

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR A
COMMERCIAL CANNABIS CULTIVATION AND MANUFACTURING
FACILITY NOT TO EXCEED 199,200 SQUARE-FEET, LOCATED
WESTERLY OF LINDBERGH BOULEVARD AND SOUTHERLY OF
LINDBERGH BOULEVARD, ONE PARCEL OF APPROXIMATELY
7.50-ACRES (APNs: 216-010-18)**

I. Purpose and Authority

Project Description:

This Initial Study has been prepared to construct a commercial cannabis cultivation, manufacturing, and distribution 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 operation, 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 7.5-acres of vacant land located within the City of California City. More specifically, the property is located adjacent to, and easterly of Lindbergh Blvd. and southerly of Willow Ave., which is generally considered the central-westerly portion of California City, about 1.3-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, and east. The Project is boarded by Open Space zoning (O/RA) to the west which is primarily vacant. The Project is identified by Assessor’s Parcel Numbers (APNs): 216-010-18. The Project site is zoned Light Industrial Zoning District (M-1) and carries a General Plan Land Use Designation consistent with General Plan Land policy 1.2.

The Project proposes approximately 199,200 SF of commercial cannabis cultivation that is contained within a maximum of twenty (20) prefabricated metal industrial buildings, each approximately 9,680 SF in gross leasable area and two (2) buildings, consisting of approximately 2,800 SF each. The first of the smaller (2,880 SF) buildings will accommodate the “dry-room”, manufacturing, and limited distribution facilities. The second of the smaller buildings will accommodate offices and administrative space utilized to operate the business and will accommodate the majority of employee use. The Project also requires at-least 36 standard parking spaces and two (2) accessible spaces, for a total of 38 parking spaces.

The Project site plan also incorporates one (1) retention basin that encompass approximately 3,900 sf (approximately 2%) 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 Lindbergh 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 storage facilities 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 located between zones 73, 74, and 69. 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 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: 7.5 acres [(326,700 Square-Feet) (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: 7.5	Lots:	Sq. Ft. of Bldg. Area: 199,200 SF	Est. No. of Employees (Reg): 12-15
			Est. No. of Employees (Harvest): 15-25

Other: N/A

C. Assessor’s Parcel No(s): 216-010-18

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

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

The Project is approximately 7.5 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 Plan (ALUCP)*

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:** M-1 (Light Industrial Zoning District)
2. **Circulation:** Lindbergh Blvd. will provide the primary point of ingress and egress as Lindbergh Blvd. is the adjacent roadway to provide publicly dedicated serves 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 from Lindbergh Blvd. from the east. This driveway will be a 26-foot-wide private access easement that traverses from east to the west from Lindbergh 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) and 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. 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, southeast, 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; however, no residential zoning currently exists or is anticipated to be

changed, with the surrounding land use environment, prior to the Project approval. The Project will comply with the City's distance requirements.

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): Land Use Policy 1.2

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

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

F. Adjacent and Surrounding:

1. **Land Use Designation(s):** Land Use Policy 1.2

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.