

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

---

- PROJECT NAME:** Rancho 30 Cultivation Facility (CUP 23-11 and LDP 23-27)
- SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA)
- LEAD AGENCY:** City of Adelanto  
Community Development Department, Planning Division  
11600 Air Expressway  
Adelanto, California 92301
- APPLICANT:** Mr. Jim Tracy, Rancho 30, LLC. 2241 Gilberto, Suite A, Rancho Santa Margarita, CA 92668
- CITY/COUNTY:** City of Adelanto, San Bernardino County
- LOCATION:** The proposed project site is located to the south of Rancho Road and to the west of Raccoon Avenue, in the south-central portion of the City of Adelanto. There is no current address that has been assigned to this project site. The corresponding Assessor Parcel Numbers (APNs) are 3128-011-02, -03, & -04.
- DESCRIPTION:** The proposed project would involve 4 total phases.
- *Phase 1* consists of the construction of three new buildings totaling 86,597 square feet within the 9.48-acre property located on the southwest corner of Rancho Road and Raccoon Avenue. The APNs for this property is 3128-011-04. The three new buildings are referred to as *Buildings A, B, and C*. Building A would be a single level cultivation building and would consist of 34,425 square feet; Building B would be a single level cultivation building and would consist of 34,425 square feet; and Building C would be a two level building and would consist of 17,747 square feet. The total floor area of the three new buildings would be 86,597 square feet. Access to the proposed development would be provided by three new driveway connections. One connection would be with the south side of Rancho Avenue and two driveway connections would be with the west side of Raccoon Road. The southernmost connection on Raccoon Avenue would be for emergency access only. A total of 112 parking spaces would be provided. A proposed bioswale would be located on the site's northeast corner. Landscaping would total 48,381 square feet and would be installed throughout the site and along the site's frontages with Rancho Road and Raccoon Avenue.
  - *Phase 2* of the project would consist of 5 new buildings totaling 138,110 square feet within the 10.28-acre property located west of Phase 1's buildings. The APN for this property is 3128-011-03. The 5 buildings are referred to as *Buildings F, I, L, O, and P*. Buildings F, I, and L would be a single level building and would consist of 34,425 square feet of floor area and would be used for cultivation. Building O would be used for processing would consist of 10,160 square feet; Building P would be a single level processing building and would consist of 24,675 square feet of floor area. A 33,207 square foot retention basin would be constructed in the northeast corner of the Phase 2 area. Access would be provided by an internal drive aisles that would ultimately connect to Rancho Road or Raccoon Avenue. Construction of Phase 2 would commence in the 2<sup>nd</sup> quarter of 2027.
  - *Phase 3* of the project would consist of 4 new buildings totaling 123,675 square feet within the 11.09-acre property located west of Phase 2 development. The APN for this property is 3128-011-02. These 4 buildings are referred to as *Building E, H, K, and N*. Buildings E, H, and K would be a single level building and each building would consist of 34,425 square feet of floor area and would be used for cultivation. Building N would consist of a

**CITY OF ADELANTO**

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

single level, be used for processing, and would total 20,400 square feet of floor area. Access would be provided by internal drive aisles that would ultimately connect to Rancho Road or Raccoon Avenue. Construction of Phase 3 would commence in the 1<sup>st</sup> quarter of 2029.

- *Phase 4* of the project would consist of 4 new buildings totaling 131,325 square feet of floor area within the parcel that is shared with Phase 3. The APN for Phase 4 is 3128-011-02. These 4 buildings are referred to as *Building D, G, J, and M*. Buildings D, G, and J would be a single level building and each building would consist of 34,425 square feet of floor area and would be used for cultivation. Building M would be a single level processing building and would consist of 28,050 square feet of floor area. Access would be provided by an internal drive aisles that would ultimately connect to Rancho Road or Raccoon Avenue. Construction of Phase 4 would commence in the 1<sup>st</sup> quarter of 2031.

**ENVIRONMENTAL  
INFORMATION:**

The project site consists of a vacant lot with moderate disturbance in the form of a dirt road, utility infrastructure, unofficial walking paths, off-road vehicle use, trash and refuse dumping, and signs of feral dog presence. There are no known previous developments at the site with the exception of the utility transmission lines and towers. The project site is largely flat with elevations ranging from approximately 2,945 to 2,960 feet above mean sea level (AMSL) with a slight overall slope towards Rancho Road to the north. Land surrounding the project site consist of similar topography (flat and slightly sloping to the north). Common native plants onsite and in the area include creosote, cacti, rabbit bush, interior golden bush, cheese bush, species of sage, buckwheat at higher elevations and near drainages, Joshua trees, and various grasses. Common native animals include coyotes, cottontails and jackrabbits, rats, mice, desert tortoises, roadrunners, raptors, turkey vultures, and other bird species. There are 34 Joshua trees present in scattered density throughout the project site.

