

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: Koala LA, LLC.; CUP 21-22, LDP 21-22, and TPM 20454

PROJECT APPLICANT: Vazgen Khachatryan
115 Skyline Drive
Burbank, California 91501

CITY/COUNTY: City of Adelanto, San Bernardino County

LOCATION: Adelanto, California 92301. The corresponding Assessor Parcel Number (APN) is 3210-631-012 & 013. The proposed project site is located on the southwest corner of Rancho Road and Koala Road in the southwestern portion of the City.

PROJECT DESCRIPTION: The City of Adelanto is reviewing an application to develop a 6.05-acre (263,730 square-foot) site within the southcentral portion of the City of Adelanto. The proposed project involves the construction of eight (8), two-story buildings that would be used for cannabis cultivation, distribution, and manufacturing. The total floor area of the new buildings would be 214,608 square-feet. In addition, 185 standard parking spaces and 16 ADA compliant stalls would be provided. Vehicular access to the proposed development would be provided by driveway connections with the future Violet Road (on the north) and Koala Road (on the east). The property has a General Plan and Zoning land use designation of Manufacturing/Industrial (MI)

ENVIRONMENTAL INFORMATION: The environmental analysis provided in the attached Initial Study indicates that the proposed project will 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.

FINDINGS: 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.

**PUBLIC REVIEW
AND COMMENT:**

The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins **June 7, 2022** and ends on **July 7, 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: Louis Morales, Contract Planner or via email at JHirsch@ci.adelanto.ca.us by 5:30 PM **on July 7, 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. Morales contact number with the City is (760) 246-2300 extension 11128. A Planning Commission hearing is tentatively scheduled for **July 20, 2022**.

