

**Final Initial Study and
Mitigated Negative Declaration**

Cabot Building Partners
Medical Marijuana Cultivation Center
Conditional Use Permit 09-15

Prepared for:

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



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CHAPTER ONE – INTRODUCTION

1.1 Purpose and Authority

This Initial Study and Mitigated Negative Declaration has been prepared for the development of the Cabot Building Partners L.L.C. Medical Marijuana Cultivation Center. The document is in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq. The City of Desert Hot Springs will 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. 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 the CEQA.

The main purpose of the Initial Study and DMND was to determine whether there were potentially significant impacts associated with development of the proposed cultivation center in the City of Desert Hot Springs.

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 project. The DMND has been sent to the Riverside County Clerk, responsible agencies, and advertised in The Desert Sun.



CHAPTER TWO – PROJECT DESCRIPTION

2.1 Project Vicinity

Total Project Area: 3.14 acres

Assessor's Parcel Number: 665-030-026 and 665-030-038

The project site is located approximately 500 feet south of Two Bunch Palms Trail, along the east side of Cabot Road (partially paved), in the City of Desert Hot Springs, California. The site is currently undeveloped natural desert land. Lands immediately to the north, east, south and west are currently undeveloped.

The location of the project site is shown below, in Exhibit 1, 2, and 3.



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2.2 Project Description

The proposed project will result in the development of a medical marijuana cultivation center to be located on 3.14 acres in the City of Desert Hot Springs, California (See Exhibit 6 and 7). The subject property was previously a portion of a larger 6.29-acre parcel (See Exhibit 4). A Tentative Parcel Map (No. 37065) was prepared to divide the larger parcel into four 1.49-acre parcels, Parcels 1 thru 4 (See Exhibit 5 and 6). Parcels 1 and 2 make up the proposed project site, also known as "Parcel A" under the proposed Conditional Use Permit (CUP) (See Exhibit 6 and 7). The proposed project will require review and approval of the CUP and Development Agreement. This Initial Study considers these permits and the impact of build out of the project.

At build out, the project will consist of two buildings totaling 72,000 square feet. Each building will be two-storied and consist of 36,000 square feet of cultivation, office, and ancillary space. The first floor will consist of seven flowering rooms, two vegetation rooms, and storage/warehouse space. The second floor will consist of five trimming rooms, a dry rack and product room, storage space, break room, and an office space (See Exhibit 8). Project improvements will occur on the west half of the site. The east half of the site will remain in its native condition due to proximity to the Big Morongo Wash.

Proposed site access will be from one entrance located along Cabot Road. An 8-foot high wrought iron fence is proposed along the western property frontage with a 24-foot long rolling gate located at the access driveway on Cabot Road. An existing chain-link fence on the north and east perimeters would remain as part of the project and would be repaired as necessary. The southern boundary will consist of an asphalt driveway to be shared with the adjacent property. Parking areas (44 spaces) will be between the two buildings on the site's interior. An interior asphalt driveway will provide access to all sides of the site.

Curb and gutter improvements will be provided along Cabot Road including a 5-foot wide ADA accessible sidewalk along the western length of the project. A sewer main would be constructed in Cabot Road to connect to the Mission Springs Water District Sanitary Sewage Collection System. An on-site retention basin designed to capture 88,000 cubic feet of stormwater runoff is proposed for the eastern portion of the site. The basin is designed to accommodate both the proposed project and the adjacent project to the south.

Project Data	
Project Area Square Footage	129,500 SF
Building Square Footage	
North Building	36,000 SF
South Building	36,000 SF
Total	72,000 SF
Hardscape Square Footage	30,600 SF
Landscape Square Footage	4,400 SF
Parking Spaces	44 spaces
Retention Basin	41,000 CF

The following utilities will provide service to the project:

1. Sewer: Mission Springs Water District Sanitary Sewage Collection System
2. Water: Mission Springs Water District
3. Electricity: Southern California Edison
4. Gas: Southern California Gas Company
5. Telephone: Frontier (formerly Verizon)
6. Cable: Time Warner



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2.3 Mitigation Monitoring Program

Mitigation measures are included within each section of the initial study checklist 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.



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**Table 2-1
Mitigation Monitoring Program**

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
IV. Biological Resources	IV.1. A pre-construction burrowing owl and Le Conte's thrasher survey shall be conducted to CDFW protocol prior to the issuance of any ground disturbing activity on the site. A report of findings shall be provided to the City prior to the initiation of ground disturbing activities.	Planning Department Biologist	Within 30 days of site disturbance, unless otherwise specified.	Less than significant
	IV.2. Any ground disturbance (grubbing, grading or excavation) proposed for the period from January 15 to July 31 shall be preceded by a nesting bird survey performed by a qualified biologist. The biologist shall perform the survey within 30 days of the initiation of activities, and provide mitigation measures should nesting birds be identified. A report of findings shall be provided to the City prior to the initiation of ground disturbing activities.			
	IV.3. The proposed project shall be processed through Interim Project Review for conformance with the CVMSHCP, unless the City has been added to the Plan, in which case the applicant shall pay the development impact fee in place at the time that building permits are issued.	Planning Department	Prior to issuance of grading permit	Less than significant
V. Cultural Resources	V-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 archeologist will be required to provide copies of any studies or reports to the Eastern Information Center for the State of California located at the University of California	Planning Department Qualified Archaeologist	During grading and other ground disturbing activities	Less than significant



Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
	<p>Riverside and the Agua Caliente Tribal Historic Preservation Office (THPO) for permanent inclusion in the Agua Caliente Cultural Register.</p> <p>V.2. In the event that any human remains are discovered, the Applicant shall cease all work and contact the Riverside County Coroner's Office and work shall not resume until such time that the site has been cleared by County Coroner and/or the Desert Hot Springs Police Department. The Applicant shall also be required to consult with the Agua Caliente Tribal Historic Preservation Office (THPO).</p>	Planning Department	During grading and other ground disturbing activities	Less than significant



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CHAPTER THREE – ENVIRONMENTAL CHECKLIST

1. **Project Name:** Cabot Building Partners L.L.C. Medical Marijuana Cultivation Center
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:**
TBD
760-329-6411
4. **Project Location:**
South of Two Bunch Palms Trail along the east side of Cabot Road at the intersection of Cabot Road and San Jacinto Lane.
5. **Project Applicants' Name and Address:**
Rob Allen
P.O. Box 2125
Palm Springs, CA 92264
Allen Cooper
156 Morongo Road
Palm Springs, CA 92264
6. **General Plan Designation:** Light Industrial
7. **Zoning Designation:** Light Industrial

8. **Description of Project:**

At build out, the project will consist of two buildings totaling 72,000 square feet to be located on 3.14 acres. Each building will be two-storied and consist of 36,000 square feet of cultivation, office, and ancillary space. The first floor will consist of seven flowering rooms, two vegetation rooms, and storage/warehouse space. The second floor will consist of five trimming rooms, a dry rack and product room, storage space, break room, and an office space (See Exhibit 8). Project improvements will occur on the west half of the site. The east half of the site will remain in its native condition due to proximity to the Big Morongo Wash.

Proposed site access will be from one entrance located along Cabot Road. An 8-foot high wrought iron fence is proposed along the western property frontage with a 24-foot long rolling gate located at the entrance driveway. An existing chain-link fence on the north and east perimeters would remain as part of the project and would be repaired as necessary. The southern boundary will consist of an asphalt driveway to be shared with the adjacent property. Parking areas (44 spaces) will be between the two buildings on the site's interior. An interior asphalt driveway will provide access to all sides of the site.

Curb and gutter improvements will be provided along Cabot Road including a 5-foot wide ADA accessible sidewalk along the western length of the project. An on-site retention basin designed to capture 88,000 cubic feet of stormwater runoff is proposed for the eastern portion of the site, to accommodate the proposed project and the project immediately to the south.

The project will require two permits. First, a Conditional Use Permit consistent with the requirements of Desert Hot Springs Municipal Code Section 17.180, and second a Development Agreement to address phasing, infrastructure requirements, and general liability issues associated with the use.



9. **Surrounding Land Uses and Setting:**

The project site is located in a sparsely developed area of the Desert Hot Springs. Cabot Road borders the subject property to the west, vacant and undeveloped land to the north, east and south. The Big Morongo Wash occurs within the eastern portion of the site, however that portion of the site will remain in its native condition.

The project site is designated as Light Industrial (I-L) on the City's General Plan Land Use Map (Exhibit III-1; General Plan). Immediate surrounding lands are also designated as Light Industrial.

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.

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



DETERMINATION

On the basis of this initial evaluation:

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

TBD

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	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Desert Hot Springs General Plan, 2000; "California Scenic Highway Mapping System," accessed May 25, 2016.

Setting

The City of Desert Hot Springs, including the project site, is located in the Coachella Valley, surrounded by the San Bernardino and San Jacinto Mountain Ranges in all directions. The San Bernardino and San Jacinto Mountain Ranges have a significant rise over the valley floor and are visible from most locations in the City. The foothills of the San Bernardino Mountains extend along the northerly and easterly portion of the City, beginning approximately 2.4 miles northeast of the subject property.

Ultimate development of the site will result in the construction of industrial buildings of up to two stories in height. Implementation of the proposed Development Agreement will have no impacts on Aesthetics. Implementation of the Conditional Use Permit, however, could impact aesthetic resources, and is discussed further below.

Discussion of Impacts

a) Less Than Significant Impact. The subject property is located approximately 2.4 miles southwest of the San Bernardino Mountain foothills, which are considered a scenic vista for much of the Coachella Valley. From the subject property, scenic views of the San Bernardino Mountains are to the north, northeast, and east. Views of the San Jacinto Mountains are to the south and west. Views of the lower elevations of the mountains are blocked by intervening development to the north and west. However, middle and upper elevations of the mountains are visible above. Lands immediately to the east, west, and south are currently undeveloped natural space. The mountains are visible to the east, west, and south, but are more distant, so their immediate scenic value is diminished.

The proposed buildings are each approximately 255 feet in length, 71.5 feet in width, and 33 feet in height (Exhibit 7 and 9). The buildings are proposed to be painted metal structures with sand finish plaster tower elements, and include aluminum doors and windows, metal canopies, and roll



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up metal doors. The storefront windows and doors will be provided on the west side of the building, facing Cabot Road, and between the buildings, facing the main parking area (Exhibit 8).

The development of the proposed project will primarily affect scenic mountain views as seen from properties east and south of the subject site. Building height on the subject site can extend to 33 feet. The ultimate construction of a cultivation center on the site would result in limited obstruction of views for viewers looking to the west and north, insofar as two stories would result in short-range view blockage. However, views to the northwest and southwest would remain.

The proposed project will include full site improvements, including landscaping and architecturally treated buildings to enhance the site's appearance. Buildout of the proposed project would result in limited new obstruction to surrounding views. Proposed building height and appearance is consistent with surrounding development. Overall, impacts to views of scenic vistas from surrounding properties will be less than significant.

b) No Impact. The project site is not located within a state scenic highway or locally designated scenic corridor. The proposed project will be similar in building height and appearance as other development in this industrial area of the City, therefore, there will be no impact in regards to a state scenic highway.

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

c) Less Than Significant Impact. The project site is currently vacant and undeveloped. The area surrounding the subject site is characterized by commercial and industrial structures. The proposed development will result in the construction of two two-story warehouses in a style that is expected to be consistent with development in the area. Structure heights of up to 33 feet would be somewhat greater than the building heights currently occurring in the immediate vicinity, but are consistent with commercial and industrial land uses proposed or occurring in other parts of City's industrial core.

Design review and the inclusion of view corridors, variations in building massing and high quality architectural treatment will improve the overall visual character of the site. Impacts associated with visual character are expected to be less than significant and no mitigation is required.

d) Less Than Significant Impact. The site is currently vacant and there is no lighting onsite. Buildout of the proposed project can be expected to generate increased levels of light and glare from interior and exterior building lighting, safety and security lighting, landscape lighting, and vehicles accessing the site. However, lighting and glare levels are not expected to exceed typical levels within the surrounding urban environment, and will be regulated by City's lighting standards. The project will be designed according to the City's Zoning Ordinance and will properly shield light fixtures to minimize spillage onto adjacent properties to ensure that project-related light and glare impacts will be less than significant.

Mitigation Measures

None.

Monitoring

None.



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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?

☐☐☐☒

Sources: Riverside County Important Farmland Map, 2010; Desert Hot Springs General Plan Land Use Designation Map; Desert Hot Springs General Plan, 2000.

Setting

The project site is located in an area of the City designated for industrial land uses. There are no active agricultural lands within the vicinity of the project.

Implementation of the both the proposed Development Agreement and Conditional Use Permit will have no impacts on Agricultural Resources.

Discussion of Impacts

a-e) No Impact. Currently, the project site is designated as Light Industrial (I-L) on City land use maps. According to the Riverside County Important Farmland, 2010 map, the area is considered Other Land and is not suitable for livestock grazing, confined livestock, or poultry. The site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance by the California Department of Conservation. In addition, the site is surrounded by lands which are not in agricultural uses. The proposed development will not conflict with zoning for agricultural uses or a Williamson Act contract. It will not result in other changes that could result in the conversion of farmland to non-agricultural uses. There will be no impact to agricultural resources as a result of the proposed project.

Mitigation Measures

None.

Monitoring

None.



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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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: CalEEMod model version 2013.2.2; Terra Nova Planning & Research, June 2016. <http://www.aqmd.gov/home/library/public-information/2014-news-archives/sentinelairmonitor>; accessed 06.15.2016; Desert Hot Springs General Plan, 2000.

Setting

The project site is located in the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). All development within the SSAB is subject to SCAQMD's 2012 Air Quality Management Plan (2012 AQMP) and the 2003 Coachella Valley PM₁₀ State Implementation Plan (2003 CV PM₁₀ SIP). The SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction. The proposed site is located within Mission Springs Water District well site 37 (MSWD Well 37) and Source Receptor Area (SRA) 30. MSWD Well 37 is a new air quality monitoring station at the intersection of Two Bunch Palms Trail and Cabot Road which was installed in 2014 by SCAQMD. MSWD Well 37 is collecting data on fine particulates (PM_{2.5}) on a continuous basis and providing real-time hourly data. SRA 30 covers the City of Desert Hot Springs and other cities of the Coachella Valley. Ambient concentration data of CO, O₃, and NO₂ emissions were taken from SRA 30. The Palm Springs monitoring station has been operational since 1987.

The Salton Sea Air Basin (SSAB) is currently (June 2016) a non- attainment area for PM₁₀ and is classified as attainment/unclassifiable for PM_{2.5}. The SSAB continues to exceed federal and state standards for ozone and PM₁₀. In order to achieve attainment in the region, the 2003 Coachella Valley PM₁₀ Management Plan was adopted, which established strict standards for dust management for development proposals. The proposed project will contribute to an incremental increase in regional ozone and PM₁₀ emissions. However, given its limited size and scope,



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cumulative impacts are not expected to be considerable. Project construction and operation emissions will not exceed SCAQMD thresholds for PM₁₀ or ozone precursors (NOx).

Ultimate development of the site will result in the site disturbance for construction and long term impacts associated with operation and of the project; however, these impacts will be less than significant.

Discussion of Impacts

a) No Impact. The project site is located in the Salton Sea Air Basin (SSAB) and will be subject to SCAQMD's 2012 Air Quality Management Plan (2012 AQMP) and the 2003 Coachella Valley PM₁₀ State Implementation Plan (2003 CV PM₁₀ SIP). The AQMP is based, in part, on the land use plans of the jurisdictions in the region. The AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. The proposed project is consistent with the City of Desert Hot Springs land use designations assigned to the subject property. Therefore, the proposed project is consistent with the intent of the AQMP and will not conflict with or obstruct implementation of the applicable air quality plan. No impact associated with compliance with applicable management plans is expected.

b) Less Than Significant Impact. The California Emissions Estimator Model (CalEEMod) Version 2013.2.2 was used to project air quality emissions that will be generated by the proposed project. Criteria air pollutants will be released during both the construction and operational phases of the proposed project, as summarized in Tables 1 and 2. Table 1 summarizes short-term construction-related emissions, and Table 2 summarizes ongoing emissions generated at operation.

Construction Emissions

The construction period includes all aspects of project development, including site preparation, grading, hauling, paving, building construction, and application of architectural coatings. For analysis purposes, and to provide a conservative analysis, it is assumed that project buildout will occur over a 1-year period from early 2017 to early 2018.

As shown in Table 1, emissions generated by construction activities will not exceed SCAQMD thresholds for any criteria pollutant. The data reflect average daily emissions over the 1-year construction period, including summer and winter weather conditions. The analysis assumes there will be 4,700 cubic yards of material import during grading. The City will require the preparation and implementation of a dust control management plan which will include best management practices consistent with the requirements of the CV PM₁₀ SIP. Applicable minimization measures and best management practices include, but are not limited to, the implementation of dust control practices in conformance with SCQAMD Rule 403, proper maintenance and limited idling of heavy equipment, phasing application of architectural coatings and the use of low-polluting architectural paint and coatings. Adherence to such measures will ensure construction related emissions would remain less than significant. The complete list of minimization measures is provided at the end of this Section under Minimization Measures.



Table 1
Cabot Building Partners Medical Marijuana Cultivation Facility
Construction-Related Emissions Summary
(pounds per day)

Construction Emissions ¹	CO	NO _x	ROG	SO ₂	PM ₁₀	PM _{2.5}
2017	41.01	51.85	40.21	0.07	20.97	12.50
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No

¹ Average of winter and summer emissions, unmitigated, 2017.
Source: CalEEMod model, version 2013.2.2 output tables generated 06.15.2016.

Operational Emissions

Operational emissions are ongoing emissions that will occur over the life of the project. They include area source emissions, emissions from energy demand (electric and natural gas), and mobile source (vehicle) emissions. Traffic generation trip rates were derived from the ITE Trip Generation Manual, 8th edition and Desert Hot Springs General Plan through desktop analysis for the development of both phases of the project. For this project, the Nursery (Wholesale) land use category was used to calculate the daily trip rates. Table 2 provides a summary of projected emissions at operation of the proposed project.

Table 2
Cabot Building Partners Medical Marijuana Cultivation Facility
Operation-Related Emissions Summary
(pounds per day)

	CO	NO _x	ROG	SO ₂	PM ₁₀	PM _{2.5}
Operational Emissions*	4.94	1.77	3.66	0.01	0.63	0.21
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No

* Average of winter and summer emissions, unmitigated, 2017.
Source: CalEEMod model, version 2013.2.2 output tables generated 06.15.2016.

As shown in Table 2, operational emissions will not exceed SCAQMD thresholds of significance for any criteria pollutants. The data are conservative and reflect unmitigated operations. Impacts related to operation will be less than significant.

c) Less Than Significant Impact. The project site is located in the Salton Sea Air Basin, which is classified as a “non-attainment” area for PM₁₀ and ozone. In order to achieve attainment in the region, the 2003 Coachella Valley PM₁₀ Management Plan was adopted, which established strict standards for dust management for development proposals. The proposed project will contribute to an incremental increase in regional PM₁₀ and ozone emissions. However, given its limited size and scope, cumulative impacts are not expected to be considerable. Project construction and operation emissions will not exceed SCAQMD thresholds for PM₁₀ or ozone precursors (NO_x). The project will not conflict with any attainment plans and will result in less than significant impacts.

d) Less Than Significant Impact. The nearest sensitive receptor is a single-family house located approximately 600 meters northeast of the project site, which is outside of the 500-meter distance threshold for analyzing potential impacts to sensitive receptors. Nonetheless, the mass rate Localized Significance Threshold (LST) Look-Up Table was used for conservative analysis to determine potential impacts to sensitive receptors.



The City of Desert Hot Springs and the subject property are located within Mission Springs Water District Well Site 37 station (MSWD Well 37) and Source Receptor Area 30 (Coachella Valley). Based on the project's size and proximity to existing housing, the 2-acre site tables at the maximum distance of 500 meters were used. Table 3 shows on-site emission concentrations for project construction and the associated LST.

