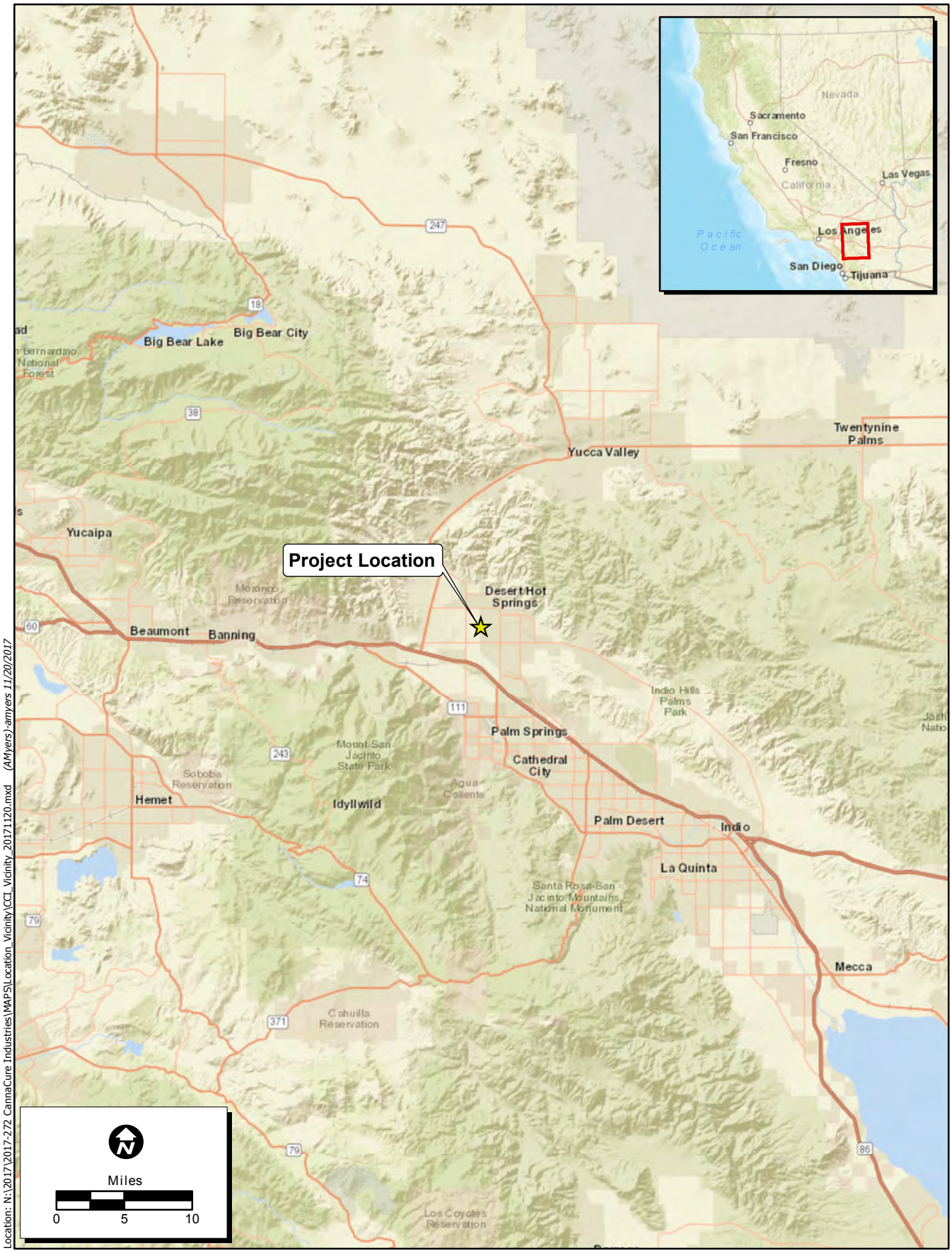
Total Project Area: 1.3 acres

Assessor's Parcel Number: 665-040-016

Section, Township & Range Description or reference:
The project site, as depicted on the United States Geological Survey (USGS) 7.5-minute Desert Hot Springs topographic quadrangle, lies within Section 1 of Township 3 South, Range 4 East. Elevation on the property is approximately 965 feet (ft) above mean sea level [msl].

The approximately 1.3 acre project site is located north of Palomar Lane and east Little Morongo Road in the City of Desert Hot Springs, California. Soils on the site are generally sandy and consist of Carsitas fine sand. Vegetation within the project site consists mostly of creosote bush scrub community. The project area is generally flat. The project site is surrounded by open land.

The location of the project site is shown below in Exhibits 2-1 and 2-2.



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Map Date: 11/20/2017

Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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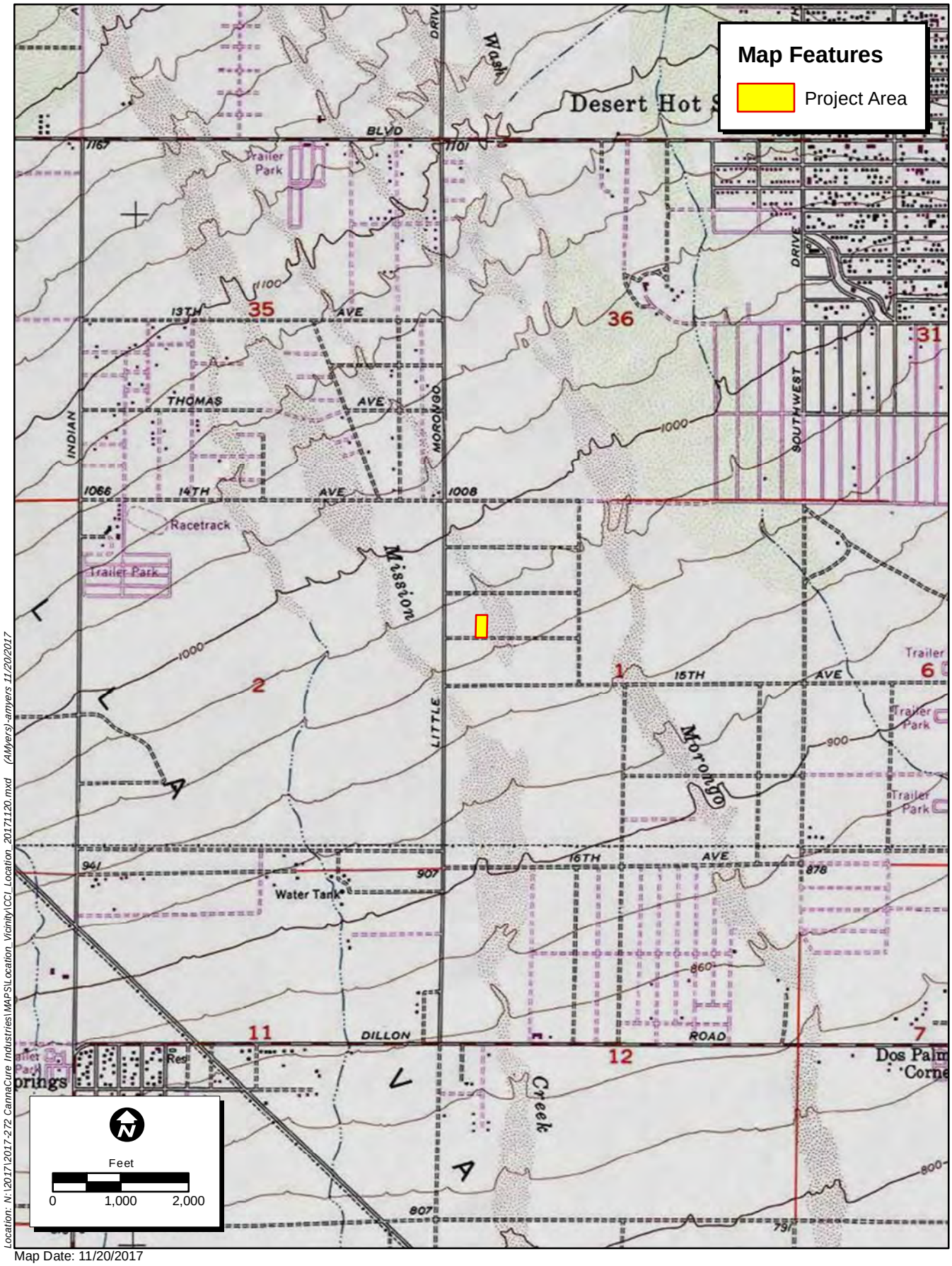
Exhibit 2-1. Project Vicinity

2017-272 CannaCure Industries



Location: N:\2017\2017-272 CannaCure Industries\MAPS\Location_Vicinity\CCI_Location_20171120.mxd (AMyers)-amyers 11/20/2017

Map Date: 11/20/2017

Base Source: USGS 7.5' Topographic Quadrangle Desert Hot Springs (1955 (rev. 1972))

Exhibit 2-2. Project Location

2017-272 CannaCure Industries

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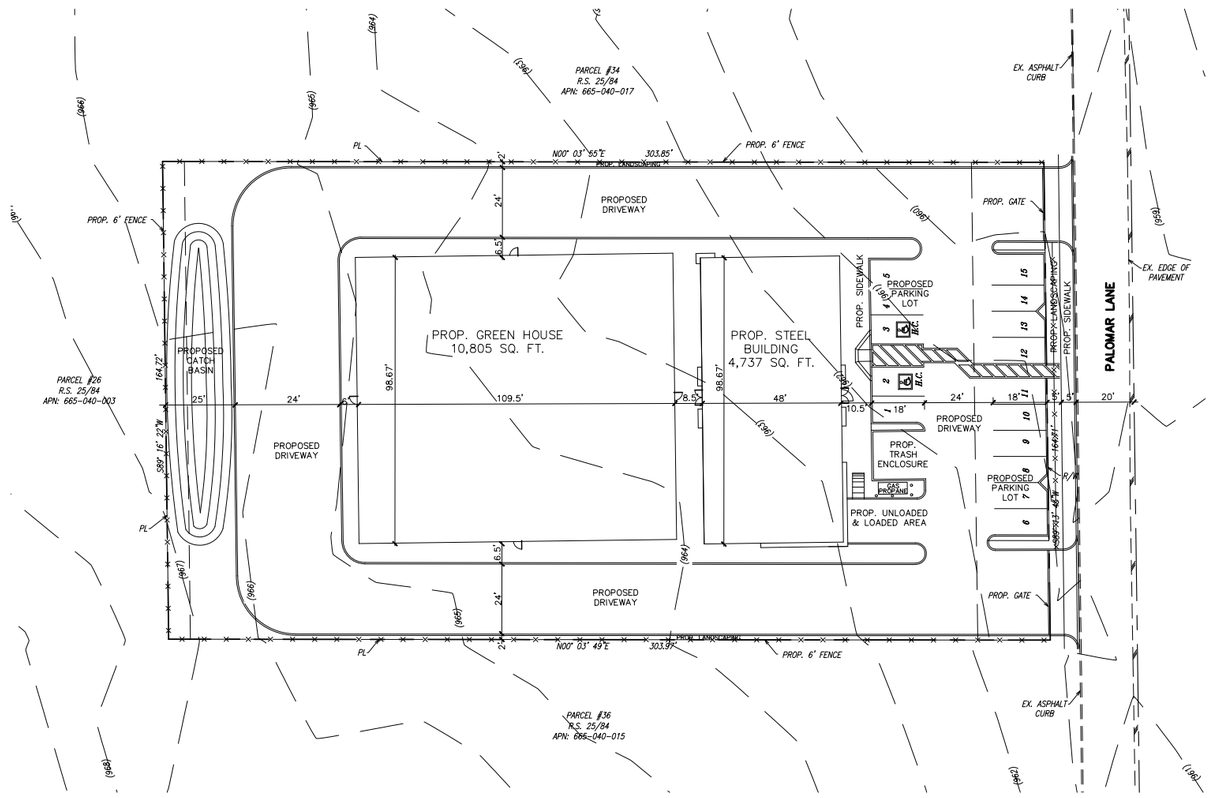
2.2 Project Description

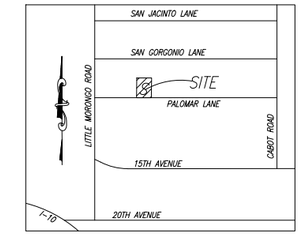
The Proposed Project consists of the construction of a steel frame one-story building and a greenhouse on an approximately 1.3-acre project site (APN 665-040-016) for the indoor cultivation of cannabis. The project site is currently undeveloped. The proposed building would be located on the southern side of the project site and measure 4,737 sq. ft. The greenhouse would be built directly north of the proposed building and would measure 10,805 sq. ft. The Proposed Project would include 15 parking stalls located on the southern end of the project site. The overall architectural character would be that of an attractive, well-maintained industrial building. As required by City ordinance, the facility would include sufficient odor absorbing ventilation and exhaust systems.

Drought-tolerant landscaping would be provided along the southern end of the project site and a fence would span the perimeter of the project site. Ingress and egress to the project site would be provided via two gated driveways, each located along Palomar Lane. A 24-foot-wide internal driveway would provide access around the proposed building and greenhouse. The facility would include a total of 15 parking stalls. Exterior area lights would be installed illuminating the parking lot area, building, and interior driveway. Offsite improvements would be required to connect to an existing water main on Little Morongo Road just west of the project site. There is electrical infrastructure (overhead lines) along Palomar Lane. Sewer would be provided via an onsite septic system. A retention basin would be constructed on the northern end of the project site. The project site plan is shown in Exhibit 2-3. Construction of the Proposed Project would take approximately nine months. Project completion is anticipated for 2018.

The Proposed Project includes a Conditional Use Permit (CUP). Approval of these entitlements would render the Proposed Project in full compliance with City regulations. In addition, all cannabis cultivation operations and any related activities, such as transportation, manufacturing, and testing, are required to comply with all relevant State laws and any future laws that may be enacted.

Operations would be similar to that of a standard retail nursery and does not include onsite sales. Hours would be consistent with Municipal Code Chapter 5.50. Cannabis cultivation facilities may operate between the hours of 8:00 a.m. and 10:00 p.m. up to seven days per week. There would be no general public access to the facility at any time. All staff would be subject to thorough background checks in accordance with City regulations. Inbound deliveries would include such materials as fixtures and equipment, irrigation supplies, and soil amendments. Deliveries would typically be made with cargo vans or small box truck type delivery vehicles. All finished product would be package and loaded onto vehicles within the secure perimeter fence area. All deliveries, both inbound and outbound, would occur during the operating hours designated in the Municipal Code (8:00 a.m. to 10:00 p.m.).





VICINITY MAP
N.T.S.

