

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

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration

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

PROJECT NAME: Adelanto Rancho Park 10517-10559 Rancho Park Road Cannabis Project

PROJECT APPLICANT: Lip Yow
D/T Builders Developer
1305 North Knollwood Circle
Anaheim, CA 92801

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

LOCATION: The proposed project site is located at 10517-10559 Rancho Park Road in the southwest corner of Rancho Road and Aster Road in Adelanto, California, 92301. The corresponding Assessor Parcel Number (APN) is 3218-051-03.

PROJECT DESCRIPTION: The proposed project involves the construction of five buildings within the 12.4-acre site. The five buildings will have a total floor area of approximately 234,000 square feet. A total of 216 parking spaces would be provided including 16 ADA spaces. A stormwater detention basin will be constructed in the northern portion of the site, immediately south of Rancho Road. Approximately 167,000 square feet will be reserved for open space. Access to the site will be provided by two driveway connections at the south side of Rancho Road. The new buildings will be used for adult and medical cannabis cultivation, manufacturing, and distribution. The project site is zoned as Manufacturing Industrial (MI).

ENVIRONMENTAL INFORMATION: An Initial Study/Mitigated Negative Declaration was prepared to evaluate the potential impacts of the proposed Project in accordance with the provisions of the California Environmental Quality Act. Pursuant to CEQA Guidelines Section 15072, the Project site is not on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section.

FINDINGS: The City of Adelanto’s decision to implement this proposed project is a discretionary decision or “project” that requires evaluation under the California Environmental Quality Act (CEQA). The City has prepared an Initial Study and Mitigated Negative Declaration to evaluate the project impacts and has concluded the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures.

PUBLIC REVIEW AND COMMENT: The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins February 2, 2022 and ends on March 3, 2022. Written comments must be received at the City of Adelanto Community Development Department, Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: James Hirsch, Planning Consultant or via email at jhirsch@ci.adelanto.ca.us by 5:30 PM on

March 3, 2022. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

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>.

Mr. Hirsch' contact number with the City is (760) 246-2300 extension 11190. A Planning Commission hearing is tentatively scheduled for March 16, 2022.


James Hirsch, Planning Consultant

Date: February 2, 2022

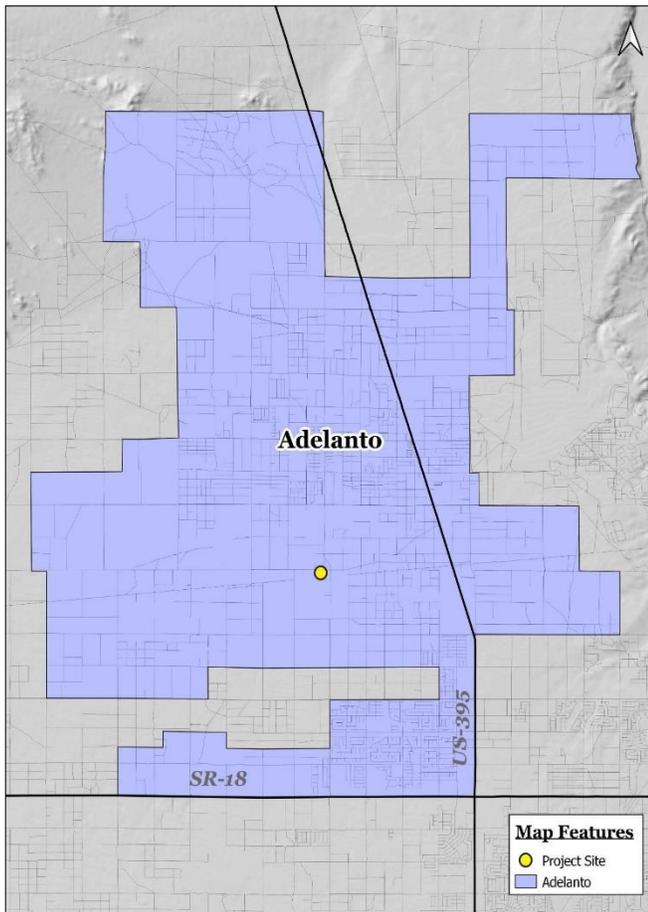


Figure 1: Citywide Map

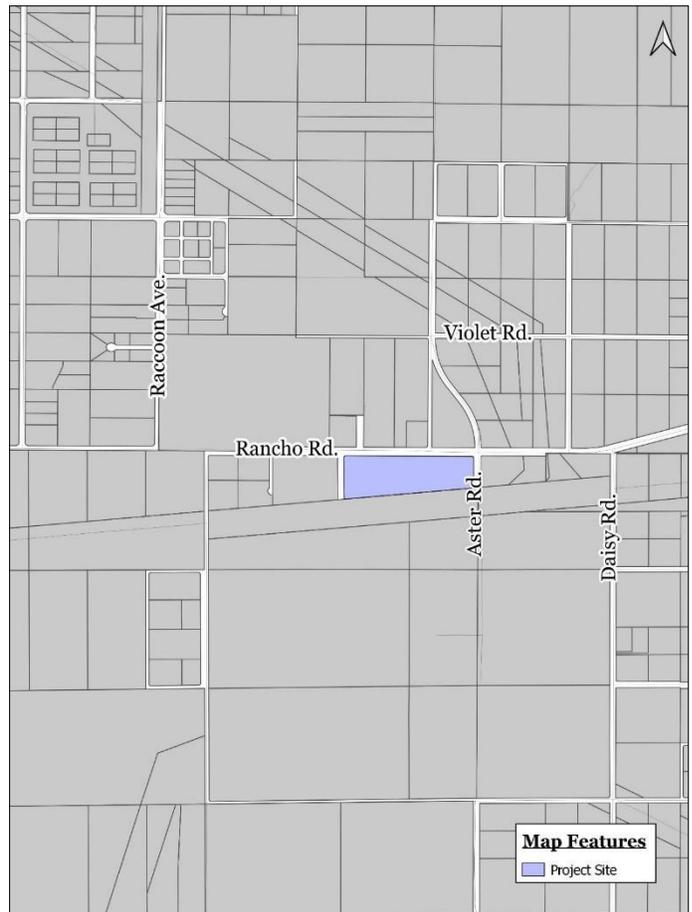


Figure 2: Project Site Location