

**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 City of Adelanto is located approximately 85 miles northeast of Downtown Los Angeles and 40 miles north of the City of San Bernardino. Adelanto is bounded on the north by unincorporated San Bernardino County; on the east by Victorville and unincorporated San Bernardino County; on the south by Hesperia and unincorporated San Bernardino County; and on the west by unincorporated San Bernardino County.¹ Regional access to the City of Adelanto is provided by three area highways: the Mojave Freeway (Interstate 15), extending in a southwest to northeast orientation approximately three miles east of the City; U.S. Highway 395, traversing the eastern portion of the City in a northwest to southeast orientation; and Palmdale Road (State Route 18), which traverses the southern portion of the City in an east to west orientation

PROJECT DESCRIPTION: The City of Adelanto is reviewing an application to construct nineteen new buildings within a 21.86-acre property that is currently undeveloped. The site is zoned as Manufacturing/Industrial (M/I). The nineteen buildings would have a total floor area of 324, 220 square feet. Each building would consist of either a single or two-level structure with a maximum building height of approximately 30-feet. A stormwater detention basin would be located in the north-eastern portion of the site. The individual buildings would range in size from 10,000 square feet to 34,620 square feet. each. The proposed project would be used for the cultivation, manufacturing, and distribution of adult and medicinal cannabis. Vehicular access would be provided by four, 26-foot-wide driveway connections with the north side of Violet Road. Access to the individual buildings would be provided by a series of internal, 26-foot wide, drive aisles. A total of 364 parking spaces would be provided, including 22 ADA parking spaces. In addition. a total of 33 loading spaces would be provided. Landscaping would total 314,360 square feet (9.10-acres) and would be provided throughout the site. The project site is located on the northeast corner of Aster Road and Violet Road. The corresponding Assessor's Parcel Number (APN) is 0459-441-38. The proposed project would require the approval of a conditional use permit (CUP 22-10), a land development permit (LDP 22-07), and a tentative parcel map (TPM 20498).

¹Blodgett Baylosis Environmental Planning. 2021.

**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 21.86-acre parcel that is currently 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 3. Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* Vacant undeveloped land and a utility easement extends along the proposed project's north side. These parcels are zoned as Manufacturing Industrial (MI).²
- *East of the project site:* Aster Road extends along the project site's easterly side. Further east is undeveloped land. This area is zoned as Manufacturing Industrial (MI).³
- *South of the project site:* Violet Road extends along the project site's south side. Further south is the Adelanto ICE Processing Center. This area is also zoned as Manufacturing Industrial (MI).⁴
- *West of the project site:* Vacant though disturbed land along with developed industrial uses are located west of the project site. This area is zoned as Manufacturing Industrial (MI).⁵

An aerial photograph of the project site and the surrounding area is provided in Exhibit 2-4.

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

² Google Maps. Site Accessed September 1, 2022 and Adelanto Zoning Map, Site Accessed, September 1, 2022.

³ Ibid.

⁴ Ibid.

⁵ Ibid.

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 September 22, 2022 and ends on October 21, 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 October 22, 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.