The project site's General Plan and Zoning designation is *Manufacturing/Industrial (MI)*. Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* Rancho Road extends along the project site's north side. Various industrial uses are located further north of the aforementioned roadway. These parcel's General Plan and Zoning designation is *Manufacturing/Industrial (MI)*.
- *East of the project site:* Raccoon Avenue extends along the project site's east side. Vacant, undeveloped land is located further east, along the east side of the aforementioned roadway. This area's General Plan and Zoning designation is *Manufacturing/Industrial (MI)*.
- *South of the project site:* Vacant, undeveloped land is located to the south of the project site. This area's General Plan and Zoning designation is *Manufacturing/Industrial (MI)*.
- *West of the project site:* An industrial use is located to the west of the project site. This area's General Plan and Zoning designation is *Manufacturing/Industrial (MI)*.

**CITY OF ADELANTO**

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**FINDINGS:** The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant 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 an endangered, rare or threatened species 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 substantially adverse effects on human beings, either directly or indirectly.

The environmental analysis prepared for the proposed project is provided in the attached Initial Study. The project is also described in greater detail in the attached Initial Study.

**REVIEW:** The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins February 2, 2024 and ends on March 4, 2024. Written comments must be received at the City of Adelanto Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: John Moreno, Contract Planner or via email at [jmoreno@bowman.com](mailto:jmoreno@bowman.com) by 5:00 PM on March 4, 2024. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Adelanto, Planning Division  
11600 Air Expressway  
Adelanto, California 92301

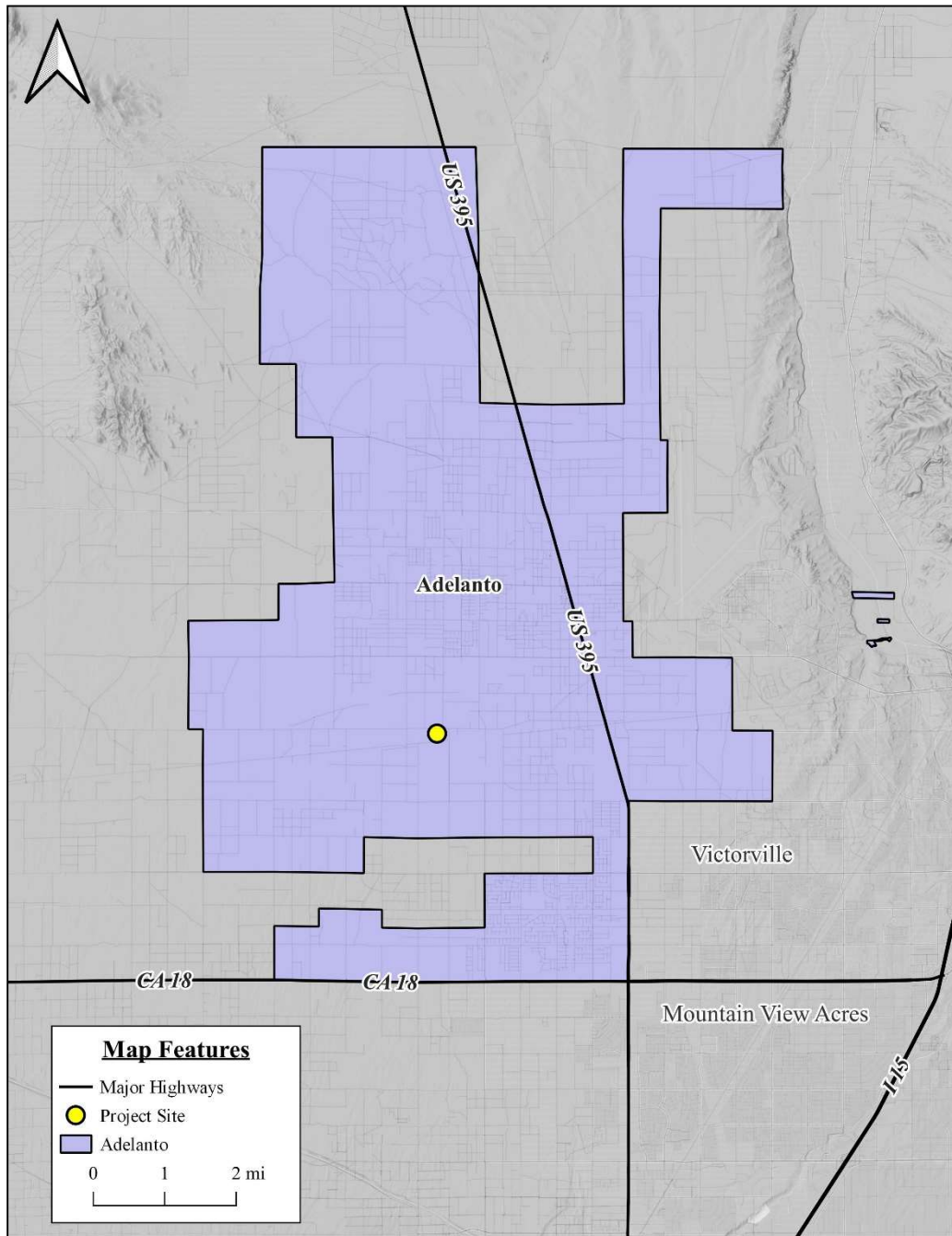
Copies of the IS/ND can also be found online at <http://www.ci.adelanto.ca.us/>. Please send your comments to the attention of John Moreno, Contract Planner, City of Adelanto, Community Development Department – Planning Division, 11600 Air Expressway, Adelanto, California 92301. Your responses are requested by March 4, 2024.

