

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)

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 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 of Light Industrial/Manufacturing.

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).

**The Public Review and Comment Period shall commence on
April 6, 2022, and conclude on May 5, 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