

Letter 4



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Via Email and Overnight Mail

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Gianina Millan, Planning Commission
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Jerryl Soriano, CMC -City Clerk
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Re: Desert Ventures Specific Plan DEIR (SCH 2017051070)

Dear Mr. Ewing, Mr. Porras, Ms. Millan, and Ms. Soriano:

I am writing on behalf of the Laborers International Union of North America, Local Union 1184 and its members living in the County of Riverside and/or City of Desert Hot Springs ("LiUNA"), regarding the Desert Ventures Specific Plan (SCH 2017051070), including all actions related or referring to the proposed development of a 123-acre master-planned industrial and technology business park located 0.50 mi west of Varner Rd and Palm Dr. on Parcel Nos. 669-150-001 and 669-150-002 ("Project").

The proposed 123.4 -acre Desert Land Ventures Specific Plan (DLVSP or proposed project) project site is located in the City of Desert Hot Springs (City). The proposed project site is in the largely undeveloped southern portion of Desert Hot Springs and lies approximately 5.25 miles south of the City's downtown core. The project site is generally bounded by the I-10 freeway to the south and west; Mission Creek to the west. The portion of the site north of Varner Road is within the Willow Hole Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and vacant land is to the east. There is also one single family dwelling unit located southeast of the project site. Regional access is provided by the I-10 freeway, with local access provided via Palm Drive and Varner Road.

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. In total, the Project would allow up to 1.9 million square feet of commercial and industrial uses.

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After reviewing the DEIR, we conclude that the DEIR fails as an informational document, fails to analyze all significant impacts, and fails to impose all feasible mitigation measures to reduce the Project's impacts. We reserve the right to supplement these comments during review of the Final EIR for the Project and at public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

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Sincerely,



Richard Drury