As shown in the Table 3, LSTs will not be exceeded under unmitigated conditions for all criteria pollutants. Therefore, air quality impacts to nearby sensitive receptors during construction will be less than significant.

Table 3
Cabot Building Partners Medical Marijuana Cultivation Center
Localized Significance Thresholds
(pounds per day)

	CO	NO_x	PM₁₀	PM_{2.5}
Project Emissions	41.01	51.85	20.97	12.50
LST Threshold	26,212	769	223	112
Exceeds?	No	No	No	No
Emission Source: CalEEMod model, version 2013.2.2 output tables generated 06.15.2016.				
LST Threshold Source: LST Mass Rate Look-up Table, SCAQMD.				

e) Less Than Significant Impact. The proposed project will operate as an industrial development and plants will be grown and stored indoors. The buildings will be equipped with the proper ventilation systems. The proposed project is not expected to generate objectionable odors during any phase of construction or at project buildout. Short term odors associated with paving and construction activities could be generated; however, any such odors would be quickly dispersed below detectable levels as distance from the construction site increases. Therefore, impacts from objectionable odors are expected to be less than significant.

Minimization Measures

The proposed project will not exceed air emission thresholds that would require mitigation measures. Nonetheless, the following minimization measures will further reduce emission of potentially harmful pollutants and should be included in project grading and dust control plans, as well as in construction and construction traffic staging:

- III-1. Construction equipment shall be properly serviced and well maintained.
- III-2. Construction equipment, delivery trucks, worker vehicles, and haul trucks will limit idling time to no more than 5 minutes.
- III-3. Use aqueous diesel fuels and diesel oxidation catalysts to run diesel-powered construction equipment whenever practicable.
- III-4. A fugitive dust plan shall be prepared for the proposed project and shall be approved by the City Engineer and shall include but not be limited to the following best management practices:
 - Chemically treat soil where activity will cease for at least four consecutive days;



- All construction grading operations and earth moving operations shall cease when winds exceed 25 miles per hour;
 - Water site and equipment morning and evening and during all earth-moving operations;
 - Operate street-sweepers on paved roads adjacent to site;
- III-5. To control fugitive dust emissions, wash off trucks as they leave the project site as necessary.
- III-6. Cover all transported loads of soils, wet materials prior to transport, provide adequate freeboard (space from the top of the material to the top of the truck) to reduce PM10 and deposition of particulate matter during transportation.
- III-7. Use track-out reduction measures such as gravel pads at project access points to minimize dust and mud deposits on roads affected by construction traffic.
- III-8. Each portion of the project to be graded shall be pre-watered prior to the onset of excavation, grading or other dust-generating activities.
- III-9. SCAQMD Rule 1113 shall be adhered to, ensure low VOC paints/architectural coatings are used on all surfaces.

Mitigation Measures

None.

Monitoring

None.



IV. BIOLOGICAL RESOURCES -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Desert Hot Springs General Plan, 2000; Biological Resources Assessment, prepared by AMEC Foster Wheeler, June 2016; Jurisdictional Delineation Report for Cabot Road Project, prepared by AMEC Foster Wheeler, June 2016; Final Supplemental Environmental Impact Report/Statement (Sch No. 2000061079) for the Coachella Valley Multiple Species Habitat Conservation Plan and Associated Natural Community Conservation Plan, 2014.



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Setting

The project site is currently undeveloped and disturbed open space. The project site is a fenced property that has piles of dumped debris and/or staged materials on-site. Undeveloped natural open space occurs adjacent to the site to the northeast, east, and south, and partially undeveloped open space to the west. Rural residential occurs approximately 0.37 miles to the northwest, on the north side of Two Bunch Palms. Areas of illegal dumping of debris are also intermittently present on-site. The project site is not located in Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) designated conservation areas, wildlife corridors or biological linkage areas. Two conservation areas are, however, located near the site. The Upper Mission Creek/Big Morongo Canyon Conservation Area is located immediately east and the Willow Hole Conservation Area is located approximately 3,447 feet southwest of the project site.

The project site is located within the City of Desert Hot Springs, which withdrew from the CVMSHCP process in 2006. The city later decided to rejoin the CVMSHCP. In 2014, an EIR was completed for a Major Amendment to the approved CVMSHCP for the purpose of including the City of Desert Hot Springs as permittee (CVAG 2014). However, at the time of the drafting of this report (June 2016), it appears that the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) have not yet issued permits to accept Desert Hot Springs as a permittee. That process is expected in 2016. In the interim, the City has agreed to conduct "Interim Project Reviews" for all development projects proposed within the City. This process allows the regulatory agencies the opportunity to review each project and assure that impacts to covered species are adequately addressed.

The Draft Environmental Impact Report (DEIR) for the City of Desert Hot Springs General Plan were referenced to analyze potential impacts to biological resources associated with the proposed development. In addition, AMEC Foster Wheeler prepared a biological resources assessment report for the proposed project site in June 2016. Based on the literature review and field assessment of the site, the proposed project is not located within a CVMSHCP Conservation or Linkage Area, or a predetermined Survey Area for narrow endemic or criteria area plant species, or a Survey Area for amphibians or mammals.

The site is located adjacent to the Big Morongo Wash. Although no development is planned in the eastern half of the site, AMEC Foster Wheeler also completed a Jurisdictional Delineation for the project site, to determine the boundaries of potential effect of the wash on the site.

Implementation of the proposed Development Agreement will have no impacts on Biological Resources. Implementation of the Conditional Use Permit, however, could impact biological resources, and is discussed further below.

Discussion of Impacts

a) Less Than Significant with Mitigation Incorporated. AMEC Foster Wheeler prepared a biological resources assessment report for the proposed project site in June 2016. The assessment included literature review and field assessment of the site. Results of the assessment are as follows:

Potentially Occurring Plant Species on Project Site

The site has been previously disturbed and primarily consists of Sonoran Creosote Bush Scrub. Of the five special plant species covered under the CVMSHCP with potential to occur in the project area, only two species have a low probability to occur onsite. These species include the singlewhorl burrowbrush and San Bernardino Mountains linanthus. Because both of these plant species are covered under the CVMSHCP, payment of the development fee would be required if the City was a participating entity in the CVMSHCP. However the City is not currently (June 2016)



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a participant in the plan. The proposed project, however, is subject to Interim Project Review, and will be processed through CVAG for consistency with the Plan. If the City were accepted into the CVMSHCP prior to issuance of building permits, project-related impacts (if any) would be mitigated through payment of the development fee.

Potentially Occurring Reptile Species on Project Site

There is a very low potential for the desert tortoise (federally-listed as threatened) and flat-tailed horned lizard (the state candidate for listing) to occur onsite as habitat is highly disturbed from dumping, gravel soil debris piles, and other man-made disturbances. Additionally the site is within or at the edge of these species' known geographic range. The proposed project, however, is subject to Interim Project Review, and will be processed through CVAG for consistency with the Plan. If the City were accepted into the CVMSHCP, project-related impacts (if any) would be mitigated through payment of the development fee.

Potentially Occurring Mammal Species on Project Site

There is a low potential for Palm Springs pocket mouse, Coachella Valley (Palm Springs) round-tailed ground squirrel, and pallid San Diego pocket mouse, to occur on the project site. The Palm Springs pocket mouse and Coachella Valley (Palm Springs) round-tailed ground squirrel would be covered and conserved through payment of the CVMSHCP development fee if the City is participating in the plan. The proposed project, however, is subject to Interim Project Review, and will be processed through CVAG for consistency with the Plan. If the City were accepted into the CVMSHCP, project-related impacts (if any) would be mitigated through payment of the development fee.

Potential of Burrowing Owl on Project Site

This species nests and roosts underground, and is thus particularly vulnerable to ground disturbing activities. No natural burrows or man-made structures suitable for the owl were observed onsite, however, mammal burrows and man-made structures (i.e., drainpipes, piles of broken concrete and wood) suitable for burrowing owl occupation were observed nearby.

Burrowing owl are not covered under the CVMSHCP, and pre-construction surveys are required to assure that the species does not locate on the site prior to development. The pre-construction surveys required for compliance with the Migratory Bird Treaty Act, described below, will address this requirement.

Additional Bird Species on the Project Site and the Migratory Bird Treaty Act

Four birds including the Prairie Falcon, Cooper's hawk, Golden Eagle, and Long-eared Owl are not covered by the CVMSHCP. These are nesting birds and no nesting habitat was observed on-site or adjacent to the project site for these species. Implementation of the proposed project would result in an incremental loss of foraging habitat; this is not anticipated to have a significant impact on this species or to result in "take". Therefore, surveys for these species are not considered to be warranted and thus are not recommended.

The Le Conte's thrasher nests in spiny shrubs and trees, which are not present onsite, however suitable habitat may be present adjacent to the site (eastern boundary) and it may forage onsite. This species is covered species under the CVMSHCP, however like the burrowing owl, the federal permit for the CVMSHCP does not allow "take" of this species under the MBTA. Pre-construction nesting bird surveys in compliance with the MBTA will prevent impacts to this species and are discussed further below.

The loggerhead shrike is a special-status bird species and has the potential to occur on-site. It is not included for coverage by the CVMSHCP, and may nest on-site. Nesting bird surveys in compliance with the MBTA will prevent impacts to this species.



In order to avoid impacting nesting birds, either avoidance of project-related disturbance during the nesting season (generally from approximately January 15 through August 31) conducted by a qualified ornithologist or biologist immediately prior to on-site disturbance during the nesting season has been required below.

