

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR A
COMMERCIAL CANNABIS CULTIVATION AND MANUFACTURING
FACILITY 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)**

I. Purpose and Authority

Project Description:

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. The City of California City zones the subject property as Light Industrial (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. 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 M-1 – Light Industrial. All cannabis related activities are only permitted in the interior of enclosed structures, facilities, and buildings.

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 consisting of approximately 8,750; 8,400; and 6,000 SF each, respectively. Building 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).

A. Type of Project: Site Specific ; Citywide ; Community ; Policy .

B. Total Project Area: 2.51 acres (109,335.60 SF)

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 2.51	Lots:	Sq. Ft. of Bldg. Area: 65,601 S.F.	Est. No. of Employees (Reg): 12-15
			Est. No. of Employees (Harvest): 25-50

Other: N/A

C. Assessor's Parcel No(s): 216-010-16

D. Street References: Westerly, and adjacent to, Mitchell Blvd. and southerly of Lindbergh Blvd.

Brief description of the existing environmental setting of the Project site and its surroundings:

The Project is approximately 2.51 gross acres and is located within a planned industrial and manufacturing area of the City. The physical development of the project site, and the adjacent public Rights-of-Way (R/W), will be improved in an effort to eliminate geometric, sharp or dangerous turning movement and roadway safety issues of concern; which include, but are not limited to unsafe or dangerous road conditions, sub-standard circulation patterns and traffic geometrics, frequent dust pollution; and other similar considerations through the implementation standard development-related Conditions of Approval (COAs) and compliance with the California City Municipal Code (CCMC). Based upon the infill nature of the property, combined with a relatively low development footprint, the Project does not have the potential to create an adverse environmental impact related to city code permitted noise levels, the existing air quality levels, and/or the quality of the City's water and sewer system.

The following reports and/or studies are applicable to development of the project site and hereby incorporated by reference:

- *City of California City Final General Plan 2009-2028*, City of California City, originally approved October 6, 2009 (City of California City 2009)
- *City of California City Draft Environmental Impact Report on the Redevelopment Plan for the California City Redevelopment Plan* (1998)
- *City of California City Final General Plan 2009-2028 Initial Study and Mitigated Negative Declaration* (SCH#1992062069)
- *City of California City Final Environmental Impact Report on the Redevelopment Plan from the California City Redevelopment Plan* (SCH#8715918)

- *Biological Assessment Resources Assessment Report, Mark Hagen Biology prepared March 29, 2021.*
- *Kern County Airport Land Use Commission (ALUC)*

