

**NOTICE OF INTENT (NOI) TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR A COMMERCIAL CANNABIS CULTIVATION OPERATION, NOT TO EXCEED 65,601 SQUARE-FEET, LOCATED SOUTHERNLY OF LINDBERGH BOULEVARD AND WESTERLY OF MITCHELL BOULEVARD, ONE PARCEL OF APPROXIMATELY 2.51-ACRES (APNs: 216-010-16).**

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") encompasses approximately 2.51-acres of vacant land located within the City of California City. More specifically, the property is located adjacent to, and westerly of Mitchell Blvd. and southerly of Lindbergh Blvd. which is generally considered the north-central portion of California City about 1.4-miles northerly of California City Blvd. The Project is generally surrounded by industrial and manufacturing development (M-1 and M-2 zoning) to the north, south, and west. Furthermore, residential, and commercial zoning exists to the east. The Project is identified by Assessor's Parcel Numbers (APNs): 216-010-16. The Project site is zoned Light Industrial Zoning District (M-1) and carries a General Plan Land Use Designation of Light Industrial/Manufacturing, which is consistent with General Plan Land policy 1.2.

The Project proposes approximately 65,601 square feet (SF) of commercial cannabis cultivation that is contained within a maximum of three (3) prefabricated metal industrial buildings. Construction will consist primarily of either prefabricated and manufactured structural steel or prefabricated wood and steel construction. The Project will also include approximately 1,280 SF of temporary storage, enclosed within on-site shipping containers, which will be screened from public view. The Project requires drainage and water quality features, which are consistent with state water and regional board standards and City ordinances. For example, the Project will incorporate up to one (1) retention/detention basin that encompass approximately 10,800 SF (approximately 9.9%) 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 Mitchell 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 a maximum of 15 parking spaces (including those available for persons with disabilities), storage facilities, and associated ancillary cannabis manufacturing facilities.

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 not located within a Sewer Density Zone but is adjacent, and southerly of Sewer Density Zone 73 and westerly of Zone 74. 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 or permits.

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).

**The Public Review and Comment Period shall commence on  
April 4, 2022 and conclude on May 3, 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 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 May 3, 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](mailto:planning@californiacity-ca.gov)