

**CITY OF CALIFORNIA CITY
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

FOR A COMMERCIAL CANNABIS CULTIVATION, APPROXIMATELY 80,000 SQUARE-FEET AND LOCATED ADJACENT TO, AND SOUTHERLY OF CALIFORNIA CITY BLVD. AND EASTERLY OF DEEP WELL STREET. THE PROJECT IS SURROUNDED BY VACANT PROPERTY, ZONED OPEN SPACE RESOURCES AREA (O/RA) AND LIGHT INDUSTRIAL (M-1). THE PROJECT IS ALSO IDENTIFIED AS ASSESSOR'S PARCEL NUMBER (APN): 225-201-12, WITHIN CALIFORNIA CITY, CALIFORNIA.

PROJECT TITLE: CAROLX II – ZONE CHANGE 2021-07

APN: 225-201-12

NOTICE IS HEREBY GIVEN, of a Notice of Intent to adopt a Mitigated Negative Declaration for a Commercial Cannabis Cultivation and Manufacturing Facility, hereby known as "Project". The Project proposes development of commercial cannabis facilities on a single parcel (APN: 225-221-12), which is generally located adjacent and southerly of California City Blvd., and 0.36-miles easterly of Deep Well St. In total, the Project area encompasses approximately 9.78-acres and proposes to site, construct, and operate an 80,000 square-foot (sf) commercial cannabis cultivation facility.

Project Description: The Project area is located on vacant parcels in an area of California City classified by the Open Space Resource Area (O/RA) Zoning District. The Project proposes a zone change from Open Space – Resources Area (O/RA) to Light Industrial/Manufacturing (M-1) for Assessor's Parcel Number (APN) 225-201-12, a 9.78-acre parcel, located in California City. The Project is adjacent to, and southerly of California City Blvd. The Project is adjacent to OR/A zoning along the southerly, westerly, and easterly borders. California City Blvd. serves as the northerly boundary of the parcel, as well as serving as the primary access to the Project site. The anticipated zone change will facilitate the development, design, construction, and operation of a commercial cannabis cultivation, manufacturing, and distribution facility. The proposed Zone Change (ZC) will authorize the Project consisting with the approval of a Site Plan Review (SPR) and the appropriate environmental (i.e., CEQA) document. The Project will develop a maximum of eight (8) buildings for commercial cannabis cultivation, manufacturing, and distribution. Each building is constructed with a footprint of approximately 80-feet in width and 125-feet in length. The total square-footage (SF) anticipates a maximum of 80,000 SF, developed across multiple design and construction phases. The buildings are oriented in groups of two, with a 30-foot private drive aisle separating each pair of buildings. To ensure adequate access, ingress, and egress circulating each building, a minimum 30-foot wide drive aisle is provided.

The Project is bordered by California City Blvd. (CCB) to the north, with approximately 336.11 linear feet of roadway frontage. Due to the narrow frontage along CCB, a proposed 55-foot public road easement ("Proposed Street 'A'"), located adjacent to the westerly border of the Project site. The Project also proposes the construction of a 30-foot wide private road easement ("Proposed Street 'B'"). A retention basin is also required to ensure compliance with City and County drainage and water quality requirements. This basin is approximately 130 linear feet by 152 linear feet (19,760 SF). The Project anticipates the construction of a private water reservoir tank, potable water well site, and two emergency/stand-by generator units. An eight (8) foot security barrier will be constructed around the entire perimeter of the Project site (3,260.97 linear-feet). The Project will construct approximately 130 parking spaces, including sixteen (16) accessible parking spaces. The Project will construct eight (8) trash enclosures, which will be located within the parking lot and made accessible to waste haulers.

Public Infrastructure: Each parcel is adequately served by roadway infrastructure through CCB. Future driveways are possible from this roadway. As shown in Figure 6 (Existing Water System Master Plan) an (8")

inch water main is located within the Right-of-Way (R/W) of CCB. The Project is not covered by a Sewer Density Zone Map, per Figure 4 (Sewer Density Zone Map). There are no water wells located on or within reasonable distance from the parcels. As shown on Figure 7 (Existing Water Wells Location), the closest "Water Well Source" is Well 2A. As such, the Project will utilize a sub-surface sewage disposal.

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. The City does not provide municipal sewer services to the Project site. As such, the Project will utilize a commercial subsurface sewage disposal system as municipal sewer facilities are not available within 200-feet of the nearest sewer main line¹. Due to the increased development activities, the City anticipates the extension of sewer facilities westerly, within CCB. 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).

The Project is not located within 200-feet of any residentially zoned property or vacant residentially zoned parcels. This setback is a necessary measure because Section (Sec.) 9-2.2903(b)(1) of the California City Municipal Code (CCMC) requires, that a cannabis business shall be no closer than two hundred (200) feet of any residentially zoned parcel in the City, including any legal non-conforming residential uses as of the date the cannabis business permit is issued, excepting therefrom residential uses in the O/RA zone. Furthermore, the Project is located approximately in excess of 1,000-ft. from any existing commercial, industrial, or manufacturing residential structure. Again, this setback is critical as a cannabis business shall be no closer than one thousand (1,000) feet from any parcel containing any of the following: school, college or university (whether public, private, or charter, including pre-school, transitional kindergarten, and K—12) A church or other house of worship. A daycare facility serving nine or more children and is licensed by the county. A drug or alcohol rehabilitation facility providing on-site medical treatment.

The proposed cultivation facility will utilize Onsite Treatment Wastewater Systems (OTWS) and temporary generators to provide the operation with waste disposal and electricity until a time that municipal sewer and electric utility services reach the project site. In contrast, southern California Gas Company currently owns and operates a high pressure gas distribution line, within the right-of-way (R/W) for California City Blvd., that the Project will apply for interconnection with to serve the Project with natural gas utility service. The Project anticipates the use of on-site well water to provide potable water service to the Project site. All land uses and future buildings and structures will be consistent with both state and local regulations, including compliance with the 2019 California Building Code (CBC).

The Public Review and Comment Period shall commence on September 25, 2023 and conclude on October 25, 2023.

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 October 25, 2023. Questions may be directed to a member of the Planning Division Staff at (760) 338-1377 or via email at planning@californiacity-ca.gov