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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: DHS 109 Project

Lead Agency: City of Desert Hot Springs

Contact Name: Patricia Villagomez

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Project Location: Desert Hot Springs / Riverside
City *County*

Project Description (Proposed actions, location, and/or consequences).

DHS 109 Properties, LLC (Applicant) is proposing to develop an approximately 109-acre industrial park consisting of 57 condo lots that will accommodate a combination of general light industrial, cannabis (cultivation, manufacturing, distribution, etc.), and large-scale energy/utility facilities land uses on approximately 109 acres. The proposed project will include 236,180 square feet of general light industrial uses, 761,770 square feet of industrial park (cannabis activity), and 286,230 square feet for large-scale energy/utility uses (power and reclamation facility) for a total of 1,284,180 square feet on approximately 29.48 acres. The northwestern most portion the project site (approximately 4.5 acres) will remain undeveloped. The proposed project will include 4 retention basins, totaling 4.28 acres. The remainder of the project site will be developed with a roadway system with approximately 2,879 parking stalls provided, including 38 American's Disabilities Act (ADA) parking stalls for a total of approximately 70.74 acres. Furthermore, the proposed project will include carports to provide adequate shade cover for onsite parking. Proposed carports will also be designed for installation and operation of photovoltaic (PV) panels to provide onsite electricity.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Mitigation Measure (MM) AQ-1 would reduce air quality impacts by limiting concentrations of architectural coatings and paint. MM BIO-1 through MM BIO-4 would reduce impacts to biological resources by requiring surveys for burrowing owl (and establish protocols in the event they are discovered on-site), CNPS List 1 or 2 species, and nesting birds; MM BIO-5 would require payment to the Coachella Valley Conservation Commission; MM BIO-6 would implement the Coachella Valley MSHCP Land Use Adjacency Guidelines requirements and restrictions; and MM BIO-7 requires submittal of a final acoustical analysis. MM CR-1 and CR-2 reduce impacts to cultural resources by establishing procedures in the event an archaeological resource or human remains are found on-site. MM GEO-1 and GEO-2 would reduce impacts to geology/soils by requiring the project implement the recommendations of the Geotechnical Investigation prepared for the project. MM-GEO-3 would reduce impacts to paleontological resources by establishing a procedure in the event a resource in discovered on-site. MM TIA-1 through MM-TIA-3 would reduce transportation impacts by requiring the identified roadway improvements. MM TIA-4 would reduce transportation impacts by requiring the project proponent to contribute fair share contributions through the City's Development Impact Fee.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No controversies known at this time.

Provide a list of the responsible or trustee agencies for the project.

Not applicable