APPENDIX A – NOTICE OF PREPARATION AND INITIAL STUDY

Initial Study

Amendment to Specific Plan DHS SP# 01-17
Coachillin' Industrial Cultivation and Ancillary Canna-Business Park
Coachillin' Holdings, LLC
Project Type (e.g. Cannabis Cultivation Facility)
On APNs 666-340-008 through 666-340-053

Prepared for:

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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 two parcels (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. 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 Riverside County approvals were adopted for the project site in Development Permit (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 MND and MND Addendum together are referred to in this Initial Study as the Previous Project MND and have been incorporated by reference:

- City of Desert Hot Springs, *Initial Study and Mitigated Negative Declaration Addendum for the Coachillin' Industrial Cultivation and Canna-Business Park.* September 2017.
- County of Riverside, *Environmental Assessment Form: Initial Study and Mitigated Negative Declaration for Change of Zone No. 7597 and Plot Plan No 23155.* State Clearinghouse Number 2008081058. November 2008.

In 2019, the project applicant has proposed 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. These changes are further described in Section 2 of this Initial Study.

Since the adoption of the Previous Project MND and the approval of the Specific Plan in 2017, grading and grubbing has occurred throughout the Specific Plan area in anticipation of development. Parcels 30 and 31 are currently being used for construction staging.

1.2 Purpose and Authority

This Initial Study has been prepared for the proposed Amendment of Specific Plan #01-17, Coachillin' Industrial Cultivation and Ancillary Canna-Business Park (Proposed Project). According to the California Environmental Quality Act (CEQA) Guidelines Section 15063, a lead agency, in this case the City of Desert Hot Springs, should use an Initial Study to determine if a project would have a significant effect on the environment. In the case of the Proposed Project, where the Specific Plan was analyzed in a previous CEQA document, the Initial Study can be used to "determine, pursuant to a program [environmental impact report] EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration…The lead agency shall then ascertain which effects, if any, should be analyzed in a later EIR or negative declaration" (CEQA Guidelines Section 15063(b)(1)(C)). It should be noted that the State of California updated the CEQA Guidelines, including the Initial Study checklist, in December 2018. This Initial Study checklist is consistent with the updated Guidelines.

CEQA Guidelines Section 15162 provides guidance regarding environmental review of a project for which an EIR has been certified or negative declaration has been adopted. The Guidelines state that if the lead agency determines that one or more criteria are met, then a subsequent CEQA document shall be prepared. The criteria are:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

- The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

This document has been prepared in accordance with CEQA, Public Resources Code Section 21000 et. seq. The City of Desert Hot Springs is the lead agency pursuant to CEQA.

1.3 Determination

This Initial Study determined that additional air quality, energy, greenhouse gas emissions, noise, and transportation analysis would be required to determine the environmental effects of the Proposed Project and if these effects would require major revisions of the previously-approved MND due to the involvement of substantial increases in the severity of previously-identified significant effects. New technical studies for air quality, energy, greenhouse gas emissions, noise, and transportation were prepared. These technical studies determined that no new or more severe impacts would occur and that an MND Addendum focused on the new analysis should be prepared.

Effects on other resources, including aesthetics, agriculture and forestry resources, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, land use/planning, mineral resources, population/housing, public services, recreation, tribal cultural resources, utilities/service systems, and wildfire, would have impacts similar to the adopted Specific Plan and are discussed here but not in the MND Addendum.

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 (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 gross acres/143.79 net acres

Assessor's Parcel Numbers: 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 & Meridian

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

Exhibit 2-1
Vicinity Map



Exhibit 2-2
Location Map



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 (Exhibit 2-3). 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 at most three events per week. Planning Areas (Exhibit 2-4) 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 changes to clarify meaning that are not summarized below. Please see the updated Specific Plan for a full accounting of all changes.

2.2.1 Updates to Specific Plan Table 3-3

Updates to Specific Plan Table 3-3, showing the Allowed Land Uses, are shown below. Note that the total amount of land in each zone has not changed but allowed uses have been added and clarified. Deleted text is shown in ~~strike through~~ font, and added text is shown in <u>underlined</u> font.

Specific Plan Table 3-3: Proposed Changes to Allowed Land Uses

LAND USE	GROSS PARCEL ACREAGE	BUILDING SPACE (SQ. FT.)	
		Available Building Envelope[12]	Currently Planned[13]
<u>LIGHT INDUSTRIAL</u>			
• Medical Marijuana Cultivation	111.21[1]	3,839,461	2,515,234
• Extraction/Laboratory Facility	3.81[2]	114,894	47,059
• Business Incubator, Research/Development Facility	8.13[3]	301,022	191,400
<u>COMMERCIAL</u>			
• Education, Touring, Dispensary, Restaurant, <u>Hotel</u> and Other Permitted Commercial Uses	21.52[4]	702,773	27,513
<u>RESIDENTIAL</u>			
• Security Team Bunkhouse/Armory	0.60[5]	17,943	10,994
<u>INDUSTRIAL – ENERGY RELATED</u>			
• Vermiculture (Red Worm) Facility	4.73[6]	8,596	7,800

LAND USE	GROSS PARCEL ACREAGE	BUILDING SPACE (SQ. FT.)	
		Available Building Envelope[12]	Currently Planned[13]
~~PUBLIC~~ UTILITIES • ~~SCE Substation~~ Substation not required by SCE, now zoned Industrial Energy & Utilities (IE) – Private energy production and other industrial uses.	7.17[7]	----	----
AGRICULTURE • Crop Production (Hemp/Vegetable/Herb/Date/Citrus Fields)	13.54[8]	----	----
OTHER • Water Retention Basins & Cultivation/Irrigation Water Storage Reservoir • Well Site • Landscaping / Open Space	13.54[9] 1.87[10] 35.65[11]	---- ---- ----	---- ---- ----
Total:			**2,800,000**

[1] All Parcels: 1-13, 15-18, 20-24, 26-38; 40-42.
[2] Parcel 32 Lab & Kitchens; Permitted Use All Parcels.
[3] Parcel 33.
[4] Parcel 1-4, 29-31.
[5] 15% (0.60 acres) of Parcel 29.
[6] Parcel 39.
[7] Parcel 25.
[8] Parcels 101, 102, 103.
[9] Parcel 101, 102, & 103.
[10] Parcel 19.
[11] Project Landscape Plan.
[12] Per Site Plan.
[13] Per Project Proponent.

2.2.2 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. At the suggestion of the City, a number of definitions have been added to the Specific Plan to more closely match the City's zoning code. Text changes have also been made to reflect the fact that SCE will no longer be constructing a substation on Parcel 25. Deleted text is shown in ~~strike through~~ font, and added text is shown in <u>underlined</u> font.

"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, 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_2 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.

"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. "Live Entertainment" 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, 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.

2.2.3 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. In order to differentiate between the explanation and analysis in the Proposed Project MND Addendum, text quoted from the Specific Plan is indented. Deleted text is shown in ~~strike through~~ font, and added text is shown in underlined font.

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 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 of DHS 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.

