



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Daisy Road and Holly Road Development, CUP 22-14, LDP 22-11, and TPM 20590 proposed by Development Services – Planning Division.

NOTICE OF INTENT: The City of Adelanto has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the Project. The proposed MND is supported by an Initial Study that evaluated potential effects with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The proposed MND determines that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required or revisions in the Project have been made or agreed to by the Applicant. The City's decision to prepare a MND should not be construed as a recommendation of either approval or denial of this Project.

LOCATION: The proposed project site is located on the northwest corner of Holly Road and Daisy Road in Adelanto, California 92301. There is not a current address assigned to this project site. The corresponding Assessor Parcel Numbers (APNs) include 3128-121-006, 008, and 014. (See Exhibit 2-4, *Aerial Image of Project Site*, attached).

PROJECT DESCRIPTION: The City of Adelanto is reviewing an application to construct ten new buildings within a 7.31-acre property that is currently undeveloped. The site is zoned as Manufacturing/Industrial (M/I). The ten new buildings would have a total floor area of 101,000 square feet. Each building would consist of a single-level structure with a maximum building height of approximately 29-feet. The proposed project's total lot coverage would be 31.7%. A stormwater detention basin would be located within a majority of the lots. The individual buildings would range in size from 8,000 square feet to 15,000 square feet. each. A total of two buildings would consist of 8,000 square feet of floor area, seven buildings would consist of 10,000 square feet of floor area, and a single building would consist of 15,000 square feet. The proposed project would be used for the cultivation, manufacturing, and distribution of adult and medicinal cannabis. Vehicular access would be provided by two, 36-foot-wide driveway connections with the north side of Daisy Road and the west side of Holly Road, respectively. Access to the individual buildings would be provided by an internal, 36-foot wide, drive aisle. A total of 104 parking spaces would be provided, including 20 ADA parking spaces. In addition. a total of 20 loading spaces would be provided. Landscaping would total 141,669 square feet (2.32-acres) and would be provided throughout the site. The project site is located on the northwest corner of Daisy Road and Holly Road. The corresponding Assessor's Parcel Numbers (APNs) include 3128-121-006, 008, and 014. The proposed project would require the approval of a conditional use permit (CUP 22-14), a land development plan (LDP 22-11), and a tentative parcel map (TPM 20590).

PUBLIC REVIEW INFORMATION:

MND PUBLIC REVIEW PERIOD	May 15, 2023 to June 13, 2023
PLANNING COMMISSION PUBLIC HEARING	The Planning Commission will hold a public hearing to consider and take action on (1) the proposed MND and (2) applications for the Project at a future date to be determined. A separate public notice for the hearing(s) will be published.
LOCATION OF DOCUMENTS FOR PUBLIC REVIEW	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 .
PRESENCE ON THE SITE OF HAZARDOUS WASTE OR SUBSTANCES:	None
SUBMIT COMMENTS TO:	City of Adelanto Community Development Department, Planning Division, 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 January 21st, 2023.



Louis Morales
Planning Consultant



EXHIBIT 2-4
AERIAL IMAGE OF PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING