

**To:** All Interested Persons and Agencies/ Riverside County Clerk / State Clearinghouse

**From:**

**Lead Agency:** City of Desert Hot Springs  
**Mailing Address:** 11999 Palm Drive  
**City/State/Zip:** Desert Hot Springs, California 92211  
**Contact:** Juan Carrillo  
Principal Planner  
(760) 329-6411 x 250  
jcarrillo@cityofdhs.org

**Subject:** Notice of Preparation of a Draft Environmental Impact Report for the Coachillin' Specific Plan Amendment (DHS SP #01-17)

The City of Desert Hot Springs (City) is the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Coachillin' Specific Plan Amendment (DHS SP #01-17) (Proposed Project) in compliance with the California Environmental Quality Act (CEQA). The City is requesting your comment and information, or your agency's view, as to the scope and content of the environmental information to be included in the EIR.

The project description, location, and the potential environmental effects of the Proposed Project are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date **but not later than 30 days** after receipt of this notice. The response deadline is **September 7, 2021** Written comments can be mailed, emailed, or hand-delivered to the City's contact person identified above. We will need the name for a contact person in your agency.

**Project Title:** Coachillin' Specific Plan Amendment

**Project Location:** East of Indian Canyon Drive, West of Calle de los Romos, South of 18<sup>th</sup> Avenue, North of 19<sup>th</sup> Avenue

**Project Applicant:** Coachillin' Holdings, LLC.

# Initial Study

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Amendment to Specific Plan DHS SP#01-17  
Coachillin' Industrial Cultivation and Ancillary Canna-Business Park  
Coachillin' Holdings, LLC.  
On APNs 666-340-008 through 666-340-053

Prepared for:

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



Prepared by:

ECORP Consulting, Inc.  
215 N. Fifth Street  
Redlands, CA 92374

Desert Hot Springs Planning Department  
City of Desert Hot Springs  
65950 Pierson Boulevard  
Desert Hot Springs, California 92240  
760-329-6411

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# CHAPTER ONE – INTRODUCTION

## 1.1 Background

The Coachillin' Industrial Cultivation and Ancillary Canna-Business Park (Specific Plan #01-17) (Coachillin' Specific Plan) is located on parcels APNs 666-340-008 through 666-340-053 located on 153.71 gross acres bounded by 18<sup>th</sup> Avenue to the north, 19<sup>th</sup> Avenue to the south, Indian Canyon Drive to the west, and Calle de los Romos to the east (Figure 1-1 and Figure 1-2). Until 2010, these parcels were under the land use authority of Riverside County (County). In 2008, an industrial development of approximately 2,952,000 square feet (sf) of warehousing on approximately 161 gross acres was approved by the County. That project consisted of a Change of Zone (Change of Zone No.7597) from W-2 (Controlled Development) to I-P (Industrial Park) and M-SC (Manufacturing Service Commercial), a Plot Plan approval (Plot Plan No. 23155) for a 2,952,500-sf industrial center including a one-mile offsite sewer line extension, and a Mitigated Negative Declaration (MND) (State Clearinghouse Number 2008081058). The parcels were annexed to the City of Desert Hot Springs in 2010 and the County approvals were adopted for the project site in the Development Permit process (DP 05-11 and EA 41621).

In 2017, the project applicant proposed changes to the County-approved project to reflect changing market conditions. A Specific Plan was submitted to the City, which was adopted on October 17, 2017. The approval of the Specific Plan included the following approvals: General Plan Amendment #02-17, Specific Plan #01-17, Tentative Parcel Map #37158, Final Map, and Conditional Use Permit #17-17. These project approvals were supported by an MND Addendum supported by an Initial Study and updated technical studies for air quality, biological resources, wetland delineation, cultural resources, paleontological resources, geotechnical/geologic resources, greenhouse gas emissions, hazards/hazardous materials, hydrology and water quality, noise, water supply assessment, and traffic impact analysis. The Initial Study described the environmental impacts of the Specific Plan and compared them to the impacts of the project previously approved by the County. The Initial Study determined that the environmental impacts were similar to or less than for the previously-approved industrial project and were less than significant after mitigation. Therefore, an Addendum to the original MND was prepared and adopted on October 17, 2017 along with other project approvals. The project approvals listed above are referred to in this Initial Study as the **Approved Specific Plan**.

The project applicant has submitted an application for an Amendment to the Specific Plan that would modify the allowed land uses in the Specific Plan Mixed Use Zone along with accompanying changes in the Development Standards and Design Guidelines to allow potential hotel and amphitheater uses on Parcels 30 and 31, respectively (**Proposed Project**). These changes are further described in Section 2 of this document.



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**Figure 1-1. Project Vicinity**

2016-219 Coachillín

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**Figure 1-2. Project Location**

2016-219 Coachillín



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## **1.2 Purpose and Authority**

CEQA Guidelines Section 15063 state that “if the lead agency can determine that an EIR will clearly be required for the project, an Initial Study is not required but may still be desirable.” An Initial Study can assist in the preparation of an EIR by “(a) focusing the EIR on the effects determined to be significant; (b) identifying the effects determined not to be significant; and (c) explaining the reasons for determining that potentially significant effects would not be significant...” (CEQA Guidelines Section 15063(c)(3)). This Initial Study identifies the change in the environmental effects that would occur if the Proposed Project (Amendment to Specific Plan #01-17) were implemented instead of the Approved Specific Plan (Specific Plan #01-17, approved in October 2017). This Initial Study also provides an updated description of the current conditions on the site and evaluates the Proposed Project using the updated Initial Study from the December 2018 update of the CEQA Guidelines.

## **1.3 Determination**

This Initial Study determined that the Proposed Project could have significant effects to air quality, biological resources, energy, greenhouse gas emissions, noise, and transportation. Effects to these environmental resources will be evaluated in the EIR. Effects on other resources, including aesthetics, agriculture and forestry resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology/water quality, land use/planning, mineral resources, population/housing, public services, recreation, utilities/service systems, and wildfire would not have potentially significant impacts due to the reasons described in this Initial Study. At the time of the preparation of this Initial Study, potentially significant impacts are not anticipated for tribal cultural resources. However, the City has not concluded its coordination with Native American groups under AB 52.



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## CHAPTER TWO – PROJECT DESCRIPTION

### 2.1 Project Location

The Coachillin' Industrial Cultivation and Ancillary Canna-Business Park (Specific Plan #01-17) is located on 46 parcels (Assessor's Parcel Numbers [APNs] 666-340-008 through 666-340-053) located on 153.71 gross acres bounded by 18th Avenue to the north, 19th Avenue to the south, Indian Canyon Drive to the west, and Calle de los Romos to the east.

**Total Project Area:** 153.71 acres

**Assessor's Parcel Number:** 666-340-008 through 666-340-053

**Section, Township & Range Description or reference:** Section 14, Township 3 South, Range 4 East, San Bernardino Base Line and Meridian

### 2.2 Project Description

The Proposed Project is an Amendment to the Specific Plan that would modify the allowed land uses in the Specific Plan Mixed Use Zone along with accompanying changes in the Development Standards and Design Guidelines to allow potential hotel and amphitheater uses on Parcels 30 and 31, respectively (Figures 2-1 and 2-2). The proposed hotel would include 175 guest rooms within a 4-story, 150,000 square foot building. The proposed amphitheater would seat approximately 5,000 people and host a maximum of four concerts or special events per month. Planning Areas (Figure 2-3) would remain the same as currently approved. However, the proposal would allow additional uses in the Mixed-Use designation. Additionally, the 7-acre Parcel 25 was originally provided for Southern California Edison (SCE) power stations and systems to serve the Specific Plan projects. SCE no longer requires this lot; therefore, the Amendment proposes to re-designate Parcel 25 as Industrial Energy & Utilities (IE) to provide space for private power generation and other industrial uses. The uses in the Agriculture zone have also been clarified to include other types of crops. Please note that this project description summarizes the major changes to the Specific Plan. There have also been minor changes to clarify meaning.

#### 2.2.1 Summary of Changes to the Specific Plan

Appendix A provides the proposed text changes to the Specific Plan, which are summarized below.

A number of definitions for allowed land uses have been added to Section 3.4.3 of the Specific Plan to more closely match the City's zoning code. The Allowable Land Uses discussion and table (Table 3-4 in the Specific Plan) has been updated to reflect the elimination of the Public Utilities (PU) zone, because SCE will no longer be constructing a substation on Parcel 25. Table 3-4 also adds hotel land uses as an allowed land use in the Mixed-Use zone. At the suggestion of the City, the *Allowed Uses Requiring a Development Plan (D)* category has been eliminated to simplify the planning process; there is no need for a development permit for uses that are compatible with an adopted Specific Plan.



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The development standards (Specific Plan Table 3-5 and Figure 3-4 in the Specific Plan) have been updated to reflect a new structure height maximum limit for Parcel 30. The structure height for Parcel 30 is proposed to be 65 feet maximum. The maximum height for interior parcels remains at 65 feet. The maximum height for all other parcels adjacent to Indian Canyon Drive, 18th Avenue, 19th Avenue, and Calle De los Romos remain 55 feet; however, the 2-story maximum has been removed. All parcels remain subject to the Design Guidelines. Additional detail regarding the three monument signs for the Specific Plan area have been added to Section 4 of the Specific Plan.

Guidelines specific to the amphitheater have been added to the Design Guidelines as follows:

- Lighting used to illuminate the amphitheater performance area must be either directed spotlights or full cutoff lighting. If directed spotlighting is used, the light source must be located and designed such that it is not visible beyond the property boundaries
- Lighting used to illuminate the amphitheater performance area shall only be turned on for performances or rehearsals
- Lighting used to illuminate the signage, seating areas, pathways, and other areas of the amphitheater must meet all standards of the Specific Plan Design Guidelines and the City of Desert Hot Springs Municipal Code Sections 17.140.140 and 17.140.170.

## **2.2.2 Project Scenarios for Analysis**

The applicant is proposing to modify the land uses on Parcels 30 and 31 to allow a hotel and amphitheater land use. For analysis purposes, a preliminary development scenario has been developed that includes buildout of the parcels. In this worst-case development scenario, Parcel 30 would include a four-story, 175-room, 150,000-gross-square-foot hotel, and Parcel 31 would include a 5,000-seat amphitheater. Project construction is anticipated to take one year. After construction, project analysis has assumed a maximum of an average of four concerts or special events in the amphitheater per month.

## **2.3 Existing Setting/Project Baseline**

### **2.3.1 Existing Site Conditions**

Since the adoption of the approval of Specific Plan SP #01-17 in 2017, site work has been initiated to support the development of the Specific Plan. Parcels 30 and 31 (Figure 2-1) have been rough graded and are currently being used for construction staging.

This approved work is considered part of the baseline for environmental analysis for the Proposed Project. The following summarizes the site work:

- Grading
  - Rough grading on all 160 acres: complete
  - Precise grading on Parcels 10, 11, 12, 14, 19, 28, 32, 33: complete
- Perimeter:
  - Perimeter 8' fence installation: 100% complete



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- Perimeter lighting installation along 18<sup>th</sup> Avenue, 19<sup>th</sup> Avenue, and N. Indian Canyon Drive: complete (Being replaced due to product defects)
- Perimeter landscape and irrigation installation: 50% complete
- Perimeter sidewalks installed around entire perimeter of project: complete
- Stormwater:
  - Retention basins: 100% complete
  - Regional stormwater channels: 100% complete
  - Onsite stormwater handling: basins expanded; channels enlarged to handle onsite generated stormwater
- Power:
  - West half of the project conduit installation: 100% complete
  - East half of the conduit installation: started in first quarter 2021. Construction plans approved by Southern California Edison
  - 40 MW whole-park sustainable power production facilities initiated: estimated construction third quarter 2021
- Water:
  - Domestic water lines (Mission Springs Water District): complete and stubbed to each parcel: 43 parcels
  - Coachillin' Reverse Osmosis water lines: plant commissioned and complete and stubbed to each parcel: 43 parcels
  - Coachillin' Agriculture water lines: complete and stubbed to each parcel: 43 parcels
- Gas:
  - Gas main installation: complete: 43 parcels
  - Gas lines: complete and stubbed to each parcel
  - Mains are energized; meters available with approved plans
- Dust (PM<sub>10</sub>) Control:
  - Dust control (EnviroTak) disbursed annually to each property not under construction to mitigate dust
  - Water trucks running daily on the site to mitigate dust caused by construction and equipment
- Onsite Street Improvements:
  - All interior curbs: 95% complete
  - Interior roads rough graded: complete
  - Interior roads paving to begin with installation of guard racks and final electric
- Offsite Street Improvements:
  - Street widening: complete
  - All exterior curbs: complete
  - Perimeter sidewalk 100% complete



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- Fire Loops:
  - Parcel 32/33 Fire Loop: 100% complete
  - Parcels 10-12 Fire Loop: 100% complete
  - Parcels 9 and 13: Approved, ready for installation

A representative photograph of the site is provided below.



**View Looking Northeast at 19th Avenue and Indian Canyon Drive Intersection.  
Parcels 101, 31, and 30 (Right to Left) in Foreground**

### **2.3.1 Environmental Commitments/Mitigation Measures**

The following mitigation measures were adopted with the Approved Specific Plan and are considered part of the baseline for the Proposed Project. The analysis in this Initial Study assumes implementation of these mitigation measures unless otherwise stated.

- AQ-1:** Architectural coatings applied to project buildings are to be limited to 50 grams per liter VOC and traffic paints shall be limited to 100g/L VOC content.
- AQ-2:** The project applicant shall ensure that all applicable SCAQMD Rules and Regulations are complied with during construction and the construction contractor use construction equipment that have Tier 3 or better engines for any on-site construction.