Summary

Overall, if the City of Desert Hot Springs is accepted as a signatory to the CVMSHCP, payment of the required development fee will mitigate any impacts to the natural open space on-site and the following sensitive species: Coachella Valley milk-vetch, Little San Bernardino Mountains linanthus, desert tortoise, flat-tailed horned lizard, Coachella Valley fringe-toed lizard, Palm Springs pocket mouse, and Palm Springs round-tailed ground squirrel. If the City has not yet been accepted as a signatory to the CVMSHCP, the completion of Interim Project Review will assure that impacts to these species are reduced to less than significant levels.

b, c) Less Than Significant Impact. The project site does not contain any streams, creek, rivers, blue-lined streams, lakes, vernal pools or ponds. However, an ephemeral, dry wash was observed adjacent to the project site along the northeast corner and into a portion of the eastern project's parcel boundary. It has sandy substrates and gently incised banks in some areas, and falls under the jurisdiction of the U.S. Army Corps of Engineers (USACE), Regional Water Quality Board (RWQCB), and/or California Department of Fish and Wildlife (CDFW). A jurisdictional delineation was prepared for the project concluding that under the current project design, and assuming excavated soil material will be kept out of jurisdictional waters and no construction equipment will enter the wash, regulatory permits from the USACE, RWQCB, and CDFW are not required. Therefore, impacts associated with streams, riparian habitat, marshes, protected wetlands, vernal pools or sensitive natural communities protected by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service will be less than significant.

d) No Impact. A wildlife corridor is a link of wildlife habitat, generally containing native vegetation, which joins two or more larger areas of similar wildlife habitat. The subject site is disturbed open space and does not function as a migratory wildlife corridor or nursery site. According to the biological assessment prepared for the project site, no wildlife corridors or biological linkages are mapped on, or adjacent to the site. No project-related impacts will occur.

e) No Impact. The project will not conflict with any policies or ordinances that protect biological species, insofar as the City does not have such policies. No project-related impacts will occur.

f) Less Than Significant Impact. The project site is not located within a CVMSHCP-designated conservation area. The proposed project, however, is subject to Interim Project Review, and will be processed through CVAG for consistency with the Plan. If the City were accepted into the CVMSHCP prior to issuance of building permits, the project will be subject to payment of the Local Development Mitigation Fee, which will mitigate potential impacts to covered species. Impacts will be less than significant.

Mitigation Measures

IV.1. A pre-construction burrowing owl and Le Conte's thrasher survey shall be conducted to CDFW protocol prior to the issuance of any ground disturbing activity on the site. A report of findings shall be provided to the City prior to the initiation of ground disturbing activities.

IV.2. Any ground disturbance (grubbing, grading or excavation) proposed for the period from January 15 to July 31 shall be preceded by a nesting bird survey performed by a qualified



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biologist. The biologist shall perform the survey within 30 days of the initiation of activities, and provide mitigation measures should nesting birds be identified. A report of findings shall be provided to the City prior to the initiation of ground disturbing activities.

- IV.3. The proposed project shall be processed through Interim Project Review for conformance with the CVMSHCP, unless the City has been added to the Plan, in which case the applicant shall pay the development impact fee in place at the time that building permits are issued.

Monitoring

- IV.A. Prior to issuance of grading permits, the proposed project shall be submitted for Interim Project Review by the City to the Coachella Valley Association Government (CVAG), along with supporting documentation showing compliance to CVMSHCP mitigation measures.

Responsible parties: Planning Department, City Engineer, Building Department.



V. CULTURAL RESOURCES -- Would the project:

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

Sources: Historical/Archaeological Resources Survey Report, CRM Tech January 2016; Desert Hot Springs General Plan, 2000.

Setting

The City of Desert Hot Springs is situated near the northwestern end of the Coachella Valley, a northwest-southeast trending desert valley that constitutes the western end of the Colorado Desert. In the Desert Hot Springs area, fault zones and associated water and biological resources have attracted native peoples. There is a high probability that prehistoric resources will occur in the vicinity of fault-related mesquite and palms, as well as resources associated with mountain washes, streams and canyons. Mesquite thickets that generally occur in dune areas are another high probability category since mesquite and screwbean pods were staples in the diet of the region's Cahuilla Indians. The Mission Creek branch of the San Andreas fault passes through the city limits, while the Banning branch passes through the City's sphere-of-influence

Implementation of the proposed Development Agreement will have no impacts on Cultural Resources. Implementation of the Conditional Use Permit, however, could impact cultural resources, and is discussed further below.

Discussion of Impacts

a, b) Less Than Significant with Mitigation Incorporated. CRM TECH prepared a general historical/Archaeological resources survey report for the proposed project area. The survey included a comprehensive records search, historical research, consultation with Native American representatives, and an on site field survey.

The field survey identified no historic or prehistoric resources within or adjacent to the project site. The proposed project will not cause a substantial adverse impact on either historical or archaeological resources as identified in 15064.5.

However, the NAHC recommended contacting a number of individuals and organizations including Native American groups for further investigations. Prior to the completion of the historical/Archaeological resources survey report, only three of the tribal representatives



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contacted had responded. Judy Stapp of the Cabazon Band, Leslie Mouriquand, assistant to Daniel McCarthy of the San Manuel Band both identified the project location to be a part of their tribes' traditional use areas, but stated that the tribes had no specific information on any sites of Native American traditional cultural value in or near the project area. Ms. Mouriquand requested to be notified if any tribal cultural resources were discovered.

Victoria Harvey, Archaeological Monitoring Coordinator for the Agua Caliente Band of Cahuilla Indians, also found the project location to be within the tribe's traditional use area. Ms. Harvey requested that the appropriate State laws and regulations be followed regarding potential discoveries of human remains during the project.

Nevertheless, to further reduce the impact, CRM TECH recommended that mitigation be required should resources be identified during construction. This mitigation measure is included below.

c) No Impact. The subject site is not known to contain unique paleontological features. Also, there are no unique geological features (river, lake, hills, faults, and folds etc.) located onsite that can directly or indirectly be destroyed. The surface soils consist of light brown, fine-to-coarse alluvial sands mixed with small rocks. Recent deposits are not conducive to the location of paleontological resources. The proposed project will construct two story structures that will not require deep excavation. The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, no project-related impacts are anticipated.

d) No Impact. No cemeteries are reported to occur onsite or in the project area. No project-related impact is expected. Please see V.a) above regarding Agua Caliente request regarding this issue.

Mitigation Measures

- V.1. If during the course of earth-moving operations associated with the project, any buried cultural material is recovered, all operations 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, at the Applicant's expense to identify the resource and recommend mitigation if the resource is culturally significant. The archeologist will be required to provide copies of any studies or reports to the Eastern Information Center for the State of California located at the University of California Riverside and the Agua Caliente Tribal Historic Preservation Office (THPO) for permanent inclusion in the Agua Caliente Cultural Register.
- V.2. In the event that any human remains are discovered, the Applicant shall cease all work and contact the Riverside County Coroner's Office and work shall not resume until such time that the site has been cleared by County Coroner and/or the Desert Hot Springs Police Department. The Applicant shall also be required to consult with the Agua Caliente Tribal Historic Preservation Office (THPO).

Monitoring

- V.A. Should resources be identified during earth moving, the applicant shall immediately notify the City, cease all construction, and implement monitoring. The monitoring report shall be submitted to the City within 30 days of completion of grading activities.

Responsible parties: Planning Department.



VI. GEOLOGY AND SOILS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Desert Hot Springs General Plan, 2000, Geotechnical Element; Geology of the Desert Hot Springs-Upper Coachella Valley area, California by Richard J. Proctor (Special report 94).

Setting

The Coachella Valley is located in the northwestern portion of the Salton Trough, a tectonic depression roughly 130 miles long and 70 miles wide that extends from the San Geronio Pass to the Gulf of Mexico. The valley is bounded by the San Bernardino Mountains on the northwest, San Jacinto Mountains on the west, Santa Rosa Mountains on the south, and Little San Bernardino Mountains and Indio Hills on the north. The Salton Sea is located to the southeast.



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The valley's geologic composition is directly related to its proximity to the San Andreas Fault, which passes through the northeasterly portion of the valley, and other active faults. The region is susceptible to a range of geologic hazards, including ground rupture, major ground shaking, slope instability, and collapsible and expansive soils.

Episodic flooding of major regional drainages, including the Whitewater River, results in the deposition of sand and gravel on the valley floor. Strong sustained winds emanating from the San Geronio Pass cause wind erosion and transport and deposit dry, finely granulated, sandy soils on the central valley floor.

Regional soils range from rocky outcrops within the mountains bordering the valley to coarse gravels of mountain canyons and recently laid fine- and medium-grained alluvial (stream deposited) and aeolian (wind deposited) sediments on the central valley floor.

Implementation of the proposed Development Agreement will have no impacts on Geology and Soils. Implementation of the Conditional Use Permit, however, could be impacted by geologic hazards and impact soil resources, and is discussed further below.

Discussion of Impacts

a.i) Less Than Significant Impact. The project site is not located within a rupture zone of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map. There are no active faults located on-site or in the project vicinity. The nearest active faults are Mission Creek (approximately 0.97 miles to the northeast), San Andreas (Banning, (approximately 2.90 miles to the southwest)), and Devers Hill (approximately 2.70 miles to the west) faults. The impacts associated with fault rupture to the project site are less than significant.

a.ii) Less Than Significant Impact. The project site is located in a seismically active region where earthquakes originating on local and regional seismic faults can produce severe ground shaking. There are a number of active earthquake faults close to the project site. Based on the earthquake potential analysis of the San Andreas Fault Zone, the site is located in an area where significant ground shaking will occur during a sizable earthquake. This intensity range (IX – XI) can result in partial or complete collapse of buildings, their foundations, and underground pipelines on and off site. However, to reduce impacts associated with ground shaking on people and buildings, the City implements the latest seismic safety design standards outlined in the California Building Code for Seismic Zone V.

The City of Desert Hot Springs requires onsite improvements of the project site based on Building Code (Section 15.08.030). Buildings proposed for the site will be required to be constructed in accordance with the most recent edition of the California Building Code (CBC) and Desert Hot Springs Municipal Code to provide a collapse-resistant design. The City has adopted several modifications to the CBC in accordance with local geology. The Desert Hot Springs Municipal Code (Section 15.68.160) provides regulations for construction and collapse-resistant design, which will be enforced during structure design and construction. Project-related impacts associated with seismic ground shaking are less than significant.

a.iii) Less Than Significant Impact. The project site is located in an area that mainly consists of Carsitas cobbly sand (ChC), Carsitas fine sand (CkB), and Myoma fine sand (MaB), which are soft, expansive, and could be susceptible to liquefaction. The liquefaction potential of the alluvium deposits mainly depends on the severity of ground shaking during an earthquake, as the groundwater depths are greater than 150 feet beneath the site. For liquefaction to occur, groundwater levels must be within 50 feet of the ground surface.



