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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: SCH Number (New SCH Number)

Project Title: California City Initial Study: Mojave Jade, Inc. (Addendum.v.5)-Final (20230808)

Lead Agency: City of California City, Kern County, California

Contact Name: Mojave Jade, Inc. c/o Cathy Yip, 4888 California City Blvd. California City, CA 93505

Email: cky_93536@yahoo.com Phone Number: (661) 312-2625

Project Location: California City (APN: 25-20103) Kern County, CA, USA

City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes the entitlement, siting, and construction of a 152,000 SF facility on an approximately 9.78 gross acre site across three (3) phases of development. The Project is authorized by the City on property zoned M-1 zone. Cannabis Businesses are permitted, 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. All cannabis related activities are only permitted in the interior of enclosed structures, facilities, and buildings. The Project is generally located southerly of California City Blvd. and approximately ½ mile west of Baron Blvd.; more specifically, on Assessor's Parcel Number (APN): 225-201-03, within the City of California City. The Project will be designed in a manner compliant with California City Municipal Code Title 5, Chapter 6 and Title 9, Chapter 2, Articles 21 and 29. The Project site is located further than 200-feet from any residentially zoned property, or existing single-family residential dwelling. The Project site is surrounded by Conservation Land (O/RA) to the south, east, west and northwest and Light Industrial (M-1) zone to the north.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Review of the Project site and aerial imagery do not indicate the presence of any existing residential dwelling. The Project site will be secured by an 8-foot perimeter fence, subject to the City's site plan review process. Primary access to the project site will be provided through a standard commercial driveway approach, located along the Right-of-Way (R/W) for California City Blvd. Street improvements, such as the implementation of curb and gutter, as well as paved roads are intended as part of the development of the project, providing 150 standard, off-street, parking stalls within the project's boundaries. The project also includes perimeter and on-site landscaping and irrigation, eight (8), 8' x 40' loading and storage areas, and a fire turnaround. The construction of a 304,000 Gallon Bolted Steel Water Tank is required in order to provide fire suppression mitigation for structures located on-site. The property is not connected to the City's Municipal water system, and as such, the Tank was identified as an "Alternative Means and Methods", which is established by the State Fire Code. The Water Tank is approximately 32' 2 ½" in overall height and 40' 1 5/16" total inside diameter. The Tank is located along the westerly property line and will be constructed in the first phase of development. The Project will also utilize an existing well to provide water supply to the Water Tank. The total depth of the well boring is 980-vertical feet and is comprised of PVC material with a total outside diameter of 6.9-inches. California City is located within the Fremont Valley Groundwater Basin which is currently an unadjudicated basin and subject to potential overdraft. However, the number of well permits currently issued within the City does not constitute a cumulative impact.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No controversies, or concerns from either Responsible or Trustee Agencies and/or from Interested Parties have been raised. No known controversies are under review by the Lead Agency.

Provide a list of the responsible or trustee agencies for the project.

Department of Cannabis Control (DCC)