

NOTICE OF INTENT (NOI) TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) BY THE CITY OF CALIFORNIA CITY, ACTING AS THE LEAD AGENCY FOR A PROPOSED COMMERCIAL CANNABIS CULTIVATION AND MANUFACTURING OPERATION LOCATED ON SHEPARD PLACE, APN 216-162-06

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION IS HEREBY GIVEN by the City of California City, which is located at 21000 Hacienda Boulevard, California City, California, 93505. The request is consideration of a Notice of Intent to adopt a Mitigated Negative Declaration for a Commercial Cannabis Cultivation and Manufacturing Facility located on Shepard Place and north of Lindbergh Avenue; more specifically known as Assessor's Parcel Number (APN) 216-162-06. The project proposes to develop a 14,000 square foot cannabis cultivation and manufacturing facility on an approximately 0.42 gross acre site, southernly of Shepard Place and northerly of Lindbergh Blvd.; more specifically located at Assessor's Parcel Number (APN): 216-162-06 within the City of California City. The Project will be developed in accordance with California City Municipal Code Title 5, Chapter 6 and Title 9, Chapter 2, Articles 21 and 29. At buildout, the facility will have an approximate building ground floor area (GFA) of 14,000 square feet (sf). The project site is not located within 200-feet of either a residentially zoned property or an existing residential dwelling. The project site will be secured by a perimeter fence, subject to the City's site plan review process. Primary access to the project site will be provided through a standard commercial driveway approach, located along the Right-of-Way (R/W) for Shepard Place. Street improvements, such as the implementation of curb and gutter, as well as paved roads are intended as part of the development of the project, providing 14,000 sf standard, off-street, parking stalls within the project's boundaries. The project site will be secured by perimeter fencing and digital cameras with appropriate back-up. Primary access to the project site will be provided through a standard commercial driveway approach, located along the Right-of-Way (R/W) for Shepard Place. Street improvements, such as the implementation of curb and gutter, as well as paved roads are intended as part of the development of the project, providing eight (8) standard, off-street, parking stalls within the project site.

**The Public Review and Comment Period shall commence on
Wednesday, January 4, 2021 and conclude on Monday, February 3, 2021**

NOTICE IS FURTHER GIVEN that city staff has prepared an Initial Study, pursuant to CEQA Guidelines 15063; which resulted in a Mitigated Negative Declaration (MND). As such, this project meets California Environmental Quality Act (CEQA), the CEQA guidelines, and the City's environmental procedures, and has determined that no significant impact to the environment will occur through the incorporation of mitigation measures set forth in the Initial Study and MND.

PERSONS WISHING TO BE HEARD on this matter are encouraged to submit their comments in writing to the undersigned on or before the public hearing closure date specified above. Questions may be directed to a member of the Planning Division Staff at (760) 338-1377 or via email at planning@californiacity-ca.gov

Shawn Monk, City of California City, City Planner
Date Issued: December 28, 2020
Date Published: January 4, 2021

Please publish no later than Monday, January 4, 2021