

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Cal City Cannabis Park

Lead Agency: City of California City Contact Person: John Thomason  
Mailing Address: 21000 Hacienda Boulevard Phone: (760) 373-7141  
City: California City Zip: 93505 County: Kern

**Project Location:** County: Kern City/Nearest Community: California City  
Cross Streets: Lindbergh Boulevard and Jamison Road Zip Code: 93505  
Longitude/Latitude (degrees, minutes and seconds): 35 ° 09 ' 14.17" N / 118 ° 02 ' 05.35" W Total Acres: 40  
Assessor's Parcel No.: 302-062-03 Section: 17 Twp.: 32 S Range: 37 E Base: Mt Diablo  
Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_  
Airports: California City Municipal Airp Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. 905,700 Acres 40 Employees 216  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Light Industrial (M-1)

**Project Description:** (please use a separate page if necessary)  
See Attached Description.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
 If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                                |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                           |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                              |
| <input checked="" type="checkbox"/> California Highway Patrol           | <input checked="" type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District #6                | <input type="checkbox"/> Public Utilities Commission                                    |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics    | <input checked="" type="checkbox"/> Regional WQCB #6                                    |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                      |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy            |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                                  |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                                 |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                                      |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region #4               | <input type="checkbox"/> Tahoe Regional Planning Agency                                 |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of   | <input checked="" type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Other: <u>California Bureau of Cannabis Control</u> |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Housing & Community Development                |   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date April 14, 2022 Ending Date May 13, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>Sunepoint Capital LLC</u>
Address: _____	Address: <u>11884 Welby Place</u>
City/State/Zip: _____	City/State/Zip: <u>Moreno Valley, CA 92557</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: *Jorge E Coleman* Date: 4/13/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## 2.4 Project Description

This Initial Study has been prepared in order to analyze the proposed construction of a commercial cannabis cultivation and manufacturing facility in the City of California City. The proposed facility, hereafter referred to as “the Project,” will be developed in accordance with adopted City Ordinances pertaining to the location and regulation of cannabis cultivation and manufacturing facility. Article IX, Section 9-2, of the City’s Municipal Code authorizes the proposed use in the Light Industrial Zoning District. On August 28, 2018, the City of California City adopted Ordinance No. 18-765 pertaining to the regulation of cannabis cultivation and manufacturing facility, which is codified in Title 9, Chapter 2, Articles 21 and 29, and Title 5, Chapter 6, of the California City Municipal Code. The proposed Project is in the M-1 (Light Industrial Zoning District); which authorizes commercial cannabis cultivation facilities as a permitted and authorized use, and only subject to a site plan review and building permit. 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 both cannabis cultivation and manufacturing facilities, as a permitted use on property zoned M-1 (Light Industrial Zoning District). Cannabis Businesses 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 in M-1 (Light Industrial Zoning District). All cannabis related activities are only permitted in the interior of enclosed structures, facilities, and buildings.

The Cal City Cannabis Park (APN 302-062-03) will be constructed as a lease facility for cannabis cultivation and manufacturing on approximately 40 acres. The overall facility will consist of:

- Phase 1
  - Existing Temporary Construction Trailer (removed during Phase 3) – Building A: 400 sq. ft.
  - Existing Manufacturing Building (Building B): 1,200 sq. ft.
  - New Guard Shack: 48.60 sq. ft
- Phase 2
  - New Manufacturing Building – Building C: 28,800 sq. ft.
- Phase 3
  - New Indoor Cultivation Buildings – Buildings C – T (17): 846,450 sq. ft.

### Project Improvements

- Phase 1
  - New Parking Lot: 4,087 sq. ft.
  - New Walkway: 877.5 sq. ft.
  - Landscaping: 15,000 sq. ft.
- Phase 2
  - New Parking Lot: 11,084 sq. ft.
  - New Walkway: 1,159 sq. ft.
  - Landscaping: 16,500 sq. ft.
- Phase 3
  - New Parking Lot: 347,395 sq. ft.

- New Walkway: 23,250 sq. ft.
- Landscaping: 73,208 sq. ft.

The Site Plan indicates a total of approximately 602 parking spaces will be provided, including 36 handicapped and 45 electric vehicle spaces, along with 5 EV charging stations and 31 bicycle spaces. All parking will comply with City requirements.

Each cultivation building will be leased to cannabis growers who will potentially have different growing methods. Therefore, this Initial Study will address expected operations and where the assessment does not cover the actual operation adequately additional evaluation may be required. Nine (9) cultivation buildings will be located from east to west along the north boundary and nine (9) along the south boundary with the driveway, parking, and drive aisles in between. Buildings will be single story and highly insulated to minimize/eliminate noise and light impacts to the surrounding areas. Carbon filters will be part of the ventilation system of each building and used to control odors. Sally ports and fencing will be installed at each of the 18 buildings. Each building will be individually fenced, and the perimeter of the project site with a block wall.

Phase 1 of the existing Manufacturing facility includes a 3,155 square foot retention basin located at the northeast corner of this Phase 1. As part of Phase 3, the existing retention basin will be incorporated into the driveway and a larger new 60,363 square foot retention basin for stormwater purposes.

A driveway the length of the project site (2,654 feet) will be constructed part of Phase 3, providing access from both Jamison Street and Gantt Road. Jamison Road (length approximately 1,500 to 2,000 feet) will be improved to allow for construction traffic and as a temporary access until Gantt Road improvements are completed. Road improvements will be accomplished within 24 months from Gantt Road to California City Boulevard.

No electrical connections are anticipated. Each building will be powered by a MicroGrid (solar/battery/Tier 4 gas generator). A natural gas line will be extended approximately 1,300 feet from Lindbergh Boulevard up Jamison Street to fully power the facility.

Approximately 144 acre-feet of water, per year, will be supplied through an 8-inch water main connection near the project site. Water used for operations will be 95% recycled back into watering plants.

Solid plant waste will be collected and disposed of as organic waste once a week by a licensed waste collection company.

Septic systems, packaged wastewater treatment plants or other alternatives will be installed for each building. A wastewater pumping station will be constructed on site and connected to the California City Wastewater Treatment Plant, when required. Approximately 6,500 gallons of wastewater a day is anticipated to be disposed of through the public sewer system. If there is wastewater that is considered unable to be disposed of through the public sewer system, it will be removed off-site by a licensed transporter and delivered to an appropriately licensed facility.

Small cargo vans will be transporting product to and from the site approximately 1 time per week per building. It is anticipated there will be 12 employees per building. A total of 216 employees are projected when the facility is fully leased.