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- BR-1:** The project proponent shall ensure that the applicable MSHCP Local Development Mitigation Fee is paid to the City. The time of payment must comply with the City's Municipal Code (Chapter 3.40).
- BR-2:** The project proponent shall ensure that burrowing owl clearance survey is performed not more than 30 days prior to project site disturbance (grubbing, grading, and construction). If any owls are identified, the most current protocol established by the California Department of Fish and Wildlife (Burrowing Owl Mitigation) must be followed.
- B-3:** If construction or other ground-disturbing activities are scheduled to occur during the bird breeding season (February through August for raptors and March through August for most other birds), a pre-construction nesting bird survey shall be conducted by a qualified biologist. The survey shall be completed no more than 14 days prior to initial ground disturbance. The nesting bird survey shall include the project site and adjacent areas where Project activities have the potential to cause nest failure. If an active nest is identified, a qualified biologist shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall be avoided within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist.
- CR-1:** If during the course of grading or construction, artifacts or other cultural resources are discovered, all grading on the site shall be halted and the Applicant shall immediately notify the City Planner. A qualified archaeologist shall be called to the site by, and at the cost of, the Applicant to identify the resource and recommend mitigation if the resource is culturally significant. The archeologist will be required to provide copies of any studies or reports to the Eastern Information Center, 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.

*The 2018 update to the CEQA Guidelines moved the paleontology discussion to the Geology and Soils section of the Initial Study checklist. Paleontology mitigation measures CR-2 and CR-3 have been moved to the geology mitigation section and renumbered to reflect this change.*

- CR-4:** 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 in accordance with California Health and Safety Code Section 7050.5, and the CEQA Guidelines Section 15064.5. The Applicant shall also be required to consult with the Agua Caliente Tribal Historic Preservation Office (THPO).
- GM-1:** Design of structural foundations and definition of remedial grading recommendations shall follow the recommendations in the Earth Systems Southwest Geotechnical Engineering Feasibility Report Update (May 2016) or most recent site-specific geotechnical report.
- GM-2 (formerly CR-2):** If grading plans show that project-related excavations go deeper than ten (10) feet, a qualified paleontological monitor shall be retained by the site developer(s) to check for fossils. Should construction/development activities



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uncover paleontological resources, work will be halted in that area and moved to other parts of the project site and the monitor shall determine the significance of these resources. The paleontologist shall have authority to divert grading away from exposed fossils temporarily in order to recover the fossil specimens. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented as recommended by the monitor.

- GM-3 (formerly CR-3).** All fossils and associated data recovered during the paleontological monitoring shall be reposted in a public museum or other approved curation facility.
- NM-1:** During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- NM-2:** The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
- NM-3:** The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.
- NM-4:** The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.
- TM-1:** The following off site intersection improvements shall be constructed to address the project traffic impact at the following study area intersections for the Existing Plus Project (2017) traffic conditions:
- Indian Canyon Drive (NS) at Dillon Boulevard (EW)
    - Provide a northbound right turn lane
    - Provide a second southbound through lane
  - Indian Canyon Drive (NS) at 19<sup>th</sup> Avenue (EW)
    - Install a westbound stop sign and a right turn only lane
    - Provide a southbound left turn laneProvide a westbound right turn lane
    - Restrict eastbound and westbound left turn movements.
- TM-2:** The following off site intersection improvements shall be constructed to mitigate the Existing Plus Ambient Plus Project (2023) traffic conditions:
- Indian Canyon Drive (NS) at Dillon Boulevard (EW)
    - Convert the northbound right turn lane to a second northbound through lane
  - Indian Canyon Drive (NS) at Dillon Boulevard (EW)
    - Restrict eastbound left turn movements



**TM-3:** The following site intersection improvements shall be constructed to mitigate the Existing Plus Ambient Plus Cumulative Plus Project (2023) traffic conditions:

- Indian Canyon Drive (NS) at Dillon Boulevard (EW)
  - Install a traffic signal

**TM-4:** The project shall contribute towards the identified cumulative mitigation measure improvements on a fair share basis through payment of the adopted City of Desert Hot Springs Development Impact Fee program. The project's fair share percentage at the intersection of Indian Canyon Road and Dillon Boulevard is approximately 10 percent.

**TM-5:** The following on-site intersection improvements shall be constructed:

- Indian Canyon Drive (NS) at 18<sup>th</sup> Avenue (EW)
  - Install a westbound stop sign and a right-turn only sign
  - Provide a westbound right-turn only lane
  - Provide a northbound right-turn only lane
  - Provide a southbound left turn lane
- Project Driveway (NS) at 18<sup>th</sup> Avenue (EW)
  - Install a northbound stop sign
  - Provide a northbound left-right lane
  - Provide an eastbound through-right lane
  - Provide a westbound left-through lane
- Indian Canyon Drive (NS) at Project Driveway (EW)
  - Install a traffic signal
  - Provide a second northbound through lane
  - Provide a southbound left turn lane
  - Provide a westbound left turn lane
  - Provide a westbound right turn lane

**TM-6:** Construct 18<sup>th</sup> Avenue along the project boundary to its ultimate half-section width, including landscaping and parkway improvements.

**TM-7:** Construct 19<sup>th</sup> Avenue along the project boundary to its ultimate half-section width, including landscaping and parkway improvements

**TM-8:** Calle De Los Romos along the project boundary shall be constructed at its ultimate half-section width, including landscaping and parkway improvements.

**TM-9:** Indian Canyon Drive along the project boundary should be constructed at its ultimate half-section width as an Urban Arterial (134-foot right-of-way) as identified on the City of Desert Hot Springs General Plan Roadway Classifications Map.



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## CHAPTER THREE – ENVIRONMENTAL CHECKLIST

1. **Project Name:** Amendment to DHS SP #01-17
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:**  
Juan Carrillo  
Principal Planner  
[jcarrillo@cityofdhs.org](mailto:jcarrillo@cityofdhs.org)  
(760) 329-6411 x 250
4. **Project Location:**  
Southeast corner of Indian Canyon Drive and 18<sup>th</sup> Avenue, City of Desert Hot Springs
5. **Project Applicant's Name and Address:**  
Coachillin Holdings, LLC, 71713 Highway 111, Suite 100, Rancho Mirage, CA 92270
6. **General Plan Designation:** I-L SP/MU – Light Industrial Specific Plan Mixed Use
7. **Zoning Designation:** SP-MU – Specific Plan Mixed Use
8. **Description of Project:** The Proposed Project is an amendment to Specific Plan DHS SP #01-17 to modify the allowed land uses in the Specific Plan's Mixed Use Zone along with accompanying changes in the Development Standards and Design Guidelines to allow potential hotel and amphitheater uses on Parcels 30 and 31, respectively (Exhibit 2-3). The proposed hotel would include 175 guest room within a 4-story, 150,000 square foot building. The proposed amphitheater would seat 5,000 people and host at most one vent per week. Additionally, the Amendment proposes to re-designate Parcel 25 which was originally designated as a Public Utility zone for Southern California Edison (SCE) power stations and systems to serve the Specific Plan projects. Because SCE no longer requires this parcel, the proposed Amendment would re-designate this parcel to Industrial Energy & Utilities to provide space for private power generation or other supporting uses.
9. **Surrounding Land Uses and Setting:**  
North: R-L Residential Low (Riverside County, Desert Hot Springs Sphere of Influence); South: I-L Light Industrial and C-R Commercial Retail; East: I-L Light Industrial; West: Mixed Use/Multi Use and Regional Business Center (City of Palm Springs)
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** None
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:** The City of Desert Hot Springs will notify California Native American Tribes of the Project and conduct consultation with California Native American Tribes in accordance to PRC Section 21080.3.1 during the EIR process if requested by the Tribes.



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## 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 checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources                  | <input checked="" type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils                   | <input checked="" 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 checked="" type="checkbox"/> Noise                | <input type="checkbox"/> Population/Housing                  | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Recreation                      | <input checked="" type="checkbox"/> Transportation           | <input type="checkbox"/> Tribal Cultural Resources                     |
| <input type="checkbox"/> Utilities/Service Systems       | <input type="checkbox"/> Wildfire                            | <input checked="" 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.

Signature \_\_\_\_\_

Date \_\_\_\_\_



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, 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 public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage points)? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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"/>



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>II. AGRICULTURE AND FOREST RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to the information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p> <p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p> <p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resource Code section 122220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?</p> <p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>



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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>



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c) Have a substantial adverse effect on federally protected wetlands (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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

V. CULTURAL RESOURCES - Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §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) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VI. ENERGY – Would the project:

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VII. GEOLOGY AND SOILS -- Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

☐ ☒ ☐ ☐

ii) Strong seismic ground shaking?

☐ ☒ ☐ ☐

iii) Seismic-related ground failure, including liquefaction?

☐ ☒ ☐ ☐

iv) Landslides?

☐ ☐ ☐ ☒

b) Result in substantial soil erosion or the loss of topsoil?

☐ ☐ ☒ ☐

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

☐ ☒ ☐ ☐

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

☐ ☐ ☐ ☒

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

☐ ☐ ☐ ☒

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐ ☒ ☐ ☐



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VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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f) 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"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>X. HYDROLOGY AND WATER QUALITY --</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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 or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) 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"/>
iii) 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"/>
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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XI. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of an private airstrip or 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"/>



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<b>XIV. POPULATION AND HOUSING -- Would the project:</b>				
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XV. PUBLIC SERVICES</b>				
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 type="checkbox"/>	<input checked="" 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"/>
<b>XVI. RECREATION</b>				
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"/>



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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"/>

**XVII. TRANSPORTATION --** Would the project:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XVIII. TRIBAL CULTURAL RESOURCES –**

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5020.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XIX. UTILITIES AND SERVICE SYSTEMS –**  
Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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"/>
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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## CHAPTER FOUR – DISCUSSION OF ENVIRONMENTAL IMPACTS

This section provides explanation and justification of the Initial Study Checklist found in Chapter Three. The environmental effects of the proposed Specific Plan Amendment (Proposed Project) were compared to the environmental effects of the Approved Specific Plan. The Approved Specific Plan represents the development scenario that would occur if the Proposed Project was not implemented (the baseline or No Project Alternative). It should be noted that the affected environment has changed since the adoption of the Specific Plan in 2017 (See Section 2.3 of this Initial Study). Where applicable, this has been discussed in the impact analysis sections below.

### 1. AESTHETICS

The Project Site is not located in a designated Scenic Vista. The Sand to Snow National Monument and Joshua Tree National Park are located more than 5 miles north of the Project Site. The San Jacinto Mountains and Little San Bernardino Mountains are located in the distance to the north and west, respectively (City of Desert Hot Springs 2020b). In the Desert Hot Springs area, State Route 62 is an eligible State Scenic Highway and Interstate 10 has been designated as a County-eligible scenic highway (Caltrans 2021; City of Desert Hot Springs 2020a). There are no trees, rock outcroppings, or historic buildings on the Project Site.

*Except as provided in Public Resources Code Section 21099,*

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

**Less Than Significant.** The Proposed Project would modify the allowed land uses in the Specific Plan Mixed Use Zone along with accompanying changes in the Development Standards and Design Guidelines to allow potential hotel and amphitheater uses on Parcels 30 and 31, respectively. The Proposed Project would modify the Specific Plan's Development Standards to reflect a new structure height maximum limit of 65 feet for Parcel 30, which is an increase from the previously-approved 55-foot maximum. The maximum height for interior parcels would remain at 65 feet. The maximum height for all other parcels adjacent to Indian Canyon Drive, 18<sup>th</sup> Avenue, 19<sup>th</sup> Avenue, and Calle De Los Romos would remain at 55 feet; however, the 2-story maximum specification is proposed to be removed.

Although the Proposed Project would change the height requirements for Parcel 30, the revised maximum height requirement of 65 feet would be the same as for buildings on the interior parcels. All parcels would remain subject to the Specific Plan's Design Guidelines pertaining to building massing, forms, pedestrian scale, and materials and colors. The visual character and scale of the Specific Plan would not be substantially changed. The Project Site is located south of the City's main residential and commercial districts and would not affect views of the mountains, which are generally located north and east of the residential and commercial districts. Impacts would be less than significant.



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

**No Impact.** The California Scenic Highway Program protects and enhances the scenic beauty of California's highways and adjacent corridors. A highway can be designated as scenic based on how much natural beauty can be seen by users of the highway, the quality of the scenic landscape, and if development impacts the enjoyment of the view. In the Desert Hot Springs area, State Route 62 is an eligible State Scenic Highway and Interstate 10 has been designated as a County-eligible scenic highway (Caltrans 2021; City of Desert Hot Springs 2020a). The Project Site is located 3 miles east of State Route 62 and would not be visible from drivers on State Route 62. The Project Site is located approximately 0.5 mile north of Interstate 10 and would be generally visible from Interstate 10. However, the Proposed Project would not cause views of the San Jacinto Mountains and Little San Bernardino Mountains from the public travelling on Interstate 10 to be obscured; these mountains have a significant rise over the valley floor and the Proposed Project would blend with the other industrial and commercial development adjacent to Interstate 10. There are no trees, rock outcroppings, historic buildings, or other physical features on the Project Site that would be damaged or removed as a result of the Proposed Project.

- c) *Would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage points)? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

**Less Than Significant.** The Project Site is currently in the process of being developed by cannabis and other commercial and industrial land uses under the existing Specific Plan that was approved in 2017. The Proposed Project would change the allowed land uses on two parcels from industrial uses to hotel and amphitheater uses. The Proposed Project would be at a scale compatible with other development in the Specific Plan and other existing and proposed industrial land uses adjacent to the site. The Proposed Project would be designed to blend in with surroundings by using desert-compatible native landscaping and natural colors in accordance with the Specific Plan's adopted Design Guidelines. The visual character and quality of public views of the site would be similar to the allowed industrial uses on the site.

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

**Less Than Significant.** To comply with the requirements found in Municipal Code 5.50 and the requirements of the existing Specific Plan, the Proposed Project would incorporate outdoor illumination for nighttime safety and facility security. The adopted Specific Plan Design Guidelines requirements conform to the City's Outdoor Lighting Standards and require preparation of a detailed lighting plan showing no glare or light spill that could affect adjoining properties or passing motorists; using adequate, uniform, and glare-free lighting including dark-sky compliant fixtures; limiting the height of fixtures to 35 feet; and ensuring lighting is shielded. Lighting from the proposed hotel use would be similar to the commercial and industrial uses in the remainder of the Specific Plan and surrounding area.



