

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



- SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration – Boutique Purple Development; CUP 21-16 and LDP 21-14.
- LEAD AGENCY:** City of Adelanto
Community Development Department, Planning Division
11600 Air Expressway
Adelanto, California 92301
- PROJECT NAME:** Boutique Purple Development; CUP 21-16 and LDP 21-14.
- APPLICANT:** Ms. Mary Ma, Boutique Purple Science, LLC., 10109 Yucca Road, Adelanto, California 92301
- CITY/COUNTY:** City of Adelanto, San Bernardino County.
- LOCATION:** Adelanto, California 92301. The corresponding Assessor Parcel Number (APN) is 3210-631-14. The proposed project site is located near the intersection of Rancho Road and Koala Road in the southwestern portion of the city.
- DESCRIPTION:** The City of Adelanto is reviewing an application submitted by Mary Ma to develop on a 3.03-acre (132,077 square-foot) parcel within the southeastern portion of the City of Adelanto. The proposed project involves the construction of six, two-story cannabis cultivation, distribution, and manufacturing facilities with a total floor area of 97,428 square-feet. In addition, 52 standard parking spaces and 6 ADA compliant stalls will be provided. The property currently has a General Plan and Zoning land use designation of Manufacturing/Industrial (MI). The project site is not located on any known or suspected hazardous waste site.
- FINDINGS:** The environmental analysis provided in the attached Initial Study indicates that the proposed project would not result in any significant adverse unmitigable impacts. For this reason, the City of Adelanto determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:
- 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 a rare or endangered plant or animal 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 substantial adverse effects on human beings, either directly or indirectly.
- 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

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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 Mr. James Hirsch, Planning Consultant at City of Adelanto, Community Development Department, Planning Division, 11600 Air Expressway Adelanto, California 92301. Mr. Hirsch's contact number with the City is (760) 246-2300. Your responses are requested by November 30, 2021. The Planning Commission hearing is tentatively scheduled for December 1, 2021.

James Hirsch, Contractor to the City of Adelanto

Date: October 25, 2021

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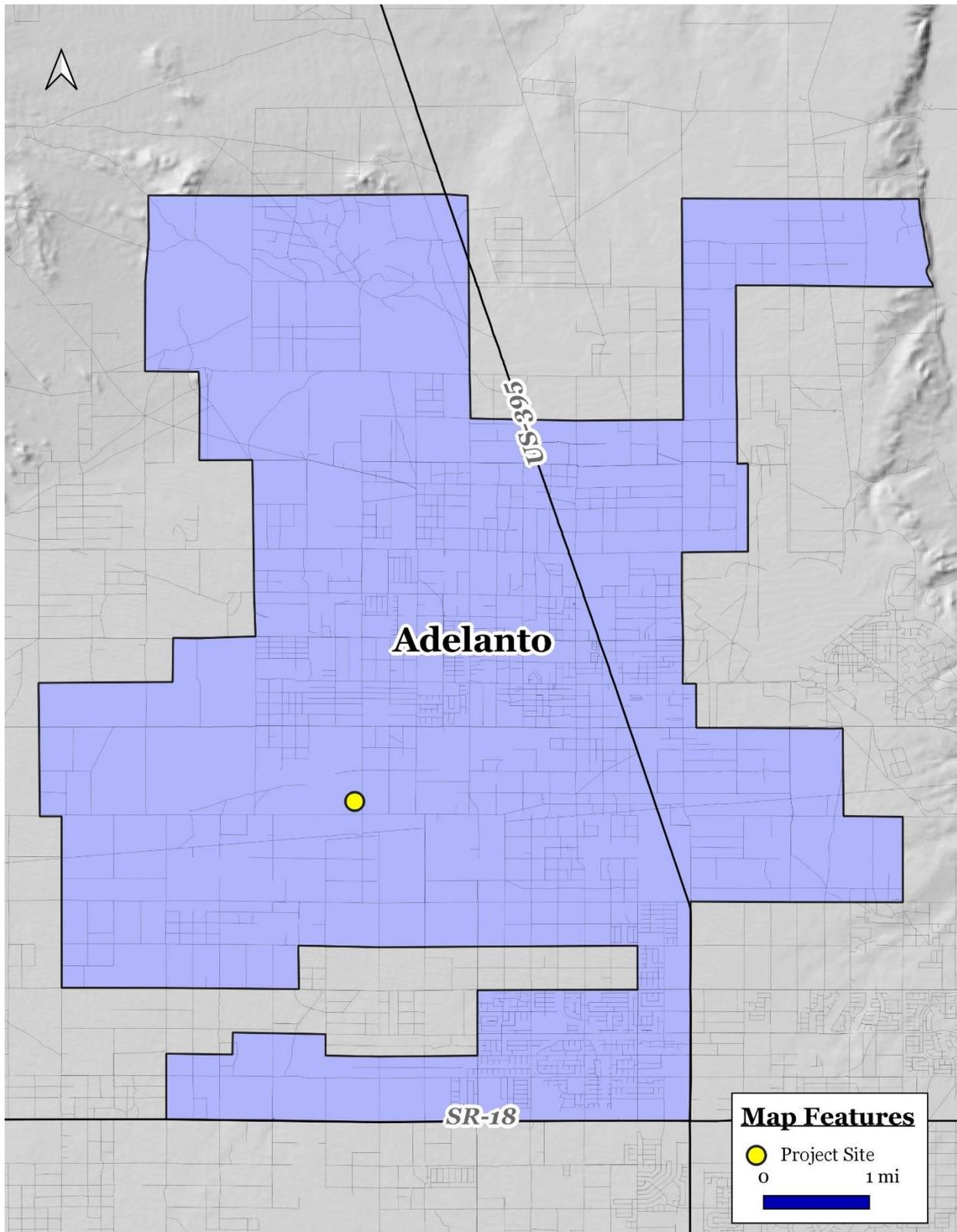


