

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR SITE PLAN 21-15 PROPOSING APPROXIMATELY 211,310 SQUARE- FEET OF CANNABIS CULTIVATION AND MANUFACTURING TO BE LOCATED NORTHERLY OF CALIFORNIA CITY BLVD. AND ADJACENT AND EASTERLY OF DEEP WELL ST., ON APPROXIMATELY 15 GROSS ACRES. (APNs: 225-092-13)

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. 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 15-acres of vacant land located within California City. More specifically, the property is located adjacent to, and northerly of California City Blvd. and approximately ¾ mile easterly of Deep Well St., which is generally considered the westerly portion of California City. The Project is surrounded by vacant property, that is zoned M-1, to the north, east, and west. Furthermore, vacant property that is zoned Open Space (OR/A) are located to the south of the Project site. The Project is identified by Assessor’s Parcel Number (APN): 225-092-13. The Project is consistent with the Light Industrial/Research Zoning District (M-1) and the Light Industrial/Manufacturing General Plan Land Use Designation.

The Project proposes approximately 194,400 SF of commercial cannabis cultivation and one administrative office of approximately 16,910 SF that is planned within a maximum of two (2) industrial buildings not to exceed 211,310 SF. The Project incorporates a minimum of one (1) retention/detention basin that encompass approximately 0.45-acres of the Project site. The Project will be developed in one phase, starting with construction of the cultivation building and then the administrative office building following shortly thereafter. The Project will construct frontage improvements to California City Blvd., which consist of approximately 324 linear feet (LF). The Project site plan incorporates the future expansion of one internal collector easement that provides emergency vehicle ingress and egress. The Project will also construct acres, approximately 23

parking spaces, and ancillary landscaping, hardscape, BMPs, and associated grading, paving and site development.

The Project anticipates an extension of a sewer lateral line, into the Project site, from an existing 12-inch sewer trunk line within California City Blvd., as well as the extension of potable water, which will be served by an existing 8-inch main line, again, located in California City 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).

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

B. Total Project Area: 15 acres (653,400 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: 15	Lots: 1	Sq. Ft. of Bldg. Area: 211,310 S.F.	Est. No. of Employees (Reg): 30-35 Est. No. of Employees (Harvest): 50-75

Other: N/A

C. Assessor's Parcel No(s): 225-092-13

D. Street References: Northerly and adjacent to California City Blvd. Easterly of Deep Well St.

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

The Project is approximately 15 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 impacts 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*, approved October 6, 2009 (City of California City 2009)
- *City of California City Draft Environmental Impact Report 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 for the California City Redevelopment Plan* (SCH#87130918)
- *Biological Assessment Resources Assessment Report, Michael Baker, International, prepared February 28, 2020, for APN 225-092-13*
- *Kern County Airport Land Use Compatibility Plan (ALUCP)*

This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21500 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/Research
2. **Circulation:** California City Blvd. will provide the primary point of ingress and egress as this publicly dedicated roadway serves the Project site. In order to facilitate circulation, throughout the project site the City will require the dedication and improvement of the California City Blvd. frontage.
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 conservation area and will need to address possible interface guidelines set forth by the California Department of Fish & Wildlife (CDFW) and the United States Fish and Wildlife Service (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 on-inference zone "C" of the Comprehensive Land Use Plan (CLUP) that is part of the Airport Influence Area (AIA) of the California City Municipal Airport; however, the proposed operations are consistent with the Airport's comprehensive land use plan (CLUP) and has been deemed consistent with the Airport's operations. 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 California City 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 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 will comply with City ordinance which requires that all cultivation buildings be located at-least 200-feet from this existing residential property. Subject to compliance with City ordinance, the proposed development will not cause an undue impact or burden upon any existing or planned City, State, or Federal housing program or regulation.
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): Light Industrial/Manufacturing

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

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 Zoning District located to the north, east and west; with Open Space (O/RA) located to the south.