LEGEND

GROSS AREA	=	54,995	SQ. FT.
NET AREA	=	50,054	SQ. FT.
PROP. STEEL BUILDING	=	4,737	SQ. FT.
PROP. GREEN HOUSE	=	10,805	SQ. FT.
PROP. PARKING LOT	=	3,609	SQ. FT.
PROP. DRIVEWAY	=	20,022	SQ. FT.
PROP. SIDEWALK	=	5,185	SQ. FT.
PROP. LANDSCAPING	=	4,907	SQ. FT.

OCCUPANCY GROUP -- F-1 HEMP PRODUCTS
PROPOSED OCCUPANCY LOAD 15
BUILDING TYPE --- COMMERCIAL M-1
TYPE CONSTRUCTION --- V-N

TYPE BUILDING: STEEL FRAME
NO REQUIRED FIRE SPRINKLER SYSTEM

PARKING CALCULATIONS:
REQUIRED PARKING STALLS 1 PER 250 S.F. OFFICE BREAKROOMS, RESTROOMS, CONFERENCE ROOMS
719 S.F. 250 S.F. = 3 STALLS

REQUIRED PARKING STALLS 1 PER 750 S.F. PACKING, MANUFACTURING ROOMS, LABORATORY
899 S.F. 750 S.F. = 2 STALLS

REQUIRED PARKING STALLS 1 PER 2,500 S.F. CULTIVATION, FLOWERING, CLONE ROOMS, STORAGE ROOM
13,288 S.F. 2,500 S.F. = 6 STALLS

REQUIRED PARKING STALLS 11 STALLS
PROPOSED PARKING STALLS 15 STALLS

0 20 40 60 80
SCALE 1"=20'

Underground Service Alert
Call: TOLL FREE 800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

"RECORD DRAWING"
REVISION

BENCH MARK NO. 603-58-68
ELEV. 910.51
LOCATION: 52' N. OF DILLON ROAD, 360' E. OF MOUNTAIN VIEW ROAD, 9' N. OF POWER POLE 21616, STAMPED BRASS DISK IN CONCRETE POST

DESIGN BY: A.A.F.
DRAWN BY: S.A.
CHECKED BY: A.F.

AMIR ENGINEERING & SURVEYING INC
160 LURING DRIVE, SUITE A, PALM SPRINGS CA 92262
PH. (760) 318-7424 FAX (760) 318-7410

CITY OF DESERT HOT SPRINGS
PROPOSED SITE PLAN
PARCEL #35 RS 25/84, PALOMAR LANE
DESERT HOT SPRINGS, CA.
SEC. 1, T. 3 S., R. 4 E., S.B.B.M.

FILE NO.
DWG. NO.
SHEET 1 OF 1 SHEETS

Source: AMIR Engineering & Survey 2017

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Exhibit 2-3 Site Plan

2017-272 CannaCure Industries

2.3 Mitigation Monitoring Program

Mitigation measures are included within each section of the Initial Study Checklist that has an identified potentially significant impact and are provided below. Table 2-1: Mitigation Monitoring Program outlines the potential impacts and mitigation measures of the Proposed Project, and assigns responsibility for the oversight of each mitigation measure. This table shall be included in all bid documents and included as a part of the project development.

Table 2-1
Mitigation Monitoring Program

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
4. Biological Resources	**BIO-1**: The developer shall ensure that the applicable CVMSHCP Local Development Mitigation Fee is paid to the City of Desert Hot Springs. The time of payment must comply with the City's Municipal Code (Chapter 3.40).	Developer	Prior to building permits	Less than significant
	BIO-2: A pre-construction survey shall be conducted for the special-status plant species that have been identified to have high to moderate potential to occur and are not covered by the CVMSHCP, including white-bracted spineflower, desert spike moss, chaparral sand-verbena, pointed dodder, Harwood's eriastrum, desert beardtonge, and narrow-leaf sandpaper plant. The survey methods shall follow the guidelines listed in the CNPS Botanical Survey Guidelines (CNPS 2001). If a population of special-status plants, not covered by the CVMSHCP, is found on the project site then CDFW shall be consulted to discuss appropriate mitigation measures. Mitigation measures could include, but are not limited to, seed collection and/or transplanting.	Developer Planning Department Biological Surveyor	Prior to issuance of grading permit, as indicated	Less than significant
	BIO-3: Pre-construction surveys for burrowing owl shall be conducted. The surveys shall follow the methods described in the CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 2012). Two surveys shall be conducted, with the first survey being scheduled between 30 and 14 days before initial ground disturbance (grading, grubbing, and construction), and second survey being conducted no more than 24 hours prior to initial ground disturbance. If burrowing owls and/or suitable burrowing owl burrows are identified on the project site during the survey, and impact to those features are unavoidable, the Applicant shall consult with CDFW and follow the methods	Developer Planning Department Biological Surveyor	Prior to issuance of grading permit, as indicated	Less than significant

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
	listed in the CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 2012) for avoidance and/or passive relocation.			
	BIO-4: A pre-construction survey for desert tortoise shall be conductedto identify any desert tortoise on the project site prior to construction and ensure there is no desert tortoise mortality. This survey can be conducted in conjunction with the pre-construction burrowing owl survey. If desert tortoise are identified on the project site during the pre-construction survey, and direct impacts to the species are unavoidable, the Applicant shall consult with the City and the wildlife agencies, before proceeding to follow the USFWS guidelines for avoidance, exclusion, and/or passive relocation.	Developer Planning Department Biological Surveyor	Prior to issuance of grading permit, as indicated	Less than significant
	BIO-5: A pre-construction survey for desert kit fox shall be conducted. This survey can be conducted in conjunction with the pre-construction burrowing owl survey. There are no specific guidelines for desert kit fox CDFW usually recommends that the survey follow the USFWS Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance (USFWS 2011). If desert kit fox and/or suitable desert kit fox dens are identified on the project site during the clearance survey, and impacts to those features are unavoidable, the Applicant shall consult with CDFW, before proceeding to follow the USFWS guidelines for avoidance, exclusion, and/or passive relocation.	Developer Planning Department Biological Surveyor	Prior to issuance of grading permit, as indicated	Less than significant
	BIO-6: If construction or other project activities are scheduled to occur during the bird breeding season (February through August for raptors and March through August for the majority of migratory bird species), a pre-construction nesting bird survey shall be conducted by a qualified biologist. The survey shall be completed no more than 14 days prior to initial ground	Developer Planning Department Biological	Prior to ground disturbing activities	Less than significant

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
	disturbance. The nesting bird survey shall include the project site and adjacent areas where project activities have the potential to cause nest failure. If an active nest is identified, a qualified biologist shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities will need to be avoided within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist.	Surveyor		
5. Cultural Resources	**CR-1:** 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 archaeologist 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.	Planning Department Qualified Archaeologist	During grading and other ground disturbing activities	Less than significant
	CR-2: The Applicant shall ensure that any excavations deeper than 10 feet will be monitored by a qualified paleontological monitor. The monitor shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays, but must have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens. All fossils and associated data recovered during the paleontological monitoring shall be deposited in a public museum or other approved curation facility.	Planning Department Qualified Paleontologist	During construction for excavations greater than 10 feet in depth.	Less than significant

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
	CR-3: In the event that any human remains are discovered, the Applicant shall cease all construction activities immediately and the Riverside County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the NAHC. The NAHC will then identify the most likely descendants (MLD) to be consulted regarding treatment and/or reburial of the remains. If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to the remains, the property owner shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.	Planning Department Riverside County Coroner Qualified Archaeologist	During grading and other ground disturbing activities	Less than significant

CHAPTER THREE – ENVIRONMENTAL CHECKLIST

1. **Project Name:** CannaCure Industries Cannabis Cultivation Facility on APN 665-040-016

2. **Lead Agency Name and Address:**
City of Desert Hot Springs
65950 Pierson Boulevard
Desert Hot Springs, California, 92240

3. **Contact Person and Phone Number:**
Benjamin Torres
Associate Planner
760-329-6411, Ext. 251

4. **Project Location:**
Located north of Palomar Lane and east of Little Morongo Road in the City of Desert Hot Springs, California, in the City of Desert Hot Springs, California. See Exhibit 2-1.

5. **Project Applicants' Name and Address:**
Alex Guzman
CannaCure Industries, Inc.
401 E. 59th Place, Los Angeles, CA 90003

6. **General Plan Designation:** Light Industrial

7. **Zoning Designation:** Light Industrial

8. **Description of Project:** To process a Conditional Use Permit to construct a cannabis facility specifically limited to cultivation. The Proposed Project would develop a 4,737-sq. ft. one story building and a 10,805-sq. ft. greenhouse on approximately 1.3 acres of undeveloped desert land.

9. **Surrounding Land Uses and Setting**: Light Industrial uses with vacant land immediately adjacent to the project site.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☒	Biological Resources	☒	Cultural Resources	☐	Geology / Soils
☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials	☐	Hydrology / Water Quality
☐	Land Use / Planning	☐	Mineral Resources	☐	Noise
☐	Population / Housing	☐	Public Services	☐	Recreation
☐	Transportation /Traffic	☐	Tribal Cultural Resources	☐	Utilities/Service Systems
☐	Mandatory Findings of Significance				

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Benjamin Torres
Associate Planner

Date

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

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

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resource Code section 122220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the exiting environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

V. CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES-- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

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?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be 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 which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
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 which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐

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 which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
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?	☐	☐	☒	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

XI. MINERAL RESOURCES -- Would the project:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area 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 area to excessive noise levels?	☐	☐	☐	☒

XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☐	☐	☐	☒
v) Other public facilities?	☐	☐	☐	☒
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in 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)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of safety of such facilities?	☐	☐	☐	☒

XVII TRIBAL CULTURAL RESOURCES – 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:				
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	☐	☐	☐	☒
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 5020.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒
XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
XVIV. MANDATORY FINDINGS OF SIGNIFICANCE				
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, 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?	☐	☒	☐	☐
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)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

CHAPTER FOUR – DISCUSSION OF ENVIRONMENTAL IMPACTS

This section provides explanation and justification of the Initial Study Checklist found in Chapter Three. The Proposed Project would have a less than significant impact on the environment with the implementation of mitigation measures as proposed as part of this review.

1. AESTHETICS

a) Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant. The Proposed Project would be located within a vacant parcel with a light industrial zoning and General Plan land use designation in the City of Desert Hot Springs. The Proposed Project would be located north of Palomar Lane and east of Little Morongo Road in the City of Desert Hot Springs, California. The City of Desert Hot Springs General Plan Light Industrial designation allows for business parks and the development of industrial uses entirely in enclosed buildings (City of Desert Hot Springs 2000a). It also allows for cannabis cultivation as a conditional use. The Proposed Project would be consistent with this designation while being subject to additional development and operational restrictions set forth by the Desert Hot Springs Municipal Code Chapters 5.50 and 17.180.

The project area and vicinity would be located in an area separate from the City of Desert Hot Springs' main residential and commercial districts. Existing land uses in the immediate vicinity of the project area include vacant land. The nearest developed parcel is located approximately 0.13 miles to the north of the project site and consists of a large industrial building. The visual character of the district can be described as an industrial setting with parcels of undisturbed vacant land. The Proposed Project property has distant and partially obstructed views of the Santa Rosa Mountains toward the south, the San Jacinto Mountains to the southwest, and the San Bernardino Mountains to the northwest. The Proposed Project property has distant and unobstructed views of the Little San Bernardino Mountains to the north. No designated scenic vistas are in the vicinity of the site.

The Proposed Project consists of a one-story industrial steel-framed building and a greenhouse, with a retention basin and onsite parking within fenced property limits. The project site would be planted with desert landscaping. Although the views of the site would change from vacant desert to developed industrial, 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.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The project site is characterized as vacant land that is predominantly flat with scattered vegetation, mostly consisting of Sonoran creosote bush scrub community. There are no noticeable topographic features or landmarks within the project site or its surroundings. The project site does not contain any landmarks such as trees or rock outcroppings that would be adversely affected by the Proposed Project.

The California Scenic Highway Program protects and enhances the scenic beauty of California's highways and adjacent corridors. A highway can be designated as scenic based on how much natural beauty can be seen by users of the highway, the quality of the scenic landscape, and if development impacts the enjoyment of the view. In the Desert Hot Springs area, State Route 62 is a designated State Scenic Highway, and Interstate 10 has been designated as a County-eligible scenic highway (Caltrans 2017; County of Riverside 2015). The project site is located approximately 2.8 miles north of Interstate 10 and approximately 4 miles east of State Route 62. The project site is located north of Palomar Lane and east of Little Morongo Road in the City of Desert Hot Springs, California. The proposed architectural and landscape features would not result in adverse impacts to scenic resources within a state scenic highway or other local transportation corridor. No impact would occur.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant. The Proposed Project consists of a marijuana cultivation facility located within a light industrial zoning district of the City of Desert Hot Springs. The site plan includes a one-story steel framed building, a greenhouse, an onsite water retention basin, parking, desert landscaping, and fencing. The Proposed Project would comply with the City of Desert Hot Springs land use standards and municipal code. Marijuana cultivation would only be conducted in the interior of the facilities. These operations, per the municipal code, would not be visible at any stage from the exterior of the facilities. The visual character of the Proposed Project would be consistent with the light industrial zoning designations. The Proposed Project would not substantially degrade the existing visual character or quality of the site and its surroundings. A less than significant impact would occur.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant. The Proposed Project would be located on vacant undeveloped land with no current sources of glare or light. The project site is

surrounded by vacant land in all directions with the closest light industrial development located approximately 0.13 miles to the north of the project site.

The construction materials for the proposed facilities would not have highly reflective properties. To comply with the requirements found in Municipal Code 5.50, the Proposed Project would incorporate outdoor illumination for nighttime safety and facility security. The proposed lighting would be required to comply with the City of Desert Hot Springs Outdoor Lighting Standards, which requires new lighting to preserve low ambient lighting levels while maintaining security considerations (Municipal Code 17.40.170). Although new sources of light and glare would be included with the Proposed Project, they would not be substantial and would not adversely affect day or nighttime views in the area. Impacts would be less than significant.

