



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
FOR THE ANZA CANNABIS CULTIVATION PROJECT**

**LEAD AGENCY:** City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

**CONTACT PERSON:** Glenn Mlaker, Associate Planner (760-323-8245)

**PROJECT TITLE:** Anza Cannabis Cultivation Facility

**PROJECT LOCATION:** 3573 North Anza Road

**NOTICE IS HEREBY GIVEN** that the City of Palm Springs has completed an Initial Study/Mitigated Negative Declaration for the proposed Anza Cannabis Cultivation Facility project in accordance with the California Environmental Quality Act (CEQA).

**PROJECT DESCRIPTION:** The approximately 0.34 gross-acre project proposes the development of a two-story, 10,504-square-foot cultivation facility with associated improvements. The site consists of two recently merged parcels located at 3573 North Anza Road in the City of Palm Springs. The project site is currently characterized as a vacant lot that is being used as employee parking for surrounding businesses. The land use designation for the project area and surrounding vicinity is Mixed Use/Multi Use. This land use designation is intended for community-serving retail, commercial, professional offices, service businesses, restaurants, daycare centers, public and quasi-public uses. The project also resides within the service/manufacturing (M-1) zone which is intended to provide for the development of service industries for commercial and hotel uses and for industrial uses. Cannabis cultivation is permitted within M-1 zones in Palm Springs with the submission of a Conditional Use Permit and Regulatory Permit.

Surrounding uses north, east and south of the project property includes service/manufacturing facilities that vary from one and two-stories. Immediately west-adjacent of the project site is an approximately 5.23-acre vacant lot. The vacant lot is separated from the project site by barbed wire fencing. In addition to barbed wire fencing, overhead distribution power lines run parallel to the western property boundary.

The proposed two-story cultivation building will be situated on the northwest corner of the lot, with landscaping and a pedestrian sidewalk lining the east and south building frontages. At total buildout, the facility will be 10,504 square feet, with the first and second floor covering 5,252 square feet each. The maximum height of the proposed facility intends to be 27 feet 5 inches.

Nine parking spaces will lie directly perpendicular to North Anza Road, and will have a six (6) inch decorative stamped concrete finish. The remaining 12 parking stalls, one being an ADA designated space, will be located south of the facility. A trash enclosure will be located on the southwest corner of the property, and will have a stucco finish to match the colors of the building.

Landscaped features are proposed on the east and south building frontages, throughout the parking lot, and along the southern property boundary. The landscaping will consist of drought-tolerant plants and trees, including Mexican Fan Palms, California Fan Palms, Juniper, and Palo Verde. The landscape will have dual purposes by attributing to the natural desert environment, and providing shade for cars and pedestrians. The proposed landscaping will be limited to an approved plant palette that is harmonious with the existing landscape design and streetscape conditions.

The project site is located in FEMA Flood Zone X (shaded), which are areas of 0.2 percent annual chance flood, areas of one percent annual chance flood with average depths of less than one foot or with drainage areas less than one square mile and areas protected by levees from one percent annual chance flood. The project is designed to slope to the south and east of the property. The runoff flow to the south is intended to be treated at the south-lying landscaped retention basin and drywell. This approximately 0.02-acre basin and drywell are designed to hold a runoff volume of 383 cubic feet. The runoff directed to the east property boundary will travel off-site to North Anza Road and south.

The project intends to comply with the City of Palm Springs's standards and ordinances for cannabis cultivation facilities within service/manufacturing zones.

**FINDINGS/DETERMINATION:** The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

**PUBLIC REVIEW PERIOD:** A 20 day public review period for the Draft Mitigated Negative Declaration will commence at 8:00 am on August 1, 2018 and end on August 21, 2018, at 6:00 p.m. for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email to the following address [Glenn.Mlaker@palmsspringsca.gov](mailto:Glenn.Mlaker@palmsspringsca.gov) Copies of the Mitigated Negative Declaration/Initial Study are available for review at the above address and at the City of Palm Springs Public Library located at 300 South Sunrise Way, Palm Springs, CA 92262.