The City of Desert Hot Springs General Plan requires all development within Landslide Susceptibility areas to include subsurface geotechnical investigations. The project site is located in an area with low susceptibility of being impacted by rock falls and seismically induced landsliding. However, the City will require the preparation of site and building specific geotechnical analysis as part of the building permit process to assure that the foundation and structure are constructed to withstand seismic activity. Therefore, impacts associated with liquefaction and ground failure are expected to be less than significant.

a.iv) No Impact. The project site is located on relatively flat terrain designated as an “area with low susceptibility of being impacted by rock falls and seismically induced landsliding” in the Desert Hot Springs General Plan (Exhibit V-2). Therefore, no impacts associated with landslides are expected.

b) Less Than Significant Impact. The project site is located in an area designated as an area “slight wind erosion hazard – areas where the soils are coarse-grained and show no evidence, or slight evidence, of soil removal or accumulation, and all areas with fine- to medium-grained soils that are protected from erosive winds” (Desert Hot Springs General Plan; Exhibit V-3). The City will require the preparation and implementation of a dust management plan as part of the grading permit process for the project site. This plan (as described in Section III, Air Quality) will include wind erosion best management practices, as prescribed by the SCAQMD. Project related impacts associated with wind erosion will be less than significant.

c) Less Than Significant Impact. As discussed in item VI.a.iii), the project site is located in an area with low potential to liquefaction, rock falls and seismically induced landslides. The site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Therefore, the impacts will be less than significant.

d) No Impact. Based on the soil associations mapped by the U.S. Soil Conservation Service, the site is underlain in the near surface by light brown coarse alluvial sands (Carsitas cobbly sand (ChC), Carsitas fine sand (CkB), and Myoma fine sand (MaB)), mixed with small rocks in some areas. Expansive soils tend to include a significant amount of clay and are subject to swelling. The City’s General Plan states that expansive soils are not generally considered a hazard because of the minor amount of clay present in local soils. Impacts related to expansive soils are not anticipated.

e) No Impacts. Mission Springs Water District provides wastewater treatment to the City at two treatment plant locations; Horton Wastewater Treatment Plant (HWWTP) and Desert Crest Wastewater Treatment Plant (DCWWTP). The project site has soils capable of adequately supporting the use of septic tanks or alternative waste water disposal systems; however, the sewers are available for the disposal of waste water. The proposed project will be connected to the City’s sewer system and will not install and maintain on-site septic system. The project proposes to construct a sewer main within Cabot Road. The City will require that the sewer system be designed to local, regional and state standards, which include appropriate soils, drainage and maintenance. There will be no impact associated with soils and septic systems.

Mitigation Measures

None.

Monitoring

None.



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VII. GREENHOUSE GAS EMISSIONS –
Would the project:

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

Sources: CalEEMod Version 2013.2.2

Setting

Greenhouse gas emissions are generated by both moving and stationary sources, including vehicles, the production of electricity and natural gas, water pumping and fertilizers. State law mandates that all cities decrease their greenhouse gas emissions to 1990 levels by the year 2020.

The SCAQMD has established a threshold of 10,000 metric tons of CO₂e for industrial operations. This threshold was used in determining the potential significance of impacts associated with the proposed project.

Implementation of the proposed Development Agreement will have no impacts on Greenhouse Gas Emissions. Implementation of the Conditional Use Permit, however, could result in GHG impacts, and is discussed further below.

Discussion of Impacts

a, b) Less Than Significant Impact. The proposed project will generate greenhouse gas (GHG) emissions during both construction and operation. As described in Section III (Air Quality), CalEEMod was used to quantify air quality emission projections, including greenhouse gas emissions. Construction related greenhouse gas emissions will be temporary and will end once the project is completed. Operation of the proposed project will create on-going greenhouse gases through energy usage and area source emissions such as landscaping maintenance and off-gassing from the pavement. Table 4 provides projected short-term and annual GHG generation associated with the cultivation center.

Table 4
Cabot Building Partners Medical Marijuana Cultivation Center
Projected GHG Emissions Summary
(Metric Tons/Year)

	CO ₂ e
Construction Activities	338.99
Operational Activities	601.56
Emission Source: CalEEMod model, version 2013.2.2 output tables generated 06.15.2016. Values shown represent the total annual, unmitigated GHG emission projections for construction and operation of the proposed project, 2017.	



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The only adopted GHG threshold enforced by the South Coast Air Quality Management District is for industrial uses, and set at 10,000 MT/yr CO_{2e}. The project does fall under the industrial category; however, project related CO_{2e} emissions are below the industrial GHG threshold. It is recognized that GHG impacts are intrinsically cumulative. Project construction will be conducted in a manner that is consistent with applicable rules and regulation pertaining to the release and generation of GHG's.

Statewide programs and standards will further reduce GHG emissions generated by the project, including new fuel-efficient standards for cars, and newly adopted Building Code Title 24 standards. The emission of GHG generated as a result of the proposed project will have a less than significant impact on the environment and will not conflict with any applicable GHG plans, policies or regulations.

Mitigation Measures

None.

Monitoring

None.



VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

Source: Desert Hot Springs General Plan, 2000.



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Setting

The proposed site is vacant and undeveloped. The on-site surface area appears to have been previously leveled, and there are refuse and rock piles scattered throughout the site.

Ultimate development of the site will result in the construction of medical marijuana cultivation center. Small quantities of cleaners, solvents and fertilizers and pesticides may be used on-site for routine cleaning and cultivation.

Discussion of Impacts

a, b) Less Than Significant Impact. Cleaners, solvents and fertilizers and pesticides may be used on-site for routine cleaning and cultivation. However, none of these will be used in sufficient quantities to pose a threat to humans or cause a foreseeable chemical release into the environment.

The construction phase would involve the use of heavy equipment, which uses small amounts of oil and fuels and other potential flammable substances. During construction, equipment would require refueling and minor maintenance on location that could lead to fuel and oil spills. The contractor will be required to identify a staging area for storing materials. The use and handling of hazardous materials during construction activities would occur in accordance with applicable Federal, State, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements. The proposed project would not result in a significant risk of explosion or accidental release of hazardous substances. Impacts will be less than significant.

c) No Impact. No schools are located within one-quarter mile of the project site. The nearest school is Two Bunch Palms Elementary located approximately 0.5 miles east from the proposed site. There will be no hazardous materials-related impacts to schools.

d) No Impact. The subject property is not included on a list compiled pursuant to Government Code Section 65962.3. The proposed project will not create a significant hazard to the public or environment.

e, f) No Impact. The Palm Springs International Airport is located approximately 7 miles south of the subject property. The subject site is not located within the boundaries of the airport's land use compatibility plan. The site is not located in the vicinity of a private airstrip. The project will not result in safety hazards for people living or working in the area.

g) Less Than Significant Impact. The proposed project will not significantly alter the existing circulation pattern in the project area or adversely impact evacuation plans. The primary project access point is on Cabot Road, which is currently paved. The City will require that the project complete half-width improvements along the property frontage as part of project development. Proposed parking and circulation plans will be reviewed by the Fire and Police Departments to assure that driveways and roads are adequate for emergency vehicles. A construction plan will be required by the City to assure that the project does not interfere with emergency access during development. These standard requirements will assure that impacts associated with emergency response remain less than significant.

h) No Impact. The project site is not located in a wildland fire hazard zone and is not susceptible to wildfires. Therefore, the proposed project will not expose people or structures to significant risks associated with wildfires. No related impact is expected.

Mitigation Measures None.

Monitoring None.



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IX. HYDROLOGY AND WATER QUALITY --
Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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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? ☐ ☐ ☐ ☒

Sources: Hydrology Calculations Report, prepared by Robert J. Mainieno, P.E. (May 2016); Jurisdiction Delineation Report, prepared by AMEC Foster Wheeler Environmental and Infrastructure, Inc. (June 2016); Desert Hot Springs General Plan, 2000.

Setting

The Mission Springs Water District (MSWD) provides domestic water to the project area. Its primary source of fresh water is groundwater extracted by deep wells from Mission Creek subbasin. MSWD also gets a lesser amount of water from regional groundwater basins including Garnet Hill subbasin and Desert Hot Springs subbasin.

MSWD treats and recycles wastewater at two Regional Wastewater Treatment Plants. The treatment plants are the Horton Treatment Plant and the Desert Crest Treatment Plant, with capacities of 2,300,000 gal/day (2,800 AFY) and 180,000 gal/day (202 AFY), respectively. The disposal of effluent from both the Horton and Desert Crest treatment plants is accomplished by utilizing percolation ponds located within the plants on the southwest side of the Mission Creek Fault. MSWD implements all requirements of the Regional Water Quality Control Board pertaining to water quality and wastewater discharge.

The project site is located in the northwestern portion of the Coachella Valley. It has an average rainfall of 3.9 inches per year. In the City of Desert Hot Springs, several watersheds drain the adjoining elevated terrain of the San Jacinto Mountains and include Garnet watershed and Morongo Watershed. In the northern portion of the City, the Mission Creek Wash is the primary drainage, which drains an area of approximately 2,577 acres and has a computed peak 100-year storm flow of more than 20,000 cubic feet per second (cfs) in the reach of the wash east of Little Morongo Road.

The proposed project site is located in the flood plain area, designated as AO, which defines areas where "flood depths of 1 to 3 feet; average depths determined and for areas of alluvial fan flooding, velocities also determined". This flood plain area is subject to flood hazards and inundation by the 1% annual chance flood.

Robert J. Mainieno, P.E. prepared a Preliminary Hydrologic Study for this project in May 2016. To accommodate run-off in case of a flood event, both the buildings will be graded to drain to the center of the common parking area. From there, concrete ribbon gutters will convey stormwater to the common retention area, located to the southeast of the parcel.

The stormwater runoff from a 10-year storm will be 10,900 cubic feet. The stormwater runoff from a 100-year 1-hour storm will be 17,400 cubic feet. The stormwater runoff from a 100-year 24-hour storm will be 46,6000 cubic feet. To accommodate the stormwater runoff during 10-year and 100-year storms, a retention basin of 88,000 cubic feet is proposed at the eastern portion of the project site. This retention basin has been sized and designed to accommodate the storm flows from this project and the project immediately to the south.