2. AGRICULTURE AND FORESTRY

a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No Impact. The California Farmland Mapping and Monitoring Program, Important Farmlands Map for Riverside County does not list the soils on the project site as Prime Farmland or Farmland of Statewide Importance (CDC 2016a). The soils on the project site are listed as Other Land. Other Land is generally characterized as vacant and nonagricultural land surrounded on all sides by urban development greater than 40 acres. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. Therefore, the Proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. No impact would occur.

b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?*

No Impact. The Proposed Project is not located in an agricultural use zone nor is it subject to a Williamson Act Contract (CDC 2016b). Therefore, the Proposed Project would not conflict with existing zoning for agricultural use or a Williamson Act Contract.

c) *Would the project involve other changes in the existing environment which, due to their location or nature could result in conversion of Farmland to non-agricultural use?*

No Impact. The Proposed Project is located on vacant undisturbed land zoned as light industrial within the City of Desert Hot Springs. The project site is surrounded by vacant land in all directions with the closest light industrial development located approximately 0.13 miles to the north of the project site. Surrounding areas are not zoned as forest land, timberland, or timberland production. The Proposed Project would not conflict with the rezoning of forest land, timberland, or timberland production. No impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Proposed Project is located within the City of Desert Hot Springs within an existing light industrial setting. The surrounding areas consist of vacant desert land and light industrial. The Proposed Project would not cause the loss of forest land or conversion of forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The project site and the surrounding properties are not currently used for agriculture and are not within forest land. The Proposed Project would not result in the conversion of farmland or forest land.

3. AIR QUALITY

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

No Impact. As part of its enforcement responsibilities, the Environmental Protection Agency (EPA) requires each state with nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under state law, the California Clean Air Act requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the federal and state ambient air quality standards. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

Desert Hot Springs lies in the Coachella Valley, which is located in the northern region of the Salton Sea Air Basin (SSAB) within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SSAB is designated as a nonattainment area for the federal ozone and coarse particulate matter (PM_{10})

standards and is also a nonattainment area for the state standards for ozone and PM_{10} (CARB 2017).

In order to reduce emissions for which the Coachella Valley is in nonattainment, the SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP) and Coachella Valley PM_{10} State Implementation Plan (SIP). These air quality plans establish programs of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national ambient air quality standards. Pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including the Southern California Association of Governments' (SCAG) latest Regional Transportation Plan/Sustainable Communities Strategy, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. According to the SCAQMD, in order to determine consistency with SCAQMD's air quality planning two main criteria must be addressed.

Criterion 1:

With respect to the first criterion, SCAQMD methodologies require that an air quality analysis for a project include forecasts of project emissions in relation to contributing to air quality violations and delay of attainment.

a) Would the project result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new air quality violations?

   As shown in **Table 3-1**, **Table 3-2**, **Table 3-3**, and **Table 3-4**, the proposed Project would result in emissions that would be below the SCAQMD regional and localized thresholds during both construction and operations. Therefore, the Proposed Project would not result in an increase in the frequency or severity of existing air quality violations and would not have the potential to cause or affect a violation of the ambient air quality standards.

b) Would the project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQMP?

   As shown in **Table 3-1** and **Table 3-2**, the Proposed Project would be below the SCAQMD regional thresholds for construction and operations. Since the Proposed Project would result in less than significant regional emission impacts, it would not delay the timely attainment of air quality standards or AQMP emissions reductions.

Criterion 2:

With respect to the second criterion for determining consistency with SCAQMD and SCAG air quality policies, it is important to recognize that air quality planning within the Coachella Valley focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining project consistency focuses on whether or not the proposed Project exceeds the assumptions utilized in preparing the forecasts presented its air quality planning documents. Determining whether or not a project exceeds the assumptions reflected in the 2016 AQMP or Coachella Valley PM_{10} SIP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each of these criteria.

a) Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP and Coachella Valley PM_{10} SIP?

   A project is consistent with regional air quality planning efforts in part if it is consistent with the population, housing, and employment assumptions that were used in the development of the SCAQMD air quality plans. Generally, three sources of data form the basis for the projections of air pollutant emissions: *The City of Desert Hot Springs General Plan* (*General Plan*), SCAG's *Growth Management* Chapter of the *Regional Comprehensive Plan and Guide* (*RCPG*), and SCAG's *2016 Regional Transportation Plan/Sustainable Communities Strategy* (*RTP/SCS*). The *RTP/SCS* also provides socioeconomic forecast projections of regional population growth. The Proposed Project is consistent with the land use designation and development density presented in the City of *Desert Hot Springs General Plan*. Therefore, the Proposed Project would be considered consistent with the *General Plan*. Furthermore, the Proposed Project does not involve any uses that would increase population beyond what is considered in the *General Plan* and, therefore, would not affect City-wide plans for population growth at the project site. Thus, the Proposed Project is consistent with the types, intensity, and patterns of land use envisioned for the site vicinity in the *RCPG*. The population, housing, and employment forecasts, which are adopted by SCAG's Regional Council, are based on the local plans and policies applicable to the City; these are used by SCAG in all phases of implementation and review. Additionally, as the SCAQMD has incorporated these same projections into their air quality planning efforts, it can be concluded that the Proposed Project would be consistent with the projections.

b) Would the project implement all feasible air quality mitigation measures?

In order to further reduce emissions, the Proposed Project would be required to comply with emission reduction measures promulgated by the SCAQMD, such as SCAQMD Rules 402, 403, and 1113. SCAQMD Rule 402 prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. SCAQMD Rule 403 requires fugitive dust sources to implement Best Available Control Measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. SCAQMD Rule 403 is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. SCAQMD 1113 requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce reactive organic gas (ROG) emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories. As such, the Proposed Project meets this consistency criterion.

c) Would the project be consistent with the land use planning strategies set forth by SCAQMD air quality planning efforts?

The AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The Proposed Project is consistent with the land use designation and development density presented in the City's General Plan and therefore would not exceed the population or job growth projections used by the SCAQMD to develop the AQMP.

In conclusion, the determination of SCAQMD air quality planning consistency is primarily concerned with the long-term influence of a project on air quality in the region. The Proposed Project would not result in a long-term impact on the region's ability to meet State and Federal air quality standards. As discussed above, the Proposed Project's long-term influence would also be consistent with the goals and policies of regional air quality planning efforts and is, therefore, considered consistent with the SCAQMD's air quality plans. No impact would occur.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less Than Significant. As discussed previously, the project site is located in the Coachella Valley. State and federal air quality standards are often exceeded in many parts of the Coachella Valley. A discussion of the Proposed Project's potential short-term construction-period and long-term operational-period air quality impacts is provided below.

Construction Impacts

Construction activities associated with the Proposed Project would result in emissions of reactive organic gas (ROG), nitrogen oxide (NO_X), carbon monoxide (CO), sulfur oxide (SO_X), PM_{10}, and fine particulate matter ($PM_{2.5}$). The SCAQMD has established methods to quantify air emissions associated with construction activities, such as those generated by operation of on-site construction equipment, fugitive dust emissions related to grading and site work activities, and mobile (tailpipe) emissions from construction worker vehicles and haul/delivery truck trips. Emissions would vary from day to day, depending on the level of activity, the specific type of construction activity occurring, and, for fugitive dust, prevailing weather conditions.

Dust (PM_{10}) is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Fugitive dust emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). All development projects in Desert Hot Springs, including the Proposed Project, are subject to SCAQMD rules and regulations to reduce fugitive dust emissions and to mitigate potential air quality impacts per General Plan Air Quality Element Policy 1 and SCAQMD Rule 403 (Fugitive Dust). Rule 403 requires fugitive dust sources to implement Best Available Control Measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. SCAQMD Rule 403 is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM_{10} suppression techniques are summarized below.

a. Portions of the construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the City.

b. All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.

c. All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

d. The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized at all times.

e. Where vehicles leave the construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.

f. Installation and utilization of a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.

The estimated maximum daily construction emissions, accounting for compliance with SCAQMD Rule 403, are summarized in **Table 3-1**. Detailed construction model outputs are presented in **Appendix A**.

Table 3-1
Regional Construction Pollutant Emissions

Construction Year	Pollutant Emissions (pounds/day)[1,2]					
	ROG	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
2018	2.74	**24.43**	**15.08**	**0.02**	**3.41**	**2.08**
2019	**20.53**	16.92	14.57	0.02	1.10	0.94
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Emissions were calculated by ECORP Consulting using the California Emissions Estimator Model version 2016.3.2, as recommended by the SCAQMD. Refer to **Appendix A** for Model Data Outputs.
Notes:
[1] *Modeling accounts for SCAQMD Rule 403, Fugitive Dust, including application of water on the Project site, employment of wheel washing systems, sweeping adjacent streets daily, and reestablishing vegetation on inactive portions of the site.*
[2] *Construction phase timing per Project Applicant. Modeling accounts for the import of 4,300 cubic yards of soil.*
[3] **Bolded** numbers represent maximum daily emissions.

As shown, emissions resulting from construction activities would not exceed any criteria pollutant thresholds established by the SCAQMD. Therefore, a less than significant impact would occur.

Operational Impacts

Operational activities associated with the Proposed Project would result in emissions of ROG, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$. Operational emissions would be expected from area source emissions, energy source emissions, and mobile source emissions. Operational-source emissions are summarized in **Table 3-2**.

Table 3-2
Regional Operational Pollutant Emissions

Source	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer Emissions						
Area Sources	0.45	0.00	0.00	0.00	0.00	0.00
Energy Usage	0.01	0.13	0.11	0.00	0.01	0.01
Mobile Sources	0.14	1.03	1.80	0.00	0.46	0.12
Total Emissions	**0.61**	**1.17**	**1.92**	**0.00**	**0.47**	**0.13**
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	***No***	***No***	***No***	***No***	***No***	***No***
Winter Emissions						
Area Sources	0.45	0.00	0.00	0.00	0.00	0.00
Energy Usage	0.01	0.13	0.11	0.00	0.01	0.01
Mobile Sources	0.12	1.04	1.55	0.00	0.46	0.12
Total Emissions	**0.58**	**1.17**	**1.67**	**0.00**	**0.47**	**0.13**
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	***No***	***No***	***No***	***No***	***No***	***No***

Source: Emissions were calculated by ECORP Consulting using the California Emissions Estimator Model version 2016.3.2, as recommended by the SCAQMD. Refer to **Appendix A** for Model Data Outputs.

As shown, proposed Project operational-source emissions would not exceed applicable SCAQMD regional thresholds of significance. Therefore, the impact would be less than significant.

Impacts associated with construction and operational air quality would be considered less than significant, as SCAQMD significance thresholds for criteria emissions would not be surpassed (see **Tables 3-1** and **3-2**).

c) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

Less than Significant. Projects could contribute to an existing or projected air quality exceedance because the Coachella Valley is currently in nonattainment for ozone and PM_{10}. With regard to determining the significance of the cumulative contribution from the Proposed Project, the SCAQMD recommends that any given project's potential contribution to cumulative impacts be assessed using the same significance criteria as for project-specific impacts. Therefore, individual

projects that do not generate operational or construction emissions that exceed the SCAQMD's daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the air basin is in nonattainment and therefore would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. As previously noted, the Proposed Project would not exceed the applicable SCAQMD regional thresholds for construction or operational-source emissions (see **Tables 3-1** and **3-2**). As such, the Proposed Project would result in a cumulatively less than significant impact.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant. Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. The California Air Resources Board (CARB) has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

Sensitive receptors closest to the project site include residences approximately 540 meters to the north of the project site. In order to identify impacts to sensitive receptors, the SCAQMD recommends addressing localized significance thresholds for construction (on-site activities only) and operations impacts (area sources only).

Localized Significance Thresholds

Localized Significance Thresholds (LSTs) were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the *Final Localized Significance Threshold Methodology* (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with project-specific level proposed projects. The SCAQMD provides the LST lookup tables for one, two, and five acre projects emitting CO, NO_X, $PM_{2.5}$, or PM_{10}. The LST methodology and associated mass rates are not designed to evaluate localized impacts from mobile sources traveling over the roadways. The Proposed Project is located within Sensitive Receptor Area (SRA) 30, Coachella Valley.

Construction LSTs

The Proposed Project would disturb approximately one acre; therefore, the LST threshold value for a one acre construction were sourced from the LST lookup tables. The closest sensitive receptors to the project site are residential uses approximately 540 meters north of the project site. These sensitive land uses may be potentially affected by air pollutant emissions generated during on-site construction activities. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. Therefore, LSTs for receptors located at 500 meters were utilized in this analysis.

Table 3-3 shows the construction-related emissions for NO_X, CO, PM_{10}, and $PM_{2.5}$ compared to the LSTs for SRA 30, Coachella Valley.

Table 3-3
Construction Localized Significance Emissions

Source	Pollutant (pounds/day)			
	NOx	**CO**	**PM_{10}**	**$PM_{2.5}$**
Site Preparation	20.74	8.08	3.17	2.00
Grading	17.06	6.76	2.67	1.69
SCAQMD Thresholds[1]	733	24,417	214	105
Exceeds Threshold?	***No***	***No***	***No***	***No***

Source: Emissions were calculated by ECORP Consulting using the California Emissions Estimator Model version 2016.3.2, as recommended by the SCAQMD. Refer to **Appendix A** for Model Data Outputs.
Notes:
[1] The Localized Significance Threshold was determined using Appendix C of the SCAQMD Final Localized Significant Threshold Methodology guidance document for pollutants NO_X, CO, PM_{10}, and $PM_{2.5}$. The Localized Significance Threshold was based on the size of the construction site, the distance to sensitive receptors, and the source receptor area (SRA 30).

As shown in **Table 3-3**, construction emissions would not exceed the LSTs for SRA 30. Therefore, localized significance impacts from construction would be less than significant.

Operational LSTs

According to the SCAQMD localized significance threshold methodology, LSTs would apply to the operational phase of a proposed project only if the project includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., warehouse or transfer facilities). The Proposed Project does not include such uses. Therefore, in the case of the Proposed Project, the operational phase LST protocol does not need to be applied. Nonetheless, for the purposes of full disclosure, **Table 3-4** shows the calculated emissions for the proposed operational activities compared with the appropriate LSTs.

For Proposed Project operations, the 500 meter specifications for a one-acre site were utilized to obtain the threshold. For a worst-case scenario assessment, the emissions shown in **Table 3-4** include all on-site project-related stationary (area) sources and 10 percent of the Proposed Project-related mobile sources. Considering that the weighted trip length used in California Emissions Estimator Model (CalEEMod) for the Proposed Project is approximately 17.5 miles, 10 percent of this total would represent an on-site travel distance for each car and truck of approximately 1.8 miles or 9,504 feet; thus, the 10 percent assumption is conservative and would tend to overstate the actual impact.

Table 3-4
Operational Localized Significance Emissions

Source	Pollutant (pounds/day)			
	NOx	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-Site Emissions	0.45	0.10	0.05	0.01
SCAQMD Thresholds[1]	733	24,417	52	26
Exceeds Threshold?	**No**	**No**	**No**	**No**

Source: Emissions were calculated by ECORP Consulting using the California Emissions Estimator Model version 2016.3.2, as recommended by the SCAQMD. Refer to **Appendix A** for Model Data Outputs.
Notes:
[1] The Localized Significance Threshold was determined using Appendix C of the SCAQMD Final Localized Significant Threshold Methodology guidance document for pollutants NO_X, CO, PM_{10}, and $PM_{2.5}$. The Localized Significance Threshold was based on the size of the construction site, the distance to sensitive receptors, and the source receptor area (SRA 30).

