

**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: Violet & Aster Road, CUP 21-17 & LDP 21-15

PROJECT APPLICANT: Alan Brown
135 Enterprise Court
Corona, California 92882

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

LOCATION: The proposed project site is located on the southeast corner of Violet 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 0459-108-09

PROJECT DESCRIPTION: The City of Adelanto is reviewing an application to construct two buildings within a 2.44-acre property that is currently undeveloped. The site is zoned as Manufacturing/Industrial (M/I). The two buildings would total 20,000 square feet of floor area, 10,000 square feet each. The proposed project would be used for the cultivation, manufacturing, and distribution of adult and medicinal cannabis. The site's Assessor Parcel Number (APN) is 0459-108-09. The proposed project is located at the southeast corner of Violet Road and Aster Road. Landscaping would total 68,300 square feet (64.2% coverage). A total of 22 parking spaces would be provided, including 2 ADA parking spaces. In addition, a total of 4 loading spaces would be provided. Vehicular access to the site would be provided by a driveway connection with Violet Road.

ENVIRONMENTAL INFORMATION: The proposed project site is located on a site that is currently vacant though it has been disturbed by off-road activity and illegal dumping. As indicated previously, the proposed project site is located on a 2.44-acre parcel that is currently vacant and undeveloped. The site contains a disturbed creosote bush community that supports vegetation such as Nevada joint fir, silver cholla, Joshua tree, rubber rabbitbrush, California buckwheat, and paper bag plant. The site and the surrounding area are provided in Exhibit 2-4. The property currently has a General Plan and Zoning land use designation of Manufacturing/Industrial (M/I).

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 August 8,2022 and ends on September 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 lmorales@ci.adelanto.ca.us by 5:30 PM on September 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