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

Specific Plan 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)*
AGRICULTURE, RESOURCE, OPEN SPACE									
Commercial Gardening	P[1]	P[1]	P[1]	P[1]	~~X~~	D	D	D	C
Crop Production	P[1]	P[1]	P[1]	P[1]	~~X~~	D	D	D	C
Plant Nurseries, With On-Site Sales	P	P	X	X	~~X~~	P	P	P	X
Plant Nurseries, Without On-Site Sales	P	P	X	X	~~X~~	X	P	P	D
Wind Machines and Wind Farms	C	C	C	C	~~C~~	C	C	C	D
Vermiculture	P	P	P	P	~~P~~				
MANUFACTURING AND PROCESSING									
Distribution	~~D~~ P	P	P	P	~~X~~	X	P	P	X
Food Products	~~D~~ P	P	C	P	~~X~~	C	D	D	X
Furniture and Fixtures	P	P	C	X	~~X~~	X	D	D	X
Laundries and Dry-Cleaning Plants	C	~~D~~ P	X	X	~~X~~	C	D	D	X
Light Manufacturing Facilities	~~D~~ P	P	P	X	~~X~~	X	P	P	X
Medium Manufacturing Facilities	~~D~~ P	P	P	X	~~X~~	X	C	D	X
Mixed Use Office/Industrial	P	P	P	X	~~X~~	X	C	X	X
Printing/Publishing	~~D~~ P	~~D~~ P	X	X	~~X~~	C	P	P	X
Recycling Facilities	~~D~~ P	~~D~~ P	~~D~~ P	X	~~X~~	X	D	D	X
Recycling—Reverse Vending Machines	P	P	P	X	~~X~~	D	P	P	X
Storage Yard	X	~~D~~ P	C	X	~~C~~	X	D	D	C
Warehousing	~~D~~ P	P	~~D~~ P	X	~~C~~	X	D	D	X
Wholesaling	~~D~~ P	P	P	X	~~X~~	C	P	P	X
RECREATION, EDUCATION, PUBLIC ASSEMBLY									
Art Galleries	P	X	X	X	~~X~~	P	X	X	X
Athletic Facilities	P	~~D~~ P	X	X	~~X~~	P	D	X	C
Community Centers	~~D~~ P	C	X	X	~~X~~	D	C	X	X
Convention Centers	~~D~~ P	~~D~~ P	X	X	~~X~~	D	D	X	X
Convention Facilities	~~D~~ P	~~D~~ P	X	X	~~X~~	D	D	X	X
Health/Fitness Facilities	P	P	X	X	~~X~~	P	P	X	X
Indoor Recreation Centers	~~D~~ P	~~D~~ P	X	X	~~X~~	D	D	X	X
Membership Organization Facilities	~~D~~ P	~~D~~ P	X	X	~~X~~	D	D	D	X
Museums	P	P	X	X	~~X~~	P	P	X	X
Organization Offices	P	P	P	X	~~X~~	P	C	X	X
Schools/Education Facilities	~~X~~ P	~~D~~ P	X	X	~~X~~	X	C	X	X
Studios for Dance, Art, Music, Photography, Etc.	P	P	X	X	~~X~~	P	P	C	X

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

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)
Telecommunications Facilities, Minor (antennae for building rooftops, or small intra-project communication uses)	~~D~~ P	P	P	P	~~P~~	C	C	C	C
CANNABIS OR MARIJUANA USES ACCORDING TO DHS ORDINANCE									
Marijuana ~~Dispensaries~~ Storefront Retail Facilities ✓ *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)*	~~D~~ P #29	X	X	X	~~X~~	C	X	X	X
Marijuana Non-Storefront Retail Facilities *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)*	P	P	P	X		X	C	C	C
Marijuana Cultivation Facilities	~~D~~ P	~~D~~ P	~~D~~ P	X	~~X~~	X	C	X	X
Marijuana Manufacturing Facilities	~~D~~ P	~~D~~ P	~~D~~ P	X	~~X~~	X	C	X	X
Marijuana Testing Facilities	~~D~~ P	~~D~~ P	X	X	~~X~~	X	C	X	X
Marijuana Distribution Facilities	~~D~~ P	~~D~~ P	~~D~~ P	X	~~X~~	X	C	X	X

[1] 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.

2.2.4 Update to Development Standards

The development standards (Specific Plan Table 3-5 and Figure 3-4) 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.

2.2.5 Update to Design Guidelines

Additional detail regarding the three monument signs for the Specific Plan area have been added to Section 4 of the Specific Plan.

2.2.6 Project Scenarios for Analysis

The applicant is proposing to modify the land uses on Parcels 30 and 31 to include a hotel and amphitheater land use. Parcel 30 would include a 175-room, 150,000-gross-square-foot hotel and Parcel 31 would include a 5,000-seat amphitheater. Project construction is anticipated to take 1 year.

Exhibit 2-3 Parcel Map

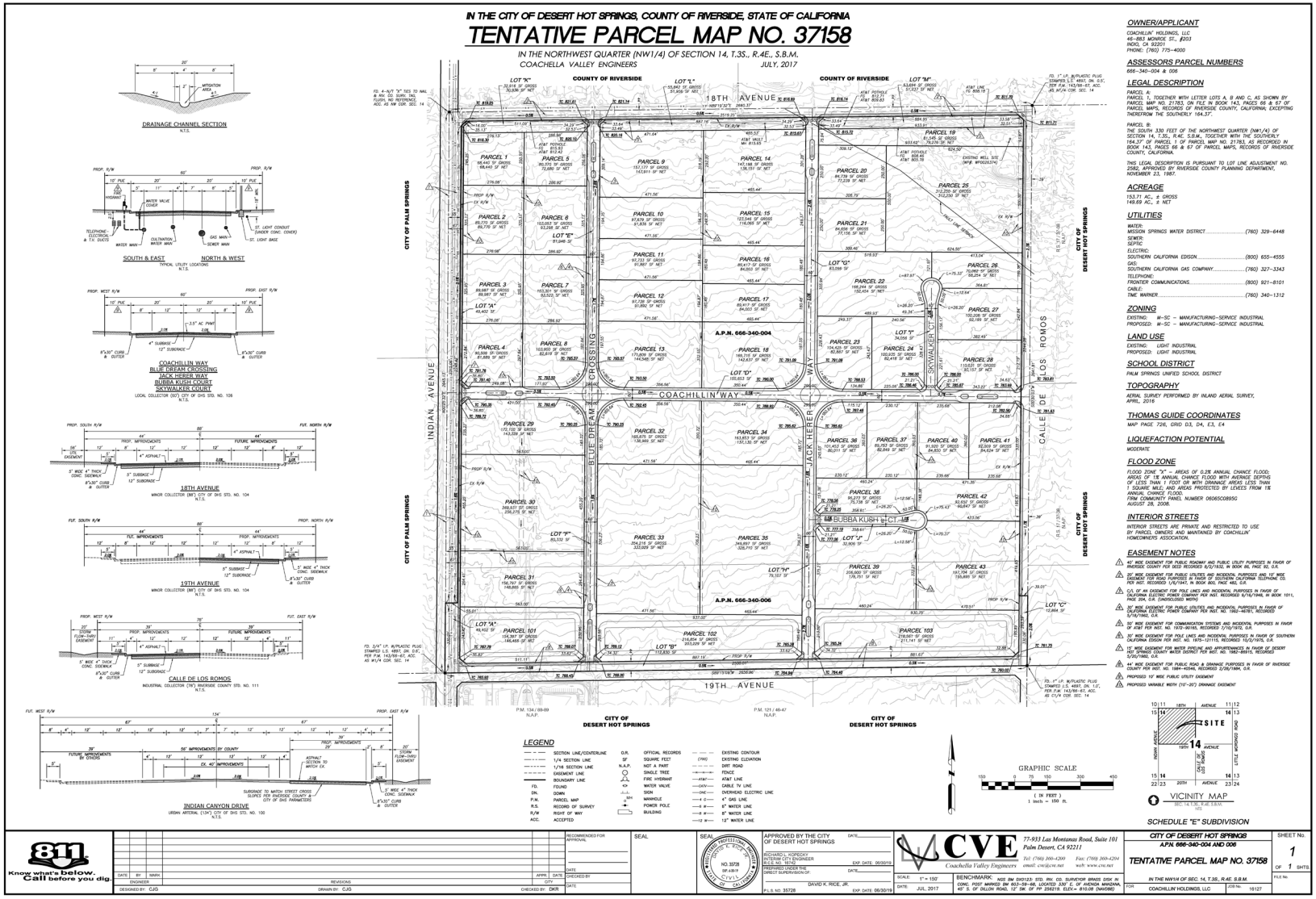
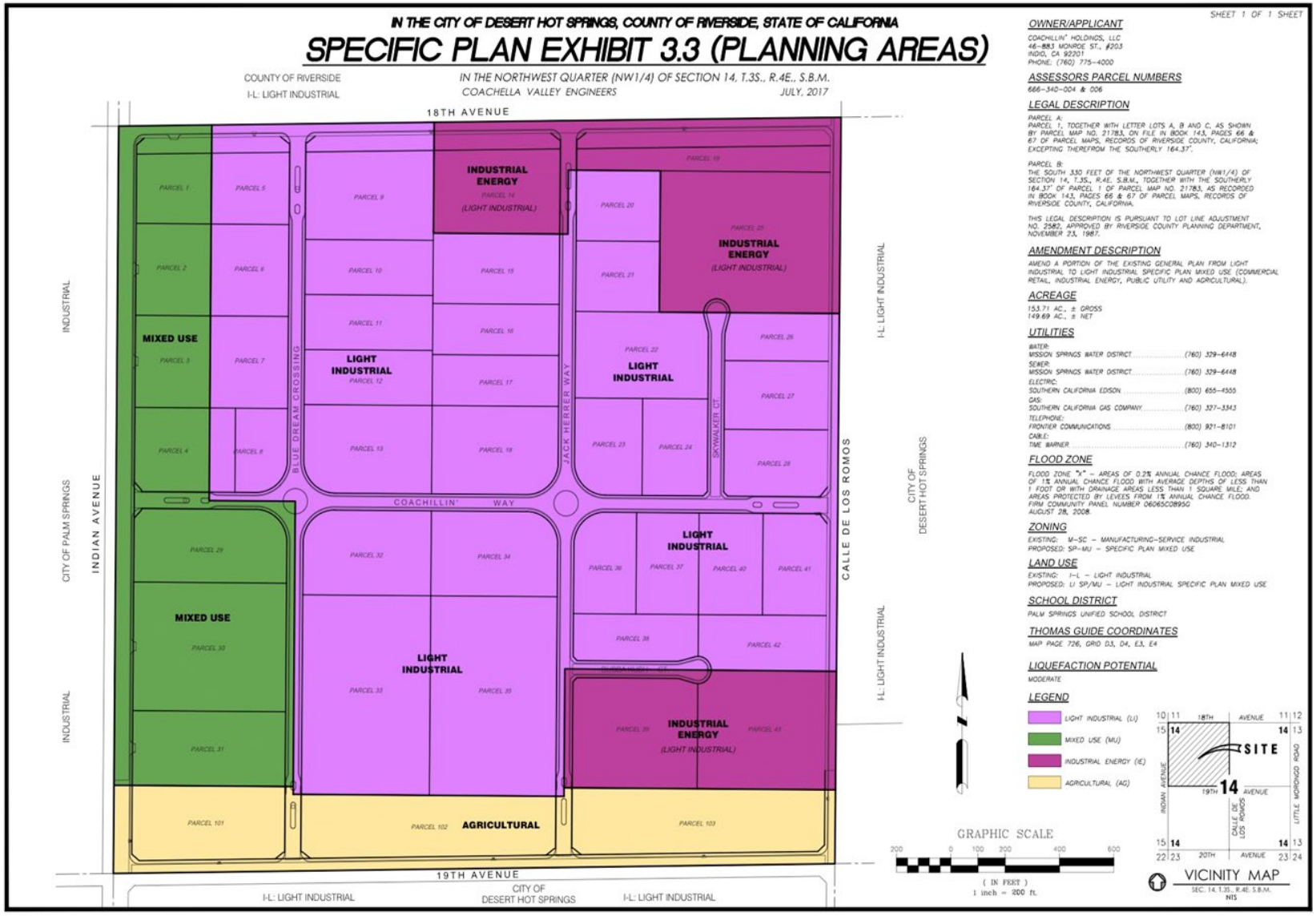