As seen in **Table 3-4**, operational emissions are below the LSTs for SRA 30, and a less than significant impact would occur in this regard.

Carbon Monoxide Hotspots Impacts

Carbon monoxide (CO) emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. Under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels (i.e., adversely affecting residents, school children, hospital patients, the elderly, etc.). Because traffic congestion is highest at intersections where vehicles queue and are subject to reduced speeds, these hot spots are typically produced at intersections.

The Coachella Valley is designated as an attainment/maintenance area for the Federal CO standards and an attainment area for State standards. There has been a decline in CO emissions even though vehicle miles traveled on U.S. urban and rural roads have increased. On-road mobile source CO emissions have declined 24 percent between 1989 and 1998, despite a 23 percent rise in motor vehicle miles traveled over the same 10 years. California trends have been consistent with national trends; CO emissions declined 20 percent in

California from 1985 through 1997 while vehicle miles traveled increased 18 percent in the 1990s. CO emissions have continued to decline since this time. Three major control programs have contributed to the reduced per-vehicle CO emissions: exhaust standards, cleaner burning fuels, and motor vehicle inspection/maintenance programs.

A detailed CO analysis was conducted in the *Federal Attainment Plan for Carbon Monoxide* (CO Plan) for the SCAQMD's *2003 Air Quality Management Plan* (2003). The 2003 *Air Quality Management Plan* is the most recent AQMP that addresses CO concentrations. The locations selected for microscale modeling in the CO Plan are worst-case intersections in southern California, and would likely experience the highest CO concentrations. Thus, CO analysis within the CO Plan is utilized in a comparison to the proposed Project, since it represents a worst-case scenario with heavy traffic volumes within the region.

Of the selected locations, the Wilshire Boulevard/Veteran Avenue intersection in Los Angeles experienced the highest CO concentration (4.6 parts per million [ppm]), which is well below the 35-ppm 1-hr CO Federal standard. The Wilshire Boulevard/Veteran Avenue intersection is one of the most congested intersections in Southern California with an average daily traffic (ADT) volume of approximately 100,000 vehicles per day. As the CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue intersection (one of the busiest intersections in Los Angeles), it can be reasonably inferred that CO hotspots would not be experienced at any intersections within the City of Desert Hot Springs near the project site. Therefore, impacts would be less than significant in this regard.

e) Create objectionable odors affecting a substantial number of people?

Less Than Significant. Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Diesel exhaust and volatile organic compounds would be emitted during construction of the Proposed Project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors located over 1,700 feet distant. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the Proposed Project.

Potential sources of operational odors generated by the Proposed Project would include plant blossom odors and disposal of miscellaneous commercial refuse. As mandated by the City's Municipal Code Chapters 5.50 and 17.180, all

cannabis cultivation activities are permitted only within enclosed facilities and its operations shall not be visible from the exterior of the facility. Further, all cannabis cultivation facilities shall provide the necessary odor control, ventilation, and filtration systems such that the marijuana odors are not detectable outside of the cultivation facilities, or within the common use and office areas of the facilities.

Consistent with City requirements, all Proposed Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations, thereby precluding substantial generation of odors due to temporary holding of refuse on-site. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances. Potential operation-source odor impacts are therefore considered to be less than significant.

4. BIOLOGICAL RESOURCES

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?

Less than Significant with Mitigation. Field surveys were conducted for the Proposed Project by ECORP Consulting, Inc. (ECORP 2017a). The project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) area. However, soon after the finalization of the plan in 2006, the City of Desert Hot Springs voted to not approve the plan and directed that Desert Hot Springs be removed as a Permittee. In October 2007, the City decided to reconsider their original decision to opt-out of the plan, and voted unanimously to approve a Memorandum of Understanding (MOU) that stated that they would like to enter into negotiations for joining the CVMSHCP as a Permittee after the plan was officially adopted (CVCC 2014). The MOU was subsequently approved by the Coachella Valley Conservation Commission (CVCC), the Coachella Valley Association of Governments (CVAG), and the County of Riverside in February 2008, and the Final Supplemental Environmental Impact Report/Supplemental Environmental Impact Statement (SEIR/SEIS) for a proposed Major Amendment to the CVMSHCP was completed in March 2014 (CVCC 2014). The Major Amendment was completed on August 24, 2016.

The CVMSHCP is a long-term program designed to conserve federally protected species, state-protected species, and/or other species of concern. The CVMSHCP program aims to conserve over 240,000 acres of open space and protect 27 plant and animal species by providing comprehensive compliance with federal and state endangered species laws. The CVMSHCP includes most of the Coachella Valley floor portion of Riverside County (CVAG 2007). The project site is not within a Conservation Area as shown in the CVMSHCP and does not abut

a Conservation Area. The project site is not, therefore, subject to Plan requirements regarding lands adjoining Conservation Areas.

Vegetation. One vegetation community, creosote bush scrub, was present on the project site. Creosote bush scrub is a native vegetation community that is common to the Colorado Desert. No special-status habitats or vegetation communities were observed on the project site (ECORP 2017a).

Of the 62 special-status plants identified, five species have a high potential, five species have a moderate potential, and 11 species have a low potential to occur on the project site. Forty of the species identified in the literature review are presumed absent from the project site due to the lack of suitable habitat and/or records in the vicinity of the project site (ECORP 2017a).

The project site provides suitable habitat for 10 special-status plant species that have either a high or moderate potential to occur on the project site based on the presence of suitable habitat and documented observations in the area. Of the 10 special-status plant species with high or moderate potential to occur on the project site, Coachella Valley milk-vetch (*Astragalus lentiginosus var. coachellae*), Triple-ribbed milk-vetch (*Astragalus tricarinatus*), and Little San Bernardino Mountains linanthus (*Linanthus maculatus ssp. maculatus*) are covered under the CVMSHCP and would not require focused surveys or mitigation. However, the remaining seven species not covered by the CVMSHCP may require mitigation or avoidance measures which may include focused surveys, pre-construction surveys, and/or construction monitoring. These species include: White-bracted spineflower (*Chorizanthe xanti var. leucotheca*), Desert spike-moss (*Selaginella eremophila*), Chaparral sand-verbena (*Abronia villosa var. aurita*), Pointed dodder (*Cuscuta californica var. apiculata*), Harwood's eriastrum (*Eriastrum harwoodii*), Desert beardtongue (*Penstemon pseudospectabilis ssp. pseudospectabilis*), and Narrow-leaf sandpaper plant (*Petalonyx linearis*).

Ground disturbing activities associated with the construction of the Proposed Project could remove individual special-status plant species, if present, and would result in a permanent loss of habitat. This would result in a significant impact. However, impacts to special-status plant species covered under the CVMSHCP would be less than significant with the implementation of Mitigation Measure BIO-1. Impacts to special-status plant species not covered by the CVMSHCP would be less than significant with the implementation of Mitigation Measure B-2.

Wildlife. The project site provides suitable habitat for 19 special-status wildlife species that have a high or moderate potential to occur on the project site based on the presence of suitable habitat and documented observations. Of the 19 special-status wildlife species with high or moderate potential to occur on the project site, eight of them are covered under the CVMSHCP and would not

require focused surveys or mitigation beyond payment of the CVMSHCP local development mitigation fees (Mitigation Measure BIO-1).

However, the remaining 11 special-status species with a high or moderate potential to occur and not covered by the CVMSHCP may require mitigation or avoidance measures. None of these 11 species are federally or state-listed species. With the exception of burrowing owls (*Athene cunicularia*), desert tortoise (*Gopherus agassizii*), and desert kit fox (*Vulpes macrotis arsipus*), discussed below, loss of approximately 1.3 acres of habitat for these non-listed species is unlikely to substantially reduce the habitat for these species or lead to listing, and a less than significant impact would occur.

Burrowing Owl. During the field surveys, several small mammal burrows were noted throughout the site. The burrows were too small for burrowing owl and no sign (whitewash, pellets, and/or feathers) of use by burrowing owl was noted. However, the project site does contain suitable habitat for this species and the literature review and database search identified multiple records in the vicinity of the project site. Burrowing owls are a covered species under the CVMSHCP and covered species do not require focused survey or mitigation, but because burrowing are protected by the MBTA and California Fish and Game Code direct take of burrowing owl and their burrows must be mitigated for. Although burrowing owl and suitable burrowing owl burrows were not identified on the project site during the biological reconnaissance survey, this species is mobile and if the conditions were to change on the project site, burrowing owl could take up residence on the project site. If burrowing owl were to occupy the site prior to construction, direct impacts to burrowing owl by mortality and habitat loss during ground disturbance and indirect impacts from construction noise and vibrations may occur. Impacts to burrowing owl would be less than significant with the implementation of Mitigation Measure BIO-3.

Desert Tortoise. No desert tortoises or desert tortoise burrows were identified during the biological reconnaissance survey. Desert tortoises were found to have a high potential to occur on the project site based on the presence of suitable habitat. Take of this species is covered under the CVMSHCP and no focused surveys are required, but the CVMSHCP does require that individual tortoises be relocated if identified on a project site prior to construction. Direct impacts to desert tortoise by mortality and habitat loss during ground disturbance and indirect impacts from construction noise and vibrations may occur. Implementation of Mitigation Measure BIO-4 would reduce impacts to a level that is less than significant.

Desert Kit Fox. No potential desert kit fox dens of the appropriate size and shape were identified during the biological reconnaissance survey. Desert kit fox was found to have a moderate potential to occur on the project site based on the presence of suitable habitat. This species is not covered under the CVMSHCP,

and does not currently have a special-status designation from CDFW or USFWS, but is regulated as a fur-bearing mammal. As a fur-bearing mammal, the desert kit fox is protected under the California Code of Regulations Title 14, Chapter 5, Section 460, which prohibits "take" of the species at any time (CCR 2017). Direct impacts to desert kit fox could occur through mortality and habitat loss during ground disturbance and indirect impacts from construction noise and vibrations may occur. Impacts to desert kit fox would be less than significant with the implementation of Mitigation Measure BIO-5.

Nesting Birds. The project site and surrounding areas provide suitable nesting habitat for raptors and songbirds. The CVMSHCP does not address bird species covered under the MBTA, and all development within the CVMSHCP areas is required to comply with the MBTA and avoid impacts to nesting birds. If construction of the Proposed Project occurs during the bird breeding season (typically February 1 through August 31), ground-disturbing construction activities could directly affect birds protected by the MBTA and their nests through the removal of habitat on the project site and indirectly through increased noise, vibrations, and increased human activity. Impacts to nesting birds would be less than significant with the implementation of Mitigation Measure BIO-6.

BIO-1 CVMSHCP Fee: The developer shall ensure that the applicable CVMSHCP Local Development Mitigation Fee is paid to the City of Desert Hot Springs. The time of payment must comply with the City's Municipal Code (Chapter 3.40).

BIO-2 Pre-construction Rare Plant Survey: A pre-construction survey shall be conducted for the special-status plant species that have been identified to have high to moderate potential to occur and are not covered by the CVMSHCP, including white-bracted spineflower, desert spike moss, chaparral sand-verbena, pointed dodder, Harwood's eriastrum, desert beardtonge, and narrow-leaf sandpaper plant. The survey methods shall follow the guidelines listed in the CNPS Botanical Survey Guidelines (CNPS 2001). If a population of special-status plants, not covered by the CVMSHCP, is found on the project site then CDFW shall be consulted to discuss appropriate mitigation measures. Mitigation measures could include, but are not limited to, seed collection and/or transplanting.

BIO-3 Pre-construction Surveys for Burrowing Owl: Pre-construction surveys for burrowing owl shall be conducted. The surveys shall follow the methods described in the CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 2012). Two surveys shall be conducted, with the first survey being scheduled between 30 and 14 days before initial ground disturbance (grading, grubbing, and construction), and second survey being conducted no more than 24 hours prior to initial ground disturbance. If burrowing owls and/or suitable burrowing owl burrows are

identified on the project site during the survey, and impact to those features are unavoidable, the Applicant shall consult with CDFW and follow the methods listed in the CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 2012) for avoidance and/or passive relocation.

BIO-4 Pre-construction Survey for Desert Tortoise: A pre-construction survey for desert tortoise shall be conductedto identify any desert tortoise on the project site prior to construction and ensure there is no desert tortoise mortality. This survey can be conducted in conjunction with the pre-construction burrowing owl survey. If desert tortoise are identified on the project site during the pre-construction survey, and direct impacts to the species are unavoidable, the Applicant shall consult with the City and the wildlife agencies, before proceeding to follow the USFWS guidelines for avoidance, exclusion, and/or passive relocation.

BIO-5 Pre-construction Survey for Desert Kit Fox: A pre-construction survey for desert kit fox shall be conducted. This survey can be conducted in conjunction with the pre-construction burrowing owl survey. There are no specific guidelines for desert kit fox CDFW usually recommends that the survey follow the USFWS Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance (USFWS 2011). If desert kit fox and/or suitable desert kit fox dens are identified on the project site during the clearance survey, and impacts to those features are unavoidable, the Applicant shall consult with CDFW, before proceeding to follow the USFWS guidelines for avoidance, exclusion, and/or passive relocation.

BIO-6 Pre-construction Nesting Bird Survey: If construction or other project activities are scheduled to occur during the bird breeding season (February through August for raptors and March through August for the majority of migratory bird species), a pre-construction nesting bird survey shall be conducted by a qualified biologist. The survey shall be completed no more than 14 days prior to initial ground disturbance. The nesting bird survey shall include the project site and adjacent areas where project activities have the potential to cause nest failure. If an active nest is identified, a qualified biologist shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities will need to be avoided within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist.

b) Would the project 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 the California Department of Fish and Game or the U.S. Fish and Wildlife Service?