*Marc Blodgett*

Marc Blodgett, Project Principal

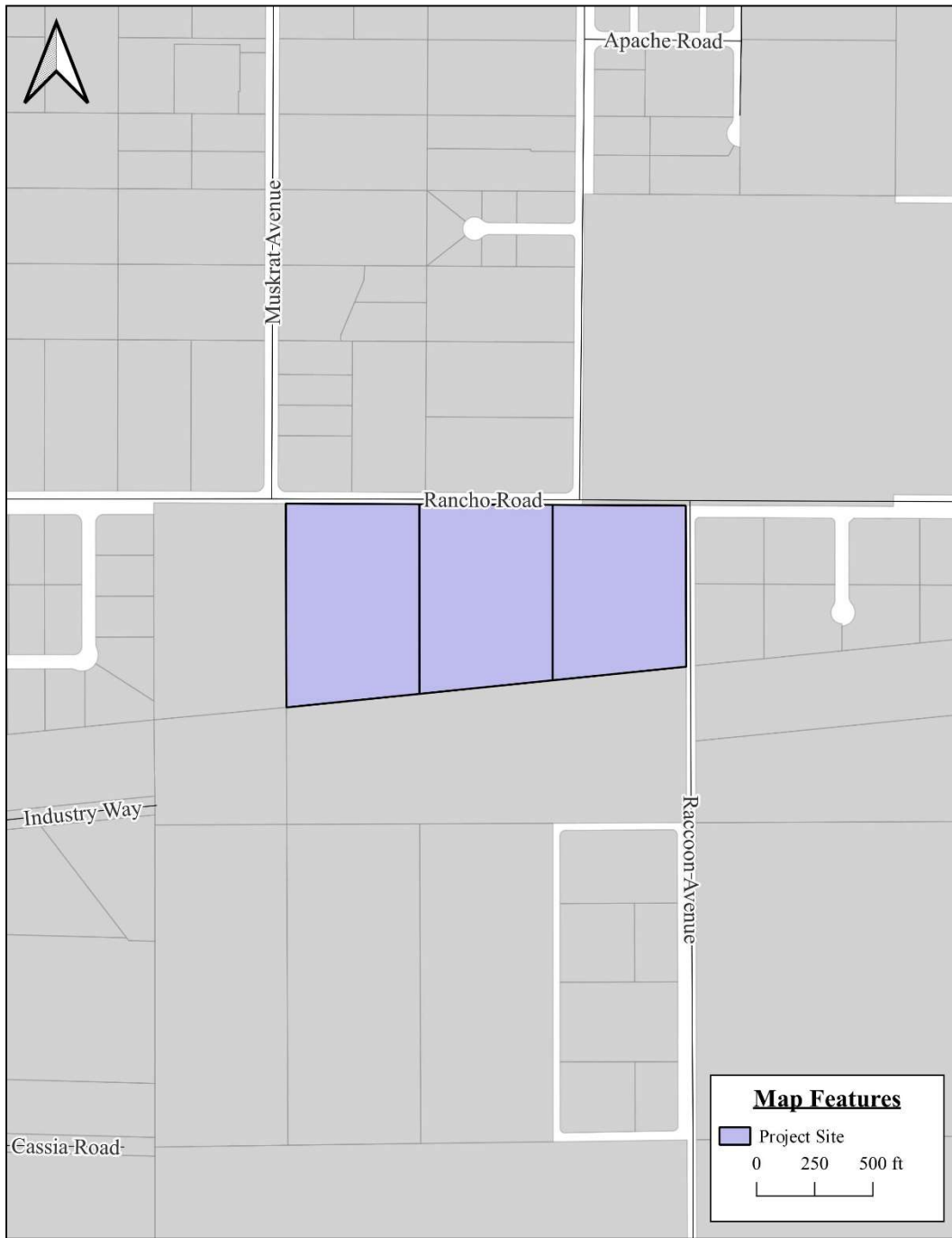
Date: January 31, 2024

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



**FIGURE 1. CITYWIDE MAP**

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



**FIGURE 2. VICINITY MAP**