Exhibit 2-4 Planning Areas



CHAPTER THREE – ENVIRONMENTAL CHECKLIST

1. **Project Name:** Coachillin' Industrial Cultivation and Ancillary Canna-Business Park (Coachillin Specific Plan)

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:**
Rebecca Deming
Community Development Director
760-329-6411, Ext. 240

4. **Project Location:**
Southeast corner of Indian Canyon Drive and 18th Avenue, City of Desert Hot Springs

5. **Project Applicants' Name and Address:**
Kenny Dickerson
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 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 (Exhibit 2-3). 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 at most one event per week. Additionally, the Amendment proposes to re-designate Parcel 25 which was originally provided 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 (IE) to provide space for private power generation and other industrial uses.

9. **Surrounding Land Uses and Setting**:
North: R-L Residential Low Density; County of Riverside
South: I-L Light Industrial & C-R Commercial Retail; Desert Hot Springs
East: I-L Light Industrial; Desert Hot Springs Vacant Lot; Future MSWD Sewer Facility
West: Vacant and City of Palm Springs

Vacant land and utility uses are located to the east. A land use application for an anaerobic digester has been submitted for a portion of the vacant land to the east. Vacant land is also located across Indian Canyon Drive to the west of the site. Vacant land and residential buildings are across 18th Avenue to the north. Commercial buildings and vacant land are located to south across 19th Avenue. Further to the north is the existing North Palm Springs unincorporated community, and the City limits of the City of Palm Springs abuts the project to the west. The project is within the City of Desert Hot Springs. Interstate 10 (I-10) and Indian Canyon Drive bridge and interchange exists less than one-half mile to the south. Currently vacant land exists about one-quarter mile to the east owned by the Mission Springs Water District which is intended for future wastewater treatment facilities.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**

No new approvals are required from other public agencies.

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.?**

AB 52 was not required for the Previous Project MND because the original MND was adopted prior to AB 52 requirements and AB 52 consultation is not required for CEQA addendum documents. SB 18 consultation was conducted in 2017 by the City of Desert Hot Springs. Additional information is provided in Chapter 4 Section 18, Tribal Cultural Resources.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

_____ _____

Rebecca Deming, Community Development Director Date

	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?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of 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?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the exiting environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) 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) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐
V. CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐
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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐
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?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐
X. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐
XI. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
XIV. POPULATION AND HOUSING -- Would the project:				
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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☐	☒
v) Other public facilities?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. 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?	☐	☐	☐	☒
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?	☐	☒	☐	☐
b) conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒
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:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5020.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐
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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

CHAPTER FOUR – DISCUSSION OF ENVIRONMENTAL IMPACTS

This section provides explanation and justification of the Initial Study Checklist found in Chapter Three. The environmental effects of the proposed Specific Plan Amendment (Proposed Project) were compared to the environmental effects of the approved Specific Plan (Previous Project) that were analyzed in 2017 to determine if any of the criteria for a Subsequent or Supplemental EIR are met (see Section 1.2 for additional discussion regarding these criteria), or if additional study is required to determine if an EIR is required. It should be noted that the State of California updated the CEQA Guidelines, including the Initial Study checklist, in December 2018. This Initial Study checklist is consistent with the updated Guidelines.

The Project location remains the same for both the Previous Project and the Proposed Project. Therefore, when referring to the geographic area, Project site is used.

The following documents have been incorporated by reference:

- City of Desert Hot Springs, *Initial Study and Mitigated Negative Declaration Addendum for the Coachillin' Industrial Cultivation and Canna-Business Park.* September 2017.
- County of Riverside, *Environmental Assessment Form: Initial Study and Mitigated Negative Declaration for Change of Zone No. 7597 and Plot Plan No 23155.* State Clearinghouse Number 2008081058. November 2008.

These documents together are referred to as the Previous Project MND.

It should be noted that the affected environment has changed since the adoption of the Previous Project MND addendum in September 2017. Rough grading, including vegetation removal, has been completed on the entire 160 acres. Precise grading has been completed on Parcels 10, 11, 12, 14, 19, 28, 32, and 33. Parcels 30 and 31 are used for construction staging. Site infrastructure construction and installation is underway and many facilities have been completed. Where applicable, this has been discussed in the impact analysis sections below.

1. AESTHETICS

Previous Project MND Finding: Less than significant impact.

Proposed Project Finding: Less than significant impact.

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 Impact. The proposed Specific Plan amendment (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 update development standards to reflect a new structure height maximum limit for Parcel 30. The structure height for Parcel 30 is proposed to be 65 feet maximum, an increase from the previously-approved 55-foot 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 remains at 55 feet; however, the 2-story maximum has been removed. Although the Proposed Project would update height requirements for Parcel 30, the revised maximum height requirement of 65 feet would be the same as for buildings on the interior parcels, and would not substantially affect a scenic vista. All parcels would remain subject to the Previous Project's Design Guidelines pertaining to building massing, forms, pedestrian scale, and materials and colors. The visual character and scale of the site would remain similar to that analyzed in the Previous Project MND.