No Impact. The project site does not support riparian habitat, sensitive natural communities, wetlands, or trees that would need to be preserved and no project related impacts are anticipated for these resources.

c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Less than Significant with Mitigation. The desktop review of the U.S. Department of Agriculture Web Soil Survey (NRCS 2017) and the USGS topographic map did not identify any potentially jurisdictional features on site (NRCS 2017). There were no potentially jurisdictional features identified on the project site (ECORP 2017a). No impact would occur.

d) *Would the project 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?*

Less Than Significant. The project site provides wildlife movement opportunities due to the fact that it is open and unimpeded land. However, the project site would not be considered a wildlife movement corridor that would need to be preserved in order to allow wildlife to move between important natural habitat areas. The site is exposed and does not contain any major drainages or washes that would be considered movement corridors for wildlife. Additionally, the Morongo Wash Special Provisions Area, which lies within the Upper Mission Creek/Big Morongo Canyon Conservation Area, is located approximately 0.3 mile west of the project site and is already conserved by the CVMSHCP. The Morongo Wash Special Provisions Area likely serves as a wildlife movement corridor for animals moving through or within the vicinity of the project site. The Morongo Wash Special Provisions Area and the Upper Mission Creek/Big Morongo Canyon Conservation Area are important areas that contain wildlife habitat corridors, core habitat for desert tortoise, and conserved habitat for Le Conte's thrasher and Palm Springs pocket mouse. Impacts would be less than significant.

e) *Would the project conflict with any local policies or ordinance protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact. The Proposed Project would not conflict with any local policies or ordinances protecting biological resources. The Proposed Project would comply with all requirements of the CVMSHCP. No impact would occur.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Proposed Project would comply with all requirements of the CVMSHCP. No impact would occur.

5. CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Less Than Significant With Mitigation. A cultural resources study was conducted for the Proposed Project in December 2017 by ECORP Consulting, Inc. (ECORP 2017b). The study consisted of a cultural resources records search, Native American Heritage Commission (NAHC) Sacred Lands File search, and an intensive systematic pedestrian survey. The records search was conducted at the Eastern Information Center at the University of California Riverside for the project site and a one-mile radius around the project site. The records search results indicate that ten cultural resources have been documented within a one-mile radius of the project site. No previously recorded resources are located within the project site. There have been 48 cultural resources investigations previously conducted within a one-mile radius of the project site between 1972 and 2016; however, no previous cultural resources surveys took place within the project site.

As a result of the intensive pedestrian survey, no cultural resources were identified within the project site. No historic-period artifacts were identified as result of survey and the historic archaeological sensitivity of the project site is considered to be low. No prehistoric-age resources were identified during the survey and the prehistoric archaeological sensitivity of the project site is considered to be low. The ground surface within and adjacent to the project site was closely inspected for any evidence of human activities dating to the prehistoric or historic period, and none were found. No buildings, structures, objects, sites, features, or artifacts more than 50 years of age were encountered during the field survey.

In general, the archaeological sensitivity of the site is considered to be low. However, unknown buried resources may be present below the ground surface. If these resources are eligible for the California Register of Historical Resources (CRHR) and are disturbed by the development of the parcel, a significant impact would occur. This impact would be less than significant with the implementation of Mitigation Measure CR-1.

CR-1: 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 archaeologist 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.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant With Mitigation. No archaeological resources were identified on the project site (ECORP 2017b). However, the potential remains for archaeological resources to be present on the site below the ground surface that could be disturbed during project construction. Implementation of Mitigation Measure CR-1 would reduce this impact to a less than significant level.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant With Mitigation. A records search of paleontology collection records was completed for the Proposed Project (Natural History Museum of Los Angeles County 2017). The records search indicated that surface deposits on the project site consist of younger Quaternary alluvial fan deposits derived from the San Bernardino Mountains to the northwest. These types of deposits are unlikely to contain significant fossils in the uppermost layers. Shallow excavations in these deposits would be unlikely to disturb significant fossils. However, older Quaternary deposits may occur subsurface on the project site and may contain significant fossil vertebrate remains. The closest fossil vertebrate locality in these older Quaternary deposits is LACM 1269, southeast of the project site north of Flat Top Mountain on the southern side of Seven Palms Valley. LACM 1269 contained specimens of fossil horse (*Equus*). As such, deep excavations (greater than 10 feet) that extend into older Quaternary deposits may encounter significant fossil remains that may be destroyed during site construction activities that extend to that depth. Mitigation Measure CR-2 would reduce this impact to a less than significant level.

CR-2: The Applicant shall ensure that any excavations deeper than 10 feet will be monitored by a qualified paleontological monitor. The monitor shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays, but must have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.

All fossils and associated data recovered during the paleontological monitoring shall be deposited in a public museum or other approved curation facility.

d) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant With Mitigation. No human remains were identified during the survey. However, there is the potential for unknown remains to be present below the ground surface that could be disturbed during construction. Implementation of Mitigation Measure CR-3 would reduce this impact to a less than significant level.

CR-3: In the event that any human remains are discovered, the Applicant shall cease all construction activities immediately and the Riverside County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the NAHC. The NAHC will then identify the most likely descendants (MLD) to be consulted regarding treatment and/or reburial of the remains. If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to the remains, the property owner shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

6. GEOLOGY AND SOILS

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant. According to the City of Desert Hot Springs General Plan, the nearest faults to the project site are the Banning and Mission Creek faults, which are segments of the San Andreas Fault. Based on analysis of the San Andreas Fault's earthquake potential, a major seismic event within the City of Desert Hot Springs planning area would lie within intensity zones IX through XI on the Modified Mercalli Intensity Scale (MMIS). The MMIS measures the damage potential of an earthquake based on people's reaction to a quake, and observed damage to structures and other physical effects. The MMIS is

measured within twelve levels of intensity, ranging from I (tremor not felt) to XII (damage is nearly total). During an earthquake, the City of Desert Hot Springs would be exposed to ground shaking and ground rupture.

There are no known active faults that traverse the project site or its immediate vicinity. According to the California Division of Mines and Geology, Desert Hot Springs Quadrangle Special Studies Zone Map, the nearest fault to the project site is the Mission Creek Fault. This fault is located approximately 1.2 miles northeast of the project site and lies within an Alquist-Priolo Earthquake Fault Zone (CDC 1980; City of Desert Hot Springs 2000).

The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The potential for damage due to ground rupture is unlikely due to the location of the project site from known fault lines within the Coachella Valley. The Proposed Project would have less than significant impacts due to ground rupture of a known earthquake fault and no mitigation measures are required.

ii. Strong seismic ground shaking?

Less Than Significant. According to the City of Desert Hot Springs General Plan, ground shaking is the primary seismic hazard that can be expected for the Project site, due to its location from a fault. The intensity of this ground shaking can be affected by the distance from such fault.

Design and construction of the proposed facilities would comply with current building codes and standards which would reduce the risk of loss, injury, or death resulting from strong ground-shaking. A less than significant impact would occur, and no mitigation measures are required.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant. Liquefaction is a phenomenon where water-saturated granular soil loses shear strength during strong ground shaking produced by earthquakes. The loss of soil strength occurs as a consequence of cyclic pore water pressure increases below groundwater surface. Potential hazards due to liquefaction include loss of bearing strength beneath structures, possibly causing foundation failure and significant settlements and differential settlements. Liquefaction generally occurs in areas where the ground water table is less than 50 feet below the surface.

According to the City of Desert Hot Springs General Plan, liquefaction is considered low in the Desert Hot Springs area, principally because of the approximate depth of 150 to 200 feet to ground water. The Proposed Project is located within the Mission Creek Subbasin. Average depth to groundwater in the

Mission Creek Subbasin is 300 feet below surface (City of Desert Hot Springs 2000). Less than significant impacts related to seismic ground failure as a result of liquefaction are expected for the Proposed Project and no mitigation measures are required.

iv. Landslides?

No Impact. Landslides can generally occur in areas that have steep slopes and can be caused by seismic activity and/or extended periods of rain resulting in high water saturation of soils. Topographically, the project site is relatively flat with a high elevation of 980 feet above mean sea level (msl) in the northeast corner. The project site is not located in an area susceptible to rock falls or landslides. No impacts related to landslides are anticipated for the Proposed Project and no mitigation measures are required.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant. Construction of the Proposed Project would require ground disturbing activities which could result in soil erosion. Construction of the Proposed Project would be required to comply with the Construction General Permit, through the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and a Fugitive Dust Control Plan. The project site is located in Federal Emergency Management Agency (FEMA) Flood Zone AO, which is defined as a special flood hazard area subject to inundation by the 100-year flood. Flood depths would be up to one foot, usually sheet flow on sloping terrain. FEMA has determined that the flood velocity in this flood zone would be five feet per second (City of Desert Hot Springs 2000). During Proposed Project operation, all onsite 100-year peak discharges would be conveyed into an onsite retention tank located on the northern portion of the site. The Proposed Project would also be required to comply with the City of Desert Hot Springs grading ordinance. The Proposed Project would not result in significant impacts due to soil erosion or the loss of topsoil and no mitigation measures are required.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in, on, or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant. As discussed previously, impacts associated with liquefaction, lateral spread, and offsite landslides are expected to be less than significant.

Ground subsidence is defined as the gradual settling or sinking of the ground with little or no horizontal movement (City of Desert Hot Springs 2000). Subsidence is usually associated with the extraction of oil, gas, or groundwater from below the ground surface, but it may also occur as a result of an

earthquake. Devers Hill, located approximately two miles southwest of the project site, is a prime example of uplift that has occurred in the Desert Hot Springs area. This uplift is seen in the four-meter-high cut on the west side of Devers Hill.

The City of Desert Hot Springs is mostly comprised of alluvial sediments which are prone to collapse. As part of the Proposed Project approvals, site specific grading plans and a geotechnical report would be required. Following the recommendations in the site-specific geotechnical report would ensure that the potential for impacts related to unstable soils that could potentially result in, or offsite landslide, lateral spreading, subsidence, liquefaction or collapse would be less than significant and no mitigation measures are required.

d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks of life or property?*

No Impact. The City of Desert Hot Springs planning area is underlain by alluvial and aeolian sediments. According to the City of Desert Hot Springs General Plan, these sediments are prone to collapse and design and construction methods should be considered to prevent saturation of soils (City of Desert Hot Springs 2000).

Expansive soils are defined as soils with a significant amount of clay particles with the ability to give up (shrink) or take on (swell) water. Within the City of Desert Hot Springs Planning area, expansive soils are not considered a significant hazard as there are minimal amounts of clay in the soils. Expansive soils are not known to occur on the project site. The Proposed Project would not be located on expansive soils and therefore no impact would occur and no mitigation measures are required.

e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

No Impact. Mission Springs Water District provides waste water treatment services in this area. The Proposed Project would retain all stormwater on site. One detention basin is proposed on the north side of the proposed greenhouse for this purpose. The Proposed Project would construct an onsite septic system. The Proposed Project would not have impacts related to soils incapable of adequately supporting septic tanks or alternative wastewater disposal systems. No mitigation measures are required.

7. GREENHOUSE GAS EMISSIONS

a, b) *Would the project generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment? Conflict with*

an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant. There is scientific consensus that the contribution of greenhouse gas (GHG) emissions into the atmosphere is resulting in the change of the global climate. The global average temperature is expected to increase relative to the 1986–2005 period by 0.3 to 4.8 degrees Celsius (°C) (0.5–8.6 degrees Fahrenheit [°F]) by the end of the twenty-first century (2081–2100), depending on future GHG emission scenarios (IPCC 2014). According to the California Natural Resources Agency (2012), temperatures in California are projected to increase 2.7°F above 2000 averages by 2050 and, depending on emission levels, 4.1–8.6°F by 2100. Physical conditions beyond average temperatures could be indirectly affected by the accumulation of GHG emissions. For example, changes in weather patterns resulting from increases in global average temperature are expected to result in a decreased volume of precipitation falling as snow in California and an overall reduction in snowpack in the Sierra Nevada. The Global Warming Solutions Act, also known as Assembly Bill (AB) 32, is a legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020.

Construction and operation of the Proposed Project would generate GHG emissions, with the majority of energy consumption and associated generation of GHG emissions occurring during the Proposed Project's operation (as opposed to during its construction). During construction, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically use fossil-based fuels to operate. The combustion of fossil-based fuels creates GHG emissions such as carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Furthermore, CH_4 is emitted during the fueling of heavy equipment. Operational activities associated with the proposed Project would result in emissions of CO_2, CH_4, and N_2O from the following primary sources: area source emissions; energy source emissions; mobile source emissions; solid waste; and water supply, treatment, and distribution.

Area sources would result in GHG emissions generated from maintenance/cultivation equipment, which would generate emissions from fuel combustion and evaporation of unburned fuel. Energy source GHG emissions are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO_2 and other GHG emissions directly into the atmosphere; these emissions are considered direct emissions associated with a building. Greenhouse gases are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions.

GHG emissions would also result from mobile sources associated with the Proposed Project. These mobile source emissions would be generated through

the typical daily operation of motor vehicles by delivery trucks, visitors, and employees. Proposed Project mobile source emissions are dependent on overall daily vehicle trip generation. Also, cultivation land uses would result in the generation and disposal of solid waste. GHG emissions from landfills are associated with the anaerobic breakdown of material. Waste can be diverted from landfills through a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. Indirect GHG emissions result from the production of electricity used to convey, treat, and distribute water and wastewater; this amount of electricity depends on the volume of water as well as the sources of the water.

Project-source emissions are summarized in **Table 7-1**. The anticipated GHG emissions during Proposed Project construction have been amortized over 30 years pursuant to SCAQMD guidance.

Table 7-1
Project-Related Greenhouse Gas Emissions

Category	CO_2e (Metric Tons/Year)[1]
Area Sources	0
Energy Usage	84
Mobile Sources	83
Waste	10
Water	31
Annual construction-related emissions amortized over 30 years	9
Total Emissions	**217**

Source: Emissions were calculated by ECORP Consulting using the California Emissions Estimator Model version 2016.3.2, as recommended by the SCAQMD. Refer to Appendix A for Model Data Outputs.
Notes:
[1] Emissions modeling based primarily on California Emissions Estimator Model defaults for the Salton Sea Air Basin portion of Riverside County. Based on data from the California Public Utilities Commission (2017), the consumption of 9,325 kilowatts hours were added to model defaults for 'manufacturing' buildings in order to account for indoor cultivation lighting. Based on data from the Oregonian Newspaper (2016) and weedfarmer.com (n.d.), the consumption of 5,672,830 gallons of water used annually were used to account for indoor cultivation water use.

Addressing GHG generation impacts requires an agency to make a determination as to what constitutes a significant impact. The CEQA Guidelines specifically allow lead agencies to determine thresholds of significance that illustrate the extent of an impact and are a basis from which to apply mitigation measures. This means that each agency is left to determine whether a project's GHG emissions will have a "significant" impact on the environment. The guidelines direct that agencies are to use "careful judgment" and "make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate" the project's GHG emissions (14 California Code of Regulations Section 15064.4(a)). A number of expert agencies throughout the state have drafted or adopted varying threshold approaches and guidelines for

analyzing operational greenhouse gas emissions in CEQA documents. The different thresholds include (1) compliance with a qualified GHG reduction strategy, (2) performance-based reductions, (3) numeric "bright-line" thresholds, and (4) efficiency-based thresholds. The California Supreme Court decision in the *Centers for Biological Diversity et al. v. California Department of Fish and Wildlife, the Newhall Land and Farming Company* (November 30, 2015, Case No. S217763) confirmed that when an "agency chooses to rely completely on a single quantitative method to justify a no-significance finding, CEQA demands the agency research and document the quantitative parameters essential to that method."

