

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019039101

Project Title: Grow Height Cannabis Cultivation Facility ProjectLead Agency: City of NeedlesContact Person: Cindy SeimoneMailing Address: 817 Third StreetPhone: (760)326-5740 X127City: NeedlesZip: 92363County: San Bernardino**Project Location:** County: San Bernardino City/Nearest Community: NeedlesCross Streets: North L Street and Spruce Street Zip Code: 92363Longitude/Latitude (degrees, minutes and seconds): 34 ° 50 ' 39.55" N / 114 ° 36 ' 39.64" W Total Acres: 1.24Assessor's Parcel No.: 185-111-084Section: 30 Twp.: 9NRange: 23E Base: _____Within 2 Miles: State Hwy #: N/AWaterways: Colorado RiverAirports: N/ARailways: BNSF RailwaySchools: Needles High School**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec(Prior SCH No.) 2019039101 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____**Development Type:** Residential: Units _____

Acres _____

 Office: Sq.ft. _____

Acres _____

Employees _____

 Transportation: Type _____ Commercial: Sq.ft. _____

Acres _____

Employees _____

 Mining: Mineral _____ Industrial: Sq.ft. 21,500Acres 1.24Employees 14 Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____

MGD _____

 Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**Medium Density Residential/ R-3 Multi-Family Residential**Project Description:** *(please use a separate page if necessary)*

On March 20, 2019, the City of Needles released a Project IS/MND and a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the proposed Project (SCH #2019039101). The prior IS/MND and NOI was distributed for a 30-day public review period, which ended on April 19, 2019. The prior IS/MND was submitted to the Governor's Office of Planning and Research State Clearinghouse; responsible and trustee agencies; organizations and interested parties; and all parties who requested notice in accordance with the CEQA. Subsequent to the close of the public review period for the prior IS/MND, the Project Applicant revised the scope of the original Project to include additional features that have resulted in the City determining that re-circulation of the IS/MND is required. See separate page for revised Project Description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

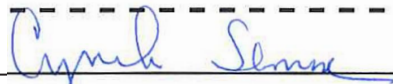
<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #7
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 20, 2021 Ending Date September 20, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Needles</u>	Applicant: <u>Mark Hannawi</u>
Address: <u>817 Third Street</u>	Address: <u>10420 South Harbor Drive</u>
City/State/Zip: <u>Needles</u>	City/State/Zip: <u>Mohave Valley, AZ, 86440</u>
Contact: <u>Cindy Semione</u>	Phone: <u>(702)371-1824</u>
Phone: <u>(760)326-5740 X127</u>	

Signature of Lead Agency Representative:  Date: 8/17/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PROJECT DESCRIPTION: The original proposed Project proposed to operate cultivation activities within up to two separate metal buildings on a single parcel with up to 25,000 square feet of indoor cannabis cultivation. The Grow Heights Cannabis Cultivation Facility would develop an indoor cannabis cultivation facility within two buildings, up to 10,589 square feet (sq. ft.) with 21,500 sq. ft. total structure area in two phases on approximately 1.24 acres of the same parcel just east of Interstate 40; as part of the revised proposed Project, distribution facilities are now proposed within one of the buildings. The Project would require both cannabis cultivation and cannabis distribution licenses. Therefore, the Project is now applying for a general plan amendment to change the land use designation from Medium Density Residential to Manufacturing, a zoning change from R-3 Multi-Family Residential to M-1 Light Manufacturing, and two Conditional Use Permits for one for cultivation and a second for distribution. Up to ten industrial 4-ton mini-split A/C units, down from sixteen in the original proposed Project, are now proposed. State-of-the-art Phresh Filter carbon filtration units will be utilized to remove cannabis odor from air vented to the exterior.

Similar to the original proposed Project, the parcel will be lined on the north and south sides with a 6-foot masonry block wall. The east and west sides, facing the streets, will be fenced with a combination of masonry block and wrought iron 6-foot wall. Gates will be installed facing both streets. Landscaping, requiring minimal maintenance, is proposed along all edges of the parcel and around the buildings.