The City of Desert Hot Springs, including the Project site, is located in the Coachella Valley, surrounded by the San Bernardino and San Jacinto Mountain Ranges in all directions. The San Bernardino and San Jacinto Mountain Ranges have a significant rise over the valley floor and are visible from most locations in the City. The Project site is located along the east side of Indian Canyon Drive, between 18th Avenue and 19th Avenue. The Project site is located in an area separate from the City's main residential and commercial districts. No designated scenic vistas are in the vicinity of the site (ECORP 2017). The Proposed Project is not anticipated to adversely affect any significant vistas and no mitigation measures are required.

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

No Impact. The location and existing character of the Project site would remain the same as previously analyzed. The nearest Officially Designated State Scenic Highway is I-10, which is approximately 0.25-mile south of the Project site. The Project site does not contain any landmarks or scenic resources, such as trees, rock outcroppings, that would be damaged by the proposed development. No specific scenic resources such as rock outcroppings or unique features exist on the site and development of the Proposed Project would not obstruct any prominent scenic vista or other views open to the public traveling on I-10. No impact would occur.

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 Impact. The Specific Plan area is currently in the process of being developed by various cannabis and other commercial/industrial land uses. Parcels 25, 30 and 31 are currently undeveloped. Nearby properties are zoned Light Industrial by the City. However, there are a number of mixed activities and uses dating from earlier times prior to annexation by the City, which were lightly regulated for design. The nearest uses include commercial business and industrial buildings in parks as well as mixed rural and outside storage uses. The Proposed Project would be of a scale compatible with surrounding proposed uses and above ground structures 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 Proposed Project would amend the Specific Plan's development standards 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. Although the Proposed Project would change height requirements for Parcel 30, the new maximum height requirement of 65 feet would be the same as interior buildings therefore matching the existing visual character in relation to nearby existing and proposed development. Surrounding developments include an industrial development, as well as undeveloped, vacant land directly across Indian Canyon Drive. Therefore, impacts from changing the visual character of the site from vacant to developed mixed use are considered to be less than significant and no mitigation measures are required. No new or more severe impacts are anticipated.

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 Impact. Impacts related to the introduction of new lighting from the development of the Specific Plan were analyzed in the Previous Project MND. Lighting from the proposed hotel use would be similar to the commercial and industrial uses evaluated for the Previous Project. The Proposed Project's amphitheater use may include illumination to light the performance area of the amphitheater and for the safety of the public.

The adopted Specific Plan Design Guidelines requirements regarding exterior lighting conform with the City's Outdoor Lighting Standards. These include preparation of a detailed lighting plan showing that no glare or light spill shall aversely impact adjoining properties or passing motorists; using adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures; limiting the height of figures to 35 feet; and ensuring lighting is shielded. 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 spotlighting 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 during 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.

Impacts would remain less than significant.

2. AGRICULTURE AND FORESTRY

Previous Project MND Finding: No Impact.

Proposed Project Finding: No Impact.

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 Proposed Project would not disturb or convert any designated farmland or other form of agricultural resource. According to the 2016 California Farmland Mapping and Monitoring Program, the Project site is categorized as "Urban Built-up Land". This designation is not considered important farmland. Urban Built-up Land is used to identify properties occupied by structures that are residential, industrial, commercial, construction, institutional, public administration, cemeteries, airports, golf courses, sanitary landfills, sewage treatment and water control devices. The subject site and surrounding land to the north, east, south and west is not categorized as Prime Farmland, Unique Farmland, or Farmland of local statewide importance (ECORP 2017). Neither the Previous Project nor the Proposed Project would convert designated Farmland to non-agricultural use. No impacts would occur, and no mitigation measures are required.

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

No Impact. The Project site is not located on land classified as farmland or zoned for agricultural use. According to the Williamson Act Program 2014 Status Report, no portion of land within a one-mile radius is recognized as being under a Williamson Act Contract (ECORP 2017). Neither the Previous Project nor the Proposed Project not conflict with or remove land from the City's agricultural zoning or agricultural preserve. Neither the Previous Project nor the Proposed Project would conflict with existing zoning for agricultural use or a Williamson Act Contract and no mitigation measures are required.

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

No Impact. There is no farmland on or in the vicinity of the Project site. No forestland, timberland, or timberland zoned Timberland Production Areas are situated on or in the immediate surroundings of the site (ECORP 2017). Therefore, neither the Previous Project nor the Proposed Project would not conflict with or result in the conversion of such land. For this reason, impacts involving the conversion of Farmland to a non-agricultural use would not occur. Additionally, Parcels 101, 102, and 103 would be developed into agricultural uses with both the Previous Project and Proposed Project, resulting in a beneficial impact. No impacts are anticipated to conflict with rezoning of forest land, timberland or timberland production and no mitigation measures are required. Beneficial impacts are anticipated from the establishment of agricultural uses on three parcels in the Specific Plan.

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

No Impact. The Project site is located in a relatively vacant undeveloped area. No forest land occurs on the Project site or in the surrounding area. Additionally, forest vegetation is not characteristic of the Coachella Valley desert environment. No impacts are anticipated to loss of forest land or conversion of forest land and no mitigation measures are required.

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. No farmland or forest land is situated within or adjacent to the Project site. No impacts are anticipated in the conversion of farmland to nonagricultural use of forest land to non-forest use and no mitigation measures are required.

3. AIR QUALITY

Previous Project MND Finding: Less Than Significant Impact with Mitigation Incorporated.

Proposed Project Finding: Less Than Significant Impact with Mitigation Incorporated

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 in non-attainment under an applicable federal or state ambient air quality standard?*
c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Less Than Significant Impact with Mitigation. The Proposed Project proposes an amendment to the Coachillin' 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 Previous Project included commercial and industrial land uses on these parcels. The Previous Project's air quality analysis identified impacts that would be less than significant with mitigation. The Proposed Project was evaluated to determine if new or more severe air quality impacts as compared to the previously approved 2017 Specific Plan would occur. The air quality analysis determined that impacts from the Proposed Project would remain less than significant with mitigation.

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

Less Than Significant. The South Coast Air Quality Management District (SCAQMD) recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether a project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality. Land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. Odor emissions from construction and operation of a hotel and amphitheater would be similar to those analyzed for other commercial and industrial uses in the Previous Project MND in 2017 and would be less than significant.

4. BIOLOGICAL RESOURCES

Previous Project MND Finding: Less Than Significant Impact with Mitigation Incorporated.

Proposed Project Finding: Less Than Significant Impact with Mitigation Incorporated.

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

Less Than Significant Impact with Mitigation Incorporated. The Proposed Project would be located on the same site as the Coachillin' Specific Plan. The Proposed Project proposes hotel and amphitheater uses on Parcels 30 and 31. These parcels were previously approved for mixed use development. The proposed amendment to allow for hotel and amphitheater uses would not create a new or more substantial biological resources impact with implementation of

mitigation measures required by the Previous Project MND (ECORP 2017). For ease of reference, these mitigation measures are repeated below.

- **BR-1:** The Project proponent shall ensure that the applicable Multiple Species Habitat Conservation Plan (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.
- **BR-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*

Less Than Significant Impact. The Project site does not contain any streams, creek, rivers, blue-lined streams, lakes, vernal pools or ponds. However, an ephemeral, dry wash was observed adjacent to the Project site along the northeast corner and into a portion of the Project site's eastern boundary. It has sandy substrates and gently incised banks in some areas and falls under the jurisdiction of the U.S. Army Corps of Engineers (USACE). Based on an approved non-jurisdictional determination completed on April 19, 2017, it was concluded the Project site does not contain Waters of the United States pursuant to 33 CFR Part 325.9. As such, a Section 404 Clean Water Act permit would not be required for activities conducted on this property.

On April 12, 2017, the California Department of Fish and Wildlife entered into a Streambed Alteration Agreement pursuant to Fish and Game Code (FGC) section

1602. The reporting measures include: Habitat Mitigation and Monitoring Plan, Photo Documentation; Project Completion Report; Annual Reporting, Notification to the California Natural Diversity Data Base (CNDDB), and Notification of Start of Construction.

No additional or more severe impacts are anticipated from the Proposed Project (ECORP 2017). Impacts would be less than significant.

d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Less Than Significant Impact with Mitigation Incorporated. According to the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), the property has not been determined to be a part of a biological corridor or linkage area. Due to the disturbance and lack of natural habitat, impacts to native species movement and nursery sites are considered less than significant.

