

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 #: _____

Project Title: Mapes Road Cannabis Cultivation and Distribution Project

Lead Agency: City of Perris

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Project Location: Perris
City

Riverside
County

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

The Proposed Project involves the construction and operation of 9,900 square foot (sq. ft.) marijuana processing and light industrial building and four 18,900 sq. ft. greenhouse structures, proving a total of 75,600 sq. ft. of cannabis cultivation area. The proposed site is designated for General Industrial land uses in the City of Perris General Plan and Zoning Ordinance and would be subject the City of Perris Municipal Code Commercial Marijuana Operations Regulatory Program. The existing undeveloped Project site consists of 6.01 acres and is located on the north side of Mapes Road, south of Alpine Drive, between Goetz Road and A Street (APN 330080006). The site topography is generally flat with a slight southeasterly slope. Primary vehicle local access to the site would be provided from Mapes Road. Regional Access would be provided from Interstate 215 and Interstate 15 via Highway 74. A single driveway would provide two-way access to the site with fire lane circulating along the perimeter of the site. A total of 40 parking spaces would be provided to meet City parking requirements. The site would be entirely enclosed within perimeter security fencing. The improvements to the Project the site would introduce 3.45 acres of impervious surfaces. Surface water run-off from the site would be collected in a series of catch basins located along the side of the fire lane and routed to a bio-treatment retention basin located at the northeast corner of the office/manufacturing building.

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

The following mitigation measures have been incorporated into the project.

Biological Resources

BIO-1: Prior to start of grading operations, a preconstruction burrowing owl survey shall be complete a maximum of 30 days prior to the start of construction. All areas of the project site shall be included, as well as a visual survey of the undeveloped property around the site. The results shall be provided as a letter report. If burrowing owls are observed within the site, additional coordination with the MSHCP and/or CDFW would be required. No burrowing owls may be harmed, and no burrowing owl occupied burrows may be collapsed between February 1 and August 31 to avoid the nesting season.

Cultural Resources

CR-1: In the event unknown cultural resources are encountered during construction activities, all construction activities near the finding will cease, until a qualified archaeologist can determine the significance of the finding and the course of action for its recovery.

See Continuation pages below

Mapes Road Cannibas Cultivation and Distribution Project Proposed Mitigation Measures

Cultural Resources (cont.)

CR-2: If human remains are encountered during excavation activities, all work shall halt in the vicinity of the remains and the County Coroner shall be notified (*California Public Resources Code*, Section 5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of a qualified Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the *California Health and Safety Code*. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. If feasible, the MLD's recommendation should be followed and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (*California Health and Safety Code*, Section 7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (*California Public Resources Code*, Section 5097.98).

Geology and Soils

GEO-1: Prior to the start of grading activities the applicant will obtain coverage under the General Construction Permit issued by the State Water Resources Control Board and in compliance with the permit file a Notice of intent Regional Water Quality Control Board and prepare and implement a Storm Water Pollution Prevention Plan.

GEO-2: Construction activities for the Proposed Project shall incorporate expansion guidelines identified in the geotechnical report, prepared for the Project by NorCal Engineering, in August 2018, Project Number 20600.

GEO-3: Construction and operation of the onsite septic disposal for the Proposed Project shall be permitted, designed and maintained in accordance with County of Riverside Land Use and Water Resources Program Local Agency Management Program for Onsite Wastewater Treatment Systems.

PALEO-1: Prior to the issuance of grading permits and/or action that would permit Project site disturbance, the Applicant shall provide written evidence to the City of Perris that the Applicant has retained a qualified Paleontologist to observe grading activities into the paleontologically sensitive older Quaternary Alluvium and to conduct salvage excavation of paleontological resources as necessary. Sediment samples should also be recovered to determine the small-fossil potential of the site. The Paleontologist shall be present at the pre-grading conference; shall establish procedures and a schedule for paleontological resources surveillance; and shall establish, in cooperation with the City, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the fossils as appropriate. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the City of Perris.

Hazards/Hazardous Materials

HAZ-1: Prior to issuance of building permits the Project will be reviewed and approved by the Riverside Airport Land Use Commission.

Mapes Road Cannibas Cultivation and Distribution Project Proposed Mitigation Measures

Hydrology/Water Quality

HWQ-1: The Proposed Project will obtain a Waste Discharge Requirement Permit from the State Water Resources Department.

HWQ-2: Prior to grading permits for the Proposed Project, the applicant shall submit a Letter of Map Revision to FEMA for approval identifying that the Project site has been raised to where it located outside of the 100-year flood plain.

Noise

N-1: All construction activities and maintenance activities will occur during the hours of day when construction noise is exempt under the City of Perris Noise Ordinance.

N-2: No heavy construction equipment will operate before 7:00 a.m., including the warming up of engines.

N-3: All construction equipment will operate with mufflers and intake silencers.

Transportation/Traffic

T-1: Under existing traffic conditions (without the Project), a traffic signal is warranted at the intersection of Goetz Road and Mapes Road. Prior to issuance of any occupancy permit, the applicant shall install the said traffic signal, at ultimate design, and the applicant will be eligible for Development Impact Fee (DIF) credit. However, at this time, if the City has already awarded the contract for installation of the said traffic signal, the applicant will only be subject to pay the DIF.

T-2: During construction truck hauling activities will occur during non-peak traffic periods and will occur along designated truck hauling routes.

T-3: The following design recommendations will be implemented to ensure that the Project would provide adequate safe and adequate access to the Project site.

- All roadway design, traffic signing and striping, and traffic control improvements relating to the Proposed Project should be constructed in accordance with applicable engineering standards and to the satisfaction of the City of Perris Public Works Department.
- Site-adjacent roadways should be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the City of Perris Public Works Department.
- On-site traffic signing and striping plans should be submitted for City of Perris approval in conjunction with detailed construction plans for the Project.
- The final grading, landscaping, and street improvement plans should demonstrate that sight distance standards are met in accordance with applicable City of Perris/Caltrans sight distance standards.

**Mapes Road Cannibas Cultivation and Distribution Project
Proposed Mitigation Measures**

Utilities and Service Systems

U-1: Prior to construction, the Project would be required to secure a Will Serve Letter from EMWD which would indicate that EMWD would have the ability to provide adequate water service to the Proposed Project.

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

There are no areas of controversy associated with the Project.

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

State Water Quality Control Board
Santa Ana Regional Water Quality Control Board
Eastern Municipal Water District