Guidelines specific to the amphitheater are proposed to be added to the Design Guidelines as follows:

- Lighting used to illuminate the amphitheater performance area must be either directed spotlights or full cutoff lighting. If directed spotlighting is used, the light source must be located and designed such that it is not visible beyond the property boundaries
- Lighting used to illuminate the amphitheater performance area shall only be turned on for performances or rehearsals
- Lighting used to illuminate the signage, seating areas, pathways, and other areas of the amphitheater must meet all standards of the Specific Plan Design Guidelines and the City of Desert Hot Springs Municipal Code Sections 17.140.140 and 17.140.170.

With the implementation of these Design Guidelines, lighting at the amphitheater would not cause substantial light and glare, and a less than significant impact would occur.

## 2. AGRICULTURE AND FORESTRY

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

**No Impact.** The project site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) (CDC 2020). The project site is mapped as *Urban Built Up Land* (CDC 2020). Therefore, the Proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. No impact would occur.

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

**No Impact.** Portions of the Approved Specific Plan are zoned for agricultural uses. However, the Specific Plan Amendment (Proposed Project) would not conflict with or remove these uses. The City of Desert Hot Springs does not contain land under a Williamson Act Contract (City of Desert Hot Springs 2020b). Therefore, the Proposed Project would not conflict with existing zoning for agricultural use or a Williamson Act Contract.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

**No Impact.** The Project Site is not zoned for forest land, timberland, or timberland production. Surrounding areas are not zoned as forest land, timberland, or timberland production. The Proposed Project would not conflict with the rezoning of forest land, timberland, or timberland production. No impact would occur.

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

**No Impact.** The Proposed Project is located within the City of Desert Hot Springs and does not contain or is not near forest land. No impact would occur.



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

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

### 3. AIR QUALITY

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- b) *Would the project 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?*
- c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

**Potentially Significant Impact.** The Proposed Project would be located on the same site as the Approved Specific Plan. Since the approval of the Specific Plan in 2017, rough grading of up to 5 feet in depth has occurred on the entire site, including Parcels 30 and 31. Utilities and other infrastructure has been installed. The approvals for the Approved Specific Plan required mitigation for air emissions, which are repeated below for convenience.

**AQ-1:** Architectural coatings applied to project buildings are to be limited to 50 grams per liter VOC and traffic paints shall be limited to 100g/L VOC content.

**AQ-2:** The project applicant shall ensure that all applicable SCAQMD Rules and Regulations are complied with during construction and the construction contractor use construction equipment that have Tier 3 or better engines for any on-site construction.

The Proposed Project is an amendment to the Approved Specific Plan that would modify allowed land uses in the Specific Plan Mixed Use zone along with accompanying changes to the Development Standards and Design Guidelines. The land use modification that could create changes to air emissions is the change from commercial and industrial land uses on Parcels 30 and 31 to hotel and amphitheater land uses, respectively.

The EIR will identify any potentially significant impacts to air quality from the Proposed Project and will determine if Mitigation Measures A-1 and A-2 should be modified or augmented.

- d) *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

**Less than Significant Impact.** Typically, odors are regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache).



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Activities that may emit odors during construction of the hotel and amphitheater are the same as those that would occur with the approved commercial and industrial land uses; these include odors from application of materials such as paint and asphalt pavement. Additionally, there could be odors from diesel construction equipment. These odors are short term in nature and the odor emissions are expected to cease upon drying and hardening of the odor-producing materials. Due to the short-term nature and limited amounts of odor-producing materials used by the Proposed Project, significant odor-related impacts are not anticipated during construction.

Potential sources of operational odors generated by the Proposed Project during operations include odor emissions from trash storage areas and diesel vehicle emissions. The Proposed Project is not anticipated to attract a significant amount of heavy truck traffic. Consistent with City requirements, all Proposed Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations, thereby precluding substantial generation of odors due to temporary holding of refuse on the site. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances. Potential operation-source odor impacts are therefore considered to be less than significant.

#### **4. BIOLOGICAL RESOURCES**

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?*
- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e) *Would the project conflict with any local policies or ordinance protecting biological resources, such as a tree preservation policy or ordinance?*
- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**Potentially Significant Impact.** The Proposed Project would be located on the same site as the Approved Specific Plan. Since the approval of the Specific Plan in 2017, rough grading of up to 5 feet in depth has occurred on the entire site, including Parcels 30 and 31. Utilities and other infrastructure has been installed. The approvals for the Approved Specific Plan required mitigation for biological resources, which are repeated below for convenience.

There is no remaining habitat for biological resources remaining on the site. Construction and operation of the hotel and amphitheater are the elements of the Proposed Project that could affect biological resources. The EIR will identify any potentially significant impacts to biological resources from construction and operation of the hotel and amphitheater and will determine if Mitigation Measures B-1 through B-3 should be modified or augmented.

**BR-1:** The project proponent shall ensure that the applicable MSHCP Local Development Mitigation Fee is paid to the City. The time of payment must comply with the City's Municipal Code (Chapter 3.40).



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**BR-2:** The project proponent shall ensure that burrowing owl clearance survey is performed not more than 30 days prior to project site disturbance (grubbing, grading, and construction). If any owls are identified, the most current protocol established by the California Department of Fish and Wildlife (Burrowing Owl Mitigation) must be followed.

**B-3:** If construction or other ground-disturbing activities are scheduled to occur during the bird breeding season (February through August for raptors and March through August for most other birds), a pre-construction nesting bird survey shall be conducted by a qualified biologist. The survey shall be completed no more than 14 days prior to initial ground disturbance. The nesting bird survey shall include the project site and adjacent areas where Project activities have the potential to cause nest failure. If an active nest is identified, a qualified biologist shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall be avoided within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?*
- c) *Would the project have a substantial adverse effect on any state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc) through direct removal, filling, hydrological interruption, or other means?*

**No Impact.** The Project Site does not contain any streams, creeks, rivers, blue-line streams, lakes, vernal pools, or ponds. Prior to site grading for the Approved Specific Plan, the Specific Plan Site contained an ephemeral dry wash along a portion of the Specific Plan Area's eastern boundary. Based on an approved non-jurisdictional determination completed in April 2017, it was determined that the feature was not Waters of the United States and a Section 404 Clean Water Act Permit was not required for the Specific Plan. The Specific Plan obtained a Streambed Alteration Agreement for the permanent loss of the feature pursuant to Fish and Game Code Section 1602 in April 2017. Under the approval of the Streambed Alteration Agreement, the ephemeral dry wash was removed during mass grading of the Specific Plan area in 2017. There are currently no riparian habitats or state or federally protected wetlands on the Project Site.

## 5. CULTURAL RESOURCES

- a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*
- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

**Less Than Significant With Mitigation Incorporated.** Site-specific Cultural Resources studies were conducted on the Project site in 2005, 2008, and 2018 to support the



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approvals for the Approved Specific Plan. The field surveys produced negative results, and no prehistoric or historic resources were identified within or adjacent to the Project Site. Therefore, no Historical Resources, as defined by CEQA, were anticipated to be affected by the ground-disturbing activities associated with the Approved Specific Plan based on the three cultural resources studies conducted on the Project Site. However, the cultural resources studies acknowledged that impacts to unanticipated resources. These impacts would be less than significant with the implementation of Mitigation Measures CR-1 and CR-4, which are repeated below for convenience.

**CR-1:** If during the course of grading or construction, artifacts or other cultural resources are discovered, all grading on the site shall be halted and the Applicant shall immediately notify the City Planner. A qualified archaeologist shall be called to the site by, and at the cost of, the Applicant to identify the resource and recommend mitigation if the resource is culturally significant. The archaeologist will be required to provide copies of any studies or reports to the Eastern Information Center, 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 register.

**CR-4.** 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 in accordance with California Health and Safety Code Section 7050.5, and the CEQA Guidelines Section 15064.5. The Applicant shall also be required to consult with the Agua Caliente Tribal Historic Preservation Office (THPO).

Since the approval of the Specific Plan in 2017, rough grading of up to 5 feet in depth has occurred on the entire site, including Parcels 30 and 31. Utilities and other infrastructure has been installed. During these grading and installation activities, no unknown cultural resources were identified. However, ground-disturbing activities will occur with the Proposed Project. For the Proposed Project, Mitigation Measure CR-1 will be modified as follows (there are no modifications proposed for Mitigation Measure CR-4):

**CR-1:** All new ground-disturbing activities in areas not previously disturbed by site grading (either areas not previously graded or deeper excavations in previously-disturbed areas) shall be monitored by a qualified archaeologist and a tribal representative. If subsurface deposits believed to be cultural or human in origin are discovered, then all work must be halted within a 100-foot radius of the discovery. The archaeologist and tribal representative shall evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgement. If the professional archeologist and tribal monitor determine that the find does not represent a cultural resource or tribal cultural resource (respectively) then work may resume. If the find represents a cultural resource or tribal cultural resource, the qualified archaeologist and/or the tribal representative shall notify the City and the Agua Caliente Tribal Historic Preservation Office, as applicable, and recommend mitigation if the resource is determined to be a Historical Resource or a Tribal Cultural Resource under CEQA. Work shall not resume in the no work area until the required mitigation has been completed.



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If during the course of grading or construction in previously-disturbed sediments on the site, 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, 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.

## 6. ENERGY

- a) *Would the project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?*

**Potentially Significant Impact.** The Proposed Project would introduce land uses that are different than those in the Approved Specific Plan. The EIR will provide an analysis of the Proposed Project's energy use.

- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The project site is located in an area planned for development and would not interfere with, nor otherwise obstruct plans such as the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA). The ISTEA requires Metropolitan Planning Organizations to adopt policies defining the social, economic, energy, and environmental values guiding transportation decisions.

The Proposed Project would comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by SCE and Southern California Gas Company.

Regarding the State's Renewable Energy Portfolio Standards, the Proposed Project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CalGreen). CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. A less than significant impact would occur.

## 7. GEOLOGY AND SOILS

- a) *Would the project directly or indirectly cause 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.*



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- ii. *Strong seismic ground shaking?*
  - iii. *Seismic-related ground failure, including liquefaction?*
  - iv. *Landslides?*
- c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in, on, or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?*

**Less Than Significant With Mitigation Incorporated.** The Proposed Project would be located on the same site as the Approved Specific Plan. Since the approval of the Specific Plan in 2017, rough grading of up to 5 feet in depth has occurred on the entire site, including Parcels 30 and 31. Utilities and other infrastructure has been installed. The grading and other requirements for development of the Specific Plan are based on a site-specific fault study completed prior to the earthwork in 2017 (Petra 2017) and a site-specific geotechnical report (Earth Systems Southwest 2016). According to the site-specific geotechnical report, the Project Site is not in an area that is susceptible to landslide, lateral spreading, liquefaction, or collapse.

The site-specific studies identified that a portion of the Alquist-Priolo Zone for the Banning Branch of the San Andreas Fault crosses the northeast portion of the Project Site. As shown in Figure 2-1, a fault setback was established with the Approved Specific Plan. No development is allowed in the Fault Setback Zone. This will not change with the Proposed Project.

Impacts related to seismic activity and ground subsidence were determined to be less than significant with the implementation of Mitigation Measure GM-1, which requires the Specific Plan site preparation and construction to follow the recommendations in the site-specific geotechnical report to account for seismic activity and ground subsidence. Mitigation Measure is repeated below, for convenience. These recommendations include over-excavation and re-compaction in accordance with site-specific geotechnical recommendations. The rough grading that has occurred over the entire site and the precise grading that has occurred on some parcels have implemented this mitigation measure. Implementation of Mitigation Measure GM-1 would also reduce impacts from seismic activity and ground subsidence on the Proposed Project to a less than significant level.

**GM-1:** Design of structural foundations and definition of remedial grading recommendations shall follow the recommendations in the Earth Systems Southwest Geotechnical Engineering Feasibility Report Update (May 2016) or most recent site-specific geotechnical report.

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

**Less Than Significant.** Implementation of the Proposed Project would require ground-disturbing activities, such as grading, that could result in soil erosion or loss of topsoil. Construction of the Proposed Project would be required to comply with the Construction General Permit, either through a waiver or through preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Best Management Practices (BMPs) are included as part of the SWPPP prepared for the Proposed Project and would be implemented to manage erosion and the loss of topsoil during construction-related activities. The Proposed Project's grading plan would also ensure that the proposed



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earthwork is designed to avoid soil erosion. Impacts as a result of soil erosion or the loss of topsoil would be less than significant.

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

**No Impact.** Based on the results of the site-specific geotechnical investigation (Earth Systems Southwest 2016), the materials underlying the project site are considered to be non-expansive and no impact would occur.

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

**No Impact.** Although the Specific Plan site and the surrounding area are within the Mission Springs Water District's (MSWD's) sewer service area, MSWD does not currently provide wastewater collection or treatment service in this area. MSWD is in the design and construction phase for a new wastewater treatment plant that will be constructed east of the Project Site on Little Morongo Road. The Approved Specific Plan included the construction of a sewer system to connect to this plant, as well as the use of appropriately-sized interim septic systems, if needed. The previous geotechnical investigation (Earth Systems Southwest 2016) indicated that soils on the site are adequate to support septic systems.

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

**Less Than Significant With Mitigation.** According to the City of Desert Hot Springs General Plan, the majority of the City is designated as having a low potential for finding paleontological resources (City of Desert Hot Springs 2020a). Additionally, a site-specific paleontological resources evaluation was conducted by CRM TECH in 2008 and updated in 2016. The Project Site does not contain unique paleontological features and there are no unique geologic features located on the site that can directly or indirectly be destroyed. Since the approval of the Specific Plan in 2017, rough grading of up to 5 feet in depth has occurred on the entire site, including Parcels 30 and 31. Utilities and other infrastructure has been installed. During the site grading, no paleontological features were discovered. The work that has been conducted under the Approved Specific Plan was subject to Mitigation Measures GM-2 and GM-3, which would continue to apply to the Proposed Project. Mitigation Measures GM-2 and GM-3 were previously numbered CR-2 and CR-3. However, during the update of the CEQA Guidelines in 2018 the analysis for paleontological resources was moved from the Cultural Resources section to the Geology and Soils section. Mitigation Measure GM-2 (formerly CR-2) and GM-3 (formerly CR-3) are repeated below for convenience.

**GM-2:** If grading plans show that Project-related excavations go deeper than ten (10) feet, a qualified paleontological monitor shall be retained by the site developer(s) to check for fossils. Should construction/development activities uncover paleontological resources, work will be halted in that area and moved to other parts of the Project site and the monitor shall determine the significance of these resources. The paleontologist shall have the authority to divert grading away from exposed fossils temporarily in order to recover the fossil



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specimens. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented as recommended by the monitor.