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Discussion of Impacts

a) No Impact. The proposed project will not violate water quality standards or waste discharge requirements. The proposed development will include the construction of a sanitary sewer main in Cabot Road to connect to the existing sewer infrastructure along Two Bunch Palms Trail. The project proponent will not install septic systems to treat sanitary sewage. The MSWD will require implementation of all requirements of the Regional Water Quality Control Board pertaining to water quality and sewer systems management.

The project will be required to comply with National Pollutant Discharge Elimination System (NPDES) regulations, which minimize the pollutant load associated with urban runoff. No project related impact is anticipated.

b) Less Than Significant Impact. For the proposed development, water will be required during site grading for a short-term period. At buildout, the proposed project will require water for cultivation, domestic use, and landscape irrigation. The project will connect to existing water lines beneath Cabot Road and Two Bunch Palms Trail. No new wells or additional water infrastructure are proposed to meet the project water requirement.

The proposed project will require water for cultivation, domestic use, and landscape irrigation. The annual water usage for the proposed project is estimated to be 1.8 million gallons per building, or 3.6 million gallons per year, or 11.0 acre feet per year. The project site occurs within the service area of the Mission Springs Water District (MSWD). The District's current Urban Water Management Plan indicates that it has average annual water production of 9,000 acre-feet. Build out of the project will result in an increase of less than 1% in demand over current conditions. This number is considered conservative, since most agricultural production in the Valley occurs in open fields, which have a high rate of evapotranspiration, and therefore a high loss of effective irrigation. The proposed project will be entirely enclosed, and is proposed to include recycling equipment to capture irrigation water and allow its reuse, further reducing anticipated water demand. These design features will reduce water use to below the factor developed by the District.

The project will be required to comply with MSWD's and the City's water-efficiency requirements, including the use of drought-tolerant planting materials and limited landscaping irrigation. Implementation of these and other applicable requirements will assure that water-related impacts are reduced to less than significant levels.

c-e) Less Than Significant Impact. The subject site is relatively flat and contains no rivers or streams. However, the site is located in a flood plain area designated as AO (the areas where "flood depths of 1 to 3 feet; average depths determined and for areas of alluvial fan flooding, velocities also determined", FEMA Map No. 06065C0885G). The project site also contains one jurisdictional drainage identified as Morongo Wash (Exhibit 10). Morongo Wash enters the project site in the eastern half of the northern boundary and flows for approximately 345 feet before exiting the site near the eastern portion of the southern boundary. The subject reach of Morongo Wash is an ephemeral wash. Morongo Wash is classified as a non-RPW by USACE. To preserve the wash, a retention basin will be built at the eastern portion of the site (between development site and the wash) to accommodate the on-10 and 100-year storm flows.

The eastern portion of the project site (Exhibit 5) will be used as a retention basin with a 88,000 cubic yard capacity to preserve the jurisdictional drainage area. The retention basin boundaries are approximately 40 feet away from CDFW Jurisdiction at the southwestern portion of parcel 2 and will not encroach into the USACE, RWQCB, or CDFW delineated waters. Therefore, regulatory permits from the USACE, RWQCB, and CDFW are not required.



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The City requires the preparation and approval of a hydrology study and Water Quality Management Plan for development projects. The City Engineer will require that the hydrology study address the capacity of the retention basin to assure that on-site 100-year storm flows are contained consistent with NPDES requirements. The City's standard requirements will assure that the capacity of the proposed retention basin is accounted for in the design of the ultimate project on the site, and that impacts will be less than significant.

f) Less Than Significant Impact. The proposed project will be required to comply with all applicable water quality standards, and will implement a Water Quality Management Plan approved by the City for both construction activities and long-term operation of the site. Adherence to the City's standard requirements related to water quality will ensure impacts will be less than significant.

g, h) Less Than Significant Impact. The proposed project is located in a 100-year floodplain and will place structures in an area that would impede or redirect flows (West Desert Hot Springs Master Drainage Plan, Exhibit 4-2). According to Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA), the site is located in Zone AO, (FIRM Map No. 06065C0885G).

The City requires the preparation of a hydrology study and Water Quality Management Plan for development projects. The City Engineer will require that the hydrology study address the capacity of the retention basin to assure that on-site 100-year storm flows are contained consistent with NPDES requirements. The project currently proposes a retention basin with a 88,000 cubic foot capacity located on the eastern portion of the site. The City's standard requirements will assure that the capacity of the proposed retention basin is accounted for in the design of the ultimate project on the site, and that impacts will be less than significant.

i) Less Than Significant Impact. The subject property lies in a floodplain. At buildout, there is a potential to expose people and structures to a significant risk of loss, injury or death involving flooding. To assure that impacts associated with flooding will remain less than significant, the City Engineer will review the building design and retention basin capacities.

j) Less Than Significant Impact. The subject property lies in a floodplain area. During flood or storm events, storm flows can inundate the project site, with flood depths of 1 to 3 feet. These storm flows have the potential to produce mudflow in the natural condition. The proposed project will result in the construction of buildings and parking areas that will greatly reduce the area of native soil on the site, and limit those areas to landscaping. The potential for mudflow will thereby be eliminated. The proposed project site is not located in the vicinity of a body of water that can produce seiche or tsunami. Project-related impacts will be less than significant.

Mitigation Measures

None.

Monitoring

None.



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X. LAND USE AND PLANNING - Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Desert Hot Spring's General Plan (2000; Exhibit III-1).

Setting

The project site is governed by the policies and land use designations of the City of Desert Hot Springs General Plan and Zoning Ordinance. The site is designated an Industrial District in the General Plan Land Use Map. The site is zoned I-L, Light Industrial. The City recently modified the standards in that zone to allow the cultivation of medical marijuana, subject to specific permitting requirements and development standards, including the approval of a Conditional Use Permit.

Implementation of the proposed Development Agreement will have no impacts on Land Use or Planning. Implementation of the Conditional Use Permit, however, could impact land use, and is discussed further below.

Discussion of Impacts

a) No Impact. The subject property is currently vacant and located in an area that is predominantly undeveloped, with the exception of several scattered commercial/industrial land uses. The proposed development will not physically divide an established community. No impact is expected.

b) No Impact. The subject property occurs in an area designated for light industrial (I-L) development in the General Plan. A Conditional Use Permit and Development Agreement are required by the City of the Desert Hot Springs for the cultivation of medical cannabis. For the proposed development, all activities will be conducted pursuant to the City's Municipal Code requirements and standards to avoid any conflict with any land use plan, policy, or regulation of an agency with jurisdiction. No impact is expected.

c) Less Than Significant Impact. The project site is located in an area that is in the process of being covered by the Coachella Valley Multiple Species Habitat Conservation Plan. To avoid any conflict with any applicable habitat conservation plan or natural community conservation plan, the proposed development will be either be required to pay the CVMSHCP development impact fee



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to offset potential impacts to less than significant levels; or will be required to undergo Interim Project Review. (See IV. Biological Resources). Both scenarios ensure impacts will be less than significant.

Mitigation Measures

None.

Monitoring

None.



XI. MINERAL RESOURCES -- Would the project:

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

Sources: Desert Hot Spring's General Plan (2000; Exhibit IV-2).

Setting

The majority of the City of Desert Hot Springs is made up of alluvial fans, which are mainly sand and gravel. Sand and gravels are considered an economic resource and commonly used for road base and other building materials. Small amounts of limestone, copper and gold have been explored from the area in past.

Discussion of Impacts

a, b) Less Than Significant Impact. The site is located in an area designated for light industrial development, and is not in an area designated for mining activities. Although development of the site has the potential to reduce the area available for sand and gravel mining, the reduction will be minimal, and impacts to mineral resources will be less than significant.

Mitigation Measures

None.

Monitoring

None.



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XII. NOISE – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Desert Hot Springs General Plan, 2000.

Setting

The project site is located southeast of the intersection of Cabot Road and Two Bunch Palms Trail. Two Bunch Palms Trail is designated as a minor collector in the City's General Plan (Roadway Classifications Map; Exhibit III-4).

Various sources are used to calculate noise levels in the City. As part of the development of the Noise Element of the General Plan, noise level measurements were collected from 6 different locations throughout the City during the day and nighttime hours. In the General Plan, the noise levels on Two Bunch Palms Trail, west of Palm Drive, were estimated to be 60 dBA Leq at 70 feet from the centerline at buildout. In the General Plan EIR, the noise levels on Two Bunch Palms Trail, west of Palm Drive, were defined as 65 dBA CNEL in the right of way. No measurements were taken on Cabot Road. Both the EIR and General Plan establish acceptable noise levels of up to 75 dBA CNEL for industrial land uses.



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Implementation of the proposed Development Agreement will have no impacts on Noise. Implementation of the Conditional Use Permit, however, could result in noise impacts, and is discussed further below.

Discussion of Impacts

a)-b) Less Than Significant Impact. The subject property is currently vacant and undeveloped. The main noise source in the area is vehicular traffic on adjacent roadways (Two Bunch Palms Trail and Cabot Road). The nearest sensitive receptor is a church located approximately 0.13 miles (205 meters) southwest of the project site.

The proposed project will experience noise levels of 60 at buildout of the General Plan, which is below the City's standard for industrial development. According to the General Plan EIR, the noise levels on Two Bunch Palms Trail, west of Palm Drive, would be under 70 dBA. Under both the noise level standards, the noise generated by the project will be less than 75 dBA. However, structures will be required to meet the most recent version of the California Building Code noise insulation standards, which will assure that off-site noise impacts to the project are minimized to less than significant levels. Traffic noise along this road is not expected to adversely impact the proposed project. Adherence to standards will ensure operations related noise would remain less than significant.

Impacts of the Proposed Project on Surrounding Development

Primary project-related noise sources will include vehicular traffic accessing the site, grounds maintenance equipment, and heating, ventilation and air conditioning (HVAC) units. The vehicle mix will be comparable with existing vehicles on surrounding roads. Noise generated by the project is expected to be consistent with noise levels at any light industrial development, and will not exceed City standards. At buildout, all project operations will be conducted indoors and these noise levels will be within the City's General Plan noise standards. The proposed project is compatible with surrounding land uses, and operational noise impacts are not expected to exceed acceptable industrial noise standards.

