

**NOTICE OF INTENT (NOI) TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR 384,000 S.F. CANNABIS CULTIVATION AND MANUFACTURING FACILITY, LOCATED EASTERLY OF YERBA BLVD. AND NORTHERLY OF MENDIBURU BLVD. (APNs: 302-273-22, -24, & 25)**

NOTICE IS HEREBY GIVEN, of a Notice of Intent to adopt a Mitigated Negative Declaration for a Commercial Cannabis Cultivation and Manufacturing Facility, hereby known as "Project", that encompasses approximately 30-acres of vacant land located within the City of California City. More specifically, the property is located adjacent to, and easterly of Yerba Blvd. and approximately 1,600 linear feet north of Mendiburu Road which is generally considered the northwesterly portion of California City, about  $\frac{3}{4}$  of a mile, southeasterly of the California City Municipal Airport. The Project is generally surrounded by residential development to the west, and vacant land to the north, south, and east. The Project is identified by Assessor's Parcel Numbers (APNs): 302-273-22, -24, & -25. The Project site is zoned Light Industrial Zoning District (M-1) and carries a General Plan Land Use Designation consistent with General Plan Land policy 1.2.

The Project proposes approximately 384,000 square feet (sf) of commercial cannabis cultivation that is contained within a maximum of six (6) industrial buildings of approximately 64,000 sf each. The Project incorporates a minimum of three (3) retention basins that encompass approximately 2.4-acres of the Project site. The Project will be developed in two phases, the first consisting of approximately 128,000 square-feet dedicated to commercial cannabis cultivation over 4.9-acres. Phase One will include the frontage improvements to Isabella Blvd., 16 commercial (CARB certified) generators. The Project site plan incorporates the future expansion of two internal collector streets, two (2) detention basins consisting of approximately 1.5-acres, fire access roads around the two 64,000 sf buildings, approximately 75 parking spaces, and ancillary landscaping, hardscape, BMPs, and associated grading, paving and site development. Isabella Blvd., which will be constructed during Phase One, will be constructed to its ultimate half-width and offered for dedication to the City for public use. The Second Phase of four (4) buildings, which will consist of 64,000 sf each for a total of 264,000 s.f. of commercial cultivation, approximately 150 parking spaces, 24 generators, the future extension of 72<sup>nd</sup> Avenue in a north-to-south direction, the Second Phase will also incorporate a retention basin consisting of approximately 1.1 acres, and a biological set aside consisting of approximately 2.5-acres. The first public street measures about 80-feet in total Rights-of-Way (R/W) and transects the Project site from north to south which bisects the project site along the parcel lines and is known as the future extension of 72<sup>nd</sup> street. Secondly, the Project includes the future extension of Jay Street (located to the east) to extend an 80-foot R/W collector across the southernly edge of the Project site.

The Project anticipates an extension of a sewer lateral line, into the Project site, from an existing 12-inch sewer trunk line within Yerba Blvd., as well as the extension of potable water, which will be served by an existing 8-inch main line, again, located in Yerba Blvd. The Project anticipates being served through the use of on-site generators which are CARB certified and will operate continuously until the extension of transmission infrastructure is available to the City by the current electricity provider, Southern California Edison (SCE).

Lastly, the Project incorporates an on-site mitigation areas of approximately 2.5-acres for the permanent preservation and restoration of burrowing owl habitat. This area is detailed on the Project site plan and the project proponent will be required to record a conservation easement, in favor of a viable and competent entity that will provide long-term maintenance in perpetuity of the open space features.

**The Public Review and Comment Period shall commence on  
March 10, 2021 and conclude on April 8, 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 close of business on April 8, 2021. Questions may be directed to a member of the Planning Division Staff at (760) 338-1377 or via email at [planning@californiacity-ca.gov](mailto:planning@californiacity-ca.gov)