

NOTICE OF INTENT (NOI) TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR A COMMERCIAL CANNABIS CULTIVATION, APPROXIMATELY 40,000 SQUARE-FEET AND LOCATED SOUTHERLY OF CALIFORNIA CITY BOULEVARD, ASSESSOR PARCEL NUMBERS 225-221-02 AND 225-221-03, WITHIN THE CITY OF CALIFORNIA CITY, CALIFORNIA

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". The Project proposes development of commercial cannabis facilities on two parcels (APNs: 225-221-02 and 225-221-03), which are generally located adjacent and southerly of California City Blvd, westerly of Grant Road (Rd.) and easterly of the Union Pacific Railroad line at its intersection with California City Blvd. In total, the Project area encompasses approximately 4.65-acres (2.33 and 2.32 acres, respectively) and proposes to site, construct, and operate a maximum of four (4), 10,000 square-foot (sf) commercial cannabis cultivation facilities for a total cultivation capacity of 40,000 sf.

The Project area is located on vacant parcels that have previously been subdivided in an area of California City classified by the Light Manufacturing (M-1). The Project intends to develop approximately ninety-five (95) feet (ft.) south of the California City Blvd. centerline. In addition, the Project intends to construct a proposed thirty-foot (30-ft.) roadway, adjacent to the easterly property line of APN: 225-221-03. Surrounding the Project is primarily vacant land in all directions (north, south, east, west). The Project is currently zoned M-1; however, the Controlled Development Zoning District (O/RA), exists to the south, east, west, and northwest of the Project site; whereas Light Manufacturing (M-1) is located directly to the north of the Project. The Project is not located within 200-feet of any residentially zoned property or vacant residentially zoned parcels. This setback is a necessary measure because Section (Sec.) 9-2.2903(b)(1) of the California City Municipal Code (CCMC) requires, that a cannabis business shall be no closer than two hundred (200) feet of any residentially zoned parcel in the City, including any legal non-conforming residential uses as of the date the cannabis business permit is issued, excepting therefrom residential uses in the O/RA zone. Furthermore, the Project is located approximately in excess of 1,000-ft. from any existing commercial, industrial, or manufacturing residential structure. Again, this setback is critical as a cannabis business shall be no closer than one thousand (1,000) feet from any parcel containing any of the following: school, college or university (whether public, private, or charter, including pre-school, transitional kindergarten, and K—12) A church or other house of worship. A daycare facility serving nine or more children and is licensed by the county. A drug or alcohol rehabilitation facility providing on-site medical treatment. The proposed cultivation facility will utilize Onsite Treatment Wastewater Systems (OTWS) and temporary generators to provide the operation with waste disposal and electricity until a time that municipal sewer and electric utility services reach the project site. In contrast, southern California Gas Company currently owns and operates a high pressure gas distribution line, within the right-of-way (R/W) for California City Blvd., that the Project will apply for interconnection with to serve the Project with natural gas utility service. The Project anticipates the use of on-site well water to provided potable water service to the Project site. All land uses and future buildings and structures will be consistent with both state and local regulations, including compliance with the 2019 California Building Code (CBC).

The Project site plan also incorporates one linear retention basin that encompass approximately 5,000 sf (approximately 2.5%) of the Project site. The Project will be developed in a maximum of two phases; however, major infrastructure improvements related to site access, ingress, egress, and emergency vehicles will be required and developed within the first phase. This first phase will include the frontage improvements and the construction of an industrial collector frontage road, parallel to California City Blvd. and a 30-ft. access road along the easterly property line, which will create a new intersection with California City Blvd. The Project proponent shall also provide all-weather site access for emergency/fire/police access within an internal driveway that provides circulation around the entire site plan. The Project also incorporates 50 parking spaces (including those available for persons with disabilities), storage facilities, and associated ancillary cannabis manufacturing facilities. The proposed cultivation facility will utilize Onsite Treatment Wastewater Systems (OTWS) and temporary generators to provide the operation with waste disposal and electricity until a time that municipal sewer and electric utility services reach the project site. In contrast, southern California Gas Company currently owns and operates a high pressure gas distribution line, within the right-of-way (R/W) for California City Blvd.,

that the Project will apply for interconnection with to serve the Project with natural gas utility service. The Project anticipates the use of on-site well water to provided potable water service to the Project site. All land uses and future buildings and structures will be consistent with both state and local regulations, including compliance with the 2019 California Building Code (CBC).

The Project site plan also incorporates one linear retention basin that encompass approximately 5,000 sf (approximately 2.5%) of the Project site. The Project will be developed in a maximum of two phases; however, major infrastructure improvements related to site access, ingress, egress, and emergency vehicles will be required and developed within the first phase. This first phase will include the frontage improvements and the construction of an industrial collector frontage road, parallel to California City Blvd. and a 30-ft. access road along the easterly property line, which will create a new intersection with California City Blvd. The Project proponent shall also provide all-weather site access for emergency/fire/police access within an internal driveway that provides circulation around the entire site plan. There are 50 parking spaces (including those available for persons with disabilities), storage facilities, and associated ancillary cannabis manufacturing facilities.

**The Public Review and Comment Period shall commence on
August 24, 2021 and conclude on September 22, 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 September 22, 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