Assembly Bill (AB 32) is a legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020. In adopting AB 32, the legislature determined the necessary GHG reductions for the state to make in order to sufficiently offset its contribution to the cumulative climate change problem. Compliance with AB 32 is the current adopted basis upon which an agency can base its significance threshold for evaluating a project's GHG impacts. However, it is acknowledged that the recently signed legislation of Senate Bill (SB) 32 will ultimately result in GHG emissions reduction mechanisms and requirements for years beyond 2020.

On September 28, 2010, the SCAQMD conducted Stakeholder Working Group Meeting #15, which resulted in a recommendation that a project consistent with an approved regional climate action plan (CAP) should be considered less than significant regarding the generation of GHG emissions.

The City of Desert Hot Springs adopted a Climate Action Plan (CAP) in 2013. A climate action plan is a comprehensive strategy for a community to reduce emissions of GHGs, which, according to scientific consensus, are primarily responsible for causing climate change. The City-wide reduction strategies contained in the CAP are based on the inventory of GHG emissions generated in the City prepared by the Coachella Valley Association of Governments (2011). Coupled with the Coachella Valley Association of Governments' (CVAG's) 2011 *Regional Greenhouse Gas Inventory*, the Desert Hot Springs CAP includes four key pieces:

1. An inventory of the annual GHG emissions attributable to Desert Hot Springs based on the types of activities occurring within the community and guidance from various protocols and agencies.

2. A forecast of what GHG emissions are likely to look like in 2020, based on expected population and economic growth adopted in the General Plan.

3. A reduction target, which identifies a goal for reducing GHG emissions by 2020 and 2050.

4. Action Items and Measures which describe the actions the community intends to take to achieve the reduction target. Each strategy identifies the amount of GHGs that will be reduced once the strategy is implemented.

The City of Desert Hot Springs CAP was set in place to guide the City in decisions that lead to the largest and most cost-effective GHG emissions reductions. This plan sets forth goals to reduce emissions to achieve the targets of AB 32. In order to achieve these targets, the CAP presents a number of GHG emissions-reducing action items and measures that are to be implemented by the City. These emissions-reducing measures have been provided for different sectors of the community including transportation, residential buildings, commercial buildings, government incentives, renewable energy, cross-cutting initiatives, solid waste, and water. As specified in the CAP, these measures are to be implemented in a series of three phases over a course of eight years, which began in 2013. The reduction measures proposed in the CAP build on inventory results and key opportunities prioritized by City staff and members of the public. The CAP strategies consist of measures that identify the steps the City will take to support reductions in GHG emissions. The City will achieve these reductions in GHG emissions through a mix of voluntary programs and new strategic standards. All standards presented in the CAP respond to the needs of development, avoiding unnecessary regulation, streamlining new development, and achieving more efficient use of resources. The proposed Project would be expected to comply with all applicable emissions-reducing measures identified within the CAP.

The proposed Project is consistent with the GHG inventory and forecast prepared for the CAP (CVAG's *Regional Greenhouse Gas Inventory* (2011) is the source document for the City GHG inventory and forecast). Both the existing and the projected GHG inventories were derived based on the land use designations and associated densities defined in the City's General Plan, and the proposed Project is consistent with the General Plan. Therefore, since the proposed Project is consistent with the City's General Plan and does not propose an amendment to modify the type, intensity, or density of use, it is also consistent with the GHG inventory and forecast employed in the CAP.

In addition, proposed Project consistency with applicable measures in the CAP has been assessed.

Table 7-2
City of Desert Hot Springs CAP Applicable Measures Project Comparison

Sector	CAP Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
Sphere - "Where We Live"		
Solid Waste	Solid Waste Diversion: Increase solid waste diversion rate by 5% to 68.1% by 2015 potentially through	Consistent. The proposed Project would be required to comply with AB 341, Mandatory Commercial

Sector	CAP Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
	use of tiered rate structure.	Recycling, which includes recycling programs that reduces waste to landfills by a minimum of 50 percent (up to 75% by 2020).
Solid Waste	Solid Waste Diversion: Increase solid waste diversion rate by an additional 10% to 78.1% by 2020 potentially through awareness programs, recognition, tiered rate structures, and other financial instruments.	Consistent. The proposed Project would be required to comply with AB 341, which includes recycling programs that reduces waste to landfills by a minimum of 50 percent (up to 75% by 2020).
Sphere - "Where We Work"		
Commercial Buildings	Energy-Efficient, Commercial-Sector Lighting: Promote and leverage existing incentives for efficient lighting and educate and locally incent building owners to eliminate any remaining T-12 lamps in commercial/industrial buildings.	Consistent: The proposed Project would comply with current 2016 Title 24 requirements for installation of energy-efficient lighting.
Commercial Buildings	Integrated Lighting Systems: Promote SCE's Energy Management Solutions' energy- efficient lighting linked to building controls and occupancy sensors in minimum of 1 million square feet of commercial/industrial space.	Consistent. This is a city-based measure. If the proposed Project will be targeted by the City to be part of the 1 million square feet of commercial/industrial space that is to have energy-efficient lighting linked to building controls and occupancy sensors. Additionally, as a City-implemented Condition of Approval, all cultivation projects in the City, including the proposed Project, are required to employ the use of exterior lighting that is energy-efficient (Desert Hot Springs 2016).
Government Initiatives	Water Efficient Landscaping Ordinance: Build on and exceed current Water Efficient Landscaping Ordinance in the commercial/industrial sector by 15% community-wide by 2020.	Consistent. The proposed Project is to be landscaped with drought-tolerant ground cover, trees, and shrubs as approved by the City of Desert Hot Springs. Plant irrigation would use drip or micro-spray applicators to avoid overwatering and promote water efficiency.
Sphere - " How We Build"		
Commercial Buildings	Sustainable Parking Lots: Program to reduce the heat island effect through the promotion of parking lot coverings and coatings and semi permeable surfaces for new construction to achieve 20% of existing parking lots, and 80% of new parking lots.	Consistent: The proposed Project includes the planting of trees in the parking lot that would provide shade and reduce the heat island effect and semi-permeable paving will be used as required by the City.
Commercial Buildings	"Cool Roofs": Promote the installation of reflective roofing on commercial/industrial properties in	Consistent: The proposed Project would comply with current 2016 Title 24 prescriptive cool roof requirements

Sector	CAP Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
	the community with recognition for first ten early adopters.	to meet energy compliance.
Government Initiatives	Green Building Program: Promote the voluntary Green Building Program to prepare for enhanced Title 24 requirements and green building standards.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that became mandatory in the 2010 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The Proposed Project would be subject to these mandatory standards. The 2014 Title 24 Code contained regulations that would 25% more efficient than the 2010 edition of the Code, and the 2016 Title 24 Code is 5% more efficient than the 2014 edition of the Code in terms of nonresidential buildings.
Water	Stormwater Capture: Promote storm water capture and detention for exterior landscape use (cisterns, rain barrels) to demonstrate 10 new systems by 2020.	Consistent. The Proposed Project includes retention basins throughout the parcel and would include devices to capture rainwater as required by the City.

Source: City of Desert Hot Springs Climate Action Plan (2013).

As shown in **Table 7-2**, the proposed Project is consistent with the applicable measures and the proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. This impact is less than significant.

8. HAZARDS AND HAZARDOUS MATERIALS

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant. According to the Code of Federal Regulations (CFR Title 40, Part 261) and the California Department of Toxic Substance Control, hazardous materials are defined as having four of the following characteristics: ignitability, reactivity, corrosivity, and/or toxicity.

Construction of the Proposed Project would involve the temporary use of potentially hazardous substances, such as diesel fuel and hydraulic fluid associated with construction equipment. However, equipment maintenance and

fueling activities would not occur on the site, and use of equipment would be consistent with the manufacturer's instructions and industry standards. Additionally, construction activities would involve the implementation of a Storm Water Pollution Prevention Plan (SWPPP) with accompanying Best Management Practices (BMPs) for the delivery, storage, use, and spill prevention of hazardous materials.

The Proposed Project's cultivation operations are not expected to involve the routine transport, use or disposal of hazardous materials that would pose a hazard to public health and safety or the environment. All cultivation operations would occur in enclosed facilities. A less than significant impact would occur.

b) *Would the project 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?*

Less Than Significant. The potential risk associated with accidental discharge during use and storage of equipment-related hazardous materials during construction is considered low because the handling of any such materials would be addressed through the implementation of BMPs. The Proposed Project consists of the construction of a one-story building and a greenhouse for the indoor cultivation of marijuana. These facilities would involve the use of cleaning compounds, sanitizing agents, solvents, and potentially flammable materials during the operation.

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.

In accordance with Ordinance Number 552 pertaining to the regulation of cannabis cultivation facilities, onsite 24-hour camera surveillance would be provided for the Proposed Project. Furthermore, the project site would be enclosed with a perimeter fence and a security guard would be on duty during hours of operation. The Proposed Project would have less than significant impacts related to the release of hazardous materials into the environment and no mitigation measures are required.

c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. There are no schools located within a one-quarter mile radius of the project site. Two Bunch Palms Elementary School is located approximately 0.9 mile east of the project site. No impacts related to hazardous emissions or the handling of hazardous emissions or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school are expected.

d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. Three record searches were completed for the project site within multiple database platforms pursuant to Government Code Section 65962.5 and its subsections. The databases consulted included *Geotracker, EnviroStor,* and the EPA *Enforcement and Compliance History Online* (ECHO). Geotracker is maintained by the State of California Water Resources Control Board. EnviroStor is maintained by the State of California Department of Toxic Substances Control (DTSC). The ECHO database focuses on inspection, violation, and enforcement data for the Clean Air Act (CAA), Clean Water Act (CWA) and Resource Conservation and Recovery Act (RCRA) and also includes Safe Drinking Water Act (SDWA) and Toxics Release Inventory (TRI) data.

The search results did not identify any records or sites in connection with the property. No Leaking Underground Storage Tank Cleanup Sites, Land Disposal Sites, Military Sites, DTSC Hazardous Waste Permits, DTSC Cleanup Sites, or Permitted Underground Storage Tanks are known to occur on or around the property (DTSC 2017; EPA 2017; SWRCB 2017a). The Proposed Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The Proposed Project is not located near an existing airport or airport land use plan. The nearest airport facility to the project site is the Palm Springs International Airport, located approximately seven miles south of the project site. No impacts related to a safety hazard for people working in the project site are expected because there are no airports within two miles of the project site and no mitigation measures are required.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The Proposed Project is not located in the vicinity of a private airstrip. No impact would occur.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The City of Desert Hot Springs General Plan has an Emergency Preparedness Element that identifies critical facilities necessary in the event of an emergency, to assess the availability of emergency response services, and to discuss the potential impacts of significant man-made and natural hazards within the community. This element was drafted with the goal of establishing policies and programs to assure effective response to environmental and man-made hazards that the community faces (City of Desert Hot Springs 2000).

The Riverside County Fire Department, under contract with the City of Desert Hot Springs, provides 24-hour fire protection and emergency medical services to the project area. The City of Desert Hot Springs has two fire stations, Battalion 10, Station 36 located at 11535 Karen Avenue is approximately 2.6 miles northwest from the project site and Battalion 10, Station 37 located at 65958 Pierson Boulevard, approximately 1.6 miles northeast from the project site. The Proposed Project is not anticipated to hinder goals and or policies set forth in the Emergency preparedness element of the City of Desert Hot Springs General Plan.

The site design would be reviewed by the Riverside County Fire Department for compliance with project-specific emergency access, water pressure and similar requirements as a routine aspect of the City's design review process. The Proposed Project would not interfere with an emergency response plan or emergency evacuation plan and no mitigation measures are required.

h) Would the project 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?

No Impact. Large areas of southern California are susceptible to wildfires year round due to the region's weather, topography, and vegetation conditions. The Coachella Valley's hot dry summer and autumn weather is ideal to generate the dry vegetation that fuels most wildfires. The California Board of Forestry (CDF) ranks fire hazard of wildland areas of the State using four main criteria: fuels, weather, assets at risk, and level of service.

Although the project site is undeveloped with vegetation and its surroundings contain vacant land and light industrial uses, these conditions have not been recognized to meet the criteria of high or very high fire hazard zones. The Western Coachella Valley Area Plan of the Riverside County General Plan designates the project area as a Low Wildfire Zone (County of Riverside 2003). The project area is also located in a Non-Very High Fire Hazard Severity Zone on the Cal Fire Map Local Responsibility Area (LRA) Map for Western Riverside County (CAL FIRE 2009). The project site is not located near or adjacent to any wildfire areas. As previously discussed, the Proposed Project would include the necessary fire protection facilities necessary to satisfy the Riverside County Fire Department requirements. No impact would occur.

9. HYDROLOGY AND WATER QUALITY

a) *Would the project violate any water quality standards or waste discharge requirements?*

Less Than Significant. The project site is located within the Whitewater River Watershed in the Colorado River Region (Region 7) (SWRCB 2017b). There are nine California Regional Water Quality Control Boards (RWQCBs) that regulate water quality pursuant to the National Pollutant Discharge Elimination System (NPDES), an amendment to the federal Clean Water Act (CWA) of 1972, from non-point sources. The Proposed Project would disturb an area greater than one acre and therefore would be subject to compliance with the State's most current NPDES Construction General Permit (CGP) (Order No. 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ). As part of the CGP, to reduce potential adverse effects to surface water quality during construction, a Stormwater Pollution Prevention Plan (SWPPP) would be prepared. The SWPPP would identify Best Management Practices (BMPs) to prevent stormwater runoff pollution. Preparation of a SWPPP and implementation of BMPs would ensure no adverse effects to water quality would occur during construction. Impacts would be less than significant.

b) *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of a local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

Less Than Significant. The City of Desert Hot Springs primarily relies on groundwater for its domestic water through extraction of groundwater from the Mission Creek subbasin, which forms a part of the larger Coachella Valley Groundwater Basin (SWRCB 2017b). Within the project area, the Coachella Valley Water District (CVWD), Desert Water Agency (DWA), and the Mission

Springs Water District (MSWD) manage the Mission Creek and Garnet Hill Subbasins Water Management Plan. This plan identifies long-term goals to direct operations of current and future water demands. The project site is located within the jurisdiction of the MSWD.

MSWD is responsible for distributing domestic water to the City of Desert Hot Springs. According to the MSWD 2010 Urban Water Management Plan, the Mission Springs subbasin is currently in overdraft condition. Through agreements with the CVWD and DWA, the City of Desert Hot Springs is currently in cooperation with the MSWD and other agencies and jurisdictions to implement a groundwater replenishment program to ensure the function and sustainability of the Mission Creek subbasin (MSWD 2010).

