



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Pursuant to Title 14 of the California Code of Regulations, Sections 15072 and 15073 of the California environmental Quality Act (CEQA) Guidelines, the City of Needles, which is the lead agency overseeing the Grow Heights Cannabis Cultivation Facility Project ("proposed Project"), hereby gives notices of the completion of an Initial Study and Mitigated Negative Declaration (IS/MND) for the proposed Project as described herein.

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. 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. The Project now proposes distribution in addition to cultivation and, instead of changing the land use designation and zone to commercial, is now proposing a change to manufacturing. Pursuant to Section 15073.5 of the State CEQA Guidelines, because the changes to the original proposed Project are considered "substantial revisions" and the prior IS/MND had not been adopted by the City, a Recirculated IS/MND has been prepared to disclose the description and analyze the environmental impacts of the revised proposed Project.

PROJECT TITLE: Grow Heights Cannabis Cultivation Facility Project

PROJECT LOCATION: The project site is located on parcel 185-111-084, along North L Street within the City of Needles, San Bernardino County, California as shown in **Attachment A, Project Location**.

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.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that the proposed Project, as revised, will not have a significant effect on the environment. The City hereby has prepared and proposes to adopt a revised IS/MND for the revised proposed Project.

PUBLIC REVIEW PERIOD: Pursuant to California Code of Regulations, Title 14, 15072 & 15073, the City of Needles hereby offers a public review/comment period of no less than 30 days as detailed in this section. The review period for submitting written comments on the MND commences **August 20, 2021** and will close on **September 20, 2021** by **5:00 P.M.**

RESPONSES AND COMMENTS: Please send your written comments to:

Cindy Semione, Planning Department
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Email: csemione@cityofneedles.com
Phone: 760-326-5740 X 127

DOCUMENT AVAILABILITY: Copies of the Recirculated IS/MND referenced herein are available for public review at the City's Planning Department at 817 Third Street, Needles, CA 92363 and at the City Library at 1111 Bailey Avenue, Needles, CA 92363. The Recirculated IS/MND and associated technical reports are also available online at [https:// cityofneedles. com/](https://cityofneedles.com/).

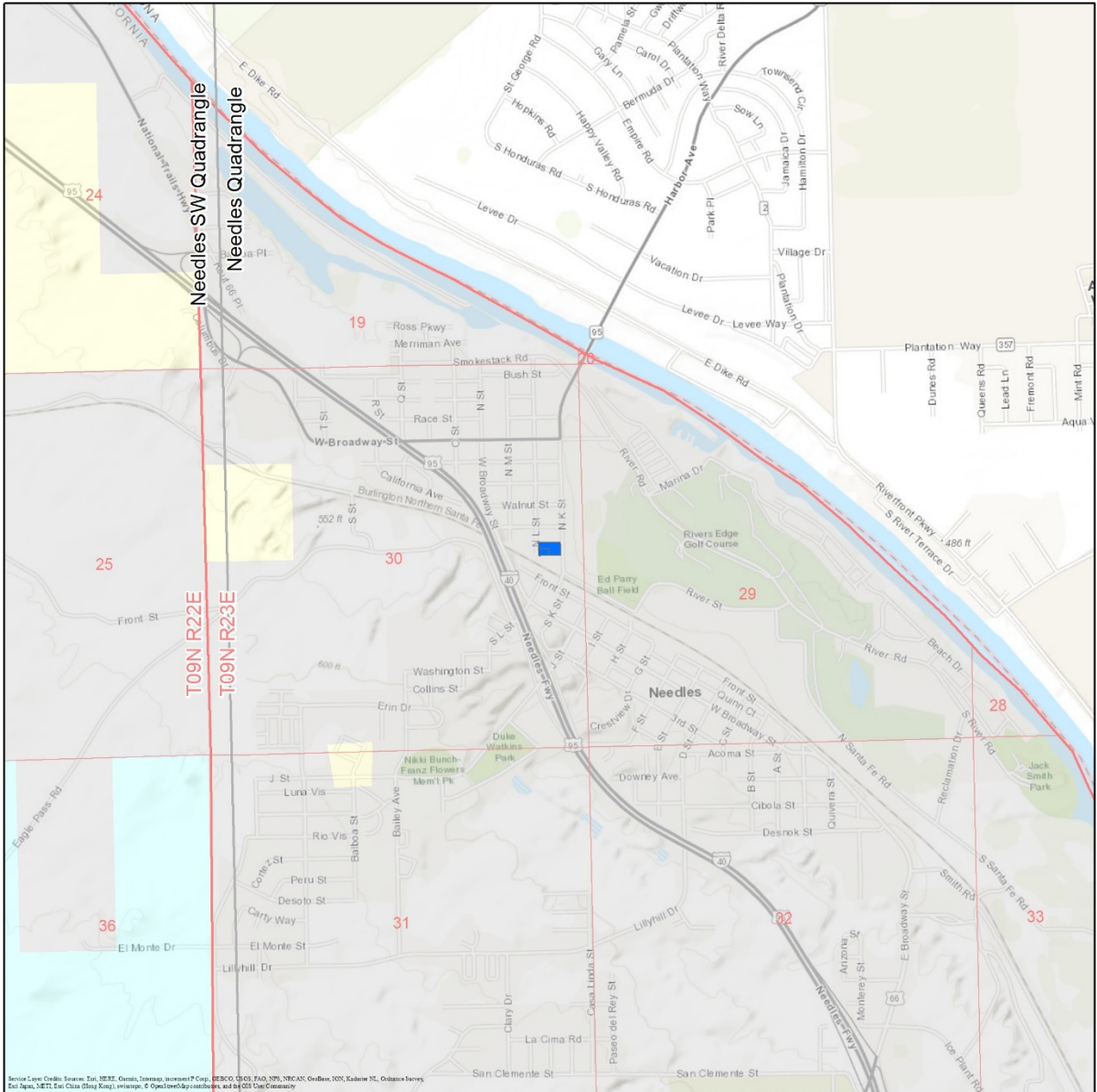
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Cindy Semione, Community Development Planner



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Legend

- Project Location
- Bureau of Land Management
- State
- Unclassified

Project Area

Grow Heights ISMND