EXHIBIT 1
PROJECT LOCATION IN THE CITY

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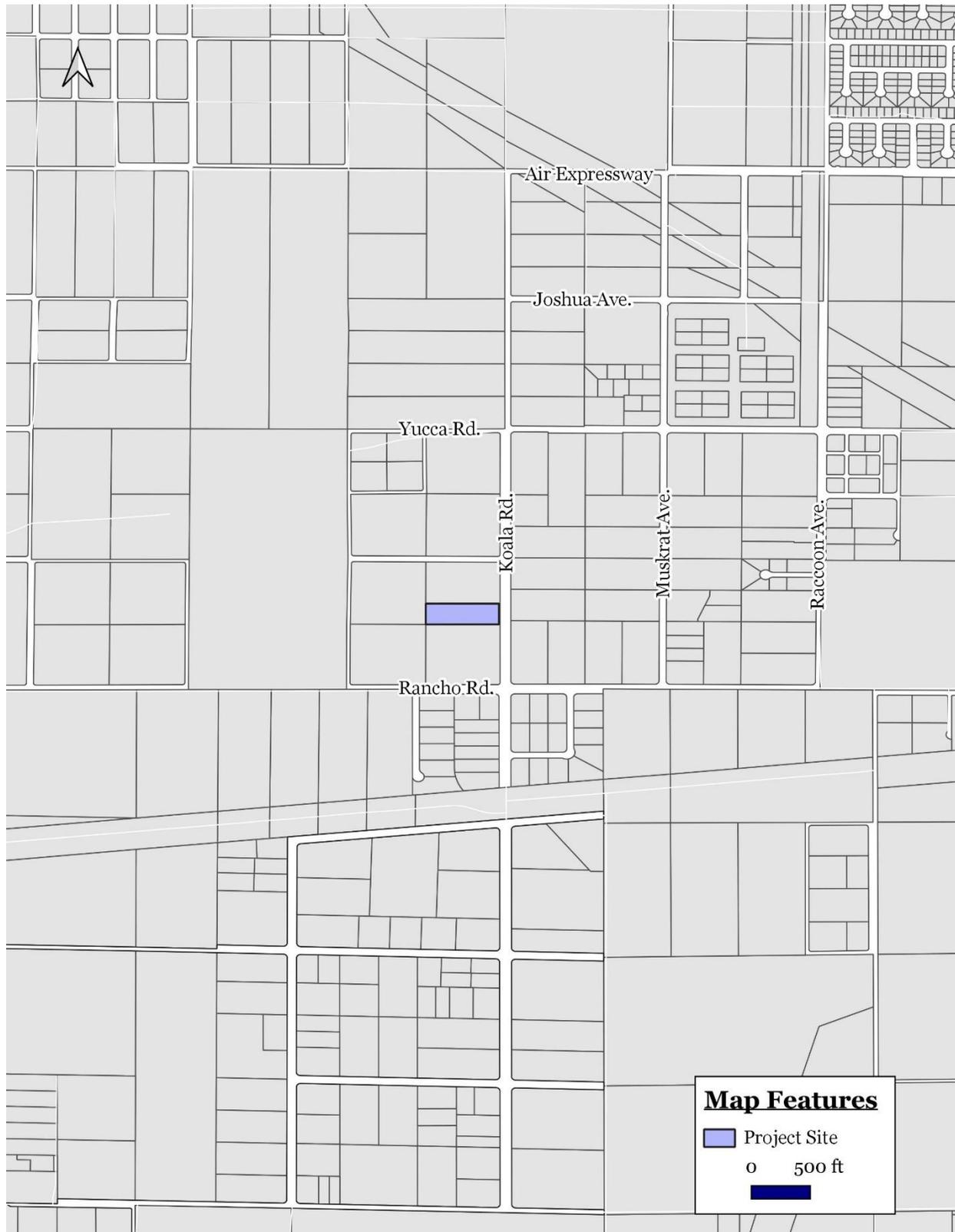


