

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

FOR AN INITIAL STUDY ASSOCIATED WITH THE CONSTRUCTION OF AN A MAXIMUM OF 258,600 SF IS ANTICIPATED WITHIN THE 31.57 ACRE PROJECT SITE. THE ZONING CLASSIFICATION, AS SHOWN ON THE OFFICIAL ZONING MAP OF CALIFORNIA CITY, AND IN THE CALIFORNIA CITY MUNICIPAL CODE (CCMC) IS OPEN SPACE – RESOURCE AREA (O/RA) AND A PROPOSED ZONE CHANGE FROM O/RA TO LIGHT MANUFACTURING (M-1) IS ALSO PROPOSED IN ORDER TO ACCOMMODATE THE FUTURE COMMERCIAL CANNABIS OPERATION, WITHIN THE CITY OF CALIFORNIA.

PROJECT TITLE: Initial Study/Mitigated Negative Declaration (IS/MND), for the construction of a maximum of 258,600 sf is anticipated within the 31.57 acre project site. The zoning classification, as shown on the official zoning map of California City, and in the California City Municipal Code (CCMC) is Open Space – Resource Area (O/RA) and a proposed Zone Change from O/RA to Light Manufacturing (M-1) is also proposed in order to accommodate the future commercial cannabis operation, within the City of California.

APN: 302-391-19.

NOTICE IS HEREBY GIVEN, of a Notice of Intent to adopt a Mitigated Negative Declaration for a Zone Change (ZC), hereby known as “Project”. The Project proposes to rezone the property from “Open Space – Resource Area (O/RA)” to “Light Industrial (M-1)”. The Project is adjacent to, and southerly of California City Blvd (CCB). The Project is adjacent to OR/A zoning along the southerly, westerly, and easterly borders. The Light Industrial (M-1) zone is located north of the Project site. California City Blvd. serves as the northerly boundary of the parcel, as well as serving as the primary access to the Project site. APN: 302-391-19.

Project Description: This Initial Study has been prepared for a proposed Zone Change from Open Space – Resource Area (OR/A) to Light Industrial (M-1). The Project will construct a commercial cannabis cultivation, manufacturing, and distribution facility in accordance with adopted City Ordinances pertaining to the location and regulation of cannabis cultivation, manufacturing, and distribution operation. The zone change authorizes a commercial cannabis operations, pursuant to the codified California City Municipal Code as Title 9, Chapter 2, Articles 21 and 29, and Title 5, Chapter 6. For clarity purposes, references to the Light Industrial (M-1) zoning district will be referred to, and assumed to be, the “M-1 zone”. The cannabis operation is subject to a Site Plan Review, prior to seeking building and grading permits, as applicable. This Project requires the preparation of an Initial Study to review, analyze and evaluate the possible effects resulting from the Project upon the site and surrounding environment. The M-1 zone authorizes the Project operations, including the cultivation of commercial cannabis and cannabis related products as well as the distribution, manufacturing of commercial cannabis along with activities ancillary thereto. 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 commercial cannabis cultivation, manufacturing, distribution, and testing facilities, as a permitted use, on property zoned M-1. Commercial cannabis cultivation, manufacturing, and distribution is authorized and 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 Project is located in M-1 zone. All cannabis related activities are only permitted in the interior of enclosed structures, facilities, and buildings.

The Project is adjacent to, and southerly of California City Blvd (CCB). The Project is adjacent to OR/A zoning along the southerly, westerly, and easterly borders. The Light Industrial (M-1) zone is located north of the Project site. California City Blvd. serves as the northerly boundary of the parcel, as well as serving as the primary access to the Project site.

The development proposes a maximum of twenty-six (26) buildings, with twelve (12) buildings consisting of approximately 9,900 square-feet (sf) and fourteen (14) buildings consisting of 10,000 square-feet (sf) for the commercial cultivation, manufacturing, and distribution of cannabis. A maximum of 258,600 sf is anticipated within the 31.57 acre project site. The Project is located southerly of CCB. approximately 2-miles easterly of the Sante Fe railroad (SFRR) Right-of-Way (R/W) and 2-miles westerly of Baron blvd. the Project anticipates the construction of two (2) private water reservoir tanks, at least two (2) potable on-site water well sites, and at least eight (8) emergency generator units. an eight (8) foot security barrier will be constructed around the entire site perimeter of the project.

Public Infrastructure: The proposed conceptual site plan details the construction of approximately 288 parking stalls, of standard measurement and 36 accessible parking units. The site plan identifies a retention/detention basin consisting of approximately 89,760 SF. 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 line. 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 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