

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

**FOR A PROPOSED GENERAL PLAN AMENDMENT (GPA) AND ZONE CHANGE (ZC),  
AFFECTING FIVE (5) PARCELS, FROM NEIGHBORHOOD COMMERCIAL (C-1) TO LIGHT  
INDUSTRIAL: NON-CANNABIS (M-3), WITHIN THE CENTRAL-SOUTHERN CORE OF THE  
PLANNING AREA WITHIN CALIFORNIA CITY, CALIFORNIA.**

**PROJECT TITLE: IS/MND for General Plan Amendment (GPA) and Zone Change (ZC) Affecting 5 Parcels, from Neighborhood Commercial (C-1) to Light Industrial: Non-Cannabis (M-3), within California City, CA.**

**APN: 210-263-11 through 210-263-15.**

**NOTICE IS HEREBY GIVEN**, of a Notice of Intent to adopt a Mitigated Negative Declaration for a General Plan Amendment (GPA) and Zone Change (ZC), hereby known as “Project”. The Project proposes to amend the General Plan designation from “Neighborhood Commercial” to “Light Industrial: Non-Cannabis” and to rezone the property from Neighborhood Commercial (C-1)” to “Light Industrial: Non-Cannabis – Non-Cannabis (M-3)” to accommodate the existing Padron Metal Finishing Company use, which is generally located adjacent to, and southeasterly of Hanover Drive, providing primary access to the Project. A major arterial in the City, California City Blvd (CCB), is adjacent to the most southwesterly edge of the Project site, directly adjacent to APN 210-263-15. In total, the Project area encompasses approximately 1.18-acres and proposes to site, construct, and operate the Padron Metal Finishing Company.

**Project Description:** The Project will amend the land use and zoning of five parcels, each less than one-acre in size, Neighborhood Commercial (C-1) to Light Industrial: Non-Cannabis (M-3), and in accordance with Article 27 of the California City Municipal Code (CCMC) pertaining to the consideration of zoning amendments. The procedure for considering a zoning amendment requires the Planning Director to investigate the application and submit a report to the Planning Commission, with a recommended action. The Planning Commission shall hold a duly notified public hearing on the application. The Planning Commission shall review the application and receive evidence and testimony concerning the proposed zone change and determine if the change is consistent with the General Plan and application of the zone classification which is being proposed. A change in district boundaries shall not be made conditionally. The Planning Commission shall make its decision and adopt findings within forty-five (45) days following the completion of the public hearing. The Commission shall transmit its decision to the City Council.

The above-referenced description constitutes the proposed development plan and is herein known as “The Project”, which the City has identified as a Project subject to the California Environmental Quality Act (CEQA). Given that the Project does not propose any specific development activities other than the continued use of Padron Metal on APN: 210-263-14, encompassing 0.23 acres. This Initial Study will anticipate the highest and best use of the proposed zoning district.

This Project requires the preparation of an Initial Study to review, analyze, and evaluate the possible effects resulting from the rezoning of 1.18 net acres to the Light Manufacturing (M-3) zoning classification and its impact upon the site and surrounding environment. The M-3 zone will authorize both the existing and expanded use proposed under the business. The Project includes the potential expansion of Light Industrial: Non-Cannabis and manufacturing uses, per the proposed zoning district. These facilities are subject to all State Law and regulations including the California Code of Regulations, Title 21, Division 42, Bureau of Light Industrial: Non-Cannabis Control (M-3).

The City of California City allows “Primary Metal Industrials, Fabricated Metal Products, Except Machinery and Transportation Equipment, et. al.” as a Conditionally Permitted Use (CUP) in the M-3 zoning classification. The M-3 zone does not exclude SIC 333 & 334, which are a Conditionally Permitted Use in the Heavy Industrial (M-2) zone. The development does not propose any new construction at this time.

There is an existing business, located on APN 210-263-14, which does not propose any expansion at this time. Future expansion of the business can occur subsequent from the change to zoning and land use. Given the lack of development proposals, the City must evaluate each parcel assuming the highest, best, and most intensive use or uses authorized in the M-3 zone. The Light Industrial: Non-Cannabis (M-3) District is set forth pursuant to Article 21 of the CCMC. The Permitted Uses are those set forth in the commercial districts. These uses do not warrant consideration as the effect is nominal.

**Public Infrastructure:** Each parcel is adequately served by roadway infrastructure through Hanover Drive. Future driveways are possible from this roadway. As shown in Figure III-1 of the City’s Existing Water System Master Plan a six (6”) inch water main is located within the Right-of-Way (R/W) utility easement. Figure 4 of the City’s Sewer Density Zone Map identifies Sewer Density Zone 5 as covering the parcels; however, no sewer currently exists within 200-feet of Hanover Dr. There are no water wells located on or within reasonable distance from the parcels, as such each parcel has the option of utilizing sub-surface sewage disposal.

**The Public Review and Comment Period shall commence on October 26, 2023 and conclude on November 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 November 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](mailto:planning@californiacity-ca.gov)