**GM-3:** All fossils and associated data recovered during the paleontological monitoring shall be reposted in a public museum or other approved curation facility.

## 8. GREENHOUSE GAS EMISSIONS

- a, b) *Would the project generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment? Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

**Potentially Significant Impact.** The Proposed Project would be located on the same site as the Approved Specific Plan. Since the approval of the Specific Plan in 2017, rough grading of up to 5 feet in depth has occurred on the entire site, including Parcels 30 and 31. Utilities and other infrastructure has been installed. The approvals for the Approved Specific Plan did not require mitigation for greenhouse gas emissions.

The Proposed Project is an amendment to the Approved Specific Plan that would modify allowed land uses in the Specific Plan Mixed Use zone along with accompanying changes to the Development Standards and Design Guidelines. The land use modification that could create changes to greenhouse gas emissions is the change from commercial and industrial land uses on Parcels 30 and 31 to hotel and amphitheater land uses, respectively.

The EIR will identify any potentially significant impacts to air quality from the Proposed Project and will determine if mitigation measures are required.

## 9. HAZARDS AND HAZARDOUS MATERIALS

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

**Less Than Significant.** A Phase I Environmental Site Assessment prepared for the site for the Approved Specific Plan concluded that no recognized environmental conditions were present, and no additional investigation was warranted (Terracon 2016). Since the approval of the Specific Plan in 2017, rough grading of up to 5 feet in depth has occurred on the entire site, including Parcels 30 and 31. Utilities and other infrastructure has been installed. No hazardous materials or hazardous waste was discovered during grading operations or utilities installation. Therefore, it is unlikely that the Proposed Project would disturb hazardous materials that could be released into the environment.

Construction of the Proposed Project would involve the temporary use of potentially hazardous substances, such as diesel fuel and hydraulic fluid associated with construction equipment. However, equipment maintenance and fueling activities would not occur on the site and use of equipment would be consistent with the manufacturer's instructions



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and industry standards. All transport, handling, use, and disposal of hazardous materials related to the operation and maintenance of the Proposed Project would comply with all Federal, State, and local laws regulating management and use of hazardous materials. Therefore, the use of hazardous materials during construction would not create a significant hazard to the public and impacts would be less than significant.

The Proposed Project is expected to handle quantities of hazardous materials typical of commercial land uses. Heavy industrial land uses that would be large generators or users of hazardous materials are not allowed under the Approved Specific Plan or the Proposed Project. Any use of potentially hazardous materials, e.g., swimming pool chemicals and landscaping fertilizers and pesticides, is expected to be in small quantities and would be managed on site with proper containers and facilities, as required by industry standards. The California Health and Safety Code requires that every pool have a responsible person to take appropriate action to correct hazardous conditions at a swimming pool, including spills. The hotel operator would be required by existing law (California Health and Safety Code) to protect and isolate these substances, therefore minimizing the threat to the public and the environment. The Code requires employees to be trained on safety rules to prevent personal or public risk. These include actions to implement in the event of a spill, in accordance to the California Department of Public Health requirements. Therefore, the use of hazardous materials during operation would not create a significant hazard to the public and impacts would be less than significant.

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

**No Impact.** There are no schools located within a one-quarter mile radius of the project site. Two Bunch Palms Elementary School is located approximately 5.5 miles northeast of the project site. No impacts related to hazardous emissions or the handling of hazardous emissions or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school are expected.

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

**No Impact.** The Project Site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (ECORP 2017).

- 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 or excessive noise for people residing or working in the project area?*

**No Impact.** The Proposed Project is not located near an existing public or private airport or airport land use plan. The nearest airport facility to the project site is the Palm Springs International Airport, located approximately seven miles south of the Project Site.



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

**Less Than Significant Impact.** The adopted Specific Plan includes various road improvements to public roadways around the Proposed Project and has designed the interior roadways with Police and Fire department review to ensure adequate emergency access.

- g) *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

**No Impact.** The City of Desert Hot Springs General Plan does not designate the project site within a State or local fire hazard severity zone (City of Desert Hot Springs 2020a). Furthermore, the Project Site is not located near or adjacent to any wildfire areas. The Proposed Project would include the necessary fire protection facilities necessary to satisfy the Fire Department requirements. No impact would occur.

## 10. HYDROLOGY AND WATER QUALITY

- a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?*

**Less Than Significant.** The Project Site is located within the Whitewater River Watershed in the Colorado River Region (Region 7). There are nine California Regional Water Quality Control Boards that regulate water quality pursuant to the National Pollutant Discharge Elimination System (NPDES), an amendment to the federal Clean Water Act of 1972, from non-point sources. The Proposed Project would be subject to the requirements of the statewide NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (General Permit; Order 2009-0009-DWQ). During construction, to comply with the General Permit the applicant would be required to implement a SWPPP, which includes BMPs to prevent construction pollutants and products from violating any water quality standards or any waste discharge requirements. Impacts to surface or ground water quality during construction would be less than significant.

The Approved Specific Plan has been designed with onsite stormwater retention basins that comply with the Stormwater Management and Discharge Controls per Chapter 13.08 of the Desert Hot Springs Municipal Code. The Proposed Project's stormwater management system would direct stormwater runoff from the developed areas to these retention basins, which would retain runoff on the site and allow stormwater to percolate into the ground. Impacts to surface or ground water quality during project operation would be less than significant.

- b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

**Less Than Significant.** The City of Desert Hot Springs primarily relies on groundwater for its domestic water through extraction of groundwater from the Mission Creek sub basin, which forms a part of the larger Coachella Valley Groundwater Basin (City of Desert Hot Springs 2020a). The Project Site is located within the jurisdiction of the MSWD. MSWD is



responsible for distributing domestic water to the City of Desert Hot Springs. The 2020 Regional Urban Water Master Plan (RUWMP) (Water Systems Consulting 2021) was recently prepared for the six urban water suppliers in the Coachella Valley, including the MSWD, to address the urban water planning requirements from the California Water Code.

Water demand identified in the 2020 RUWMP considers planned land uses identified in local plans, including the recent update of the City of Desert Hot Springs General Plan in 2020, which included the Approved Specific Plan. The Water Supply Assessment for the Approved Specific Plan (Terra Nova 2017) used a water consumption factor for general commercial development for Parcels 30 and 31, which included restaurant and other high-demand water uses. Therefore, the addition of hotel and amphitheater land uses to the Mixed Use zone would not change the demand analysis of the Water Supply Assessment. Additionally, the Proposed Project is well below the California Water Code's threshold to require a new Water Supply Assessment.

The 2020 RUWMP projected that there is adequate water supply to meet demand through 2045 for a normal year scenario, single-dry year scenario, and multiple dry years scenario (Water Systems Consulting 2021). As such, the Proposed Project is not anticipated to substantially decrease groundwater supply. Furthermore, the Proposed Project would implement water conservation measures to reduce impacts to public water supplies, including low-flow plumbing fixtures, drought-tolerant landscaping, and water-efficient irrigation systems in the growing area. A less than significant impact would occur.

The Proposed Project would have the same general development footprint as the Approved Specific Plan and would not change the design of the retention basins. Therefore, the Proposed Project is not anticipated to interfere substantially with groundwater recharge.

- a) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would:*
- i) result in substantial erosion or siltation on- or off-site?*
  - ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
  - iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

**Less Than Significant.** The Approved Specific Plan has addressed the potential regional storm water flows through the site through a series of detention basins located along the northern boundary of the site, conveyance channels running north and south at three locations throughout the site and retention basins located at the southern boundary of the site. The Approved Specific Plan's stormwater system is designed to control worst-case flow from a 100-year storm event on the site; offsite storm facilities would not be affected by the Proposed Project. One of the purposes of the basins is to provide an area for sediment removal in the stormwater. Erosion potential within the site is minimized through the routing of storm water runoff to either the north/south street network and/or channels. Within the channels, all side slopes will be covered with concrete to prevent erosion due



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to storm flows. Furthermore, where the regional storm water weir flows over the southern retention basins, the weir and street section will be protected to reduce the possibility of erosion and damage caused by the regional stormwater pass through. No new or more severe impacts would occur. Less than significant impacts to the existing drainage pattern, erosion or siltation, or offsite stormwater drainage systems are expected.

- b) *Would the project, in a flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

**No Impact.** The Project Site is not located in a flood hazard zone. The Project Site is located in Zone X of the federal Flood Insurance Rate Map (City of Desert Hot Springs 2020a), which is designated as an area with 0.2 percent chance flood for a 500 year flood and areas of 1 percent annual chance flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 1% annual chance flood. Stormwater runoff would be directed into onsite retention basins. The Project Site is not near an existing levee or dam and flood hazards from these structures do not exist on the project site. The project site is not in an area subject to seiche, tsunami, or mudflow.

- c) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

**No Impact.** The Project site is underlain by the Mission Creek groundwater sub-basin, which along with the Garnet Hill sub-basin occupies the northern portion of the Coachella Valley and forms part of the larger Coachella Valley Groundwater Basin. This basin is managed under the Mission Creek and Garnet Hill Subbasins Water Management Plan, operated by the Coachella Valley Water District, the Desert Water Agency and the MSWD. The Proposed Project is not expected to interfere with groundwater recharge conditions. The Approved Specific Plan includes two on-site retention basins, which have a capacity to collect and percolate a combined volume of approximately 88,000 cubic feet of runoff and therefore facilitate groundwater recharge. Infiltration opportunities are also provided in the form of pervious cover areas provided in the landscaping design. The Proposed Project would not change the design or capacity of the stormwater collection system in the Specific Plan area.

## 11. LAND USE AND PLANNING

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

**No Impact.** The Proposed Project would be located on the same site as the Approved Specific Plan. There are no established community patterns in the project vicinity that would be divided by the Proposed Project.

- b) *Would the project cause a significant environmental impact due to a conflict with land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

**No Impact.** The Proposed Project would be located on the same site as the Approved Specific Plan. Specifically, the Proposed Project would amend the Specific Plan to allow additional uses in the Mixed Use zone. These proposed uses would be compatible with the Approved Specific Plan and would not conflict with any plans, policies or regulations adopted for the purpose of avoiding or mitigating an environmental effect.





## 12. MINERAL RESOURCES

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

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

According to the City of Desert Hot Springs General Plan, Open Space, Natural, and Cultural Resources Element the project site is located within Mineral Resource Zone 3 (MRZ-3) (City of Desert Hot Springs 2020a). MRZ-3 is defined as areas containing known or inferred mineral occurrences of undetermined mineral resource significance. The Project Site is currently not being used for or zoned for mining. No impact to the availability of known mineral resources is expected.

## 13. NOISE

- a) *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b) *Would the project result in of excessive groundborne vibration or groundborne noise levels?*

**Potentially Significant.** The Proposed Project proposes an amendment to the Approved Specific Plan that would modify the allowed land uses in the Specific Plan Mixed Use Zone along with accompanying changes in the Development Standards and Design Guidelines to allow potential hotel and amphitheater uses on Parcels 30 and 31, respectively. The Approved Specific Plan identified potentially-significant impacts related to construction noise levels that would be less than significant with the implementation of Mitigation Measures NM-1 through NM-4, which are repeated below for convenience. The Proposed Project is expected to generate similar noise levels during construction.

**NM-1:** During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

**NM-2:** The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.

**NM-3:** The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.



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**NM-4:** The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

The operation of the Proposed Project is anticipated to have different noise and vibration impacts as compared to the previously Approved Specific Plan. A noise and vibration analysis is being prepared and will be included in the EIR for the Proposed Project. The analysis will determine if there are significant effects from operation of the Proposed Project and if mitigation measures are required.

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

**No Impact.** The Proposed Project is not located near an existing airport or airport land use plan. The nearest airport facility is the Palm Springs International Airport, located approximately seven miles south of the Project Site. Therefore, the Proposed Project would not expose people residing or working in the Project Area to excessive noise levels from airports.

## 14. POPULATION AND HOUSING

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

**Less Than Significant.** The Approved Specific Plan is included in the City's General Plan (City of Desert Hot Springs 2020a). The addition of a hotel and amphitheater to the allowed uses under the Mixed-Use zone is not anticipated to substantially increase the total amount of employees for the Specific Plan. The 2020 unemployment rate for Desert Hot Springs was 15.7 percent, as compared to the unemployment rate of Riverside County at 9.9 percent (State of California Employment Development Department 2021). It is anticipated that all of the employees for the Proposed Project can be met from the existing labor force. The Proposed Project does not include new homes, extension of roads, or other infrastructure. Therefore, substantial unplanned population growth is not anticipated.

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

**No Impact.** The Proposed Project would be located on the same site as the Coachillin' Specific Plan. The Proposed Project would not displace any existing housing or require replacement housing.



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## 15. PUBLIC SERVICES

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:*

i. *Fire protection?*

ii. *Police protection?*

**Less Than Significant.** According to the City of Desert Hot Springs General Plan, Safety and Noise Element, the City of Desert Hot Springs contracts with Riverside County Fire Department (RCFD) to provide fire protection services (City of Desert Hot Springs 2020a). The City of Desert Hot Springs has two fire stations; Battalion 10 Stations 36 and 37. Station 36 is located approximately 1.5 miles from the Project Site. The Proposed Project would be served by the Desert Hot Springs Police Department which operates from a single location approximately 3.2 miles northeast of the project site at 65950 Pierson Boulevard (City of Desert Hot Springs 2020a).

The Proposed Project would comply with all City and RCFD requirements. Developments within the City are required to comply with all applicable County and State fire codes to reduce the opportunities for fires to start and/or spread, provide for evacuation of occupants, and provide access for firefighting equipment. The City requires that all new buildings 5,000 square feet or greater in size install an automatic fire sprinkler system. The City has adopted the California Fire Code, with City amendments and exceptions to address specific local conditions and needs. These include construction standard and fire hydrant requirements in new structures, road widths and configurations designed to accommodate the passage of fire trucks and engines, and requirements for minimum fire flow rates for water mains. Additionally, new development is required to pay development impact fees to fund new or improved fire or police facilities.

