

## CATEGORICAL (CEQA) EXEMPTION

**TO:** Clerk of the Board of Supervisors  
County of San Bernardino  
385 N. Arrowhead Avenue, 2<sup>nd</sup> Floor  
San Bernardino, California 92415

**FROM:** City of Adelanto  
Planning Division  
11600 Air Expressway  
Adelanto, California 92301

**NAME:** CUP 21-23 and LDP 21-23, Adelanto Group, LLC

**ADDRESS:** 9248 Holly Road, Adelanto, California 92301; APN 3129-251-024

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

**APPLICANT:** Adelanto Group, LLC. 1107 Fair Oaks Avenue, Suite 507, South Pasadena, California 91030.

**PROJECT:** The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 4.6 -acre (200,376 square foot) site. The site has been graded and a 16,000 square foot building (referred to as Building #1) occupies the eastern portion of the site, along the Beaver Road frontage. The proposed project would involve the construction of three new buildings in the central and western portion of the site. Each of the new buildings (referred to as Buildings #2 through #4) would have a floor area of 27,500 square feet including 25,500 square feet devoted to manufacturing, cultivation, and storage areas and 1,750 square feet for offices. In addition, the three new buildings would include a ground floor consisting of 20,750 square feet and a mezzanine level consisting of 5,000 square feet. The total floor area of the three new buildings would be 82,500 square feet. The maximum height of the new buildings would be approximately 30-feet. In addition, a total of 65 new parking spaces would be provided. An existing driveway connecting to the north side of Holly Road would continue to provide access to the site. A total of 20,038 square feet (10%) of the site would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-23) and a Land Development Plan (LDP-21-23). The site is zoned as Manufacturing Industrial (MI).

**EXEMPTION:** The project qualifies as exempt pursuant to Section 15132 (Infill Exemption).

**STATUS:**

- Ministerial (Section 21080 (b)(1); (Section No. \_\_\_\_\_));
- Declared Emergency (Section 21080 (b)(3); (Section No. \_\_\_\_\_));
- Emergency Project (Section 21080 (b)(4); (Section No. \_\_\_\_\_));
- Statutory Exemption (Section No. \_\_\_\_\_);
- Categorical Exemption (Section No. \_\_\_\_\_);
- The activity is not subject to CEQA (Section No. \_\_\_\_\_);
- Other (Section No. 15332, Infill Exemption).

**CITY CONTACT** Ms. Mary Blais, City Planner  
City of Adelanto Planning Department  
11600 Air Expressway  
Adelanto, California. 92301

Signature 

Date: March 22, 2022