The Coachella Valley region contains potential habitat for the burrowing owl, which is protected in the United States by the Migratory Bird Treaty Act of 1918. The Migratory Bird Act prohibits harming the owl and therefore mitigation that is approved by U.S. Fish & Wildlife (USFWS) is generally required. This measure is specified in Mitigation Measure BR-2 of this Initial Study. Depending on the timing of construction, raptors and other species protected under the MBTA may be affected by both Proposed Project and Previous Project construction. This impact would be less than significant with implementation of Mitigation Measure BR-3.

Less than significant impacts are expected to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, with the implementation of Mitigation Measure BR-2 and BR-3. These impacts are not new or more adverse than those described in the Previous Project MND.

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

No Impact. Implementation of the Proposed Project would not result in tree removal and would not conflict with tree preservation policies or ordinances.

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?*

Less Than Significant Impact with Mitigation Incorporated. The City of Desert Hot Springs is a Permittee under the CVMSHCP. The Proposed Project would not conflict with the provisions of the CVMSHCP, with the implementation of Mitigation

Measures BR-1 through BR-3. No additional or more substantial adverse impacts are anticipated.

5. CULTURAL RESOURCES

Previous Project MND Finding: Less Than Significant Impact with Mitigation Incorporated.

Proposed Project Finding: Less than Significant Impact with Mitigation Incorporated.

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?*

Less than Significant with Mitigation Incorporated. The Proposed Project would be located on the same site as the Previous Project. Site-specific studies were conducted on the Project site in 2005, 2008 and 2016. 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 Proposed Project based on the results of the three cultural resources studies conducted on the Project site. However, the cultural resources studies acknowledged the potential for buried resources to be uncovered during ground-disturbing activities and recommended mitigation to address these unknown finds. The Previous Project MND determined that impacts to these unanticipated resources would be less than significant with Mitigation Measure CR-1.

Since the Previous Project MND was adopted by the City of Desert Hot Springs, 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. Therefore, the conclusions of the Previous Project MND have not changed.

The Proposed Project proposes hotel and amphitheater uses on Parcels 30 and 31. These parcels were previously approved for mixed use development. The proposed amendment to allow for hotel and amphitheater uses would not create a new or more severe cultural resources impact with implementation of Mitigation Measure CR-1 from the Previous Project MND, which is repeated below for ease of reference.

- **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.

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

Less Than Significant Impact with Mitigation Incorporated. There are no known human burials on the Project site. The Proposed Project is not expected to disturb any human remains, including those interred outside of formal cemeteries.

During the Previous Project analysis, in a letter dated June 17, 2016, Ms. Katie Croft, Archaeologist THPO Agua Caliente Band of Cahuilla Indians (ACBCI) iterated the Proposed Project is not located within boundaries of ACBCI Reservation. However, it is within the Tribes Traditional Use Area (TUA). A record check of ACBCI registry indicates this area has been previously surveyed for cultural resources but no cultural resources were identified. The ACBCI THPO requested that should human remains be discovered during construction of the Proposed Project, the contractor would be subject to either State law regarding the discovery and disturbance of human remains or the Tribal burial protocol, as outlined in Mitigation Measure CR-4 from the Previous Project MND. Mitigation Measure CR-4 is provided below for reference. No additional or more severe impacts are anticipated with the Proposed Project.

- **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).

6. ENERGY

Previous Project MND Finding: Not applicable. Energy use was not required to be analyzed in the Previous Project MND, which was prepared in 2017. However, in December 2018, Energy was added as a topic for analysis in the Initial Study Checklist by the State of California.

Proposed Project Finding: Less than Significant.

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?*

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

Less than Significant. The Proposed Project proposes an amendment to the Coachillin' 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 Previous Project MND did not analyze energy impacts when it was prepared in 2017. The State of California added Energy as a topic in the Initial Study checklist in December 2018. An energy analysis was prepared and determined that the Proposed Project would not result in wasteful, inefficient or unnecessary consumption of energy resources or obstruct a state or local plan for energy efficiency.

7. GEOLOGY AND SOILS

Previous Project MND Finding: Less Than Significant Impact with Mitigation Incorporated.

Proposed Project Finding: Less Than Significant Impact with Mitigation Incorporated.

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.*
- ii. *Strong seismic ground shaking?*
- iii. *Seismic-related ground failure, including liquefaction?*
- iv. *Landslides?*

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

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 Impact with Mitigation Incorporated. The Proposed Project would be located on the same site as the Coachillin' Specific Plan. The requirements for development of the Specific Plan are based on a site-specific fault study completed in 2017 (Petra 2017) and a site-specific geotechnical report

completed in 2016 (Earth Systems Southwest 2016). These are summarized here and in the Previous Project MND, which has been incorporated by reference.
A fault investigation report was prepared for the Previous Project (Petra Geosciences 2017). The study 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 has been established with the Previous Project, which will remain with the Proposed Project. No development is allowed in the fault setback zone.

The fault investigation report and geotechnical report discusses the requirements for site preparation and construction to account for seismic activity and ground subsidence. According to the site-specific geotechnical report prepared in 2017, the Project site is not in an area that is susceptible to landslide, lateral spreading, liquefaction, or collapse. As discussed in the Previous Project MND, the site would be subject to strong seismic ground shaking. However, this impact would be reduced to less than significant with Mitigation Measure GM-1, which requires remedial grading including over-excavation and re-compaction in accordance to site-specific geotechnical recommendations. Site soils are susceptible to wind and water erosion, and standard construction measures to reduce seasonal flooding and waterborne erosion will be incorporated into the site grading plans. Both the Previous Project and the Proposed Project will comply with the requirements of the SCAQMD and Regional Water Quality Control Board (RWQCB) to minimize erosion during construction, including dust control plans, erosion control plans, and others.

The Proposed Project proposes hotel and amphitheater uses on Parcels 30 and 31. These parcels were previously approved for mixed use development. The proposed amendment to allow for hotel and amphitheater uses would not create a new or more substantial geological resources impact with implementation of Mitigation Measure GM-1 from the Previous Project MND. Mitigation Measure GM-1 is listed below for reference.

- **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.

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. Expansive soils are those that include a significant amount of clay and are subject to swelling. Expansive soils can change in volume and can exert significant pressure on loads (such as buildings) that are placed on them. The onsite soils are very low to non-expansive (ECORP 2017). No impact is expected from expansive soils.

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?*

Less than Significant Impact. Although the Proposed Project and the surrounding area are within the Mission Spring's Water District's (MSWD's) sewer service area, the District does not currently provide wastewater collection or treatment service in this area. The Specific Plan buildings will eventually connect to a new MSWD wastewater treatment plant that will be constructed east of the Project site on Little Morongo Road. The Previous Project was approved to construct a sewer system both onsite and offsite to connect to the MSWD plant and according to their conditions of approval. According to MSWD, the plant should be completed in second quarter 2021 (ECORP 2017). According to percolation test results onsite performed by SoCal Geotechnical 2007, percolation rates at test locations are between 0.4 and 1.4 minutes per inch; adequate for supporting the use of interim septic tanks and leach fields, if needed. The use of appropriately-sized interim septic tanks/leach fields was approved with the original Specific Plan. Impacts to soils (if any) would be similar to the Previous Project, no new or substantially more severe impacts are anticipated.

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

Less Than Significant Impact with Mitigation Incorporated. A paleontological resources evaluation was conducted by CRM TECH in 2008, which was updated in 2016. The Project site is not known to contain unique paleontological features. Additionally, there are no unique geological features (river, lake, hills, faults, and folds etc.) located onsite that can directly or indirectly be destroyed. The surface soils consist of light brown, fine-to-coarse alluvial sands mixed with small rocks. Recent deposits are not conducive to the location of paleontological resources. However, older, deeper Pleistocene-age sediments and formations have a high potential for the presence of fossils. Impacts to buried fossils would be less than significant with Mitigation Measures CR-2 and CR-3. No new or more severe impacts are anticipated. Mitigation Measures CR-2 and CR-3 are repeated below for ease of reference.

Note that the paleontology analysis was previously provided in the Cultural Resources section. However, this question moved to the Geology and Soils section in December 2018 after the State's revision of the Initial Study checklist. The mitigation measures have not been renumbered in order to maintain consistency with the adopted Mitigation Monitoring and Reporting Program.

- **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 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.

- **CR-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

Previous Project MND Finding: Less Than Significant Impact with Mitigation Incorporated.

Proposed Project Finding: Less Than Significant Impact with Mitigation Incorporated.

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

Less Than Significant With Mitigation Incorporated. The Proposed Project proposes an amendment to the Coachillin' 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 Proposed Project would allow for a permitted use within a Mixed-Use land use designation. The Previous Project's analysis of potential impacts from greenhouse gas emissions determined that the Previous Project's impact would be less than significant with mitigation incorporated. A greenhouse gas emissions analysis was prepared for the Proposed Project, which also determined that impacts would be less than significant with mitigation incorporated.

9. HAZARDS AND HAZARDOUS MATERIALS

Previous Project MND Finding: Less Than Significant Impact.

Proposed Project Finding: Less Than Significant Impact.

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

Less Than Significant Impact. Construction of the Specific Plan development is expected to involve the temporary management and use of potentially hazardous substances. Some of these materials would be transported to the site periodically by vehicle and would be stored on a short-term basis during construction. When

handled properly by trained individuals and consistent with the manufacturer's instructions and industry standards, there is a reduced risk when handling these materials. Construction risk will be at a minimum due to restrictions that prevent members of the public from entering the construction site. To prevent a threat to the environment during construction, the proper management of potentially hazardous materials will be regulated in part by the Best Management Practices (BMPs) and measures of a required Stormwater Pollution Prevention Plan (SWPPP) for the Specific Plan. The most pertinent measures pertain to Material Delivery and Storage; Material Use; and Spill Prevention and Control. These measures outline the required physical improvements and procedures for preventing impacts of hazardous materials to workers and the environment during construction. With such standard requirements in place, less than significant impacts are anticipated during construction. Changes to the Specific Plan to allow for additional uses in the Mixed Use zone would not change this conclusion.

Operations associated with the Proposed Project are not expected to involve the routine transport, use or disposal of hazardous materials in quantities or conditions that would pose a hazard to public health and safety or the environment.

No new or more severe impacts are anticipated. Less than significant impacts related to the routine transport, use, or disposal of hazardous materials are expected, and no mitigation measures are required.

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 Impact. A Phase I Environmental Site Assessment was prepared for the project site in August 2016. That study concluded that no recognized environmental conditions were present, and no additional investigation is warranted.

As previously discussed, the Proposed Project is expected to handle quantities of hazardous materials typical of commercial and light industrial land uses. Heavy industrial land uses that would be large generators or users of hazardous materials are not allowed with either the Previous Project or Proposed Project. Any use of potentially hazardous materials, e.g., swimming pool chemicals, 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 the pool, including spills. The facility operator would be required to provide the proper storage facilities and containers designed to protect and isolate these substances, therefore minimizing the threat to the public or the environment. Facility employees will be trained on safety rules to prevent personal or public risk. These include actions to implement in the event of a spill, in accordance with California Department of Public Health requirements. Therefore, the Proposed Project would not have any new or more severe impacts

and would not create a significant hazard to the public or environment; potential impacts are 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. The closest school (Two Bunch Palms Elementary) is located approximately 5.5 miles northeast the Project site. Therefore, the Proposed Project would not emit hazardous emissions or handle hazardous materials, substances or waste within 0.25 mile of an existing or proposed school.

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. A Phase I Environmental Site Assessment prepared for the site concluded that no recognized environmental conditions were present, and no additional investigation is warranted.

Furthermore, record searches on the site were performed within multiple database platforms compiled pursuant to Government Code 65962.5 and its subsections as part of the Previous Project MND. The resources consulted included GeoTracker, EnviroStor, and the EPA Enforcement and Compliance History Online (ECHO). GeoTracker is maintained by the State of California Water Resources Control Board. EnviroStor is maintained by the State of California Department of Toxic Substances Control (DTSC). The ECHO database focuses on inspection, violation, and enforcement data for the Clean Air Act (CAA), Clean Water Act (CWA) and Resource Conservation and Recovery Act (RCRA) and also includes Safe Drinking Water Act (SDWA) and Toxics Release Inventory (TRI) data.

The search results did not identify any records or sites in connection with the property. No Leaking Underground Storage Tank Cleanup Sites, Land Disposal Sites, Military Sites, DTSC Hazardous Waste Permits, DTSC Cleanup Sites, or Permitted Underground Storage Tanks are known to occur on or around the property (ECORP 2017). No impact would occur.

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 airport or airport land use plan. The nearest airport facility to the Project site is the Palm Springs International Airport, located approximately seven miles south of the Project site. No impacts related to a safety hazard for people working in the Project site are

expected because there are no airports within two miles of the Project site and no mitigation measures are required.

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

Less than Significant Impact. The Proposed Project would not significantly alter the existing circulation pattern near the Project site or in the Project region nor adversely impact evacuation plans. The primary access point to the Specific Plan development is on Indian Canyon Drive (currently paved) and the interior street Coachillin Way (currently compacted road base, in the process of completion). The City has required various road improvements to public roadways around the Proposed Project as part of the Previous Project MND and traffic study (discussed in the Transportation section of this Initial Study). Internal roadways will remain private, and the developer has designed the roadways with Police and Fire department review to ensure adequate emergency vehicle accommodations are made. No new or more severe impacts are anticipated, and impacts would remain less than significant.

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

Less Than Significant Impact. The Proposed Project would be located on the same site as the Coachillin' Specific Plan. This Project site is not located in a high or very high fire hazard zones. The Riverside County Integrated Project (RCIP) indicates that the Project site is not within the Very High Severity Zone, and it is listed as being in a Non-Very High Fire Hazard Severity Zone on the Cal Fire Map Local Responsibility Area (LRA) Map for Western Riverside County. The Project site is not located near or adjacent to any wildfire areas (ECORP 2017). As previously discussed, both the Previous Project and the Proposed Project will include the necessary fire protection facilities necessary to satisfy the local Fire Department requirements. No new or more severe impacts are anticipated and impacts would remain less than significant.

10. HYDROLOGY AND WATER QUALITY

Previous Project MND Finding: Less Than Significant Impact with Mitigation Incorporated.

Proposed Project Finding: Less Than Significant Impact with Mitigation Incorporated.

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

Less Than Significant Impact. A Water Quality Management Plan was prepared for the Previous Project by Egan and Egan, Inc. in July 2017. A SWPPP was prepared for the Project site's temporary roads in June 2016 by Albert A. Webb

and Associates and later amended by Alta Environmental (2017). That plan included a schedule for implementation of BMPs (BMP Implementation Schedule). BMPs were designed to address the Pollutants of Concern (POCs) that will be discharged by the site and will reduce the potential impacts to water quality from operation of the Proposed Project to less than significant. POCs include sediment from water and wind erosion; small quantities of gasoline, paint, etc.; solid and construction waste; and other pollutants typical for construction. Furthermore, both the Previous Project and Proposed Project site plan is designed with onsite stormwater retention basins comply with the Stormwater Management and Discharge Controls per Chapter 13.08 of the Desert Hot Springs Municipal Code (Ordinance #1997-03). Compliance with the ordinance will help minimize the discharge and transport of pollutants associated with the new development though the control of volume and rate stormwater runoff, therefore preventing any potential violations or inconsistencies with the local requirements. No new or more severe impacts are anticipated. Impacts would remain less than significant and no mitigation measures are required.

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 Impact. Missions Springs Water District (MSWD) determined in its 2015 Urban Water Management Plan (UWMP) that it has sufficient water supplies to meet projected demands during normal, single-dry, and multiple-dry years through 2040.

Groundwater extraction is proposed as part of both the Previous Project and the Proposed Project. The Proposed Project will implement the same water conservation measures that were approved by the City for the Previous Project to reduce impacts to public water supplies. Therefore, Proposed Project is not expected to interfere with groundwater recharge conditions. Although the Previous Project would increase impervious surfaces, the Previous Project includee 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. The Proposed Project would have similar development footprints as the Previous Project's commercial/industrial facilities and would not change the design or location of the retention basins. Therefore, the Proposed Project is not anticipated to substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume, or a lowering of a local groundwater table level. No new or more severe impacts are anticipated and no mitigation measures are required.

c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would:*

i) result in substantial erosion or siltation on- or off-site?

