

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019039101

Project Title: Grow Height Cannabis Cultivation Facility Project

Lead Agency: City of Needles

Contact Name: Cindy Seimone

Email: csemione@cityofneedles.com Phone Number: (760)326-5740 X127

Project Location: Needles San Bernardino
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would not result in significant or potentially significant effects with the incorporation of the following proposed mitigation measures. Mitigation measures include Mitigation Measure 4.1, Biological Resources (a pre-construction survey should be completed if work must be completed during the nesting bird season); Mitigation Measure 5.1, Cultural Resources, (avoidance of disturbing human remains if encountered); Mitigation Measure 12.1, Noise (noise generated by the project must not exceed 60 dBA at the property line to the north or the south, or result in an increase of more than 5 dBA in ambient noise if ambient noise is over 60 dBA Ldn); Mitigation Measure 12.2, Noise (proposed block walls shall be constructed prior to operation of the facility to provide noise reduction to surrounding residences); Mitigation Measure 12.3, Noise (orienting the A/C units such that they will be obstructed by the adjacent building); Mitigation Measure 12.4, Noise (limiting construction noise from tools and equipment); Mitigation Measure 12.5, Noise (location of emergency generators); Mitigation Measure 16.1, Transportation (utilizing L Street exclusively for access during the construction period to conform to the Needles General Plan and its Circulation and Transportation Plan); Mitigation Measure 16.2, Transportation (during operation the project shall utilize L Street exclusively for employee access during operation, and for all deliveries and shipments from the project facility); and Mitigation Measure 17.1, Tribal Cultural Resources (to minimize the potential for any adverse impacts to tribal cultural resources, the City of Needles requires a tribal cultural monitor to be on site during the ground-disturbance phases of the project. The applicant will coordinate the services of a tribal monitor with the Fort Mojave tribe).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

Caltrans District #8
Fish & Game Region #6
Department of Food & Agriculture
Native American Heritage Commission
Department of Parks & Recreation
Regional WQCB #7
Resources Agency
State Lands Commission
Department of Water Resources

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.