

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Cal City Cannabis Park

Lead Agency: City of California City

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Project Location: California City, Kern County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

See attached Project Description

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality - mitigation requiring dust control plan, site watering, perimeter fencing, maintenance of access roads and parking areas, and odor reduction filtration equipment to reduce dust and odors.  
Biological Resources - mitigation requiring pre-construction surveys, active nest surveys, and what to do if species are found during construction.  
Cultural Resources - mitigation outlining what to do if cultural resources, fossils or human remains are found during construction.  
Geological & Soils - mitigation outlining what to do if fossils are found during construction.  
Hydrology & Water Quality - mitigation requiring coverage under the statewide general NPDES permit.  
Tribal Cultural Resources - mitigation outlining what to do if tribal cultural resources or fossils are found during construction.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

Trustee Agency - California Department of Fish and Wildlife.

## 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.