Less Than Significant Impact. The Previous Project addressed the potential regional stormwater 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. There is a potential for siltation to occur within the proposed detention and retention basins. However, 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 stormwater 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 to storm flows. Furthermore, where the regional stormwater 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. The Proposed Project would have a similar development footprint as the Previous Project and no changes are proposed to the retention basins. Less than significant impacts to the existing drainage pattern and erosion or siltation are expected, and no mitigation measures are required.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Less Than Significant Impact. The Previous Project includes an on-site drainage design and retention facilities with a volume capacity to accept and infiltrate the worst-case increase of runoff volume between the pre- and post-construction conditions resulting from a 100-year controlling storm event. As a result, the design would be expected to prevent any substantial increases in the rate or amount of surface runoff, which would result in flooding on or off-site. The Proposed Project has a similar design footprint as the commercial and industrial uses approved with the Previous Project, and no changes to the retention facilities are proposed. No new or more severe impacts are anticipated. Less than significant impacts to the existing drainage pattern and associated runoff increase are expected and no mitigation measures are required.

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 Impact. The Proposed Project implements BMPs to address the potential POCs that may potentially be generated from the use of the Project site. Retention improvements for this site in the adopted Specific Plan are designed in conformance with adopted local agency policies and are adequate for respective 10- and 100-year design storm events. No new or more severe impacts are anticipated. Less than significant impacts to runoff water are expected and no mitigation measures are required.

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

No Impact. Tsunamis and seiches do not pose hazards due to the inland location of the site and lack of nearby bodies of standing water at the site elevation. No new or more severe impacts are anticipated. Neither the Previous Project nor the Proposed Project would be susceptible to inundation by seiche or tsunami and no mitigation measures are required.

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

Less Than Significant 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. Although the Previous Project would increase impervious surface, it is not expected to interfere with groundwater recharge conditions. The Previous Project 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 have a similar design footprint as the commercial and industrial uses approved with the Previous Project and would not change the design or location of the retention basins. The Proposed Project would not have new or more severe impacts. A less than significant impact would occur, and no mitigation measures are required.

11. LAND USE AND PLANNING

Previous Project MND Finding: No Impact.

Proposed Project Finding: No Impact.

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

No Impact. The Proposed Project would be located on the same site as the Previous Project. There are no established community patterns in the vicinity that would be divided by either the Previous Project or the Proposed Project. No new or more severe impacts are anticipated. No impact would occur.

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 Previous Project. Specifically, 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. These proposed uses would be compatible with the approved Specific Plan. No impact would occur, and no mitigation measures are required.

12. MINERAL RESOURCES

Previous Project MND Finding: No Impact.

Proposed Project Finding: No Impact.

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. According to the City of Desert Hot Springs General Plan, Energy and Mineral Resources Element and the County of Riverside General Plan EIR, the Project site is located within Mineral Resource Zone 3 (MRZ-3). MRZ-3 is defined as areas containing mineral deposits, the significance of which cannot be evaluated with available data (ECORP 2017). The Project site is not currently being used for mining. The Project site is not designated for mining activities. No impact to the availability of known mineral resources is expected with either the Previous Project or the Proposed Project. No new or more severe impacts would occur and no mitigation measures are required**.**

13. NOISE

Previous Project MND Finding: Less Than Significant Impact with Mitigation Incorporated.

Proposed Project Finding: Less Than Significant Impact with Mitigation Incorporated.

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?

Less Than Significant Impact with Mitigation Incorporated. The Proposed Project proposes an amendment to the Coachillin' 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 noise analysis for the Previous Project identified noise impacts that were less than significant with mitigation incorporated. The noise and vibration analysis prepared for the Proposed Project determined that noise impacts with the proposed uses would also be less than significant with mitigation incorporated.

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. The Proposed Project would not expose people residing or working on the Project site to excessive noise levels from airports or airfields. No impact would occur.

14. POPULATION AND HOUSING

Previous Project MND Finding: Less Than Significant Impact.

Proposed Project Finding: Less Than Significant Impact.

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 Impact. The Previous Project's mix of commercial and cannabis-related industrial land uses was determined to generate lower employment (approximately 0.54 employees per 1,000 square feet or 1,512 total employees) than for a standard industrial development (approximately 1 employee per 1,000 square feet or a total of 2,700 employees). Therefore, it was anticipated that any employees that may move to the area to work on the site can be accommodated within the growth projections estimated in the City's General Plan. 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. Hotel land uses generate approximately 0.32 employee per square foot (Energy Star 2019a). No good estimate for a theater land use is available. Using a general commercial/retail estimate of 1.0 employee per square foot (Energy Start 2019b), the amphitheater would have a similar employment level as the standard industrial development anticipated in the General Plan. Therefore, substantial unplanned population growth is not anticipated. No new or more severe impacts would occur.

The Previous Project does not have a residential component other than a bunkhouse for the security team (comparable to a fire station's sleeping quarters, it is not permanent housing). The Proposed Project's changes to the allowed land

uses do not allow housing. No new or more severe impacts are anticipated. Less than significant impacts are expected and no mitigation measures are required.

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 Previous Project. The Proposed Project would not displace any existing housing or require replacement housing. No new or more severe impacts are anticipated. No impacts related to the displacement of existing housing are expected and no mitigation measures are required.

15. PUBLIC SERVICES

Previous Project MND Finding: Less Than Significant Impact.

Proposed Project Finding: Less Than Significant Impact.

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered 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 Impact. Riverside County Fire Department provides fire protection services to the City of Desert Hot Springs. The North Palm Springs Fire Station #36 is located 1.5 miles from the Project site and meets both the County General Plan and City of Desert Hot Springs General Plan requirements of a fire department within 3 miles of the Project site. The Proposed Project would not change these requirements, and no new or more significant impacts are expected. Police services are provided to the site by the Desert Hot Springs Police Department, located approximately 5 miles from the site. Additionally, the approved Specific Plan includes internal private security on a contract basis administered by the Property Owner's Association. As discussed in the Previous Project MND, the approved Specific Plan will result in an incremental increase in demand for fire and police services in the area. Hotel and amphitheater uses would have a potentially greater demand than general commercial and industrial uses. However, Desert Hot Springs collects development impact fees that are intended to offset any incremental increases in need for fire and police protection. The Proposed Project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees and the availability of on-site security, the Proposed Project would not have a

significant impact on fire or police services. No new or substantially more severe impacts are anticipated.

iii. *Schools?*
iv. *Parks?*
v. *Other public facilities?*

Less than Significant Impact. The Proposed Project does not propose housing and therefore would not induce population growth necessitating new schools, parks, or other public facilities. As discussed in Section 14, the Proposed Project is not anticipated to employ sufficient numbers of employees to induce unplanned population growth. Additionally, the Project proponent 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 area. Additional applicable development fees may be required to assist in offsetting impacts to school facilities. No new or more severe impacts are anticipated. Less than significant impacts are expected relative to schools, parks, and other public facilities and no mitigation measures are required.

16. RECREATION

Previous Project MND Finding: No Impact.

Proposed Project Finding: No Impact.

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
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 proposes an amendment to the Coachillin' 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, instead of commercial and industrial uses. No residential land uses are proposed, and employment generated by the Proposed Project would not cause a substantial increase in demand for neighborhood or regional parks. Passive common use areas containing citrus and date trees were approved with the Previous Project and these uses have not changed with the Proposed Project. No impacts related to the increase use of existing neighborhood and regional parks or other recreational facilities is expected, and no mitigation measures are required.

17. TRANSPORTATION

Previous Project MND Finding: Less Than Significant Impact with Mitigation Incorporated.

Proposed Project Finding: Less Than Significant Impact with Mitigation Incorporated.

a) Would the project conflict with a program, plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle, and pedestrian facilities?

Less Than Significant with Mitigation Incorporated. The Previous Project identified significant impacts to the circulation system that would be mitigated with offsite and onsite roadway and intersection improvements. The Proposed Project proposes an amendment to the Coachillin' 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 traffic analysis prepared for the Proposed Project identified less than significant impacts with mitigation incorporated, including similar offsite and onsite roadway improvements as the Previous Project.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?

