

**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: Sark Properties LLC., CUP 21-24, LDP-21-24, and TPM 20461

PROJECT APPLICANT: Michael Pontious
Pontious Architecture
17995 HWY. 18 South, Suite 4
Apple Valley, CA 92307

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

LOCATION: The proposed project site is located on the southeast corner of Yucca Road and Aster Road in Adelanto, California 92301. There is not a current address designated to this parcel site. The corresponding Assessor Parcel Number (APN) is 0459-101-021. The project site is located in Township 6 North, Range 5 West, Section 32, USGS Adelanto, California Quadrangle, 1956.

PROJECT DESCRIPTION: The City of Adelanto is reviewing an application to construct five buildings on a 3.79-acre property that is currently undeveloped. The site is zoned as Manufacturing/Industrial (M/I). The five buildings (referred to as Buildings 1 through 5), would total 131,680 square feet of floor area in five (5) phases the proposed project would be used for the cultivation, manufacturing, and distribution of adult and medicinal cannabis. A total of 118,720 square feet of floor area would be devoted to cultivation, 10,470 square feet of floor area would be devoted to manufacturing, and 2,490 square feet would be devoted to distribution. Impervious paved surfaces would total 66,491 square feet (40.3% of the total site area). Landscaping would total 22,700 square feet (13.8% of the total site area). Vehicular access to the site would be provided by a single driveway connection with Yucca Road and a second driveway connection with Aster Road. Each building would be provided its own parking for a total of 121 parking spaces

ENVIRONMENTAL INFORMATION: The proposed project site is located on a 3.79-acre parcel that is currently vacant though it has been disturbed by off-road activity and illegal dumping. The property currently has a General Plan and Zoning land use designation of Manufacturing/Industrial (M/I). Vehicular access to the site would be provided by a single driveway connection with Yucca Road and a second driveway connection with Aster Road.

FINDINGS: The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study. The proposed project would 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 would not have impacts that are individually limited, but cumulatively considerable. The proposed project *would not* have environmental effects which will cause substantially 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 16, 2022 and ends on July 15, 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, Contract Planner or via email at JHirsch@ci.adelanto.ca.us by 5:30 PM on July 15, 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>.

James Hirsh contact number with the City is (760) 246-2300 Ext: 11190.

James Hirsh

Date: June 16, 2022

Figure 2: Project Site Location

