

NOTICE OF INTENT (NOI) TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR A COMMERCIAL CANNABIS CULTIVATION AND MANUFACTURING OPERATION, NOT TO EXCEED 905,700 SQUARE-FEET, LOCATED NORTH OF LINDBERGH BOULEVARD AND EAST OF JAMISON ROAD, ONE PARCEL OF APPROXIMATELY 40-ACRES (APN: 302-062-03)

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 40-acres of vacant land located within the City of California City. More specifically, the property is located north of Lindbergh Boulevard, and east of Jamison Road which is generally considered the northwestern portion of California City about immediately west of the California City Airport. The Project is generally surrounded by vacant properties to the north, south and west, and the California City Airport and associated uses to the east. The Project is identified by Assessor's Parcel Number (APN): 302-062-03. The Project site is zoned Light Industrial Zoning District (M- 1) and carries a General Plan Land Use Designation of Light Industrial/Manufacturing, which is consistent with General Plan Land policy 1.2.

The Project proposes approximately 905,700 square feet (SF) of commercial cannabis cultivation and manufacturing that is contained within 18 cultivation buildings, 1 manufacturing building, a guard shack, and a temporary construction trailer. The Project requires drainage and water quality features, which are consistent with state water and regional board standards and City ordinances. For example, the Project will incorporate up to one (1) retention/detention basin that encompass approximately 5,625 SF of the Project site at build-out. The Project will be developed in three phases, which will include the frontage improvements and the construction of a commercial driveway the length of the project site (2,654 feet) will be constructed part of Phase 3, as needed, providing access from both Jamison Street and Gantt Road. 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 a maximum approximately 602 parking spaces (including those available for persons with disabilities), storage facilities, and associated ancillary 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.

The Project anticipates being served through Micro-grids (solar/battery/Tier 4 gas generator) to supply energy to the facilities which are CARB certified and will operate continuously.

The Public Review and Comment Period shall commence on April 14, 2022 and conclude on May 13, 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 16, 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