Marc Blodgett
Marc Blodgett, CEQA Consultant to the City of Adelanto

Date: September 22, 2022

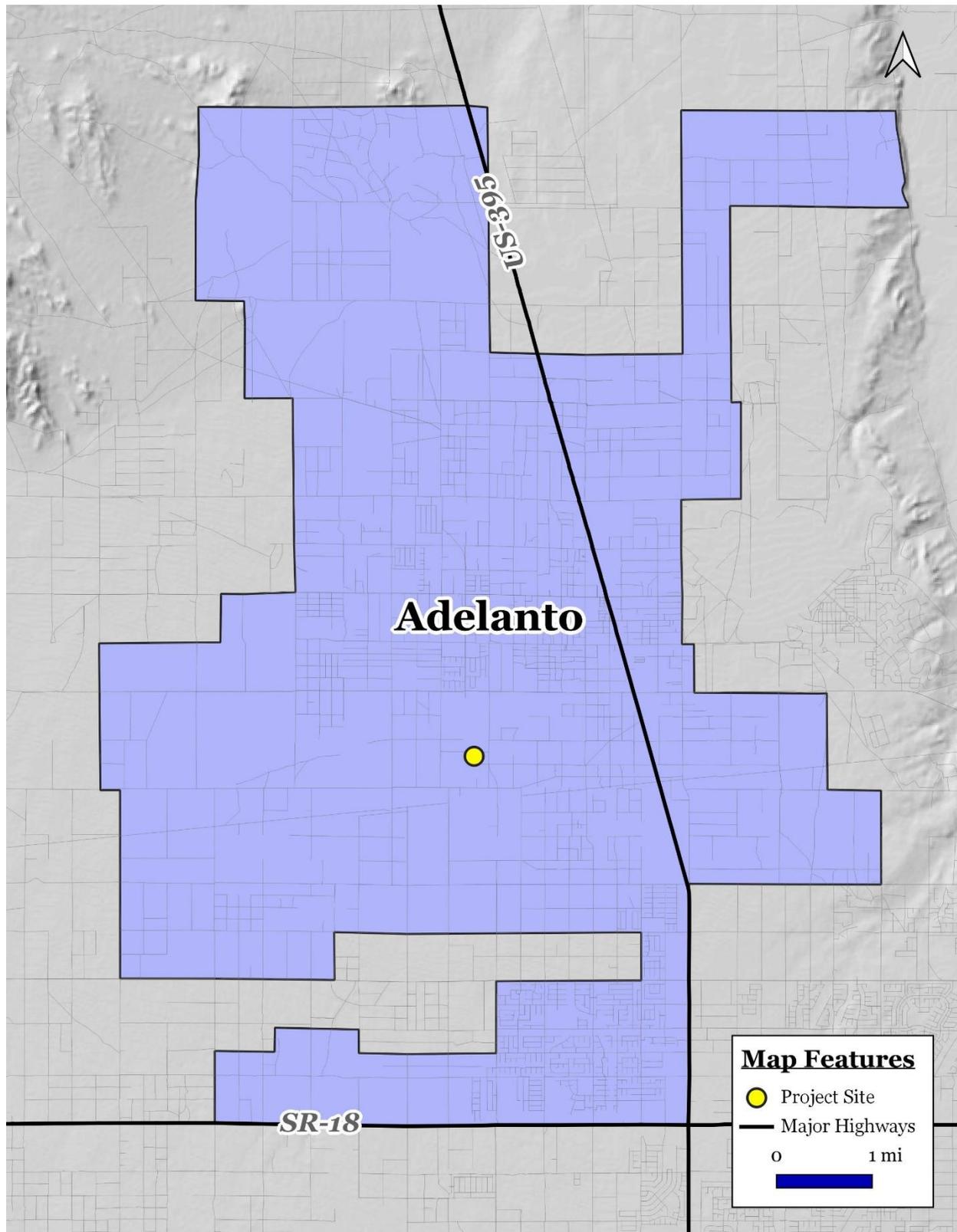


Figure 1: Citywide Map



Figure 2: Project Site Location

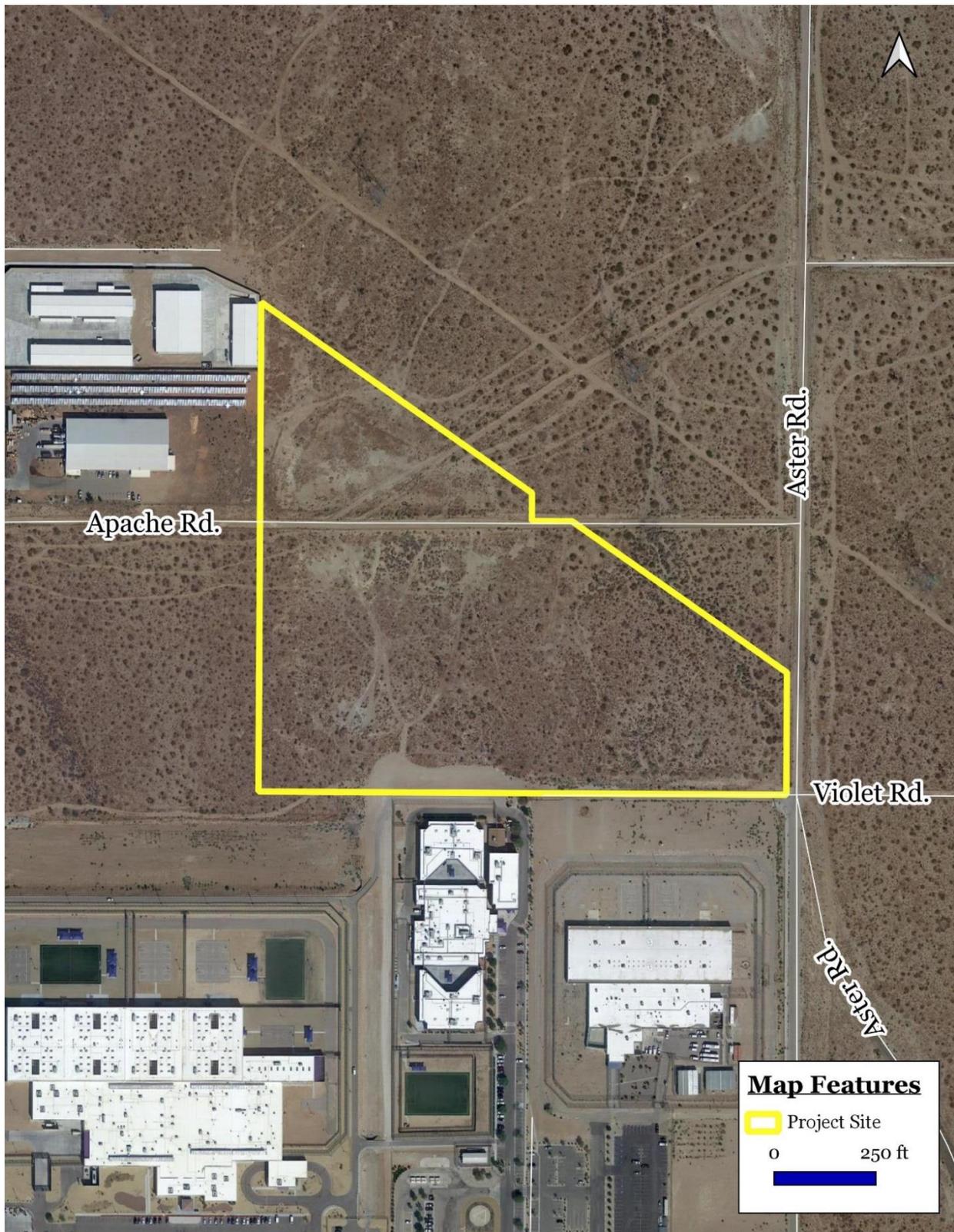


Figure 3: Ariel Image