

CITY OF ADELANTO
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration – CUP 20-05, LDP 20-06, TPM 20245

LEAD AGENCY: City of Adelanto
Community Development Department, Planning Division
11600 Air Expressway
Adelanto, California 92301

PROJECT NAME: CUP 20-05, LDP 20-06, TPM 20245 - Patel

APPLICANT: The Applicant for the proposed project is High Desert Development, LLC
Kent and Rajan Patel 1202 Coronet Drive Riverside, California 92506

CITY/COUNTY: City of Adelanto, San Bernardino County.

LOCATION: The proposed project site is located at U.S. Highway 395 and Calleja Road roughly 3.0 miles north of downtown Adelanto. The Assessor Parcel Number (APN) is #0460-171-24) in San Bernardino County California. The Site lies in Section 8, Township 6 North, Range 5 West, San Bernardino Base and Meridian (SBB&M).

DESCRIPTION: The City of Adelanto is reviewing an application submitted by Mr. Patel for a Tentative Parcel Map 20245 to subdivide 11.26 acres into 8 lots; a Conditional Use Permit (CUP 20-05) to establish Medical and Adult Use Cannabis Cultivation and a Location and Development Plan (LDP 20-06) to construct eight, 25,000 sf greenhouses (200,000SF total) for medical and adult cannabis located in the Airport Development District (ADD) zone.

FINDINGS: The environmental analysis prepared for the proposed project indicated that the project will not result in any significant adverse immitigable impacts. For this reason, the City of Adelanto has determined that a Mitigated Negative Declaration is the appropriate CEQA document. The following findings may be made based on the analysis contained as part of the Initial Study's preparation:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

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REVIEW: Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following location:

City of Adelanto Community Development Department, Planning Division
11600 Air Expressway
Adelanto, California 92301

Copies of the IS/MND can also be found online at:

<https://www.ci.adelanto.ca.us/201/Planning-Division>.

Please send your comments to the attention of Ms. Mary Blais, Planning Consultant at City of Adelanto, Community Development Department, Planning Division, 11600 Air Expressway Adelanto, California 92301. Ms. Blais' contact number with the City is (760) 246-2300. Your responses are requested by November 19, 2021. A Planning Commission hearing is tentatively scheduled for January, 2022.



Date: October 15, 2021

Mary Blais, Planning Consultant