Vibration

Ground-borne vibration and/or ground-borne noise would be generated during construction of the proposed project, which could be felt by adjacent land uses. Lands surrounding the proposed project are currently vacant. The primary source of ground-borne vibration will be operation of heavy equipment, such as bulldozers; however the impacts will be temporary and will end once construction is complete. The Municipal Code exempts construction activities from short-term, short-duration noise standards when they are conducted during permitted time frames. The City will require that construction activity comply with Section 9.04.030 of the Municipal Code, which limits construction activity to the less sensitive daylight hours. These requirements will reduce noise impacts to less sensitive daytime hours and assure that short-term construction noise impacts will be less than significant. Long-term operation of the project is not expected to generate ground-borne vibrations or noise. Impacts will be less than significant.

Impacts of Off-Site Noise Sources on the Proposed Project

The project site is currently designated for light industrial development in the General Plan, which considers acceptable a 75 dBA CNEL noise level. The proposed project will be a cultivation center. The General Plan estimates that at buildout noise levels on Two Bunch Palms Trail, west of Palm Drive, will reach 60 dBA CNEL at 70 feet from centerline, without mitigation. The General Plan further determined that Two Bunch Palms Trail, west of Palm Drive, would contain the 80 dBA CNEL contour as it is designated for light industrial development. Therefore, noise levels at the project site at General Plan build out will be less than the City's established acceptable noise levels for industrial development. Development of the proposed project is consistent with both the



General Plan designation for the site and surrounding land uses, and therefore will not result in unacceptably high noise levels requiring mitigation. The City requires that all projects conform to its General Plan noise standards, and will include noise attenuation strategies in its review of the project-specific design. Project-related impacts will be less than significant.

c) Less Than Significant Impact. As described above (XII.a), the primary permanent noise sources will be vehicles traveling to and from the site, HVAC units, and grounds maintenance equipment. The proposed project is not expected to result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Project-related vehicles will be consistent with vehicles already using area roadways. Less than significant impacts are expected.

d) Less Than Significant Impact. During the construction phase of the proposed project, noise will be generated by heavy construction machinery and equipment, such as bulldozers, loaders, scrapers, and dump trucks. Short-term impacts could temporarily exceed acceptable noise thresholds. No sensitive receptors occur within 200 meters of the proposed project site. However, these impacts will be short-lived and temporary.

The City will require that construction activity comply with Section 9.04.030 of the Municipal Code, which limits construction activity to between 7 a.m. to 7 p.m. on weekdays and 8 a.m. to 5 p.m. on Saturdays. No activity is permitted on Sundays and holidays. These requirements will reduce noise impacts to less sensitive daytime hours and assure that short-term construction noise impacts will be less than significant.

e, f) No Impact. The Palm Springs International Airport occurs 7 miles south of the subject property and its noise contours are not located in the vicinity of the proposed project site. No impacts will occur.

Mitigation Measures

None.

Monitoring

None.



XIII. POPULATION AND HOUSING -- Would the project:

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

Sources: Desert Hot Springs General Plan, 2000. American Community Survey (ACS) 2015 Population Estimates, U.S. Census Bureau; <http://www.dof.ca.gov/research/demographic/reports/estimates/e-1/view.php>; accessed on 06.29.2016.

Setting

The City of Desert Hot Springs had a population of 29,048 in 2016. The City is composed of a mix of single family and multi-family development, but the majority of housing units are single-family residential dwelling units. The proposed development will be a medical marijuana cultivation center that will result in a need for employees for each phase of development.

Implementation of the proposed Development Agreement will have no impacts on Population or Housing. Implementation of the Conditional Use Permit, however, could impact population and housing, and is discussed further below.

Discussion of Impacts

a) Less Than Significant Impact. The proposed project will not generate population growth in the area. The proposed project will result in the construction of 72,000 square feet of building space on 3.14 acres of land. The cultivation facility will result in a need for employees for each phase of development. However, employment generation at the facility is not expected to be significant, and is likely to be filled by existing residents, or new residents to the area who will move based on anticipated growth rates. The proposed project will not result in the extension of infrastructure that will generate new development. The proposed project will be required to improve Cabot Road to its ultimate half-width. Impacts are expected to be less than significant.

b, c) No Impact. Currently, the project site is vacant and undeveloped and during the proposed construction, no residents will be displaced, and no replacement housing will be required elsewhere. No project-related impact is expected.

Mitigation Measures

None.

Monitoring

None.



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XIV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Desert Hot Springs General Plan, 2000.

Setting

The Desert Hot Springs Fire Department is responsible for fire protection within the City. The City contracts with CAL FIRE for its local service. The nearest fire station is Station 3 at 65958 Pierson Boulevard, approximately 1.25 mile northeast of the site.

The Desert Hot Springs Police Department is responsible for law enforcement and residents' safety in the city. The main police station operates out of City Hall which is at 65950 Pierson Boulevard, approximately 1.25 miles northeast of the subject property.

The City and the project site are located within the boundaries of the Palm Springs Unified School District, which provides public school facilities to accommodate students. The Palm Springs Unified School District currently operates four elementary schools, one middle school, one continuation high school, and one high school within the City. The District uses portable classroom buildings on most campuses in addition to permanent classroom facilities. The nearest school to the project site is Two Bunch Palms Elementary located approximately 0.5 miles east from the proposed site.

In the City of Desert Hot Springs, a total of 223 acres are dedicated for parks (Table III-2; General Plan). The three types of parks serving the Desert Hot Springs area are community, neighborhood, and mini/pocket parks. The nearest park to the project site is Guy J Tedesco Park, approximately 1.5 miles northeast.



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Discussion of Impacts

i) Less Than Significant Impact. The ultimate development of the project site will marginally increase the demand on fire service in the City. Given the proximity of the nearest fire station, fire personnel will be able to reach the site within the target five-minute response time. Emergency access will be provided to the property via the existing public roadway network, and a continuous driveway through the site will provide access to all sides of the buildings.

The Fire Department will review the project site plan to ensure it meets applicable fire standards and regulations. No construction of new or expanded fire services or facilities are required for the proposed project. Project-related fire protection impacts will be less than significant.

ii) Less Than Significant Impact. The development of the site will result in a marginal increase in demand for police services. Police personnel will be able to access the site using Two Bunch Palms Trail and Cabot Road, and a continuous driveway through the site will provide access to all sides of the buildings. The project will be required to comply with all Police Department regulations and procedures. Project related impacts are expected to be less than significant.

iii) Less Than Significant Impact. The proposed project will not require the construction of a new school facility. The project is a stand-alone marijuana cultivation facility that will not increase the City's student population. However, the proposed project will be required to pay the state-mandated school fees in place at the time that development occurs. These fees are designed to mitigate impacts to schools by providing funds for the construction of new facilities. The project will not increase the student population and there will be no impacts.

iv-v) No Impact. Project buildout is not expected to impact local and/or regional parks. The project consists of two buildings with a limited number of employees that will not induce population growth in the area and therefore, would not result in the need for new parks and recreation facilities. No additional public facilities are required to accommodate the employees. Increases in activity at the city's existing facilities will be less than significant.

Mitigation Measures

None.

Monitoring

None.



XV. RECREATION

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

Sources: Desert Hot Springs General Plan, 2000.

Setting

The City of Desert Hot Springs operates seven parks, a skate park, two community centers, a Community Health and Wellness Center/Boys and Girls Club, Senior Center, and museum. The City does not have a dedicated Parks and Recreation component within its government structure. Maintenance of park facilities is carried out by the Public Works Department.

Implementation of the proposed Development Agreement will have no impacts on Recreation. Implementation of the Conditional Use Permit, however, could impact the city's facilities, and is discussed further below.

Discussion of Impacts

a, b) No Impact. The proposed project will result in the development of a medical marijuana cultivation facility. The project would not increase the use of existing neighborhood or regional parks or other recreational facilities, nor will it require the construction or expansion of recreational facilities. No impact is anticipated.

Mitigation Measures

None.

Monitoring

None.



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XVI. TRANSPORTATION/TRAFFIC -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 transits.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of safety of such facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Trip Generation 8th Edition (2012); Tentative Parcel Map No. 37065; Desert Hot Spring's General Plan 2000.

Setting

The project site is located on the east side of Cabot Road approximately 500 feet south of Two Bunch Palm Trail (minor collector), in the City's industrial core. The proposed project will take access from Cabot Road. The City's acceptable Level of Service (LOS) for both roadway and intersection operations in LOS D or better.



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A desktop analysis was conducted to analyze potential impacts to transportation and traffic. The traffic analysis was based upon a variety of sources, including the General Plan Circulation Element and the Institute of Transportation Engineers' (ITE) 8th Edition Trip Generation Manual (2012).

Implementation of the proposed Development Agreement will have no impacts on Traffic or Circulation. Implementation of the Conditional Use Permit, however, could impact the circulation system, and is discussed further below.

Discussion of Impacts

a,b) Less Than Significant Impact. The ITE land use category for this analysis was No. 818, Nursery (Wholesale) to consider the traffic that would be generated by the site. The proposed project's use as a cultivation facility is consistent with this definition.

The City has established a goal for both intersection operations and roadway link segment operations of Level of Service (LOS) D or better, which is consistent with the Riverside County Congestion Management Program. The California Department of Transportation endeavors to maintain a target Level of Service at the transition between Level of Service C and D (maximum 35 seconds of control delay).

Existing Conditions

Existing major roadways in the vicinity of the project site include Little Morongo Road, Two Bunch Palms Trail, and Palm Drive. At buildout, these major roadways can carry approximately 56,500 (avg.), 18,700 (avg.), and 102,800 vehicles per day, respectively. Existing General Plan conditions and traffic analysis indicate that Little Morongo Road and Two Bunch Palms Trail are operating at LOS C, which is considered acceptable.

Project Trip Generation

Vehicle trip rates were derived from the Institute of Transportation Engineers (ITE) 8th Edition Trip Generation, An ITE Informational Report. For analysis purposes, the ITE land use category No. 818, Nursery (Wholesale) was used to define the proposed project. Based on this information, a desktop traffic analysis was prepared resulting in an average daily trip rate (ADT) of approximately 62 daily vehicle trips per day (Table 5).