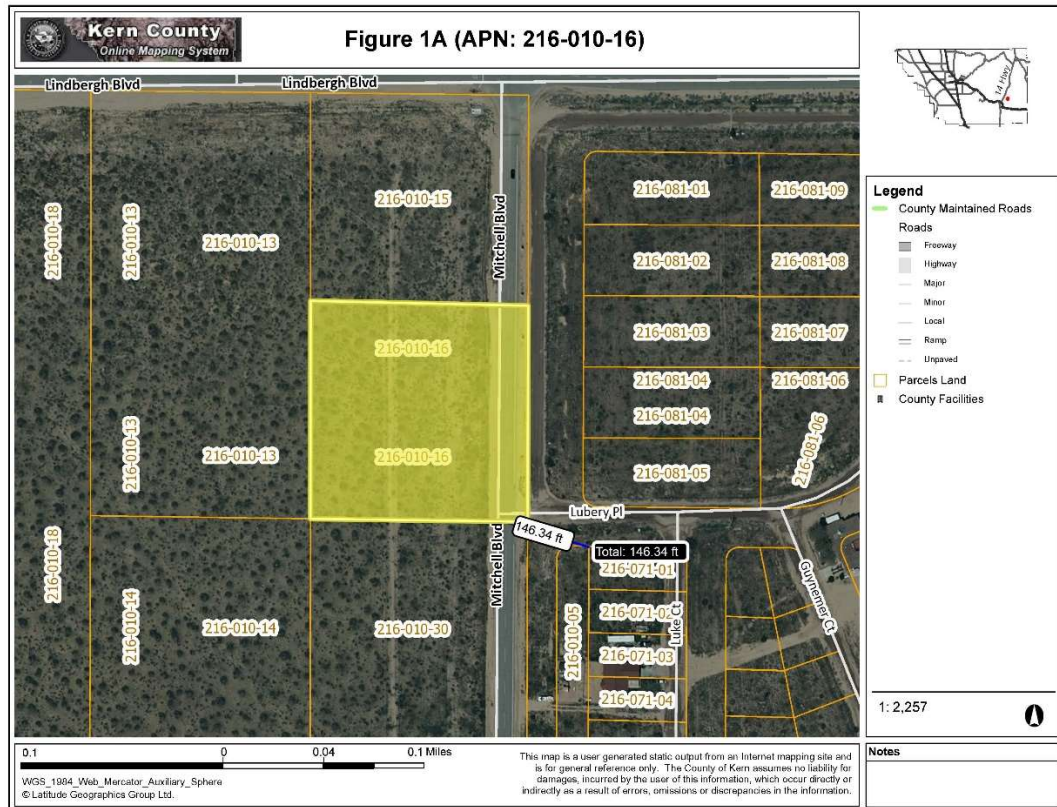
This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 23000 et. seq. The City of California City will serve as the lead agency pursuant to CEQA.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Light Industrial/Manufacturing)
2. **Circulation:** Mitchell Blvd. will provide the primary point of ingress and egress as Mitchell Blvd. is the adjacent roadway to provide publicly dedicated access to the Project. In order to facilitate circulation, throughout the project site, and accommodate secondary access, required per the City's codified fire code, the City will require the dedication and improvement of a commercial driveway approach which will extend easterly from Mitchell Blvd., and navigate south, connecting to Lubery Pl., which is also located to the east. This driveway will consist of approximately a 26-foot-wide private access easement that traverses from east to the west from Mitchell Blvd.
3. **Multipurpose Open Space:** The Project is located within a planned industrial area of California City. The project will not create a need for additional open space and/or active park recreational facilities. Furthermore, the Project does not preclude or remove any active parkland and/or passive open space, trails, bike paths, or other similar facilities. The project is located adjacent to a designated conversion area and will need to address possible interface guidelines set forth by the California Department of Fish & Wildlife (CDFW) and the USFWS.
4. **Safety:** The Project is not located upon, or within, an area of hazardous materials as detailed within the applicable state and federal resource maps. The Project is located within the Sphere of Influence (SOI) or Airport Influence Area (AIA) of the California City Municipal Airport Comprehensive Land Use Plan (CLUP). As such, the Project will not impact airport operations in any manner. The Project will not create any dangerous or hazardous circulation geometrics which would cause a concern for the motoring public.
5. **Noise:** The Project is located within a planned industrial area of the City where the majority of ambient noise generation is caused by the Average Daily Trips (ADT) associated with vehicle traffic trips occurring along Lindbergh Blvd., which is located approximately 313-feet to the north. The Project may create an increase in the levels of ambient noise given the adjacency to an existing area of land conservation and will need to address possible interface guidelines set forth by the California Department of Fish & Wildlife (CDFW) and the USFWS.
6. **Housing:** The Project is located on vacant land, within the M-1 (Light Industrial Zoning District) and does not propose to remove or displace any housing, of any type on, or adjacent to the Project boundaries, as no dwelling units exist either on the project site. The Project site is surrounded by vacant land in all directions, with planned industrial areas (M-1 zoning district) located to the north, south east, and west. The Project is subject to City ordinance which requires all cultivation buildings shall be located at-least 200-feet from this existing residential property. A measurement taken from the furthestmost southeasterly corner to the

furthermost northwesterly corner of APN 216-071-01 (zoned R-1), is approximately 146.34 linear feet (LF). See Figure 1A below. As such, in order to comply with the applicable provisions of the CCMC, any cultivation-related buildings shall be sited at-least 70 LF from Mitchell Blvd. This will ensure that any cultivation activities do not impact future occupants of this residential parcel.



7. Air Quality: The Project will not substantially increase the baseline air quality emissions resulting from either the construction or operations of the cannabis cultivation and manufacturing facility. The Project is not anticipated to produce pollutants of concern in excess of SCAQMD thresholds for elements such as NO_x; SO_x; or O³. The Project will require the use of generators (powered by either gas or diesel fuel) during construction and/or initial operations. Generators shall be certified by the California Air Resources Board (CARB) and obtain a permit from the East Kern Air Pollution Control District (EKAPCD), as applicable. Southern California Edison (SCE) will provide the project site with both temporary and permanent power service.

8. Healthy Communities: The Project does not contribute and will not impede or impact aspects of the City's Healthy Community strategies. The City's Health Communities goals include, but are not limited to, decreasing the total Vehicle Miles Traveled (VMT); which in turn reduces emissions (having a positive benefit upon public health); increases in transit ridership; and expansion of healthy grocery items, including Certified Farmer's Markets and other similar opportunities.

B. General Plan Area Plan(s): M-1 (Light Industrial Zoning District)

C. Land Use Designation(s): Light Industrial/Manufacturing

D. Overlay(s), if any: N/A

E. Policy Area(s), if any: N/A

F. Adjacent and Surrounding:

1. **Land Use Designation(s):** Light Industrial/Manufacturing

2. **Overlay(s), if any:** N/A

3. **Policy Area(s), if any:** N/A

G. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

H. Existing Zoning: M-1 (Light Industrial Zoning District)

I. Proposed Zoning, if any: N/A

J. Adjacent and Surrounding Zoning: M-1 (Light Industrial Zoning District) located to the north, south, east, and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |