



City of Desert Hot Springs Notice of Availability of a Draft Environmental Impact Report

Date:	January 5, 2018
To:	Responsible Agencies and Interested Parties
Subject:	Notice of Availability of a Draft Environmental Impact Report
Project Title:	Desert Land Ventures Specific Plan EIR
Project Location:	Within the City of Desert Hot Springs, north of Interstate 10 (I-10) and west of the intersection of Palm Drive and Varner Road (on page 2)

The project applicant, Desert Land Ventures III, proposes adoption of a Specific Plan (SPA 01-16) to develop a 123.4-acre area with approximately 1,897,799 square feet of mixed-use industrial and commercial uses. In addition to adoption of the DLVSP, the proposed project includes a General Plan Amendment (GPA 01-16), Zoning Map Amendment (ZMA 01-16), Vesting Tentative Tract Map (VTTM 37185) and Development Agreement. The overall purpose and intent of the DLVSP is to provide the land use and regulatory framework to allow for the systematic development of the project site from vacant land into a master-planned industrial and technology business park with freeway-oriented commercial and hospitality uses.

Approximately 62.9 acres of the project site would accommodate a mix of industrial and commercial land uses and up to 150 hotel rooms/keys. Industrial uses would include, but are not limited to, marijuana facilities (cultivation, processing, manufacturing, testing and distribution), warehousing and distribution, light manufacturing facilities, and mixed use office/industrial. Commercial uses could include a variety of retail trade and services, including but not limited to accessory retail uses, restaurants, retail stores, bed and breakfast establishments, motels or hotels, medical services and offices, marijuana dispensaries, and research and development facilities. Approximately 38.7 acres of the site would be set aside for Open Space/Conservation within the CVMSHCP Willow Hole Conservation Area, and only ten percent would be developed with water or energy facilities, consistent with the CVMSHCP.

The City, acting as the Lead Agency, has prepared an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Desert Land Ventures Specific Plan.

This Notice of Availability solicits comments and questions from responsible agencies, trustee agencies, federal, State and local agencies and the general public, on the analysis of the potential environmental impacts of the proposed project. Due to time limits as defined by CEQA, responses should be sent at the earliest possible date, but no later than February 19, 2018.

Comments and questions may be directed to:

Craig Ewing, Consulting Planner
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Please include the name, phone number, and address of your agency's contact person in your response.



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