Construction of the Proposed Project would increase demands for fire and police protection; however, due to the Project Site's proximity to the existing fire stations (less than five miles away), compliance with City fire code requirements, and payment of applicable development fees, the Proposed Project would not result in a substantial increase to fire or police service demand.

iii. *Schools?*

iv. *Parks?*

v. *Other public facilities?*

**No Impact.** The Proposed Project does not propose housing and therefore would not induce population growth necessitating new schools, parks, or other public facilities. The Proposed Project is not anticipated to employ sufficient numbers of employees to induce unplanned population growth. Additionally, the Proposed Project would pay the required developer fee in place at the time of permits to the Palm Springs Unified School District (PSUSD) which provides school services to the project area.



## 16. RECREATION

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

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

## 17. TRANSPORTATION

- a) *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle, and pedestrian facilities?*
- b) *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?*
- c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

**Potentially Significant.** The Approved Specific Plan includes Mitigation Measure TM-1 through TM-9, which require off site improvements to address traffic impacts related to the development of the Approved Specific Plan. These mitigation measures are listed below for convenience.

**TM-1:** The following off site intersection improvements shall be constructed to address the project traffic impact at the following study area intersections for the Existing Plus Project (2017) traffic conditions:

- Indian Canyon Drive (NS) at Dillon Boulevard (EW)
  - Provide a northbound right turn lane
  - Provide a second southbound through lane
- Indian Canyon Drive (NS) at 19<sup>th</sup> Avenue (EW)
  - Install a westbound stop sign and a right turn only lane
  - Provide a southbound left turn lane
  - Provide a westbound right turn lane
  - Restrict eastbound and westbound left turn movements.

**TM-2:** The following off site intersection improvements shall be constructed to mitigate the Existing Plus Ambient Plus Project (2023) traffic conditions:

- Indian Canyon Drive (NS) at Dillon Boulevard (EW)
  - Convert the northbound right turn lane to a second northbound through lane
- Indian Canyon Drive (NS) at Dillon Boulevard (EW)
  - Restrict eastbound left turn movements



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**TM-3:** The following site intersection improvements shall be constructed to mitigate the Existing Plus Ambient Plus Cumulative Plus Project (2023) traffic conditions:

- Indian Canyon Drive (NS) at Dillon Boulevard (EW)
  - Install a traffic signal

**TM-4:** The project shall contribute towards the identified cumulative mitigation measure improvements on a fair share basis through payment of the adopted City of Desert Hot Springs Development Impact Fee program. The project's fair share percentage at the intersection of Indian Canyon Road and Dillon Boulevard is approximately 10 percent.

**TM-5:** The following on-site intersection improvements shall be constructed:

- Indian Canyon Drive (NS) at 18<sup>th</sup> Avenue (EW)
  - Install a westbound stop sign and a right-turn only sign
  - Provide a westbound right-turn only lane
  - Provide a northbound right-turn only lane
  - Provide a southbound left turn lane
- Project Driveway (NS) at 18<sup>th</sup> Avenue (EW)
  - Install a northbound stop sign
  - Provide a northbound left-right lane
  - Provide an eastbound through-right lane
  - Provide a westbound left-through lane
- Indian Canyon Drive (NS) at Project Driveway (EW)
  - Install a traffic signal
  - Provide a second northbound through lane
  - Provide a southbound left turn lane
  - Provide a westbound left turn lane
  - Provide a westbound right turn lane

**TM-6:** Construct 18<sup>th</sup> Avenue along the project boundary to its ultimate half-section width, including landscaping and parkway improvements.

**TM-7:** Construct 19<sup>th</sup> Avenue along the project boundary to its ultimate half-section width, including landscaping and parkway improvements

**TM-8:** Calle De Los Romos along the project boundary shall be constructed at its ultimate half-section width, including landscaping and parkway improvements.

**TM-9:** Indian Canyon Drive along the project boundary should be constructed at its ultimate half-section width as an Urban Arterial (134-foot right-of-way) as identified on the City of Desert Hot Springs General Plan Roadway Classifications Map.

The Proposed Project would have different effects to traffic and transportation than were identified for the Approved Specific Plan. The EIR will address these effects and, if required, modified or supplemental mitigation measures will be provided.

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

**Less Than Significant.** The Proposed Project is required to comply with the City of Desert Hot Springs and the County of Riverside Fire Department site plan design review requirements and standards by providing sufficient access for emergency response vehicles.



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## 18. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) *Listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).*

**No Impact.** No resources that are listed or eligible for listing on the CRHR or a local register as defined in Public Resources Code Section 5020.1(k) are present on the project site (CRM Tech 2018). No impact would occur.

- b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

**Less Than Significant With Mitigation.** The City of Desert Hot Springs is conducting consultation with California Native American tribes in accordance with AB 52 as part of the EIR process. Mitigation CR-1 and CR-4 currently provide mitigation for unknown cultural resources, including tribal cultural resources.

## 19. UTILITIES AND SERVICE SYSTEMS

- a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- c) *Would the project result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

**Less Than Significant.** The Approved Specific Plan includes construction of an onsite stormwater system and extensions of utilities to the Specific Plan parcels. These would occur with or without the Proposed Project. No impact is anticipated with the Proposed Project.

The MSWD is currently in the design stages for a new wastewater treatment plant to serve a service area of 193 parcels bounded generally by 18<sup>th</sup> Avenue to the north, Little Morongo Road to the east, the railroad right of way to the south, and Karen Avenue to the west. The Specific Plan area is within this service area. The proposed wastewater treatment plant will have the capacity of 1.5 million gallons per day and is designed to accommodate the service area at buildout. Projected wastewater for the Approved Specific Plan buildout is estimated at 0.15 mgd for peak flow, which was determined to be able to be accommodated within the new wastewater treatment plant. The Approved



Specific Plan's Water Supply Assessment calculations for wastewater flow for Parcels 30 and 31 were for general commercial development, including heavy water users such as restaurants (Terra Nova 2017). This estimate would not change with the addition of Approved land uses to the Mixed Use zone. The Proposed Project would not result in a requirement for expansion of the new wastewater treatment plant, and impacts would be less than significant.

- b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, or multiple dry years?*

**Less Than Significant.** The City of Desert Hot Springs primarily relies on groundwater for its domestic water through extraction of groundwater from the Mission Creek sub basin, which forms a part of the larger Coachella Valley Groundwater Basin (City of Desert Hot Springs 2020a). The Project Site is located within the jurisdiction of the MSWD. MSWD is responsible for distributing domestic water to the City of Desert Hot Springs. The 2020 Regional Urban Water Master Plan (RUWMP) (Water Systems Consulting 2021) was recently prepared for the six urban water suppliers in the Coachella Valley, including the MSWD, to address the urban water planning requirements from the California Water Code.

Water demand identified in the 2020 RUWMP considers planned land uses identified in local plans, including the recent update of the City of Desert Hot Springs General Plan in 2020, which included the Approved Specific Plan. The Water Supply Assessment for the Approved Specific Plan (Terra Nova 2017) used a water consumption factor for general commercial development for Parcels 30 and 31, which included restaurant and other high-demand water uses. Therefore, the addition of hotel and amphitheater land uses to the Mixed Use zone would not change the demand analysis of the Water Supply Assessment. Additionally, the Proposed Project is well below the California Water Code's threshold to require a new Water Supply Assessment.

The 2020 RUWMP projected that there is adequate water supply to meet demand through 2045 for a normal year scenario, single-dry year scenario, and multiple dry years scenario (Water Systems Consulting 2021). As such, the Proposed Project is not anticipated to substantially decrease groundwater supply. Furthermore, the Proposed Project would implement water conservation measures to reduce impacts to public water supplies, including low-flow plumbing fixtures, drought-tolerant landscaping, and water-efficient irrigation systems in the growing area. A less than significant impact would occur.

- d) *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

**Less Than Significant.** Desert Valley Disposal (DVD) provides solid waste disposal and recycling services for the City of Desert Hot Springs (City of Desert Hot Springs 2020a). The Edom Hill Transfer Station collects commercial waste and recycling which is then transferred to a permitted landfill or recycling facility outside the Coachella Valley. Permitted landfills may include the Badlands Disposal Site, El Sobrante Sanitary Landfill, and Lambs Canyon Disposal Site. The Proposed Project would be required to comply with



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all federal, state, and local management and reduction statutes and regulations related to solid waste, including AB 341, Mandatory Commercial Recycling, which includes recycling programs that reduces waste to landfills by a minimum of 75 percent by 2020. The Proposed Project would have a less than significant impact on solid waste disposal services.

## 20. WILDFIRE

*If located in or near state responsibility areas or lands classified as very high fire hazard severity zones,*

- a) *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*
- b) *Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?*
- c) *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- d) *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

**No Impact.** The Project Site is not within or near a state responsibility area or lands classified as very high fire hazard severity zones (CALFIRE 2021; City of Desert Hot Springs 2020a). The Project Site is not located near or adjacent to any wildfire areas. The Proposed Project would include the necessary fire protection facilities necessary to satisfy the RCFD requirements.

## 21. MANDATORY FINDINGS OF SIGNIFICANCE

- a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

**Potentially Significant Impact.** As described in this Initial Study, the EIR will examine the Proposed Project's impacts to air quality, biological resources, energy, greenhouse gas emissions, and traffic to determine if substantial effects as described would occur.



- 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)?*

**Potentially Significant Impact.** As described in this Initial Study, the EIR will examine the Proposed Project's impacts to air quality, biological resources, energy, greenhouse gas emissions, and traffic to determine if substantial cumulative effects would occur.

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

**Potentially Significant Impact.** As described in this Initial Study, the EIR will examine the Proposed Project's impacts to air quality, biological resources, energy, greenhouse gas emissions, and traffic to determine if substantial direct or indirect impacts would occur.



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- Egan & Egan  
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2017 Earthquake Faultline Investigation Report. March.
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2021 Monthly Labor Force Data for Cities and Census Designated Places (CDP) Annual Average for 2020-Revised. March 12.
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Terracon

2016 Phase I Environmental Site Assessment. August

Water Systems Consulting, Inc.

2021 2020 Coachella Valley Regional Urban Water Management Plan.  
Prepared for Coachella Valley Water District, Coachella Water Authority,  
Desert Water Agency, Indio Water Authority, Mission Springs Water  
District, Myoma Dunes Municipal Water Company.



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## **Appendix A – Proposed Updates to the Specific Plan**

The following pages show the proposed revisions to Specific Plan DHS #01-17. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~strikethrough~~ text.

## A.1 Updates to Section 1.1 Project Summary

Updates to the Project Summary for consistency. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~strikethrough~~ text.

7. Three (3) **PRODUCING DATE & CITRUS GROVES AGRICULTURE BASINS** for outdoor crop production (Hemp, Vegetable, Herb, Date & Citrus Groves, etc) **(Parcels #101, #102 & #103)** to be located in the WQMP retention basins on the south side of the property zoned for Agriculture (AG).
  - a. An Agricultural **HEMP** phytoremediation bio-column. This system is an outdoor production facility located in (AG Basin #101, #102, #103) used to Phyto-remediate cannabis waste water generated within the Park naturally restoring cannabis waste water to a clean state and allowing it's re-use or surface recharge of the local aquifer.
8. **RESTAURANTS AND OTHER MIXED ZONING USES** in parcels abutting the main arterial Indian Canyon Drive.
  - a. A Cannabis/Wellness **HOTEL** containing a 2,000 seat Amphitheatre, lazy river, pool, hot tubs, spa, restaurants, cocktail lounges.
  - b. A Touring **BREWHOUSE** containing a modern craft beer brewing facility with a full-service restaurant.
9. A 7.0 acres **~~SCE-PRIVATE~~ ELECTRICAL SUBSTATION, INDUSTRIAL ENERGY & UTILITIES USES (Parcel #25).**

## A.2 Updates to Section 1.2 Specific Plan Document Organizational Overview

Updates to the summary description of the administration of the Specific Plan for consistency. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~strikethrough~~ text.

The development standards and regulations contained in a Specific Plan shall replace and supplement the development standards contained elsewhere in the City of Desert Hot Springs Zoning Regulations, except where specifically provided in the Specific Plan. Upon adoption of a Specific Plan the zoning designation of all lands within the Specific Plan area will be changed to SP (Specific Plan – Mixed Use). Any matters not specifically addressed in the Specific Plan will be governed by other applicable regulations and standards of the City without the need for future Specific Plan amendments. Any contemplated uses that fit the spirit of the Coachillin Specific Plan, but may not contain the



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exact use definition (but fit within an approximate Coachillin' desired use contemplated within the Project's environmental Mitigated Negative Declaration Addendum) may be considered minor changes (i.e. handled administratively, by the Community Development Director with Property Owners Association support). Uses that may not fit within the previously approved Mitigated Negative Declaration Addendum for the Project will be handled via a separate environmental documentation as required.

### **A.3 Updates to Section 2.3.1 General Plan Elements/Policies – Land Use**

Updates to the description of land uses for the Specific Plan for consistency. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~strikethrough~~ text.

The Desert Hot Spring General Plan currently designates the Project site as "Light Industrial". The proposed Project includes land uses beyond those set forth in the "Light Industrial" designation. The proposed use includes Industrial Park, tourist and retail commercial, on-site residential-security, on-site power generation, onsite water storage reservoir, onsite agricultural crop production (hemp, vegetable, herb, date & citrus groves), and industrial distribution & support uses. The proposed mixed-use development is best addressed with a Specific Plan zoning overlay.

### **A.4 Updates to Section 2.3.1 General Plan Elements/Policies – Water, Sewer and Utilities.**

Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~strikethrough~~ text.

- **Cultivation & Irrigation Water:**
  - ✓ Will be provided by a new water well located in the NE corner of the Project. Water pumped from the well will be metered and pumped into a cultivation water storage reservoir and from there distributed to each parcel throughout the Project. MSWD will also provide backup water for irrigation and for the private Cultivation Water System with potable water. Non-potable water from the cultivation well and potable MSWD water will be supplied to a storage tank at each grow house via two separate meters and pipelines, each with a minimum 12-inch air gap to prevent backflow. Discharge water from Cultivators will be clarified via phytoremediation (in a bio-column system is an outdoor production facility located in AG Basins #101, #102, #103; used to remediate cannabis waste water allowing it's re-use, either in surface recharge of the local aquifer, or re-use by mixing ~~mixed~~ with Mandatory Grey Water captured from each building ~~and re-used together used for~~ onsite landscape irrigation).



