

Notice of Exemption

To: County Clerk
County of Kern
1115 Truxtun Ave. Bakersfield CA 93301

From: City of California City
21000 Hacienda Boulevard
California City, CA 93505

Project Title: KPAC Cannabis Facility – APN 216-180-10

Project Location - Specific: APN 216-180-10, located east of Olsen Street (Curtiss Place) and north of Lindbergh Boulevard, T32S, R37E, a portion of the SW1/4, of the SW1/4, of the NW1/4 of Section 16, M.D.B.M.

Project County: Kern **Project City:** City of California City

Nature of Project (Project Description):

Construction

One 2-story metal building, approximately 26,000 square feet, will be constructed to be used as a cannabis facility. The building will be used for organic cultivation, distribution, and manufacturing. There will be space within the facility for a warehouse, office space, and for shipping, receiving, and processing of products and supplies.

Infrastructure will include an 8-foot chain link fence with 3 strand barb wire, emergency access, landscaping, 10 parking spaces, utility meters, fire hydrant, etc. (Figure 1).

Operational

High end security alarm/camera system will be employed for safety and security. The facility will be operated 24 hours, 7 days per week. Approximately 20 to 25 highly skilled employees will operate the facility. Employees will have ongoing training and development programs to maintain high employee skill sets and regulatory knowledge.

Approximately 75% of water used within the processes, from manufacturing to cultivation will be reclaimed and reused to minimize water consumption and waste. A system to reuse all water generated from air conditioners and humidifiers will be implemented to further optimize water conservation efforts. To conserve energy LED technology will be used throughout the facility. Negative pressure and mass filtration systems to control odors will be utilized. These stringent odor control procedures and filtration systems will be implemented to prevent odors associated with commercial cannabis operations from leaving the facility.

Cultivation: Approximately 12,000 square feet of the building will be split into 8 separate rooms, approximately 1,500 square feet for organic cannabis cultivation. Advanced technologies such as automated valves and automatic shutoffs will be used. To conserve energy LED technology will be used within the grow rooms. No use of harmful pesticides or chemicals is planned.

Distribution: Approximately 2,000 square feet of the building will be used for distribution operations. Recyclable cardboard boxes will be used for product transportation. Focus will be on recycling and waste reduction initiatives. Partnerships with licensed dispensaries will ensure products will be distributed in full compliance with all relevant regulations.

Manufacturing: Approximately 3,000 square feet of the building will be used for manufacturing of high-quality cannabis products. State-of-the-art equipment and rigorous quality control measures will be used for consistency and adherence to regulatory standards. Waste generated during manufacturing will be processed into unusable, unrecognizable, non-recoverable substances. Waste will then be classified as standard waste and disposed via authorized service providers or reputable waste disposal facilities.

Warehouse, Shipping, Receiving, Processing, and Office Space: Approximately 9,000 square feet will be used for warehouse, shipping, receiving, processing, and office space within the facility. Cutting-edge technology and efficient processes will streamline processing and shipping of products. Well-equipped offices spaces, bathrooms, break rooms, changing rooms, and locker rooms will be included within this space for employees.

Purpose of the Project: The project will construct and operate a facility that offers a wide variety of medical cannabis and adult use products.

Beneficiaries of the Project: The beneficiaries of the project will be the business owners as well as their clients and the City. This business will benefit the community by bringing in much needed tax revenue. Taxes from this project will assist in funding the Fire Department, Sheriff Department, and infrastructure maintenance and replacement.

Public Agency Approving Project: Planning Department, City of California City, CA

Person or Agency Carrying out the Project:

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Exempt Status:

Section 15332 In-fill Development Projects (a) through (e)

Reasons why project is exempt:

15332. IN-FILL DEVELOPMENT PROJECTS

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed project occurs within the central core of the City (City of California City 2009). Within the General Plan, Section 2.8, sub-area 1 around the City's core is noted as having an available infrastructure, public facilities, and public services and that in-fill development should be encouraged to the maximum extent (City of California City 2009). The project site is within sub-area 1 around the City's core. This project is zoned M1 (Light Industrial and Research) as noted in the City's Interactive Zoning Map on their web site (City of California City 2020). This zoning is designated for uses that are non-intensive manufacturing, processing, and storage activities which do not have the potential for detrimental impacts on surrounding properties. This land use designation also includes uses such as research/office park developments in conjunction with light industrial use where such locations are compatible with adjacent residential lands. California City has determined that M1 designated properties are appropriate for cannabis facilities provided the facilities follow the policies set forth in the California City General Plan and all rules and regulations set forth by the various regulating agencies.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The site is approximately 1 acre (0.4 hectares). The project site is within an area that has been substantially developed for urban uses in the past (Appendix A). Roads, both paved and unpaved were constructed throughout the area and around the project site. Individual lots were planned and designated. Utilities were installed to support urban uses. The General Plan was analyzed based on in-fill construction occurring within these areas. Lindbergh Boulevard formed the southern boundary of the study site. Commercial facilities and disturbed creosote bush scrub existed to the south of Lindbergh Boulevard. The eastern boundary was formed by an unnamed paved road. East of this unnamed paved road were commercial and airport facilities. A small patch of disturbed creosote bush scrub (*Larrea tridentata*) existed adjacent to the north of the study site. The airport was present north of this small patch of creosote bush scrub. Olsen Street (Curtiss Place on some maps) formed the western boundary of the study site. Commercial facilities and disturbed creosote bush scrub existed west of this paved road.