**Table 5
Cabot Building Partners Medical Marijuana Cultivation Center
Traffic Report Summary**

Land Use	ITE	Units	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Rates									
Nursery (Wholesale)	818	AC	0.13	0.13	0.26	0.23	0.22	0.45	19.50

Land Use	Quantity	Units	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Rates									
Cultivation Center	3.14	AC	0.40	0.40	0.81	0.72	0.69	1.41	61.23



Future Traffic Impacts

The proposed project will generate 62 trips per day, considerably less than might be expected from an industrial land use on the subject property. As a result, the analysis concluded that the proposed project will not result in a degradation of short or long term conditions, and is likely to result in a marginal reduction in build out trips on surrounding streets. The proposed project would have a less than significant impact on traffic in the area.

c) No Impact. The Palm Springs International Airport is located approximately 7 miles south of the subject property. The project will have no impact on the facilities or operations of regional airports, and will not result in a change in air traffic patterns.

d) No Impact. The project will be developed in accordance with City design guidelines and will not create a substantial increase in hazards due to a design feature. The project's access point will be located with adequate sight distances, and project-generated traffic will be consistent with existing traffic in the area. Half width improvements, including curb and gutter will be provided along Cabot Road including a 5-foot wide ADA accessible sidewalk along the western length of the project. No project related impact is anticipated.

e-f) No Impact. The site is designed with a continuous driveway that will provide access to all sides of the building for emergency services. The project site plan includes parking that conforms to the City's Zoning Ordinance requirements. No project related impact is anticipated.

g) No Impact. There will be no conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. There is currently no transit service in the vicinity of the project site. Sunline Transit Agency Line 14 currently provides service along Palm Drive, and Line 15 along Two Bunch Palms. The proposed project will have no impact on this service. Transit service could be expanded in the future, to include the area surrounding the proposed project, if demand warrants such an expansion. The City and SunLine monitor transit service, and periodically consider the addition of service as demand increases. No project related impact is anticipated.

Mitigation Measures

None.

Monitoring

None.



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XVII. UTILITIES AND SERVICE SYSTEMS
– Would the project:

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a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Desert Hot Springs General Plan, 2000; Draft Environmental Impact Report, 2000;
<https://www.mswd.org/ata glance.aspx>

Setting

Wastewater Treatment

Mission Springs Water District (MSWD) provides wastewater treatment in the City. The MSWD maintains two wastewater treatment plants: the Horton plant located on Verbena Road, and the Desert Crest plant located on Sunrise Road, north of Dillon Road. In fall of 2002, the capacity of the Horton plant was increased from one million gallons per day to two million gallons per day. The capacity of the Desert Crest plant is 180,000 gallons per day.



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Until March 2000, there were approximately 5,000 sites in the Mission Springs Water District service area that operated on septic tank systems. Currently, there are sewer lines in several areas of the City, including the subject area. The proposed project will be connected to the existing sewer system and therefore will not be required to install septic systems on site. A sewer main will be constructed in Cabot Road extending to Two Bunch Palms as part of the proposed project.

Domestic Water

Mission Springs Water District (MSWD) will provide domestic water services to the project site. The proposed project will be subject to the current version of the California Building Code requirements, which mandate greater efficiency than previous codes applied to existing development in the area. MSWD utilizes deep wells to extract groundwater from the Mission Creek and Garnet sub basins. MSWD's domestic water system serving the City includes 7 wells, 20 above ground storage reservoirs ranging in capacity from 0.055 million to 2.5 million gallons, and an extensive system of distribution lines ranging in size from 4 to 16 inches in diameter. Water well depths range between 400 and 1,085 feet.

The proposed project will be required to implement all water conservation measures imposed by MSWD under both normal and drought conditions over the life of the project. In addition, the State Water Resources Control Board (SWRCB) has issued Emergency Order 2014-0718-01E, which mandates water suppliers enact certain water restrictions. On May 9, 2016, the Governor issued an Executive Order to direct the State Water Resources Control Board to adjust and extend its emergency water conservation regulations through the end of January 2017 in recognition of the differing water supply conditions for many communities. The project will also be required to implement the updated 2016 emergency measures, if in effect at the time construction occurs.

MSWD prepares an annual report each year to document and analyze the region's water needs and long-term demand for domestic water. This analysis includes conservation measures and replenishment programs to make it possible for MSWD to meet increasing demand of the services areas.

The proposed project will tie into existing domestic water lines in Cabot Road. No new wells or additional water infrastructure or entitlements will be required.

Storm Water Management

Storm water drainage infrastructure within the City consists of a network of natural and improved streams, storm drains, storm channels, and catch basins intended to manage stormwater that flows into Whitewater Storm Water Channel. The project site is located between Little Morongo Road and Palm Drive, an area which is subject to inundation from a 100-year storm event due to its location adjacent to the Big Morongo Wash. Development within a flood-prone area could be impacted by flooding, and must therefore be considered a constraint. However, none of these areas are prevented from developing except directly in the wash. The standards imposed by the Riverside County Flood Control District must be complied with prior to the construction of any project.

Solid Waste

Desert Valley Disposal provides solid waste disposal to the City, through a franchise agreement with the City. Trash and recycled materials are collected from customers in the City and transported to the Lambs Canyon landfill, located at 16411 Lamb Canyon Road, Beaumont. Lambs Canyon is operated by the County of Riverside.



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Discussion of Impacts

a) Less Than Significant Impact. The proposed project includes an on-site water recycling system. The recycling system will require approval by the Regional Water Quality Control Board, and will be regulated by the Board for maintenance and proper disposal. These standards and requirements will assure that impacts associated with wastewater standards will be less than significant.

b), d) Less Than Significant Impact. The proposed project will be required to connect to existing water lines in adjacent roadways. As previously identified, sanitary sewer service is available in the area of the proposed project along Tow Bunch Palms Trail and sewer main would be constructed in Cabot Road. The project site will be served by the Horton wastewater treatment plant. Septic systems will not be installed.

The proposed project will be responsible for the connections necessary to tie into existing water lines to the standards set by the City and MSWD. As described in Section IX. Hydrology and Water Resources, the annual water usage for the proposed project is estimated to be 3.6 million gallons, or 11.0 acre feet, per year. The project site occurs within the service area of the Mission Springs Water District (MSWD). Build out of the project will result in an increase of less than 1% increase in demand over current conditions. This is within the MSWD's capacity, and impacts associated with water supplies will be less than significant. The City's standards and requirements will assure that impacts associated with water conveyance and water supply will be less than significant.

c) Less Than Significant Impact. The proposed project will be required to contain the 100-year storm on-site, as required by City standards. The site will be graded to drain to the center of the common parking area. From there, concrete ribbon gutters will convey stormwater to the common retention basin in the southeastern portion of the property. This system will be reviewed and approved by the City Engineer to assure that it meets City standards. These standards and requirements will assure that impacts associated with storm water management will be less than significant.

e) Less Than Significant Impact. MSWD's Groundwater Quality Protection Project was started in 2000 to construct municipal wastewater collection and treatment systems to eliminate the individual septic systems that overlie the Mission Creek and Desert Hot Springs aquifers, protecting the quality of water for residents. The proposed project will connect to a MSWD wastewater collection and treatment systems along Cabot Road. The MSWD maintains two wastewater treatment plants: the Horton Plant and the Desert Crest Plant. In fall of 2002, the capacity of the Horton plant was increased from one million gallons per day to two million gallons per day. The capacity of the Desert Crest plant is 180,000 gallons per day. There will be less than significant impact to wastewater treatment capacities associated with the proposed project.

f), g) Less Than Significant Impact. Desert Valley Disposal provides solid waste services to the City of Desert Hot Springs. The Lamb Canyon Landfill is currently permitted to receive 3,000 tons of trash per day. The total permitted capacity of the landfill is 34,292,000 cubic yards. As of July 2005, the remaining capacity of this landfill was 20,908,171 cubic yards. The Lamb Canyon landfill has sufficient capacity to accommodate solid waste from the proposed project and cumulative projects in the region.

The proposed project will generate solid waste consistent with an industrial land use, and can be expected to generate up to 3.3 tons per day, without recycling. The proposed project will be subject to solid waste reduction requirements which require recycling in commercial and industrial projects. The proposed project will be required to implement the requirements of law. These



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standard requirements will assure that impacts associated with solid waste generation are less than significant.

Desert Valley Disposal is responsible for maintaining standards that assure that all waste is handled in a manner that meets local, state and federal standards. The project proponent will be responsible for disposing of fertilizers, pesticides and other materials used in the cultivation process to meet the standards of the Riverside County Environmental Health Department, which has jurisdiction over the storage and disposal of such products. These agencies have standards and requirements in place to assure that local, state and federal standards are implemented. Impacts associated with solid waste are expected to be less than significant.

Mitigation Measures

None.

Monitoring

None.



XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Less Than Significant with Mitigations Incorporated. The project site is not located within the boundaries of a CVMSHCP-designated conservation area, wildlife corridor or biological linkage area. Mitigation measures have been included in this Initial Study to reduce potential impacts to sensitive species to less than significant levels. The proposed project will not significantly reduce fish or wildlife habitat or otherwise adversely impact a fish or wildlife species.

The site has a low probability of containing archaeological resources, and there are no historic structures on site. Mitigation measures have been included in this Initial Study to assure that impacts associated with cultural resources remain less than significant.

With implementation of the mitigation measures provided in this report, impacts will be less than significant.

b) Less Than Significant Impact. The project will contribute to the cumulative impacts of development in the City of Desert Hot Springs and broader Coachella Valley. Project construction will contribute to the region's current exceedances of PM₁₀; however, these impacts will be mitigated to less than significant levels through implementation of City requirements, consistent with the region's fugitive dust reduction measures.

c) Less Than Significant Impact with Mitigations Incorporated. The subject property is



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located on a site that is currently vacant and undeveloped and is located within a floodplain area. The proposed project will result in the development of the subject site and will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Therefore, project related impacts will be less than significant.



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