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Appendix A

## A.5 Updates to Section 3.1

Updates to Specific Plan Section 3.1, The Industrial Mixed-Use Business Park Concept, are shown below. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~striketrough~~-text.

7. Three (3) ~~PRODUCING DATE & CITRUS GROVES AGRICULTURE BASINS~~ for outdoor crop production (Hemp, Vegetable, Herb, Date & Citrus Groves, etc) (Parcels #101, #102 & #103) to be located in the WQMP retention basins on the south side of the property zoned for Agriculture (AG).
  - a. An Agricultural **HEMP** phytoremediation bio-column. This system is an outdoor production facility located in (AG Basin #101, #102, #103) used to Phyto-remediate cannabis waste water generated within the Park naturally restoring cannabis waste water to a clean state and allowing it's re-use or surface recharge of the local aquifer.
8. **RESTAURANTS AND OTHER MIXED ZONING USES** in parcels abutting the main arterial Indian Canyon Drive.
  - a. A Cannabis/Wellness **HOTEL** containing a 2,000 seat Amphitheatre, lazy river, pool, hot tubs, spa, restaurants, cocktail lounges.
  - b. A Touring **BREWHOUSE** containing a modern craft beer brewing facility with a full-service restaurant.
9. A 7.0 acres ~~SCE PRIVATE ELECTRICAL SUBSTATION, INDUSTRIAL ENERGY & UTILITIES USES~~ (Parcel #25).

## A.6 Updates to Section 3.1.1

Updates to Specific Plan Section 3.1.1, Land Use by Planning Area, are shown below. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~striketrough~~-text.

The Coachillin' Specific Plan includes multiple planning area designations altogether comprising the SP overlay. See Specific Plan Land Use Map Figure 3-3 and Allowable Uses in Table 3-4 for the subject property.



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Planning Areas within the Specific Plan Overlay

- ✓ Specific Plan zoning overlay covers the entire Project area and is defined by the planning area land use designations as outlined below in Table 3-1 (LI, IE, PU, AG, MU).
  - Provides for Mixed Use subject to Development Standards in Section 3.4.4

**Table 3-1: Specific Plan Land Use Planning Area Designations**

SPECIFIC PLAN LAND USE PLANNING AREA DESIGNATIONS	ZONE	GROSS ACRES	UNIT MAX	DENSITY
Light Industrial (LI) Industrial Energy & Utilities (IE) Public Utility (PU) Agriculture (AG) Mixed Use (MU)	SP	153.71	N/A	N/A

The Land Use category is SP (Specific Plan), which is compatible to and in conformance with the current LI (Light Industrial) designation. Sub-categories of Specific Plan use include:

- ✓ **Light Industrial (LI)** (INDUSTRIAL Cultivation, Lab & Extract);
  - Provides for INDUSTRIAL Cultivation areas;
  - Research, Development & Job Training Incubator; (Parcel #33, 35).
  - Lab & Extract Facility; (Parcel #32)
  - LED Light Distribution Facility; Modular Panel & Greenhouse distribution Facility; Canning Distribution Facility; (All Parcels)
  - Security Bunkhouse & Armory (Parcel #29)
- ✓ **Mixed Use (MU): i.e. Commercial Retail & Distribution** (Tour/Sales/Restaurant/Hotel – Parcel #1,2,3,4,29,30,31 only along Indian Canyon Drive);
  - Provides for Education & Tour Facility; (Parcel #29) and other potential commercial uses along main arterial Indian Canyon Drive
- ✓ **Industrial Energy & Utilities (IE)** (Temporary Septic; Vermiculture parcels #39, #43; Water Well & Storage Parcel #14 & #19;
- ✓ **Public Utilities (PU)** ~~SCE Substation – Proposed Parcel #25~~;
  - ~~Provides~~ NOTE: Parcel #25 was originally provided for SCE power stations and systems to serve the project. SCE no longer needs this parcel to serve the project, and therefore, Project will re-designate Parcel #25 as Industrial Energy & Utilities (IE) for private power generation and other industrial uses within the project.



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- ✓ **Agriculture** (WQMP Citrus & Date Groves; Parcel #101, 102, 103)

**Table 3-2: Comparison: Previous Project Approvals vs. Coachillin' Specific Plan**

ITEM	Currently Approved	Proposed SP
<b>SITE AREA APPROVED</b>	161 gross acres	153.71 gross acres
<b>ZONING</b>	117 Industrial Park (IP) 44 Manufacturing Service-Commercial (M-SC)	153.71 acres SP-Mixed Use
<b>TOTAL IP/M-SC</b>	2,952,000 sq. ft.	2,800,000 sq. ft.
<b>A. RESEARCH &amp; EDUCATION</b>	(inclusive)	(650,000 sq. ft.)
<b>RETAIL &amp; DISTRIBUTION</b>	0	~ 180,000 sq. ft.
<b>RESIDENTIAL SERVICE</b>	0	3,000 sq. ft.
<b>TOTAL BUILDING AREA</b>	~2,952,000 sq. ft.	~ 2,800,000 sq. ft.
<b>WATER STORAGE RESERVOIR</b>	0	~ 4 acres
<b>VERMICULTURE</b>	0	~ 15,000 sq. ft.
<b>SOLAR CARPORTS &amp; ROOFTOPS</b>	0	~ 637,000 sq. ft.
<b><del>PUBLIC UTILITY (SCE SUBSTATION)</del> INDUSTRIAL ENERGY &amp; UTILITIES</b>	0	~ 7 acres
<b>EMPLOYEES</b>	2,700	~ 1,510
<b>PHASES</b>	1 PHASE (OVER 3.5 YEARS)	4 PHASES (OVER APPROX. 6 YEARS)

## A.7 Updates to Specific Plan Table 3-3

Updates to Specific Plan Table 3-3, showing the Allowed Land Uses, are shown below. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~strikethrough~~ text.



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**TABLE 3-3: COACHILLIN' PROPOSED CHANGES TO ALLOWED LAND USES (APPROXIMATE POTENTIAL ACREAGE)**

LAND USE	GROSS PARCEL ACREAGE	BUILDING SPACE (SQ. FT.)	
		Available Building Envelope <sup>12</sup>	Currently Planned <sup>13</sup>
<b><u>LIGHT INDUSTRIAL</u></b>			
• Medical Marijuana Cultivation	111.21 <sup>1</sup>	3,839,461	2,515,234
• Extraction/Laboratory Facility	3.81 <sup>2</sup>	114,894	47,059
• Business Incubator, Research/Development Facility	8.13 <sup>3</sup>	301,022	191,400
<b><u>COMMERCIAL</u></b>			
• Education, Touring, Dispensary, Restaurant, <u>Hotel</u> and Other Permitted Commercial Uses	21.52 <sup>4</sup>	702,773	27,513
<b><u>RESIDENTIAL</u></b>			
• Security Team Bunkhouse/Armory	0.60 <sup>5</sup>	17,943	10,994
<b><u>INDUSTRIAL – ENERGY RELATED</u></b>			
• Vermiculture (Red Worm) Facility	4.73 <sup>6</sup>	8,596	7,800
<b><u>PUBLIC UTILITIES</u></b>			
• <del>SCE Substation</del> Substation not required by SCE, now zoned Industrial Energy & Utilities (IE) – Private energy production and other industrial uses.	7.17 <sup>7</sup>	----	----
<b><u>AGRICULTURE</u></b>			
• Crop Production ( <u>Hemp/Vegetable/Herb/Date/Citrus</u> Fields)	13.54 <sup>8</sup>	----	----
<b><u>OTHER</u></b>			
• Water Retention Basins & Cultivation/Irrigation Water Storage Reservoir	13.54 <sup>9</sup>	----	----
• Well Site	1.87 <sup>10</sup>	----	----
• Landscaping / Open Space	35.65 <sup>11</sup>		
<b>Total:</b>			<b>2,800,000</b>

<sup>1</sup> All Parcels: 1-13, 15-18, 20-24, 26-38; 40-42

<sup>2</sup> Parcel 32 Lab & Kitchens; Permitted Use All Parcels

<sup>3</sup> Parcel 33

<sup>4</sup> Parcel 1-4, 29-31

<sup>5</sup> 15% (0.60 acres) of Parcel 29

<sup>6</sup> Parcel 39

<sup>7</sup> Parcel 25

<sup>8</sup> Parcels 101, 102, 103

<sup>9</sup> Parcel 101, 102, & 103

<sup>10</sup> Parcel 19

<sup>11</sup> Project Landscape Plan

<sup>12</sup> Per Site Plan

<sup>13</sup> Per Project Proponent



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## A.8 Updates to Specific Plan Section 3.4.3

The following changes are proposed for the definitions of allowed land uses in Section 3.4.3. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~strike through~~ text.

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### Uses Not Listed

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Uses not listed in are prohibited land uses, until and unless the Director of Community Development makes a similar use determination. Any contemplated uses that fit the spirit of the Coachillin Specific Plan, but may not contain the exact use definition (but meet a similar use determination to those uses contemplated in the Project's environmental MND) may be considered minor changes (i.e. handled administratively, by the Community Development Director with Property Owners Association support).

Should additional parcel-specific environmental studies be required for uses not listed (and which do not meet a similar use determination), Developer will supply the Director of Community Development with those studies. The Director of Community Development shall consider the additional environmental requirements as focused & site-specific for uses not considered in original environmental MND, as to not delay and/or negatively impact environmental approvals for the whole-project MND.

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### Definitions

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Definitions for land uses are provided below. If a definition is not provided, the definitions in the Municipal Code shall apply. The Director of Community Development shall interpret the definitions; make a similar use determination in compliance with Section 8.0 Specific Plan Administration; and/or refer any questions to the Planning Commission for its determination. For the purposes of this Specific Plan, the following definitions shall apply:

**"Land Use"** means the occupation or utilization of land or water area for any human activity or any purpose defined in the Specific Plan:

- 1) **Agriculture Use (AG):** Activities involving crop production
- 2) **Mixed Use (MU):** Activity involving a combination of potential industrial and/or commercial uses, namely commercial uses such as hotel, restaurants or the sale of goods / services. Industrial uses would mirror those of Light Industrial designation (defined below).
- 3) **Light Industrial (LI):** Those fields of economic activity including construction; distribution; manufacturing; transportation,



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communication, electric, gas, and sanitary services; and wholesale trade.

- 4) **Industrial Energy (IE):** those fields of developing energy resources such as wind, solar, and/or uses allowed within the light industrial designations outlined above. Uses may include, vermiculture, or other recycling uses as well. Additionally, IE designated planning areas will include the water well and storage reservoir, temporary septic and some other public or private utility-related industrial uses (e.g. CO<sub>2</sub> distribution, Hot/Cold BTU distribution throughout the project).
- a. NOTE: Since the time original Coachillin' Specific Plan was approved, the local utility company (such as Southern California Edison (SCE)) electrical has made the decision that they will NOT require an on-site substation to serve the project on Parcel 25. For this reason, applicant desires to re-zone the use of Parcel 25 to Industrial Energy & Utilities (IE), to allow for private energy production and other industrial uses.

**"Amphitheater and Concert Venue"** means any facility intended for live performances with an audience of any kind. These may include music or other sorts of live performances.

**"Ancillary Structure"** means a building which is subordinate and customarily incidental to a principal building and is located on the same lot as the principal building.

**"Ancillary Use"** means a use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

**"Antenna"** means a device for transmitting or receiving radio, television, or any other transmitted signal.

**"Bed and Breakfast"** means a transient lodging establishment primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals to the extent otherwise permitted by law.

**"Clinic"** means a place for outpatient medical services to human patients.

**"Club"** means an association of persons (whether or not incorporated) organized for some common purpose, but not including a group organized primarily to render a service customarily carried on as a business.

**"Condominium"** means a development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel.



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**“Educational Institution”** means a school, college, or university, supported wholly or in part by public funds or giving general academic instruction equivalent to the standards prescribed by the State Board of Education.

**“Entertainment, Live”** means any act, play, revue, pantomime, scene, dance, art, or song and dance act, or any combination thereof, performed by 1 or more persons whether or not they are compensated for the performance. These performances may take place in concert venue related areas, such as an amphitheater or other stage-oriented concert facilities.

**“Hotel”** means guest rooms or suites occupied on a transient basis, with most rooms gaining access from an interior hallway.

**“Mixed use development”** means the development of a parcel(s) or structure(s) with 2 or more different land uses such as, but not limited to, a combination of residential, office, retail commercial, public, or entertainment in a single or physically integrated group of structures and support (parking, etc.) facilities.

**“Recreational vehicle”** means a vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. The term recreational vehicle includes, but is not limited to, travel trailers, pickup truck campers, camping trailers, motor coach homes, converted trucks or buses, boats and boat trailers, and all-terrain vehicles.

**“Recreational Vehicle Park”** means a master planned and managed neighborhood of spaces, amenities, access, walls, and other amenities designed for transient, seasonal but not permanent habitation in recreational vehicles.

**“Resort Hotel”** means a group of buildings containing guest rooms and providing outdoor recreational activities.

**“Solar Facilities”** means the airspace over or adjacent to a parcel that provides access for a solar energy system to absorb energy from the sun.

**“Specific Plan”** means a plan consisting of text, maps, and other documents and exhibits regulating development within a defined area of the City, consistent with the General Plan and the provisions of California Government Code Section 65450 et seq.

**“Variance”** means a discretionary entitlement which permits the departure from the strict application of the development standards contained in this Specific Plan.

**“Non-storefront Retail Facility”** shall have the same meaning as in Business and Professions Code Section 26070(a)(1), as may be amended,



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and further defined by sections 5414 to 5427 et seq. in the California Code of Regulations, as may be amended. Currently, this is a deliver-only retail facility which sells marijuana to a customer solely and exclusively by delivery.

“Storefront Retail Facility” shall have the same meaning as in Business and Professions Code Section 26070(a)(1), as may be amended, and further defined by Sections 5400 to 5413 et seq. in the California Code of Regulations, as may be amended. Currently, this is a retail facility which sells and/or delivers marijuana or marijuana products to customers. A storefront retail facility shall have a licensed premise which is a physical location which commercial cannabis activities are conducted.