The Proposed Project is consistent with the City's General Plan, and is not anticipated to interfere with groundwater supply. The Proposed Project would implement water conservation measures to reduce impacts to public water supplies, including low-flow plumbing fixtures, drought-tolerant landscaping, and water-efficient irrigation systems in the growing area. Additional domestic water improvements may be required by MSWD and would be included in the conditions of approval during the City's review process. A less than significant impact would occur.

c) *Would the project 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 which would result in substantial erosion or siltation on- or off-site?*

Less Than Significant. The project site is currently flat. Construction of the Proposed Project would include grading of an undeveloped approximately 1.3-acre site. A SWPPP would be in place to control runoff and erosion. Impacts would be less than significant.

d) *Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial flooding on- or off-site?*

Less Than Significant. Site grading and preparation would drain the site to a retention basin located on the northern end of the site. This change in drainage would not result in substantial flooding on- or off-site and would not alter the course of a stream or river. A less than significant impact would occur.

e) *Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Less Than Significant. The Proposed Project's runoff would be directed to a retention basin located on the north side of the parcel. The Proposed Project would not contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. A less than significant impact would occur.

f) Would the project otherwise substantially degrade water quality?

Less Than Significant. During construction, the Proposed Project would implement a SWPPP with BMPs to prevent degradation of water quality. During operations, the Proposed Project would use an on-site retention basin to allow the Proposed Project to comply with the Stormwater Management and Discharge Controls stipulated in Chapter 13.08 of the Desert Hot Springs Municipal Code. The purpose of these requirements is to minimize the discharge and transport of pollutants associated with new development through the control of the volume and velocity of stormwater runoff. The Proposed Project would not substantially degrade water quality. A less than significant impact would occur.

g) Would the project 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?

No Impact. The major drainages of Mission Creek, Big and Little Morongo Creeks, Blind Creek, Long Creek and its tributaries, other mountain canyons and their alluvial fans, and runoff associated with the foothills of the San Bernardino and Little San Bernardino Mountains comprise areas of potential flooding in the City of Desert Hot Springs (City of Desert Hot Springs 2000a). The project site is located in Zone AO of the federal Flood Insurance Rate Map (FEMA 2008), which is designated as an area that would flood to an average depth of one foot during the 100-year flood. However, the Proposed Project is industrial and does not include housing. Therefore, no mitigation measures to protect housing from the 100-year flood are required. No impact would occur.

h) Would the project place within a 100-year flood hazard area structures which would impede or direct flood flows?

Less Than Significant. As discussed above, the Proposed Project is in the 100-year flood hazard area (Flood Zone AO) designated by FEMA. The project site and the surrounding area is subject to inundation by the 100-year flood to an average depth of one foot and a velocity of five feet per second. The Proposed Project would place a one-story 4,737-sq. ft. industrial building, a 10,805-sq. ft. greenhouse, an onsite retention basin, parking, landscaping, and other site improvements on a previously vacant site within the 100-year flood hazard area. Stormwater runoff would be directed into a retention basins on the north side of the project site. The Proposed Project would be required to comply with the City

of Desert Hot Springs grading ordinance. Therefore, the Proposed Project would not impede or direct flood flows. A less than significant impact would occur.

i) *Would the project 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?*

Less Than Significant. As discussed above, the Proposed Project is in the 100-year flood hazard area (Flood Zone AO) designated by FEMA. Stormwater runoff would be directed into a retention basin located on the north side of the project site. The project area is not near an existing levee or dam and flood hazards from these structures do not exist on the project site (FEMA 2008). Therefore, people or structures would not be exposed to a significant risk of loss, injury, or death involving flooding. A less than significant impact would occur.

j) *Would the project expose people or structures to inundation by seiche, tsunami, or mudflow?*

No Impact. The project site is not in an area subject to seiche, tsunami, or mudflow. No impact would occur.

10. LAND USE AND PLANNING

a) *Would the project physically divide an established community?*

No Impact. The project site is currently vacant and is zoned as Light Industrial (I-L) District and designated as such by the City of Desert Hot Springs General Plan. The I-L District is designated to support land uses for light industrial uses functioning within enclosed buildings and the development of business parks. As described previously in Section 2.1 Project Vicinity, the surrounding land uses immediately adjacent to the project site include undeveloped vacant land with conditions similar to those found on the project site and light industrial facilities. To reduce and avoid land use incompatibility, the I-L District is predominantly separated from residential and commercial uses. There are no established communities that would be divided through implementation of the Proposed Project. No impact would occur.

b) *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

No Impact. As part of the Proposed Project the Applicant is seeking approval of a Conditional Use Permit (CUP) (Municipal Code 17.180.090) and Regulatory Permit (Municipal Code Chapter 5.50) to develop approximately 1.3 acres for a

proposed cannabis cultivation facility. Through this CUP, an evaluation of the design and operation of the Proposed Project would render the project in full compliance with City regulations. In addition, all cannabis cultivation operations and any related activities, such as transportation, manufacturing, and testing, are required to comply with all relevant State laws and any future law that may be enacted.

As previously described in Response 10a, the Proposed Project is considered an activity that qualifies as light industrial use, which is consistent with the City's General Plan land use and zoning designations. Acquiring a CUP as part of the Proposed Project would ensure that design and operation would not conflict with the City's land use, zoning, or other regulatory policies identified above. The Proposed Project would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. No impact would occur.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. As previously described in the response to Section 4. Biological Resources question f) of this Initial Study, the project site is located within the CVMSHCP, a regional plan which identifies policies for conservation for federally protected species, state-protected species, and/or other species of concern. The CVMSHCP program aims to conserve over 240,000 acres of open space and protect 27 plant and animal species by providing comprehensive compliance with federal and state endangered species laws. The CVMSHCP includes most of the Coachella Valley floor portion of Riverside County habitats and natural communities found within the Coachella Valley. The Proposed Project would comply with all requirements of the CVMSHCP. No impact would occur.

11. MINERAL RESOURCES

a) Would the project 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?

No Impact. The Surface Mining and Reclamation Act of 1975 (SMARA) requires all cities and counties to incorporate the mapped mineral resource designations approved by the State Mining and Geology Board, in their General Plans. These designations categorize land into four Mineral Resource Zones.

According to the City of Desert Hot Springs General Plan, Energy and Mineral Resources Element and the County of Riverside General Plan EIR, the project site is located within Mineral Resource Zone 3 (MRZ-3) (City of Desert Hot Springs 2000a; County of Riverside 2014). MRZ-3 is defined as areas containing mineral deposits, the significance of which cannot be evaluated with available data. The project site is currently vacant, and is not being used for mining.

The Proposed Project does not involve the physical disturbance of any natural features such as drainages where sand or gravel deposits may occur. The Proposed Project does not involve the extraction or loss of known mineral resources. Aggregate resources used as part of the construction of the Proposed Project would be obtained from existing local or regional facilities. The Proposed Project would not 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. No impact would occur.

b) *Would the project 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?*

No Impact. As described in the Desert Hot Springs General Plan, Energy and Mineral Resources Element, primary mineral resources that are known to exist in the Coachella Valley region consist of sand and gravel (aggregate) commonly found along and near local drainages (City of Desert Hot Springs 2000a). Aggregate is essential for local and regional construction industries which rely heavily on a dependent source for building materials including asphalt, concrete, road base, stucco, and plaster.

According to the City of Desert Hot Springs General Plan, and the County of Riverside General Plan, the project site is not recognized as a delineated mineral resource recovery site. In addition, the Proposed Project does not involve the physical disturbance of any drainages that may contain unknown deposits of aggregate materials. No impact would occur.

12. NOISE

a) *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Less Than Significant. Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dBA, and changes in levels (dBA) correspond closely to human perception of relative loudness.

The project site is located on vacant land surrounded by vacant land in all directions. Existing land uses in the vicinity of the project area include vacant land surrounding the project site and light industrial uses approximately .13 miles northwest of the project site. The nearest noise sensitive receptor is the United Pentecostal religious facility located approximately 0.25 mile to the northeast of the project site along San Jacinto Lane.

According to the City of Desert Hot Springs General Plan, Noise Element, land uses have different sets of noise standards based on the susceptibility of sensitive receptors, such as people. The project site falls into the category of "Industrial" based on the Light Industrial land use designation. For this land use, the normally acceptable noise exposure ranges from 50 to 75 Community Noise Equivalent Level (CNEL). Unacceptable noise levels range from 70 and 80 CNEL and construction noise exceeding 75 CNEL is highly discouraged (City of Desert Hot Springs 2000a).

The project site currently consists of vacant land and does not emit a distinct source of noise; however, the site is exposed to traffic noise via Cabot Road, located east of the project site, and Little Morongo Road to the west. Construction activities are expected to generate noise including transport from workers and equipment to and from the site and on-site operation of construction equipment. The City of Desert Hot Springs enforces noise standard goals and policies established by the City's General Plan, as well as requiring projects to abide by the City's Noise Ordinance found in the Municipal Code regulations which stipulate construction hours. According to the City's Municipal Code, construction activities are only permitted between 7:00 a.m. and 5:00 p.m. Monday through Saturday. During daylight savings time, construction is permitted between 6:00 a.m. and 6:00 p.m. Monday through Saturday. Construction is not permitted on Sundays.

The Proposed Project operation noise would primarily be confined to the interior structure enclosures. As part of the provisions of the Municipal Code, all cultivation operations must remain inside the proposed buildings. The Proposed Project is expected to increase traffic noise during construction and operation within the vicinity of the project area; however, it is consistent with the City's zoning and land use designations and therefore, operation of the facilities is not expected to exceed noise standard thresholds and surpass the community noise and land use compatibility standards. The Proposed Project would not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. A less than significant impact would occur.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant. Groundborne vibration is an unusual environmental problem that can have the same detrimental psychological impacts as airborne disturbances. Groundborne vibration, also referred to as earthborne vibration, can be described as perceptible rumbling, movement, shaking or rattling of structures and items within a structure. Groundborne vibration can generate a heightened disturbance in residential areas. These vibrations can disturb residential structures and household items while creating difficulty for residential activities such as reading or other tasks. Although groundborne vibration is sometimes perceptible in an outdoor environment, it is not a problem as it is when this form of disturbance is experienced inside a building. Groundborne vibration can be measured in terms of amplitude and frequency or vibration decibels (VdB). Trains, buses, large trucks and construction activities that include pile driving, blasting, earth moving, and heavy vehicle operation commonly cause these vibrations. Other factors that influence the disturbance of groundborne vibration include distance to source, foundation materials, soil, and surface types.

The Proposed Project is located in a partially developed industrial district and adjacent to vacant land. Current traffic along Little Morongo Road represent an existing source of groundborne vibration due to circulation of larger vehicles and trucks.

Construction of the Proposed Project is expected to involve the temporary use of vehicles and equipment that would result in short-term groundborne vibration increases within the permitted construction hours established by the City. During the life of the Proposed Project, all routine project operations would occur within the proposed structures and during the permitted hours of operation, as mandated by the local ordinance and conditioned by the City. The routine operation of vehicles accessing the project site would cause an incremental increase in groundborne vibration, but not in levels that would be deemed inconsistent with the existing industrial setting or excessive in nature, such that would impact local sensitive receptors (i.e. religious facility). A less than significant impact would occur.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant. As described previously, the project site is undeveloped and surrounded by vacant land in all directions. Currently, the project site is not an existing source of ambient noise. Any noise as a result of operation of the Proposed Project would be contained within the proposed building structures with minimal activity within the enclosure of the proposed security fence. The amount of traffic as a result of operation of the Proposed Project would be incremental and is not anticipated to substantial increase ambient noise levels. The Proposed Project would not result in substantial

permanent increase in ambient noise levels in the project vicinity above levels existing without the project. A less than significant impact would occur.

d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less Than Significant. Construction of the Proposed Project would temporarily increase ambient noise levels that would otherwise be absent without the Proposed Project. However, construction contractors are expected to comply with the City's established noise standards including hours of operation and maintain equipment consistent with manufacturer's standards. The project site is located adjacent to vacant land. Currently, Little Morongo Road represents an existing source of ambient noise due to circulation of vehicles. The Proposed Project would result in less than significant impacts related to temporary or periodic ambient noise levels and no mitigation measures are required.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The Proposed Project is not located near an existing airport or airport land use plan. The nearest airport facility is the Palm Springs International Airport, located approximately seven miles south of the project site. The Proposed Project would not expose people residing or working in the project area to excessive noise levels. No impact would occur.

f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The project site is not located within the vicinity of a private airstrip. As such, no impacts are expected and no mitigation measures are required.

13. POPULATION AND HOUSING

a) *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes or businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less Than Significant. With the approval of the CUP, the Proposed Project would be consistent with operations and uses supported in the City of Desert Hot Springs Light Industrial (I-L) zoning and General Plan land use designation. The Proposed Project would be constructed over a period of approximately nine months. The number of employees required for operation of the Proposed

Project would be relatively minor and would not induce population growth due to the nature and size of the proposed facilities.

The Proposed Project does not include construction of residential housing. Any improvements to roads and other infrastructure would be related to access to the cultivation facility and would not induce substantial population growth to the area. The Proposed Project would not induce substantial population growth in an area, either directly or indirectly. A less than significant impact would occur.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The existing project site consists of vacant land zoned for Light Industrial (L-I) use. The Proposed Project would not displace any existing housing necessitating the construction of replacement housing elsewhere. The nearest existing housing is scattered rural residences located on the northwest corner of Little Morongo Road and 14th Avenue, approximately 0.34 miles from the project site. The Proposed Project would not significantly displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impact would occur.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The project site consists of vacant land, zoned for Light Industrial (L-I) use. No people would be displaced through implementation of the Proposed Project. No people would be displaced though implementation of the Proposed Project. No impact would occur.

14. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government 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:

i. Fire protection?

Less Than Significant. According to the City of Desert Hot Springs General Plan, Fire and Police Protection Element, the City of Desert Hot Springs contracts with Riverside County Fire Department/Cal Fire (RCFD) to provide fire protection services 24 hours a day 7 days a week (City of Desert Hot Springs 2000a).

There are two RCFD fire stations located within the City of Desert Hot Springs: Battalion 10, Station 36 located at 11535 Karen Avenue, approximately 2.6 miles northwest of the project site and Battalion 10, Station 37 located at 65958 Pierson Boulevard, approximately 1.5 miles northeast of the project site.

The City of Desert Hot Springs, in addition to relying on RCFD resources, also maintains cooperative mutual aid agreements with the cities of Palm Springs and Cathedral City to provide emergency responders when available across jurisdictions to service communities within the City limits (City of Desert Hot Springs 2000a).

