



CITY OF BLYTHE NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL IMPACT REPORT EDELWEISS SUSTAINABLE FARMS

In accordance with the California Environmental Quality Act (CEQA), the City of Blythe (City), as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the proposed Edelweiss Sustainable Farms Project ("Project"). This notice provides the public, residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

Project Location: The Project encompasses an area of approximately 34 acres within the City of Blythe. The local area is characterized as a developing area with a number of agricultural properties to the north, west, and south, and vacant land and commercial buildings to the east. Hobsonway delineates the property's northern boundary, while Interstate 10 delineates the southern boundary. An existing irrigation canal, maintained by the PVID, is located along the property's eastern boundary. The Project is located in a portion of the northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 31, Township 6 South, Range 23 East, San Bernardino Meridian; and at Latitude $33^{\circ} 36' 31''$ N, Longitude $114^{\circ} 36' 59''$ W (approximate geographic center of the site).

Project Description: The proposed Project includes development of an indoor cannabis cultivation and processing facility, consisting of twelve buildings and associated infrastructure (retention, driveways, parking, landscaping, a primary gated access point, two emergency access points, and perimeter fencing). The ultimate build-out includes one 46,132-square-foot, two-story building; two 46,848-square-foot one-story buildings; and nine 43,776-square-foot, one-story buildings for the cultivation and manufacturing of cannabis. The net building square footage for the project will be 450,594 square feet. The applicant is requesting approval of a Site Plan as the entitlement. The Project also proposes approximately 1,200 linear feet of 8-inch PVC sewer pipes to be placed underground along Hobsonway to connect to existing City sewer infrastructure.

Significant Effects Discussed in the Draft EIR: The potential impacts of the Project were determined to be less than significant for the following topics: aesthetics, cultural resources, energy, greenhouse gas emissions, noise, public services, transportation, tribal cultural resources, and utilities. The potential impacts of the Project were determined to be less than significant with mitigation measures for the following topics: air quality, biological resources, geology and soils, hazards and hazardous materials, and hydrology and water quality. The analyses in the Draft EIR support a conclusion that the proposed Project does not have any significant unavoidable impacts.

This Draft EIR is available for a 45-day public review period beginning on **May 18, 2022 and ending on July 5, 2022**. The Draft EIR is available for public review at the City Hall, located at 235 N. Broadway, Blythe, CA 92225, and the Palo Verde Valley District Library, located at 125 W. Chanslorway, Blythe, CA 92225. In addition, the Draft EIR is available at the City's website at www.CityofBlythe.CA.gov

Please provide any comments in response to this notice (please note "Edelweiss Sustainable Farms DEIR" in the subject line) in writing by June 30, 2022 to: Mallory Crecelius, Interim City Manager and City Clerk, City of Blythe, 235 N. Broadway, Blythe, CA 92225, or msutterfield@cityofblythe.ca.gov. Please include the name, address, and other contact information in your comments. Further details of the proposed Project are available at www.CityofBlythe.CA.gov