No Impact. CEQA Guidelines section 15064.3, subdivision (b) details the use of vehicle miles traveled (VMT) to assess the significance of transportation impacts. As detailed in CEQA Guidelines section 15064.3, subdivision (c), a lead agency may elect to be governed by the provisions of this section immediately. Beginning on July 1, 2020, the provisions of this section shall apply statewide. As of the preparation of this document (August 2019), VMT analysis has not been adopted by the City of Desert Hot Springs and this question does not apply to the Proposed Project.

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)?

Less than Significant Impact. As analyzed in the Previous Project MND, the Specific Plan interior roads and improvements to offsite roads have been designed in accordance to City code and have undergone City review and approval to ensure that local development standards are met. The design does not include any sharp curves or dangerous intersections. No new or more severe impacts would result from the Proposed Project.

d) Would the project result in inadequate emergency access?

No Impact. Emergency access to the Specific Plan developments was developed in accordance with City standards to accommodate commercial and industrial uses. No new or more severe impacts would result from the Proposed Project.

18. TRIBAL CULTURAL RESOURCES

Previous Project MND Finding: Less Than Significant Impact with Mitigation Incorporated.

Proposed Project Finding: Less Than Significant with Mitigation Incorporated.

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 listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources are present on the site.

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 Incorporated. During the updated cultural resources evaluation in 2016, letters were sent to the 24 individuals on the Native American Heritage Commission's (NAHC's) referral list. Responses were received from the Torres-Martinez Desert Cahuilla Indians, San Manuel Band of Mission Indians, Cabazon Band of Mission Indians, and Agua Caliente Tribal Historic Preservation Office. All of these groups indicated that the site was part of their tribes' traditional use areas and requested that proper procedures be followed in the event of discovery of resources or human remains during earth-moving activities. At the request of the Agua Caliente Tribal Historic Preservation Office, an additional intensive pedestrian survey was also conducted of the Project site on March 16 and March 17, 2017 by an archaeologist and Tribal Cultural monitor from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Office. No resources were identified during this survey. However, there is the potential for buried resources to be discovered during construction. Impacts would

be less than significant with the implementation of Mitigation Measures CR-1 and CR-4. The Proposed Project would not have new or more severe impacts to Tribal Cultural Resources.

19. UTILITIES AND SERVICE SYSTEMS

Previous Project MND Finding: Less than significant impact

Proposed Project Finding: Less than significant impact

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?

Less Than Significant Impact. 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 18th 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. According to MSWD, the plant should be completed in second quarter 2021 (D. Friend, personal communication, 2019). Projected wastewater for the Coachillin' 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 Proposed Project includes construction of new sewer infrastructure both onsite and offsite to connect to the new MSWD plant and according to MSWD's conditions of approval for the Previous Project. All or part of Phase I of the Coachillin' Specific Plan is scheduled to be constructed before the completion of the new wastewater treatment plant. Therefore, an interim onsite septic system, including leach fields designed, permitted and built according to RWQCB requirements, was approved as part of MSWD's conditions for the Previous Project (ECORP 2017). The calculations for wastewater flow for Parcels 30 and 31 were for general commercial developments and would not change with the addition of approved land uses to the Mixed Use zone. The Proposed Project would not result in new or substantially more severe impacts 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 Impact. The approved Specific Plan prepared a Water Supply Assessment that estimated a water demand of approximately 573.89 acre-feet per year, which was determined to fall within the available and projected water supplies for normal, dry, and multiple dry years and that MSWD has the capacity to serve the Specific Plan development over the long term. The Water Supply

Assessment used a water consumption factor for general commercial development for both parcels, 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 conclusions of the Water Supply Assessment. No new or more severe impacts are anticipated. Impacts would remain less than significant.

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 Impact. Please see the response to Question 19a, above.

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?*

Less Than Significant Impact. The Lamb Canyon Landfill is currently permitted to receive 3,000 tons of trash per day. The total permitted capacity of the landfill is 34,292,000 cubic yards. The Previous Project MND determined that the Lambs Canyon Landfill has sufficient capacity to accommodate solid waste from the Specific Plan and cumulative projects in the region (ECORP 2017). The Proposed Project is not expected to significantly increase the amount of solid waste generated by the Specific Plan because commercial uses were anticipated for both Parcels 30 and 31. Solid waste generated from the Proposed Project is not anticipated to have new or more substantial impacts on solid waste facilities and therefore, impacts are expected to be less than significant.

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

No Impact. The Proposed Project will comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

20. WILDFIRE

Previous Project MND Finding: Not applicable. This subject was not analyzed in the 2017 Previous Project MND because wildfire was added to the Initial Study checklist by the State in December 2018.

Proposed Project Finding: No Impact.

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 undeveloped and mostly disturbed surrounded by creosote bush scrub vegetation, vacant land, and light industrial uses. The Western Coachella Valley Area Plan of the Riverside County General Plan designates the Project site and surrounding area as a Low Wildfire Zone (ECORP 2017). The Project site and surrounding area is also located in a Non-Very High Fire Hazard Severity Zone (VHFHSZ) on the Cal Fire Map Local Responsibility Area Map for Western Riverside County (ECORP 2017). The nearest VHFHSZ is located over five miles north of the Project site in the Little San Bernardino Mountains (ECORP 2017). The Project site is not located near or adjacent to any VHFHSZs and would not impair an adopted emergency response plan or emergency evacuation plan for these areas, exacerbate wildfire risk, or expose people or structures to significant risk.

21. MANDATORY FINDINGS OF SIGNIFICANCE

Previous Project MND Finding: Less Than Significant Impact with Mitigation Incorporated.

Proposed Project Finding: Less Than Significant Impact with Mitigation Incorporated.

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?*

Less Than Significant with Mitigation Incorporated. As discussed previously in Section 4, Biological Resources, the Proposed Project would not substantially reduce the habitat of any animal or fish, cause an animal or fish to drop below self-sustaining levels, or restrict the range of a rare or endangered plant or animal. The Project site is not located within the boundaries of a CVMSHCP-designated

conservation area, wildlife corridor or biological linkage area. The Proposed Project would not conflict with the CVMSHCP. Mitigation measures have been included in the Previous Project MND and adopted by the City to reduce potential impacts to sensitive species to less than significant levels. The Proposed Project would not have any new or more severe impacts to biological resources.

As discussed in Section 5, no known cultural or historical resources exist onsite. However, potential impacts to cultural resources and tribal cultural resources that may be undisturbed below the ground surface would be less than significant with mitigation as adopted in the Previous Project MND. The Proposed Project would not have any new or more severe impacts to cultural or tribal resources.

b) *Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

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

Potentially Significant. As discussed in the preceding analysis, it has been determined that the Proposed Project would have no impacts to agriculture and forestry resources, mineral resources, recreation, and wildfire; less than significant impacts to aesthetics, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, and utilities and service systems; and less than significant impacts with mitigation incorporated to biological resources, cultural resources, and geology and soils. These impacts are similar to those analyzed for the adopted Specific Plan (ECORP 2017), and the Proposd Project is not anticipated to have any new or more severe impacts to these resources. The Proposed Project is anticipated to have increased air quality, energy, greenhouse gas, noise and traffic and transportation impacts, including cumulative impacts, as compared to the previously approved 2017 Specific Plan, which could be more severe than those analyzed in the Previous Project MND. Separate studies for these resources will be prepared and included in the CEQA document for the Proposed Project.

Sources

In addition to these referenced studies, the references from the Previous Project MND have been incorporated by reference.

Earth Systems Southwest
2016 Geotechnical Engineering Feasibility Report. May.

[ECORP] ECORP Consulting, Inc.
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2019a Space Use Information – Hotel
https://www.energystar.gov/ia/business/tools_resources/target_finder/help/Space_Use_Information_-_Hotel.htm. Accessed August 28, 2019.

2019b Space Use Information – Retail Stores
https://www.energystar.gov/ia/business/tools_resources/target_finder/help/Space_Use_Information_-_Retail_Stores.htm. Accessed August 28, 2019.

Friend, Danny
2019 Director of Engineering and Operations, Mission Springs Water District. Personal communication with Anne Surdzial via email on August 26, 2019 regarding the construction schedule for the MSWD Wastewater Treatment Plant.

Petra Geosciences
2017 Earthquake Faultline Investigation Report