

NOTICE OF INTENT (NOI) TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR A COMMERCIAL CANNABIS CULTIVATION OPERATION, NOT TO EXCEED 48,989 SQUARE-FEET, LOCATED EASTERLY OF ISABELLA, ADJACENT AND SOUTHERLY OF WILLOW AVE, AND NORTHERLY OF FOREST BOULEVARD, TWO PARCELS OF APPROXIMATELY 2.25-ACRES (APNs: 206-041-07 & 206-041-44)

NOTICE IS HEREBY GIVEN, of a Notice of Intent to adopt a Mitigated Negative Declaration for a Commercial Cannabis Cultivation and Manufacturing Facility. The proposed project (“Project”) proposes to construct five (5), one story agricultural (or greenhouse”) buildings for the cultivation of commercial cannabis and cannabis-derived products consistent with both state and local regulations, including compliance with the 2019 California Building Code (CBC). Each of the five (5) new buildings are considered “pre-engineered” which will be assembled on-site on engineered permanent foundations. The developable Project area will consist of approximately 2.25-acres or 97,983 SF (gross) and 95,954 net (e.g., without the inclusion of right-of-way access areas) with the difference being offered for dedication and maintenance by the City’s Public Works Department. The total size of the building area, inclusive of all five buildings, is approximately 48,989 SF. The Project is located within property designated the Assessor’s Parcel Number (APN): 206-041-07 and 206-041-44. The Project is zoned Light Manufacturing (M-1), which currently authorizes commercial cannabis cultivation with the approval of a Site Plan Review (SPR) and carries a General Plan Land Use Designation consistent with Light Industrial/Research Land Use Designation as well as the General Plan Land policy 1.2. The Project is located northerly of Forest Blvd., southerly of Willow Ave., and easterly of Isabella Blvd., which is generally considered the southernly-central portion of California City, about 1.2-miles, southerly of California City Blvd.

The Project is generally surrounded by industrial and manufacturing development (M-1 and M-2 zoning) to the north, south, east, and west, and is bordered by vacant land of the same zoning in all directions. The Project site plan also incorporates one (1) retention basin that encompass approximately 2,440 sf (approximately 3%) of the Project site. The Project will be developed in one phase, which will include the frontage improvements and the construction of a commercial driveway approach along Willow Ave. The Project anticipates the use of Onsite Wastewater Treatment Systems (OWTS), which are regulated by the Regional Water Quality Control Board – Lahontan Region #6. According to Figure 4, of the City’s Local Agency Management Plan (LAMP), the Project is located within Sewer Density Zone 38. As such, sewer facilities are anticipated in the future; however, the timing of which is undetermined. Therefore, approval of an OWTS is required prior to the issuance of a building permit. The Project anticipates being served using 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).

**The Public Review and Comment Period shall commence on
May 12, 2021 and conclude on June 10, 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 June 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