

CITY OF ADELANTO
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed project consisting of Location and Development Plan (LDP) 22-13.

LEAD AGENCY: City of Adelanto
Community Development Department, Planning Division 11600 Air Expressway
Adelanto, California 92301

PROJECT NAME: LDP 22-13

PROJECT APPLICANT: Westcore Realty Adelanto 35,
4350 La Jolla Village Drive, Suite 900
San Diego, CA 92122

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

LOCATION: The Project site is on the SEC of Rancho Road and Adelanto. The Project site is also identified by the following Assessor Parcel Number: 3128-291-03.

PROJECT DESCRIPTION: Construct 660,925 square foot (sf) warehouse/distribution facility of which 640,925 sf is proposed for warehouse use and 20,000 sf for office space, on an approximately 35 - acre undeveloped parcel.

ENVIRONMENTAL INFORMATION: An Initial Study/Mitigated Negative Declaration was prepared to evaluate the potential impacts of the proposed Project in accordance with the provisions of the California Environmental Quality Act. Pursuant to CEQA Guidelines Section 15072, the Project site is not on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section.

FINDINGS: The environmental analysis prepared for the proposed project indicated that the project will not result in any significant adverse immitigable impacts. For this reason, the City of Adelanto has determined that a Mitigated Negative Declaration is the appropriate CEQA document. The following findings may be made based on the analysis contained as part of the Initial Study's preparation:

- 1) 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 an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.

- 2) The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- 3) The proposed project *will 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 on **September 30, 2022**, and ends on **October 31, 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, Planning Consultant or via email at: lmorales@ci.adelanto.ca.us by 5:30 PM on October 31, 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. Your responses are requested by October 25, 2021.

Louis Morales, Planning Consultant

Date: September 30, 2022