EXHIBIT 2
VICINITY MAP

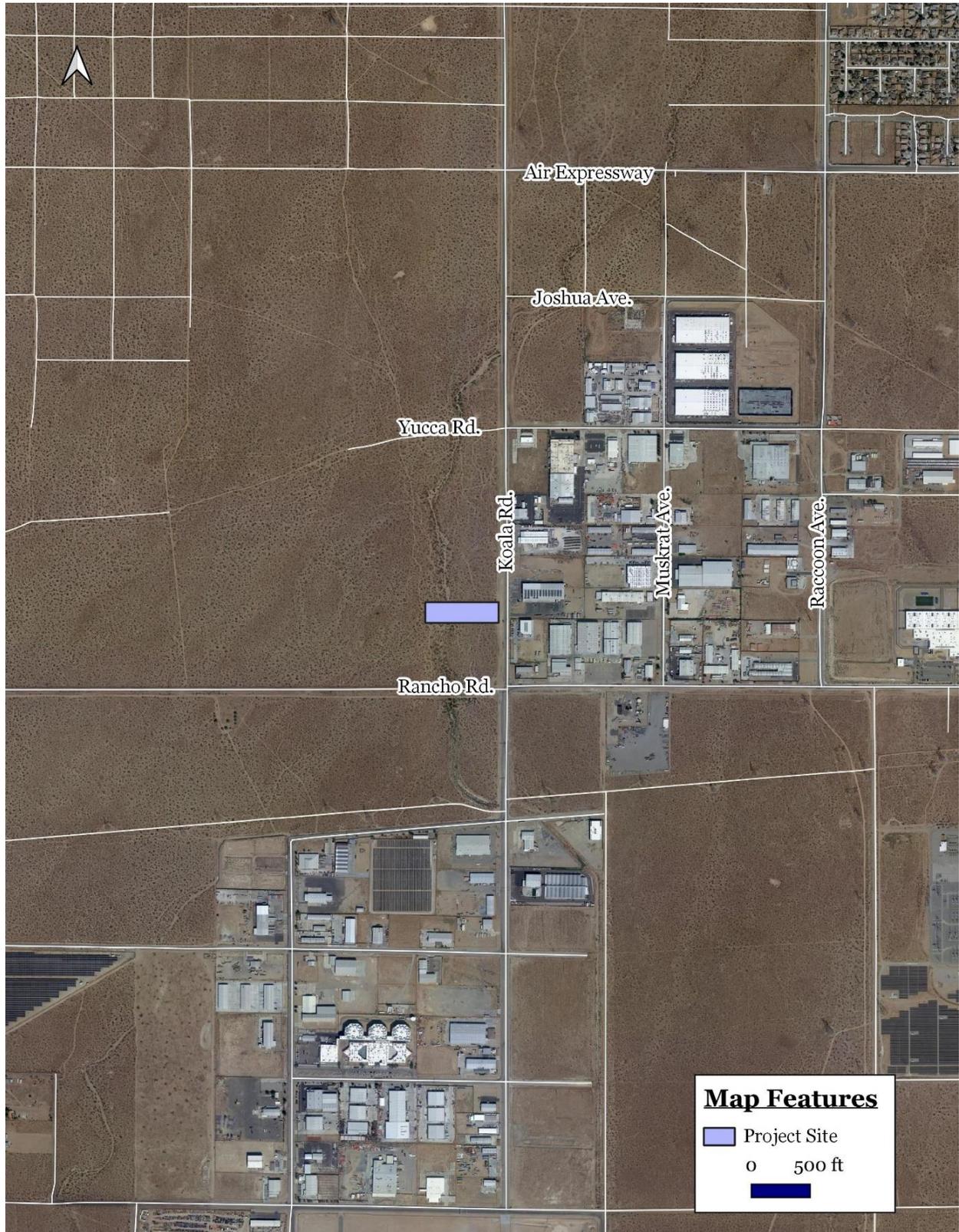


EXHIBIT 3
AERIAL IMAGE OF PROJECT SITE