Louis Morales, Contract Planner

Date: August 8, 2022

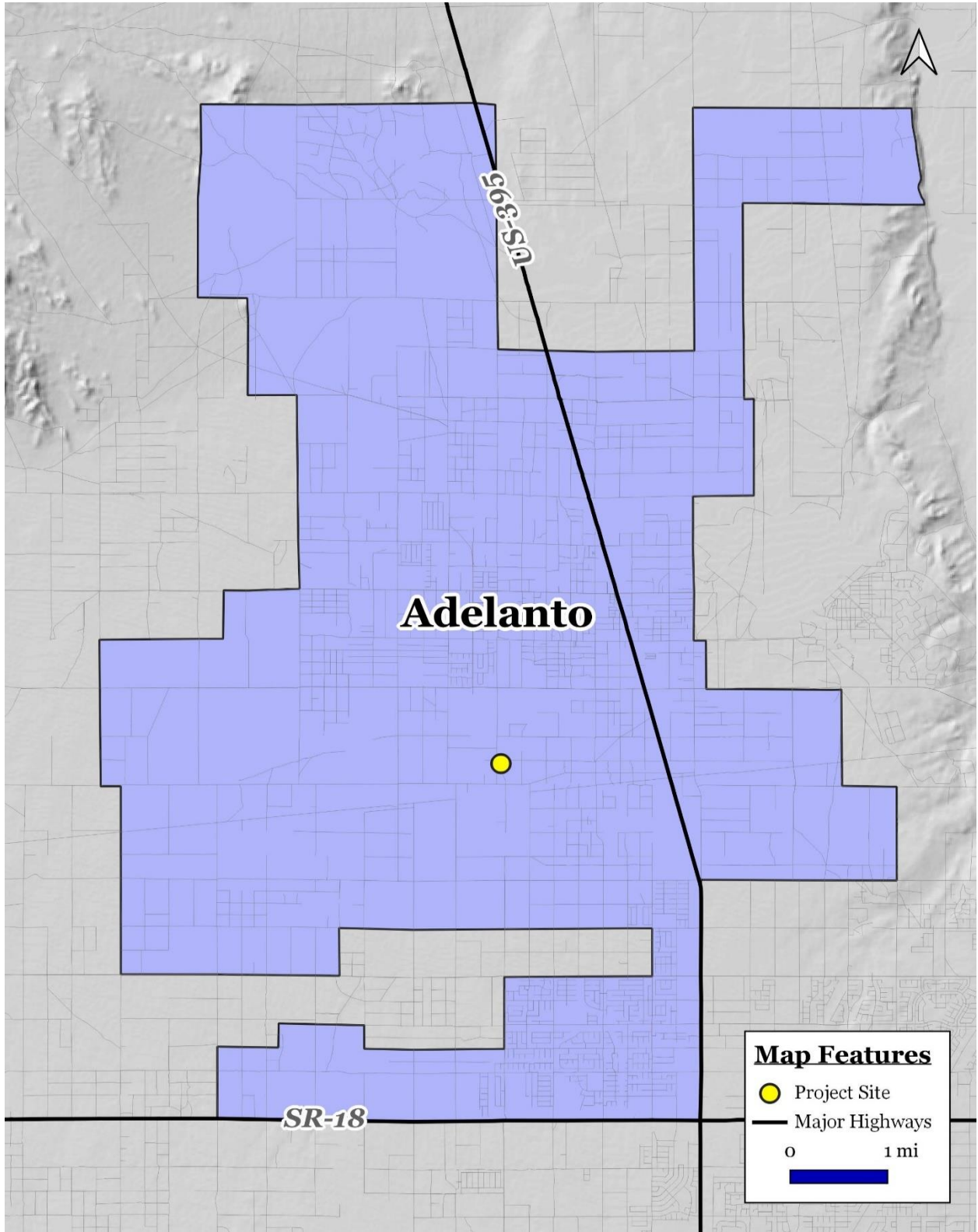


Figure 1: Citywide Map

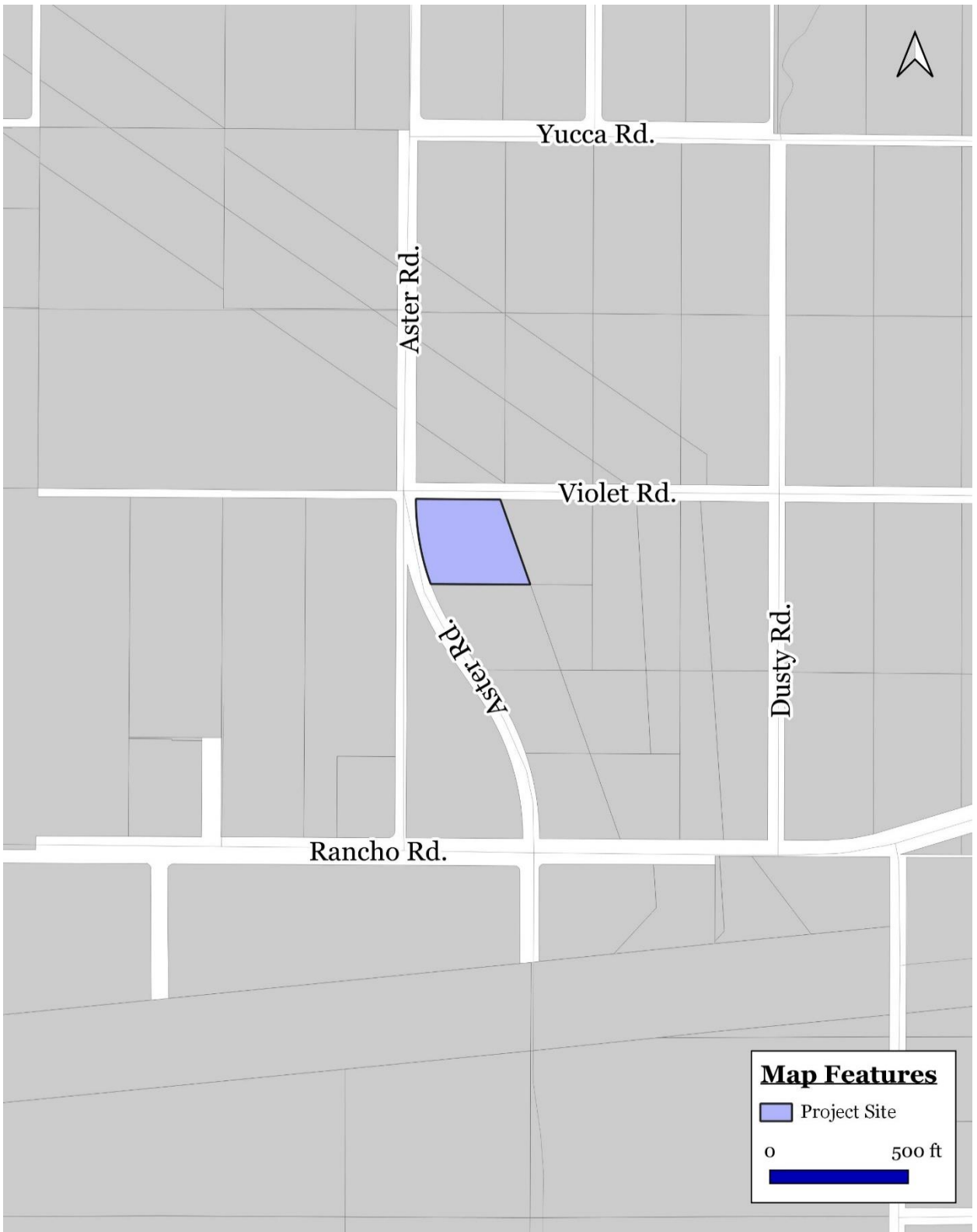


Figure 2: Project Site Location