## **A.9 Updates to Table 3-4, Allowable Land Uses, and Explanation of Table 3-4**

The Allowable Land Uses discussion and table (Table 3-4 in the Specific Plan) has been updated as reflected below. The changes reflect the elimination of the Public Utilities (PU) zone, because SCE will no longer be constructing a substation on Parcel 25. The addition of hotel land uses in the Mixed-Use zone has been reflected. At the suggestion of the City, the *Allowed Uses Requiring a Development Plan (D)* category has been eliminated to simplify the planning process; there is no need for a development permit for uses that are compatible with an adopted Specific Plan. Deleted text is shown in ~~strike through~~ font, and added text is shown in underlined font.

***(Note that the PU (Public Utilities) Land Use has been deleted from Table 3-4 as indicated by the diagonal strikeout line.)***

### **Table 3-4 Explained**

- ✓ **“Permitted Uses” (P)** requiring ~~design review~~ Administrative Development Permit;
  - Permitted Uses (P) under this Coachillin’ Specific Plan may also be referred to as **“Specific Plan-NRC” (SP-NRC)** Specific Plan Not Requiring a Conditional Use Permit (aka “by-right” permitted use) throughout this document;
- ✓ **“~~Allowed Uses~~” (D)** requiring a ~~Development Plan Permit~~
  - ~~Allowed Uses (D) under this Coachillin’ Specific Plan may also be referred to as “Specific Plan-NRC” (SP-NRC) Specific Plan Not Requiring a Conditional Use Permit (aka “by right” allowed use throughout this document);~~
- ✓ **“Conditional Uses” (C)** requiring a Conditional Use Permit;
- ✓ **“Temporary Use” (T)** requiring a Temporary Use Permit;
- ✓ **“Not Allowed” (X)** not allowed in project.

The organization and numerical ordering of Table 3-4 is based on the Standard Industrial Classification System as defined in Section 17.04.020 of the City of Desert Hot Springs Zoning Ordinance. It is not expected that the range of uses



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set forth below is all inclusive. Cases of uncertainty regarding whether a particular land use is permitted and by what process, shall be determined by the Community Development Director.

Table 3-4 also compares the Specific Plan's allowable uses and permit requirements with the existing LI Zoning in addition to other related/mixed uses allowed and permitted under other City zoning guidelines. Many uses allowed in the LI Zone have been excluded from the Coachillin' Use Plan. As shown, the Coachillin' Specific Plan Amendment's proposed allowable uses very closely resemble the currently allowed uses.



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**TABLE 3-4: ALLOWABLE LAND USES & PERMIT REQUIREMENTS VS. EXISTING CITY ZONING CODE**

CATEGORY OF LAND USE	COACHILLIN SP					DHS ZONING CODE LAND USES			
	MU (Mixed Use)	LI (Light Industrial)	IE (Industrial Energy & Utilities)	AG (Agricultural)	PU (Public Utility)	C-G (Commercial General)	I-L (Industrial Light)	I-M (Industrial Medium)	I-E (Industrial Energy)
<b>AGRICULTURE, RESOURCE, OPEN SPACE</b>									
Commercial Gardening	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	<del>X</del>	D	D	D	C
Crop Production	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	<del>X</del>	D	D	D	C
Plant Nurseries, With On-Site Sales	P	P	X	X	<del>X</del>	P	P	P	X
Plant Nurseries, Without On-Site Sales	P	P	X	X	<del>X</del>	X	P	P	D
Wind Machines and Wind Farms	C	C	C	C	<del>C</del>	C	C	C	D
Vermiculture	P	P	P	P	<del>P</del>				
<b>MANUFACTURING AND PROCESSING</b>									
Distribution	<del>D</del> <u>P</u>	P	P	P	<del>X</del>	X	P	P	X
Food Products	<del>D</del> <u>P</u>	P	C	P	<del>X</del>	C	D	D	X
Furniture and Fixtures	P	P	C	X	<del>X</del>	X	D	D	X
Laundries and Dry-Cleaning Plants	C	<del>D</del> <u>P</u>	X	X	<del>X</del>	C	D	D	X
Light Manufacturing Facilities	<del>D</del> <u>P</u>	P	P	X	<del>X</del>	X	P	P	X
Medium Manufacturing Facilities	<del>D</del> <u>P</u>	P	P	X	<del>X</del>	X	C	D	X
Mixed Use Office/Industrial	P	P	P	X	<del>X</del>	X	C	X	X
Printing/Publishing	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	X	X	<del>X</del>	C	P	P	X
Recycling Facilities	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	X	<del>X</del>	X	D	D	X
Recycling—Reverse Vending Machines	P	P	P	X	<del>X</del>	D	P	P	X
Storage Yard	X	<del>D</del> <u>P</u>	C	X	<del>C</del>	X	D	D	C
Warehousing	<del>D</del> <u>P</u>	P	<del>D</del> <u>P</u>	X	<del>C</del>	X	D	D	X
Wholesaling	<del>D</del> <u>P</u>	P	P	X	<del>X</del>	C	P	P	X
<b>RECREATION, EDUCATION, PUBLIC ASSEMBLY</b>									
Art Galleries	P	X	X	X	<del>X</del>	P	X	X	X
Athletic Facilities	P	<del>D</del> <u>P</u>	X	X	<del>X</del>	P	D	X	C
Community Centers	<del>D</del> <u>P</u>	C	X	X	<del>X</del>	D	C	X	X
Convention Centers	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	X	X	<del>X</del>	D	D	X	X
Convention Facilities	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	X	X	<del>X</del>	D	D	X	X
Health/Fitness Facilities	P	P	X	X	<del>X</del>	P	P	X	X
Indoor Recreation Centers	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	X	X	<del>X</del>	D	D	X	X
Membership Organization Facilities	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	X	X	<del>X</del>	D	D	D	X
Museums	P	P	X	X	<del>X</del>	P	P	X	X
Organization Offices	P	P	P	X	<del>X</del>	P	C	X	X
Schools/Education Facilities	<del>X</del> <u>P</u>	<del>D</del> <u>P</u>	X	X	<del>X</del>	X	C	X	X
Studios for Dance, Art, Music, Photography, Etc.	P	P	X	X	<del>X</del>	P	P	C	X



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	MU (Mixed Use)	LI (Light Industrial)	IE (Industrial Energy & Utilities)	AG (Agricultural)	PU (Public Utility)	C-G (Commercial General)	I-L (Industrial Light)	I-M (Industrial Medium)	I-E (Industrial Energy)
Theatres and Meeting Halls	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	X	X	<del>X</del>	D	D	X	X
<b>RESIDENTIAL</b>									
Caretaker/Watchpersons' Dwelling/Bunkhouse	P	P	P	X	<del>P</del>	X	D	D	D
<b>RETAIL TRADE</b>									
Accessory Retail Uses	P	P	<del>D</del> <u>P</u>	X	<del>X</del>	P	C	X	X
Bars and Drinking Establishments	<del>D</del> <u>P</u>	X	X	X	<del>X</del>	C	X	X	X
Building Material Stores	P	P	X	X	<del>X</del>	P	D	X	X
Drive-In and Drive-Through Sales	<del>D</del> <u>P</u>	C	X	X	<del>X</del>	D	X	X	X
Convenience Stores	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<del>X</del>	<u>D</u>	<u>D</u>	<u>X</u>	<u>X</u>
Farm and Ranch Supply Stores	P	P	P	X	<del>X</del>	P	D	X	X
Gift Shops	P	X	X	X	<del>X</del>	P	X	X	X
Grocery Stores	P	X	X	X	<del>X</del>	P	X	X	X
Outdoor Retail Sales, Temporary	T	T	X	X	<del>X</del>	T	T	X	X
Restaurants, No Beer, Wine or Liquor	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	X	X	<del>X</del>	D	D	X	X
Restaurants, With Beer, Wine or Liquor	<del>D</del> <u>P</u>	C	X	X	<del>X</del>	C	C	X	X
Retail Stores, Tourist/Traveler Oriented	P	C	X	X	<del>X</del>	P	C	X	X
<b>SERVICES</b>									
Automatic Teller Machine (ATM), Not at a Bank	P	X	X	X	<del>X</del>	P	X	X	X
Business Support/Secretarial Services	P	C	X	X	<del>X</del>	P	C	X	X
Hotels/Motels with or without Spas	<del>P</del> <u>#30</u>	<u>X</u>	<u>X</u>	<u>X</u>	<del>X</del>	<u>D</u>	<u>X</u>	<u>X</u>	<u>X</u>
Medical Services, Clinics and Labs	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	X	X	<del>X</del>	C	C	X	X
Offices, Permanent	P	P	<del>D</del> <u>P</u>	X	<del>X</del>	P	D	X	X
Offices, Temporary	T	T	T	X	<del>X</del>	T	T	T	T
Personal Services	<del>D</del> <u>P</u>	X	X	X	<del>X</del>	D	X	X	X
Public and Quasi-Public Uses	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	X	X	<del>X</del>	D	D	D	D
Public Utility and Safety Facilities	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	X	<del>D</del>	D	D	D	D
Research and Development Facilities	<del>D</del> <u>P</u>	P	P	X	<del>X</del>	C	D	D	X
Power Supply & Generation, Major (Substation, Large Solar or Wind Farms)	X	C	C	X	<del>C</del>	X	D	D	D
Power Supply & Generation, Minor (solar carports, small rooftop wind turbines, etc.)	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	C (must not inhibit drainage)	<del>D</del>	X	D	D	D
<b>TRANSPORTATION AND COMMUNICATIONS</b>									
Telecommunications Facilities, Major (cell towers, etc.)	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	<del>D</del> <u>P</u>	<del>D</del>	C	C	C	C



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Telecommunications Facilities, Minor (antennae for building rooftops, or small intra-project communication uses)	D_P	P	P	P	P	C	C	C	C
<b>CANNABIS OR MARIJUANA USES ACCORDING TO DHS ORDINANCE</b>									
<b>Marijuana Dispensaries-Storefront Retail Facilities</b> ✓ <i>Coachillin SP allows cannabis dispensary for ONE (1) cannabis storefront retail facility to be located on parcel #29 only (commercial uses are allowed by SP on parcels abutting the main arterial Indian Canyon Drive in the MU zone) by "right" (not requiring cup)</i>	D_P #29	X	X	X	X	C	X	X	X
<b>Marijuana Non-Storefront Retail Facilities</b> <i>Coachillin SP allows Cannabis "non-storefront retail facilities" (i.e. delivery only) in Coachillin' parcels with MU and Industrial land uses by "right" (not requiring CUP)</i>	P	P	P	X		X	C	C	C
<b>Marijuana Cultivation Facilities</b>	D_P	D_P	D_P	X	X	X	C	X	X
<b>Marijuana Manufacturing Facilities</b>	D_P	D_P	D_P	X	X	X	C	X	X
<b>Marijuana Testing Facilities</b>	D_P	D_P	X	X	X	X	C	X	X
<b>Marijuana Distribution Facilities</b>	D_P	D_P	D_P	X	X	X	C	X	X

<sup>1</sup> No outdoor cultivation of marijuana. Per recent 2018 Farm Bill passed by Congress in December 2018, production of outdoor hemp shall be allowed in Agriculture zoned areas per regulatory conditions set forth in the 2018 Farm Bill.



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Appendix A

## A.10 Updates to Table 3-5

Table 3-5 in the Specific Plan has been updated as reflected below. The changes reflect the changes to structure height maximum. Deleted text is shown in ~~strike through~~ font, and added text is shown in underlined font.

**TABLE 0-1. COMPARISON OF DEVELOPMENT STANDARDS: COACHILLIN SP VS. DHS LI DISTRICT**

ITEM	COACHILLIN SP	DHS LI ZONING DISTRICT
Gross Lot Area	153.71 gross acres	20,000 sq. ft.
Front Setback	<b>25</b>	20
Rear Setback	10	10
Side Setbacks	10	10
Side Setback (Street Side)	10	10
Lot Coverage (Maximum)	<b>.80</b> <i>Design Guidelines</i>	.75
Structure Height (Maximum)	<b>2-stories/55 feet **</b> (Parcels adjacent to Indian Canyon Drive, 18 <sup>th</sup> , 19 <sup>th</sup> & Calle De Los Romos; <u>exception for Parcel #30 Hotel**</u> ) <b>3-stories/65 feet</b> (Interior Parcels & <u>**Hotel Parcel #30</u> ) <i>Design Guidelines</i>	2 Stories/50'
Perimeter Wall / Fencing Height (Maximum)	10' (From Top of Adjacent Curb)	8' (Abutting residential or for outdoor storage) 6' (For other uses)
Parking Spaces Required	<i>Design Guidelines</i>	Chapter 17.48.040
Loading Spaces Required	<i>Design Guidelines</i>	Chapter 17.52.030
Parking Landscape Standards	<i>Design Guidelines</i>	Chapter 17.40.250
Signing	<i>Design Guidelines</i>	Chapter 17.44

## A.11 Addition of Section 4.1, Sign Program

The approved Sign Program specifications have been added to the Specific Plan. This entire section is new text.



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## 4.1 SIGN PROGRAM (PROJECT MONUMENT SIGNS)

### 4.1.1 PROJECT MONUMENT SIGN DESCRIPTIONS

The Coachillin' Park will have THREE (3) Monument Signs serving as identification monuments to the Coachillin' Industrial Cultivation & Ancillary Canna-Business Park.

- TWO (2) "Center ID Monument Signs" (shown on **LEFT** in **Figure 4-1** below), and
- ONE (1) "Vertical ID Pylon Sign" (shown on **RIGHT** in **Figure 4-1** below)
- Each location of the THREE (3) Monument Signs is shown in **Figure 4-4**.
- The Project Monument Signs, as per this Specific Plan, shall be the **ONLY** signs in the Coachillin' Park which may deviate from the Sign Program outlined within the Coachillin' Design Guidelines.

### 4.1.2 ELECTRONIC SIGN REGULATION

#### Allowed for Display on Electronic Signs

The sign may display only noncommercial messages or onsite commercial messages that are:

- Related to those establishments that are part of the complex
- Related to the merchandise and/or activities available on the parcels which are part of the complex.
- Non-commercial off-site messages are permitted.
- Depictions or renderings of cannabis plants/leaves shall only be allowed in minor cases (e.g. allowed if the cannabis leaf has been integrated into an existing company logo).

