

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 #: _____

Project Title: KK Park LLC

Lead Agency: California City

Contact Name: Anu Doravari

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Project Location: California City, Kern County

City

County

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

The proposed project consists of the phased development of a multi-tenant cannabis project on approximately 10 acres. The project includes a total of 26 pads and, at full buildout, would consist of 23 cannabis-related buildings, including 21 indoor cultivation facilities, one manufacturing facility, and one distribution facility, together with one office building and one restroom building, for a total building area of approximately 213,320 square feet. All 26 pads are included as part of the project entitlement.

The project also includes associated site improvements and supporting infrastructure, including internal circulation, utilities, drainage facilities, backup generator infrastructure, and LNG fuel systems. Indoor cultivation operations would occur on a continuous basis and would rely on electrical and mechanical systems such as lighting and HVAC. Backup generators would be used on a limited, intermittent basis for maintenance, testing, and emergency outages and would be subject to applicable regulatory requirements.

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

The Initial Study identified potentially significant impacts related to air quality, biological resources, cultural resources, noise, hazards and hazardous materials, and utilities and service systems. Potential hazards impacts include the use, storage, and handling of liquefied petroleum gas (LPG)/liquefied natural gas (LNG) associated with on-site generator infrastructure. These impacts would be reduced to a less-than-significant level through implementation of mitigation measures, including but not limited to dust control in accordance with Eastern Kern Air Pollution Control District requirements, pre-construction biological surveys and avoidance measures, cultural resource monitoring and procedures for inadvertent discoveries, compliance with applicable fire and hazardous materials regulations for fuel storage and handling, noise control during construction, and proper design and operation of on-site utilities including septic systems. With implementation of these mitigation measures, the project would not result in significant environmental impacts.

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

The project site has been subject to prior development activity, including grading and partial construction, which has resulted in the preparation of an updated environmental document to address current site conditions and ensure compliance with CEQA. Issues raised during review have primarily related to biological resources, air quality, and on-site utilities including septic systems, as well as compliance with applicable regulations governing cannabis-related land uses. At this time, no substantial public controversy has been identified.

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

Department of Cannabis Control
Lahontan Regional Water Quality Control Board
California Department of Fish and Wildlife.