The City's Municipal Airport and Industrial Park is present north and east of the site and includes a runway, tower, dog kennel, and various other commercial facilities. Lindbergh Boulevard is designated as a collector road. As noted in the 2009 General Plan collector roads are a divided or an undivided road with four through lanes. Its primary function is as a collector facility with the ability to handle through traffic movements between arterials and local streets. Collectors are located on mid-section lines and have a 90-foot right-of way. This site is located within Zone C of the Airport Land Use Compatibility Plan. The common traffic pattern is noted as Zone C and has limited risk (County of Kern 2012).

(c) The project site has no value as habitat for endangered, rare or threatened species.

The natural environment has already been irretrievably altered from its natural state and has no habitat value for sensitive species. Biological surveys indicate there is no suitable sensitive species habitat within, adjacent to, or near the project site (Hagan 2019, 2023). There is no contiguous suitable habitat that would provide a corridor for sensitive species to immigrate into this project site. The site's dominant vegetation is creosote bush scrub, and red-stemmed filaree (*Erodium cicutarium*) (Figure 2).

The project area was a small patch of moderately disturbed creosote bush scrub with no sensitive plant or wildlife species. No desert tortoises (*Gopherus agassizii*) were present within or adjacent to the study site. No Mohave ground squirrel (*Xerospermophilus mohavensis*) habitat was within or adjacent to the project site. No desert kit foxes (*Vulpes macrotis*) or their sign were observed within the study area. No burrowing owls (*Athene cunicularia*) or their sign were observed during the 2019 and 2023 field survey. No suitable nesting or roosting opportunities for raptors were available within the project site. Smaller migratory birds would not be expected to nest in the vegetation within the project site. No ephemeral streams or washes were observed within the study area.

Mohave ground squirrel habitat consists of a specific assemblage of required shrub and annual species, none of which occur within, adjacent, or in close proximity to the project site. Stems and leaves from shrubs are necessary from a diversity of species to provide forage to Mohave ground squirrels during times annuals are unavailable (CDFW 2019). A table listing Mohave ground squirrel habitats and a discussion of required shrubs and annuals can be found in the 2019 CDFW publication titled "A Conservation Strategy for the Mohave Ground Squirrel, *Xerospermophilus mohavensis*."

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

All regulations and applicable policies from the various agencies (East Kern Air Quality Control District, Lahontan Water Quality Control Board, the City of California City General Plan, etc.) will be followed preventing any significant impacts to traffic, noise, air quality, or water quality. The Municipal Code, City of California City, California, Title 5 – Public Welfare, Chapter 6, Medical Cannabis Related Businesses and Activity provides clear requirements to operating cannabis facilities in the City of California City (California City 2018). Following these requirements further ensures no significant environmental impacts are likely to occur as a result of this project. No water features (wash, stream, swale, etc.) are present within the project site. Approximately 75% of water used within the processes, from manufacturing to cultivation will be reclaimed and reused to minimize water consumption and waste. A system to reuse all water generated from air conditioners and humidifiers will be implemented to further optimize water conservation efforts. California City has sufficient water resources to support this project (California City 2017). The Urban Water Management Plan indicates no issues with groundwater overdraft from a project this size (California City 2017). No pesticide/chemical use is proposed. Workers to be employed at the facility is estimated between 20 to 25 for the different shifts. Facility lighting will be dark-sky compliant (California City 2009). The project will comply with all city noise ordinances. Filtration



Figure 2. View of the project site looking from eastern boundary to western boundary. Path in view is old dirt covered asphalt.

systems will be designed to control odors using negative pressure and mass filtration. The City of California City, East Kern Air Quality Control District, and Lahontan Water Quality Control Board have regulations and ordinances in place which ensure operational issues from this project cannot cause a significant impact. The project site will comply with District Rule 402 (Fugitive Dust) for construction sites less than 10 acres.

(e) The site can be adequately served by all required utilities and public services.

There are existing utilities that will be accessed by the project. Public services such as police and fire will be made aware of this facility through the SDR process.

Literature Cited:

- California Department of Fish and Wildlife. 2019. A conservation strategy for the mohave ground squirrel, *xerospermophilus mohavensis*.
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- City of California City. 2009. City of california city final general plan, 2009-2028. 209pp. On file at Planning Department, City of California City.
- City of California City. 2017. Urban water management plan 2015 update, april 2017. On file at Planning Department, City of California City.
- City of California City, 2018. Municipal code city of california city, california, chapter 6. medical cannabis related businesses and activity.
https://library.municode.com/ca/california_city/codes/code_of_ordinances?nodeId=CD_OR_D_TIT5PUWE_CH6MECAREBUAC
- City of California City. 2020. Interactive zoning map. <http://www.californiacity-ca.gov/CC/City of California City, 2017>.
- County of Kern. 2012. Airport land use compatibility plan. Kern County Planning and Community Development Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301. 388pp.
- Hagan, M. 2019. Biological resource assessment of apn 216-180-10, california city, california. Mark Hagan, 44715 17th Street East, Lancaster, California. 12pp.
- Hagan, M. 2023. Update to biological resource assessment of apn 216-180-10, california city, california. Mark Hagan, 44715 17th Street East, Lancaster, California. 12pp.

Lead Agency Signature Anu Doravari

Contact Person and Phone: Anu Doravari 760.338.1377 Date received for filing at OPR: _____

Appendix A

Project site and surrounding land uses



Aerial photograph of study site showing surrounding land uses as of 2015 (Google Earth).



Looking towards the new development to south of project site.



Looking from project site to the north of project site.



Looking from western boundary of the project site across Olsen Street towards the west.



Looking north along Olsen Street from west boundary of the project site.



Looking from the southwest corner of the project site across Lindbergh Blvd towards the south-southeast.