NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR TS FARMS OUTDOOR CULTIVATION

TO:	Responsible and Interested Parties – Distribution List	FROM:	City of San Jacinto Planning Department 595 S. San Jacinto Avenue San Jacinto, CA 92583	January 31, 2023

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of San Jacinto (City) (as lead agency) has prepared a Draft Mitigated Negative Declaration (Draft MND) to evaluate the environmental effects associated with the proposed TS Farms Outdoor Cannabis Cultivation and associated development proposal located north of Cottonwood Avenue and west of North Sanderson Avenue, in the City of San Jacinto. The applicant is seeking approval of an outdoor cannabis cultivation site that involves the construction hoop houses. The Project proposes to cultivate approximately 103,000 cannabis plants planted in ground utilizing drip irrigation within approximately 800 set of hoop house structures. In accordance with Section 15072 of the CEQA Guidelines, the City has prepared this Notice of Intent to provide responsible and interested parties with information about the Project details regarding the public comment period and document availability. A public hearing notice will be sent prior to public hearing. The Environmental document and associated studies can be found at https://www.sanjacintoca.gov/city_departments/community_development/planning/c_e_q_a or https://sanjacintoca.hosted.civiclive.com/

Project Title: **TS Farms San Jacinto Outdoor Cultivation**
Project Applicant: **TS Farms (Dawn Williams)**

Project Description:
The Project involves the construction and operation of an outdoor cannabis cultivation facility with hoop house structures. The Project would cultivate approximately 103,000 cannabis plants that would be planted in ground utilizing drip irrigation within approximately 800 sets of hoop house structures. The hoop house structures contain metal framing that are approximately 10 feet high, 20 feet wide, and 123 feet long. Plastic sheeting would be placed over the tops of the structures. One harvest per year would occur.

Project Location:
The Project site is comprised of 60.53-acres and located north of Cottonwood Avenue and west of North Sanderson Avenue in the City of San Jacinto. The Project site has a City of San Jacinto General Plan Land Use designation of High Density Residential (HDR) and Mixed Use (MU) and a zoning designation of Residential, High Density (RH) and Mixed Use (MU). The Project site is located in Section 29 NW of Township 4 South, Range 1 West and Section 29 SW of Township 4 South, Range 1 West, Lakeview United State Geological Survey (USGS) 7.5-Minute Quadrangle and is comprised of Tax Assessor Parcel Numbers (APNs) 432-130-008, 432-130-009, and 432-130-001.

In accordance with the disclosure requirements of CEQA Guidelines Section 15072, the Project site:

1. **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code;
2. **IS NOT** a Project of statewide, regional or areawide significance as designated in CEQA Guidelines Section 15206;
3. **WILL NOT** affect highways or other facilities under the jurisdiction of the State Department of Transportation; and

4. A scoping meeting **WILL NOT** be held by the City of San Jacinto. A public hearing will be held and noticed at a later date.

Public Comment Period:
The 30-day public comment period for the Mitigated Negative Declaration begins on February 1, 20223 and closes on Thursday March 2, 2023. Please submit comments no later than 5:00 p.m. on March 2, 2023 to Yaneli Hernandez, Associate Planner, at 595 S. San Jacinto Avenue, San Jacinto, California 92583 or by email at yhernandez@sanjacintoca.gov

Document Availability:
Copies of the Draft Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

- **City of San Jacinto Website:**
  https://www.sanjacintoca.gov/city_departments/community-development/planning/c_e_q_a or
  https://sanjacintoca.hosted.civiclive.com/

- **City of San Jacinto Planning Division**
  595 S. San Jacinto Avenue
  San Jacinto, CA 92583

Any interested party may submit written comments prior to the end of public circulation period or submit any information which may be of assistance to the Planning Commission. A copy of the application and environmental document is available for inspection in the Planning Division at 595 S. San Jacinto Avenue, San Jacinto, CA 92583 or call at (951) 487-7330. As a result of this environmental review and comments, the proposed Project may be either conditionally approved, modified, or denied.

Contact Planner: If you need additional information or have any questions concerning this project, please contact Yaneli Hernandez at (951) 487-7330 or yhernandez@sanjacintoca.gov.