#### Not Allowed for Display on Electronic Signs

- No off-site commercial messages shall be permitted.
- The terminology "marijuana", is prohibited, and the term "cannabis" is to be used instead.
- Display shall not include the cannabis plant or leaf image alone.

#### Display Requirements

- Each display shall appear for a period of at least eight seconds.
- Displays shall not be animated, appear in incremental stages or move across the changeable copy sign face.
- The sign shall remain blank (no message or display) for at least one second between separate images.



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Below are renderings for Coachillin' Project Monument Signs to be located at the main entry (Coachillin' Way & Indian Canyon), Northwest Corner (18<sup>th</sup> & Indian Canyon), and the southwest corner (19<sup>th</sup> Ave & Indian Canyon).

**FIGURE 4-1: MONUMENT SIGN RENDERINGS**



Center ID Monument Sign  
Scale: not to scale



Vertical ID Pylon Sign  
Scale: not to scale



Note: this design will be in two (2) locations (Northwest & Southwest corners of project).  
See **Figure 4-4** for specifics on each of the Sign Locations

- Material & Color Legend:**

Raw Concrete	Cured Stone	(Customer Select)
[Image]	[Image]	[Image]

Paint	Black	White	Beige PMS 7500 C
[Image]	[Image]	[Image]	[Image]

**Viewer Note:**  
Center's Main Structural Center and Main Sign Support are Entirely Grage.
- ### Overview Specifications

  - Main Concrete Structural Center (Angled Back)
  - Stone Sign Face, Main Sign Face
  - (Top) Cloud Sign Support Backer with Reverse Channel Letters Attached
  - LED Message Center (Inside Monument)
  - Note: Watchline Manufactured, UL Rated
  - Concrete Footer (not Shown)
  - Triangle Mountains (Corten Steel)

### Main ID Sign Specifications

Main ID signage to be internally illuminated, Aluminum fabricated. Reverse channel letters. Letters are 4" deep Returns Painted Black with Satin finish.  
Letters Faces Painted Beige PMS 7500 C w/Satin fn.  
Letter Backer Support to be Aluminum fabricated, 4" deep Painted White with Satin finish

### Single-Sided LED Display

Full Color RGB LED Display, 10mm Watchline Mfr'd Mounted into Stone Covered Sign Face Secured on Outer Perimeter (covered by Frame)  
LED Display Size:  
4'-5" (53") x 12'-3" (147") x 5" deep

### Sign Face Inner Cavity

Avoid "Pin Hole" of LED Cabinet  
4.5 inch Metal Frame Flange approx. 7" deep  
Full Color RGB LED Display, 10mm

### Letter Backer Support

Hollowed Out Cavity on Sign Face. Outer Black Line is Edge of Frame

### Dark Line Represent Hollowed Out Cavity on Sign Face.

### Shims Sign Face, Main Sign Face.

### LED Display Size:

4'-5" (53") x 12'-3" (147") x 5" deep

### Concrete Footer

(See Installation Drawing, Page 6)
- Side View**

Concrete Foot Foundation (Not Shown This View)

**Coachmen Monument Sign Elev.**

To be Engineered & Complied With State Approved Engineer

Scale: 1/4" = 1'-0"

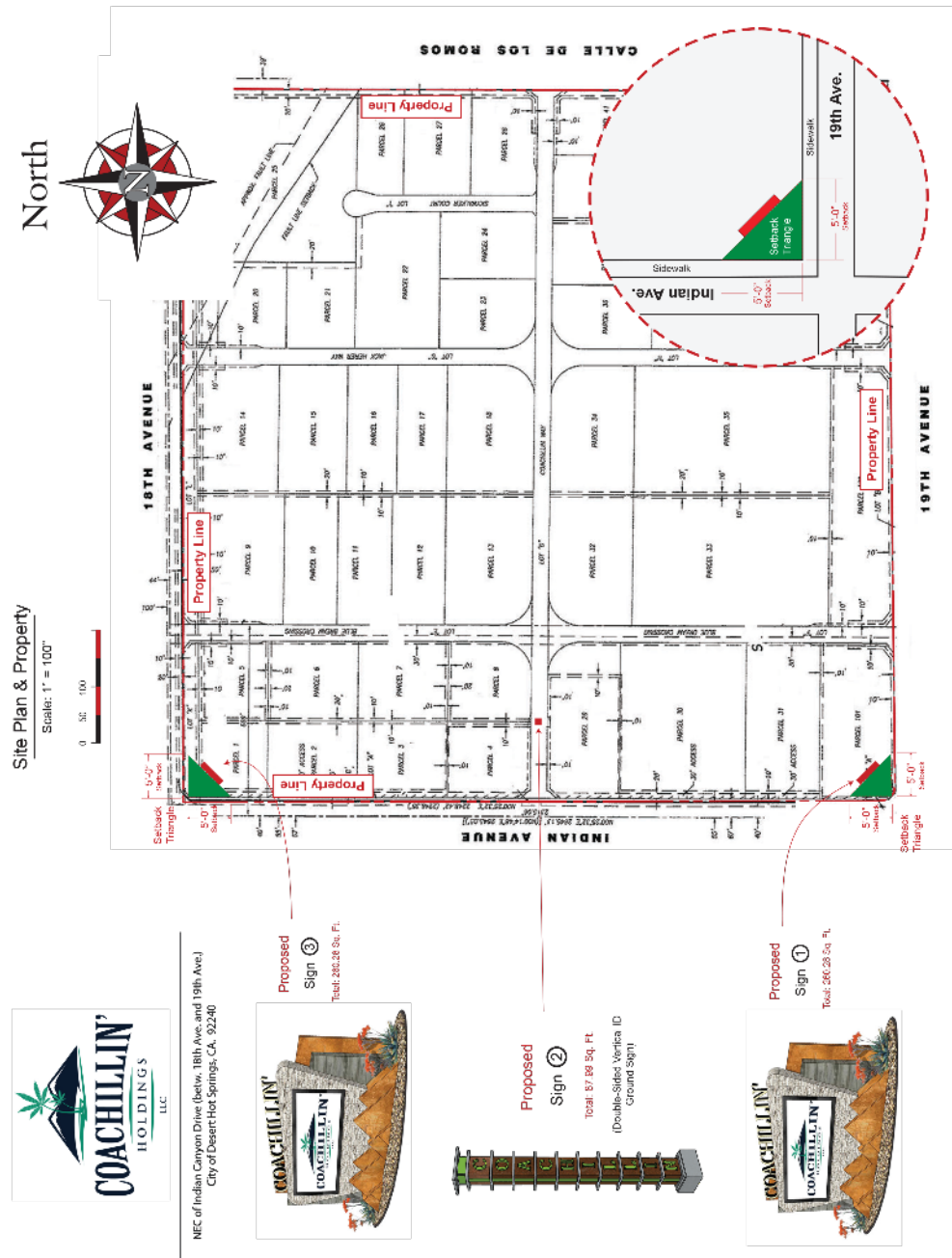


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FIGURE 4-4: MONUMENT SIGN LOCATIONS



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### **A.3 Updated Figures**

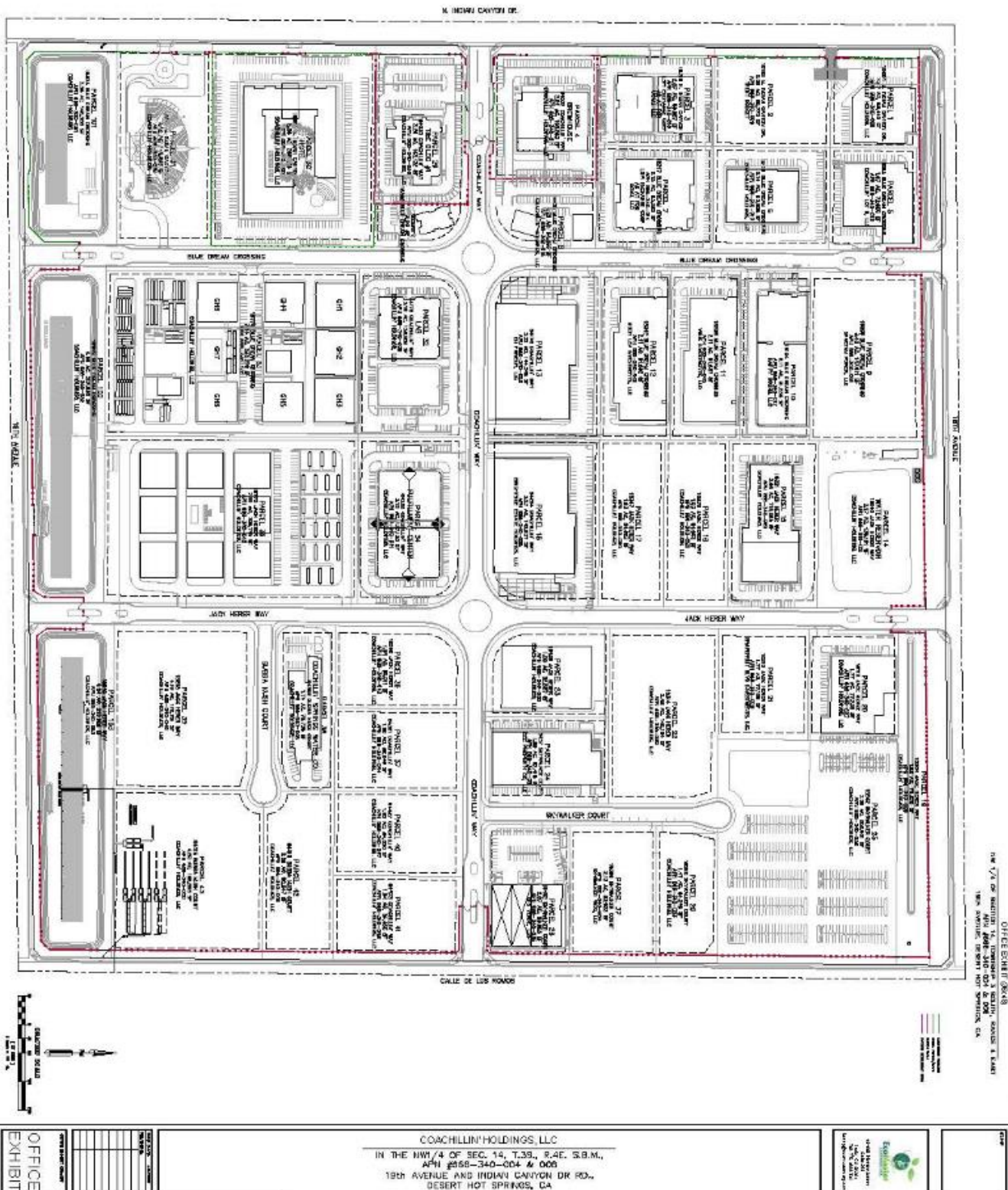
Updated figures are shown on the following pages.



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**FIGURE 1-9: COACHILLIN' PROPOSED SITE PLAN (UPDATED)**

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Appendix A





SHEET 1 OF 1 SHEET

**DRAWN/APPLICANT**  
 J. L. LIGHT INDUSTRIAL  
 16-181 AVENUE ST., 222  
 PALM SPRINGS, CA 92262  
 PHONE: (760) 771-4000

**ASSESSORS PARCEL NUMBERS**  
 046-542-004 & 006

**LEGAL DESCRIPTION**  
 PARCEL 1, TOGETHER WITH LETTER LOTS A, B AND C, AS SHOWN  
 BY THE PALM SPRINGS WATER DISTRICT, COUNTY OF RIVERSIDE,  
 EXCEPTING THEREFROM THE SOUTHERLY 1/4, S. 21.

**AMENDMENT DESCRIPTION**  
 AMEND A PORTION OF THE EXISTING GENERAL PLAN FROM LIGHT  
 INDUSTRIAL TO LIGHT INDUSTRIAL AND AGRICULTURAL.

**ACREAGE**  
 153.71 AC. ± CROSS  
 149.69 AC. ± NET

**UTILITIES**  
 PALM SPRINGS WATER DISTRICT (760) 559-4448  
 PALM SPRINGS GAS COMPANY (760) 559-4448  
 PALM SPRINGS CABLEVISION (760) 559-4448  
 PALM SPRINGS TELEPHONE (760) 559-4448  
 PALM SPRINGS CABLEVISION (760) 559-4448  
 PALM SPRINGS TELEPHONE (760) 559-4448

**FLOOD ZONE**  
 FLOOD ZONE 1 - AREAS OF 2-27 ANNUAL FLOOD AREAS  
 OF 15 ANNUAL FLOOD AREAS WITH AVERAGE DEPTH OF 1.5 FEET  
 AREAS INSPECTED BY FEMA FROM ITS ANNUAL FLOOD  
 INSPECTION PROGRAM (FEMA FLOOD INSPECTION REPORT  
 AUGUST 28, 2006)

**ZONING**  
 EXISTING B-2C - MANUFACTURING-SERVICE INDUSTRIAL  
 PROPOSED SH-4U - SPECIFIC PLAN MIXED USE

**LAND USE**  
 EXISTING LIGHT INDUSTRIAL  
 PROPOSED LIGHT INDUSTRIAL, SPECIFIC PLAN MIXED USE

**SCHOOL DISTRICT**  
 PALM SPRINGS UNIFIED SCHOOL DISTRICT

**THOMAS GUIDE COORDINATES**  
 MAP PAGE 726 GRID D3, D4, E3, E4

**LIQUEFACTION POTENTIAL**  
 MODERATE

**LEGEND**  
 LIGHT INDUSTRIAL (LI)  
 MIXED USE (MU)  
 INDUSTRIAL ENERGY (IE)  
 AGRICULTURAL (AG)

**VICINITY MAP**  
 SECTION 33, T4S, R4E

**GRAPHIC SCALE**  
 0 100 200 300 FEET  
 (IN FEET)  
 1 inch = 300 ft.

**INDUSTRIAL**  
 CITY OF PALM SPRINGS

**INDUSTRIAL**  
 CITY OF PALM SPRINGS

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Appendix A

[illegible]

Appendix A