Construction of the Proposed Project would increase demands for fire protection; however, due to the project site's proximity to the existing fire stations (less than five miles away) and the size of the proposed facilities, the Proposed Project would not likely require a substantial increase to fire service demand. Therefore, the Proposed Project could be served by the existing fire stations without construction of additional fire facilities.

Furthermore, the Proposed Project would be required to comply with all applicable and current California Fire Code Standards during construction and operation including the installation of fire hydrants and sprinkler systems inside the buildings. In addition, prior to project implementation, City and Fire officials would review project plans to ensure sufficient fire service and safety would be attainable. The Proposed Project would be required to comply with the City's Development Impact Fees (DIF), a program designed to supplement the cost of funding public facilities and services, such as fire protection. The Proposed Project would not result in substantial adverse physical impacts associated with maintaining fire protection. Impacts would be less than significant.

ii. Police protection?

Less Than Significant. According to the City of Desert Hot Springs General Plan, Fire and Police Protection Element, the Proposed Project would be served by the Desert Hot Springs Police Department which operates from a single location approximately 1.5 miles northeast of the project site at 65950 Pierson Boulevard (City of Desert Hot Springs 2000a).

The Proposed Project would be required to comply with the City's Municipal Code, which requires cannabis cultivation facilities to have adequate security fencing, lighting, cameras, alarm systems, and security guard personnel. The increase in demand for police services would be minor and is not expected to interfere with the functionality of the City's current police services. Furthermore, as described previously regarding fire protection services, the Proposed Project would be required to comply with the City's Development Impact Fees to help

with the cost of funding public facilities and services. The Proposed Project would not result in substantial adverse physical impacts associated with maintaining police services. A less than significant impact would occur.

iii. Schools?

No Impact. The Proposed Project is located within the Palm Springs Unified School District (PSUSD) jurisdiction. The nature of the Proposed Project would not create a demand for school service. As described in Section 13: Population and Housing of this Initial Study, the Proposed Project is not anticipated to create a substantial increase in new residents to work at the facility. However, as required, the project applicant would be subject to development fees to compensate for potential impacts to existing school facilities. No impact would occur.

iv. Parks?

No Impact. The Proposed Project would not create a substantial increase in new residents that would increase park use to the extent that modifications to existing parks or construction of new park facilities are required. The Proposed Project would not impact existing park facilities and no mitigation measures are required.

v. Other public facilities?

No Impact. As described above, the Proposed Project would not create a substantial increase in new residents and therefore, no increase in the demand for government services and other public facilities is anticipated. The Proposed Project would not impact existing public facilities and no mitigation measures are required.

15. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The Proposed Project would not create a substantial increase in new residents that would increase park use to the extent that substantial physical deterioration of the facility would occur. The Proposed Project would not impact existing park facilities and no mitigation measures are required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The Project does not include recreational facilities or require the construction or expansion of recreational facilities. No impact would occur.

16. TRANSPORTATION/TRAFFIC

a) Would the project 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.

Less Than Significant The Proposed Project consists of the construction of a steel frame one-story building and a greenhouse on an approximately 1.3-acre project site (APN 665-040-016) for the indoor cultivation of cannabis. The project site is currently undeveloped. The proposed building would be located on the southern side of the project site and measure 4,737 sq. ft. The greenhouse would be built directly north of the proposed building and would measure 10,805 sq. ft. The project site would be enclosed within a perimeter security fence with controlled vehicular access on and off the project site.

The cultivation facility would operate in accordance with the Municipal Code Chapter 5.50 Cannabis facilities; operating between the hours 8:00 a.m. and 10:00 p.m., up to seven days a week. Fifteen parking stalls would be provided for employees and would be consistent with City parking standards.

The Proposed Project would increase traffic during construction and operation of the proposed facility. To evaluate the increase in traffic conditions, the Proposed Project is assessed based on the Average Daily Trips (ADT) and level of service (LOS) standards identified in the City of Desert Hot Springs General Plan. ADT is defined as the total number of vehicles that travel a defined segment of roadway over a twenty-four hour period. LOS is a qualitative analysis of contributing factors such as speed, travel time, traffic volume, geometric features, traffic interruptions, delays, and freedom to maneuver, driver comfort and convenience, and vehicle operation costs. LOS is comprised of a ranking system defined as LOS “A” through LOS “F”, where LOS “A” represents the most beneficial free flow condition and LOS “F” the least beneficial forced flow driving condition (City of Desert Hot Springs 2000a). For planning and design purposes, the City of Desert Hot Springs defines LOS "D" as the minimum level of satisfactory intersection service level during peak hours. LOS D is defined as managing the maximum traffic volume capacity of the roadway system while still maintaining an adequate level of driver satisfaction (City of Desert Hot Springs 2000a).

According to the City of Desert Hot Springs General Plan EIR, the Little Morongo Road segment south of Two Bunch Palms Trail was operating at a LOS A in

1994. A review of the City's General Plan EIR identified this same segment operating at LOS D at the City's projected buildout. Additionally, the Two Bunch Palms Trail segment west of Palm Drive was operating at a LOS B in 1994. A review of the City's General Plan EIR identified this same segment operating at LOS B at the City's projected buildout (City of Desert Hot Springs 2000b).

The Proposed Project would pay into the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fee (TUMF) program, a sales tax established by Riverside County voters in 1989 to assist with off-setting the cost of residential, industrial, and commercial development. Operation of the Proposed Project would include vehicle trips from employees and deliveries; the facility would not be open to the public. Traffic resulting from operation vehicle trips is expected be typical of Light Industrial (L-I) land uses and would not substantially increase capacity of the adjacent roadway segments within the project vicinity.

The Proposed Project would temporarily generate vehicle trips during construction over a period of nine months; the majority of trips generated during the grading phase of site construction. These trips would be minimal and temporary and would not conflict with the performance of the street system. Compliance with the City's circulation design standards and contribution to the TUMF program would ensure that the Proposed Project would not adversely affect the existing roadway system. A less than significant impact is expected and no mitigation measures are required.

b) Would the project 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?

No Impact. The Riverside County Transportation Commission (RCTC) is responsible for preparing a Congestion Management Program (CMP) to manage regional transportation. The CMP identifies growth management strategies that link land use, transportation, and air quality issues to effectively implement programs that alleviate traffic congestion. The CMP includes coordination with local agencies, the County of Riverside, transit agencies, and sub-regional agencies like CVAG. As the acting Congestion Management Agency, the RCTC is also responsible for maintaining a uniform database of traffic impacts for use in a countywide transportation computer model; specifically, the Coachella Valley Area Transportation System (CVATS) sub-regional transportation model and the Riverside Transportation Analysis Model (RIVTAM) to analyze traffic impacts as a result of development and land use plans. The most current version of the Highway Capacity Manual sets the standards for measuring traffic congestion. Any segment or intersection within the CMP system must meet the minimum standard of LOS E. The Proposed

Project is consistent with the City's General Plan. Traffic as a result of implementation of the Proposed Project is not expected to contribute to an exceedance of a level of service standards identified in the CMP individually nor cumulatively. No impact would occur.

c) *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

No Impact. The Proposed Project is not located within proximity of an airport; therefore, no impacts to air traffic patterns would occur.

d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No Impact. Currently, the project site is located on vacant land. Access to the project site would be provided via two driveways located on the southern end of the project site, along Palomar Lane. The Proposed Project design would be reviewed by the City and Riverside County Fire Department to ensure compliance with local development standards regarding ingress/egress designs and to verify that implementation of the Proposed Project would not result in traffic safety impacts. The Proposed Project does not include incompatible uses or design features that would substantially increase hazards. No impact would occur.

e) *Would the project result in inadequate emergency access?*

No Impact. The Proposed Project is required to comply with the City of Desert Hot Springs and the County of Riverside Fire Department site plan design review requirements and standards by providing sufficient access for emergency response vehicles.

The Proposed Project would provide appropriate signage including a legible site name, address numbers, and site access points. In accordance with Chapter 15.24 of the Desert Hot Springs Municipal Code, security gates, controlled access key boxes, operational fire hydrants, and extinguishers are required to be installed on-site. As previously described in Response 16d, ingress/egress access driveways along Palomar Lane. The Proposed Project would not result in inadequate emergency access and no mitigation measures are required.

f) Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. Currently, there are no pedestrian or bicycle pathways located within the project area. The SunLine Transit Agency provides bus services to the City of Desert Hot Springs through Lines 14 and 15. Line 15 is the closest route to the project site and has a stop approximately 1.4 miles northeast of the project site. Although facility employees may use public transportation, implementation of the Proposed Project is not anticipated to substantially increase demand for public transit or hinder existing service. No impact would occur.

17. TRIBAL CULTURAL RESOURCES

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:

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).

No Impact. No resources that are listed or eligible for listing on the CRHR or a local register as defined in Public Resources Code Section 5020.1(k) are present on the project site (ECORP 2017b). No impact would occur.

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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No Impact. On November 28 2017, the City of Desert Hot Springs sent a letter to notify the following tribes of their opportunity to initiate consultation under AB 52:

- Agua Caliente Band of Cahuilla Indians;
- Cabazon Band of Mission Indians;
- Twenty-Nine Palms Band of Mission Indians;
- Augustine Band of Mission Indians;
- Ramona Band of Cahuilla Mission Indians;
- Morongo Band of Mission Indians;
- Soboba Band of Luiseño Indians;

- Torres Martinez Desert Cahuilla Indians;
- Los Coyotes Band of Mission Indians; and
- Santa Rosa Band of Mission Indians

As the lead agency, the City of Desert Hot Springs shall begin formal consultation only when a California Native American tribe requested to the lead agency, in writing, to be informed through formal notification of proposed projects and when the tribe, after being noticed, responds within 30 days to indicate its desire to consult on the specific project. As a result of the letter sent by the City, no Native American tribes have yet requested consultation under AB 52, subject to the inclusion of standard tribal conditions on the project. A Sacred Lands File search by the Native American Heritage Commission did not identify any tribal cultural resources within or in the vicinity of the project site. No impact to Tribal Cultural Resources is anticipated and no mitigation is required.

18. UTILITIES AND SERVICE SYSTEMS

a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact. The project site is located within the MSWD sewer service area. There are two wastewater treatment plants operated by City of Desert Hot Springs: the Horton Sewer Treatment Plant, located on Verbena Drive, south of Two Bunch Palms Trail, and the Desert Crest Sewer Treatment Plant, located off of Dillon Road, just east of Long Canyon Road (Desert Hot Springs 2000). The Horton Sewer Treatment Plant has capacity for approximately 2 million gallons per day (gpd) and the Desert Crest Sewer Treatment Plant has capacity for approximately 180,000 gpd (Desert Hot Springs 2000).

Wastewater generated by the Proposed Project would be managed onsite through the use of a septic tank. As such, the Proposed Project would not exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board. A less than significant impact would occur.

b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

Less Than Significant. The project site is currently undeveloped vacant land without water and electrical infrastructure. Off-site improvements would be required and would include connecting to an existing water main on Little Morongo Road. The Proposed Project would connect to existing overhead electrical lines along Palomar Lane. Sewer service would be provided via an onsite septic system. The environmental impacts associated with the

construction of the proposed septic system have been analyzed in this Initial Study. MSWD would provide domestic water to the project site. Connection fees would be collected by MSWD to help offset the cost of providing a domestic water connection to the project site. The Proposed Project would not significantly impact existing water or wastewater facilities. A less than significant impact would occur.

c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Less Than Significant. The Proposed Project would introduce impervious surfaces including buildings, paving, and other hardscape. As described in Section 8: Hydrology and Water Quality of this Initial Study, to reduce changes to local drainage conditions, the Proposed Project would implement BMPs as part of a SWPPP to comply with the NPDES Permit construction requirement. Proposed Project drainage would be directed to a retention basin located on the north side of the site. The Proposed Project would not require new or expanded storm water facilities. A less than significant impact would occur.

d) *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less Than Significant. MSWD is responsible for distributing domestic water to the City of Desert Hot Springs. The existing MSWD distribution system provides potable water to the City primarily through extraction of groundwater from the Mission Creek subbasin (City of Desert Hot Springs 2000). According to the MSWD 2010 Urban Water Management Plan, the Mission Springs subbasin is currently in overdraft condition (MSWD 2010). Through agreements with the Coachella Valley Water District and Desert Water Agency, the City of Desert Hot Springs is currently in cooperation with the MSWD and other agencies/jurisdictions to implement a groundwater replenishment program to ensure the function and sustainability of the Mission Creek subbasin.

The Proposed Project would include the installation of off-site improvements including the installation of a water line within Palomar Lane, which would connect to a water main on Little Morongo Road. The MSWD would be responsible for identifying water conservation methods such as plumbing fixtures and drip irrigation systems to ensure compliance with the current water conservation guidelines put forth as conditions of approval during the City of Desert Hot Springs review process. Furthermore, as described previously installation and connection fees would be collected by MSWD for domestic water supply. A less than significant impact would occur.

e) *Would the project result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

No Impact. Wastewater generated from the Proposed Project is expected to be minor and would be treated on-site in a septic system that would be constructed by the proposed project. As such, no wastewater would be transported to MSWD for treatment. No impact would occur.

f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Less Than Significant. Desert Valley Disposal (DVD) provides solid waste disposal and recycling services for the City of Desert Hot Springs (City of Desert Hot Springs 2000a). The Edom Hill Transfer Station collects commercial waste and recycling which is then transferred to a permitted landfill or recycling facility outside the Coachella Valley. Permitted landfills may include the Badlands Disposal Site, El Sobrante Sanitary Landfill, and Lambs Canyon Disposal Site. Solid waste typically generated by cultivation facilities would be minimal due to composting practices. The Proposed Project would have a less than significant impact on solid waste disposal services.

g) *Would the project comply with federal, state, and local statues and regulations related to solid waste?*

No Impact. As described previously in Response 17f), the DVD provides solid waste disposal needs of the City of Desert Hot Springs, which includes the project site. The Proposed Project is required to comply with all applicable solid waste federal, state, and local statutes and regulations. No impact would occur.

19. MANDATORY FINDINGS OF SIGNIFICANCE

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, 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?*

Less Than Significant With Mitigation. With Mitigation Measures BIO-1 through BIO-6 and CR-1 through CR-3, impacts to fish and wildlife and California history and prehistory would be less than significant.

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)?

Less Than Significant With Mitigation. With Mitigation Measures BIO-1 through BIO-6 and CR-1 and CR-3, the Project's contribution to cumulative impacts would not be considerable.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant. The Proposed Project would not have substantial adverse direct or indirect impacts to human beings. No mitigation is required.

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Appendix A – Air Quality Model Output