

**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: Aster Road 2, CUP 21-18 & LDP 21-16

PROJECT APPLICANT: Alan Brown. Kusa Licensing and Consulting
135 Enterprise Court
Corona, California 92882.

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

LOCATION: The proposed project site is located on the eastern side of Aster Road in Adelanto, California 92301. There is not a current address designated to this parcel site. The corresponding Assessor Parcel Number (APN) is 0459-108-17

PROJECT DESCRIPTION: The City of Adelanto is reviewing an application to construct three buildings within a 2.28-acre property that is currently undeveloped. The total site area is 99,450 square feet. The proposed project will have a total building area of 46,000 square feet. The first building would consist of 26,000 square feet and the second and third buildings would each have 10,000 square feet each. The buildings would be used for the cultivation, manufacturing, and distribution of adult and medicinal cannabis. The property is in a Manufacturing/Industrial zone (MI) with an Assessor Parcel Number (APN) of 0459-108-17. There will be a total of 49 parking spaces, 4 ADA space, and 4 loading spaces at the proposed site.

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 2.28-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 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. The following findings may be made based on the analysis contained in the attached Initial Study. 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 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: Luis 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.

Luis Morales Project Planner

Date: August 8, 2022

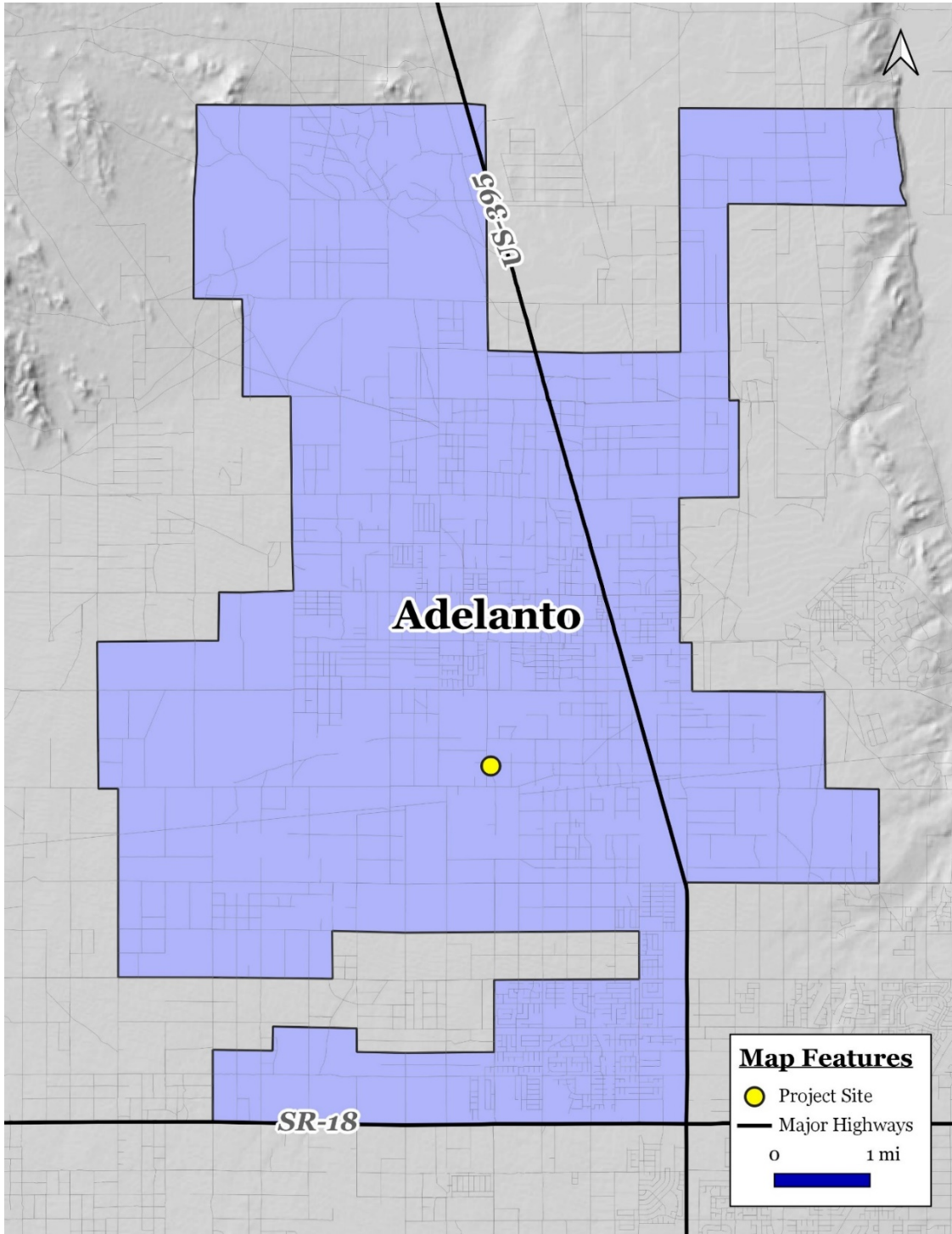


Figure 1: Citywide Map



Figure 2: Project Site Location