

NOTICE OF INTENT (NOI) TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR A COMMERCIAL CANNABIS CULTIVATION OPERATION, NOT TO EXCEED 80,000 SQUARE-FEET, LOCATED EASTERLY OF YERBA BOULEVARD AND NORTHERLY OF MENDIBURU BOULEVARD, ONE PARCEL OF APPROXIMATELY 8.2-ACRES (APNs: 302-273-23).

This Initial Study has been prepared to construct a commercial cannabis cultivation and manufacturing facility in accordance with adopted City Ordinances pertaining to the location and regulation of cannabis cultivation and manufacturing facility. In 2020, the City of California City adopted a Change of Zone application which converted the zoning of the subject property from Conservation Land (O/RA) to Light Industrial/Research (M-1) which authorizes a commercial cannabis cultivation and manufacturing facility, pursuant to the codified California City Municipal Code as Title 9, Chapter 2, Articles 21 and 29, and Title 5, Chapter 6, of the same. The Project is only subject to a site plan review and building permit, as applicable; however, the use requires the preparation of an Initial Study to review, analyze and evaluate the possible effects resulting upon the surrounding environment. The types of uses, authorized in the M-1 zone include commercial cannabis cultivation, distribution, manufacturing, testing, and ancillary uses necessary thereto. These facilities are subject to all State Law and regulations including the California Code of Regulations, Title 21, Division 42, Bureau of Cannabis Control.

The City of California City allows commercial cannabis cultivation, manufacturing, distribution, and testing facilities, as a permitted use on property zoned M-1 – Light Industrial/Research. Commercial cannabis cultivation and manufacturing shall be permitted, in accordance with the criteria and procedures set forth Title 5, Chapter 6 of the California City Municipal Code and upon application and approval of a regulatory permit pertaining to operation of the facility including the duty to obtain any, and all, required state licenses. The proposed project is located in the M-1 – Light Industrial/Research Zoning District. All cannabis related activities are only permitted in the interior of enclosed structures, facilities, and buildings.

The proposed project (“Project”) encompasses approximately 8.22-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 1,300 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): 302-273-23. The Project site is zoned Light Industrial/Research Zoning District (M-1) and carries a General Plan Land Use Designation of Light Industrial/Residential consistent with General Plan Land policy 1.2.

The Project proposes approximately 80,000 square feet (SF) of commercial cannabis cultivation that is contained within a maximum of four (4) industrial buildings of approximately 20,000 SF each. The Project incorporates a minimum of one (1) retention/detention basin that encompass approximately 0.46-acres of the Project site. The Project will be developed in no more than four (4) phases, each consisting of at-least one (1) 20,000 SF building dedicated to commercial cannabis cultivation over 8.22-acres. Phase One will include the frontage improvements to Yerba Blvd. (consisting of approximately 270 linear feet (LF), twelve (12) commercial (CARB certified) generators. The Project site plan incorporates the future expansion of one internal collector street that provides access to four (4) fire-access drive aisles that are designed at a 90-degree angle to

the internal drive aisle, one (1) detention basins consisting of approximately 0.46-acres, approximately 50 parking spaces, and ancillary landscaping, hardscape, BMPs, and associated grading, paving and site development. Yerba 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 remaining phases (Phase 2-4) will construct the parking and related infrastructure applicable to that particular phase. Each phase, which will consist of 20,000 SF building, for a total of 60,000 SF of commercial cultivation, approximately 40 parking spaces, 9 generators, the future extension public utility remaining phases will also incorporate additional drainage facilities including future detention/retention basin(s) and ancillary BMPs.

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 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 Period shall commence on March 17, 2022, and conclude on April 15, 2022

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 the Lead Agency 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 15, 2022. Questions may be directed to a member of the Planning Division Staff at (760) 338-1377 or via email at planning@californiacity-ca.gov