



# City of Desert Hot Springs

## **STATEMENT OF OVERRIDING CONSIDERATIONS**

The City Council hereby declares that, pursuant to the State CEQA Guidelines section 15093, the City Council has balanced the benefits of the Desert Land Ventures Project (GPA 01-16, SP 01-16, ZMA/ZTA 01-16, VTTM 37185) against any unavoidable environmental impacts in determining whether to approve the Project. Pursuant to the State CEQA Guidelines, if the benefits of the proposed Project outweigh the proposed Project's unavoidable adverse environmental impacts, those impacts may be considered "acceptable."

Having reduced the adverse significant environmental effect of the Project to the extent feasible by adopting the Mitigation Measures contained in the DEIR, the MMRP, and this Resolution, having considered the entire administrative record on the Project, and having weighed the benefits of the Project against its unavoidable adverse impact after mitigation, the City Council has determined that each of the following social, economic and environmental benefits of the Project separately and individually outweigh the potential unavoidable adverse impact and render those potential adverse environmental impacts acceptable based upon the following overriding considerations:

1. **Increased Tax Revenue:** The first overriding consideration is that this project will receive on-going revenue from marijuana related business taxes. Based on maximum allowed cultivation and processing space of 1,154,068 square feet, total marijuana tax revenue is estimated to be \$11,585,680 annually, which will help to stabilize the city and provide funds to improve public safety, city services public infrastructure, construction of new public facilities, renovation of aging public facilities, new or renovated parks, more street lights, better intersection control, etc.
2. **Employment:** The second overriding consideration is that the project creates additional employment-generating opportunities for the City of Desert Hot Springs and surrounding communities;
3. **Increased Customer Base:** The third overriding consideration is that the Project would contribute to the I-10 Community Annexation completed in 2010 to provide opportunity for the City to increase its sales-tax base and reduce sales-tax leakage through development of additional retail uses, and to expand its job base through additional commercial and industrial development;
4. **Economic Viability:** The fourth overriding consideration is the project provides for development that improves and maximizes economic viability within the City by the orderly transition of underutilized land into productive industrial and commercial uses;
5. **Dedication of Open Space / CVMSHCP:** The fifth overriding consideration is that the Project and the Desert Land Ventures Specific Plan provides for a significant dedication of permanent open space.

### **Desert Land Ventures Mixed Use Development –**

Specific Plan 01-16; General Plan Amendment 01-16; Zone Map/ Zone Text Amendment 01-16;  
Vesting Tentative Tract Map 37185, Development Agreement 01-18

6. Freeway Visibility: The sixth overriding consideration is that the project will result in development along the I-10 Freeway which would encourage new economic opportunities that occur due to direct visibility from and convenient access to the I-10 Freeway.
7. Renewable Energy: The seventh overriding consideration is the project will bring more renewable energy to the City by providing solar fields and wind energy conservation systems.
8. Public Improvements: The eighth overriding consideration is that the project and Desert Land Ventures Specific Plan development will provide desirable public improvements and necessary infrastructure through the site and adjacent areas.
9. Traffic Mitigation: The ninth overriding consideration is that the Project would provide traffic mitigation measures to address project specific and cumulative circulation impacts, thereby contributing to improvements at critical intersections and roads.

The City Council hereby declares that the foregoing benefits provided to the public through the approval and implementation of the Project outweigh the identified significant adverse environmental impacts of the Project that cannot be mitigated. The City Council finds that each of the Project benefits separately and individually outweighs the unavoidable adverse environmental effects identified in the Environment Impact Report and therefore finds those impacts to be acceptable.