James Hirsch

Date: June 14, 2022

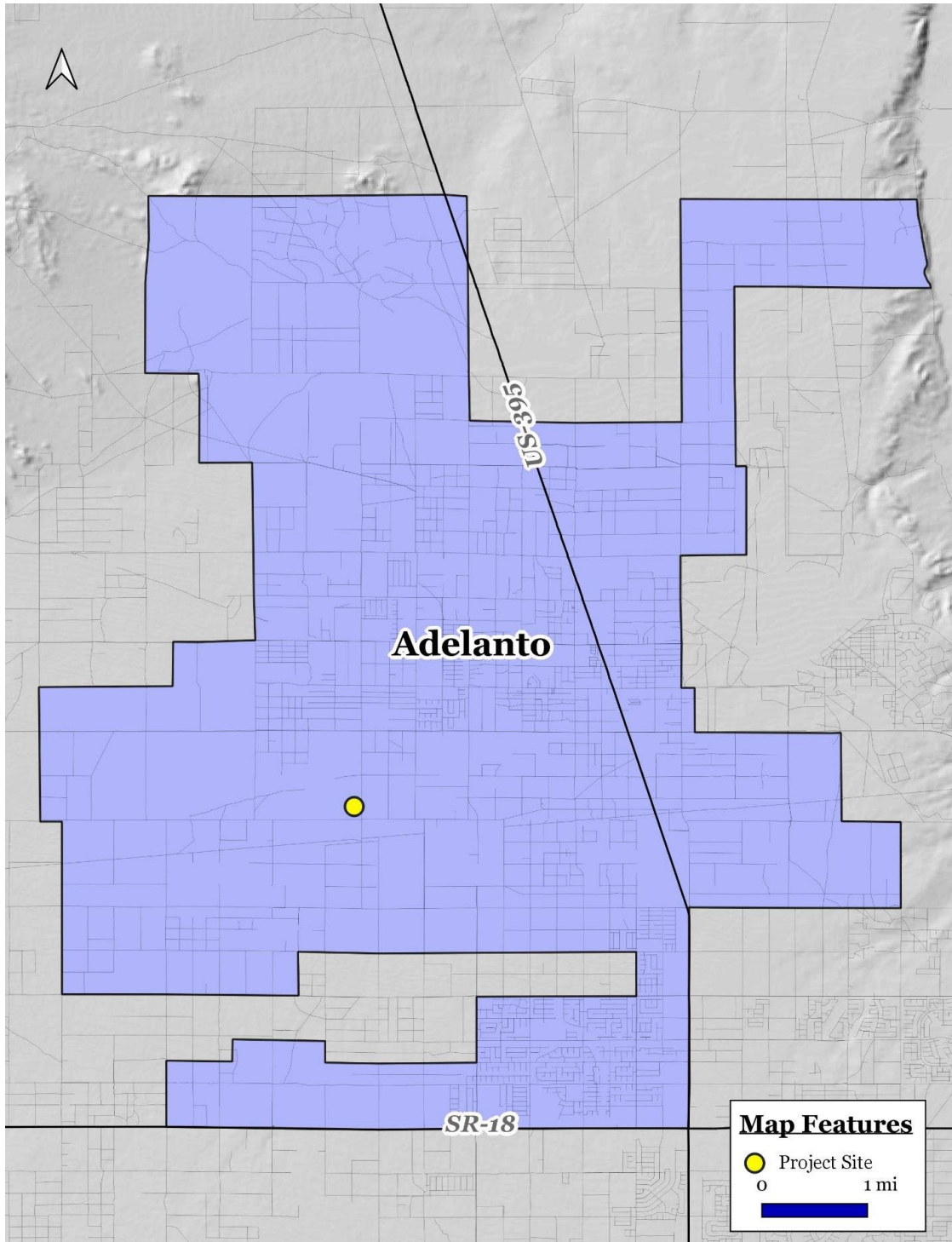


Figure 1: Citywide Map

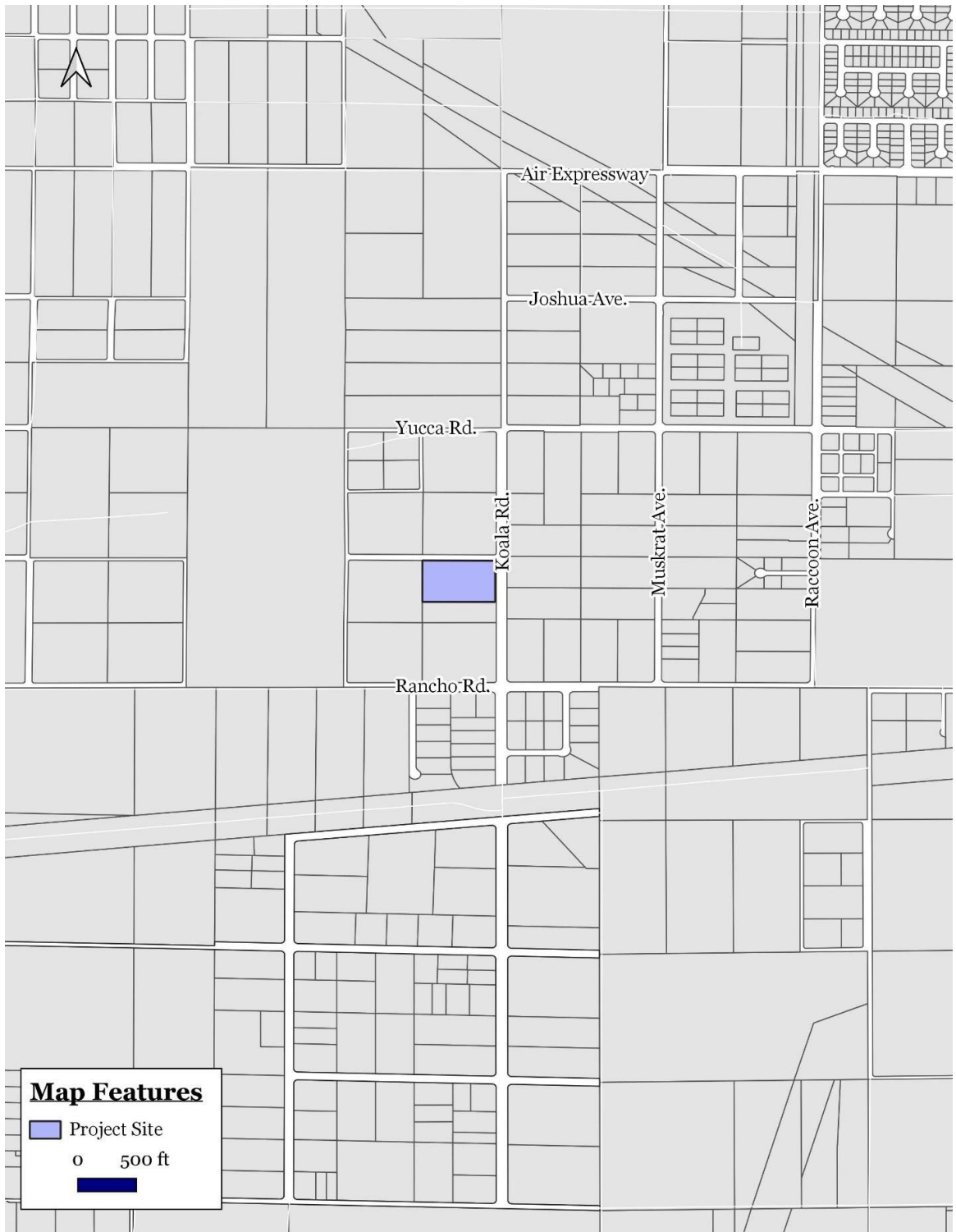


Figure 2: Project Site Location